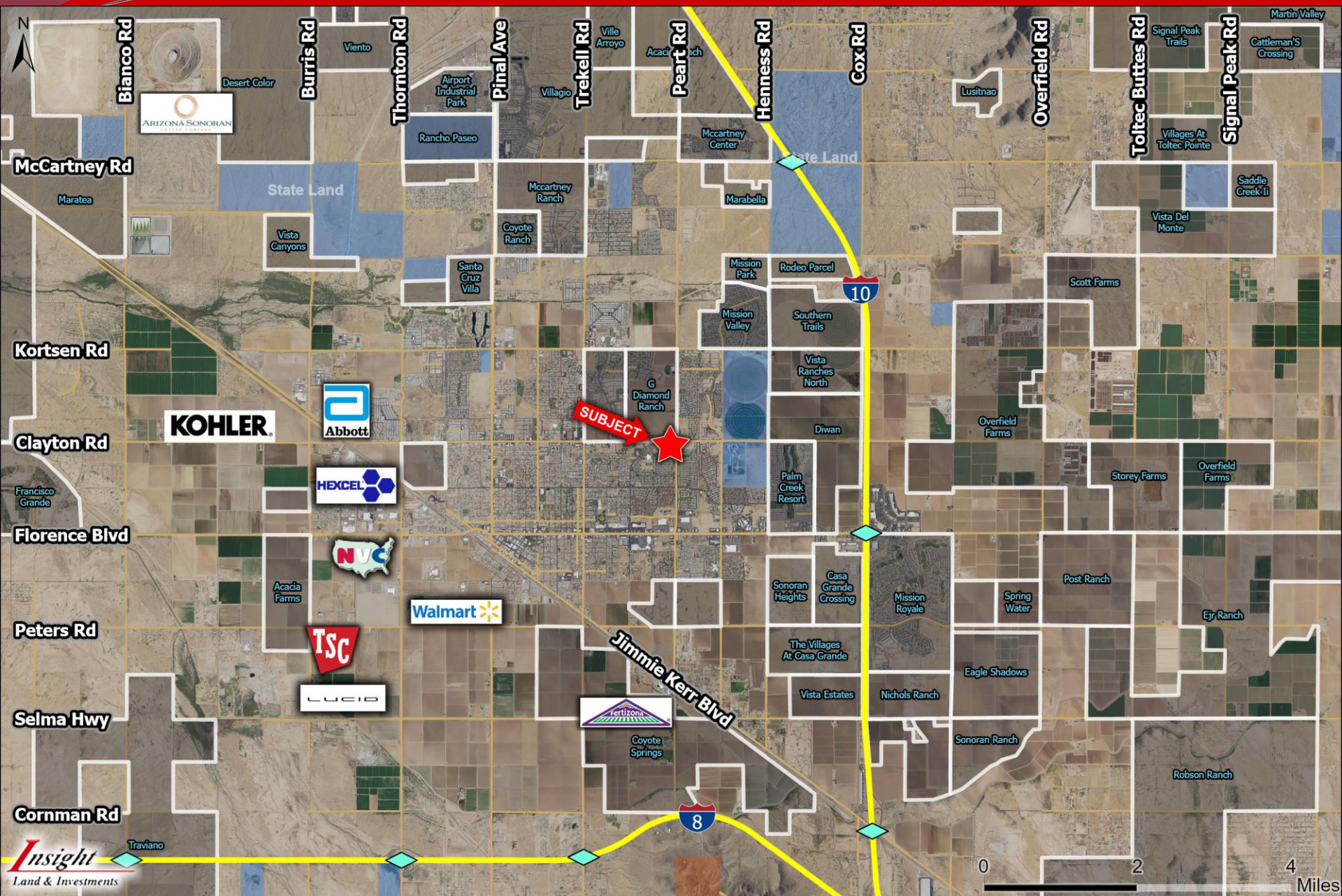


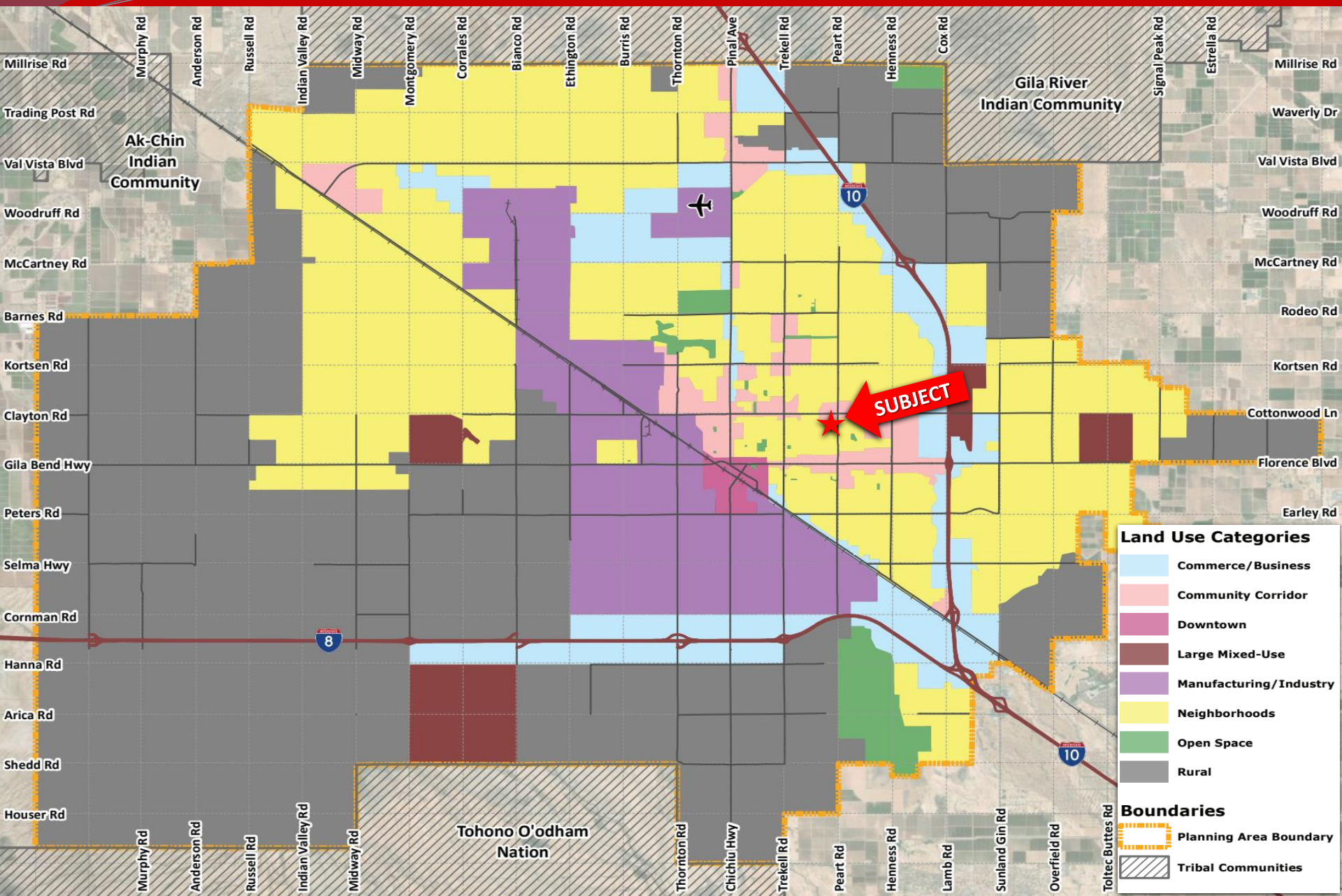


- ☐ **Location:** SWC of Cottonwood Lane and Peart Road, Casa Grande, Arizona
- ☐ **APN:** 505-16-008D
- ☐ **Zoning:** PAD (City of Casa Grande)
 - ☐ Commercial/Multi-family
- ☐ **Utilities:**
 - ☐ **Water:** Arizona Water Company
 - ☐ **Power:** Arizona Public Service
 - ☐ **Sewer:** City of Casa Grande
- ☐ **Size:** +/- 8.88 Acres
- ☐ **Price:** \$2,320,877 or \$6.00/SF
- ☐ **Comments:** Property is located at a signalized intersection on a section line corner. Fully improved with all utilities to the site and all offsites completed. Property was previously planned as a portion of a 209 unit BTR community. Seller will give time to get entitlements in place. Submit all offers.

EXCLUSIVELY LISTED







LEGAL DESCRIPTION

The Northeast quarter of the Northeast quarter of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT that portion deeded to the City of Casa Grande by said Claim Deed recorded in Docket 1611, page 273, described as follows:

COMMENCING at the Northeast corner of said Section 21;

Thence South 89 degrees 22 minutes 12 seconds East, a distance of 1332.98 feet;

Thence South 00 degrees 37 minutes 48 seconds East, a distance of 37.00 feet;

Thence North 89 degrees 22 minutes 12 seconds East, a distance of 1365.57 feet;

Thence South 45 degrees 13 minutes 39.5 seconds East, a distance of 70.43 feet;

Thence South 00 degrees 10 minutes 29 seconds East, a distance of 1290.08 feet;

Thence North 89 degrees 22 minutes 12 seconds East, a distance of 37.00 feet;

Thence North 89 degrees 10 minutes 29 seconds West, a distance of 1337.08 feet to the POINT OF BEGINNING; and

EXCEPT that portion described in Dedication of Right of Way recorded April 24, 2009 in Recording No. 2009041157.

APN: 505-16-098D

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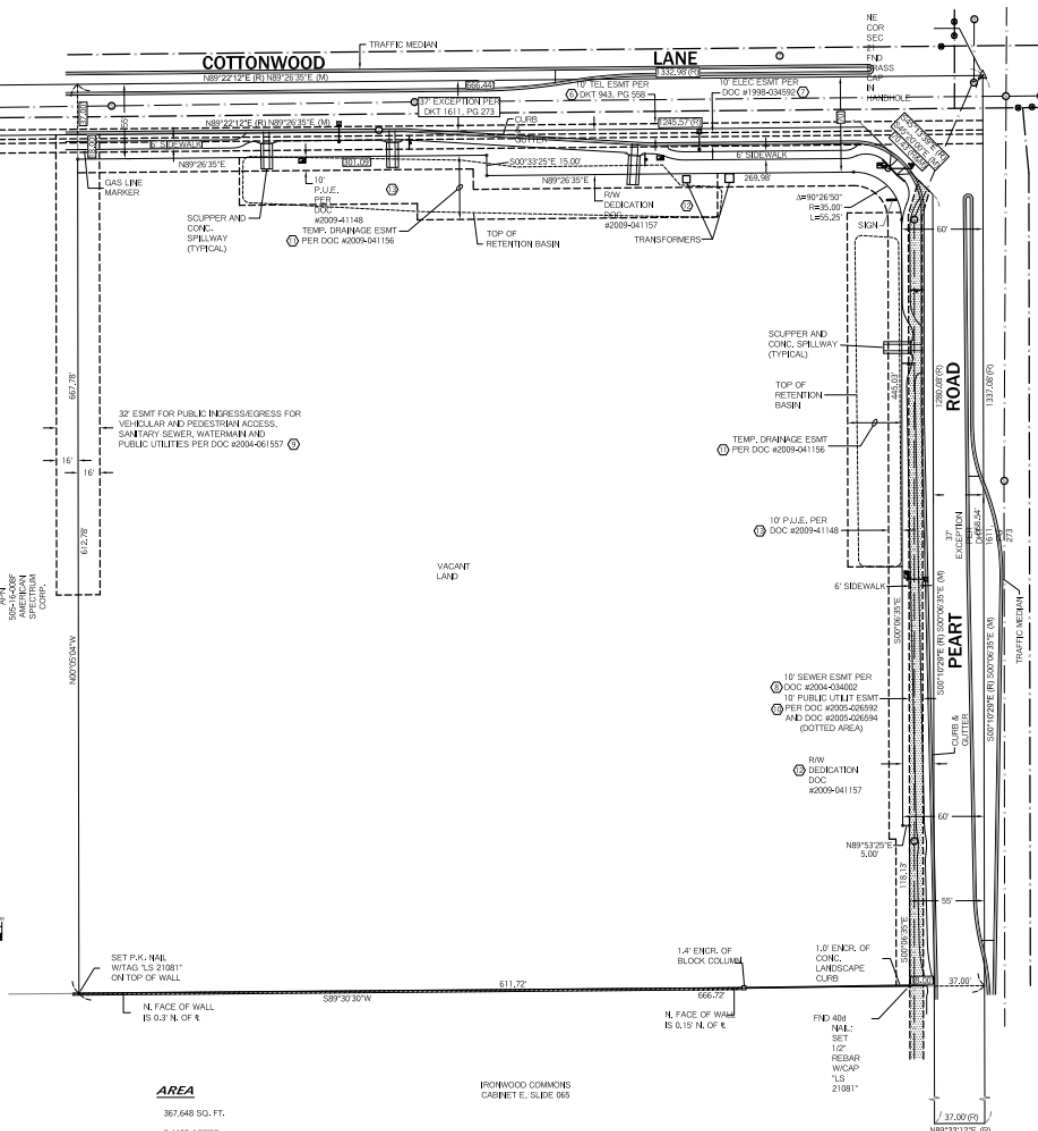
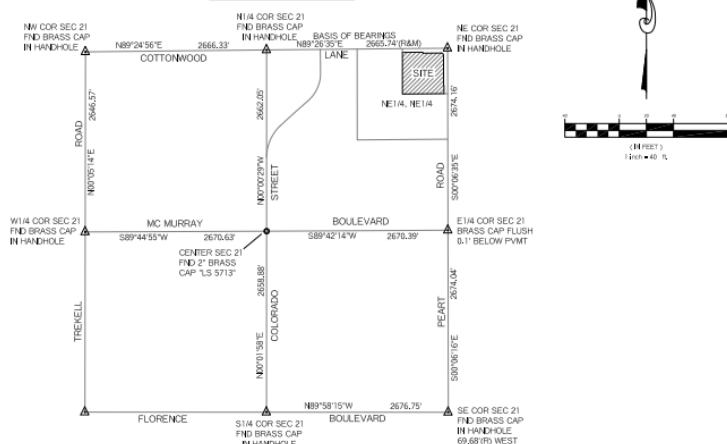
SCHEDULE B EXCEPTIONS

- Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2015 Taxes.
- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2016.
- Utilities and outgoings imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
- Any rights, items, claims or equities, if any, in favor of Central Arizona Water Conservation District.
- Taxes and assessments levied by the City of Casa Grande.
- Easement for Communication lines recorded December 29, 1978 in Docket 943, Page 568.
- Easement for Electric lines recorded August 27, 1998 in Recording No. 1998-034992.
- Easement for Utility/Sewer recorded May 10, 2004 in Recording No. 2004-034002.
- Easement for Public Ingress and egress for vehicular and pedestrian access and sanitary sewer, watermain and public utilities recorded August 11, 2004 in Recording No. 2004-061557.
- Easement for Public utilities recorded March 15, 2005 in Recording No. 2005-026594. Thereafter an ordinance of the Council of the City of Casa Grande, Arizona authorizing the acceptance of the Dedication of Road Property recorded in Document No. 2005-026595.
- Easement for Drainage recorded April 24, 2009 in Recording No. 2009-041156.
- Dedication of Right of Way as set forth in Document No. 2009-041157.
- Easement for Public utilities as set forth in Recording No. 2009-041156.

LEGEND

- SECTION CORNER
- SET REBAR W/CAP "LS 21081"
- SANITARY SEWER MANHOLE
- WATER VALVE
- ELECTRICAL JUNCTION BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- STREET LIGHT
- COMMUNICATION MANHOLE
- SIGN
- SCHEDULE B EXCEPTION NO.
- ENCROACHMENT
- MEASURED
- RECORD
- MASONRY WALL
- TOP OF RETENTION BASIN
- EASEMENT LINE
- SANITARY SEWER LINE
- WATER LINE

SECTION 21, T6S, R6E



AREA

367,648 SQ. FT.
8.4400 ACRES

SITE PLAN EMPIRE VILLAGE AT AVALON HEIGHTS

CASA GRANDE, ARIZONA

BEING A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPER/APPLICANT

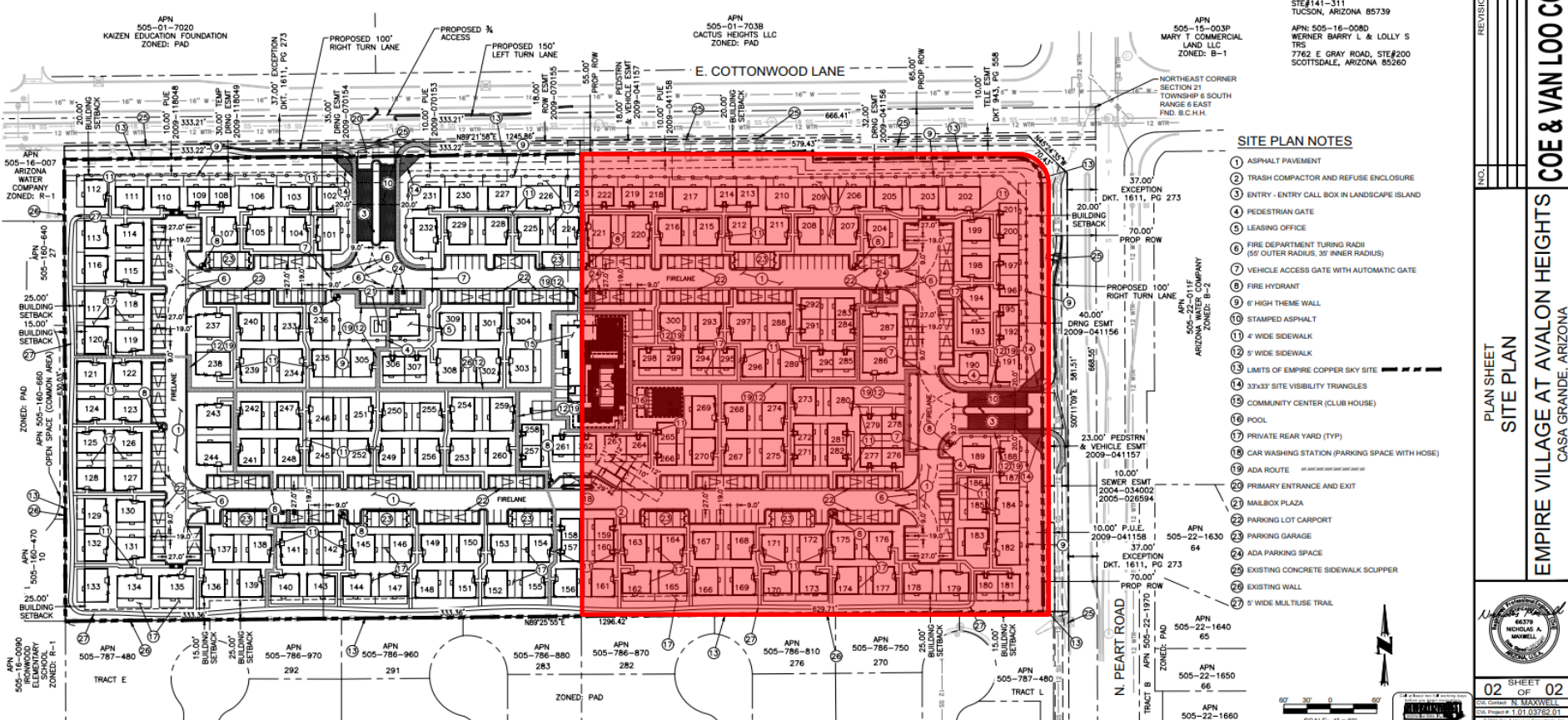
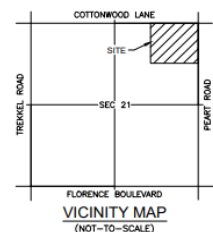
EMC MANAGEMENT
6617 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 546-7900
CONTACT: SHERRI KOSHOL, P.E.
EMAIL: SHERRI@BUILTEMPIRE.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: NICHOLAS MAXWELL PE
EMAIL: NMAXWELL@CVLCI.COM

OWNER

APN: 505-16-008B
RED PLAINS REALTY LLC
34 PALMER AVENUE
BRONXVILLE, NEW YORK 10708
APN: 505-16-008F
AMERICAN SPECTRUM CORP
MONEY PURCHASE FL
12995 N ORACLE ROAD,
STE#141-311
TUCSON, ARIZONA 85739
APN: 505-16-008D
WERNER BARRY L & LOLLY S
TRS
7762 E GRAY ROAD, STE#200
SCOTTSDALE, ARIZONA 85260



SITE PLAN NOTES

- 1 ASPHALT PAVEMENT
- 2 TRASH COMPACTOR AND REFUSE ENCLOSURE
- 3 ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND
- 4 PEDESTRIAN GATE
- 5 LEASING OFFICE
- 6 FIRE DEPARTMENT TURNING RADIUS (55' OUTER RADIUS, 35' INNER RADIUS)
- 7 VEHICLE ACCESS GATE WITH AUTOMATIC GATE
- 8 FIRE HYDRANT
- 9 8' HIGH TIE-IN WALL
- 10 STAMPED ASPHALT
- 11 4' WIDE SIDEWALK
- 12 5' WIDE SIDEWALK
- 13 LIMITS OF EMPIRE COPPER SKY SITE
- 14 33x33' SITE VISIBILITY TRIANGLES
- 15 COMMUNITY CENTER (CLUB HOUSE)
- 16 POOL
- 17 PRIVATE REAR YARD (TPV)
- 18 CAR WASHING STATION (PARKING SPACE WITH HOSE)
- 19 ADA ROUTE
- 20 PRIMARY ENTRANCE AND EXIT
- 21 MAILBOX PLAZA
- 22 PARKING LOT CARPORT
- 23 PARKING GARAGE
- 24 ADA PARKING SPACE
- 25 EXISTING CONCRETE SIDEWALK SCULPTURE
- 26 EXISTING WALL
- 27 5' WIDE MULTISTEER TRAIL

PLAN SHEET
SITE PLAN

EMPIRE VILLAGE AT AVALON HEIGHTS
CASA GRANDE, ARIZONA

COE & VAN LOO CONSULTANTS, INC.

DATE: _____

REVISION: _____

NO.: _____

02 SHEET OF 02

DATE: 11/11/2011

BY: NICHOLAS A. MAXWELL

CHECKED: NICHOLAS A. MAXWELL

SCALE: 1" = 60'