



CITY OF EL MIRAGE

DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ Planning & Zoning Commission Meeting: _____ City Council Meeting: _____

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: Creekside at Pueblo El Mirage RV Resort Acreage: 1.684
 Property Address/Location: Park Place & 14th Avenue
 Assessor's Parcel Number: 501-86-441A

APPLICANT / OWNER INFORMATION:

Applicant: <u>Laurie Castillo / Survey Innovation Group</u>	Owner: <u>Cecil Yates / Pueblo El Mirage LLC</u>
Address: <u>22425 N 16th St #1</u>	Address: <u>11201 N El Mirage Rd</u>
City/ST/Zip: <u>Phoenix, AZ 85024</u>	City/ST/Zip: <u>El Mirage, AZ 85335</u>
Phone: <u>(480) 922-0780 x108</u>	Phone: _____
Email: <u>lauriec@sigsurveyaz.com</u>	Email: <u>CYATES@ROBERTSRESORTS.COM</u>
Signature: <u><i>Laurie Castillo</i></u>	Signature: <u><i>Cecil Yates</i></u> COO

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

**FINAL PLAT
FOR
CREEKSIDE AT PUEBLO EL MIRAGE R.V. RESORT**

A RESUBDIVISION OF LOTS 1250 THRU 1282 INCLUSIVE OF "PUEBLO EL MIRAGE RV RESORT"
ACCORDING TO BOOK 275 OF MAPS, PAGE 45, OFFICIAL RECORDS OF MARICOPA COUNTY, BEING A
PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS: PUEBLO EL MIRAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME CREEKSIDE AT PUEBLO EL MIRAGE R.V. RESORT, A RESUBDIVISION OF LOTS 1250 THRU 1282 INCLUSIVE OF "PUEBLO EL MIRAGE R.V. RESORT" ACCORDING TO BOOK 275 OF MAPS, PAGE 45, OFFICIAL RECORDS OF MARICOPA COUNTY, BEING A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS THE PLAT OF PUEBLO EL MIRAGE AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. PUEBLO EL MIRAGE LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS AS SHOWN HEREON, UPON OFFICIAL ACCEPTANCE BY THE CITY.

OWNER HEREBY DEDICATES TO THE CITY OF EL MIRAGE A ROADWAY EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS FOR THE POLICE, FIRE AND EMERGENCY VEHICLES, GARBAGE AND REFUSE COLLECTION AND DRAINAGE.

TRACT A IS HEREBY OWNED BY PUEBLO EL MIRAGE LLC FOR THE PURPOSE OF PRIVATE STREET/ACCESS. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREET/ACCESS.

ALL WATER AND SANITARY SEWER LINES AND APPURTENANCES WITHIN THE SUBDIVISION ARE PRIVATE UNLESS OTHERWISE NOTED. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER AND WATER MAINS, SERVICES AND APPURTENANCES.

RULES AS MAY BE ESTABLISHED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE.

RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.

THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARD MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

IN WITNESS WHEREOF, PUEBLO EL MIRAGE, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF , ITS THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____

BY: _____
BY: PUEBLO EL MIRAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2020, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO HAS ACKNOWLEDGED HIMSELF/HERSELF TO BE THE MANAGING MEMBER OF _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HE/SHE AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

AREA

SUBJECT PROPERTY CONTAINS 73,385 SQUARE FEET OR 1.685 ACRES, MORE OR LESS.

NOTES

1. NO STRUCTURES OF ANY KIND WILL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT ASPHALT PAVING, WOODEN, WIRE, OR REMOVABLE SECTION TYPE FENCING. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE CITY OF EL MIRAGE SENIOR PLANNER.
2. DEVELOPMENT OF SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
3. ALL STREETS SHOWN HEREON ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY PUEBLO EL MIRAGE LLC.
4. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
5. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
8. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. EL MIRAGE ROAD, CACTUS ROAD AND PEORIA AVENUE ARE DESIGNATED AS A TRUCK ROUTES BY THE CITY OF EL MIRAGE.
10. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
11. OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.

NOTICE OF MILITARY OVERFLIGHTS

THIS SUBDIVISION LIES WITHIN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED IN SECTION 28-8481 OF THE ARIZONA REVISED STATUTES AND IS SUBJECT TO DIRECT OVER FLIGHTS AND NOISE BY JET AIRCRAFT. FOR MORE INFORMATION CONTACT LUKE AIRFORCE BASE.

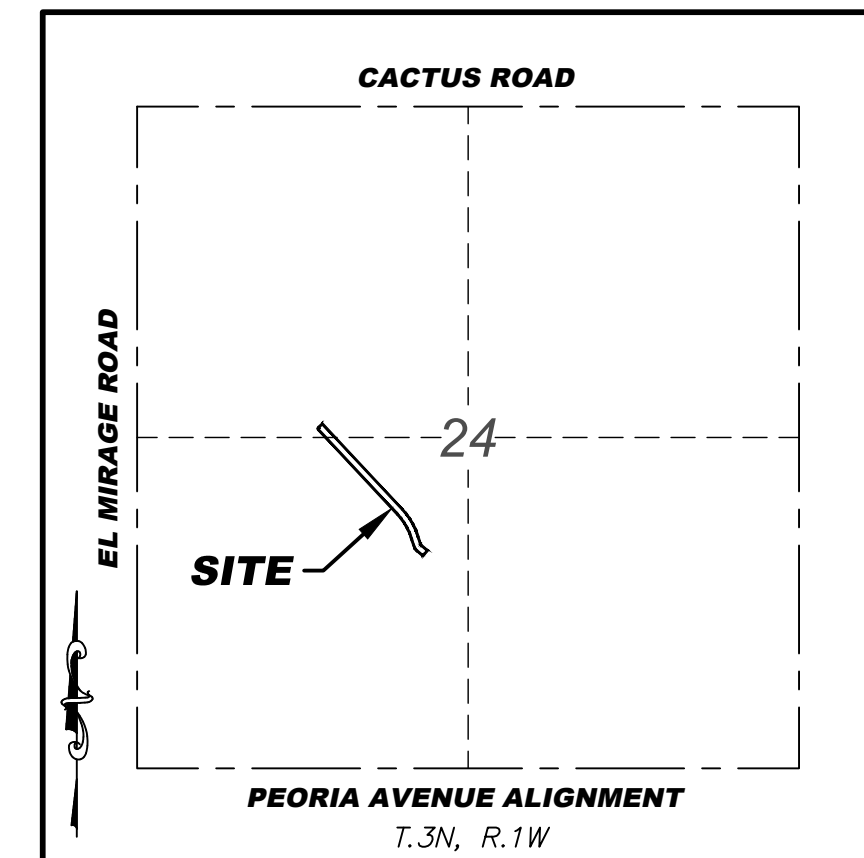
FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1680L, DATED OCTOBER 16, 2013. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED); AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION

LOTS 1250 THRU 1282 INCLUSIVE PUEBLO AT EL MIRAGE RV RESORT ACCORDING TO BOOK 275 OF MAPS, PAGE 45, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24 FROM WHICH THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89 DEGREES 7 MINUTES 26 SECONDS EAST, A DISTANCE OF 2650.89 FEET;
THENCE SOUTH 89 DEGREES 7 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1468.89 FEET;
THENCE SOUTH 0 DEGREES 32 MINUTES 34 SECONDS EAST, A DISTANCE OF 2541.03 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 941.50 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 553.52 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 251.18 FEET;
THENCE SOUTH 16 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 58.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 33.63 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 18.78 FEET;
THENCE SOUTH 48 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 62.50 FEET;
THENCE SOUTH 41 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 58.22 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF NORTH 36 DEGREES 58 MINUTES 31 SECONDS WEST, A CHORD DISTANCE OF 16.64 FEET;
THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 19 MINUTES 09 SECONDS, A DISTANCE OF 16.75 FEET;
THENCE NORTH 48 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 46.17 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 88.63 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 49.50 FEET;
THENCE NORTH 16 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 58.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 498.52 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 226.22 FEET;
THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 926.50 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 23.56 FEET;
THENCE NORTH 47 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

N.T.S.

OWNER

PUEBLO EL MIRAGE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
11201 N EL MIRAGE ROAD
EL MIRAGE, AZ 85335
CONTACT SEAN COLLIER

DEVELOPER

ROBERTS RESORT
6991 E CAMELBACK ROAD
SCOTTSDALE, AZ 85260
CONTACT: SEAN COLLIER

APPROVAL OF CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: _____ DATE: _____
CITY ENGINEER

APPROVAL OF CITY COUNCIL

APPROVED BY THE COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, ON THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CERTIFICATE OF COMPLIANCE

THIS PLAT IS IN FULL COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____. THE FINAL PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____.

BY: _____ PLANNING DIRECTOR
PLANNING AND ZONING COMMISSION CHAIRPERSON

CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT OF THE PREMISES DESCRIBED AND PLANNED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2019 USING SURVEY INFORMATION OBTAINED BY SURVEY INNOVATION GROUP, INC. THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN AND THE INFORMATION SHOWN ON THE PLAT IS SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JERRY L. DODD JR. DATE

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

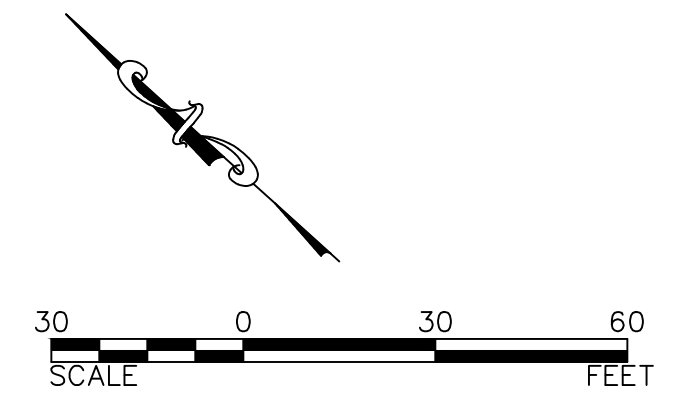
**FINAL PLAT
CREEKSIDE AT PUEBLO EL MIRAGE R.V. RESORT
EL MIRAGE, ARIZONA**



DRAWING NAME:	2017-158 PLAT
JOB NO.	2017-158
DRAWN:	JLD
CHECKED:	JAS
DATE:	08/26/2020
SCALE:	N.T.S.
SHEET:	1 OF 2

FINAL PLAT FOR CREEKSIDE AT PUEBLO EL MIRAGE R.V. RESORT

A RESUBDIVISION OF LOTS 1250 THRU 1282 INCLUSIVE OF "PUEBLO EL MIRAGE RV RESORT"
ACCORDING TO BOOK 275 OF MAPS, PAGE 45, OFFICIAL RECORDS OF MARICOPA COUNTY, BEING A
PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



22425 N. 16th ST., SUITE 1
 PHOENIX, ARIZONA 85024
 PHONE (480) 922-0780
 FAX (480) 922-0781
 WWW.SIGSURVEYAZ.COM

SIG
 SURVEY INNOVATION
 GROUP, INC.
Land Surveying Services

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR LS 52139
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- ① BK. 275, PG. 45, M.C.R.
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTERLINE
- - - EASEMENT LINE
- · - · - APPROXIMATE FLOODZONE LOCATION

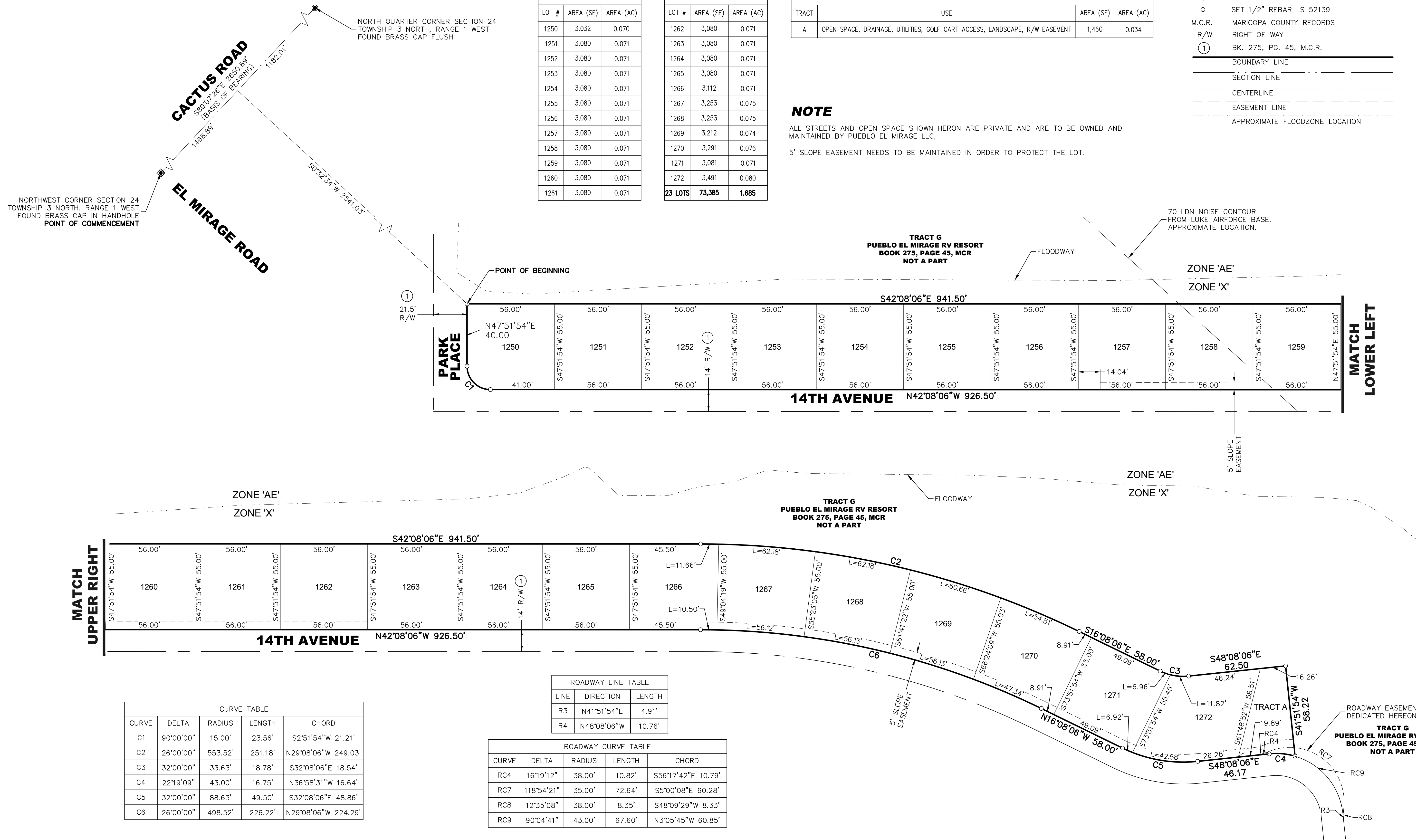
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1250	3,032	0.070
1251	3,080	0.071
1252	3,080	0.071
1253	3,080	0.071
1254	3,080	0.071
1255	3,080	0.071
1256	3,080	0.071
1257	3,080	0.071
1258	3,080	0.071
1259	3,080	0.071
1260	3,080	0.071
1261	3,080	0.071

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1262	3,080	0.071
1263	3,080	0.071
1264	3,080	0.071
1265	3,080	0.071
1266	3,112	0.071
1267	3,253	0.075
1268	3,253	0.075
1269	3,212	0.074
1270	3,291	0.076
1271	3,081	0.071
1272	3,491	0.080
23 LOTS	73,385	1.685

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	OPEN SPACE, DRAINAGE, UTILITIES, GOLF CART ACCESS, LANDSCAPE, R/W EASEMENT	1,460	0.034

NOTE

ALL STREETS AND OPEN SPACE SHOWN HEREON ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY PUEBLO EL MIRAGE LLC.
5' SLOPE EASEMENT NEEDS TO BE MAINTAINED IN ORDER TO PROTECT THE LOT.

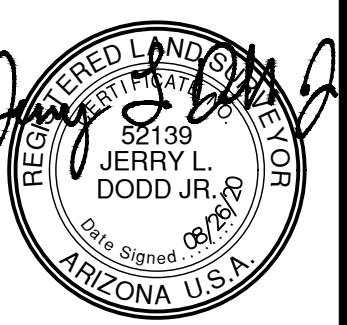


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	15.00'	23.56'	S2°51'54"W 21.21'
C2	26°00'00"	553.52'	251.18'	N29°08'06"E 249.03'
C3	32°00'00"	33.63'	18.78'	S32°08'06"E 18.54'
C4	22°19'09"	43.00'	16.75'	N36°58'31"W 16.64'
C5	32°00'00"	88.63'	49.50'	S32°08'06"E 48.86'
C6	26°00'00"	498.52'	226.22'	N29°08'06"W 224.29'

ROADWAY LINE TABLE		
LINE	DIRECTION	LENGTH
R3	N41°51'54"E	4.91'
R4	N48°08'06"W	10.76'

ROADWAY CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
RC4	16°19'12"	38.00'	10.82'	S56°17'42"E 10.79'
RC7	118°54'21"	35.00'	72.64'	S5°00'08"E 60.28'
RC8	12°35'08"	38.00'	8.35'	S48°09'29"W 8.33'
RC9	90°04'41"	43.00'	67.60'	N3°05'45"W 60.85'

FINAL PLAT
CREEKSIDE AT PUEBLO EL MIRAGE R.V. RESORT
EL MIRAGE, ARIZONA



DRAWING NAME: 2017-158 PLAT
 JOB NO. 2017-158
 DRAWN: JLD
 CHECKED: JAS
 DATE: 08/26/2020
 SCALE: 1"=30'
 SHEET: 2 OF 2



To: City of El Mirage
From: Laurie Castillo
Date: January 10, 2020
Re: Creekside at Pueblo El Mirage

On behalf of Roberts Resorts we are submitting this Final Plat to re-subdivide existing Lots 1250 through 1282 of the Pueblo El Mirage RV Resort. This 1.68ac site will be divided into 23 lots and a single tract to expand on the already existing RV development.

Should you have any question please call me at the number below or send me an email at lauriec@sigsurveyaz.com.

Thank you.

Recorded at the request of
Roberts Properties, LTD
when recorded mail to
Roberts Properties, LTD
11201 N. El Mirage Road
El Mirage, AZ 85335

10
sa

SPECIAL WARRANTY DEED

Escrow No. **01050423**

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION FOR PARCEL NO. 1 – PHASE 1 TO INCLUDE TRACT L IN THE EXCEPTION TO THE LEGAL AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005-1209829.

Recorded at the request of *Capital Title Agency Inc.*
when recorded mail to

Roberts Properties LTD
11201 N El Mirage Rd
El Mirage, AZ 85335

#0401
CAPITAL TITLE AGENCY INC.

1050423-3-6-1--
Jamesc

Affidavit Exempt ARS 11-1134 B9
COURTESY RECORDING
NO TITLE LIABILITY

Special Warranty Deed

Escrow No. 01050423 ¹/₆

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Roberts Properties LTD., a Limited Partnership, a California partnership, dba Robert C. Roberts Properties, LTD., a Limited Partnership, and dba Robert C. Roberts, Ltd.**, do/does hereby convey to **Pueblo El Mirage LLC, a California limited liability company**, the following real property situated in **Maricopa, County, Arizona**:

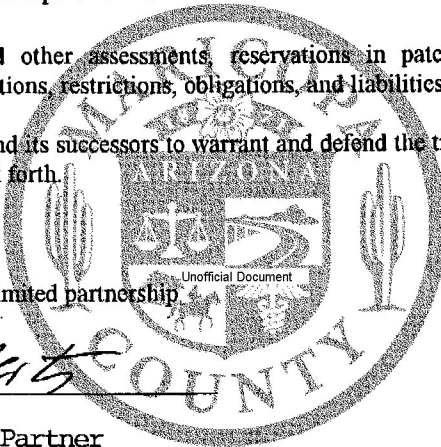
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 16th day of **August**, 2005

Roberts Properties Ltd., a California limited partnership



Barbel Roberts
By: Barbel Roberts

It's: General ~~Managing Member~~ Partner

STATE OF ARIZONA
COUNTY OF MARICOPA

} SS:

see acknowledgment attached
This instrument was acknowledged before me this _____ day of August, 2005 by Barbel Roberts, General ~~Managing Member~~ ^{Partner} of Pueblo El Mirage LLC, a California Limited Partnership on behalf of said Partnership

My Commission Expires: _____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

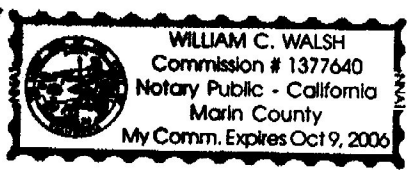
State of California
County of MARIN } ss.

On AUGUST 16, 2005, before me, WILLIAM C. WALSH, Notary Public,
Date Name and Title of Officer (e.g., "Janie Doe, Notary Public")

personally appeared BARBEL ROBERTS
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal Above

Unofficial Document
OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: AUGUST 16, 2005 Number of Pages: ONE

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: BARBEL ROBERTS

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: GENERAL MANAGING MEMBER

Signer Is Representing: ROBERTS PROPERTIES LTD, LP

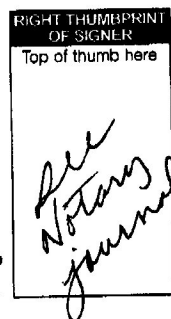




Exhibit "A"

Parcel No. 1 – Phase I:

TRACTS A THROUGH T, INCLUSIVE; LOTS 1 THROUGH 734, INCLUSIVE; 1076 THROUGH 1093 , INCLUSIVE; 1144 THROUGH 1161, INCLUSIVE; AND 1228 THROUGH 1249, INCLUSIVE, PUEBLO EL MIRAGE R.V. RESORT, ACCORDING TO BOOK 275 OF MAPS, PAGE 45 AND AFFIDAVIT OF CORRECTION RECORDED JULY 2, 1985 AT RECORDERS NO. 85-309019, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THEREFROM LOTS 1, 2, 4, 23, 24, 25, 26, 28, 29, 33, 34, 35, 36, 37, 39, 43, 45, 49, 70, 71, 72, 73, 74, 75, 76, 152, 161, 182, 187, 189, 221, 222, 223, 226, 267, 276, 303, 337, 338, 351, 352, 353, 354, 355, 368, 373, 448, 482, 575, 576, 617, 618, 623, 624, 629, 630, 631, 632, 633, 697, 698, 699, 700, 701, 702, 703, 704, 710, 711, 712, 714, 717, 720, 721, 722, 725, 726, 727, 728, 729, 730, 731, 732, 733, 1144, 1145, 1150, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1244, 1245, 1246, 1247, 1248, 1249, AND TRACT ~~MIRAGE~~ L, M, N.

PARCEL NO. 1 – PHASE II:

LOTS 735 THROUGH 1075, INCLUSIVE; LOTS 1094 THOUGH^{Unofficial Document}1143, INCLUSIVE; AND LOTS 1162 THOUGH 1227, INCLUSIVE, PUEBLO EL MIRAGE R. V. RESORT, ACCORDING TO BOOK 275 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED JULY 2, 1985 AT RECORDERS NO 85-309019, RECORDS OF MARICOPA COUNTY, ARIZONA

Parcel NO. 2:

THE NORTH 115 FEET OF THE WEST 125 FEET OF TRACT M, PUEBLO EL MIRAGE R.V. RESORT, ACCORDING TO BOOK 275 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED JULY 2, 1985 AT RECORDERS NO. 85-309019, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 3:

LOTS 1250 THOUGH 1476, INCLUSIVEM PUEBLO EL MIRAGE R.V. RESPRT, ACCORDING TO BOOK 275 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED JULE 2, 1985 AT RECORDERS NO. 85-309019, RECORDS OF MARICOPA COUNTY , ARIZONA.

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Unofficial Document

20051209829
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL



The foregoing instrument is
a full, true and correct
copy of the original record
in this office.
Attest: 09/02/2009 07:36:26 AM

By  Recorder