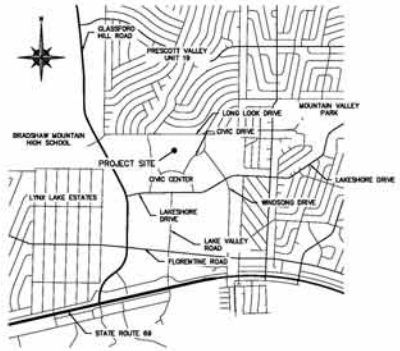
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

VIEW POINT SENIOR APARTMENTS - POST CONSTRUCTION

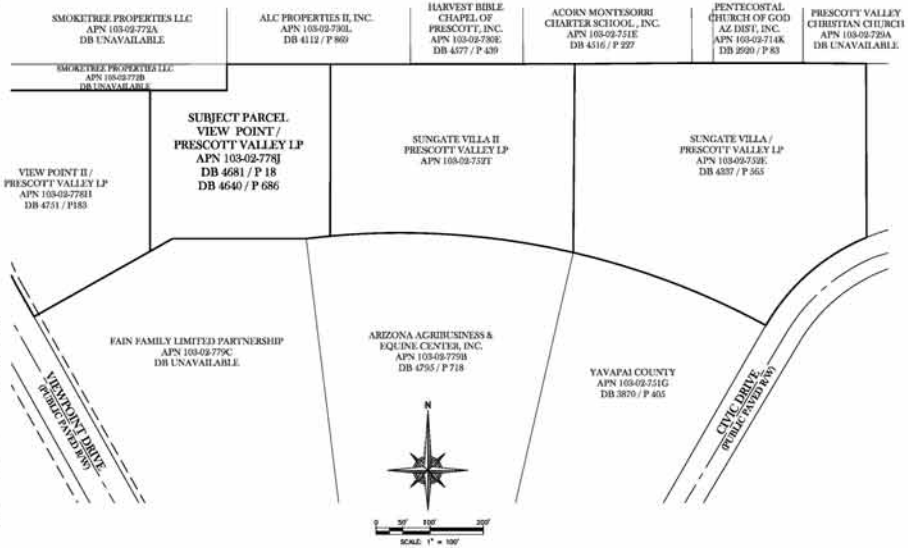
SITUATE IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST

GILA AND SALT RIVER MERIDIAN, PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

SCALE: 1" = 2000'



SITE MAP

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1	COVER
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3	SURVEY BOUNDARY PLAN

OWNER:

VIEW POINT SENIOR / PRESCOTT VALLEY LP
4745 NORTH 7TH STREET, #110
PHOENIX, ARIZONA 85014
(602) 279-9300

SURVEYOR:

GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA

PARCEL #: 103-02-778J

AREA: 104,094± SF or 2.39± ACRES

ZONING

TOWN OF PRESCOTT VALLEY
R2 P.A.D. (PLANNED AREA DEVELOPMENT)
THE TOWN OF PRESCOTT VALLEY HAS APPROVED THE SITE PLAN THAT IN THIS CASE WHERE THE FEATURES THAT ARE BUILT CREATE THE SETBACK. THE FOLLOWING ARE THE DISTANCES FROM THE PROPERTY LINE TO THE PROPOSED IMPROVEMENTS: 15' EAST, 20' WEST, 12' SOUTH, 55' NORTH

FLOODPLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2102 F, EFFECTIVE JUNE 6, 2001, AND EXCEPT AS SPECIFICALLY NOTED ON THE SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD PRONE AREA," "SPECIAL FLOOD HAZARD AREA" OR 100-YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES ARMY CORPS OF ENGINEERS, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE TOWN OF PRESCOTT VALLEY, OR ANY OTHER GOVERNMENTAL AGENCY OR AUTHORITY HAVING JURISDICTION OVER THE SUBJECT PROPERTY NOR IS ANY PORTION OF THE SUBJECT PROPERTY LOCATED WITHIN ANY LAKE OR ANY CREEK, STREAM, RIVER OR OTHER WATERCOURSE REQUIRED TO BE UNDISTURBED BY AN APPROPRIATE GOVERNMENTAL AGENCY OR AUTHORITY.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED IN SEPTEMBER OF THE YEAR 2010 ON THE INITIAL SITE AND THEN IN JANUARY 2012 ON THE COMPLETED CONSTRUCTION. THE SITE WAS INSPECTED AGAIN IN APRIL 2012.
2. THE SUBJECT PARCEL AS DEPICTED HEREON IS THE PARCEL DESCRIBED IN EXHIBIT 'A' AS PROVIDED BY COMMITMENT ORDER #03017963 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED BY PIONEER TITLE AGENCY, INC. WITH EFFECTIVE DATE MARCH 22, 2012 AT 7:30 A.M.
3. ALL EASEMENTS AS PLATTED ARE SHOWN ON THIS DRAWING.
4. A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE .
5. DECLARATION IS MADE TO THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
6. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE REGISTRANT IN RESPONSIBLE CHARGE.
7. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL AND DETAIL IMPROVEMENTS THEREON, BASED UPON A TITLE REPORT PROVIDED BY THE CLIENT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
8. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXIST IN THE FIELD. VARIOUS PINS WERE FOUND AS NOTED HEREON.
9. THE BEARINGS AND DISTANCES AS REPORTED HEREON REFLECT RECORD INFORMATION AS IT FITS THE MONUMENTS ON THE GROUND.
10. PROPERTY LINE BEARINGS AND DISTANCES PER RECORD DOCUMENTS AND ROTATED TOGETHER TO FIT THE SURVEY DATUM.
11. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH LINE OF THE SUBJECT PARCEL BETWEEN TWO 1/2" REBARS WITH CAP STAMPED RLS 33871 AND IS S89°53'29"E. THE DATUM FOR THIS SURVEY IS A MODIFIED STATE PLANE SYSTEM TRUNCATED TO FIT TO THE GROUND. THIS SYSTEM CAN BE MATHEMATICALLY CONVERTED TO THE CURRENT TOWN OF PRESCOTT VALLEY SYSTEM USING COORDINATE INFORMATION AS PROVIDED HEREON.

LEGEND

	FOUND SECTION CORNER AS NOTED	PL	PROPERTY LINE
	FOUND YAVAPAI COUNTY ALUMINUM CAP	R/W	RIGHT-OF-WAY (PUBLIC)
	SET 1/2" REBAR WITH CAP RLS 33861	APN	ASSESSOR'S PARCEL NUMBER
o	CALCULATED POINT, NOTHING FOUND OR SET	P.O.C.	POINT OF COMMENCEMENT
		P.O.B.	POINT OF BEGINNING
S45°45'45"W	MEASURED DATA AS FOUND IN THE FIELD		FIRE HYDRANT
(S45°45'45"W)	RECORD DATA		FIRE DEPARTMENT CONNECTION
	PARCEL LINE		WATER VALVE
	EASEMENT LINE		WATER BLOW-OFF VALVE
	SECTION LINE		SANITARY SEWER MANHOLE
	TIE LINE (P.O.C. TO P.O.B.)		POST (BOLLARD)
	CENTERLINE OF R/W		SIGNAGE
	ADJACENT PARCEL		EXTERIOR LIGHTING
	EDGE OF ROAD		DECIDUOUS TREE
	WATER LINE		BUILDING
	SEWER LINE		PAVEMENT
	STORM DRAIN LINE		CONCRETE
	FLOWLINE		ROCK RIP-RAP
	FENCE LINE		
8	DENOTES SCHEDULE - B ITEM		

CERTIFICATION

I HEREBY CERTIFY TO VIEW POINT / PRESCOTT VALLEY LP, AN ARIZONA LIMITED PARTNERSHIP; NET ASSIGNMENT CORPORATION, AS NOMINEE, ITS SUCCESSORS AND ASSIGNS; NATIONAL EQUITY FUND, INC.; MS SHARED INVESTMENT FUND I LLC, ITS SUCCESSORS AND ASSIGNS; BONNEVILLE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS; WESCAP INVESTMENTS, INC., AN ARIZONA CORPORATION; U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; STATE OF ARIZONA, ARIZONA DEPARTMENT OF HOUSING, ITS SUCCESSORS AND/OR ASSIGNS; PIONEER TITLE AGENCY, INC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION;IN REGARD TO COMMITMENT #03017963 DATED MARCH 22, 2012, AT 7:30 A.M.:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA ON JANUARY 20, 2012; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS (MSDR) FOR ALTA/ACSM LAND TITLE SURVEYS, DATED 2011."

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME WITH THE LEGAL DESCRIPTION AS SHOWN HEREON; AND THE PREMISES ARE FREE OF FLOOD HAZARD AND ARE SHOWN AS ZONE "X", AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 04025C2102 F, EFFECTIVE JUNE 6, 2001.

SURVEYOR: THOMAS A. LIUZZO, R.L.S. DATE:

ARIZONA REGISTRATION #33861

REVISIONS

DESCRIPTION	DATE	BY

☒ FOR REVIEW ONLY ☐ FOR BID ONLY ☐ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.

VIEW POINT SENIOR / PRESCOTT VALLEY LP
4745 N 7TH ST, STE 110
PHOENIX, ARIZONA 85014

VIEW POINT SENIOR - POST CONSTRUCTION
A.L.T.A. / ACSM LAND TITLE SURVEY
COVER

PRELIMINARY NOT FOR CONSTRUCTION

JOB:	13004
DATE:	AUGUST 2012
SCALE:	NOTED
FIELD:	WA/TL
DRAWN:	TL
CHECKED:	TS

1

SHEET 1 OF 3

Attachment "e"