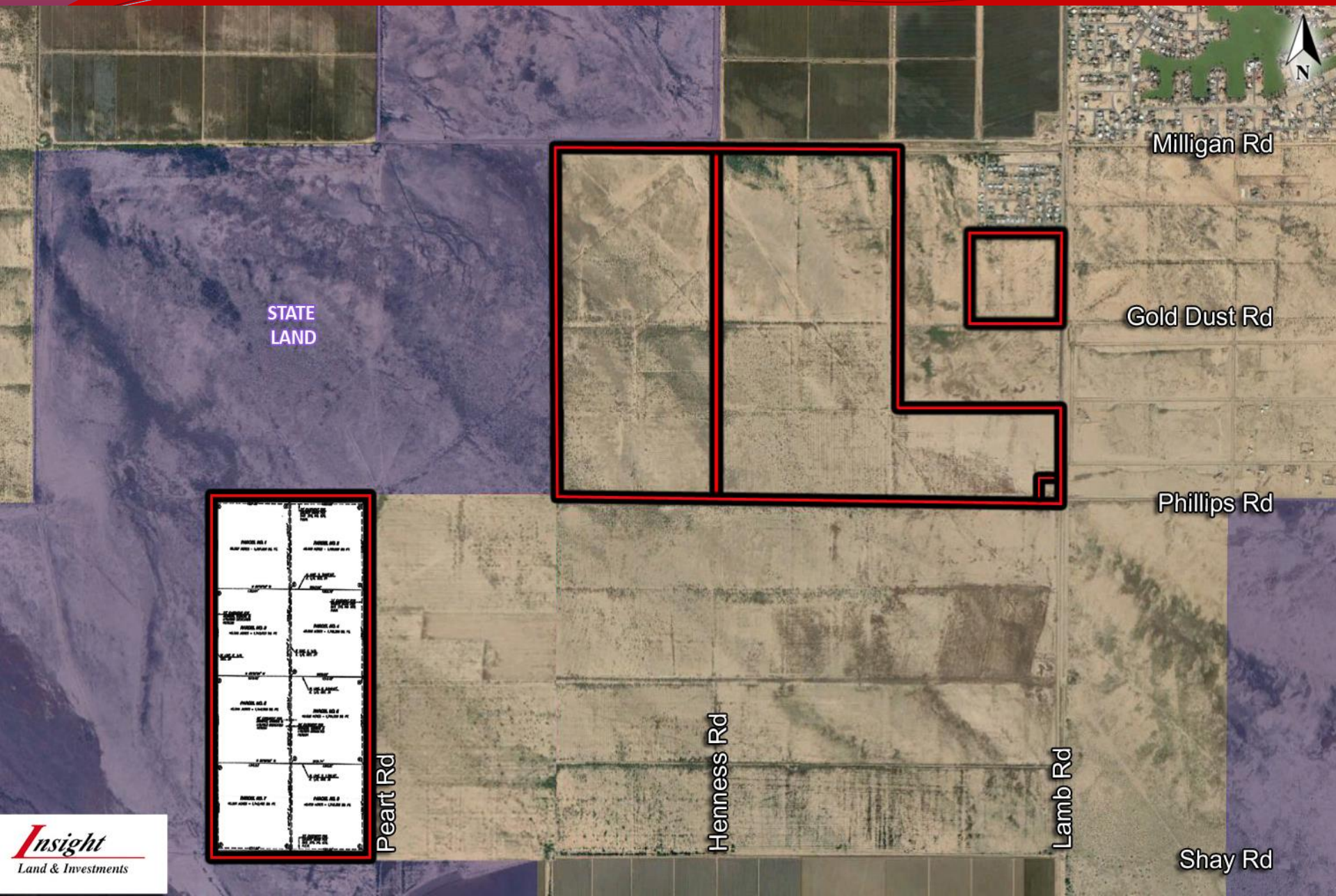


- ❑ **Location:** NWC Lamb Road & Phillips Road, Arizona City, AZ
- ❑ **APN:** Pinal County 511-44-3C,093F,093G,094,095A,095B
- ❑ **Size:** +/- 1,032 Acres
- ❑ **Price:** \$3,600,000 (\$3,500/acre) Submit all offers
- ❑ **Zoning:** PAD-Mobile Home/Recreational Vehicle
- ❑ **Utilities:**
 - ❑ **Power:** ED4
 - ❑ **Water:** Sunland Water
 - ❑ **Sewer:** Arizona City Sanitary
- ❑ **Comments:** Property is located at the NWC of Lamb Rd & Phillips Rd. Property has paved frontage along Lamb Rd, and paved access from the Sunland Gin Interchange at I-10. Planned Area Development approvals are in place. One of the few remaining large parcels in Pinal County with water and sewer to the site. Excellent tax advantage for 1031 exchange in an Opportunity Zone. Property is directly in the corridor of future Route I-11 which will connect Las Vegas with Mexico.
- ❑ <https://www.azcommerce.com/arizona-opportunity-zones/>

AVAILABLE MIXED USE LAND

ARIZONA CITY, AZ



STATE
LAND

Milligan Rd

Gold Dust Rd

Phillips Rd

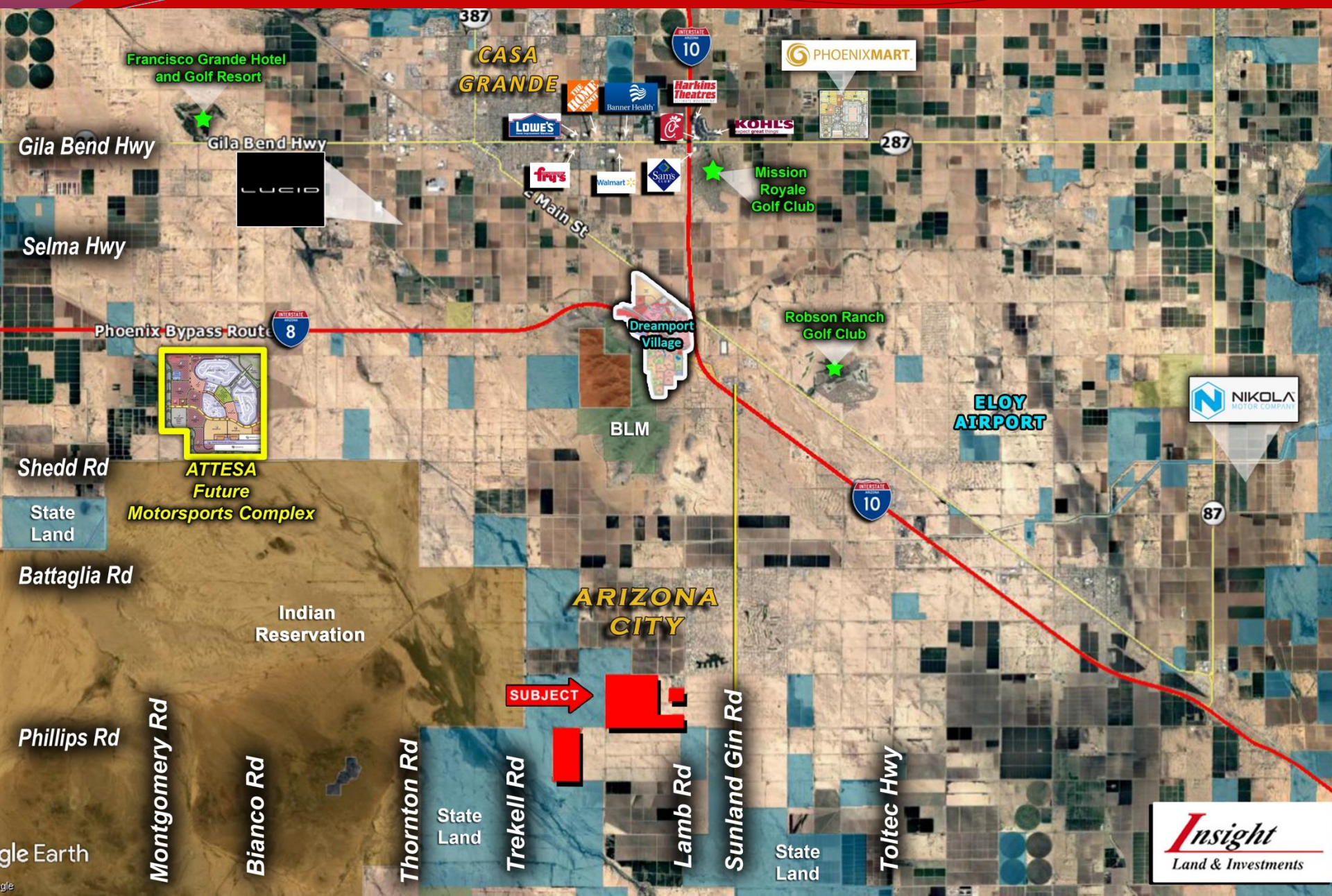
Shay Rd

Lamb Rd

Hennessy Rd

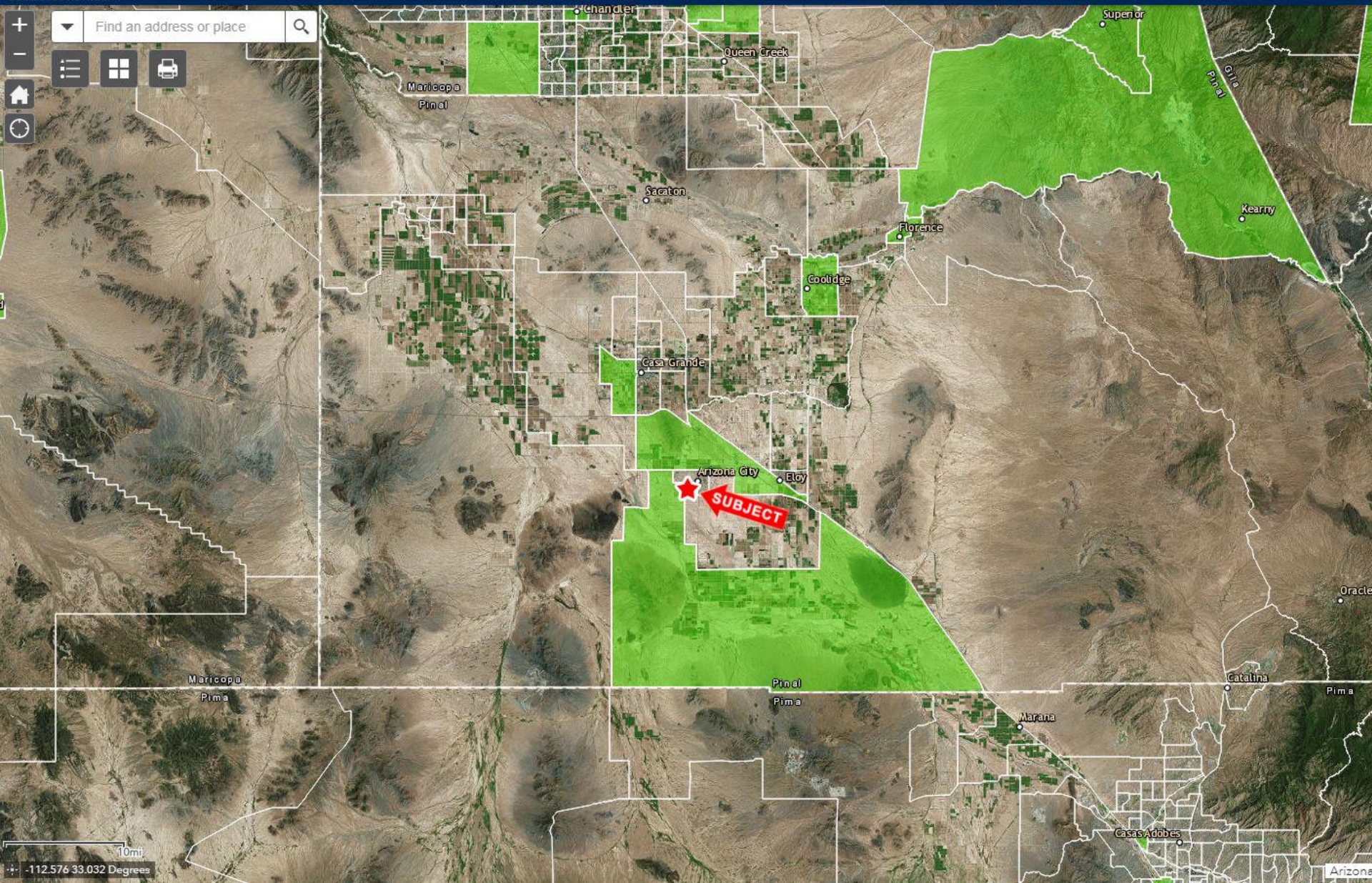
Peart Rd

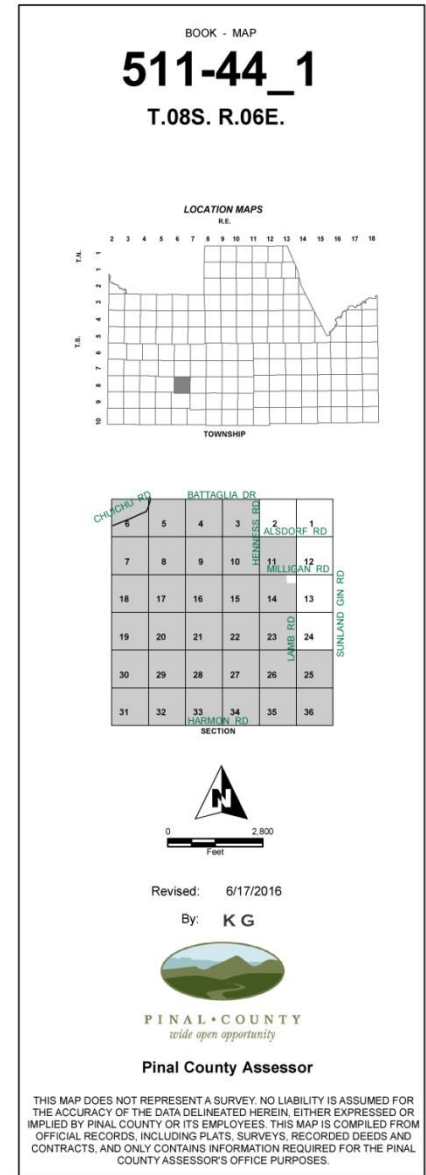
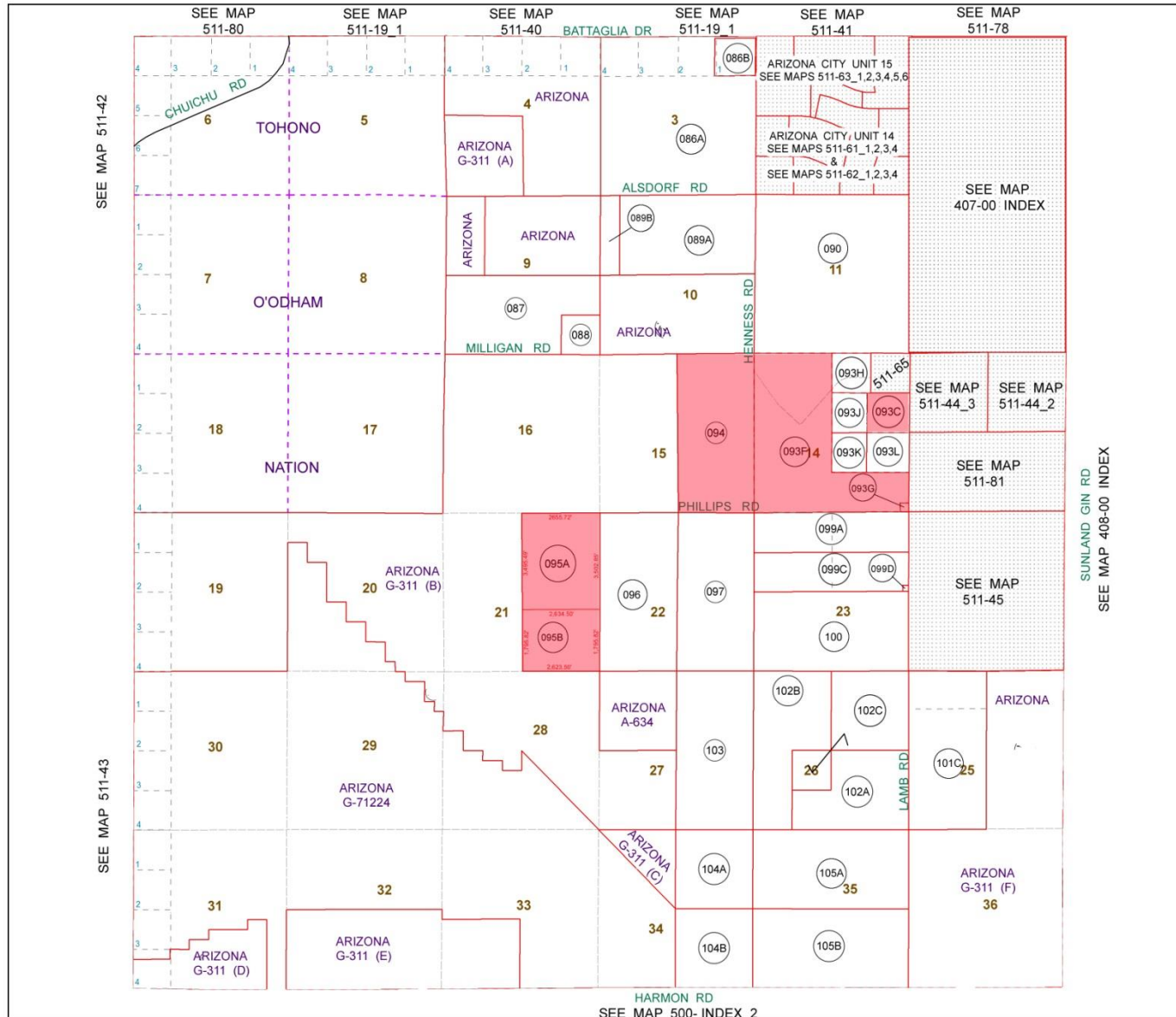




ARIZONA Opportunity Zones
COMMERCE AUTHORITY

Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.



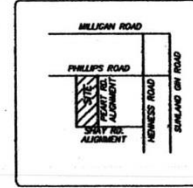


LAND DIVISION SURVEY

THE EAST HALF OF SECTION 21,
TOWNSHIP 8 SOUTH, RANGE 6 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Rod Survey Monument (See Monument Table)
- (See Monument Table)
- See Reference Documents



VICINITY MAP
NOT TO SCALE



DEDICATION

I, FRANCESCA GIL, AS MEMBER OF ARIZONA CITY THOUSAND LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2017-03106, RECORDS OF PINAL COUNTY, ARIZONA, DO DEDICATE THE EASTERN SHOWN HEREON FOR PUBLIC USE AND PUBLIC AND PRIVATE UTILITIES FOR THE BENEFIT OF THE GENERAL PUBLIC.

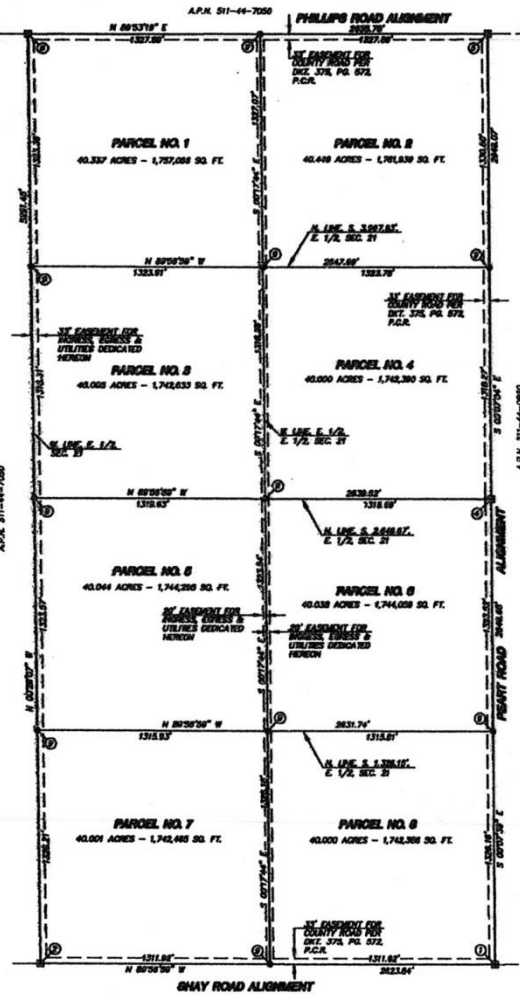
OWNER: _____ DATE: _____
ACKNOWLEDGMENT
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED,

PERSONALLY APPEARED, FRANCESCA GIL, WHO ACKNOWLEDGED HERSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT HEREIN, AND WHO
DECLARED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC



PARCEL DESCRIPTION

PARCEL NO. 1
The East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the South 3,957.53 feet thereof.

PARCEL NO. 2
The East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the South 3,957.53 feet thereof.

PARCEL NO. 3
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 4
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 5
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 6
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 7
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 8
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 9
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 10
The North 1,352.81 feet of the South 3,957.53 feet of the East half of the East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARENT PARCEL DESCRIPTION

PARCEL 1
The East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the South 1795.62 feet thereof. More particularly described as follows:
CONSIDERING as a 1/2" ruler meeting the East quarter corner of Section 21, from which a 1/2" ruler meeting the Northeast corner of Section 21 bears North 00°00'00" that a distance of 3945.00 feet and from which a 1/2" ruler meeting the Southeast corner of Section 21 bears South 00°00'00" that a distance of 3945.00 feet;
THENCE South 00°00'00" East along the East boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point meeting the Southeast corner of said Parcel and the POINT OF BEGINNING;
THENCE North 00°00'00" West parallel to and 1795.62 feet North of the South boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point which lies on the North-South subdivision line of said Section 21, meeting the Southeast corner of said Parcel;
THENCE North 00°00'00" West along said subdivision line a distance of 3945.00 feet to a point meeting the North quarter corner of Section 21 and the Northeast corner of said Parcel;
THENCE North 00°00'00" East along the North boundary of the Northeast quarter of Section 21 a distance of 3945.00 feet to a 1/2" ruler meeting the Northeast corner of Section 21 and the Northeast corner of said Parcel;
THENCE South 00°00'00" East along the East boundary of the Northeast quarter of Section 21 a distance of 3945.00 feet to a 1/2" ruler meeting an angle point and the East quarter corner of Section 21;
THENCE South 00°00'00" East along the East boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point meeting the Southeast corner of said Parcel and the POINT OF BEGINNING.

PARCEL 2
The South 1795.62 feet of the Southeast quarter of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:
CONSIDERING as a 1/2" ruler meeting the East quarter corner of Section 21, from which a 1/2" ruler meeting the Northeast corner of Section 21 bears North 00°00'00" that a distance of 3945.00 feet and from which a 1/2" ruler meeting the Southeast corner of Section 21 bears South 00°00'00" that a distance of 3945.00 feet;
THENCE South 00°00'00" East along the East boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point meeting the Southeast corner of said Parcel and the POINT OF BEGINNING;
THENCE North 00°00'00" West along the North boundary of the Southeast quarter of Section 21 a distance of 1795.62 feet to a 1/2" ruler meeting the Southeast corner of Section 21 and the Southeast corner of said Parcel;
THENCE North 00°00'00" West along the South boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point meeting the South quarter corner of Section 21 and the Southeast corner of said Parcel;
THENCE North 00°00'00" West along the North-South subdivision line of Section 21 a distance of 1795.62 feet to a point meeting the Northeast corner of said Parcel;
THENCE South 00°00'00" East parallel to and 1795.62 feet North of the South boundary of the Southeast quarter of Section 21 a distance of 3945.00 feet to a point meeting the Northeast corner of said Parcel and the POINT OF BEGINNING.

SURVEY NOTES

- The description used for this survey is based on a Second Amended Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., having agent for Fidelity National Title Insurance Company, Order Number 2017-03106-020-LAI, dated April 24, 2017, Amendment dated May 3, 2017.
- BASES OF BEARING: The East line of the Northeast quarter of Section 21, using a bearing of South 00 degrees 00 minutes 00 seconds East, per the Order No. 2017-03106-020-LAI, dated April 24, 2017, Amendment dated May 3, 2017.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.

SITE INFORMATION

ADDRESS: A.P.N. 511-44-002-A & 511-44-002-B
OWNER: ARIZONA CITY THOUSAND LLC
DEED: 2017-03106, P.C.A.

MONUMENT TABLE	
①	SE COR. SEC. 21 - FND 1/2" REBAR 0.45' BELOW THE SURFACE
②	E. 1/4 COR. SEC. 21 - FND BENT 1.5" IRON PIPE AS SHOWN ON (R & R)
③	NW COR. SEC. 21 - FND ALUMINUM CAPPED REBAR
④	E. 1/4 COR. SEC. 21 - FND 1/2" REBAR 1.00' BELOW THE SURFACE
⑤	NE COR. SEC. 21 - FND 1/2" REBAR 1.00' BELOW THE SURFACE
⑥	CALCD N. 1/4 COR. SEC. 21 AS SHOWN ON (R) - SET 1/2" IRON PIPE 16" ALUMINUM CAP L.S. 31020
⑦	N. 1/4 COR. SEC. 22 - FND 1/2" REBAR 16" CAP L.S. 21001 AS SHOWN ON (R & R)
⑧	S. 1/4 COR. SEC. 22 - FND 1.5" IRON PIPE, 2.30' BELOW THE SURFACE AS SHOWN ON (R & R)
⑨	SET 1/2" REBAR 16" CAP L.S. 31020

**-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING**

**-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING**

LAND DIVISION SURVEY
APRIL 2017-03106-A & 2017-03106-B

ALLIANCE
LAND SURVEYING, LLC

1000 N. 10TH AVENUE, SUITE 100, PHOENIX, AZ 85006
TEL: 602.998.1000 FAX: 602.998.1001
WWW.ALLIANCELANDSURVEYING.COM

SHEET: 1 OF 1 DATE: 6-6-17 JOB NO: 170510