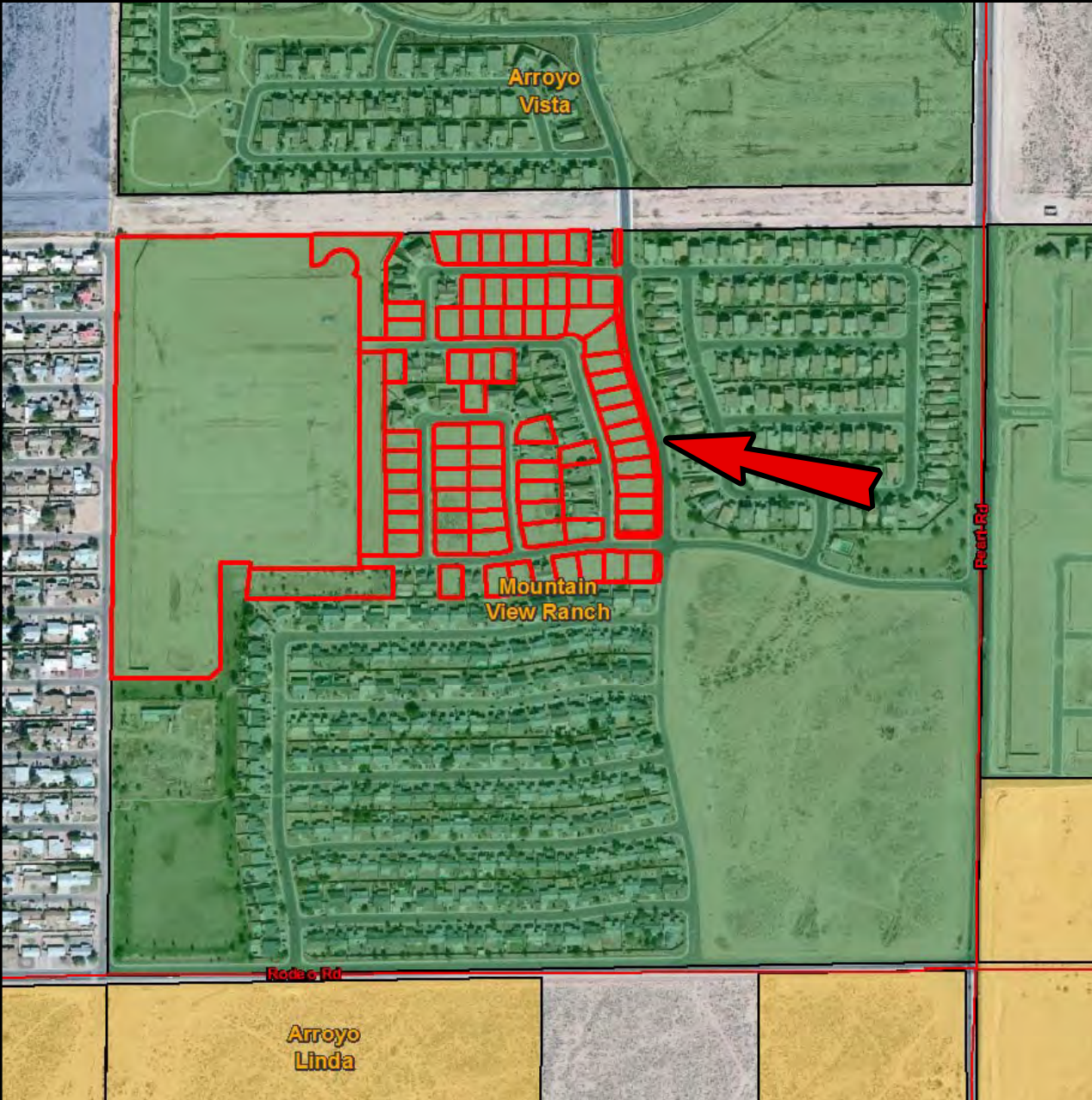


MOUNTAIN VIEW RANCH

71 Finished Lots & ± 22.55 Acres Vacant Land

NWC Rodeo Rd & Peart Rd ♦ Casa Grande, Arizona 85122

~ Exclusively Listed ~



HIGHLIGHTS

LOCATION♦ NWC of Rodeo Road & Peart Road
Casa Grande, Arizona 85122

PRICE♦ \$1,550,000

LOT SUMMARY♦

- 71 Finished Lots
- Lot Sizes: 40 Lots – 63' x 113' min
15 Lots – 70' x 105-110' min
4 Lots – 70' x 130' min
12 Lots – 75' x 105' min
- Setbacks: Front = 20'/15' (side entry garage)
Side = 5'/10'/15' (corner lot)
Back = 20'
- HOA Fees: \$38/unit/month*
* Seller has Declarant Rights for the HOA.

LAND SUMMARY♦

- Size: ± 22.55 Acres of Vacant Land
- Preliminary Plat (Expired): 87 Total Lots
- 37 Lots – 63' x 113' min
- 50 Lots – 70' x 110' min
- Density: 3.8 DU/Acre

COMMENTS♦

- Impact Fees: Area A = \$11,295/unit
- Seller is looking for 30-day Feasibility Period and 15-30 day Close of Escrow.

PLEASE CONTACT:

Jeff Beach

(602) 553-4120 | Office
(602) 694-3941 | Mobile
jbeach@hogangroupaz.com

Kevin Hogan

(602) 553-4115 | Office
(480) 310-4999 | Mobile
khogan@hogangroupaz.com

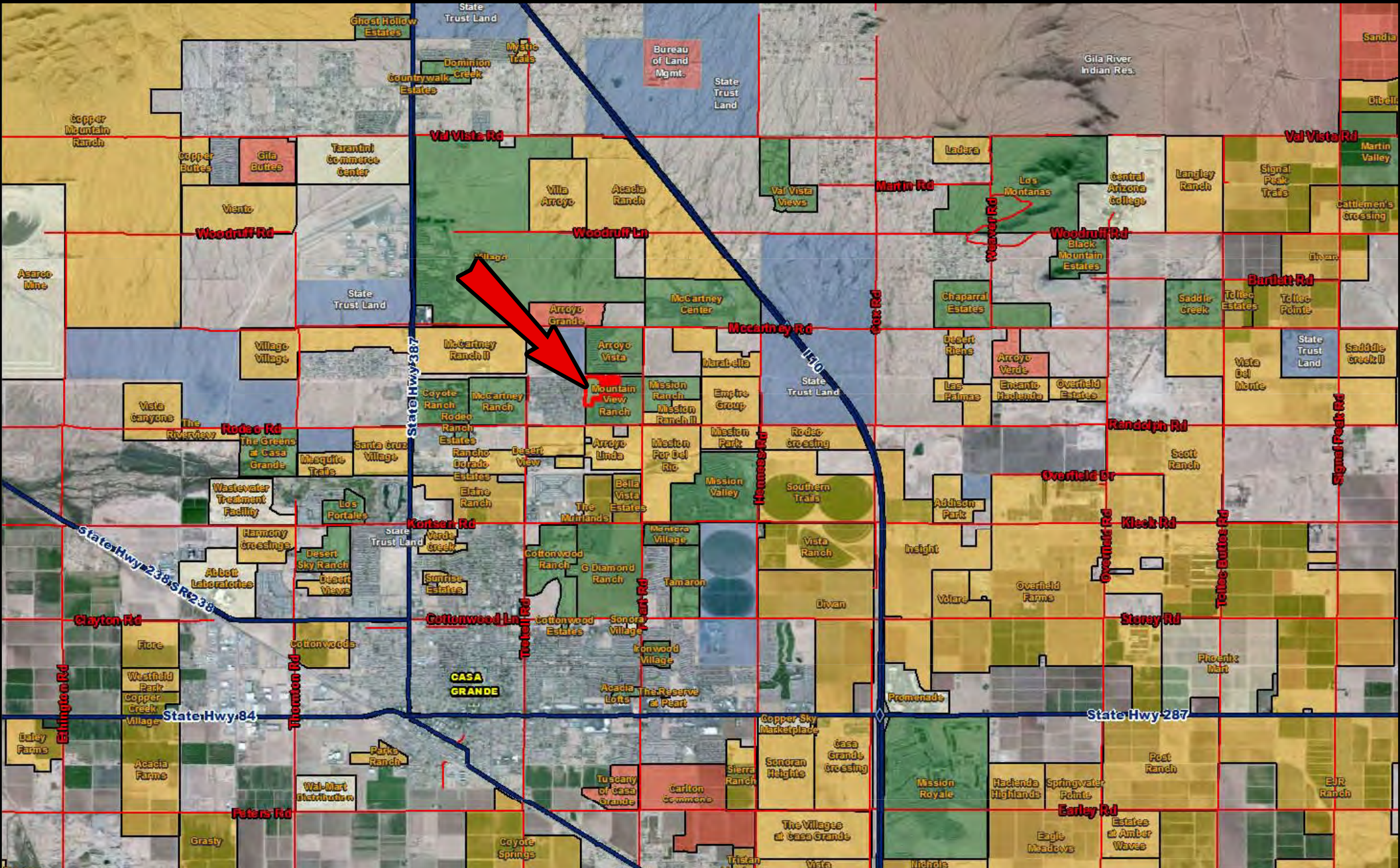
DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

MOUNTAIN VIEW RANCH

71 Finished Lots & ± 22.55 Acres Vacant Land

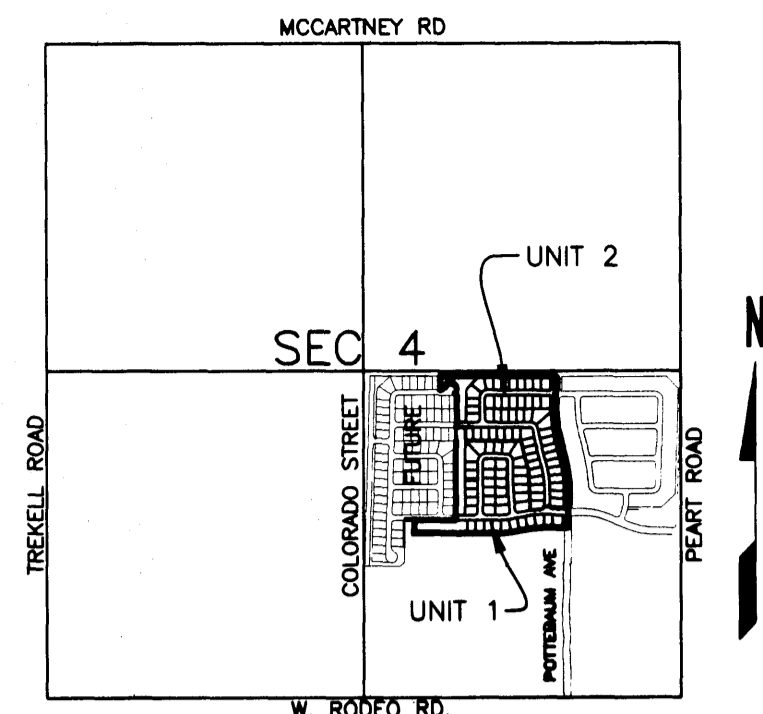
NWC Rodeo Rd & Peart Rd ♦ Casa Grande, Arizona 85122

~ Exclusively Listed ~

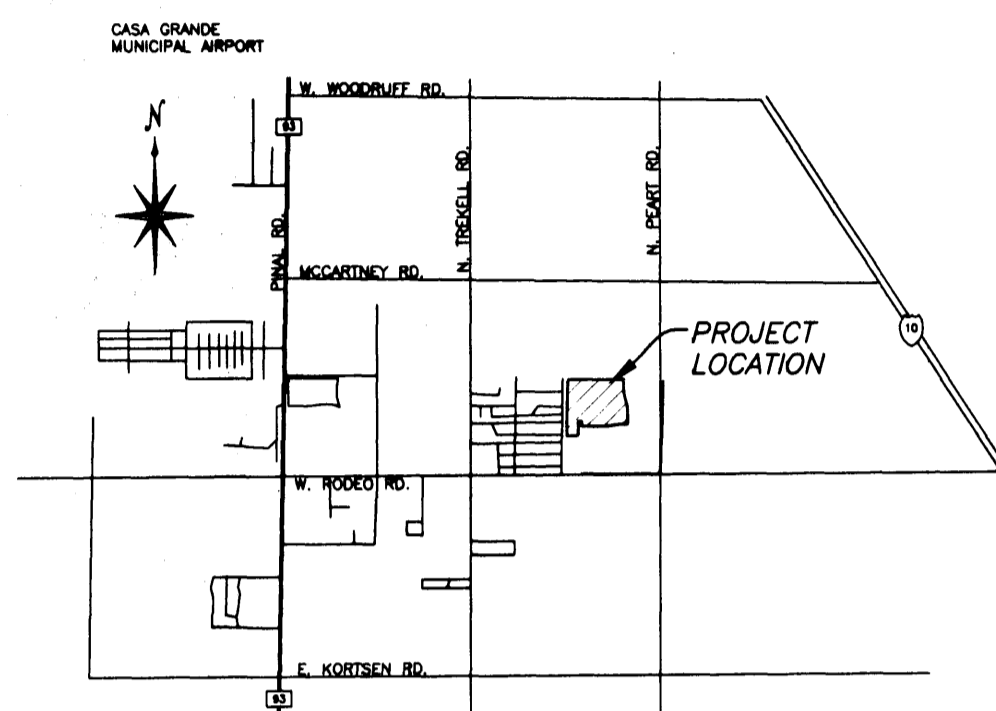


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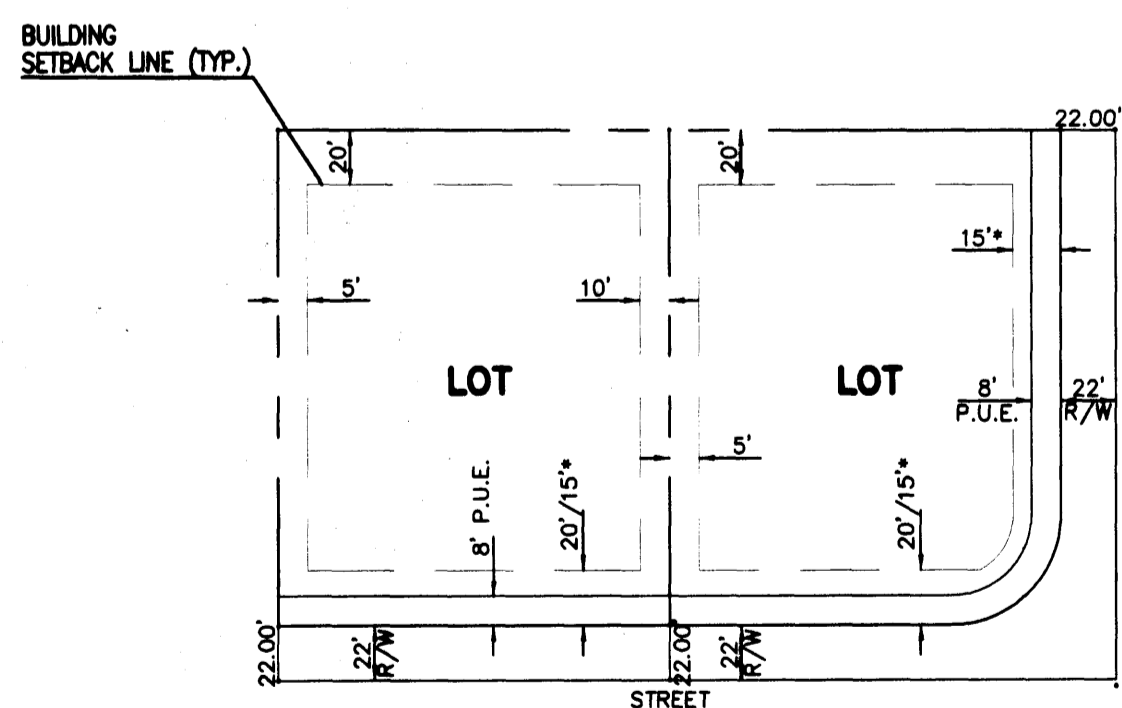
VICINITY MAP
N.T.S.



SITE LOCATION MAP

LAND USE TABLE	TOTAL ACRES	USAGE
DESCRIPTION		
LOTS 1-41, 92-147	18.26	RESIDENTIAL
TRACTS C, D, E, F, G, & H	3.96	OPEN SPACE, LANDSCAPE, DRAINAGE AND RETENTION
PUBLIC R/W	5.37	STREETS, SIDEWALKS, DRAINAGE, UTILITIES, LANDSCAPING
TOTAL	27.59	

UTILITIES AND SERVICES	PROVIDER
GAS	SOUTHWEST GAS
SEWER	CITY OF CASA GRANDE
WATER	ARIZONA WATER COMPANY
ELECTRIC	APS
TELEPHONE	QWEST
POLICE	CITY OF CASA GRANDE
FIRE & AMBULANCE	CITY OF CASA GRANDE
SCHOOLS	CASA GRANDE SCHOOL DISTRICT
SOLID WASTE DISPOSAL	CITY OF CASA GRANDE
STREETS	CITY OF CASA GRANDE



*Note - The minimum front setback is 20 feet for a front facing garage. A minimum front setback of 15 feet is allowed for front livable space, front porch, or a side entry garage. A 3' front stagger is required every 3rd or 4th house for either setback. The inside setback for corner lots along the adjacent side street is 15 feet.

TYPICAL LOT DEVELOPMENT
N.T.S.

FLOOD PLAIN NOTE

Subdivision lies in Zone X as shown on Flood Insurance Rate Map (FIRM) Panel #040080 0010 c, Pinal County, Arizona, prepared by FEMA. Zone X is defined as: "Areas of minimal flooding." The site is not in a designated 100-year flood zone. Map Revised, Sept. 29, 1989

NOTES

- No structure of any kind shall be constructed or any vegetation planted nor be allowed to grow within any drainage easement which would impede the flow of water over, under or through the easement. The City of Casa Grande may construct and/or maintain drainage facilities on or under the land in any drainage easement.
- No structure of any kind shall be constructed on, over or placed within the water, public utility and sewer easements except wood, wire or removable section type fencing and/or paving nor any planting except grass. It shall be further understood that the City of Casa Grande shall not be required to replace any obstructions or planting that must be removed during the course of maintenance, construction or reconstruction of city utilities.
- Landscaping in the tracts and the adjacent public rights-of-way shall be maintained by the Mountain View Ranch Homeowners Association.
- All new or relocated utilities shall be placed underground.
- Additional individual lot requirements (i.e. setbacks, easements) are shown on this plat.
- Development of all lots will be in accordance with required plans reviewed and approved by the City of Casa Grande.
- A 5/8" rebar will be set at all lot and tract corners upon completion of paving improvements.
- A 1-1/2" aluminum survey monument to be set in concrete at all centerline P.C., P.T. and street intersections upon completion of paving improvements.
- Lots and tracts are subject to covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations and easements for Mountain View Ranch Lots Parcels B, C and D PHASES 1 AND 2 recorded in Fee No. _____
- Finish floor elevations are designed to be one foot above the 100-year runoff water surface elevations.

BASIS OF BEARING

The West boundary line of the Southeast quarter of Section 4 Township 6 South, Range 6 East

Said bearing = North 01°52'54" East

CERTIFICATE OF COMPLIANCE

Development of land within the Mountain View Ranch Planned Area Development is to be in accordance with the Mountain View Ranch development guide as recorded with the Pinal County Recorder's office and on file with the City of Casa Grande Planning Department, as amended.

CERTIFICATE OF ASSURED WATER SUPPLY

A Certificate of Assured Water Supply, issued by the Director of the Arizona Department of Water Resources pursuant to A.R.S. 45-576, has been received by the owner and has been submitted to the City of Casa Grande.

ENGINEER
Trabue, Hansen, & Hinshaw Inc.
115 South Main Street
Coolidge, Arizona 85228
Phone: (520) 723-9198

OWNER
MVR Development LLC
2980 N. Campbell Suite 110
Tucson, AZ 85719
(520) 795-5111

SURVEYOR
Hansen Engineering & Survey LLC
115 South Main Street
Coolidge, Arizona 85228
Phone: (520) 723-3261

DEVELOPER
MVR Development LLC
2980 N. Campbell Suite 110
Tucson, AZ 85719
(520) 795-5111

FINAL PLAT

**MOUNTAIN VIEW RANCH PARCELS B, C & D
PHASES 1 AND 2**
LOCATED IN A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH,
RANGE 6 EAST, GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

That portion of the Southeast Quarter of Section 4, Township 5 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

More particularly described as follows.

Commencing at a railroad spike marking the East quarter corner of Section 4, from which a 1/2" rebar marking the Southeast corner of Section 4, bears South 01°52'54" West, a distance of 2664.25 feet. Thence North 89°48'58" West along the North Boundary of the Southeast quarter of Section 4, a distance of 1100.00 feet to the POINT OF BEGINNING.

Thence South 00°11'02" West a distance of 271.98 feet to a point of curvature whose radius bears South 89°48'58" East, 1000.00 feet.
Thence Southeasterly along said curve a distance of 261.80 feet.
Thence South 14°48'58" East a distance of 168.54 feet to a point of curvature whose radius bears South 75°11'02" West, 1000.00 feet.
Thence Southeasterly along said curve a distance of 289.40 feet.
Thence South 01°45'56" West a distance of 298.49 feet to a point of curvature whose radius bears North 88°14'04" West, 500.00 feet.
Thence Southwesterly along said curve a distance of 32.10 feet.
Thence North 89°52'22" West a distance of 192.04 feet to a point of curvature whose radius bears South 00°26'21" East, 704.00 feet.
Thence Southwesterly along said curve a distance of 123.29 feet.
Thence South 80°05'34" West a distance of 172.74 feet to a point of curvature whose radius bears North 09°54'26" West, 500.00 feet.
Thence Southwesterly along said curve a distance of 87.56 feet.
Thence North 89°52'22" West a distance of 719.07 feet.
Thence North 06°21'42" East a distance of 110.65 feet.
Thence South 89°52'22" East a distance of 338.13 feet.
Thence North 00°11'02" East a distance of 445.60 feet.
Thence North 00°55'39" East a distance of 173.76 feet.
Thence North 00°11'02" East a distance of 225.48 feet.
Thence North 89°48'58" West a distance of 80.00 feet.
Thence North 09°33'45" East a distance of 44.60 feet.
Thence North 00°11'02" East a distance of 226.00 feet.
Thence North 47°02'09" West a distance of 23.62 feet to a point of curvature whose radius bears North 47°02'09" West, 50.00 feet.
Thence Northwesterly along said curve a distance of 171.63 feet to a point of reverse curvature whose radius bears North 63°42'44" West, 50.00 feet.
Thence Southwesterly along said curve a distance of 55.76 feet.
Thence North 00°11'02" East a distance of 113.00 feet.
Thence South 89°48'58" East a distance of 972.67 feet to the POINT OF BEGINNING.

APPROVALS

Data on this plat reviewed and approved this 29th day of FEBRUARY 2005, by the City Engineer of the City of Casa Grande, Arizona

Scott E. Is...
City Engineer

This plat is in compliance with the original preliminary plat approved by the City of Casa Grande Planning and Zoning Commission on the 8th day of April, 2004. The Final Plat reviewed and approved this 2nd day of February 2005

Richard C. Miller
Planning and Zoning Commission Chairperson
Planning Director

Approved by the City Council of Casa Grande, Arizona, this 3rd day of January 2005

Steve Ly...
Mayor

Steve Ly...
City Clerk

DEDICATION

State of Arizona)
County of Pinal)

KNOW ALL MEN BY THESE PRESENTS:

That MVR Development, LLC, as owner, has subdivided under the name Mountain View Ranch Parcels B, C, and D PHASES 1 AND 2 located in the Southeast quarter of Section 4 Township 6 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and hereby publishes this plat of Mountain View Ranch Lots Parcels B, C, and D PHASES 1 AND 2 and hereby declares:

- That this plat sets forth the location and gives the measurements and dimensions of the blocks, roads, and easements situated within the subdivision, and each lot, tract, and road shall be known by the name or number as shown on the plat
- That all roadways shown on the plat are hereby dedicated to the City of Casa Grande as public right-of-way for roadway purposes, including but not limited to access, drainage, transmission lines, and public utilities.
- That utility easements shown hereon are hereby dedicated to the City of Casa Grande and are granted to the public and private utility companies for installation and maintenance of utilities.
- That Vehicle non-access easement (V.N.A.E.) are dedicated as shown here and shall restrict vehicle access across said easement.
- That tracts shown hereon are conveyed to the Mountain View Ranch Homeowners Association to be used for drainage, retention, open space and landscaping and are subject to the other easements shown hereon.

We the undersigned, our successors and assigns, do hereby save the City of Casa Grande, its successors and assigns, their employees, officers and agents, harmless from any and all claims for damages related to the use of said lands now and in the future by reason of flood or rainfall and by reason of ingress and egress.

In witness whereof of MVR Development LLC, as owner, has executed this subdivision plat the 1st day of FEB 2005

By: *D.R. K...*
Title: *Managing Member*

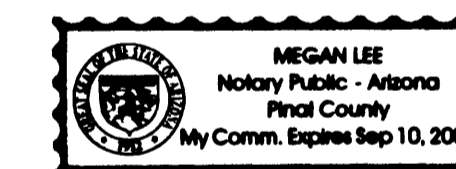
ACKNOWLEDGMENT:

On this 1st day of February 2005 before me, personally appeared *D.R. K...* who declared himself to be *Managing Member* of MVR Development, LLC, and that he, as such an officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in the name of the limited liability corporation as such officer.

In witness whereof, I hereunto set my hand and official seal

Megan Lee
Notary Public

My commission expires September 16, 2008



LAND SURVEYOR'S CERTIFICATION

I hereby certify that the survey and subdivision of the premises described and platted hereon was made under my direction during the month of June 2004, and this plat represents the survey made. I further certify all exterior boundary monuments shown hereon actually exist and their location, size and material are accurately shown and are sufficient to enable the survey to be retraced.

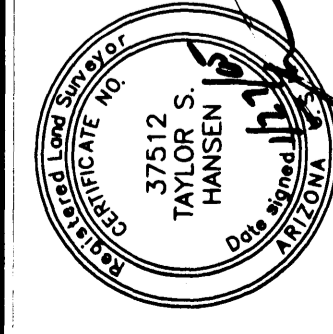
Taylor S. Hansen
Taylor S. Hansen RLS #37512 Date 1/27/05

STATE OF ARIZONA)
COUNTY OF PINAL)
2005-039099
I hereby certify that the within instrument is filed in the official records of this County in Cabinet # 163
Date: 1/27/05
Request of: *City of Casa Grande*
Witness my hand and official seal.
LAURA DEAN-LYTTLE, Pinal County Recorder
By: *Jm* Deputy

MOUNTAIN VIEW RANCH PARCELS B, C & D
PHASES 1 AND 2
FINAL PLAT

DRAWING NO. 030178
SHEET 1 OF 3

PROFESSIONAL ENGINEERS AND SURVEYORS
Hansen Engineering & Surveying, L.L.C.
115 S. MAIN ST.
COOLIDGE, AZ 85228
(520) 723-3261
FAX (520) 723-3739

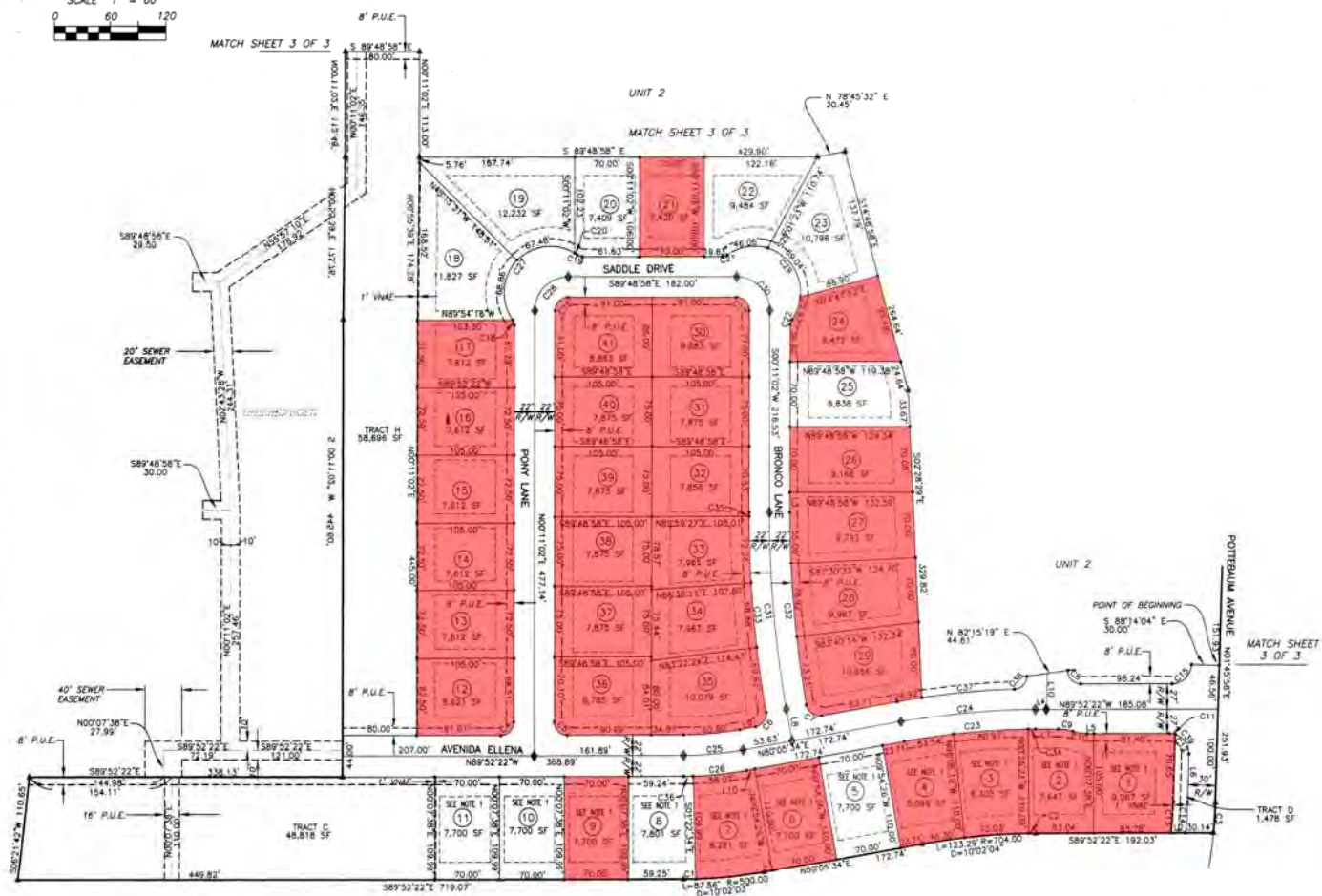


FINAL PLAT
MOUNTAIN VIEW RANCH PARCELS B, C & D
PHASES 1 AND 2
 LOCATED IN A PORTION OF THE SOUTHEAST
 QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH,
 RANGE 6 EAST, GILA AND SALT RIVER BASE AND
 MERIDIAN, PINAL COUNTY, ARIZONA

STATE OF ARIZONA 2003
 COUNTY OF PINAL 2005-039099
 I hereby certify that the within instrument is filed
 in the official records of Pinal County in Cabinet
 2005-039099
 Request of **DAVID J. DEAN**
 Witness by **Laura Dean-Little** Pinal County Recorder
 LAURA DEAN-LITTLE, Pinal County Recorder
 My Comm. Expires 12/31/07



SCALE 1" = 60'
 0 60 120



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	13.11	500.00	01°30'19"
C2	6.96	704.00	0°33'59"
C3	28.10	500.00	0°40'43"
C4	21.98	14.00	89°56'36"
C5	22.00	14.00	90°03'24"
C6	21.99	14.00	89°59'02"
C7	29.00	14.00	90°21'50"
C8	22.29	14.00	89°21'41"
C9	15.88	50.00	18°11'42"
C10	15.88	50.00	18°11'42"
C11	6.69	21.00	18°14'25"
C12	26.92	21.00	73°23'54"
C13	32.40	450.00	04°12'22"
C14	38.97	470.00	04°11'08"
C15	32.39	21.00	88°21'42"
C16	21.99	14.00	90°02'00"
C17	21.99	14.00	90°02'00"
C18	5.63	9.00	35°49'34"
C19	5.63	9.00	35°49'34"
C20	3.73	50.00	04°16'30"
C21	5.63	9.00	35°49'34"
C22	5.63	9.00	35°49'34"
C23	142.55	814.00	10°02'03"
C24	146.41	836.00	10°02'04"
C25	84.45	368.00	10°02'04"
C26	68.36	390.00	10°02'04"
C27	141.07	50.00	161°29'08"
C28	56.55	36.00	90°00'00"
C29	141.07	50.00	161°29'08"
C30	56.55	36.00	90°00'00"
C31	211.35	1200.00	10°05'28"
C32	207.12	1178.00	10°05'00"
C33	214.88	1222.00	10°04'50"
C34	8.04	814.00	90°35'58"
C35	4.18	1222.00	00°11'35"
C36	10.29	390.00	01°30'28"
C37	100.48	858.00	06°48'36"
C38	21.22	14.00	86°50'06"
C39	33.59	21.00	91°38'19"
C40	12.43	858.00	98°30'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	9.03	S88°05'34"W
L2	15.08	N89°52'22"W
L3	21.23	N00°11'06"E
L4	11.76	N89°52'22"W
L5	6.89	N89°52'22"W
L6	30.30	S81°45'36"W
L7	24.93	N89°52'22"W
L8	35.65	S09°54'26"E
L9	17.63	S08°05'34"W
L10	38.36	S01°45'36"W

- NOTE 1**
 LOTS 1-11 ARE RESTRICTED TO SINGLE STORY HOUSES
- LEGEND**
- ▲ CORNER OF THIS SUBDIVISION SET 5/8" REBAR WITH ALUMINUM CAP RLS#37512
 - ◆ SET 5/8" REBAR WITH TAG RLS#37512
 - ◆ SET 1-1/2" ALUMINUM CAP IN CONCRETE RLS#37512
 - ◆ FOUND MONUMENT AS NOTED
- V.I.A.E. VEHICULAR NON ACCESS EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 (1) LOT NUMBER

MOUNTAIN VIEW RANCH PARCELS B, C & D
PHASES 1 AND 2
FINAL PLAT

Hansen Engineering & Surveying, L.L.C.
 PROFESSIONAL ENGINEERS AND SURVEYORS
 1113 S. Main St.
 GOODYEAR, AZ 85396
 PHONE: 602.942.8028
 FAX: 602.942.7378



DRAWING NO. 0201178

SHEET 2 OF 3

