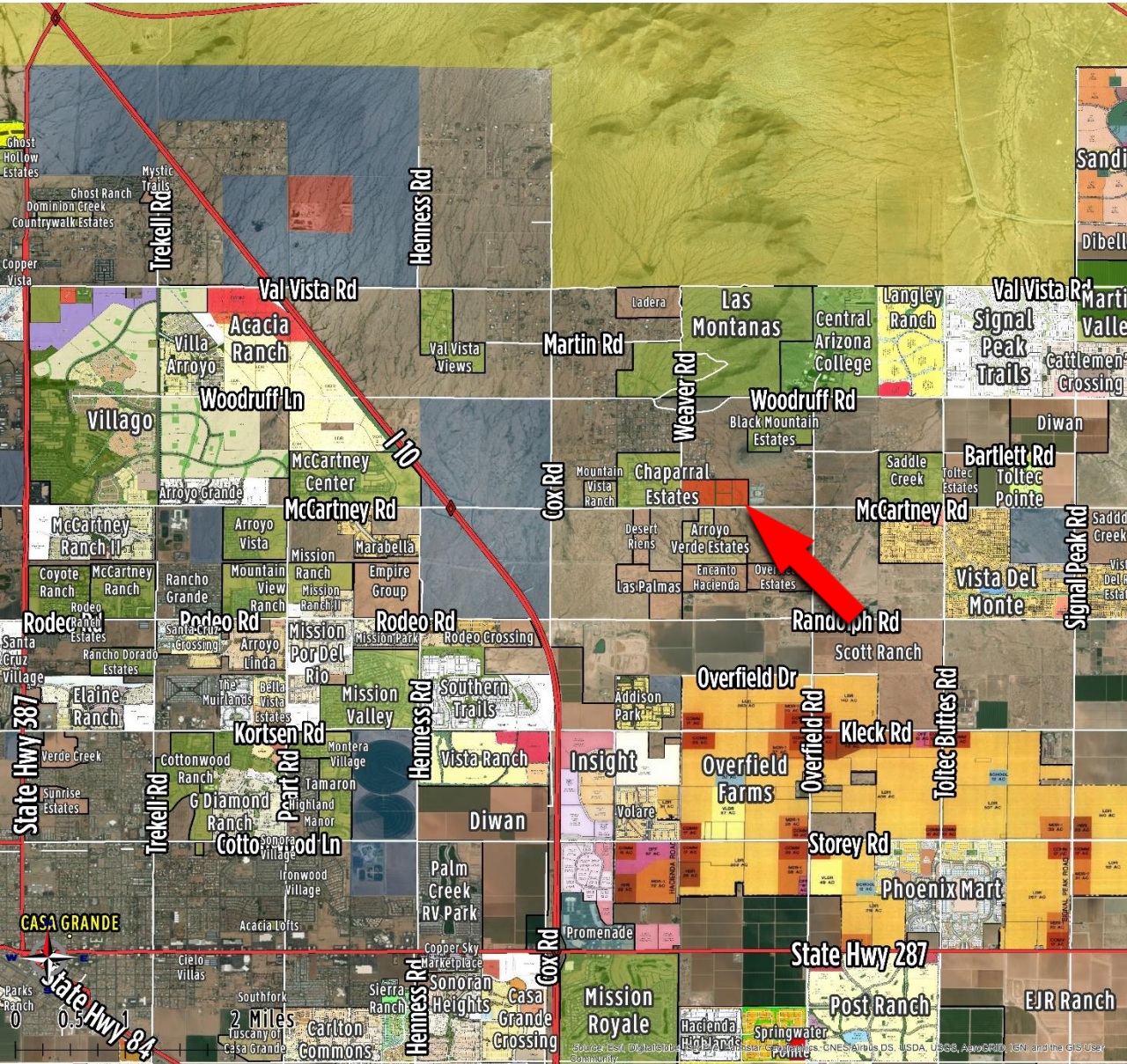


McCartney & Weaver | Pinal County, AZ

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



Location:

NEC of McCartney Rd & Weaver Rd,
Pinal County, AZ

Purchase Price:

Submit Offers

Description:

78.45 Acres
APN 509-75-005C, H, M, N, & P
Zoned CR-1

Utilities:

Water - Arizona Water Company
Sewer - Septic
Electricity - SRP
Gas - Southwest Gas

Comments:

The property is in the Pinal County
Comprehensive Plan for Moderate
Low Density Residential (1-3.5
du/ac).



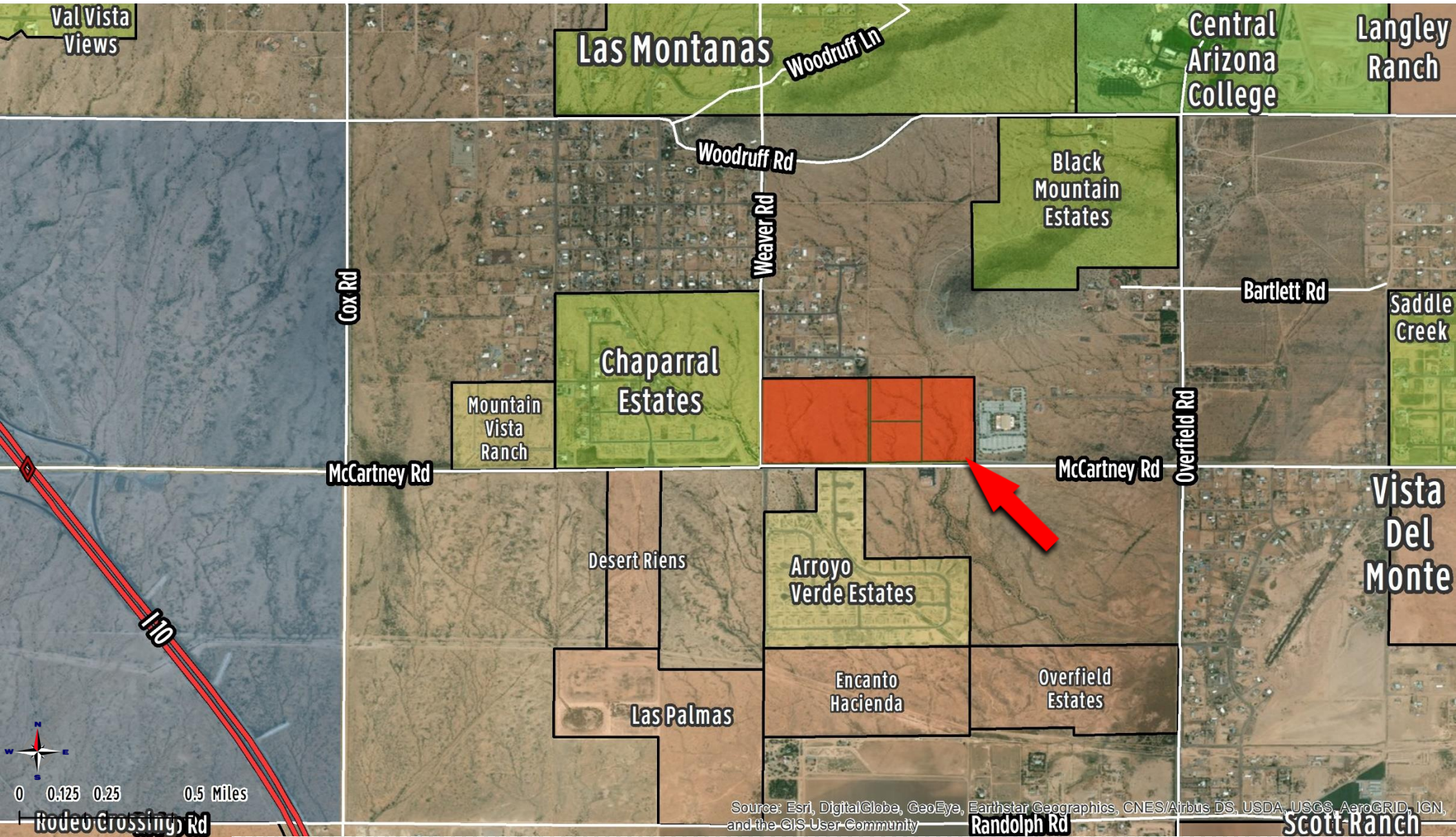
Jim Tipton (602) 553-4110 jtipton@hogangroupaz.com
James Hotis (480) 463-6004 jhotis@hogangroupaz.com

EXCLUSIVELY LISTED

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



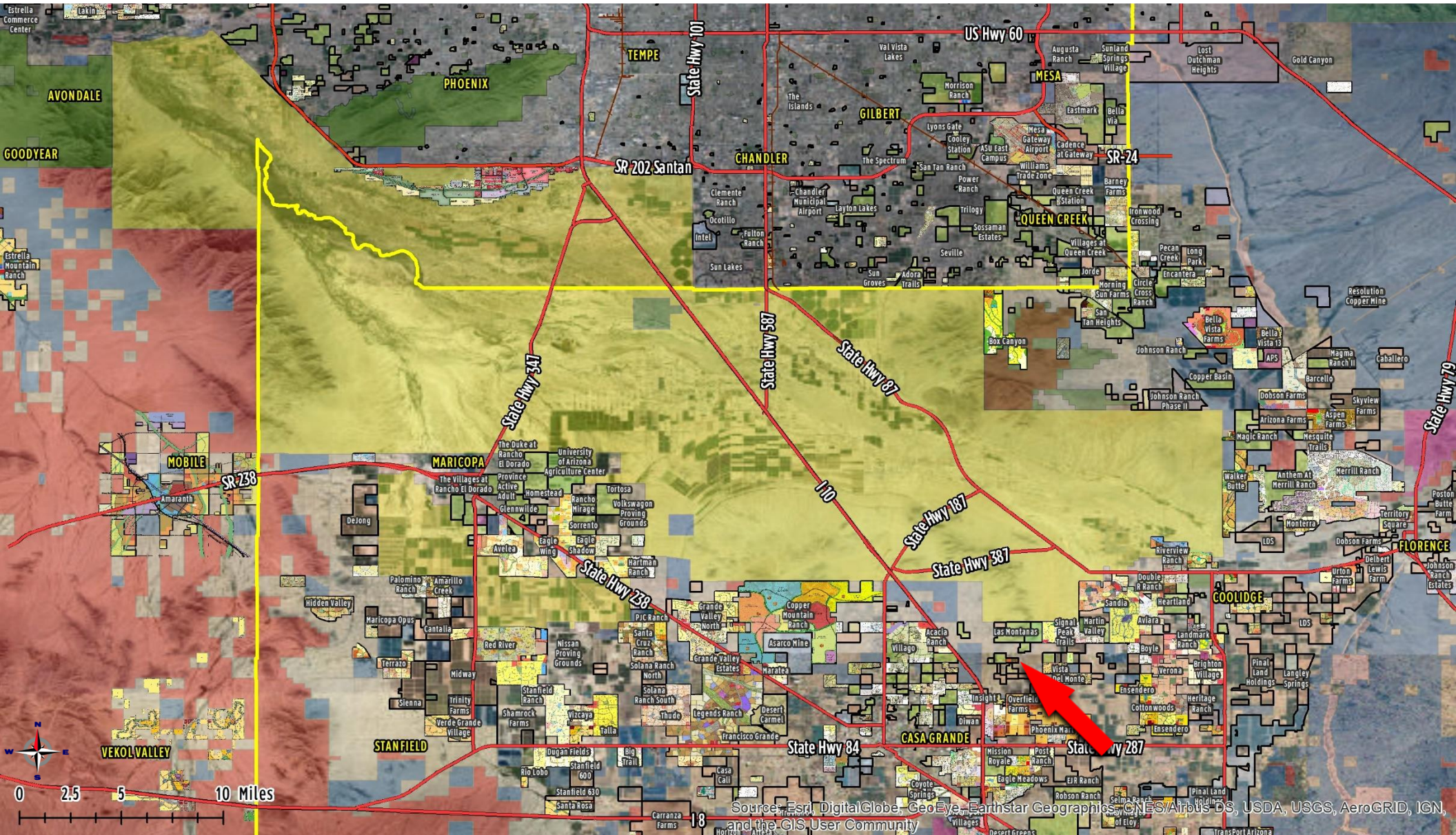
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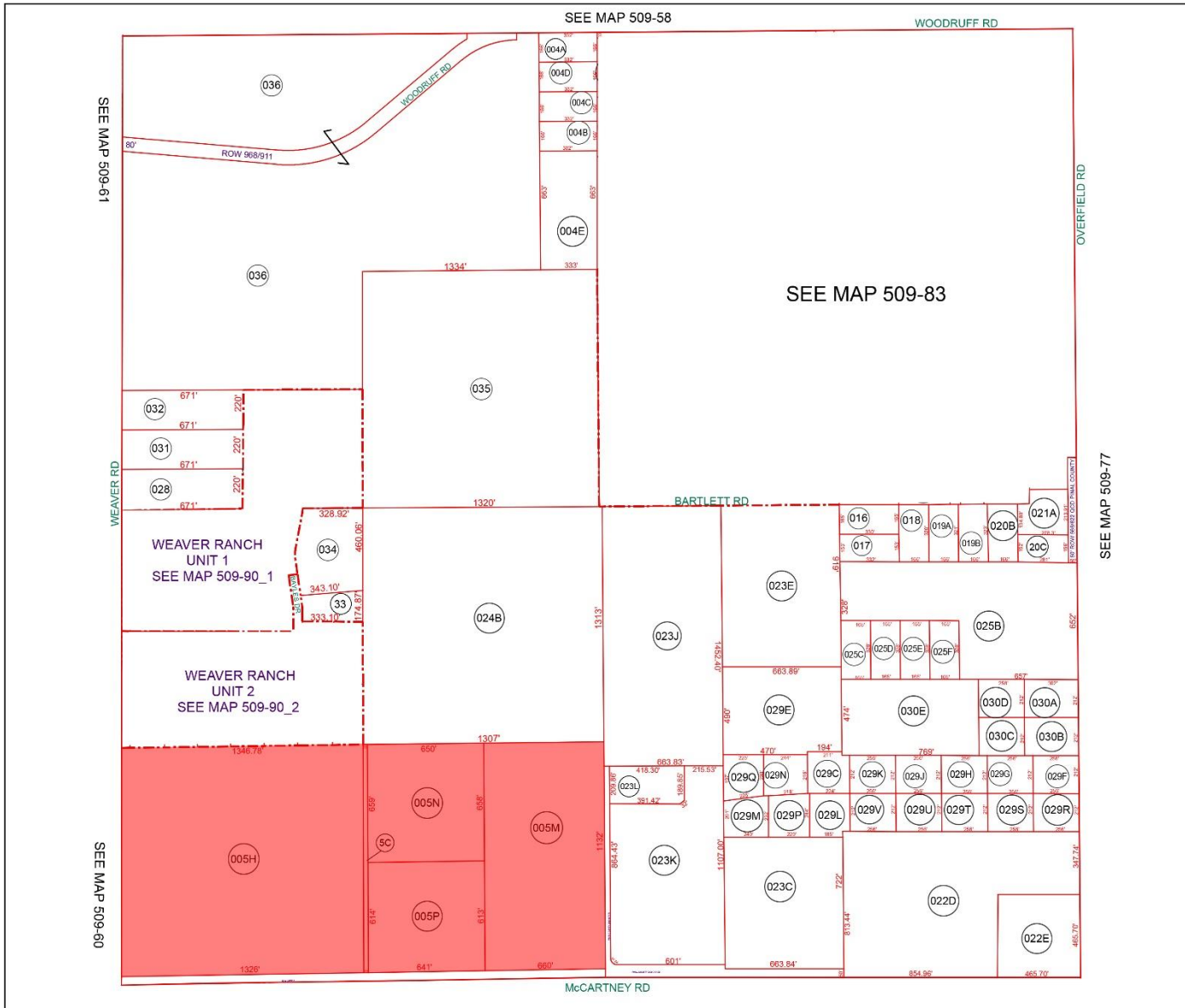
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BOOK - MAP
509-75
 SEC. 32 T.05S. R.07E.

LOCATION MAPS
 R.E.
 TOWNSHIP

6	5	4	3	2	1
7	8	9	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

SECTION MCCARTNEY RD

Revised: 10/25/2012
 By: KCS

PINAL COUNTY
wide open opportunity
Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN. EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

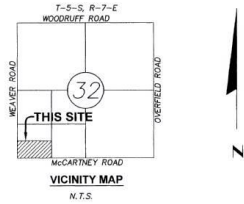
SEE BOOK 401



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ALTA/ACSM LAND TITLE SURVEY

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER
OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

STATE OF ARIZONA } ss 1 of 2
COUNTY OF PINAL } 2007-019283
I hereby certify that the within instrument is
filed in the office records of this County in
Survey Book 253 Page 46
Date 9/26/2005
Request of West Coast Funding, L.L.C.
Witness my hand and official seal
Lynne Deane-Lyle Pinal County Recorder
By: M. H. [Signature]

1423 South Higley Road
Building #9, Suite #122
Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

GENERAL NOTES:

- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 040077-0725 C DATED AUGUST 15, 1983, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING."
- THE FOLLOWINGS MATTERS DISCLOSED BY AN ALTA/ACSM LAND TITLE SURVEY MADE BY CAN-AM ENGINEERING GEOMATICS ARIZONA, LLC, JOB NO. 2005-068, DATED APRIL 27, 2005.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH STEWART TITLE AND TRUST OF PHOENIX, ORDER NO. 05100285, DATED FEBRUARY 24, 2005 AT 5:00 P.M.
- GROSS AREA = 3,428,970 SQUARE FEET OR 78.74 ACRES MORE OR LESS
NET AREA = 3,387,856 SQUARE FEET OR 77.77 ACRES MORE OR LESS
(NET AREA = GROSS AREA LESS 53 FOOT COUNTY ROADWAY EASEMENT.)

SCHEDULE "B" ITEMS

- ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER NOT YET DUE AND PAYABLE FOR THE YEAR 2005.
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN CENTRAL ARIZONA WATER CONSERVATION DISTRICT.
- A RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED IN DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
- EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1055, PAGE 291.
- RESTRICTIONS, CONDITIONS, COVENANTS, RESTRICTIONS, INCLUDING BUT NOT LIMITED TO ANY RESTAURANTS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN FEE NO. 1 1997-033362.
- EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN FEE NO. 204-011303.
- WATER RIGHTS, CLAIMS TO TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- RIGHTS OR PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION.

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER (BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,
EXCEPT THE SOUTH 50 FEET THEREOF, AS CONVEYED TO PINAL COUNTY BY DEED RECORDED IN DOCKET 576, PAGE 967.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 7 EAST, WHICH BEARS NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST.

REFERENCES

- STEWART TITLE AND TRUST OF PHOENIX, INC. ORDER NO: 05100285 DATED FEBRUARY 24, 2005 05:00 P.M.
- DOCKET 375, PAGE 572
- DOCKET 576, PAGE 967
- DOCKET 1055, PAGE 291
- FEE NO. #1997-033362
- WEAVER RANCH UNIT 2 PLAT RECORDED IN CABINET D, SLIDE 93
- RECORD OF SURVEY-MINOR LAND DIVISION; BOOK 3, PAGE 546
- G.L.O. TOWNSHIP PLAT; ACCEPTED SEPTEMBER 11, 1929
- ASSESSORS PARCEL MAP; 509-75
- FEE NO. #1997-033362
- WEAVER RANCH UNIT 2 PLAT RECORDED IN CABINET D, SLIDE 93
- RECORD OF SURVEY-MINOR LAND DIVISION; BOOK 3, PAGE 546
- RESULTS OF SURVEY MAP FOR DICK HANSON, WECKERLY & ASSOCIATES, 8/1996
- WATER DISTRIBUTION MAP, ARIZONA WATER COMPANY, 12/7/87
- SOUTHWEST GAS AS-BUILTS, SOUTHWEST GAS CORPORATION

ZONING AND SETBACKS

ZONING: P.A.D. (PLANNED AREA DEVELOPMENT)
SETBACKS: BUILDING SETBACKS FROM ALL PROPERTY LINES WHICH FORM THE PERIMETER OF THE P.A.D. SHALL BE NO LESS THAN TWENTY FEET, EXCEPT AS NOTED IN THE DESIGN STANDARDS ADOPTED IN SECTION 17.40.015 AND SUBSECTION S.

ABBREVIATIONS

- (R) RECORD BEARING AND/OR DISTANCE
(M) MEASURED BEARING AND/OR DISTANCE
(C) CALCULATED BEARING AND/OR DISTANCE
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
F.S.B. FRONT BLDG. SETBACK
S.S.B. SIDE BLDG. SETBACK
R.S.B. REAR BLDG. SETBACK
S.S.S.B. SIDE STREET BLDG. SETBACK

SURVEYORS CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO:

MAYFAIR, INC., A NEVADA CORPORATION
WEST COAST FUNDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
STEWART TITLE AND TRUST OF PHOENIX, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1.8, 10.1(b), 11.4 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 9/26/2005

SIGNED: [Signature]
RLS # 34554

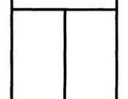
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 20, 1999.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999.

NO.	DATE	BY	REVISION

SEAL



ALTA/ACSM LAND TITLE SURVEY
CASA GRANDE 80 ACRES
WEST COAST FUNDING, L.L.C.
PINAL COUNTY, ARIZONA

DATE	9/20/2005
SCALE	1" = 100'
PLAT #	2005068
FILE	5098-ALTA
SHEET:	1
OF:	2

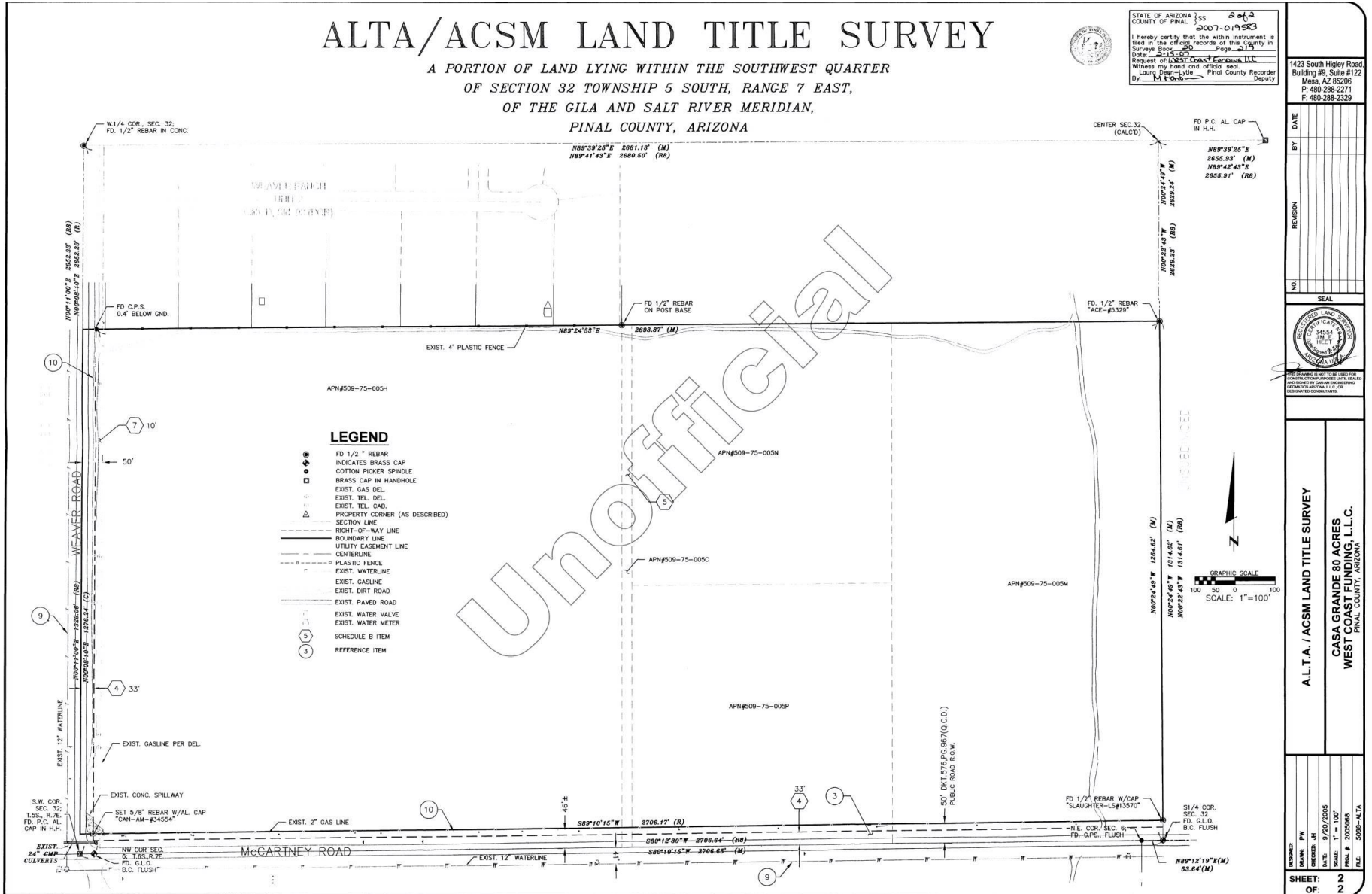
2005-068 ALTA 30-20-05



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