RANCHO MIRADA
110th St. S. of Shea Blvd.
Scottsdale, Arizona

RESERVE STUDY

FOR

Rancho Mirada HOA

c/o Scottsdale Condo Management
P.O. Box 2257
Scottsdale, AZ 85252

Prepared by
CID Reserve Studies, LLC
3838 N. Central Avenue, Suite 1100
Phoenix, AZ 85012

July 12, 2007

CRS
CID Reserve Studies, L.L.C.
For
Common Interest Developments

July 12, 2007

Rancho Mirada Homeowners Association
c/o Ms. Irene Mayer
Scottsdale Condo Management
P.O. Box 2257
Scottsdale, AZ 85252

Re: Rancho Mirada – Reserve Study

Dear Irene,

Enclosed is the Reserve Study for Rancho Mirada.

We trust this provides the information you require. We appreciate the opportunity to provide this service for you and the Association

Sincerely,

Dick Merkel
President

Encl.

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Table of Contents

Executive Summary..... Tab

Certifications & Qualifications.....Tab
Disclosures & Disclaimers

Fully Funded - 1st Year.....Tab

Fully Funded - 30 Year..... Tab

Cash Flow - Annual Expenditures.....Tab

Asset List .....Tab

Photos.....Tab

Plat Map.....Tab

Reserve Study Executive Summary
Rancho Mirada

A. General Property Summary:

Item	Description
Property Name	**Rancho Mirada**
Property Address	**110th St. S. of Shea Blvd. Scottsdale, Arizona**
Type of Facility	33 Single Family Lots Private Streets
Access	Gated Entrances at 110th St and Mountain View Road
Amenities	Tennis Court, Basketball Court, 2 Ramadas and native and turf landscaped open areas.
Year Constructed	1985

C. Study results:

Conclusions from the Study:

The Study calculates a Reserve shortfall of	$226,715	
Reserve Funds on Hand	-$55,535	
Net Reserve Shortfall	$226,715	$6,870 per Unit

1. The Study assumes this shortfall is provided (by a Special Assessment or other means) and the Reserve contribution requirements would then be as follows:

Year	CY Year	Annual Total	Annual Per Unit	Monthly Per Unit
1	2008	$ 23,165	$ 702	$ 58.50
2	2009	$ 17,126	$ 519	$ 43.25
3	2010	$ 17,305	$ 524	$ 43.70
4	2011	$ 17,616	$ 534	$ 44.49
5	2012	$ 17,540	$ 532	$ 44.29
5 Year Avg.		$ 18,550	$ 562	$ 46.85

2. If the shortfall was amortized over 5 years by adding 1/5 of the shortfall to each year's required contribution to Reserves then the Reserve contribution requirements would be as follows:

Year	CY Year	Annual Total	Annual Per Unit	Monthly Per Unit
1	2008	$ 74,856	$ 2,268	$ 189.03
2	2009	$ 68,995	$ 2,091	$ 174.23
3	2010	$ 69,356	$ 2,102	$ 175.14
4	2011	$ 69,855	$ 2,117	$ 176.40
5	2012	$ 69,972	$ 2,120	$ 176.70
5 Year Avg.		$ 70,607	$ 2,140	$ 178.30

(See detailed calculations attached)

3. A possible 3rd option would be to increase dues each year the maximum allowed, extend the asphalt pavement replacement (the biggest expense faced) as long as is acceptable and then, if necessary, borrow funds to repave.

Reserve Study Executive Summary
Rancho Mirada

G. Assumptions/Conditions used in the Reserve Study

1. The Asphalt Pavement replacement is based on pulverizing the existing asphalt in place, using a portion of the pulverized material to level the stone base, hauling off the balance of the pulverized material and applying a new 2" asphalt surface.

2. Granite Ground Cover replacement is included every 15 years for City street frontages, court/pool area, and 100' deep behind the mailboxes. Nothing else in Tract B is included even though it is thin throughout. Excluded also is the drainage ditch proper along 112th Street.

3. Mail box sizes currently required by USPS are larger that the Association's current ones. The Study includes enlarging the opening in the existing enclosure.

4. The View Fence at the old pool area is given an estimated 10 more years of useful life. There is some rusting of the bottom rail. The Study assumes replacement one day so monies will be available for replacement in-kind or for an alternative.

B. General Information used in the Reserve Study:

The Reserve Study was completed on July 12, 2007. The Asset list and information were compiled from the CC&R's, Plat Plan, information provided by Scottsdale Condo Management and a site walk-thru by the undersigned. The Study should be reviewed with the following considerations in mind:

a. All of the estimated costs to replace are subjective and represent the opinion of the author only. Choices of material, labor and/or contractors may substantially affect actual costs incurred.

b. The Consumer Price Index *(3.0%)* used is subjective and should be reviewed by the Center for its annual reality. The net Treasury Bill rate *(4 %)* and Tax Rate *(30%)* used to calculate interest income will also vary and other interest bearing accounts yielding higher or lower rates of interest return may be utilized. An annual review of the next year's forecasted rate should be performed.

c. The replacement year established is typical and may not reflect the actual life expectancy of the product or installation methods used. Annual consideration should be given to the deterioration rate of the work described.

d. Should the Association believe the attached 30 Year Reserve Studies fail to address any area of concern or overstates a proposed cost, the undersigned, at no cost to the Center, will modify the study after due consideration, as long as such request is made within one year of the date the study was completed.

e. The 3 % annual contingency is a figure normally considered adequate to cover unforeseen small repairs.

g. Replacement of trees, plants and lawns are considered to be Maintenance Budget items and are not included in this Study.

h. Unit costs are based on hiring independent licensed contractors to perform all work items.

B. General Information used in the Reserve Study – Cont'd:

i. The criteria for an item to be included in the Study is a value of $700 or more and an expected useful life (EUL) of 3 years or more.

j. We recommend this Study be updated every 3 years.

Respectfully submitted,

Dick Merkel, President
Reserve Specialist
CID Reserve Studies, LLC
3838 N. Central Ave., Suite 1100
Phoenix, AZ 85012

RANCHO MIRADA
RESERVE SHORTFALL 5 YEAR AMORTIZATION CALCULATIONS

Recover shortfall over 5 years by adding to Reserve annual requirements

The Study calculates a Reserve shortfall of :	$282,250
Reserve Funds on Hand	-$55,535
Net Reserve shortfall	**$226,715**

	A	B	C	D	E	F	G
					A+B+D		
	RESERVE ANNUAL	SHORTFALL	SHORTFALL	INTEREST	YEARLY	YEARLY	MONTHLY
YEAR	REQUIRMENT	AVERAGED	BALANCE	SHORTFALL	TOTAL	PER UNIT	PER UNIT
2008	$23,165	$45,343	$181,372	$6,348	$74,856	$2,268	$189.03
2009	$17,126	$45,343	$136,029	$6,526	$68,995	$2,091	$174.23
2010	$17,305	$45,343	$90,686	$6,708	$69,356	$2,102	$175.14
2011	$17,616	$45,343	$45,343	$6,896	$69,855	$2,117	$176.40
2012	$17,540	$45,343	$0	$7,089	$69,972	$2,120	$176.70
Total	$92,752	$226,715		$33,568	$353,035	$10,698	$891.50
Avg	**$18,550**	**$45,343**		**$6,714**	**$70,607**	**$2,140**	**$178.30**

Note: The Study assumes the Shortfall is initially provided and earns interest each year. So Column D shows the Interest Shortfall that must be made up also.

RESERVE STUDY
CERTIFICATION

CID Reserve Studies, LLC hereby Certifies that the attached Reserve Study is an adequate Reserve, based on Plat Plans, a site walk-thru by the undersigned and information provided by the Association and its Management Company.

The Reserve Study includes the Capital Assets of the association which need to be replaced, repaired, or maintained on a non-routine basis and that each asset has an expected life of at least three years or longer and a value greater than $700

CID Reserve Studies, LLC makes no representations as the quality, type or warranty of any Capital Asset. The useful life of the assets used in this Reserve Study is subjective and the best estimate by CID Reserve Studies, LLC, however, the quality, maintenance schedules, and weather conditions and use of the assets have a great bearing on the actual life of the assets which can increase or decrease the various assets useful life.

CID Reserve Studies is not aware of any involvement with the Rancho Mirada Homeowner Association, its Board of Directors or its Management Company which could result in any actual or perceived conflicts of interest, which would influence the preparation of this Study

Signed:

Richard T. Merkel

Richard T. Merkel, President
Reserve Specialist
CID Reserve Studies, LLC

DISCLOSURES AND DISCLAIMERS

This Reserve Study has been prepared with information provided or obtained from others including the Association, its Management Company and others who either provided such information in writing or were interviewed in person or responded electronically. Documents such as plans, vendor quotations and specialist in the construction industry, were relied on as true and correct.

Unless otherwise noted, it is assumed that the physical assets of the property were designed and constructed to the proper standards of the applicable building codes, architectural standards, and manufacturer's specifications.

CID Reserve Studies, LLC hereby disclaims any knowledge or facts related to the initial installation and construction of any physical asset (building, land, equipment, or any operation components of the property) of the subject property.

CID Reserve Studies LLC's sole duty is to provide sufficient information to the Client as to the current and estimated future life of the physical assets of the property, other than land, and the related estimated time period and cost to replace such physical assets of the property.

RICHARD T. MERKEL

EXPERIENCE AND BACKGROUND

- Over 30 years experience in Engineering, Construction Materials and Contracting

- Licenses & Certifications
  - ✓ Professional Engineer (Civil) State of Arizona
  - ✓ Professional Engineer (Civil) State of Ohio
  - ✓ General Commercial Contractor Arizona License B-01
  - ✓ Commercial Building Inspector as Certified by ICC (ICBO)
  - ✓ Residential Building Inspector as Certified by ICC (ICBO)
  - ✓ Reserve Specialist as Certified by CAI

- Areas of Specialization include:
  - ✓ Reserve Studies for Associations
  - ✓ Property Condition Assessments for Associations
  - ✓ Construction Defects Repair Management for Associations
  - ✓ Condition Assessments for Property Transfers
  - ✓ Owner & Contractor Services
  - ✓ Bid Analysis and Contracts Drafting
  - ✓ Contract Accounting Reconciliation's

- CID Reserve Studies, LLC, President, providing Reserve Studies and Property Condition Assessments for Common Interest Developments, providing Property Transfer Inspections of commercial and industrial properties and providing Construction Consulting to Associations.

- Construction Consultant to Harvey J. Lawrence and Associates providing construction expertise to owners and attorneys; provided Reserve Studies and Property Condition Assessments for Common Interest Developments

- Owned and operated a $5 million per year commercial general contracting company for 10 years.

- Marketed design-build services for a $125 million annual sales building contractor.

- Other experience: Vice President of Operations for a Construction Company; Vice President of Engineering and Development for a ready-mix concrete and supply company; Superintendent, Estimator and Project Manager for general contractor on large commercial and industrial projects.

- 3 years service as Lieutenant in the United States Marine Corps

- B. S. in Civil Engineering from the University of Notre Dame

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FULLY FUNDED RESERVE PROJECTIONS

		CONTINGENCY FACTOR:	3.00%	CONSUMER PRICE INDEX:	3.00%
PROPERTY NAME:	**Rancho Mirada**	YEAR :	2008	TREASURY BILL RATE:	4.00%
	Scottsdale, Arizona			TAX RATE:	30.00%
NO. OF UNITS	33			NET TREASURY BILL RATE:	2.80%
PROJECTION FOR YEAR:	2008	**First Year Fully Funded Analysis**			
DATA DATE:	July 11, 2007				
PREPARED BY:	CID Reserve Studies				

A	B	C		D	E	F	G		H	I	J	K		L
ASSET #	DESCRIPTION	TYPE	PERCENT REPLACED	QTY.	UNIT	UNIT PRICE	COSTS TO MAINTAIN & REPLACE	LIFE EXPEC. YEARS	REMAIN. LIFE EXP.	BASE RESERVES NEEDED PER YEAR	REPL. YEAR	INITIAL RESERVES REQUIRED INCL. C.P.I.	RESERVES ON HAND	RESERVES NEEDED NEXT YEAR
1001	Contingency	3% Contingency	100%	NA	NA	NA	$9,270	1	NA	$655	Annually			$675
1002	Paint Ramadas	In & Out	100%	2,830	Sq Ft	$0.75	$2,123	8	6	$265	2014	$547	$1,988	$660
1003	Paint Perimeter Walls & Pool Fence		100%	36,594	Sq Ft	$0.70	$25,616	8	6	$3,202	2014	$6,596	$1,254	$8,605
1004	Asphalt Pavement - Seal Coat	Seal Cracks & Dble Coat	100%	128,440	Sq Ft	$0.08	$10,275	4	1	$2,569	2009	$7,938	$1,509	$9,032
1005	Asphalt Pavement - Remove & Replace		100%	128,440	Sq Ft	$1.75	$224,770	28	5	$8,028	2013	$190,171	$36,148	$161,279
1006	Valley Gutter/Curb Replacement	With Asphalt R & R	100%	200	Lin Ft	$10.00	$2,000	28	5	$71	2013	$1,692	$322	$1,435
1007	Gates, Entry Systems		100%	4	Ea	$3,000.00	$12,000	12	3	$1,000	2011	$9,270	$1,762	$8,489
1008	Gates Operators		100%	4	Ea	$3,000.00	$12,000	10	2	$1,200	2010	$9,888	$1,880	$9,192
1009	Gates Vehicle - Replace		100%	72	Lin Ft	$200.00	$14,400	20	8	$720	2016	$8,899	$1,692	$7,902
1010	Gates Pedestrian - Replace		100%	4	Ea	$1,000.00	$4,000	20	8	$200	2016	$2,472	$470	$2,195
1011	Fountains - Refurbish		100%	2	Ea	$900.00	$1,800	12	4	$150	2012	$1,236	$235	$1,149
1012	Fountain - Motors		100%	2	Lot	$350.00	$700	12	4	$58	2012	$481	$91	$447
1013	Tennis Court - Resurfacing		100%	1	Ea	$4,000.00	$4,000	5	3	$800	2011	$1,648	$313	$2,150
1014	Tennis Court - Light Pole Lamps		100%	6	Ea	$500.00	$3,000	30	5	$100	2013	$2,575	$489	$2,175
1015	Tennis Court - Benches		100%	2	Ea	$450.00	$900	15	10	$60	2018	$309	$59	$310
1016	Tennis Court - Drinking Fountain		100%	1	Ea	$800.00	$800	10	3	$80	2011	$577	$110	$546
1017	Mailboxes - Replace		100%	36	Ea	$85.00	$3,060	30	8	$102	2016	$2,311	$439	$1,965
1018	Monument Signs - Refurbish		100%	2	Ea	$1,000.00	$2,000	15	10	$133	2018	$687	$131	$690
1019	Irrigation Timers/Controllers		100%	3	Ea	$750.00	$2,250	10	5	$225	2013	$1,159	$220	$1,164
1020	Irrigation Remote Elect. Control Valves		100%	15	Ea	$75.00	$1,125	8	5	$141	2013	$435	$83	$494
1021	Granite Ground Cover		100%	83,376	Sq Ft	$0.40	$33,350	15	5	$2,223	2013	$22,901	$4,353	$20,716
1022	View Fence at Pool Area - Replace		100%	272	Lin Ft	$56.00	$15,232	30	10	$508	2018	$10,459	$1,988	$8,938
		Totals					$384,670			$22,490		$282,250	$55,535	$250,209

Initial Reserves Required	$282,250
Less Reserves on Hand	-$55,535
Reserve Shortfall	$226,714

CID Reserve Studies, LLC
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Member of the Community Association Institute

30 YEAR FULLY FUNDED RESERVE PROJECTIONS

PROPERTY NAME: **Rancho Mirada**
Scottsdale, Arizona
NO. OF UNITS 33
PROJECTION FOR YEAR: 2008
DATA DATE: July 11, 2007
PREPARED BY: CID Reserve Studies

CONTINGENCY FACTOR: 3.00%
YEAR : 2008
CONSUMER PRICE INDEX: 3.00%
TREASURY BILL RATE: 4.00%
TAX RATE: 30.00%
NET TREASURY BILL RATE: 2.80%

Fully Funded Summary

YEAR	DATE	COSTS TO MAINTAIN & REPLACE	RESERVES NEEDED PER YEAR	RESERVES NEEDED	RESERVES REQUIRED INCL. CPI	ON HAND	NET INTEREST GAIN	CURRENT NET RESERVE THIS YEAR	RESERVES NEEDED NEXT YEAR	RESERVES NEEDED PER UNIT PER YR	RESERVES NEEDED PER UNIT PER MO.
2	2009	$396,211	$23,165	$294,831	$23,860	$240,502	$6,734	$257,628	$17,126	$519	$43.25
3	2010	$408,097	$23,860	$314,111	$24,576	$259,679	$7,271	$276,984	$17,305	$524	$43.70
4	2011	$420,340	$24,576	$329,036	$25,313	$274,885	$7,697	$292,501	$17,616	$534	$44.49
5	2012	$432,950	$25,313	$360,670	$26,073	$304,722	$8,532	$322,262	$17,540	$532	$44.29
6	2013	$445,938	$26,073	$75,950	$26,855	$67,677	$1,895	$92,637	$24,960	$756	$63.03
7	2014	$459,317	$26,855	$71,180	$27,660	$64,387	$1,803	$90,244	$25,858	$784	$65.30
8	2015	$473,096	$27,660	$100,170	$28,490	$93,044	$2,605	$118,929	$25,885	$784	$65.37
9	2016	$487,289	$28,490	$98,584	$29,345	$94,619	$2,649	$121,315	$26,696	$809	$67.41
10	2017	$501,908	$29,345	$116,625	$30,225	$112,391	$3,147	$139,469	$27,078	$821	$68.38
11	2018	$516,965	$30,225	$125,101	$31,132	$123,726	$3,464	$151,394	$27,668	$838	$69.87
12	2019	$532,474	$31,132	$159,079	$32,066	$157,415	$4,408	$185,074	$27,658	$838	$69.84
13	2020	$548,448	$32,066	$177,874	$33,028	$175,995	$4,928	$204,095	$28,100	$852	$70.96
14	2021	$564,901	$33,028	$191,486	$34,019	$189,286	$5,300	$218,005	$28,719	$870	$72.52
15	2022	$581,849	$34,019	$188,302	$35,039	$185,942	$5,206	$215,775	$29,833	$904	$75.34
16	2023	$599,304	$35,039	$205,769	$36,091	$203,195	$5,689	$233,596	$30,401	$921	$76.77
17	2024	$617,283	$36,091	$242,969	$37,173	$239,954	$6,719	$270,409	$30,455	$923	$76.91
18	2025	$635,802	$37,173	$269,366	$38,289	$265,830	$7,443	$296,675	$30,845	$935	$77.89
19	2026	$654,876	$38,289	$307,810	$39,437	$303,663	$8,503	$334,597	$30,935	$937	$78.12
20	2027	$674,522	$39,437	$355,333	$40,620	$350,454	$9,813	$381,261	$30,808	$934	$77.80
21	2028	$694,758	$40,620	$345,196	$41,839	$340,281	$9,528	$372,592	$32,311	$979	$81.59
22	2029	$715,600	$41,839	$374,964	$43,094	$369,291	$10,340	$402,045	$32,754	$993	$82.71
23	2030	$737,068	$43,094	$351,909	$44,387	$345,887	$9,685	$380,589	$34,702	$1,052	$87.63
24	2031	$759,180	$44,387	$396,087	$45,718	$389,237	$10,899	$424,057	$34,820	$1,055	$87.93
25	2032	$781,956	$45,718	$452,357	$47,090	$444,523	$12,447	$479,166	$34,643	$1,050	$87.48
26	2033	$805,414	$47,090	$479,349	$48,503	$470,576	$13,176	$505,903	$35,327	$1,071	$89.21
27	2034	$829,577	$48,503	$540,820	$49,958	$530,842	$14,864	$565,937	$35,094	$1,063	$88.62
28	2035	$854,464	$49,958	$578,891	$51,457	$567,836	$15,899	$603,393	$35,557	$1,077	$89.79
29	2036	$880,098	$51,457	$589,247	$53,000	$577,588	$16,172	$614,416	$36,828	$1,116	$93.00
30	2037	$906,501	$53,000	$631,515	$54,590	$618,440	$17,316	$655,714	$37,274	$1,130	$94.13
31	2038	$933,696	$54,590	$636,133	$56,228	$621,884	$17,413	$660,699	$38,815	$1,176	$98.02

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30 YEAR CASH-FLOW RESERVE PROJECTIONS

PROPERTY NAME: **Rancho Mirada**
Scottsdale, Arizona
NO. OF UNITS 33
PROJECTION FOR YEAR: 2008
DATA DATE: July 11, 2007
PREPARED BY: CID Reserve Studies

CONTINGENCY FACTOR: 3.00%
YEAR : 2008

Cash-Flow

CONSUMER PRICE INDEX: 3.00%
TREASURY BILL RATE: 4.00%
TAX RATE: 30.00%
NET TREASURY BILL RATE: 2.80%

ASSET #	DESCRIPTION	YEAR 1 2008	YEAR 2 2009	YEAR 3 2010	YEAR 4 2011	YEAR 5 2012	YEAR 6 2013	YEAR 7 2014	YEAR 8 2015	YEAR 9 2016	YEAR 10 2017
1001	Contingency		$695	$716	$737	$759	$782	$806	$830	$855	$880
1002	Paint Ramadas							$2,534			
1003	Paint Perimeter Walls & Pool Fence							$30,587			
1004	Asphalt Pavement - Seal Coat		$10,583				$11,912				$13,407
1005	Asphalt Pavement - Remove & Replace						$260,570				
1006	Valley Gutter/Curb Replacement						$2,319				
1007	Gates, Entry Systems				$13,113						
1008	Gates Operators			$12,731							
1009	Gates Vehicle - Replace									$18,241	
1010	Gates Pedestrian - Replace									$5,067	
1011	Fountains - Refurbish					$2,026					
1012	Fountain - Motors					$788					
1013	Tennis Court - Resurfacing				$4,371					$5,067	
1014	Tennis Court - Light Pole Lamps						$3,478				
1015	Tennis Court - Benches										
1016	Tennis Court - Drinking Fountain				$874						
1017	Mailboxes - Replace									$3,876	
1018	Monument Signs - Refurbish										
1019	Irrigation Timers/Controllers						$2,608				
1020	Irrigation Remote Elect. Control Valves						$1,304				
1021	Granite Ground Cover						$38,662				
1022	View Fence at Pool Area - Replace										
	TOTALS:		$11,278	$13,447	$19,095	$3,573	$321,635	$33,927	$830	$33,107	$14,287

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30 YEAR CASH-FLOW RESERVE PROJECTIONS

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Scottsdale, Arizona
NO. OF UNITS 33
PROJECTION FOR YEAR: 2008
DATA DATE: July 11, 2007
PREPARED BY: CID Reserve Studies

CONTINGENCY FACTOR: 3.00%
YEAR : 2008

Cash-Flow

CONSUMER PRICE INDEX: 3.00%
TREASURY BILL RATE: 4.00%
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ASSET #	DESCRIPTION	YEAR 11 2018	YEAR 12 2019	YEAR 13 2020	YEAR 14 2021	YEAR 15 2022	YEAR 16 2023	YEAR 17 2024	YEAR 18 2025	YEAR 19 2026	YEAR 20 2027
1001	Contingency	$907	$934	$962	$991	$1,021	$1,051	$1,083	$1,115	$1,149	$1,183
1002	Paint Ramadas					$3,210					
1003	Paint Perimeter Walls & Pool Fence					$38,746					
1004	Asphalt Pavement - Seal Coat				$15,089				$16,983		
1005	Asphalt Pavement - Remove & Replace										
1006	Valley Gutter/Curb Replacement										
1007	Gates, Entry Systems						$18,696				
1008	Gates Operators			$17,109							
1009	Gates Vehicle - Replace										
1010	Gates Pedestrian - Replace										
1011	Fountains - Refurbish							$2,888			
1012	Fountain - Motors							$1,123			
1013	Tennis Court - Resurfacing				$5,874					$6,810	
1014	Tennis Court - Light Pole Lamps										
1015	Tennis Court - Benches	$1,210									
1016	Tennis Court - Drinking Fountain				$1,175						
1017	Mailboxes - Replace										
1018	Monument Signs - Refurbish	$2,688									
1019	Irrigation Timers/Controllers						$3,505				
1020	Irrigation Remote Elect. Control Valves				$1,652						
1021	Granite Ground Cover										
1022	View Fence at Pool Area - Replace	$20,471									
	TOTALS:	$25,275	$934	$18,071	$24,781	$42,977	$23,252	$5,094	$18,099	$7,958	$1,183

CID Reserve Studies, LLC
3838 N. Central Avenue, Suite 1100
Phoenix, Arizona 85012
(602) 867-4435
Member of Community Association Institute

30 YEAR CASH-FLOW RESERVE PROJECTIONS

PROPERTY NAME: **Rancho Mirada**
Scottsdale, Arizona
NO. OF UNITS 33
PROJECTION FOR YEAR: 2008
DATA DATE: July 11, 2007
PREPARED BY: CID Reserve Studies

CONTINGENCY FACTOR: 3.00%
YEAR : 2008

Cash-Flow

CONSUMER PRICE INDEX: 3.00%
TREASURY BILL RATE: 4.00%
TAX RATE: 30.00%
NET TREASURY BILL RATE: 2.80%

ASSET #	DESCRIPTION	YEAR 21 2028	YEAR 22 2029	YEAR 23 2030	YEAR 24 2031	YEAR 25 2032	YEAR 26 2033	YEAR 27 2034	YEAR 28 2035	YEAR 29 2036	YEAR 30 2037
1001	Contingency	$1,219	$1,255	$1,293	$1,332	$1,372	$1,413	$1,455	$1,499	$1,544	$1,590
1002	Paint Ramadas			$4,067							
1003	Paint Perimeter Walls & Pool Fence			$49,083							
1004	Asphalt Pavement - Seal Coat		$19,115				$21,514				$24,214
1005	Asphalt Pavement - Remove & Replace										
1006	Valley Gutter/Curb Replacement										
1007	Gates, Entry Systems								$26,655		
1008	Gates Operators			$22,993							
1009	Gates Vehicle - Replace									$32,946	
1010	Gates Pedestrian - Replace									$9,152	
1011	Fountains - Refurbish									$4,118	
1012	Fountain - Motors									$1,602	
1013	Tennis Court - Resurfacing				$7,894					$9,152	
1014	Tennis Court - Light Pole Lamps										
1015	Tennis Court - Benches						$1,884				
1016	Tennis Court - Drinking Fountain				$1,579						
1017	Mailboxes - Replace										
1018	Monument Signs - Refurbish						$4,188				
1019	Irrigation Timers/Controllers						$4,711				
1020	Irrigation Remote Elect. Control Valves		$2,093								$2,651
1021	Granite Ground Cover	$60,235									
1022	View Fence at Pool Area - Replace										
	TOTALS:	$61,453	$22,463	$77,436	$10,805	$1,372	$33,710	$1,455	$28,154	$58,513	$28,455

CID Reserve Studies, LLC
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CAPITAL ASSET LIST

Rancho Mirada

Asset #	1001	**Relacement %**	100%	
Description	Contingency	**Original Cost Per Unit**	NA	
Type	3% Contingency	**Quantity**	NA	NA
Expected Useful Life (Years)	NA	**Total Cost to Replace**	$9,270	
Replacement Year	Annually			
Comments:				

Asset #	1002	**Relacement %**	100%	
Description	Paint Ramadas	**Original Cost Per Unit**	$0.75	
Type	In & Out	**Quantity**	2,830	Sq Ft
Expected Useful Life (Years)	6	**Total Cost to Replace**	$2,123	
Replacement Year	2014			
Comments:				

Asset #	1003	**Relacement %**	100%	
Description	Paint Perimeter Walls & Pool Fence	**Original Cost Per Unit**	$0.70	
Type		**Quantity**	36,594	Sq Ft
Expected Useful Life (Years)	6	**Total Cost to Replace**	$25,616	
Replacement Year	2014			
Comments:				

Asset #	1004	**Relacement %**	100%	
Description	Asphalt Pavement - Seal Coat	**Original Cost Per Unit**	$0.08	
Type	Seal Cracks & Dble Coat	**Quantity**	128,440	Sq Ft
Expected Useful Life (Years)	1	**Total Cost to Replace**	$10,275	
Replacement Year	2009			
Comments:				

Asset #	1005	**Relacement %**	100%	
Description	Asphalt Pavement - Remove & Repl	**Original Cost Per Unit**	$1.75	
Type		**Quantity**	128,440	Sq Ft
Expected Useful Life (Years)	5	**Total Cost to Replace**	$224,770	
Replacement Year	2013			
Comments:				

Asset #	1006	**Relacement %**	100%	
Description	Valley Gutter/Curb Replacement	**Original Cost Per Unit**	$10.00	
Type	With Asphalt R & R	**Quantity**	200	Lin Ft
Expected Useful Life (Years)	5	**Total Cost to Replace**	$2,000	
Replacement Year	2013			
Comments:				

Asset #	1007	**Relacement %**	100%	
Description	Gates, Entry Systems	**Original Cost Per Unit**	$3,000.00	
Type		**Quantity**	4	Ea
Expected Useful Life (Years)	3	**Total Cost to Replace**	$12,000	
Replacement Year	2011			
Comments:				

Asset #	1008	**Relacement %**	100%	
Description	Gates Operators	**Original Cost Per Unit**	$3,000.00	
Type		**Quantity**	4	Ea
Expected Useful Life (Years)	2	**Total Cost to Replace**	$12,000	
Replacement Year	2010			
Comments:				

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CAPITAL ASSET LIST

Asset #	1009	**Relacement %**	100%	
Description	Gates Vehicle - Replace	**Original Cost Per Unit**	$200.00	
Type		**Quantity**	72	Lin Ft
Expected Useful Life (Years)	8	**Total Cost to Replace**	$14,400	
Replacement Year	2016			
Comments:				

Asset #	1010	**Relacement %**	100%	
Description	Gates Pedestrian - Replace	**Original Cost Per Unit**	$1,000.00	
Type		**Quantity**	4	Ea
Expected Useful Life (Years)	8	**Total Cost to Replace**	$4,000	
Replacement Year	2016			
Comments:				

Asset #	1011	**Relacement %**	100%	
Description	Fountains - Refurbish	**Original Cost Per Unit**	$900.00	
Type		**Quantity**	2	Ea
Expected Useful Life (Years)	4	**Total Cost to Replace**	$1,800	
Replacement Year	2012			
Comments:				

Asset #	1012	**Relacement %**	100%	
Description	Fountain - Motors	**Original Cost Per Unit**	$350.00	
Type		**Quantity**	2	Lot
Expected Useful Life (Years)	2	**Total Cost to Replace**	$700	
Replacement Year	2012			
Comments:				

Asset #	1013	**Relacement %**	100%	
Description	Tennis Court - Resurfacing	**Original Cost Per Unit**	$4,000.00	
Type		**Quantity**	1	Ea
Expected Useful Life (Years)	3	**Total Cost to Replace**	$4,000	
Replacement Year	2011			
Comments:				

Asset #	1014	**Relacement %**	100%	
Description	Tennis Court - Light Pole Lamps	**Original Cost Per Unit**	$500.00	
Type		**Quantity**	6	Ea
Expected Useful Life (Years)	5	**Total Cost to Replace**	$3,000	
Replacement Year	2013			
Comments:				

Asset #	1015	**Relacement %**	100%	
Description	Tennis Court - Benches	**Original Cost Per Unit**	$450.00	
Type		**Quantity**	2	Ea
Expected Useful Life (Years)	10	**Total Cost to Replace**	$900	
Replacement Year	2018			
Comments:				

Asset #	1016	**Relacement %**	100%	
Description	Tennis Court - Drinking Fountain	**Original Cost Per Unit**	$800.00	
Type		**Quantity**	1	Ea
Expected Useful Life (Years)	3	**Total Cost to Replace**	$800	
Replacement Year	2011			
Comments:				

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CAPITAL ASSET LIST

Asset #	1017	**Relacement %**	100%	
Description	Mailboxes - Replace	**Original Cost Per Unit**	$85.00	
Type		**Quantity**	36	Ea
Expected Useful Life (Years)	8	**Total Cost to Replace**	$3,060	
Replacement Year	2016			
Comments:				

Asset #	1018	**Relacement %**	100%	
Description	Monument Signs - Refurbish	**Original Cost Per Unit**	$1,000.00	
Type		**Quantity**	2	Ea
Expected Useful Life (Years)	10	**Total Cost to Replace**	$2,000	
Replacement Year	2018			
Comments:				

Asset #	1019	**Relacement %**	100%	
Description	Irrigation Timers/Controllers	**Original Cost Per Unit**	$750.00	
Type		**Quantity**	3	Ea
Expected Useful Life (Years)	5	**Total Cost to Replace**	$2,250	
Replacement Year	2013			
Comments:				

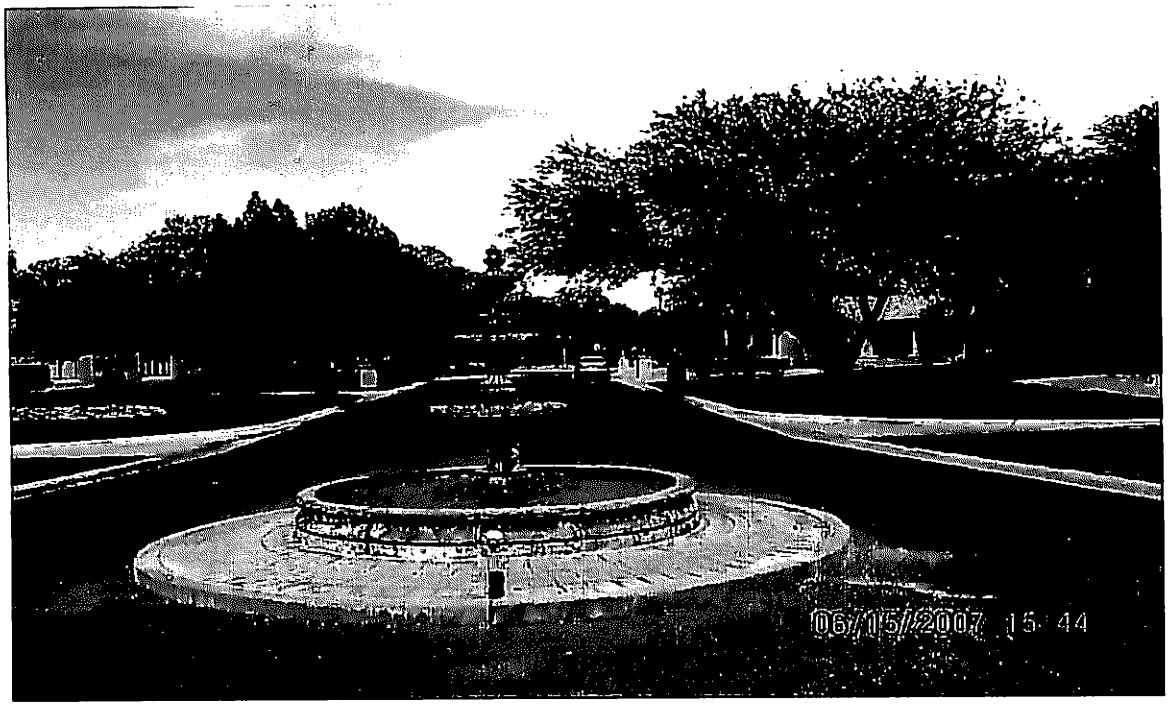
Asset #	1020	**Relacement %**	100%	
Description	Irrigation Remote Elect. Control Val	**Original Cost Per Unit**	$75.00	
Type		**Quantity**	15	Ea
Expected Useful Life (Years)	5	**Total Cost to Replace**	$1,125	
Replacement Year	2013			
Comments:				

Asset #	1021	**Relacement %**	100%	
Description	Granite Ground Cover	**Original Cost Per Unit**	$0.40	
Type		**Quantity**	83,376	Sq Ft
Expected Useful Life (Years)	5	**Total Cost to Replace**	$33,350	
Replacement Year	2013			
Comments:				

Asset #	1022	**Relacement %**	100%	
Description	View Fence at Pool Area - Replace	**Original Cost Per Unit**	$56.00	
Type		**Quantity**	272	Lin Ft
Expected Useful Life (Years)	10	**Total Cost to Replace**	$15,232	
Replacement Year	2018			
Comments:				

Monument Sign (Typical at 2 Entrances)

Pavement Condition at Cul de Sac



Fountain Inside Entrance

Entrance Gates at 110th Street – Looking Inside to Out

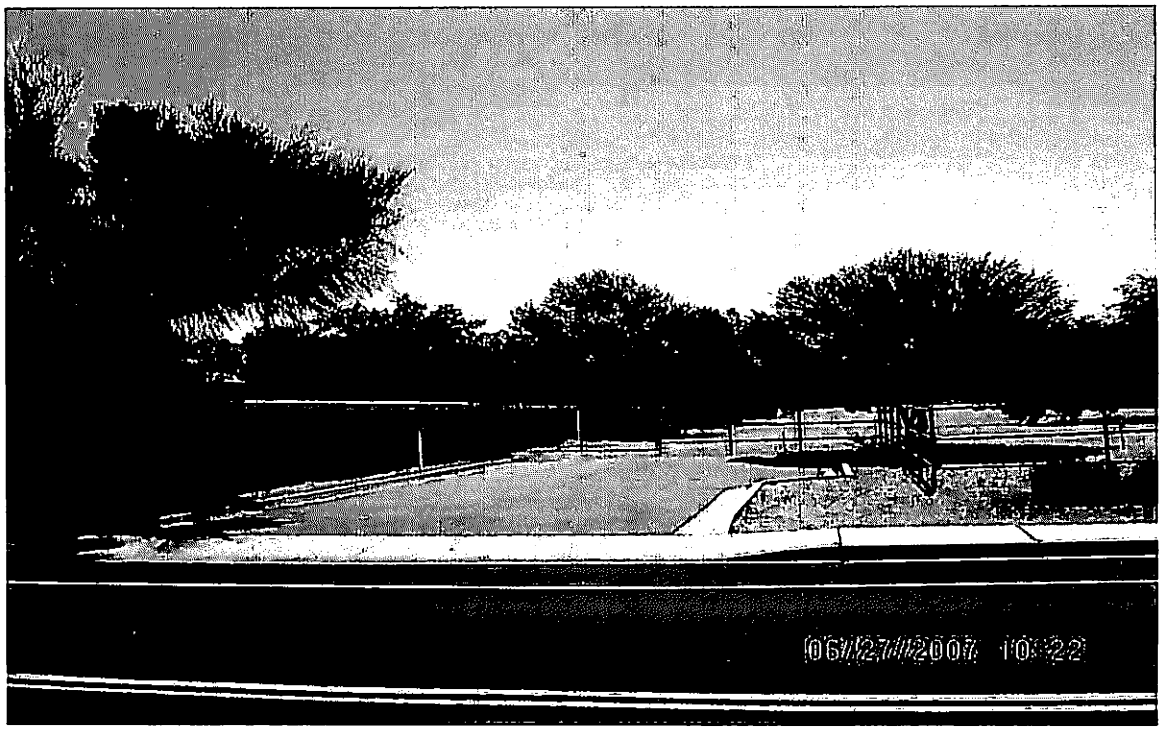
Pathway N. Side of Tennis Court

Tennis Court & Kiosk

Ramada at Pool Area

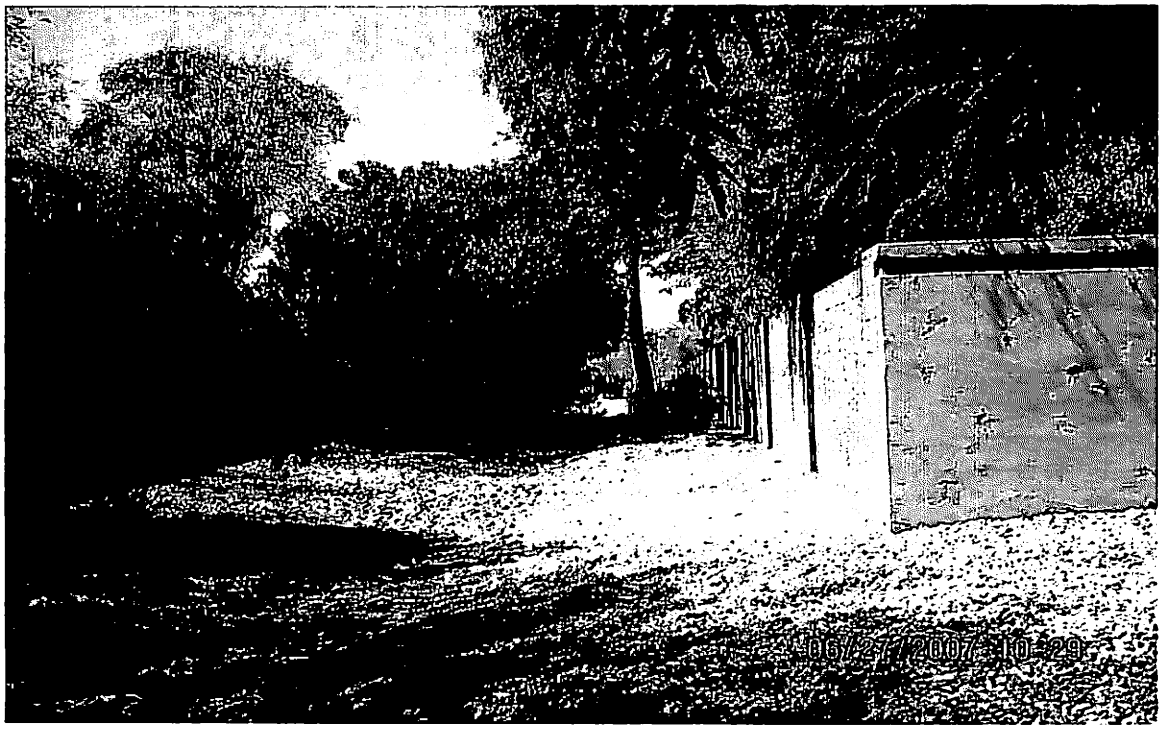
Mailboxes and Open Area to SE (Tract B)

Pool Ramada with Rest Rooms (Note Concrete Patches Over Filled In Pool)



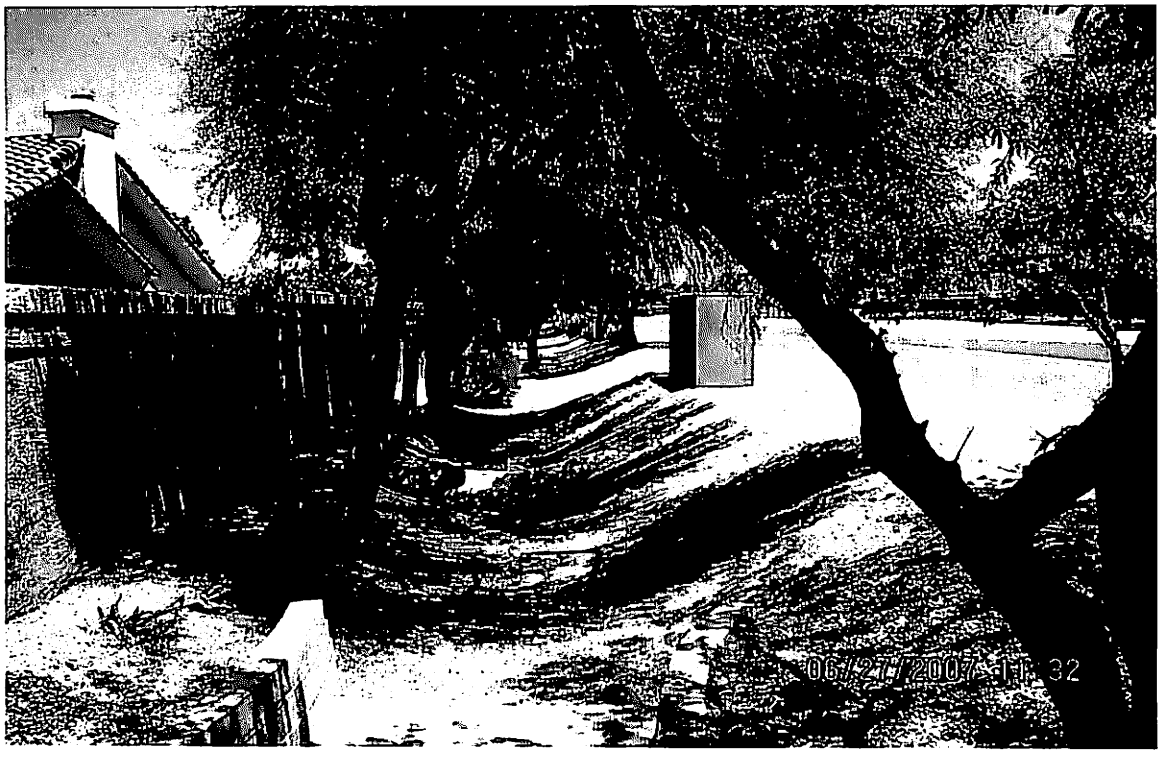
Tract B Viewed From 110th Street – Looking East

City Street Frontage (Typical) – 110th Street Looking North from 110th St. Entrance



Tract B Drainage Swale – Looking NE

Drainage Structure, SE Corner of Property – Looking West Along Mountain View Rd.



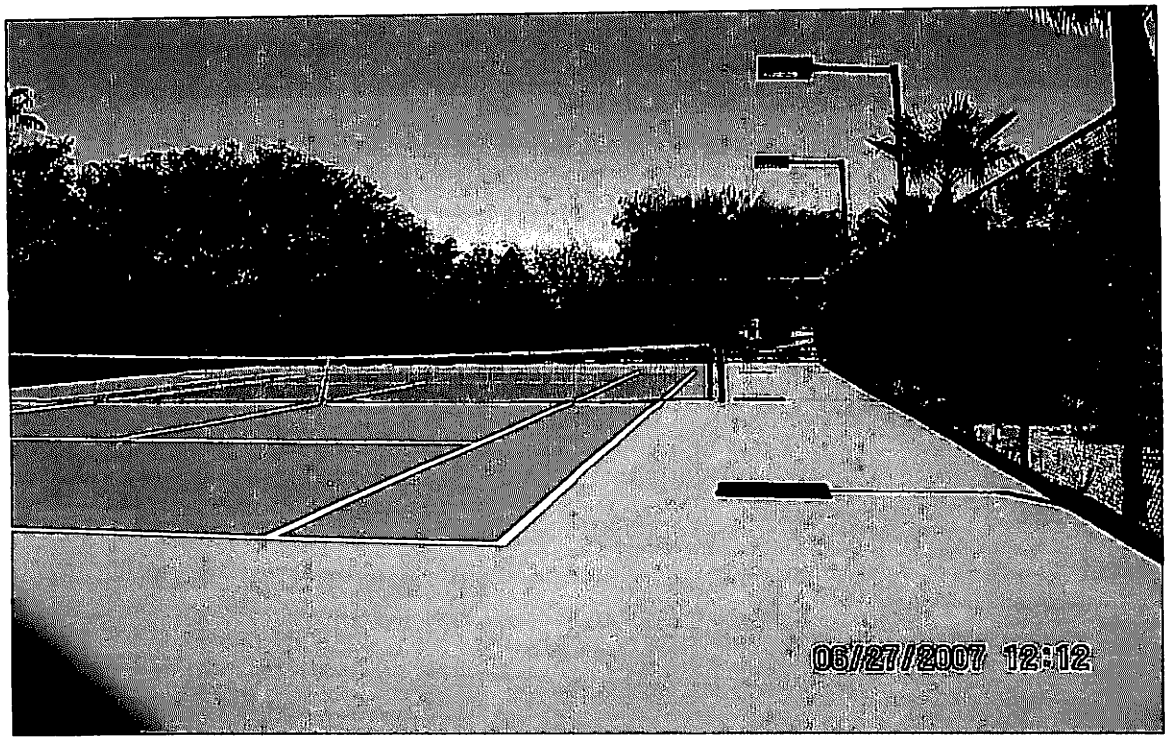
Drainage Ditch Along 112th Street – Looking N. From Mountain View Rd.

Swimming Pool Ramada & View Fence

Swimming Pool View Fence – Rusting Bottom Rail

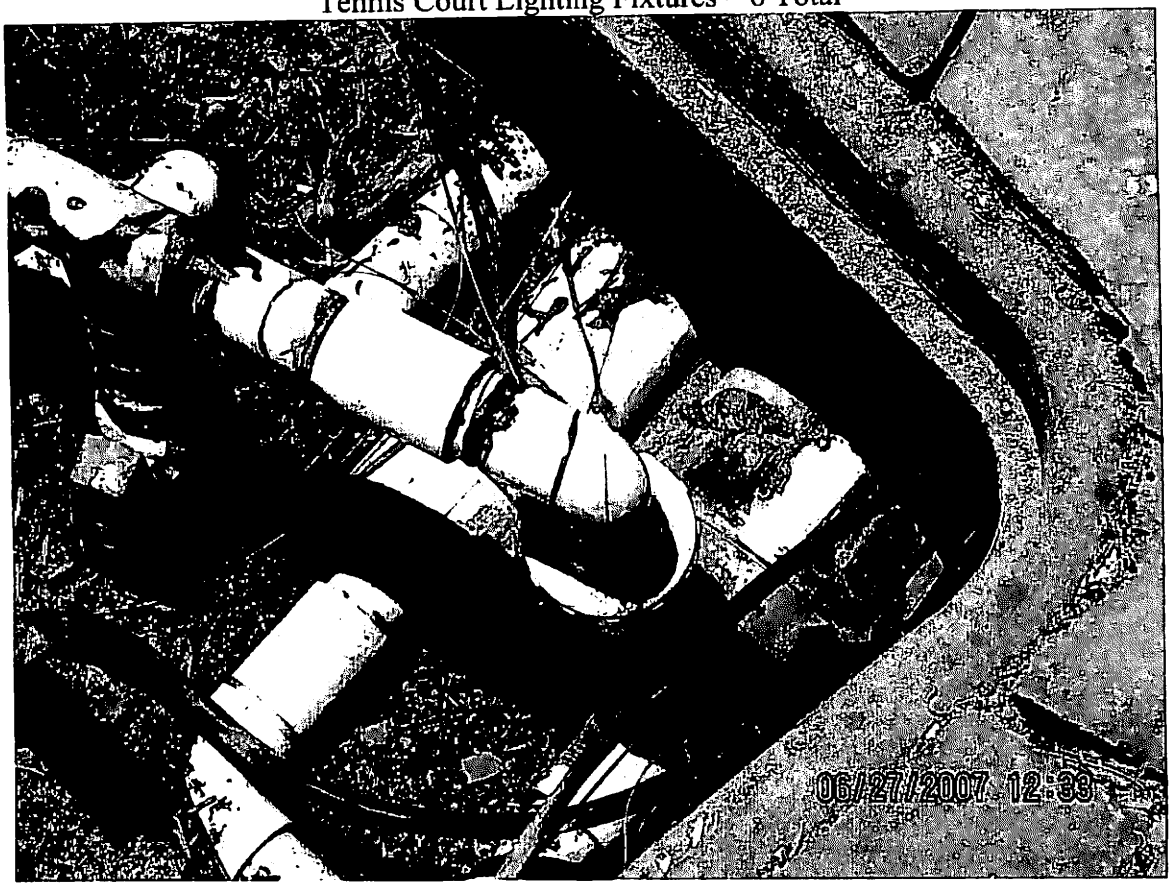
Bench at Tennis Court Ramada (2 Total)

Electric Drinking Fountain at Tennis Court (1 Total)



Tennis Court

Tennis Court Lighting Fixtures – 6 Total



Fountain Pump (Shiny Item in Right Corner of Housing)

RANCHO MIRADA
FINAL PLAT

BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 3 NORTH, RANGE 5 EAST , G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

85-313306

284-50
7-5-85

DEDICATION

STATE OF ARIZONA
ss.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
THAT RANCHO MIRADA, AN ARIZONA JOINT VENTURE, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "RANCHO MIRADA", BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RANCHO MIRADA", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND RANCHO MIRADA, AN ARIZONA JOINT VENTURE, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS 112TH STREET, 112TH STREET, AND MOUNTAIN VIEW ROAD), REFUSE COLLECTION EASEMENTS, VEHICULAR NON-ACCESS EASEMENTS, PEDESTRIAN EASEMENTS, AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. "TRACT "A" IS HEREBY DECLARED A PRIVATE STREET OVER WHICH IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS SUCH, INGRESS/EGRESS EASEMENT, REFUSE COLLECTION EASEMENT, EMERGENCY AND SERVICE TYPE VEHICLE EASEMENT AND PUBLIC UTILITY EASEMENT. TRACTS "A", "B" AND "C" INCLUSIVE, ARE HEREBY DECLARED TO BE COMMON AREAS FOR AND/OR OPEN SPACES TO BE USED AND A HOMEOWNERS ASSOCIATION WILL BE FORMED OF ALL LOT OWNERS FOR THE RESPONSIBILITY OF MAINTAINING ALL SAID COMMON AREAS.
NONE OF THE TRACTS SHOWN HEREON ARE DEDICATED TO THE GENERAL PUBLIC, BUT ALL TRACTS SHALL BE USED AND ARE FOR THE PURPOSES AS SET FORTH HEREIN AND AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAID "RANCHO MIRADA" TO BE RECORDED HEREAFTER.
DRAINAGE AREAS AND/OR EASEMENTS ARE INDICATED ACROSS TRACTS "A" AND PORTIONS OF LOTS 1 THROUGH 6 INCLUSIVE, LOTS 8 THROUGH 13 INCLUSIVE, AND LOT 15 THROUGH 18 INCLUSIVE, AS SHOWN ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN ON SAID PLAT AND STATED HEREIN.

IN WITNESS WHEREOF

RANCHO MIRADA, AN ARIZONA JOINT VENTURE, AS OWNER, HAS [illegible] CAUSE [illegible] NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE [illegible] OF JULY, 1985. RANCHO MIRADA, AN ARIZONA JOINT VENTURE BY R.D. CURTIS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, JOINT VENTURER.

BY: R.D. Curtis
R. D. CURTIS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA
ss
COUNTY OF MARICOPA

ON THIS, THE 2nd DAY OF July, 1985, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED R.D. CURTIS WHO ACKNOWLEDGED HIMSELF TO BE A REPRESENTATIVE OF A JOINT VENTURER OF RANCHO MIRADA, AN ARIZONA JOINT VENTURE, AND THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE JOINT VENTURE AS JOINT VENTURER, BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 3/6/88 (DATE) Jean M. Kraus (NOTARY PUBLIC)

CERTIFICATION

I, DONALD E. SURFACE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 4 SHEETS REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 1985; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Donald E. Surface June 28, 1985
DONALD E. SURFACE, R.L.S. REG. #16203 (DATE)

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA,

A THIS 8th DAY OF May, 1985.

BY: Irene D. Cusack (MAYOR) Herbert Drinkwater (CITY CLERK)

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.

BY: James L. Roberts (PLANNING DIRECTOR) 7/2/85 (DATE)

I HEREBY CERTIFY THAT THE ENGINEERING CALCULATIONS AND IMPROVEMENTS OF THIS SUBDIVISION HAVE BEEN COMPLIED WITH.

[illegible] 7/1/85
(PUBLIC WORKS SERVICES DIRECTOR) (DATE)

CERTIFICATE OF ASSURED SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO ARS 45-576, SUBSECTION E.

EXPLANATORY NOTES

A HOMEOWNER'S ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS (CA), TO BE NOTED AS "TRACTS", LANDSCAPED AREAS, PRIVATE STREET LIGHTING, PRIVATE STREETS AND DRAINAGE FACILITIES. IN ACCORDANCE WITH APPROVED PLANS. THE HOMEOWNER'S ASSOCIATION SHALL ALSO HAVE THE RESPONSIBILITY OF MAINTAINING ALL TRACTS AND AREAS INDICATED AS OPEN SPACES LOST AS INDICATED IN THE STATEMENT OF DEDICATION FOR SAID PLAT.

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT WIRE, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING. THE CITY OF SCOTTSDALE SHALL NOT BE REQUIRED TO REPLACE ANY CONSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

THE DRAINAGE AREAS AND/OR DRAINAGE EASEMENTS AS SHOWN PLATTED HEREON AND DEED RESTRICTED AREAS AND ARE FOR THE PURPOSES OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SAID DRAINAGE AREAS AND/OR DRAINAGE EASEMENTS AND NOTHING SHALL BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW IN THESE DRAINAGE AREAS AND/OR DRAINAGE EASEMENTS OTHER THAN REQUIRED BY THE CITY OF SCOTTSDALE, WHICH WOULD IMPEDE THE FLOW OF SUCH WATERS. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE AREAS AND/OR DRAINAGE EASEMENTS.

ALL UTILITIES LOCATED ON OR UNDER REFUSE COLLECTION EASEMENTS; AND 123 PRIVATE STREETS, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARDS AND PERMITS REQUIREMENTS.

RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA
ss
COUNTY OF MARICOPA

ON THIS, THE 12th DAY OF July, 1985, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED John C. WEBSTER WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF WESTERN AMERICAN FINANCIAL CORPORATION, AN ARIZONA CORPORATION, AND THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, ACKNOWLEDGES THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION AS Western American Financial Corporation BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 07/21/87 (DATE) Alma Hakessian (NOTARY PUBLIC)

UNOFFICIAL DOCUMENT

REVISIONS
DRAWN BY
CHECKED BY MJD

RANCHO MIRADA
FOR DEVELOPMENT
SUITE D-300 7878 N. HAYDEN ROAD SCOTTSDALE ARIZONA 85258

SURFACE ENGINEERING COMPANY
CIVIL STRUCTURAL
7502 EAST MAIN SCOTTSDALE, ARIZONA 85251 (602) 945-5776

PLAT COVER SHEET
DATE 4/18/85
JOB NUMBER 3565
SHEET 1 OF 4

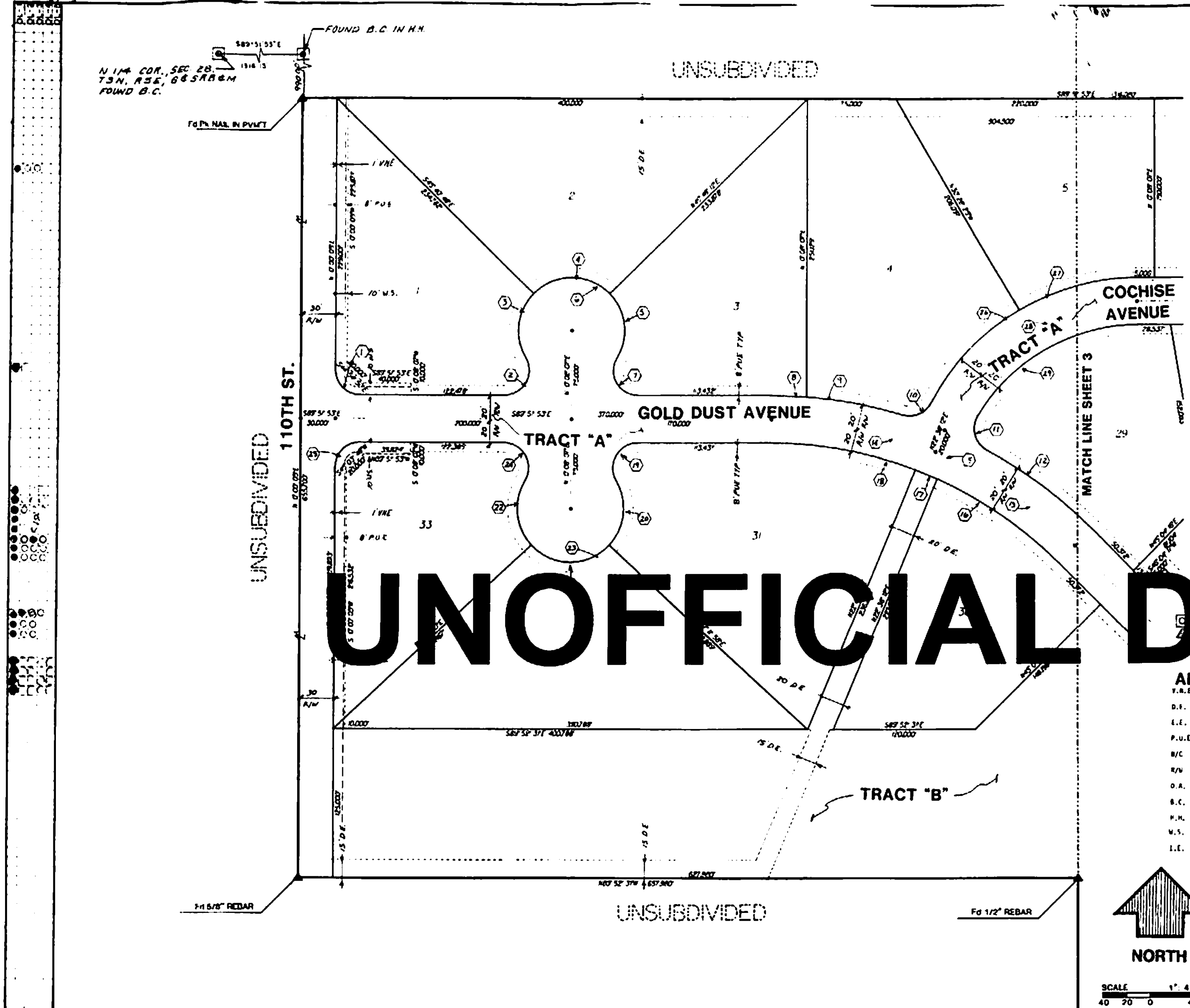
1-PP-85

JOB NO. 3565

NOTE: IF THIS SHEET IS NOT 24 X 36 IT IS NOT TO SCALE: SCALE ACCORDINGLY

85-313306

28450
7-5-85



PROPERTY CURVE TABLE

CURVE		RADIUS	DELTA	LENGTH	TANGENT
1	NTC	21.00'	92° 08' 02"	33.98'	21.85'
2		21.00'	121° 00' 27"	44.35'	37.12'
3		45.00'	74° 11' 32"	55.00'	34.45'
4		45.00'	91° 27' 31"	71.82'	46.15'
5		45.00'	75° 22' 23"	59.20'	34.76'
6		45.00'	242° 00' 54"	190.08'	74.87'
7		21.00'	121° 00' 27"	44.35'	37.12'
8		382.71'	04° 24' 04"	29.40'	14.71'
9		382.71'	12° 21' 23"	82.53'	41.43'
10		21.00'	79° 14' 44"	29.04'	17.40'
11		21.00'	91° 56' 59"	33.70'	21.73'
12		382.71'	16° 27' 09"	109.90'	55.33'
13		362.71'	22° 28' 04"	142.23'	72.04'
14		362.71'	22° 28' 04"	142.23'	72.04'
15		362.71'	44° 56' 09"	284.47'	150.00'
16		342.71'	20° 47' 45"	124.39'	62.89'
17		342.71'	03° 22' 39"	20.00'	10.00'
18		342.71'	20° 47' 45"	124.39'	62.89'
19		21.00'	121° 00' 27"	44.35'	37.12'
20		45.00'	73° 40' 27"	57.86'	33.77'
21		45.00'	94° 22' 19"	74.12'	48.57'
22		45.00'	73° 58' 13"	58.10'	33.89'
23		45.00'	242° 00' 54"	190.08'	74.87'
24		21.00'	121° 00' 27"	44.35'	37.12'
25	NTC	21.00'	89° 51' 59"	32.94'	20.95'
26		196.50'	31° 54' 45"	109.45'	56.18'
27		196.50'	30° 36' 32"	104.98'	53.77'
28		176.50'	67° 31' 55"	208.03'	118.00'
29		156.50'	59° 34' 01"	162.70'	89.57'

UNOFFICIAL DOCUMENT

LEGEND

[illegible] SECTION [illegible] BRASS CAP IN HANDHOLE
CORNER OF THIS DEVELOPMENT, 1/2" REBAR [illegible]
SET [illegible]

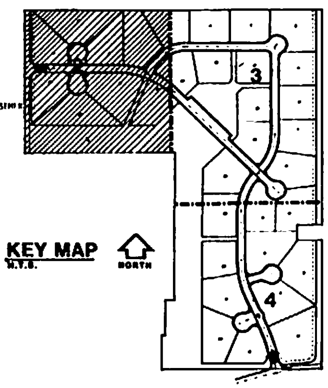
ABBREVIATIONS

V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	EQUESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
B/C	BACK OF CURB
R/W	RIGHT-OF-WAY
O.A.	INDICATES OVERALL
B.C.	BRASS CAP
H.H.	HANDHOLE
W.S.	WALL SETBACK
I.E.	INGRESS & EGRESS EASEMENT

NORTH

SCALE 1" = 40'
40 20 0 40

KEY MAP
N.T.S.



NORTH

[illegible]HO MIRADA
FOR
R.D. CURTIS DEVELOPMENT
7878 N. HAYDEN ROAD SUITE D-350 SCOTTSDALE ARIZONA 85258

SURFA[illegible] [illegible]NEERING COMPANY
CIVIL • [illegible] • STRUCTURAL

DATE 4/18/85
JOB NUMBER 3586

PLAT

SHEET 2 OF 4

1-PP-85

NOTE: IF THIS SHEET IS NOT 24 X 36 IT IS NOT TO SCALE; SCALE ACCORDINGLY

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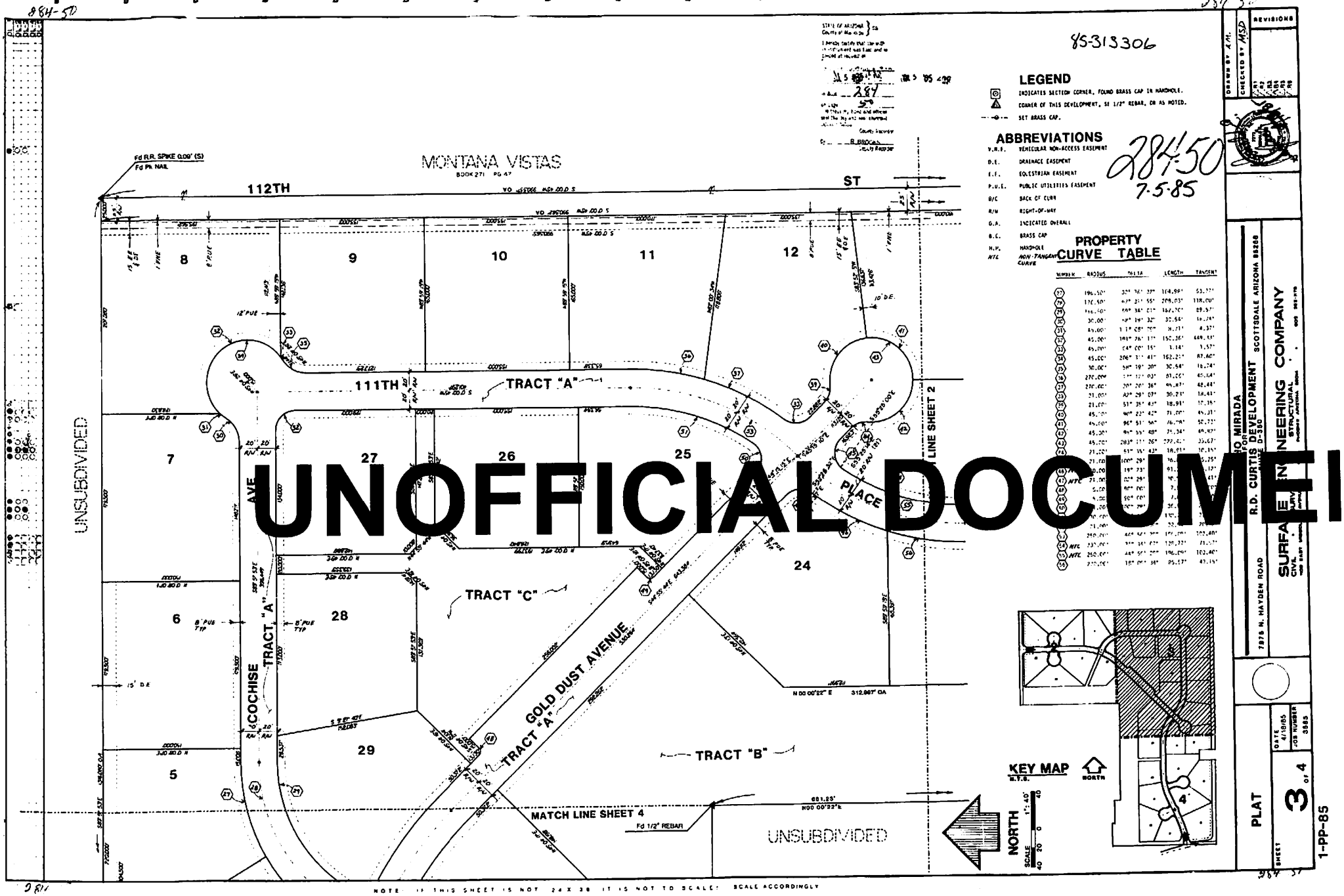

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284-50 85-3133a

7-5-85

MATCH LINE SHEET 3

PROPERTY CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	TANGENT
C1	1100.00'	10° 01' 24"	192.43'	96.46'

PLACE

STREET

112TH

MOUNTAIN VIEW RD.

TRACT B

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

Fd 1/2" REBAR

Fd 5/8" REBAR

8' P.U.E. TYP.

15' D.E.

10' D.E.

1 VNE

10' W.S.

15' S.E.E./D.E./W.S.

LEGEND

- INDICATES SECTION CORNER, FOUND BRASS CAP IN HANDHOLE.
- CORNER OF THIS DEVELOPMENT, SET 1/2" REBAR, OR AS NOTED.
- SET BRASS CAP.

ABBREVIATIONS

V.N.E.	VEHICULAR NON-ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	EQUESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
B/C	BACK OF CURB
R/W	RIGHT-OF-WAY
O.A.	INDICATED OVERALL
B.C.	BRASS CAP
H.H.	HANDHOLE
W.S.	WALL SETBACK
I.E.	INGRESS & EGRESS EASEMENT

KEY MAP

NORTH

SCALE 1" = 60'

E 1/4 COR. SEC 28 T3N, R5E, G&SRB&M FOUND B.C.

HANCHO MIRADA

DEVELOPMENT SCOTTSDALE ARIZONA 85258

7016 N. HAYDEN ROAD

SURFACE ENGINEERING COMPANY

CIVIL STRUCTURAL

PLAT

SHEET 4 OF 4

DATE 11/85

JOB NUMBER 3085

1-PP-85

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