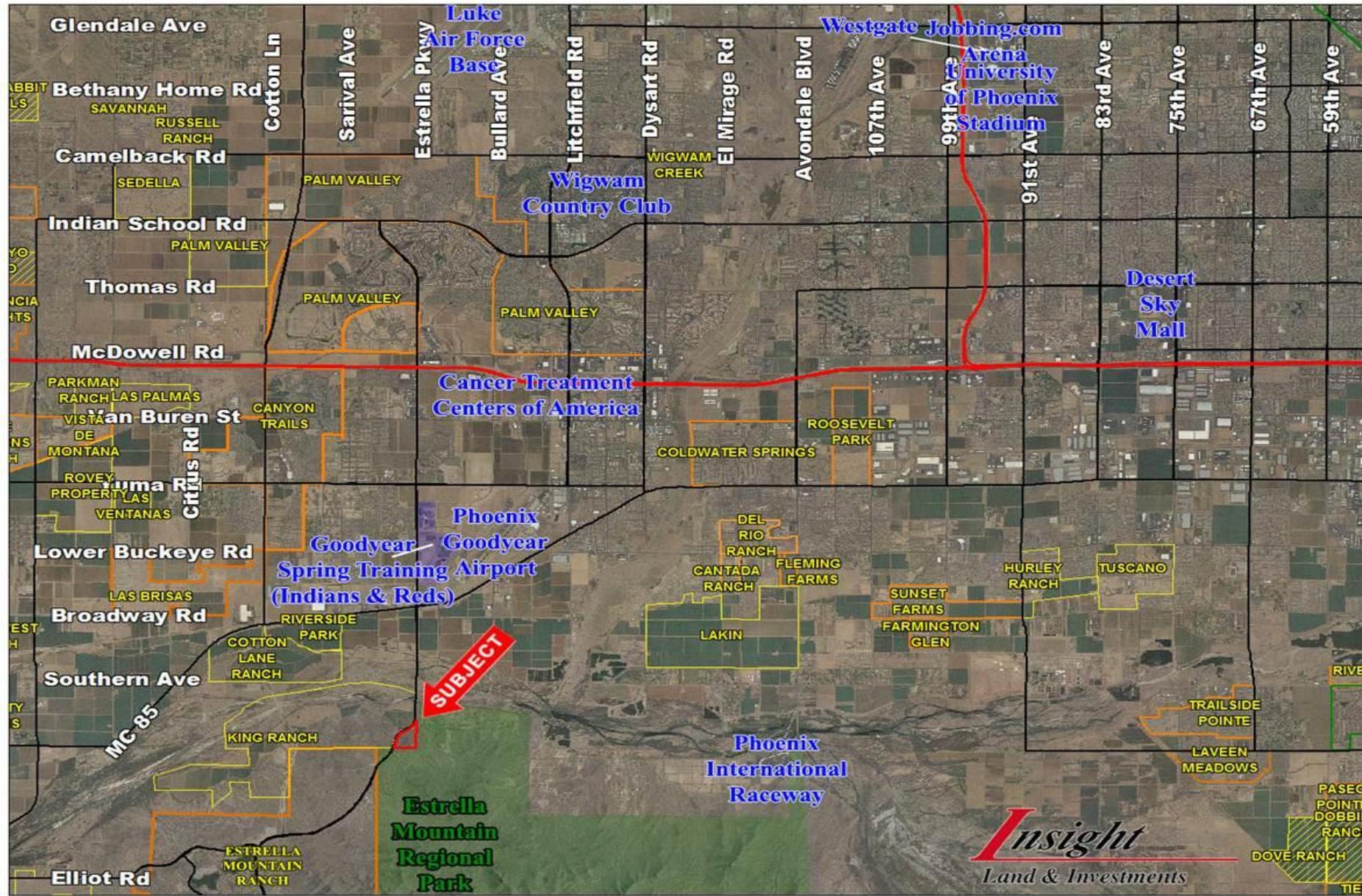


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THE CLIFFS RESORT – 44 ACRES VACANT LAND

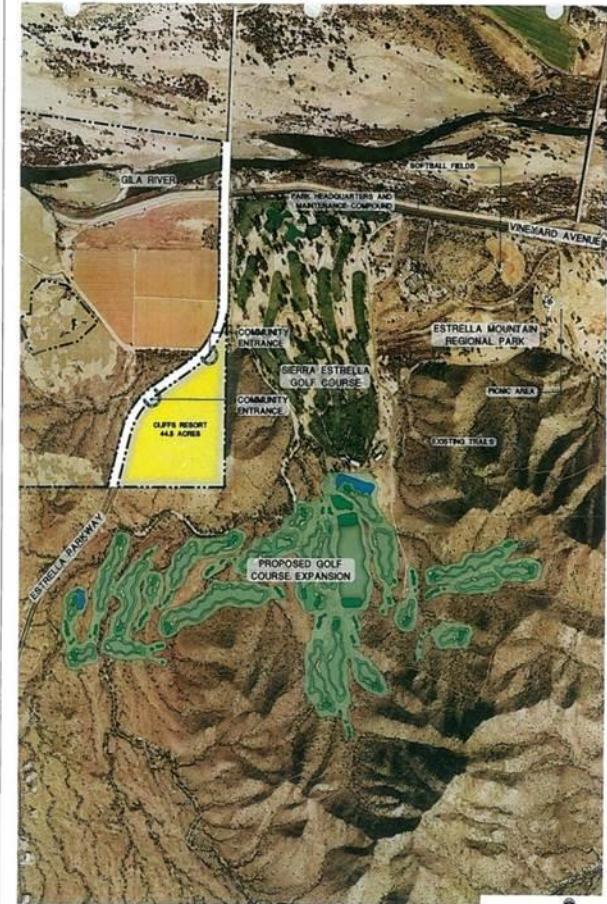
GOODYEAR, ARIZONA

- Location:** Approximately 6 miles south of I-10 on Estrella Parkway, Goodyear, Arizona.
- APN:** 500-86-003F
- Zoning:** PAD - Resort Designation (City of Goodyear General Plan). Preliminarily approved for resort/timeshare. Also, see alternate plan for residential.
- Size:** +/- 44 Acres
- Price:** \$750,000
- Comments:** Gorgeous hillside site. Perfect for upscale resort/time share, mixed use residential project. Minutes from Interstate 10, shopping, hospitals, golf, Phoenix International Raceway (Nascar), baseball spring training (Cincinnati Reds and Cleveland Indians), football (Cardinals Stadium), parks, hiking trails, etc. Utilities are City of Goodyear. Additional water and sewer and engineering information available upon request.



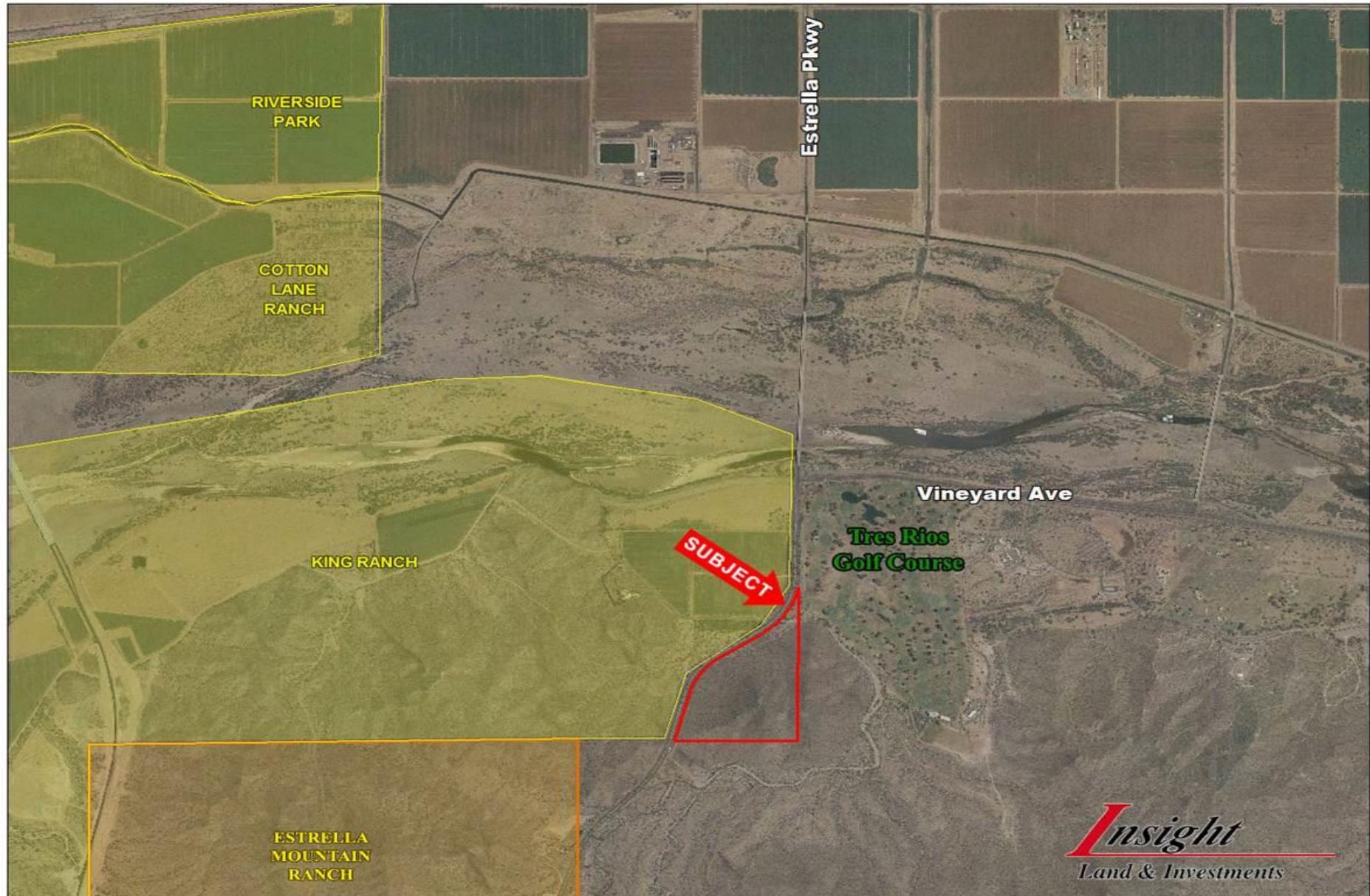
The Cliffs Resort site is located near the geographic center of the City of Goodyear, Arizona, just south of Interstate 10 on Estrella Parkway. Bordering the property to east and south is Estrella Mountain Regional Park, a 19,840 acre regional park containing bike, hiking and equestrian mountain trails for resident enjoyment. The approved King Ranch PAD is to the west, and to the northeast is Tres Rios Golf Course, under the jurisdiction of Maricopa County. To the south is a proposed additional golf course planned by Maricopa County. Approximately 2.5 miles northeast of the site is the Phoenix-Goodyear Airport and Phoenix International Airport is only 24 miles to the east.

Goodyear, an affluent community of families and young professionals, enjoys the cultural advantages that are available in the Phoenix area, as well as scenic mountain views, desert vistas, parks and trails. golf courses, two major league baseball spring training facilities and close proximity to Phoenix International Raceway, home to Nascar racing. Residents are also offered a comprehensive roadway system with access to Arizona's extensive and expanding freeway system.



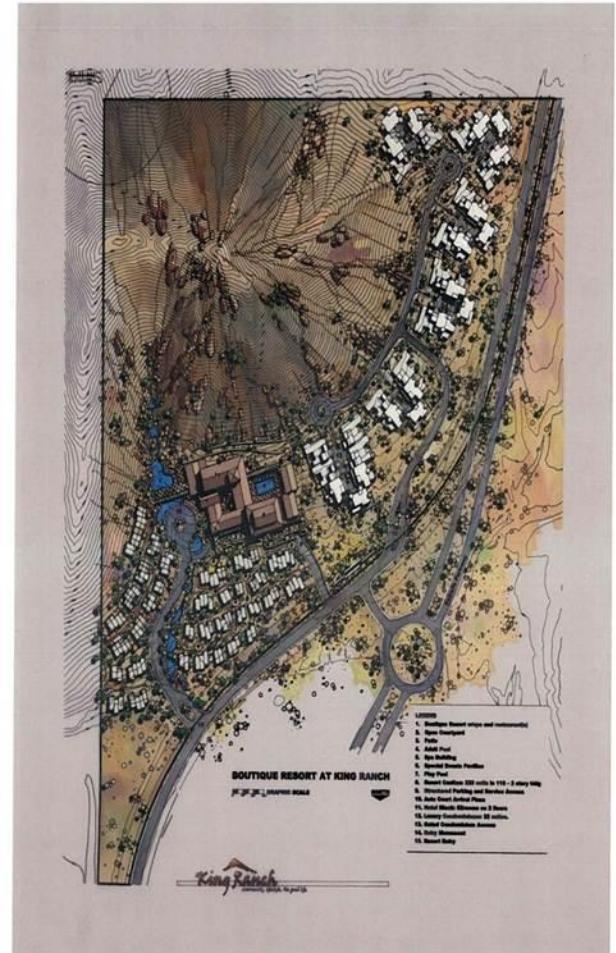
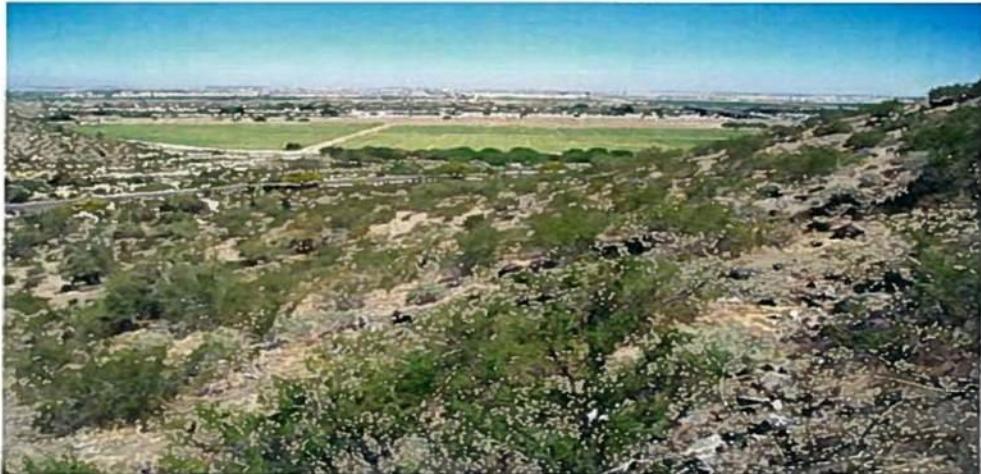
The Cliffs Resort

AT GOODYEAR - A PLANNED AREA DEVELOPMENT



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194 RESIDENTIAL UNITS
- EACH UNIT IS A TWO STORY PLAN
- EACH UNIT HAS A TWO CAR GARAGE
- UNITS CONTAIN A MINIMUM OF 1,400 LIVABLE SQUARE FEET

