

PARKING DATA		
68 REGULAR PARKING SPACES + 4 HANDICAPPED PARKING SPACES		
72 TOTAL PARKING SPACES		

TITLE COMMITMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89° 24' 37" EAST, 2614.81 FEET;

THENCE SOUTH 89° 24' 37" EAST, 295.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00° 20' 34" WEST, 235.00 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89° 24' 37" WEST, 220.00 FEET;

THENCE SOUTH 00° 20' 34" WEST, 403.61 FEET ALONG A LINE WHICH IS 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89° 39' 26" EAST, 302.23 FEET;

THENCE SOUTH 65° 11' 32" EAST, 202.05 FEET TO A NON TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1,472.40 FEET, THE CENTER OF WHICH BEARS SOUTH 58° 41' 17" EAST, THROUGH A CENTRAL ANGLE OF 21° 36' 23", AN ARC LENGTH OF 555.25 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT CANAL;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 84° 46' 49" WEST, 126.31 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF W. VIRGINIA AVENUE AS SHOWN IN BOOK 648 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89° 39' 26" WEST, 150.00 FEET TO THE BEGINNING OF A CURVE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTHWESTERLY ALONG SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 00° 20' 34" EAST, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 31.42 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00° 20' 34" EAST, 571.06 FEET ALONG A LINE WHICH IS 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING.

THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-787825A22-ORL WITH AN EFFECTIVE DATE OF APRIL 08, 2016.

NOTES CORRESPONDING TO SCHEDULE B

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-787825A22-ORL WITH AN EFFECTIVE DATE OF APRIL 08, 2016 CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:

EXCEPTION ITEMS 1 THROUGH 3 (NOT A SURVEY MATTER)

4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESIDENTIAL WATER FACILITIES AGREEMENT" RECORDED JUNE 15, 2001 AS 2001-0525588 OF OFFICIAL RECORDS AND AMENDMENT RECORDED JULY 15, 2003 AS 2003-0927917 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESIDENTIAL WASTEWATER FACILITIES AGREEMENT" RECORDED JUNE 15, 2001 AS 2001-0525589 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GOODYEAR PLANNED REGIONAL CENTER DEVELOPMENT AGREEMENT" RECORDED OCTOBER 01, 2001 AS 2001-912634 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

7. ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 1125 OF MAPS, PAGE 25. (AFFECTS SUBJECT PROPERTY - SURVEY CONTAINS NO PLOTTABLE ITEMS)

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2013-0852531 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

9. ALL MATTERS AS SET FORTH IN ALTA/ACSM SURVEY ENTITLED "MINOR LAND DIVISION", RECORDED OCTOBER 09, 2013 AS BOOK 1163 OF MAPS, PAGE 8. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

10. ALL MATTERS AS SET FORTH IN ORDINANCE NO. 13-1283, RECORDED JULY 10, 2013 AS 2013-0629152 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 23, 2013 AS 2013-0932010 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

12. ALL MATTERS AS SET FORTH IN PERFORMANCE AND PAYMENT BOND, RECORDED NOVEMBER 7, 2013 AS 2013-0978399 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY ATWELL ON JANUARY 2013, LAST REVISED OCTOBER 2013, DESIGNATED JOB NUMBER 13000398: (A) EXISTING BARRICADE, (OWNERSHIP UNKNOWN) IS OVER THE NORTHWESTERN CORNER OF SUBJECT PROPERTY; (B) ELECTRIC CABINET IS INTO THE NORTHWESTERN SIDE OF SUBJECT PROPERTY WITHOUT EASEMENT; (C) CABLE TV BOX IS INTO THE NORTHWESTERN SIDE OF SUBJECT PROPERTY WITHOUT EASEMENT. (DOCUMENT NOT PROVIDED TO VERIFY LOCATION OF ITEMS)

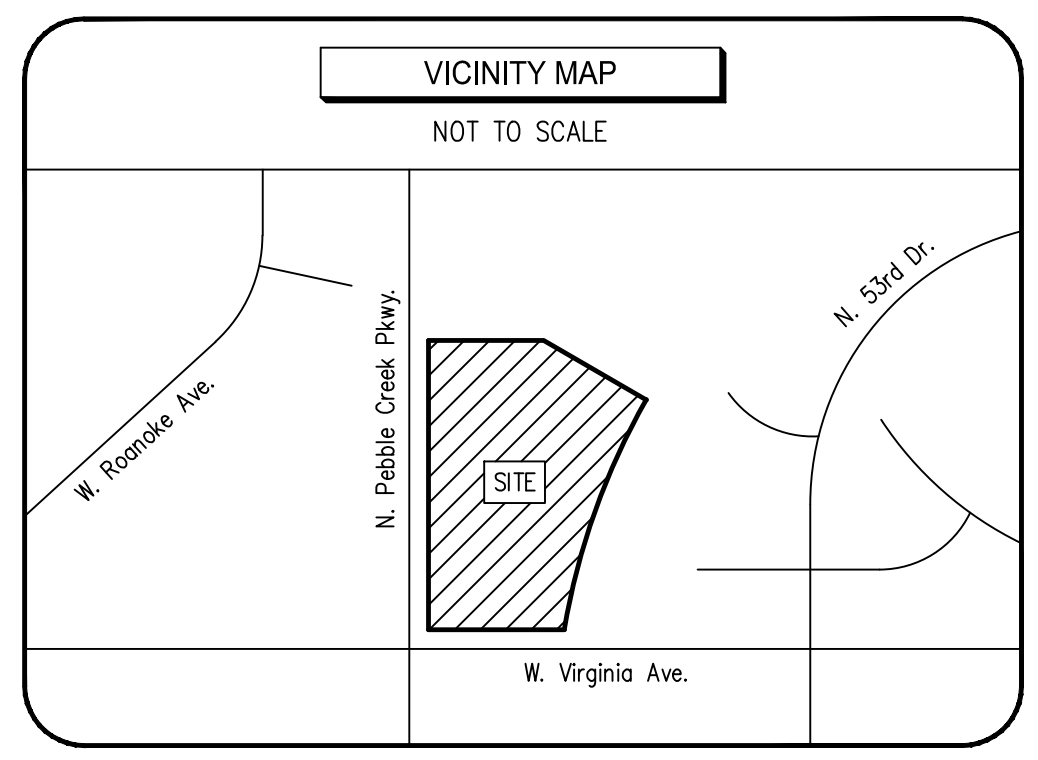
14. AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-0107302 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED JANUARY 27, 2016 AS 2016-0054798 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

16. ALL MATTERS AS SET FORTH IN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT, RECORDED JUNE 18, 2014 AS 2014-0397524 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

17. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-0464819 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

EXCEPTION ITEMS 18 THROUGH 20 (NOT A SURVEY MATTER)



FLOOD NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 04013C 2135 L, EFFECTIVE DATE OCTOBER 16, 2013.

ZONING DATA

TO BE PROVIDED

BASIS OF BEARINGS

THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WESTERLY LINE OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, KNOWN AS BEING SOUTH 00° 20' 34" WEST, PER BOOK 1163, PAGE 8 OF THE MARICOPA COUNTY RECORDS.

SURVEY LEGEND

① - Schedule B Item	⬛ - Transformer	⊗ - Water Regulator
⚠ - Possible Encroachment	⬛ - Utility Vault	⊙ - Traffic Pole
R.O.W. - Right of Way	⬛ - Utility Box	⊙ - Fire Dept. Conn.
C.L. - Centerline	⬛ - Generator	⊙ - Water Valve
P.O.B. - Beginning Point	⬛ - Vault	⊙ - Gas Meter
P.O.C. - Commencement Point	⊙ - Manhole	⊙ - Light Pole
R - Radius	⊙ - Cleanout	⊙ - Handicap Parking
CA - Central Angle	⊙ - Catch Basin	⊙ - Flag Pole
AL - Arc Length	⊙ - Catch Basin	⊙ - Monument Found
T.E. - Trash Enclosure	⊙ - Fire Hydrant	⊙ - Overhang Area
B.F.P. - Backflow Pipe	⊙ - Water Meter	⊙ - Building Area
	⊙ - Sign	⊙ - Concrete Area

SURVEYOR CERTIFICATE

TO: ROC SENIORS HOUSING & MEDICAL PROPERTIES FUND, L.P.; (LENDER, ITS SUCCESSORS AND ASSIGNS) AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 21, 2016.

DATE OF PLAT OR MAP: APRIL 25, 2016

ROBERT H. CANADY JR.
REGISTRATION NO. 53145
IN THE STATE OF ARIZONA

REPORT OF FINDINGS

1. THERE ARE POSSIBLE ENCROACHMENTS, THERE IS NO OBSERVABLE EVIDENCE OF ANY OVERLAPS AND BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.

2. THERE ARE AREAS DEVOTED OR RESTRICTED IN RECIPROCAL EASEMENT AGREEMENTS, AND ALL OTHER MATTERS VISIBLE ON THE GROUND OR OF RECORD (AS REFLECTED IN THE BELOW REFERENCED TITLE COMMITMENT), OR OF WHICH THE UNDERSIGNED HAS OTHERWISE BEEN ADVISED AS LOCATED ON, ENCUMBERING OR APPURTENANT TO THE PROPERTY;

3. AS SHOWN ON THIS MAP OF SURVEY, INGRESS AND EGRESS TO THE LAND DESCRIBED IN THIS MAP OF SURVEY IS PROVIDED BY N. PEBBLE CREEK PKWY. & W. VIRGINIA AVE., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF GOODYEAR.

4. THE POINT OF BEGINNING OF THE SURVEYED PROPERTY IS ±656 FEET FROM THE INTERSECTION OF THE FOLLOWING PUBLIC RIGHTS-OF-WAY: N. PEBBLE CREEK PKWY. & W. VIRGINIA AVE.

5. THE LAND DESCRIBED IN THIS MAP OF SURVEY DOES SERVE THE ADJOINING PROPERTY FOR DRAINAGE AND INGRESS & EGRESS.

6. I HAVE CONSULTED THE APPLICABLE FEDERAL INSURANCE MAP, MAP PANEL NO. 04013C 2135 L, DATED OCTOBER 16, 2013, AND FOUND THAT THE LAND DESCRIBED IN THIS MAP OF SURVEY IS NOT SITUATED WITHIN A FEDERALLY-DESIGNATED SPECIAL FLOOD HAZARD AREA; PROPERTY IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD).

7. THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-787825A22-ORL WITH AN EFFECTIVE DATE OF APRIL 08, 2016.

8. TO THE EXTENT POSSIBLE, ALL UTILITY SERVICES TO THE LAND DESCRIBED IN THIS MAP OF SURVEY EITHER ENTER TO SUCH LAND THROUGH ADJOINING PUBLIC STREETS OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY VISIBLE EVIDENCE OF UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND (PER SCHEDULE B-II EXCEPTIONS AND AS SHOWN);

9. THERE ARE NO LOADING DOCK AREAS ON THE SURVEYED PROPERTY;

10. THE SURVEYED PROPERTY DOES NOT CONSTITUTE AN ASSEMBLAGE OR SUBDIVISION;

(A) INTERIOR LINES AND LOT NUMBERS AND FACTS SUFFICIENT TO INSURE CONTIGUITY ARE SHOWN

(B) THERE ARE NO GAPS OR CORES WITHIN THE PROPERTY AS SHOWN;

11. THE ACREAGE CONTAINED TO THE NEAREST 1/1000TH OF AN ACRE IS 5.128 BEING 223,362 SQUARE FEET OF LAND CONTAINED WITHIN THE BOUNDARIES OF THE PROPERTY;

12. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

13. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.

14. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

15. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.

16. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY DIVISION OR PARTY WALLS.

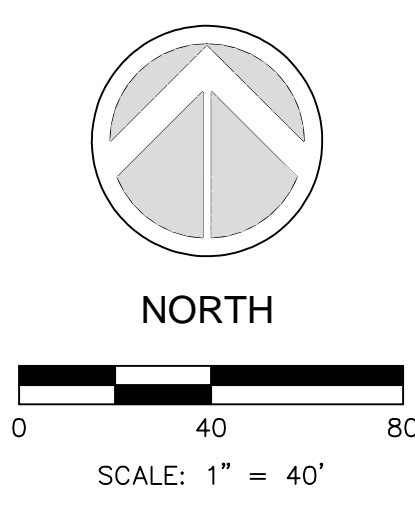
MISCELLANEOUS NOTES

1. THIS IS AN AS-BUILT SURVEY.

2. THE LOCATED OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE EVIDENCE ONLY. (ELECTRIC UTILITY, WATER SERVICE, GAS AND SEWER)

3. THE PROPERTY IS CONTIGUOUS TO ALL PUBLIC RIGHTS OF WAY (N. PEBBLE CREEK PKWY. & W. VIRGINIA AVE.) AS SHOWN HEREON, WITHOUT GAPS, CORES, OR OVERLAPPING PORTIONS.

4. NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS."



Line Table

Line	Direction	Length
L1	S89° 24' 37"E	295.00'
L2	S00° 20' 34"W	235.00'
L3	N89° 24' 37"W	220.00'
L4	S00° 20' 34"W	403.61'

Drawn By: STV Checked By: RHC

DATE: 04-25-2016

NO.	DATE	DESCRIPTION
1	04-28-16	CLIENT COMMENTS

SURVEYOR:

J.V. Surveying, L.L.C.
ALTA - PLANNING - TOPOGRAPHY
13278 W. 84th Rd. - Suite 102
Surprise, Arizona 85379
Phone: (623) 209-8333 Fax: (623) 209-8925

SURVEYOR DRAWING NUMBER: 4317

SHEET TITLE: 2016 ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

ROC I SENIORS HOUSING FUNDS MANAGER, LLC
1000 Legion Place, Suite 1600
Orlando, FL 32801

PROJECT NUMBER: GROVES - 1

SITE ADDRESS: 2655 N. PEBBLE CREEK PKWY., GOODYEAR, AZ 85395

WORK COORDINATED BY:

COX LEVIN
National Land Survey Consultants
1264 Main Street - Waltham, MA 02451
781-353-2437 (phone/fax) - www.coxlevin.com

SITE NAME: THE GROVES AT GOODYEAR

SHEET NUMBER: 1 OF 1