



- **Location:** SW of Litchfield Rd & Cactus Rd, in Surprise, AZ
- **Size:** +/- 55.6 acres
- **Zoning:** PAD- Allowable uses include Industrial/Manufacturing, Commercial/retail trade, Personal & Business Services and more.
- **Utilities:** All to site
- **Price:** Submit Offers
- **Comments:**
 - ✓ Excellent location with quick access to major freeways including the Loop 303.
 - ✓ Access to Litchfield via 60' easement to SEC of property, as well as shared access through full movement intersection along Litchfield Rd.
 - ✓ Located within highly sought-after industrial corridor with users including Amazon, Carvana, Microsoft, U-Haul, Red Bull, & many more.

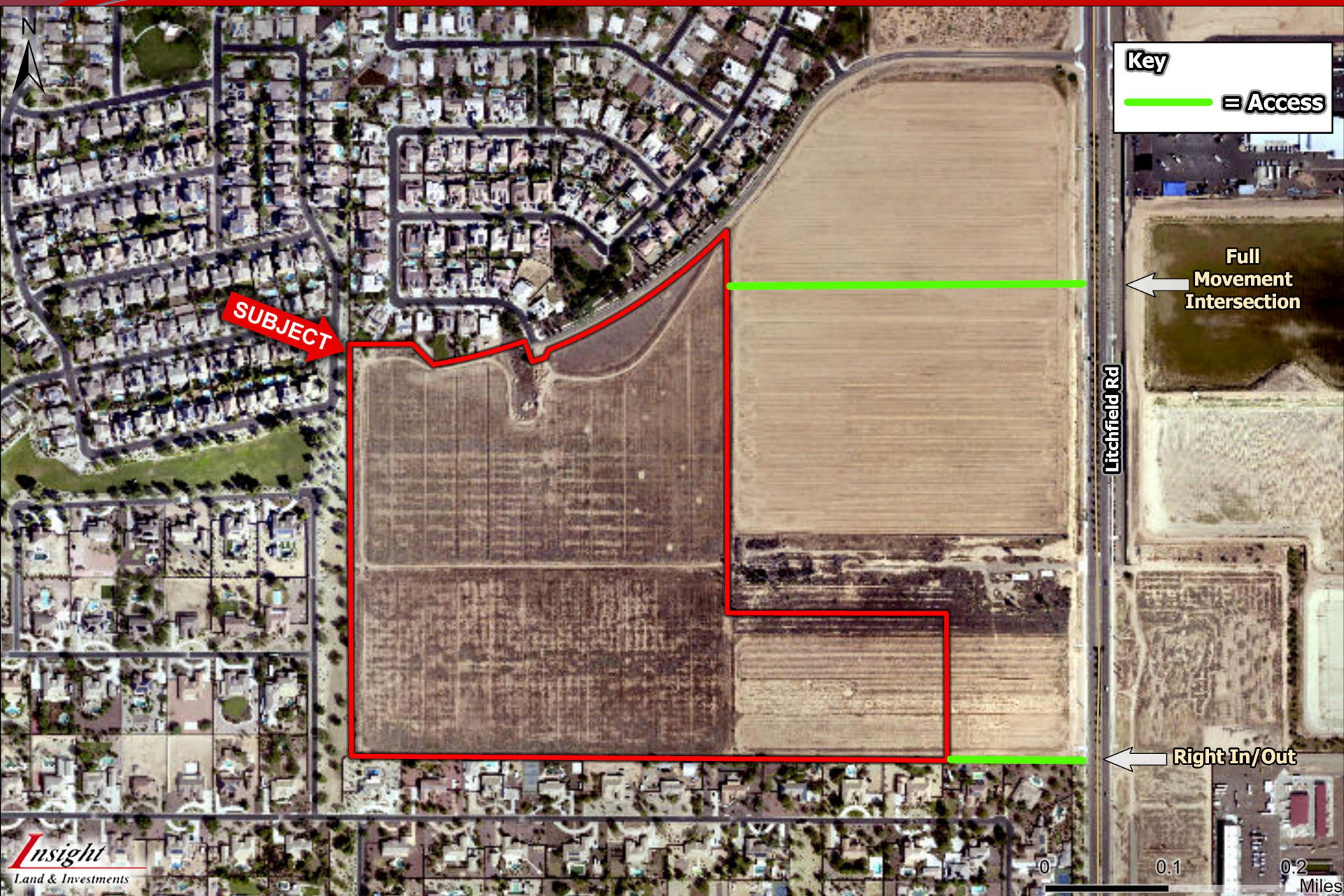
Great Investment Opportunity | Exclusively Available

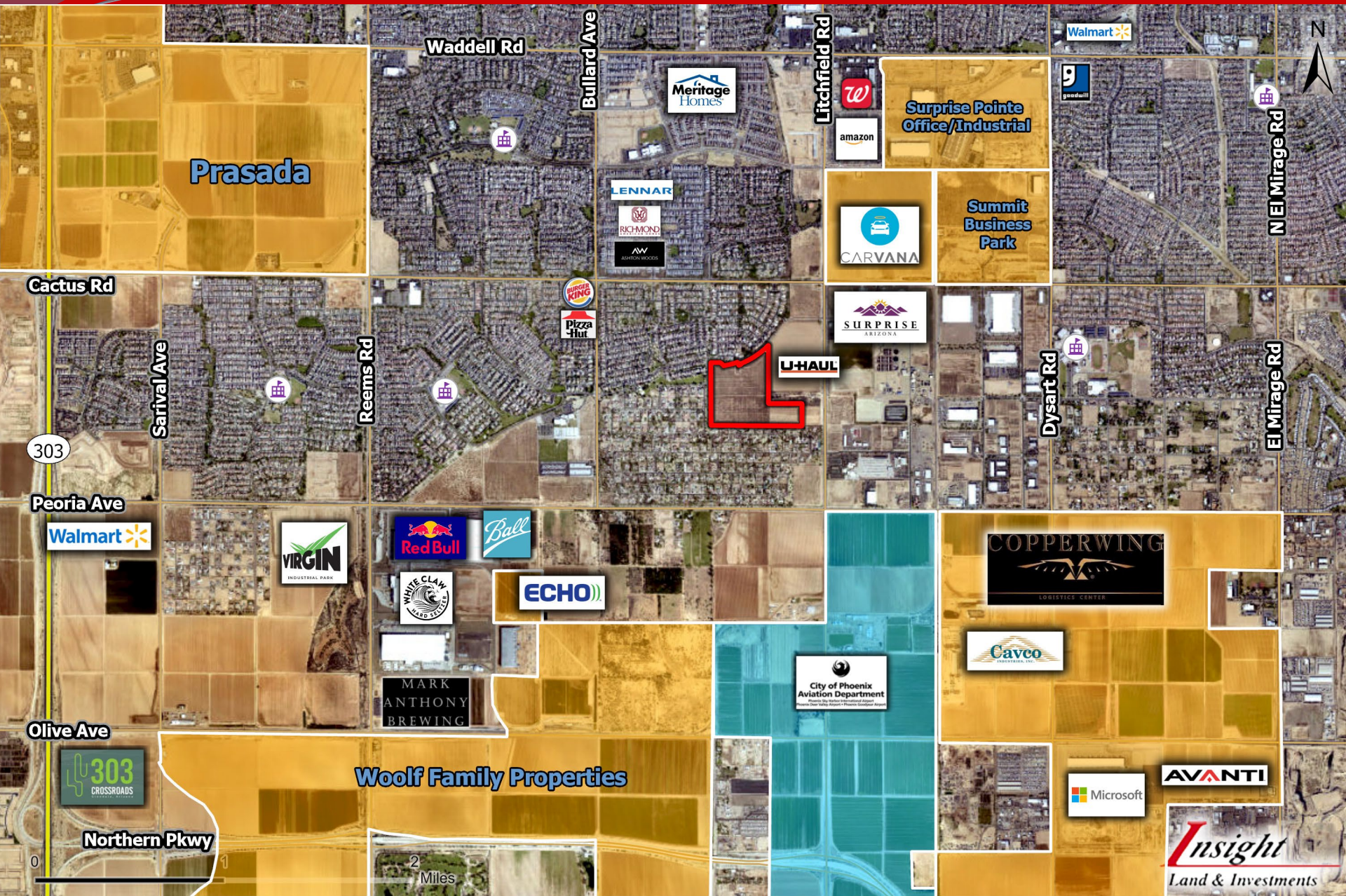
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

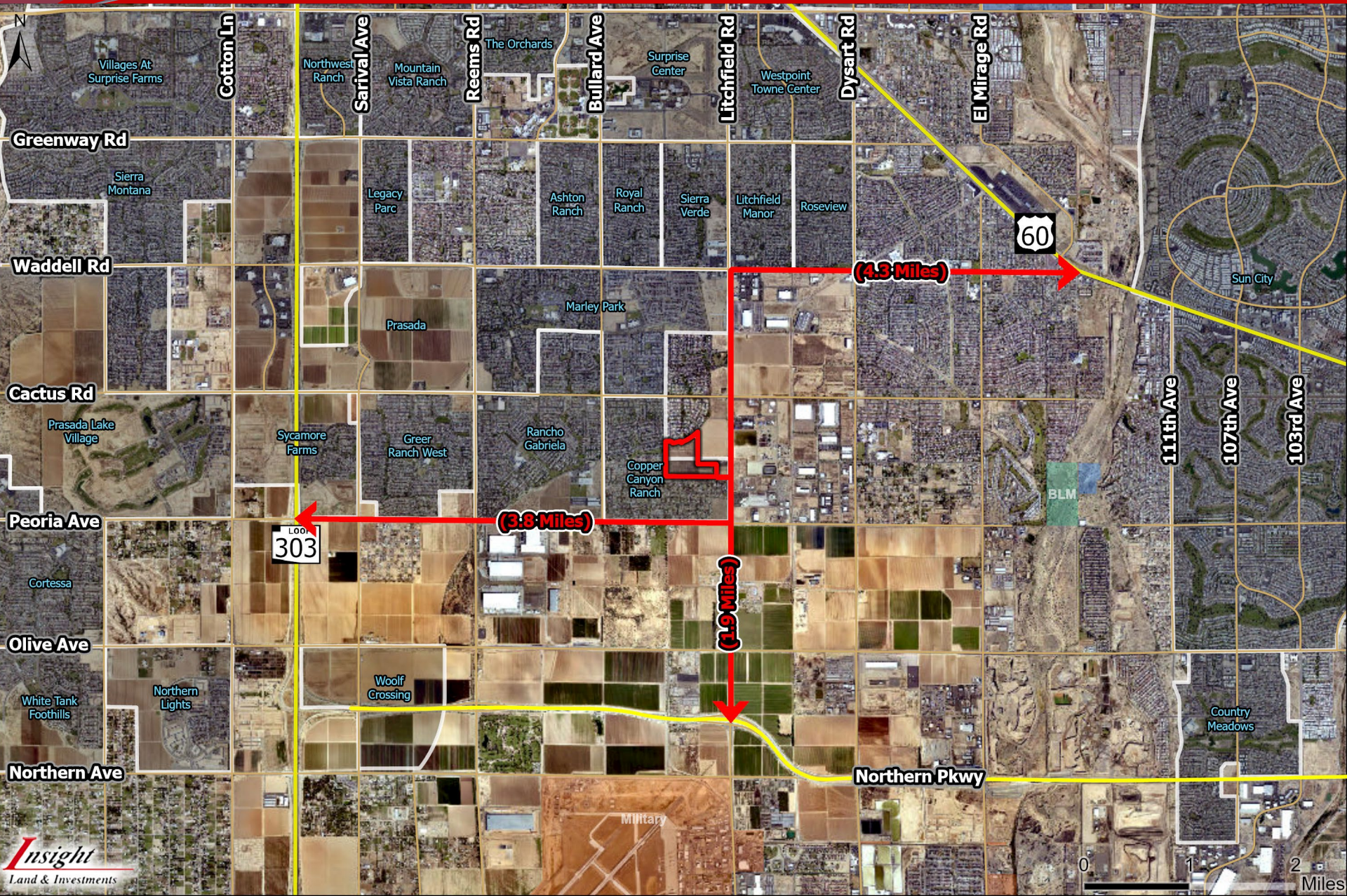
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

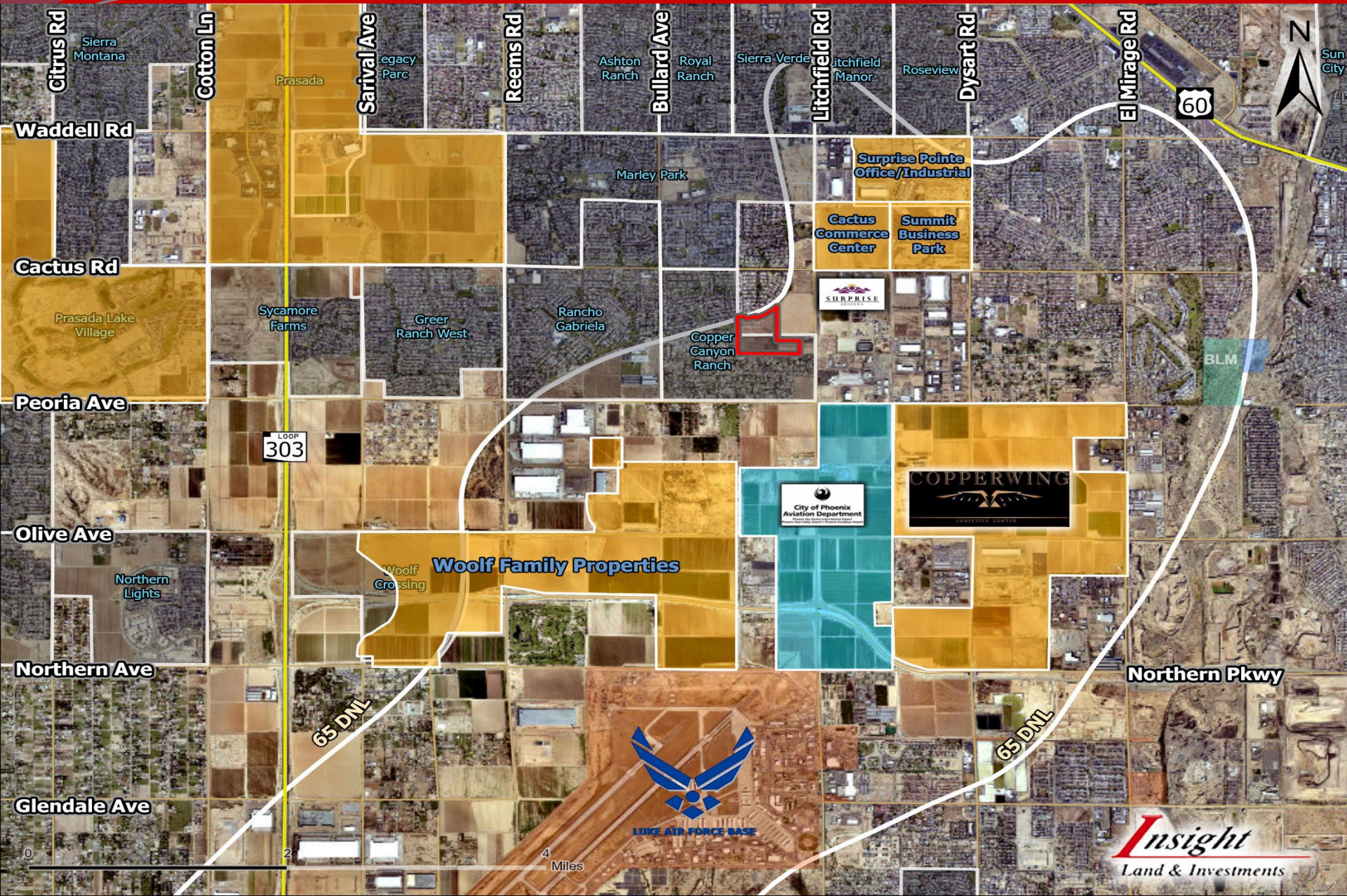
JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com

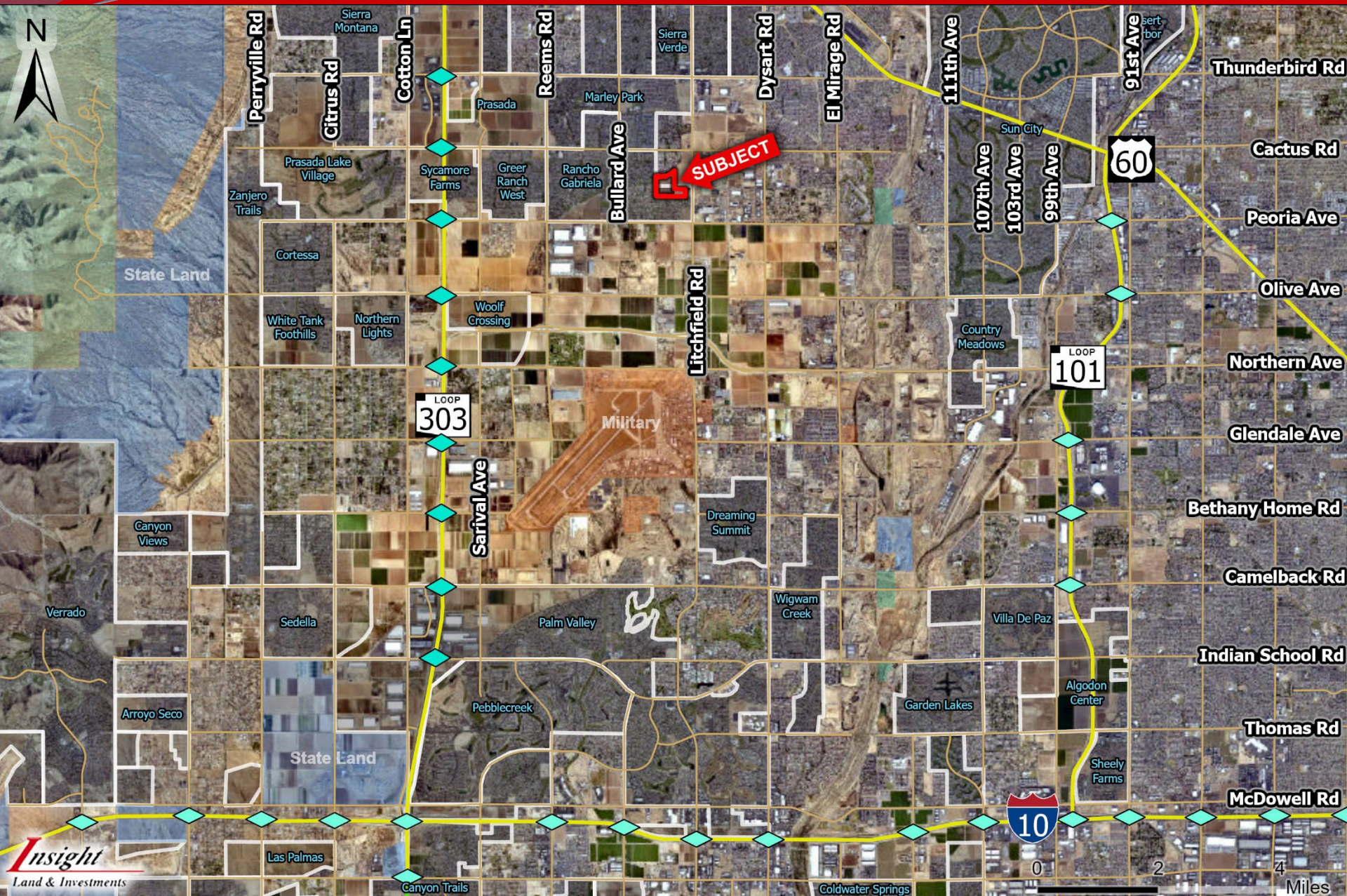




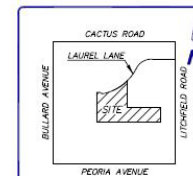








ALTA / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE EAST HALF OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

REFERENCE DOCUMENTS

- (R) DEED 2002-1043087, M.C.R.
- (R1) PLAT PER BOOK 641, PAGE 14, M.C.R.
- (R2) PLAT PER BOOK 638, PAGE 41, M.C.R.
- (R3) PLAT PER BOOK 669, PAGE 15, M.C.R.
- (R4) PLAT PER BOOK 662, PAGE 18, M.C.R.
- (R5) R.O.S. PER BOOK 1111, PAGE 34, M.C.R.
- (R6) R.O.S. PER BOOK 1467, PAGE 13, M.C.R.
- (R7) R.O.S. PER BOOK 1431, PAGE 37, M.C.R.
- (R8) R.O.S. PER BOOK 1030, PAGE 14, M.C.R.

PARCEL DESCRIPTION

PARCEL NO. 1:
That portion of the Southeast quarter of Section 21, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the Southeast corner of said Section 21;
Thence North 00 degrees 00 minutes 00 seconds East, along the East line of said Section 21, a distance of 1842.84 feet to the Northeast corner of property described in Recording No. 94-0399048, also being the POINT OF BEGINNING;
Thence North 89 degrees 45 minutes 45 seconds West, along the North line of property described in Recording No. 94-0399048, a distance of 1301.98 feet;
Thence North 00 degrees 34 minutes 48 seconds West, a distance of 513.32 feet;
Thence South 89 degrees 45 minutes 07 seconds East, a distance of 1307.11 feet to the East line of the Southeast quarter of said Section 21;
Thence South 00 degrees 00 minutes 00 seconds West, along the East line of said Section 21, a distance of 522.50 feet to the POINT OF BEGINNING;
EXCEPT that portion described as follows:
COMMENCING at the Southeast corner of said Section 21;
Thence North 00 degrees 00 minutes 00 seconds East, along the East line of said Section 21, a distance of 1842.84 feet to the Northeast corner of property described in Recording No. 94-0399048, also being the POINT OF BEGINNING;
Thence North 89 degrees 45 minutes 45 seconds West, along the North line of property described in Recording No. 94-0399048, a distance of 535.18 feet;
Thence North 00 degrees 00 minutes 00 seconds East, parallel to the East line of the Southeast quarter of said Section 21, a distance of 518.71 feet;
Thence South 89 degrees 45 minutes 07 seconds East, a distance of 535.15 feet to a point on the East line of the Southeast quarter of said Section 21;
Thence South 00 degrees 00 minutes 00 seconds West, along the East line of said Section 21, a distance of 522.50 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
That portion of the East half of Section 21, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the Northeast corner of said Section 21, which is the Northeast corner of Parcel 1 of property described in Deed recorded in Recording No. 94-0419715;
Thence North 89 degrees 13 minutes 22 seconds West, along the North line of said Deed recorded in Recording No. 94-0419715 also being the POINT OF BEGINNING;
Thence continuing North 89 degrees 13 minutes 22 seconds West, along said North line, a distance of 1305.22 feet to the North quarter corner of said Section 21;
Thence South 00 degrees 02 minutes 31 seconds East, along the West line of the East half of said Section 21, a distance of 3332.49 feet to the Northwest corner of land described in Recording No. 94-0399048;
Thence South 89 degrees 20 minutes 46 seconds East, along the North line of property described in Recording No. 94-0399048, a distance of 1341.02 feet to the Southwest corner of Parcel 2 of Deed recorded in Recording No. 94-0419715;
Thence North 00 degrees 34 minutes 48 seconds West, along the West line of Parcel 2 of Deed recorded in Recording No. 94-0419715, a distance of 513.32 feet;
Thence North 00 degrees 34 minutes 48 seconds West, a distance of 278.38 feet to the Southwest corner of Parcel 1 described in Deed recorded in Recording No. 94-0419715;
Thence North 00 degrees 00 minutes 18 seconds East, along the West line of Parcel 1 of said Recording No. 94-0419715, a distance of 2538.01 feet to the POINT OF BEGINNING;
EXCEPT the North 33 feet, and
EXCEPT any portion lying within KENLY FARMS 1, according to Book 641 of Maps, Page 14, records of Maricopa County, Arizona.

PARCEL NO. 3:
The beneficial easement(s) appurtenant to Parcel No. 1 and 2 contained in that certain Special Warranty Deed recorded March 15, 2002 as Recording No. 2002-0268665, records of Maricopa County, Arizona.

PARCEL NO. 4:
The beneficial easement(s) appurtenant to Parcel No. 1 and 2 contained in that certain Assure Easement recorded October 18, 2016 as Recording No. 2016-0761867, records of Maricopa County, Arizona.

SCHEDULE "B" ITEMS

- 1 Reservations contained in the Patent From: The United States of America Recording Date: September 09, 1913 Recording No. Book 100 of Deeds, Page 280 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 2 Matters contained in that certain document Entitled: Intergovernmental Agreement and Mutual Grant of Easements Recording Date: April 09, 1997 Recording No. 97-0231759 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 3 The effect of the document set forth below, which states that the Land is located within territory in the vicinity of a military airport and may be subject to increased noise and accident potential. Recording Date: August 14, 2001 Recording No. 2001-0743413 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 4 Matters contained in that certain document Entitled: Development Agreement Kenly Farms Recording Date: March 14, 2003 Recording No. 2003-1515676, and thereafter addendum Recording Date: April 05, 2004 Recording No. 2004-1350023 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 5 Matters contained in that certain document Entitled: Drainage and Maintenance Easement Agreement (Kenly Farms - Retention Basin 2) Recording Date: November 07, 2005 Recording No. 2005-1683840 (PLOTTABLE MATTERS SHOWN HEREON)
- 6 Matters contained in that certain document Entitled: Drainage and Maintenance Easement Agreement (Kenly Farms - Retention Basin 3) Recording Date: November 05, 2005 Recording No. 2005-1686537 (PLOTTABLE MATTERS SHOWN HEREON)

SITE INFORMATION

APRAL 501-39-065A & 501-39-063A

LAND AREA:
55.612 ACRES - 2,422,446 SQ. FT.

STRIPPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property

SURVEY NOTES

- This survey and the description used are based on a First Amended Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order No. 55033485-05-KG2-DK, dated August 30, 2021, Amendment dated September 2, 2021.
- BASIS OF BEARING: The monument line of Litchfield Road, also being the East line of the Southeast quarter of Section 21, using a bearing of North 00 degrees 00 minutes 00 seconds East, per the Deed No. 2002-1043087, M.C.R.
- 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.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the best location or existence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call on underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-19).

CERTIFICATION

TO:
Palo Cristi Properties, L.L.C., an Arizona limited liability company; Adriatic Sea, L.L.C.; Fidelity National Title Agency, Inc., and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on August 4, 2021.

August 19, 2021
G. Bryan Goetszenberger
R.L.S. 31020



