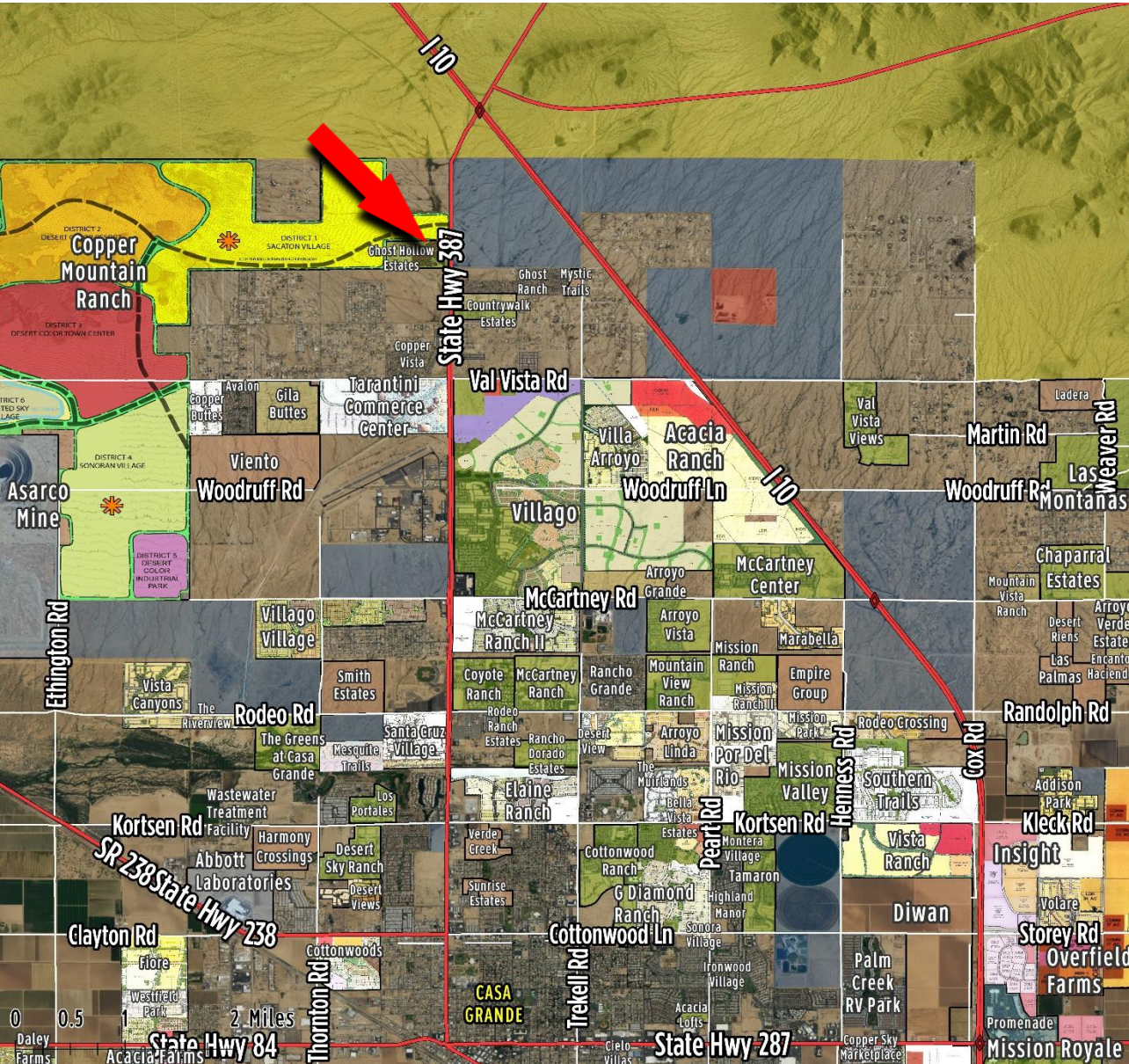


Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Location: NWC of Ghost Ranch Rd & Pinal Ave,
Casa Grande, AZ

Purchase Price: Submit Offer

Description:
125 Total Finished Lots
10 Lots - 55'x115'
38 Lots - 60'x117'
19 Lots - 60'x120'
58 Lots - 65'x110'

Setbacks:
Side - 5' & 10'
Front - 20' (15' sideload garage)
Rear - 20'

Utilities:
Water - Arizona Water Company
Sewer - City of Casa Grande
Electric - APS

Comments:
Declarant Rights to HOA convey. HOA dues are \$45/month/lot. Impact fees in Casa Grande Area A are \$11,295.



Jeff Beach (602) 553-4120
Kevin Hogan (602) 553-4115
Jim Tipton (602) 553-4110

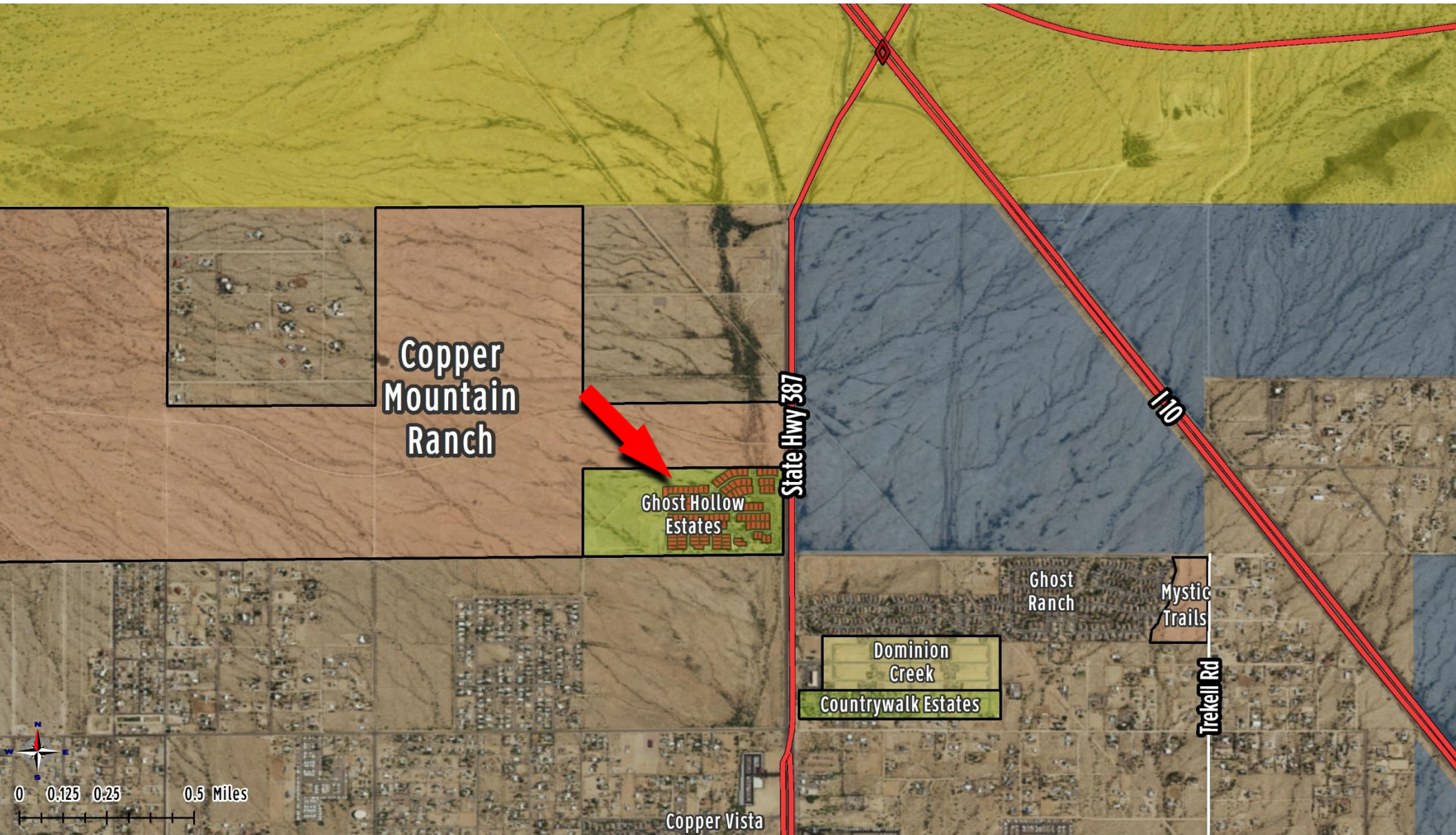
jbeach@hogangroupaz.com
khogan@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

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.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



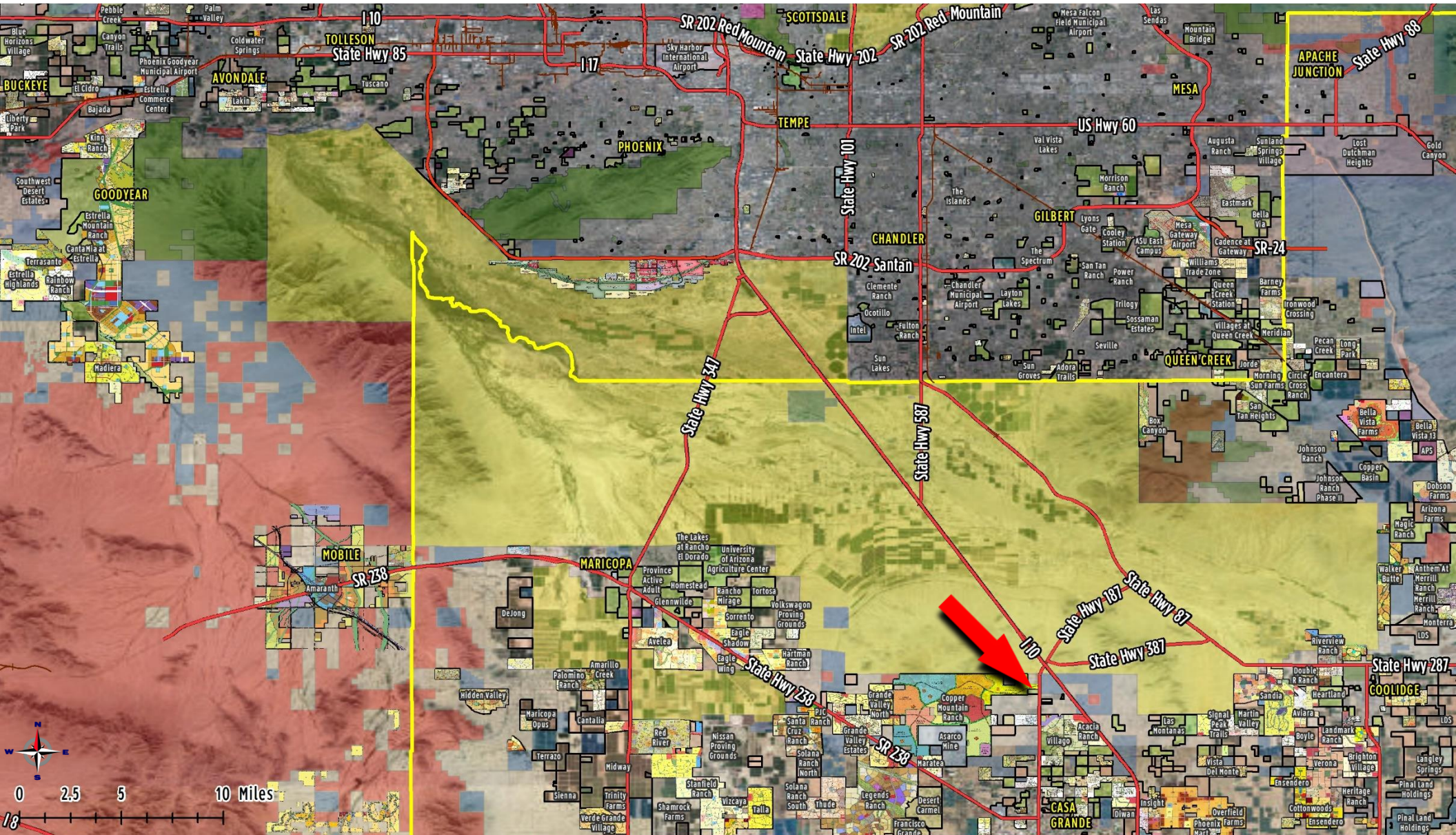
| | | |
|-------------|----------------|--------------------------|
| Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com |
| Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com |
| Jim Tipton | (602) 553-4110 | jtipton@hogangroupaz.com |

EXCLUSIVELY LISTED

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.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach (602) 553-4120 jbeach@hogangroupaz.com
Kevin Hogan (602) 553-4115 khogan@hogangroupaz.com
Jim Tipton (602) 553-4110 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

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 specifying conditions, imposed by our principals.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

Ghost Hollow Estates is well-located in Northern Casa Grande as it is the first community you will come across once exiting southbound I-10 from the Phoenix Metropolitan Area on Pinal Ave.

Villago Marketplace is a Fry's-anchored retail center located 1 ½ miles south of the subject property at the NEC of McCartney and Pinal. Other tenants include Chase Bank, McDonald's, ACE Hardware, Subway, Barro's Pizza, State Farm, a UPS Store, H&R Block, and Great Clips.

Villago Village Retail - Walgreen's and AutoZone are located across the street at the SWC of McCartney Road and Pinal Avenue.

Promenade at Casa Grande is a ±1,000,000-square foot shopping mall located approximately eight miles southeast.

Intel Plant and the I-10 Employment Corridor in Chandler are ±25 miles north.

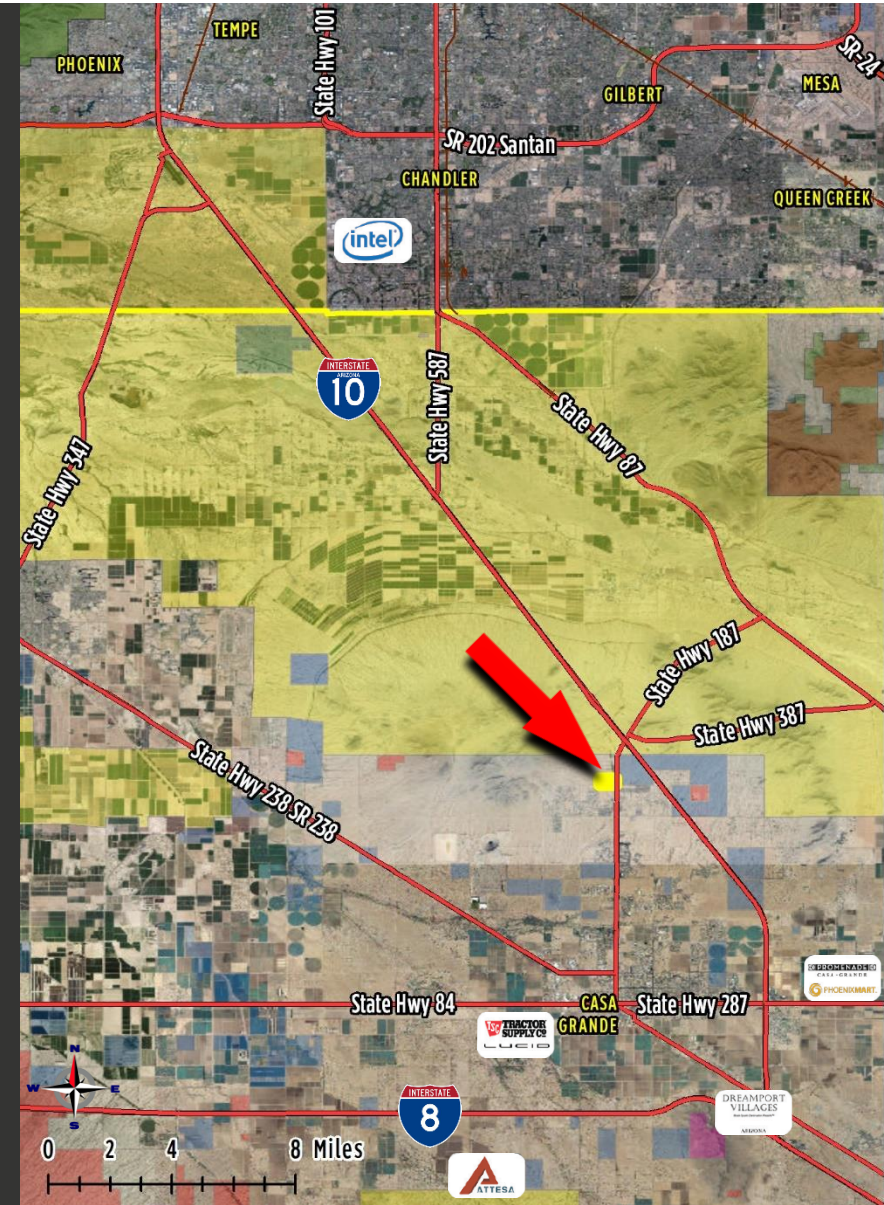
Lucid Motors announced their plan to develop a \$700M assembly plant on 500 acres approximately five miles south. The plant could bring up to 2,000 jobs over the next five years.

Tractor Supply Company's 650,000-square foot distribution center is under construction approximately five miles to the south. It's expected to create ±300 jobs.

Attesa is a proposed ±2,360-acre \$1.1B motorsports complex located ±12 miles southwest. It's expected to create ±13,000 jobs.

Dreamport Villages is a proposed ±1,500-acre, \$4B "world class entertainment" amusement park that is planned for a site ±10 miles southeast. It's expected to create ±15,000 jobs.

PhoenixMart is located ±10 miles southeast. It is a ±1,580,000-square foot Global Expo Commerce Center that is currently under construction, with flooring in place and shell completion expected in spring of 2017. The total buildout for all phases is estimated at \$5B and is expected to generate 7,000 to 9,000 jobs.



| | | |
|-------------|----------------|--------------------------|
| Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com |
| Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com |
| Jim Tipton | (602) 553-4110 | jtipton@hogangroupaz.com |

EXCLUSIVELY LISTED

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 specifying conditions, imposed by our principals.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

**FINAL PLAT OF
GHOST HOLLOW ESTATES
PHASE I**

A PLANNED AREA DEVELOPMENT LOCATED WITHIN A PORTION OF THE SE 1/4
OF SECTION 17, T.5S., R.6E., OF THE GILA AND SALT RIVER BASE & MERIDIAN,
PINAL COUNTY, ARIZONA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL V. GEORGE AND CHERRY D. GEORGE, HUSBAND AND WIFE, AS OWNERS HAVE HEREBY SUBDIVIDED UNDER THE NAME OF "GHOST HOLLOW ESTATES PHASE I" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HERON AND HEREBY PUBLISHES THIS PLAT OF "GHOST HOLLOW ESTATES PHASE I" AND HEREBY DECLARE:

THAT THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, ROADWAYS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EVERY LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR EITHER ONE EACH ON THIS PLAT.

THAT ALL STREETS SHOWN HERON ARE DEDICATED TO THE CITY OF CASA GRANDE FOR PUBLIC RIGHT-OF-WAY FOR ROADWAY PURPOSES, INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, POWER LINES, AND PUBLIC UTILITIES.

THAT PUBLIC UTILITY EASEMENTS (PUE) AND VEHICULAR NON-ACCESS EASEMENTS (NAC) SHOWN HERON ARE DEDICATED TO THE CITY OF CASA GRANDE.

THAT RIGHT-OF-WAY-VISIBILITY EASEMENTS ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 20' X 27' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT AVENUE OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET UNLESS SHOWN OTHERWISE.

THAT AN EASEMENT FOR DRAINAGE PROPOSED IS HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR PUBLIC USE OVER TRACTS A THROUGH H.

THAT A WALKWAY EASEMENT, 20 FEET WIDE, THROUGH A PORTION OF TRACT A IS HEREBY DEDICATED FOR USE AS SUCH.

THAT ALL LANDSCAPE PLANINGS, MATERIALS, IRRIGATION SYSTEMS AND APPURTENANCES WITHIN ALL TRACTS, ROADWAYS, AND RIGHT-OF-WAYS SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE "GHOST HOLLOW ESTATES" HOMEOWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

THAT THIS PLAT DEDICATES TO THE CITY OF CASA GRANDE FOR PUBLIC USE AS SUCH A WALKWAY EASEMENT OVER TRACTS A THROUGH H AS MAY BE PERMITTED UNDER FAA RULES AND REGULATIONS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE CITY OF CASA GRANDE, PLANNING AND ZONING COMMISSION OR THEIR SUCCESSORS, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LOTS AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL, AND BY REASON OF INLETTERS AND LOGS.

N. WITNESS WHEREOF

MICHAEL V. GEORGE AND CHERRY D. GEORGE, AS OWNERS HAVE EXECUTED THIS SUBDIVISION PLAT ON the 12th DAY OF October 2007

BY: *Michael V. George*
MICHAEL V. GEORGE
OWNER

BY: *Cherry D. George*
CHERRY D. GEORGE
OWNER

ACKNOWLEDGMENT

STATE OF AZ

COUNTY OF PINAL } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF October, 2007, BY MICHAEL V. GEORGE.

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

BY: *Mark A. Likond*
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/4/2010

ACKNOWLEDGMENT

STATE OF AZ

COUNTY OF PINAL } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF October, 2007.

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

BY: *Mark A. Likond*
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/4/2010

KEY MAP

LEGEND

PUE PUBLIC UTILITIES EASEMENT
NAC VEHICULAR NON-ACCESS EASEMENT
S.F. SINGLE FAMILY RESIDENTIAL
OS OPEN SPACE
LS LANDSCAPE
R.O.W. RIGHT-OF-WAY BEGINNING
CORNERS FOUND SURVEY CORNER AS NOTED
MONUMENT FOUND AS NOTED
SECTION LINE
CEN. LINE
EASEMENT LINE
BOUNDARY LINE

SITE DATA

| | |
|--------------------------|------------|
| GROSS AREA | 41.67 AC |
| NET AREA | 40.50 AC |
| ZONING | P20 |
| NUMBER OF S.F.R. LOTS | 170 |
| MINIMUM S.F.R. LOT AREA | 6,647 S.F. |
| MINIMUM S.F.R. LOT WIDTH | 55' |
| FLOOD ZONE | 0.41 AC |
| OPEN SPACE AC | 25% |

CERTIFICATE OF APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 18th DAY OF August, 2007 BY THE CITY ENGINEER OF CASA GRANDE.

David E. McCallen
CITY ENGINEER

CERTIFICATE OF ACCEPTANCE AND APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS 13th DAY OF August, 2007.

Mark A. Likond
CITY CLERK

CERTIFICATE OF COMPLIANCE

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THE 12th DAY OF August, 2006. THE FINAL PLAT REVIEWED AND APPROVED THIS DAY OF August, 2007.

Richard Muller
PLANNING AND ZONING COMMISSION CHAIRPERSON
PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATION OF SURVEY

I, MARK A. LIKOND, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION IN JUNE 2006, AT THE REQUEST OF MICHAEL V. GEORGE AND CHERRY D. GEORGE, THAT THE SURVEY IS TRUE AND CORRECT, AND THAT THE MEASUREMENTS SHOWN ARE SUFFICIENT TO LOCATE THE SURVEY TO BE REPRODUCED.

MARK A. LIKOND
REG. NO. 39784

STATE OF ARIZONA)
COUNTY OF PINAL) SS 2007-137400

HEREBY CERTIFY THAT THE INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN ACCORDANCE WITH THE STATE CONSTITUTION.

DATE: 10/20/07

REGULATORY OFFICER: *Cherry D. George*
WITNESS MY HAND AND OFFICIAL SEAL.

LAURA DEAN - V.P., PINAL COUNTY RECORDER
BY: *Cherry D. George* DEPUTY

NOTE: CONSTRUCTION WITHIN P.U.E. WILL BE LIMITED TO UNDERGROUND UTILITIES AND RELATED ABOVE GROUND FACILITIES. NO RESIDENTIAL BLOCK WALLS WILL BE PERMITTED IN THE P.U.E.'S.

**FINAL PLAT OF
GHOST HOLLOW ESTATES
PHASE I**
 CASA GRANDE
 PROJECT NO. 8883201
 SHEET NUMBER
F-1
 1 OF 3

MORRISON MATTHEW
 LAND SURVEYOR
 81 E. Rio Salado Parkway, Suite 201
 Phoenix, AZ 85028
 Phone: (480) 971-2600
 Fax: (480) 971-8801
 Email: info@mmorison.com
 © 2006 MORRISON MATTHEW, INC.

Jeff Beach (602) 553-4120
Kevin Hogan (602) 553-4115
Jim Tipton (602) 553-4110

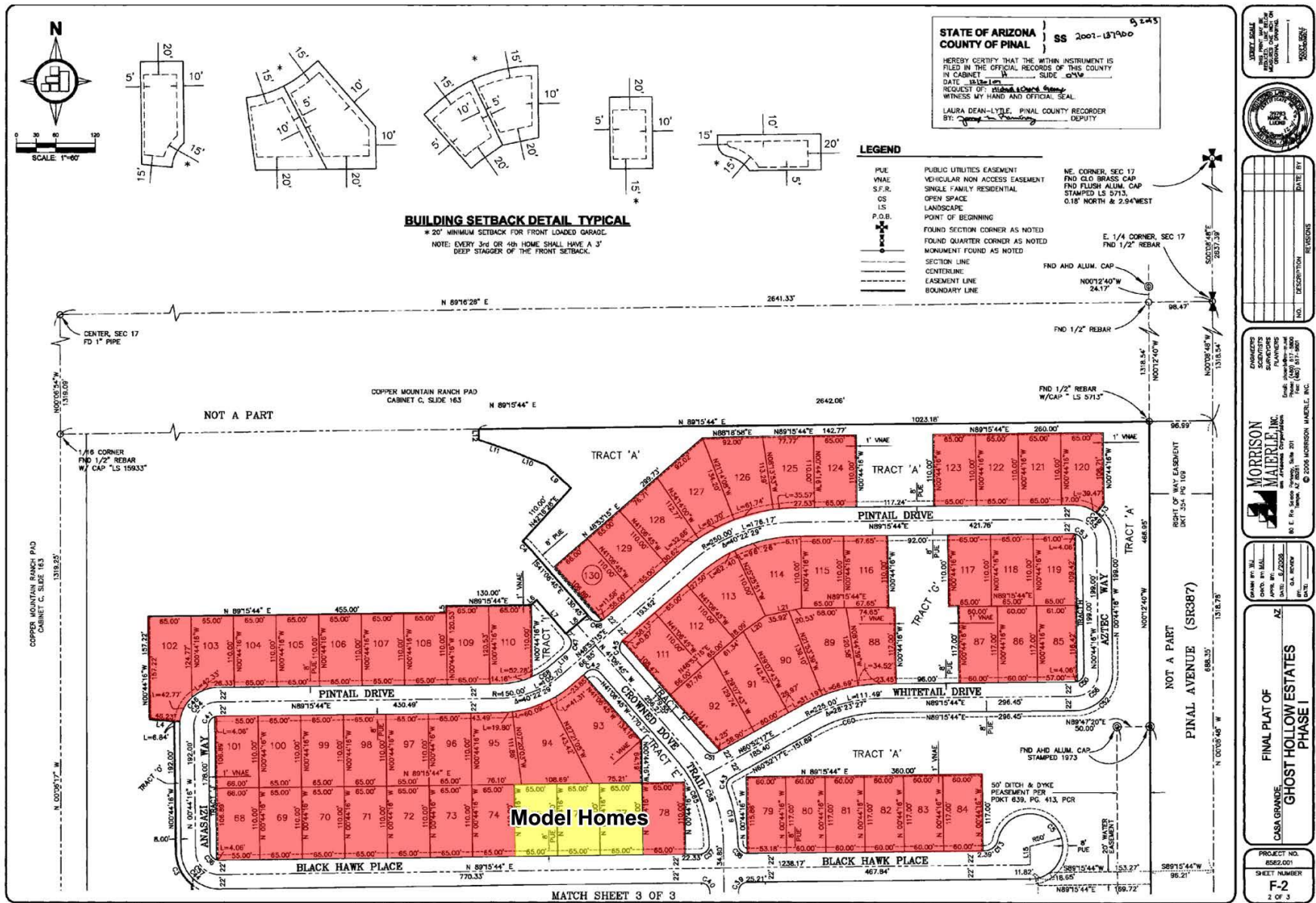
jbeach@hogangroupaz.com
khogan@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

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 limiting conditions imposed by our principals.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach (602) 553-4120
Kevin Hogan (602) 553-4115
Jim Tipton (602) 553-4110

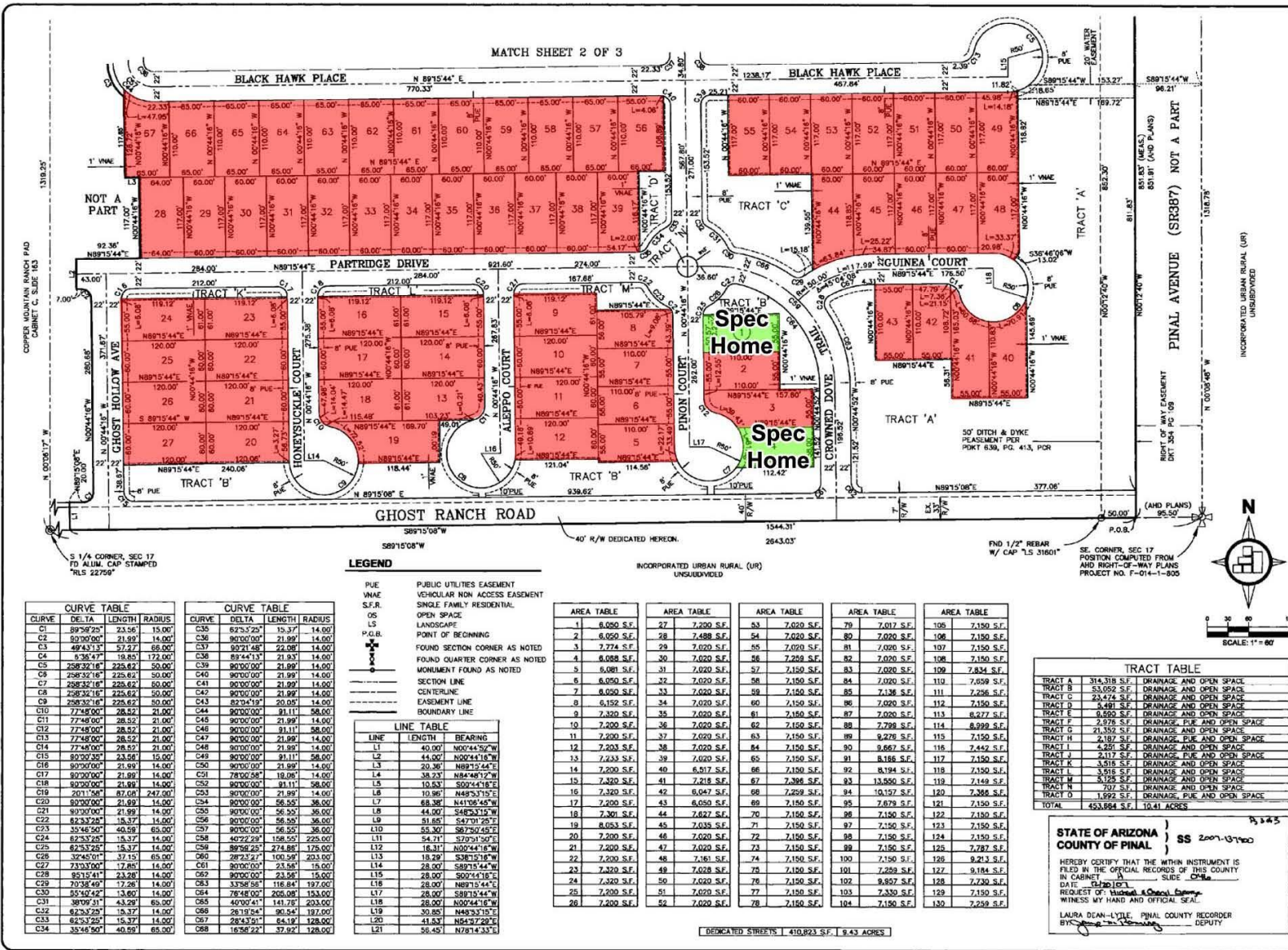
jbeach@hogangroupaz.com
khogan@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

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 specifying conditions imposed by our principals.

Ghost Hollow Estates | Casa Grande, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach (602) 553-4120
Kevin Hogan (602) 553-4115
Jim Tipton (602) 553-4110

jbeach@hogangroupaz.com
khogan@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

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 special listing conditions, imposed by our principals.