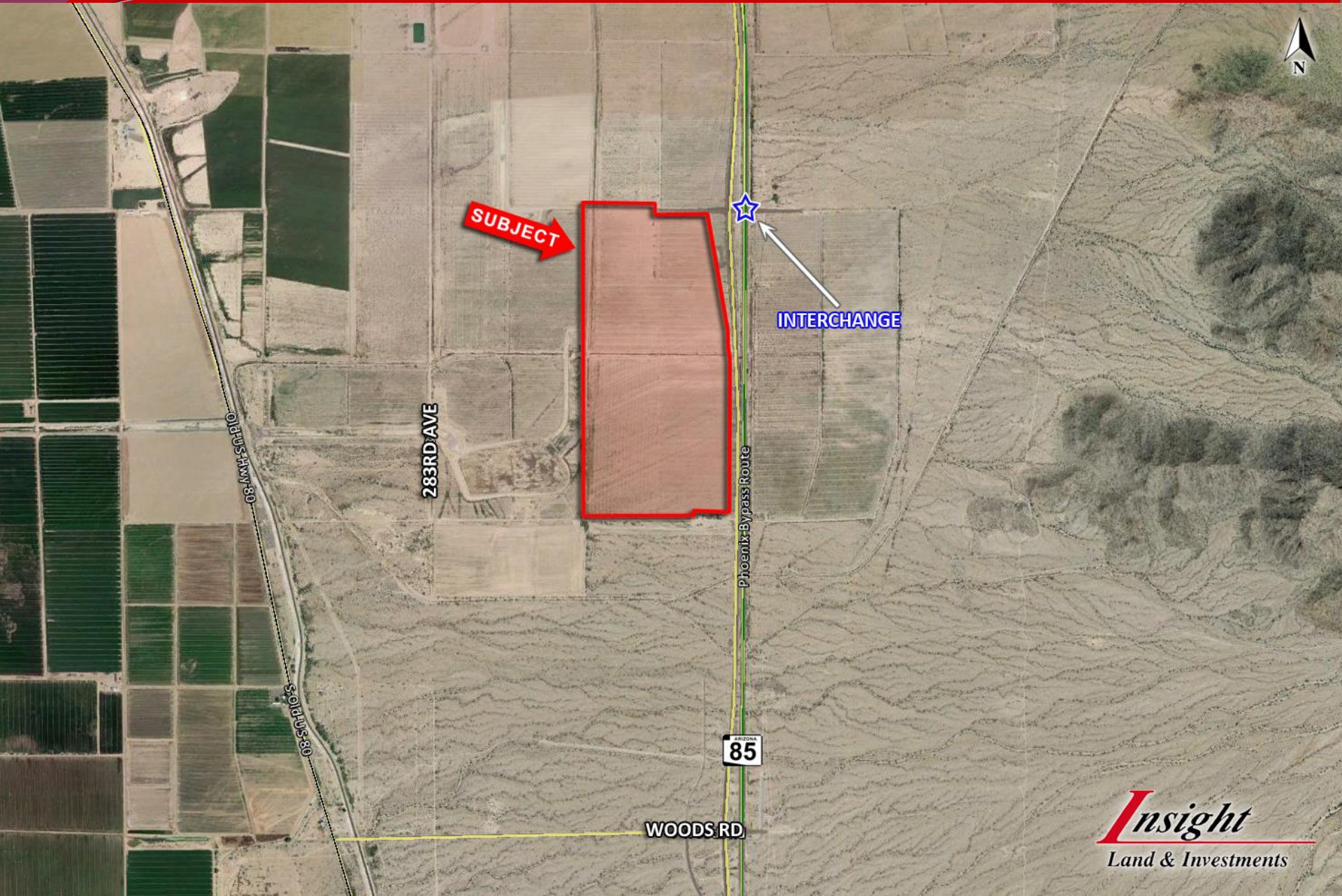


- ❑ **Location:** West side of U.S. Highway 85, 2 miles south of Patterson Road
- ❑ **Size:** +/-284 Acres
- ❑ **Zoning:** General Commerce, Buckeye
- ❑ **Terms:** Submit all bids
- ❑ **Price:** \$19,500/Acre
- ❑ **Utilities:** Telephone, domestic and irrigation well, electrical provided by Electrical District No.8. The Property is located outside of the Phoenix Active Management Area which allows for the unregulated use of groundwater. Well pumps 3,800 gallons per minute. Water costs are an estimated \$28/acre foot.
- ❑ **Comments:** The Property has one-mile of frontage on the newly rebuilt Highway 85 and has an at-grade interchange in place at its northeast corner. Property taxes reduced to \$3,300/yr for 284 acres due to existing farm lease that can be terminated.

HIGHWAY 85 | BUCKEYE, AZ

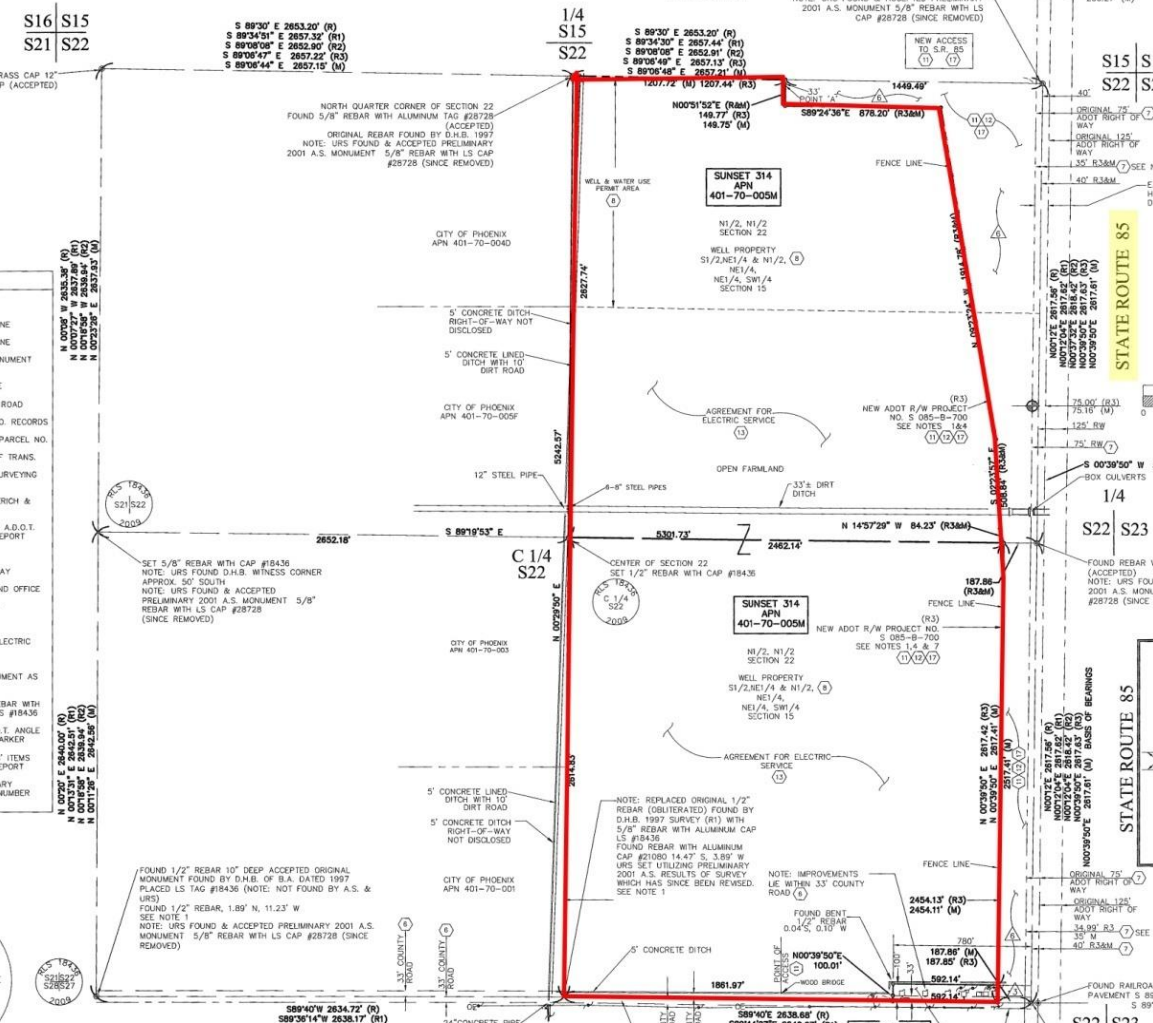
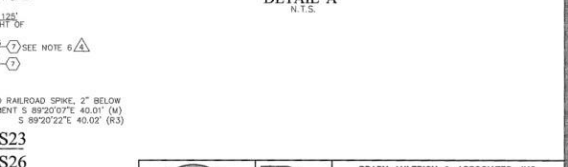
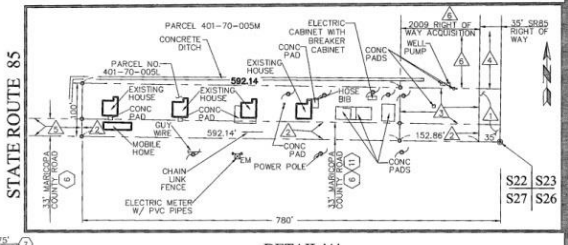




A.L.T.A./A.C.S.M. LAND TITLE SURVEY
A PORTION OF THE EAST HALF OF
SECTION 22, TOWNSHIP 3 SOUTH,
RANGE 4 WEST OF THE GILA AND SALT
RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA
FOR
SUNSET 314, L.L.C. & SUNSET 5, L.L.C.
P.O. BOX 80770
PHOENIX, AZ 85060
PERTINENT DOCUMENTS

- (R) GLO DEPENDENT RESURVEY T.3S,R.4W, DATED 9-5-1933
 - (R1) BRADY-AULENICH & ASSOCIATES SURVEY BY DENNIS H. BRADY, L.S. #841 PROJECT NO. 97-12-08 DATED 11-15-1999 UNRECORDED
 - (R2) URS SURVEY BY ROBERT J. PECHA, L.S. #21080 PROJECT NO. 23441868 DATED 3-25-2003 BOOK 630 OF MAPS, PAGE 04 (ACCEPTED)
 - (R3) ABSOLUTE SURVEYING & MAPPING RESULTS OF SURVEY BY CLYDE KING L.S. #28728 DATED 6-25-2001 WHICH HAS BEEN REVISED. (SEE R3)
- RECORD PER ADOT SR85 GILA BEND-LEWIS NEW PRISON RIGHT OF WAY PROJECT FEDERAL ID NO. S 085-B-700. THE RECORD INFORMATION SHOWN IS PER THE CURRENT RESULTS OF SURVEY BY CLYDE KING L.S. #28728 DATED 4-3-2008 AND FINAL ORDERS OF CONDEMNATION FEE'S 20080578957 AND 20080578963.
- NOTE: IN 2005 GREG RUTLEDGE L.S. #29272 OF BRADY-AULENICH & ASSOCIATES RELIED ON A PRELIMINARY 2005 ABSOLUTE SURVEY RESULTS OF SURVEY. THIS SURVEY SUPERCEDES THAT SURVEY AND HIS MONUMENTS HAVE BEEN REMOVED.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURRELL
20091094976 11/30/2009 12:27
BOOK 1043 PAGE 15
ELECTRONIC RECORDING
081111-2-1-1-M-
modavitr



AREA SUMMARY TABLE

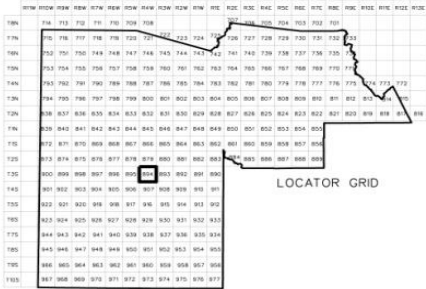
Parcel Number	Parcel Gross Area	LESS		PURPOSED	33' Maricopa County Right of Way
		Original SR 85 Right of Way	2009 Right of Way Acquisition		
401-70-005L	78,000	3,500	10,241	64,259	24,585 (To W. ROW Orig. SR 85)
401-70-005M	13,802,791	179,711	1,398,488	12,224,592	61,446
TOTAL	13,880,791	183,211	1,408,729	12,286,851	86,031

MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

SECTION 22 T03S R04W

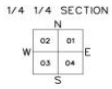
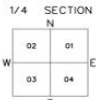
MAP ID • 894 - 22 - 00 - 00

ASSESSOR'S MAP ID



SECTION

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 401 MAP: 65

BOOK: 401 MAP: 70

SUBDIVISIONS



SCALE: 1" = 400'

03-04-2010

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

LEGEND:

- Subdivision Boundary Line
- Parcel Boundary Line
- Street Centerline
- Parcel Split Line
- Street Centerline Marker
- Parcel Number
- Section Corner Marker
- Parcel Boundary Tie-in
- Indicates change in original boundary

NEVER INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, usability, accuracy, incompleteness of any data and information. The parcel lines on maps are for subdivision purposes only and are not intended to be used as a survey product.

