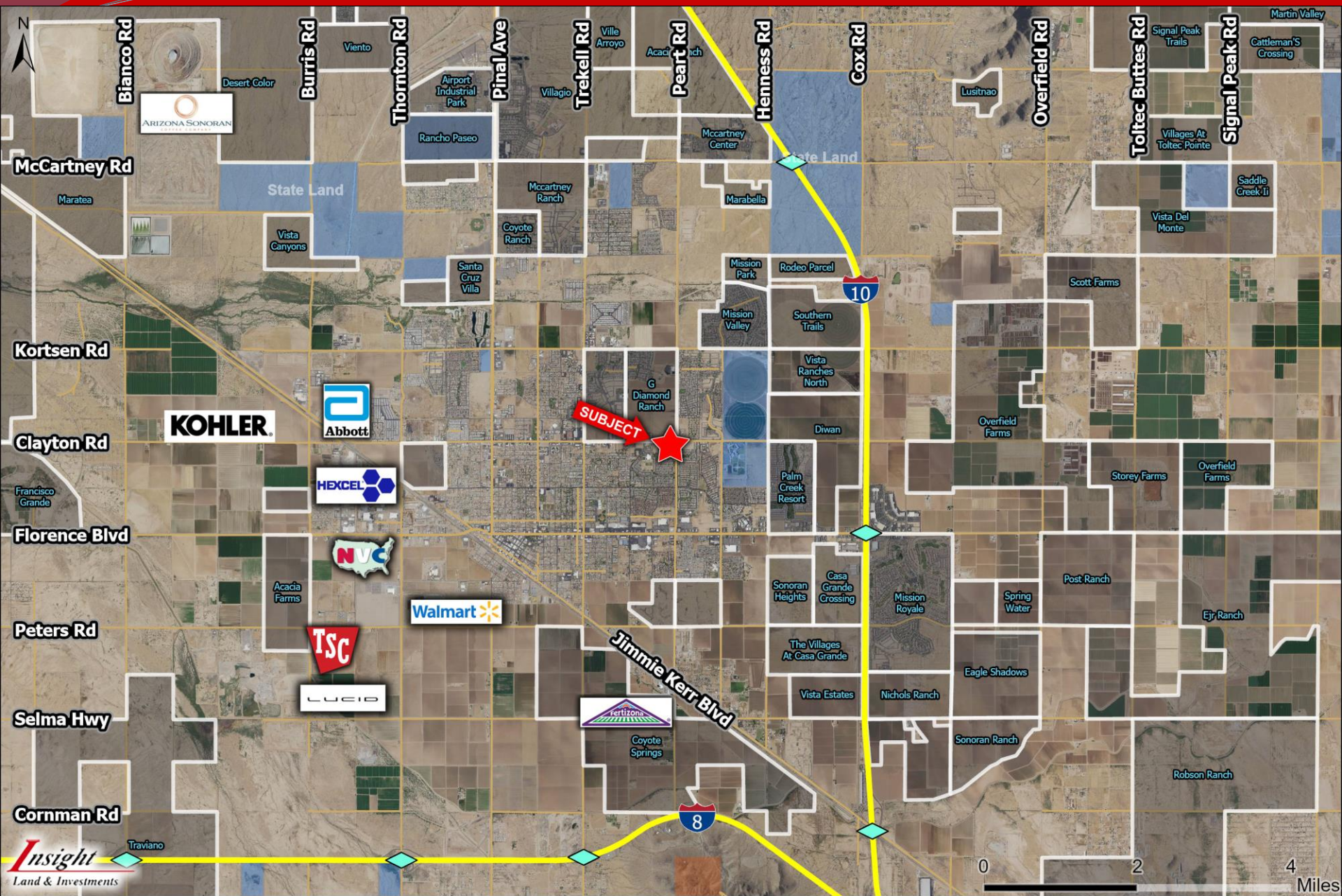


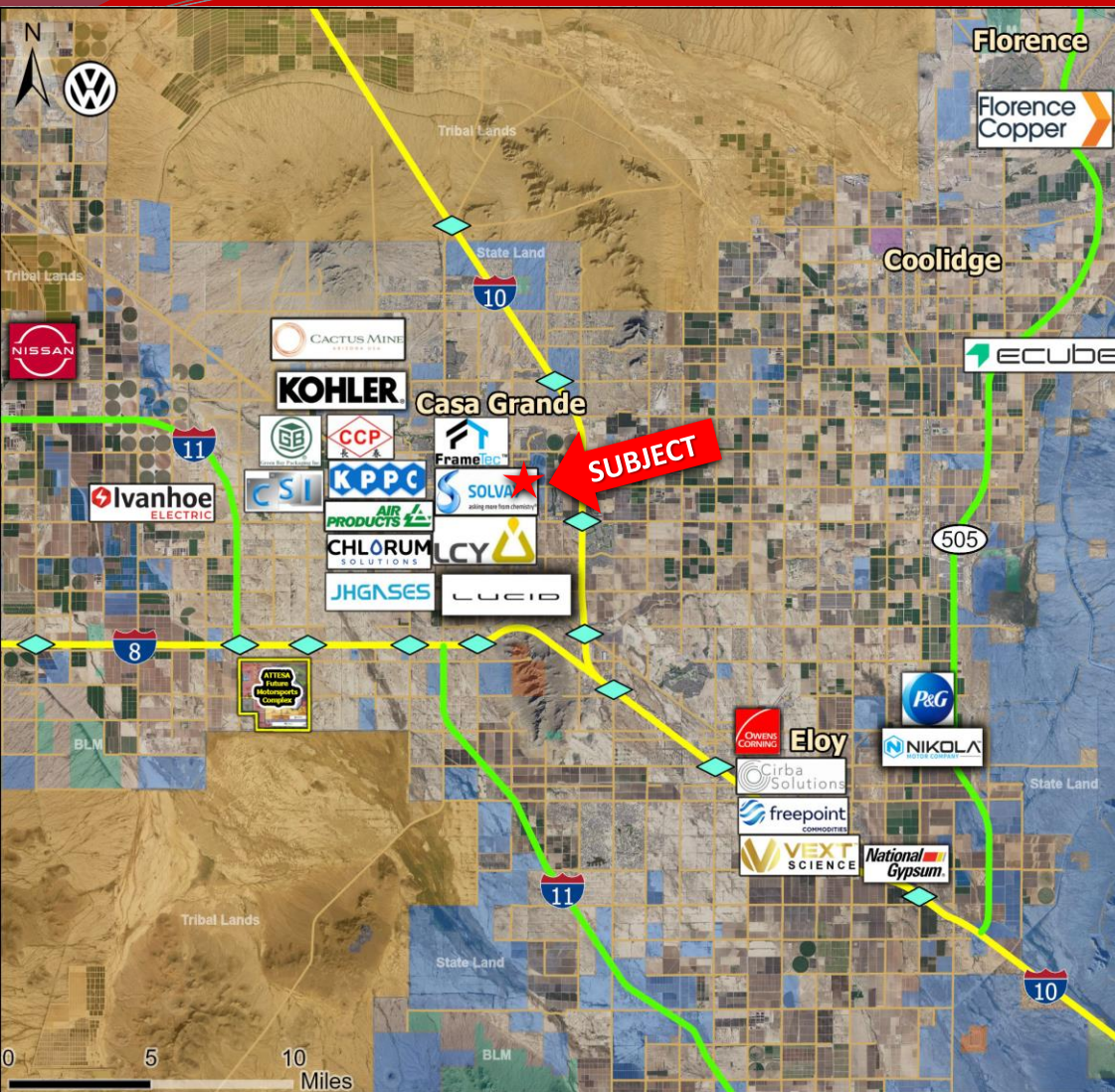


- ❑ **Location:** SWC of Cottonwood Lane and Peart Road, Casa Grande, Arizona
- ❑ **APN:** 505-16-008D
- ❑ **Zoning:** PAD (City of Casa Grande)
 - ❑ Commercial/Multi-family
- ❑ **Utilities:**
 - ❑ **Water:** Arizona Water Company
 - ❑ **Power:** Arizona Public Service
 - ❑ **Sewer:** City of Casa Grande
- ❑ **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

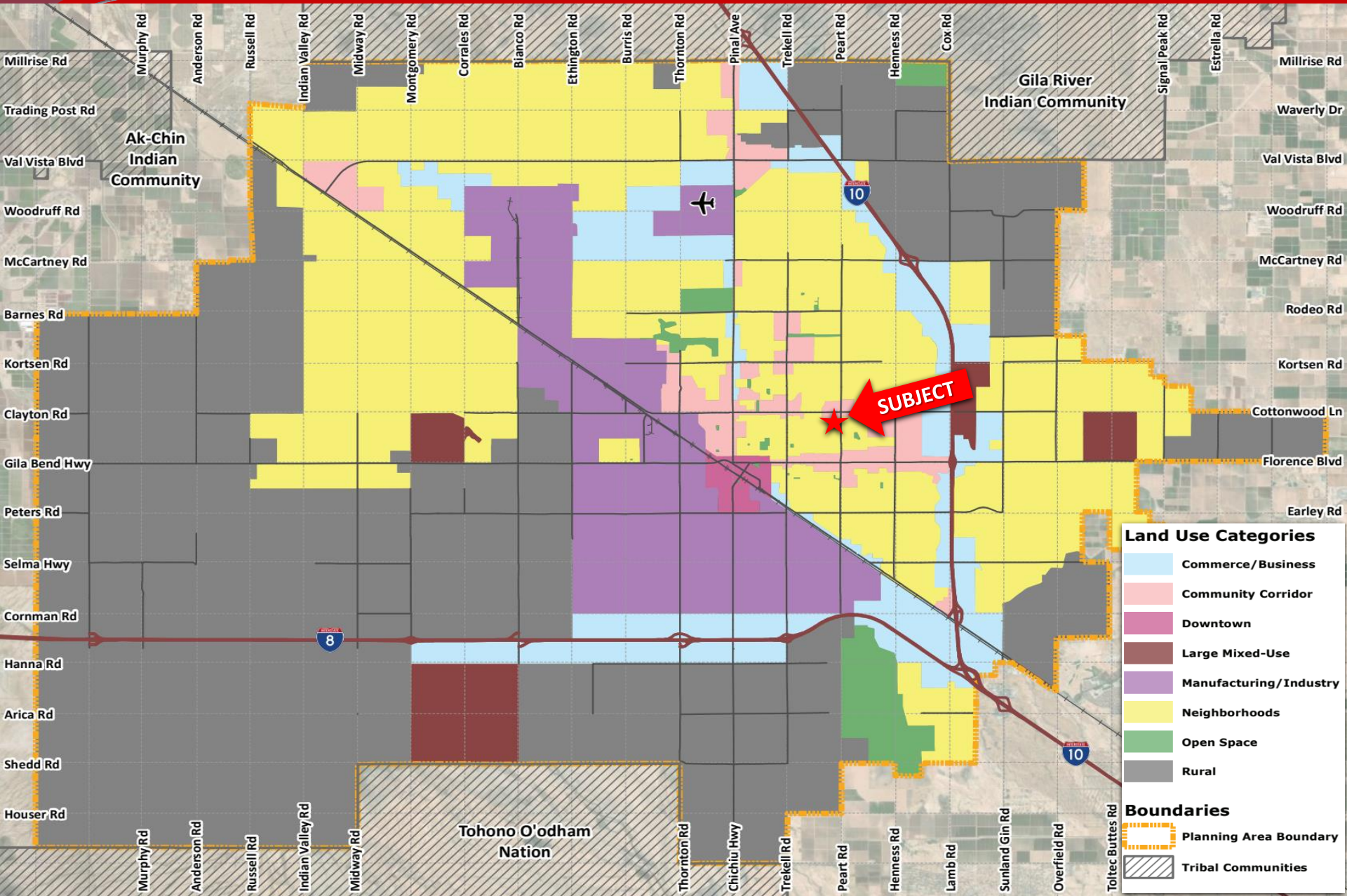






Pinal County Employers

Recently Announced and Expanding Companies	Total Capital Investment	Total Number of Employees	City
LUCID Motors	\$1,900,000,000	6000	Casa Grande
Ivanhoe Electric	\$1,118,000,000	500	Casa Grande
Sonoran Copper	\$952,680,900	969	Casa Grande
Nikola Corporation	\$800,000,000	1762	Coolidge
Proctor and Gamble	\$500,000,000	500	Coolidge
eCube Aero Solutions	\$500,000,000	75	Coolidge
Chang Chun PetroChem	\$400,000,000	209	Casa Grande
Kohler Co.	\$376,000,000	500	Casa Grande
National Gypsum	\$250,000,000	100	Eloy
KANTO-PPC Inc.	\$237,000,000	161	Casa Grande
Florence Copper	\$232,000,000	274	Florence
Air Products	\$100,000,000	75	Casa Grande
Jing He Science Inc.	\$100,000,000	57	Casa Grande
FrameTec	\$80,000,000	300	Casa Grande
Chlorum Solutions	\$70,000,000	40	Casa Grande
Solvay Chemical	\$60,000,000	30	Casa Grande
Freepoint Commodities	\$4,395,000	100	Eloy
Cirba Solutions	\$25,000,000	110	Eloy
Green Bay Packaging	\$16,500,000	70	Casa Grande
LCY Chemical Corp.	\$15,000,000	50	Casa Grande
Vext Science	\$15,000,000	25	Eloy
Chemical Strategies	\$14,000,000	50	Casa Grande
Owens Corning	\$9,000,000	50	Eloy
Totals	\$7,774,575,900	12007	Pinal County



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 Chm 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 1332.08 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 1200.08 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 1332.08 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

NOTES

1. This survey is based upon a title commitment prepared by Chicago Title Agency, Order No. C1601265-346-CH, dated February 8, 2016.
2. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, easements, or other matters that may affect the property.
3. This property lies in Flood Zone X according to FPM No. 04021C1190C as published by FEMA on December 4, 2007.
4. There are no buildings on this property.
5. The Basis of Bearings shown herein is the North line of the Northeast quarter of Section 21, being North 89° 20' 35" East as taken from the Right-of-Way Dedication recorded in Recording No. 2009041157.

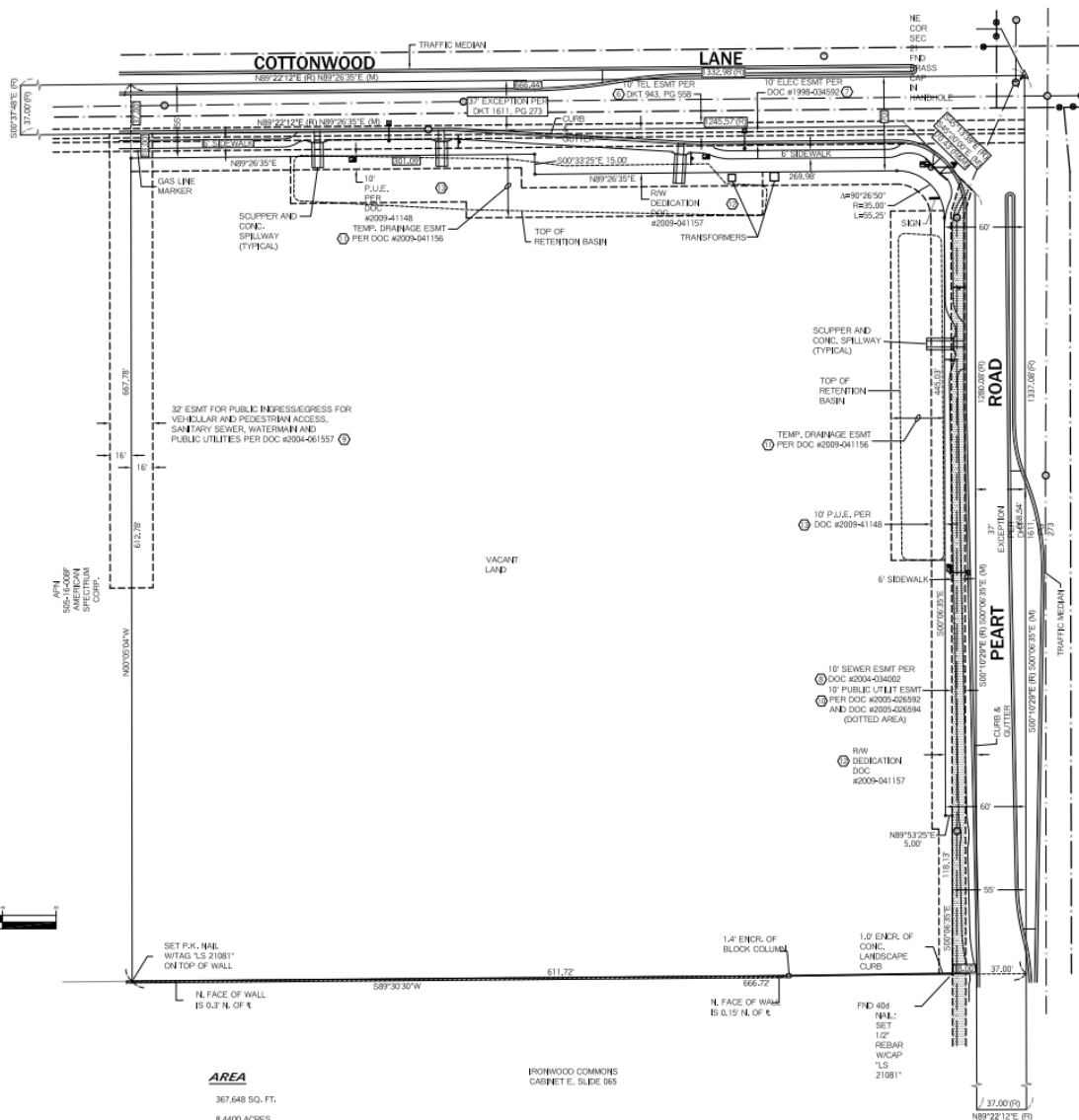
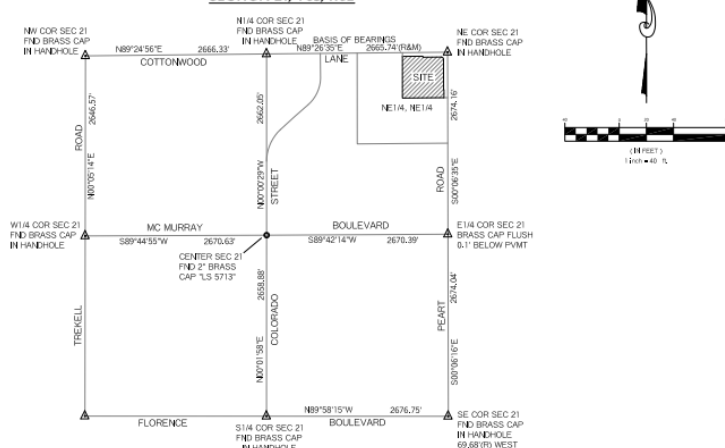
SCHEDULE B EXCEPTIONS

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2015 Taxes.
2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2016.
3. Utilities and outgoings imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
4. Any rights, items, claims or equities, if any, in favor of Central Arizona Water Conservation District.
5. Taxes and assessments levied by the City of Casa Grande.
6. Easement for Communication lines recorded December 29, 1978 in Docket 943, Page 568.
7. Easement for Electric lines recorded August 27, 1998 in Recording No. 1998-034992.
8. Easement for Utility/Sewer recorded May 10, 2004 in Recording No. 2004-034002.
9. 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.
10. 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.
11. Easement for Drainage recorded April 24, 2009 in Recording No. 2009-041156.
12. Dedication of Right of Way as set forth in Document No. 2009-041157.
13. Easement for Public utilities as set forth in Recording No. 2009-041156.

LEGEND

- ▲ SECTION CORNER
- SET REBAR W/CAP "LS 21081"
- UNLESS NOTED OTHERWISE
- SANITARY SEWER MANHOLE
- WATER VALVE
- ELECTRICAL JUNCTION BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- STREET LIGHT
- COMMUNICATION MANHOLE
- SIGN
- SCHEDULE B EXCEPTION NO.
- ENCR. ENCROACHMENT
- (M) MEASURED
- (R) 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@BUILTBYEMPIRE.COM

ENGINEER

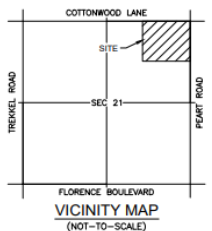
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: NICHOLAS MAXWELL PE
EMAIL: NMAXWELL@CVLCI.COM

OWNER

APN: 505-16-008B
RED PLAINS REALTY LLC
34 PALMER AVENUE
BRONXVILLE, NEW YORK 10708

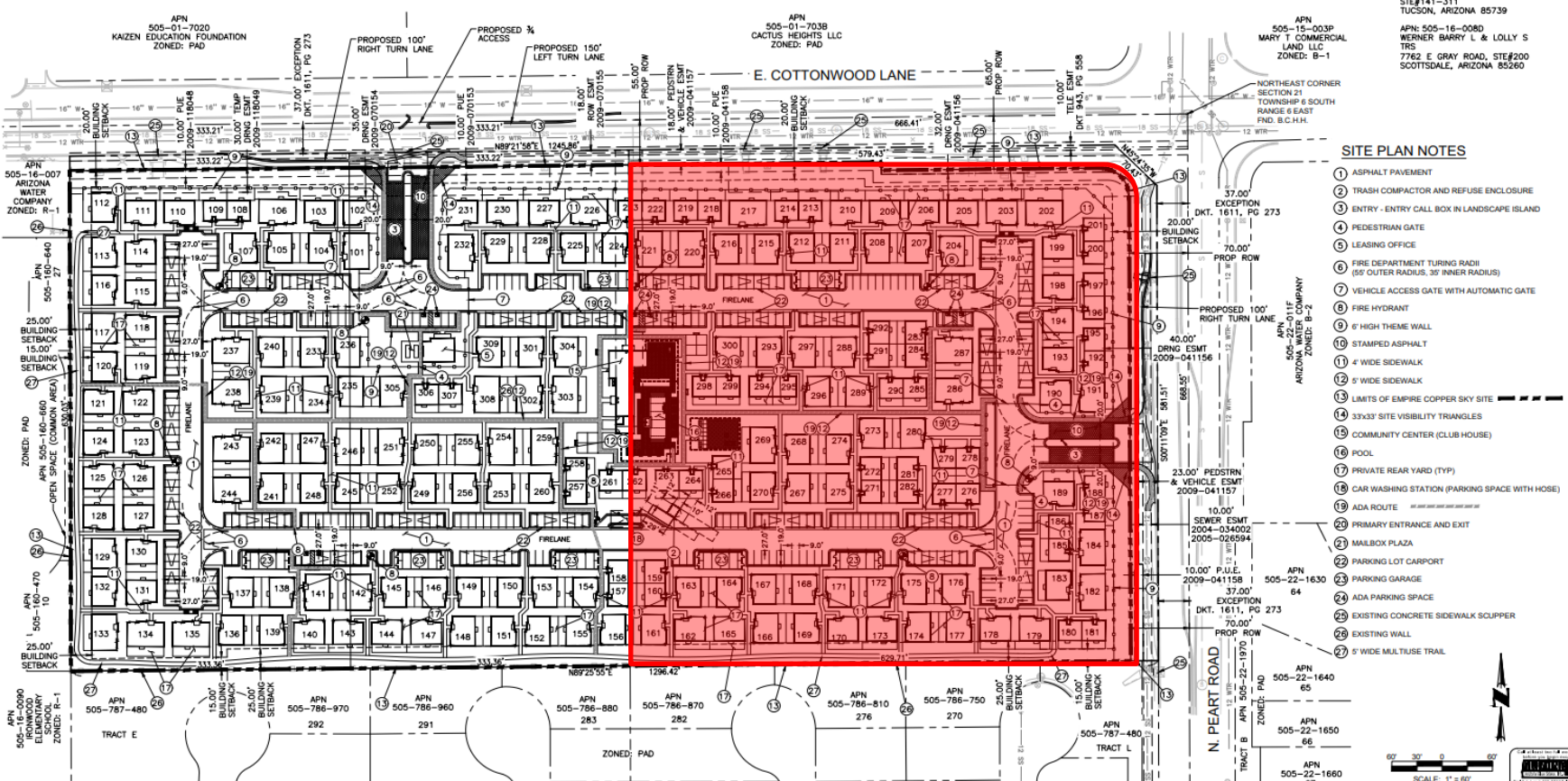
APN: 505-16-008F
AMERICAN SPECTRUM CORP
MONEY PURCHASE FL
12995 N ORACLE ROAD,
STE#141-311
TUCSON, ARIZONA 85739

APN: 505-16-008D
WERNER BARRY L & LOLLY S
TRS
7762 E GRAY ROAD, STE#200
SCOTTSDALE, ARIZONA 85260



DATE: _____
REVISION: _____
NO. _____
PLAN SHEET
SITE PLAN
EMPIRE VILLAGE AT AVALON HEIGHTS
CASA GRANDE, ARIZONA

COE & VAN LOO CONSULTANTS, INC.



SITE PLAN NOTES

- ASPHALT PAVEMENT
- TRASH COMPACTOR AND REFUSE ENCLOSURE
- ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND
- PEDESTRIAN GATE
- LEASING OFFICE
- FIRE DEPARTMENT TURNING RADIUS (55' OUTER RADIUS, 35' INNER RADIUS)
- VEHICLE ACCESS GATE WITH AUTOMATIC GATE
- FIRE HYDRANT
- 8' HIGH TIE-IN WALL
- STAMPED ASPHALT
- 4' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- LIMITS OF EMPIRE COPPER SKY SITE
- 33x33' SITE VISIBILITY TRIANGLES
- COMMUNITY CENTER (CLUB HOUSE)
- POOL
- PRIVATE REAR YARD (TPV)
- CAR WASH STATION (PARKING SPACE WITH HOSE)
- ADA ROUTE
- PRIMARY ENTRANCE AND EXIT
- MAILBOX PLAZA
- PARKING LOT CARPORT
- PARKING GARAGE
- ADA PARKING SPACE
- EXISTING CONCRETE SIDEWALK SCULPTURE
- EXISTING WALL
- 5' WIDE MULTISTEER TRAIL