

SEC MONTGOMERY RD & HWY 84

CASA GRANDE, AZ 85193



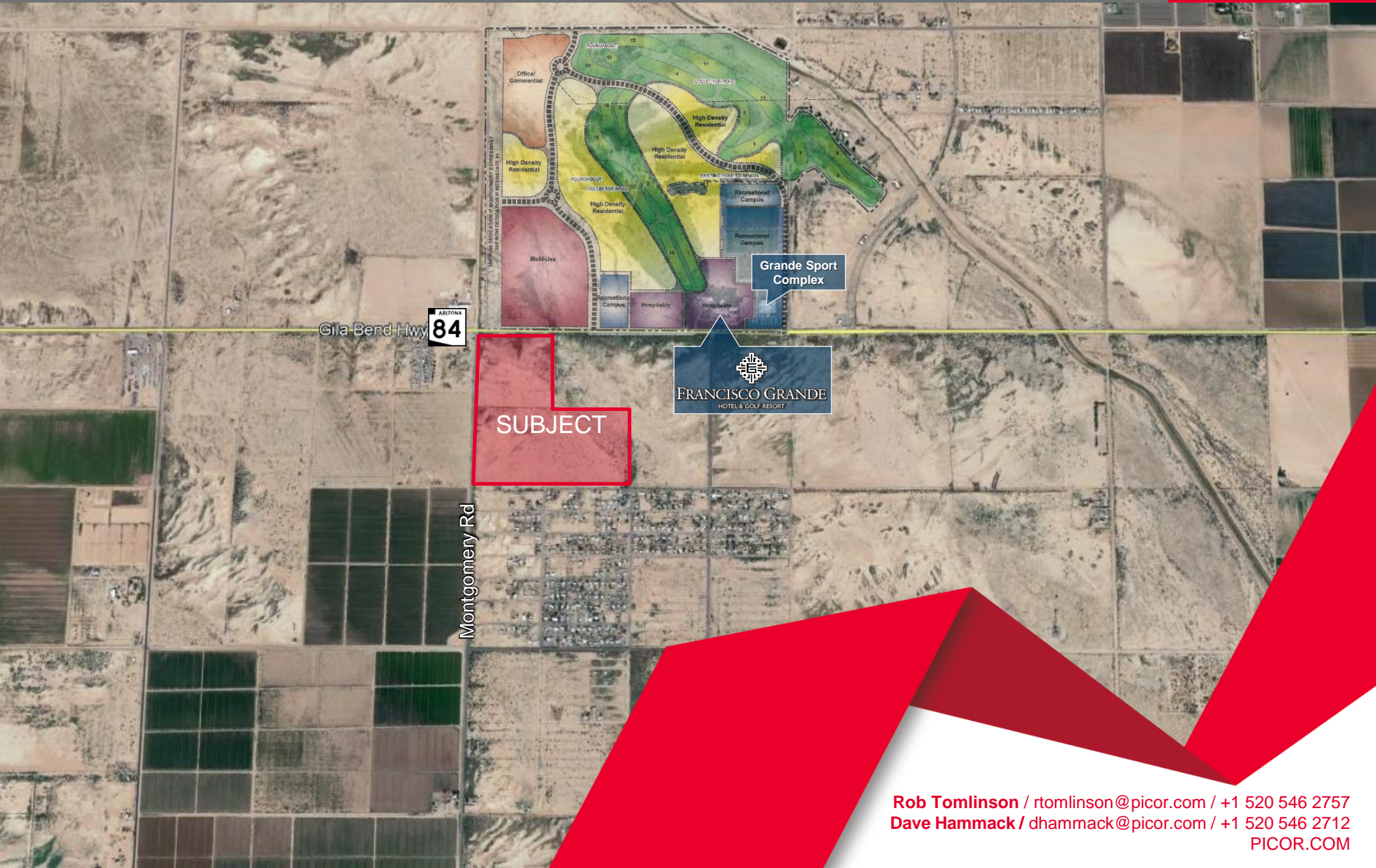
CUSHMAN &
WAKEFIELD



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For Sale | Vacant Land

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CASA GRANDE, AZ 85193

PARCEL NO./LAND SIZE

503-51-0070: ±99.24 Acres

503-51-0060: ±19.24 Acres

Total ±118.48 Acres

ZONING

General Rural Residential

(Allows 1.25 dwelling units per Acre)

Pinal County

PROPERTY TAXES

\$1,852.50

UTILITIES

Electricity: Electric District #3

Water: To be determined

Sewer: To be determined

Telephone/Cable: Century Link

SCHOOL DISTRICT

Casa Grande School District #4

SALE PRICE

\$1,250,000 (\$0.24/SF)

COMMENTS

- Across from \$8M renovated Francisco Grande Resort & Golf
- Adjacent to Grande Sport Complex/ Performance Center
- Strategic location at juncture of Interstate 10 and Interstate 8, as well as railway
- Large tract of development land at the SEC of Gila Bend Highway and Montgomery Rd
- Very near Francisco Grande Hotel and Golf Resort (www.franciscogrande.com)
- Francisco Grande Planned Area Development in process directly across the street (663 acres)
- Nearby planned 2,360 acre Attessa Motor Sports Center (attesa.com)
- Close to new 1,000,000 SF Lucid car manufacturing plant (lucidmotors.com)

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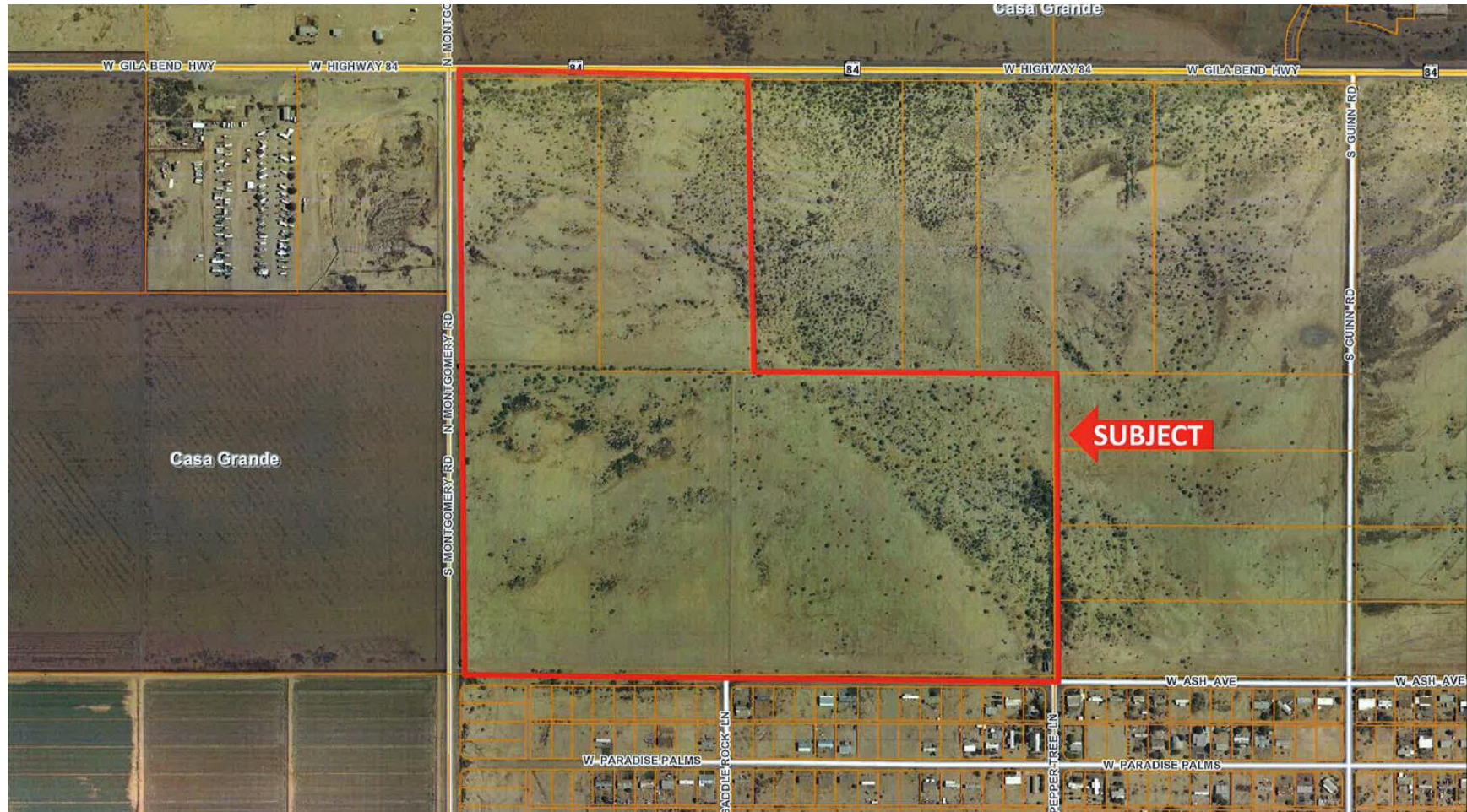


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AERIAL



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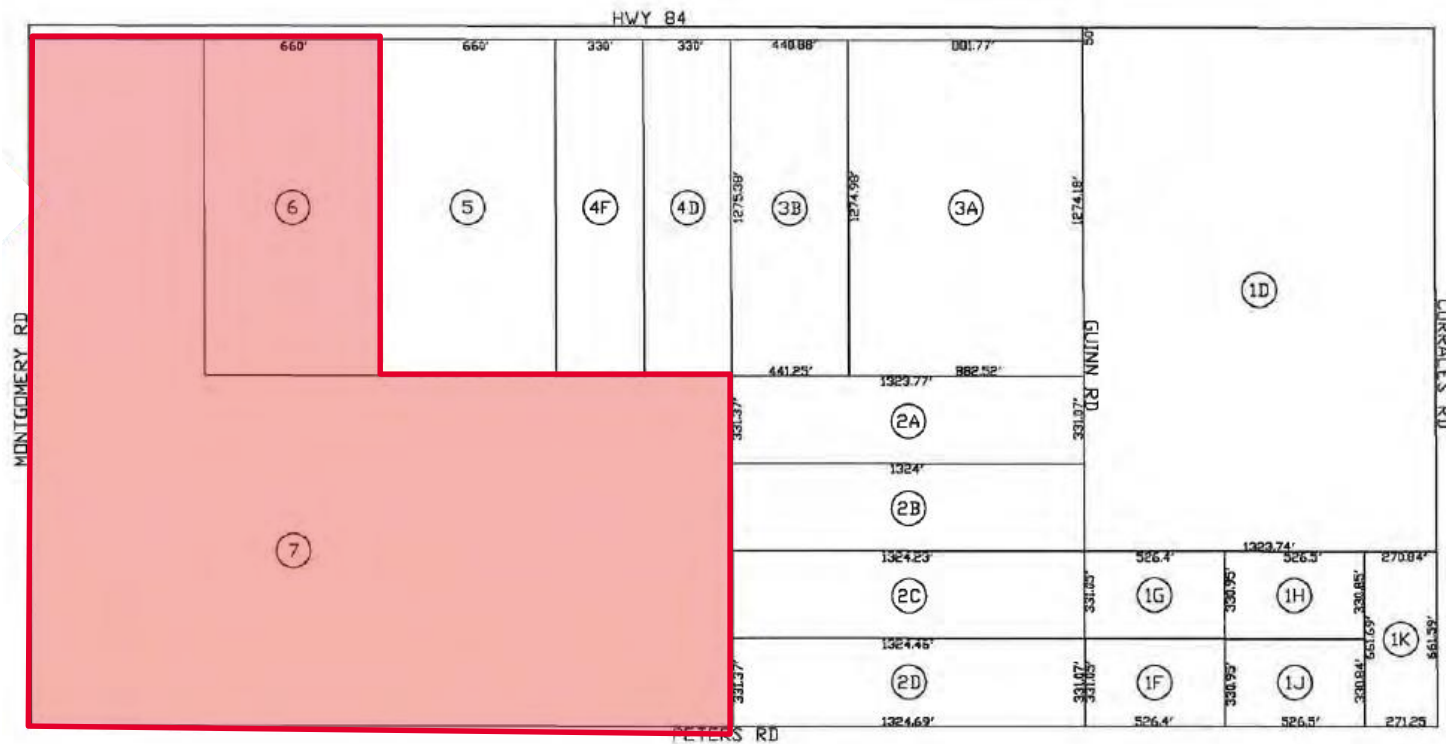


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CASA GRANDE, AZ 85193

PARCEL MAP



SEE MAP 503-50

SCALE: 1" = 600'

10-20-2005

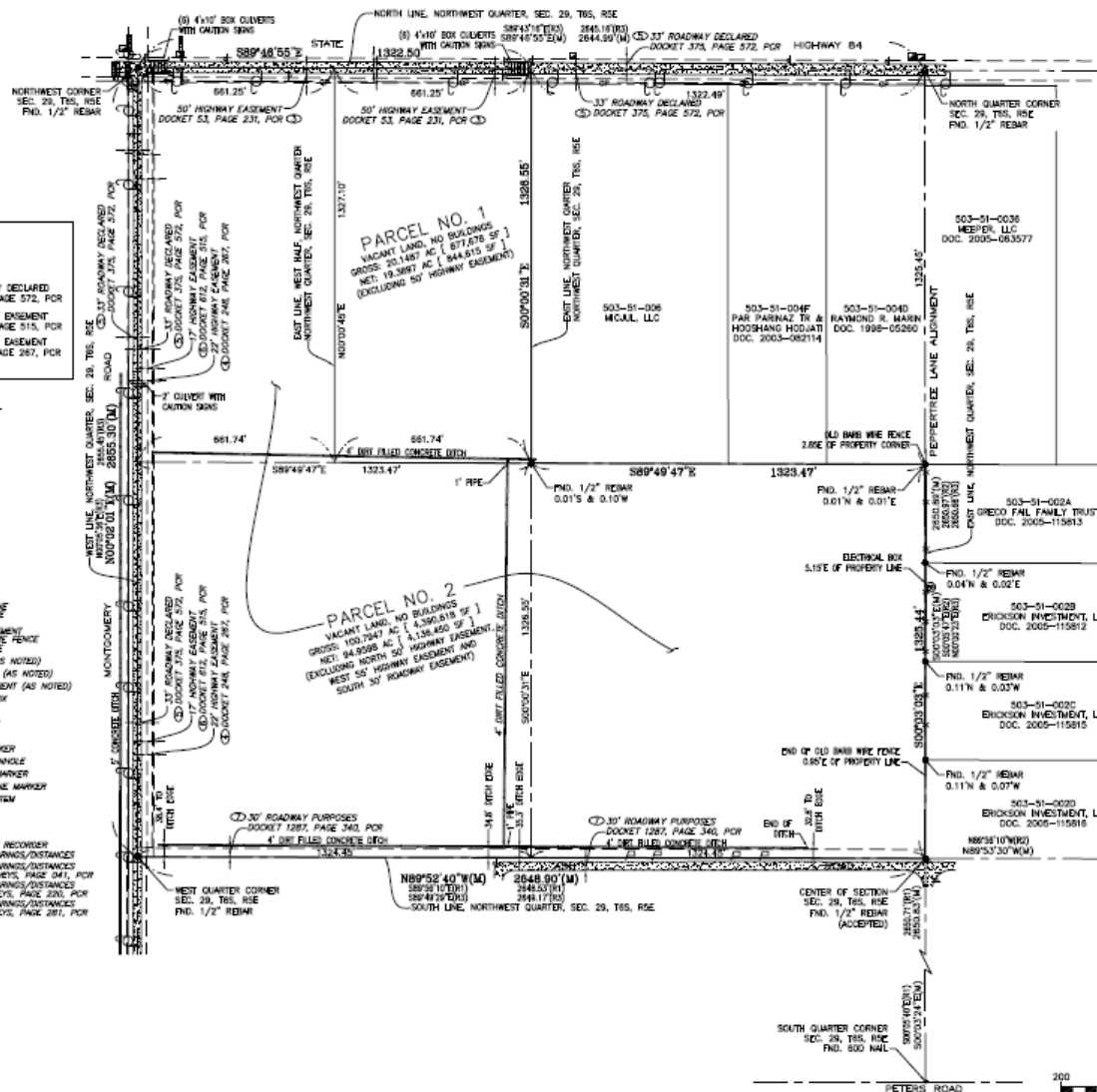
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AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF ORSETT 84 & MONTGOMERY

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



SCHEDULE B

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 01003241 EFFECTIVE OCTOBER 17, 2007 AT 7:30 AM.

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, BEARING AS FOLLOWS: (NOT PLATTABLE) SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, (NOT PLATTABLE)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, (PLOTTED) RECORDED IN BOOK 53, PAGE 231 OF DEEDS PURPOSE: PUBLIC HIGHWAY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, (PLOTTED) RECORDED IN DOCKET 248, PAGE 267 PURPOSE: PUBLIC HIGHWAY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, (PLOTTED) RECORDED IN DOCKET 375, PAGE 572 PURPOSE: PUBLIC ROAD
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, (PLOTTED) RECORDED IN DOCKET 612, PAGE 515 PURPOSE: PUBLIC HIGHWAY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, (PLOTTED) RECORDED IN DOCKET 1287, PAGE 340 PURPOSE: ROADWAY PURPOSES

DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW, AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS THEREOF (NOT PLATTABLE)
AMOUNT: \$5,400,000.00
DATED: 10/17/2007
RECORDED: DOCUMENT NO. 2008- TRUSTEE: ORSETT/ACQUISITIONS, L.L.C.
BENEFICIARY: ISAAC NATAFI AND KIRANA NATAFI, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/3 INTEREST AND MONTANAL PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/3 INTEREST AND T. LORRAINE LARSON, YELLOWMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST AND ABRAHAM BARZILAI, TRUSTEE OF THE ABRAHAM BARZILAI REVOCABLE FAMILY TRUST, AS TO AN UNDIVIDED 1/6 INTEREST

LEGAL DESCRIPTION

PARCEL 1:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

CONTAINING
GROSS: 25,148.77 AC (6,717,876 SF) MORE OR LESS.
NET: 19,389.77 AC (5,444,815 SF) MORE OR LESS.
(EXCLUDING NORTH 50' HIGHWAY EASEMENT)

PARCEL 2:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

CONTAINING
GROSS: 100,794.7 AC (2,788,298 SF) MORE OR LESS.
NET: 94,898.8 AC (2,643,450 SF) MORE OR LESS.
(EXCLUDING NORTH 50' HIGHWAY EASEMENT, WEST 50' HIGHWAY EASEMENT AND SOUTH 30' ROADWAY EASEMENT)

TOTAL AREA

GROSS: 126,943.47 AC (3,211,196 SF) MORE OR LESS.
NET: 114,288.57 AC (3,131,265 SF) MORE OR LESS.
(EXCLUDING NORTH 50' HIGHWAY EASEMENT, WEST 50' HIGHWAY EASEMENT AND SOUTH 30' ROADWAY EASEMENT)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING 5.89°46'55"E (ASSUMED BEARING)

SURVEYOR NOTES

- ALL FIELDWORK WAS COMPLETED IN THE MONTH OF DECEMBER, 2007.
- THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RECORD.
- NO OBSERVABLE EVIDENCE OF EXISTING MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (ALTA TABLE A #16)
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. (ALTA TABLE A #18)

SURVEYOR CERTIFICATE

I, COLIN D. HARVEY, A NEBRASKA CORPORATION, TO LAWYERS TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, TO LAWYERS TITLE INSURANCE CORPORATION, TO ISAAC NATAFI AND KIRANA NATAFI, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/3 INTEREST, TO MONTANAL PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/3 INTEREST, AND T. LORRAINE LARSON, YELLOWMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST, AND ABRAHAM BARZILAI, TRUSTEE OF THE ABRAHAM BARZILAI REVOCABLE FAMILY TRUST, AS TO AN UNDIVIDED 1/6 INTEREST, AND TO ORSETT/ACQUISITIONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11A, 13, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

COLIN D. HARVEY
ARIZONA R.L.S. #42017

HARVEY LAND SURVEYING, INC. 139 WEST COTTONWOOD LANE, SUITE 103 CASA GRANDE, ARIZONA 85222 PHONE: (520) 676-4788 E-MAIL: COL@HARVEYLANDSURV.COM	DRAWN BY: SRB SCALE: 1" = 200' DATE: 01-09-2008 JOB NUMBER: 080108008 SHEET: 1 OF 1	CHECKED BY: SCALE: 1" = 200' DATE: 01-09-2008 JOB NUMBER: 080108008 SHEET: 1 OF 1
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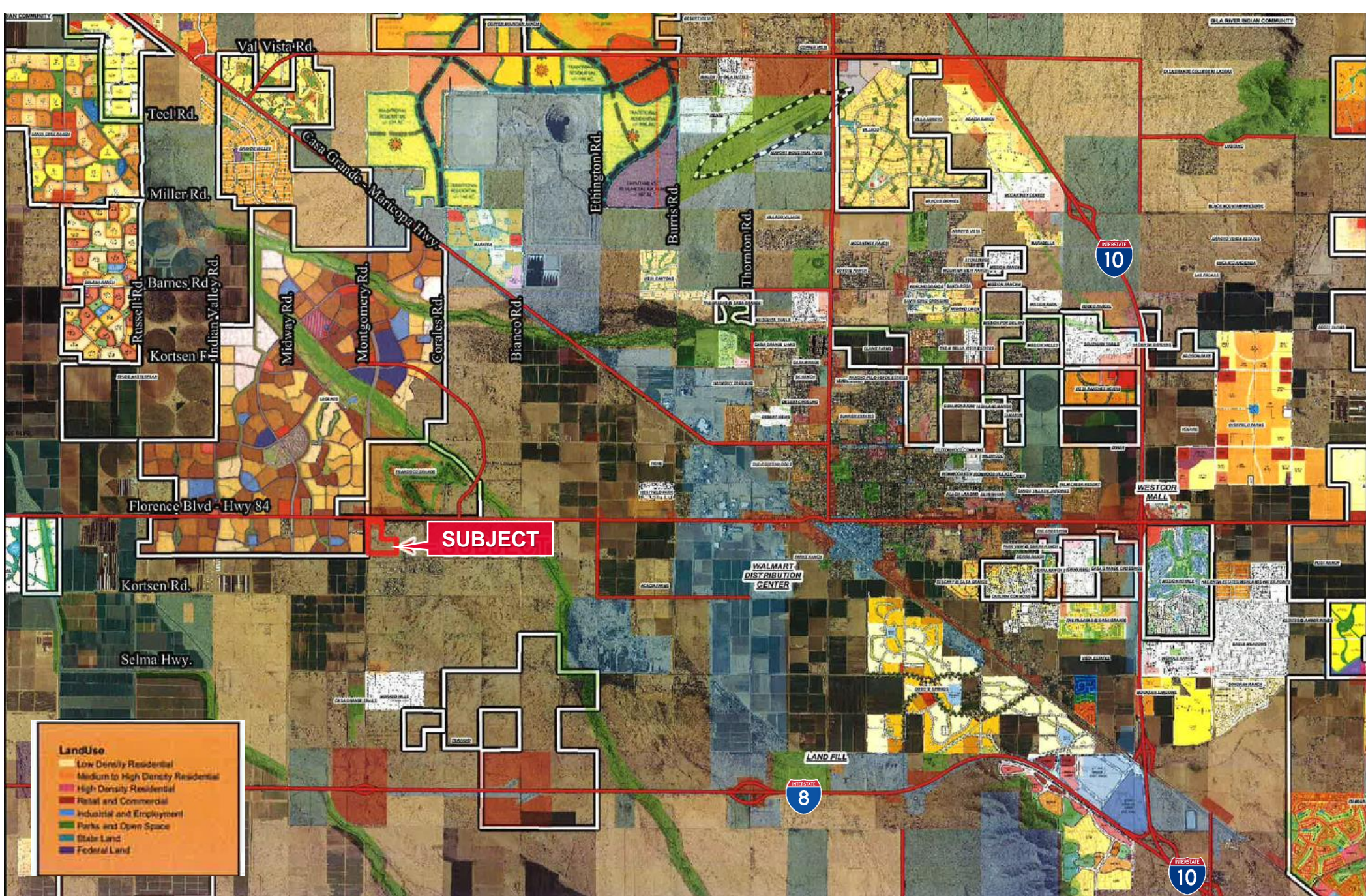
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 6/4/2020

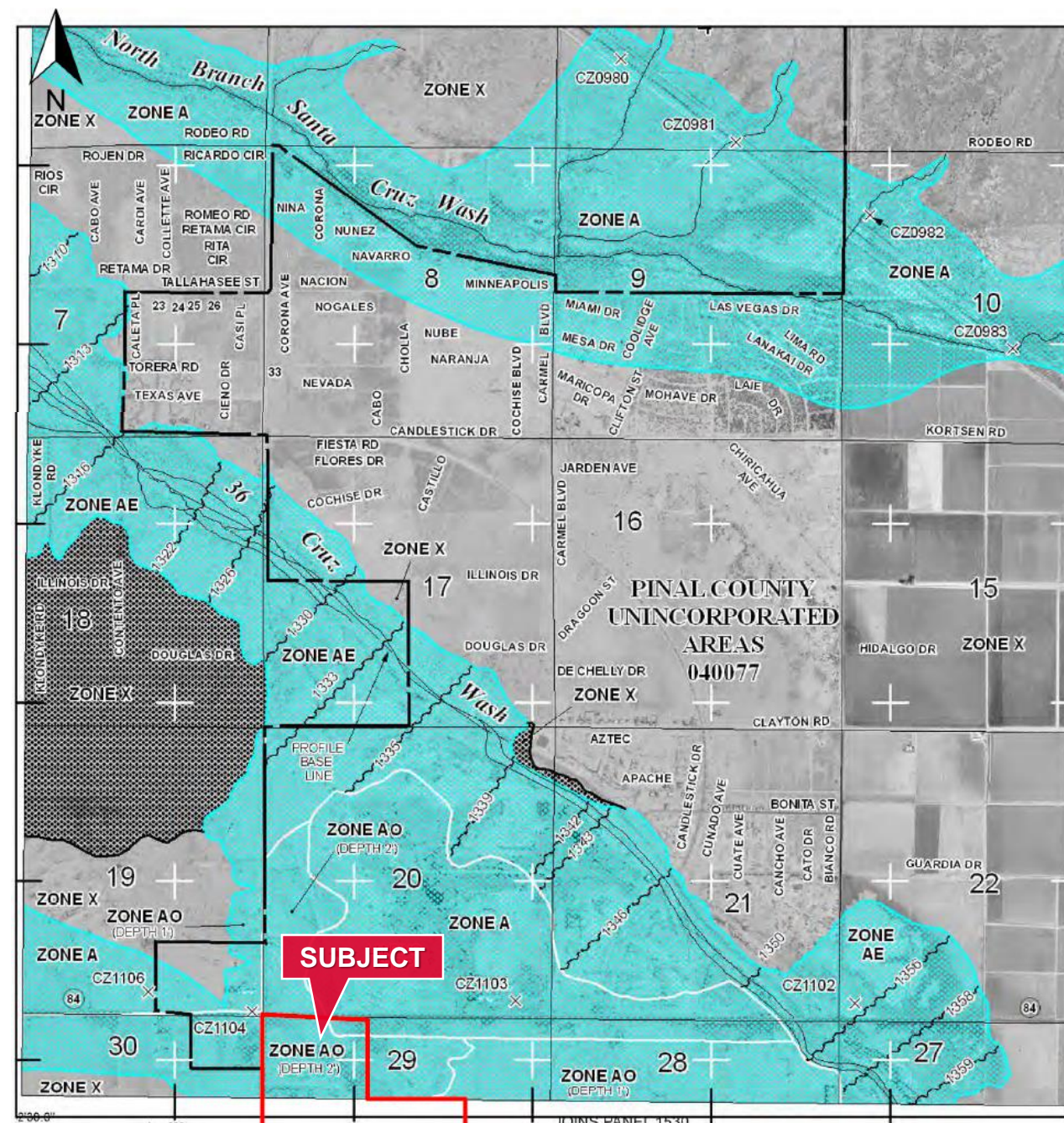


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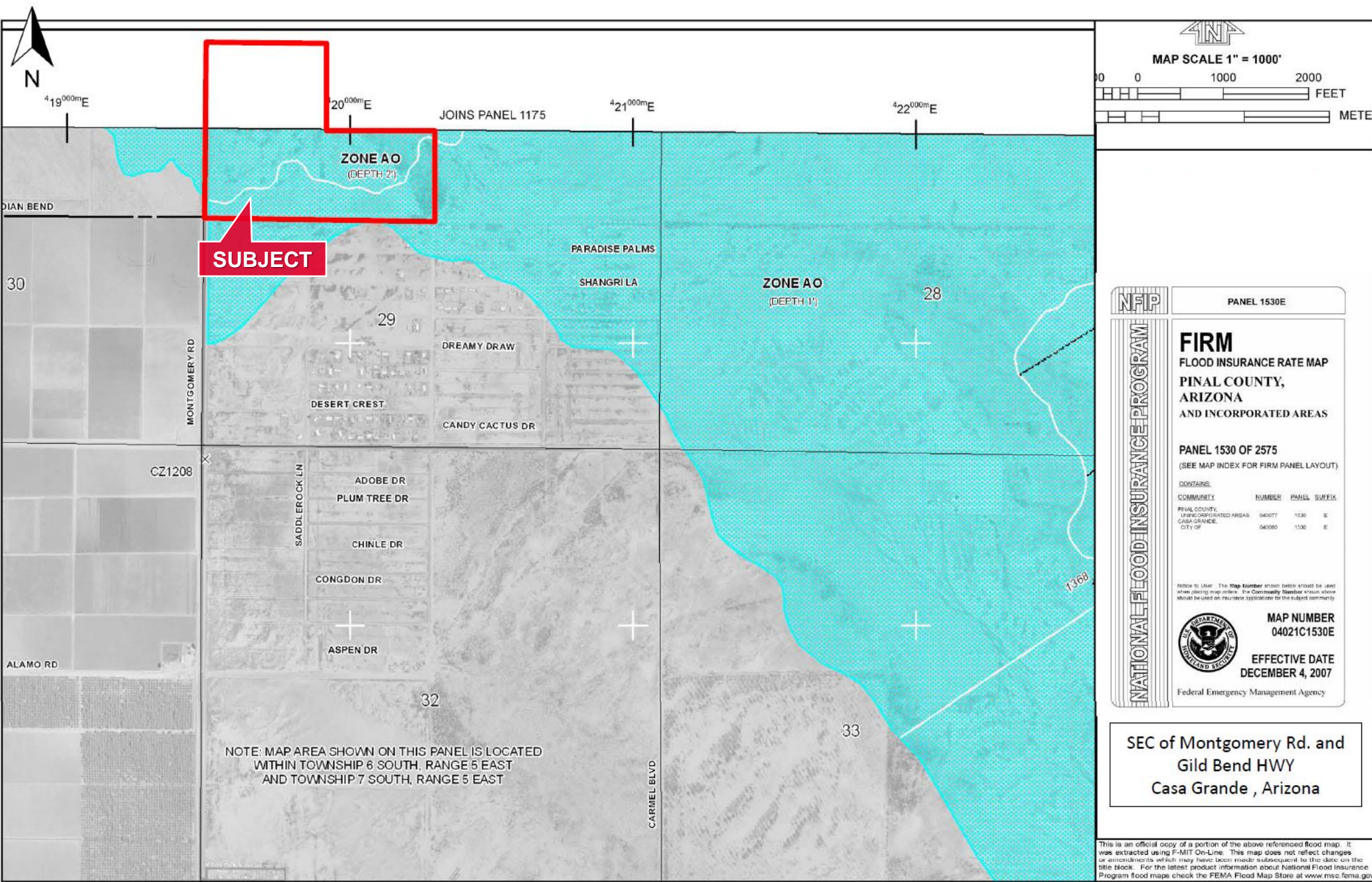
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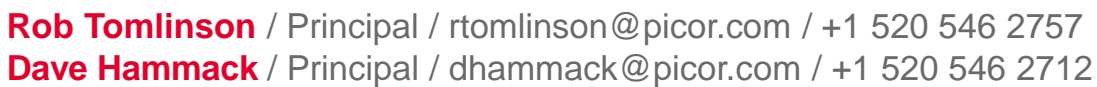

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