

EXCLUSIVE LISTING
RODEO RANCH ESTATES
PINAL AVE & RODEO RD | CASA GRANDE, ARIZONA

LOCATION	Site is located East of the Southeast corner of Pinal Ave & Rodeo Rd, Casa Grande, Arizona
NUMBER OF LOTS	17 Developed Lots 80' x 132' Minimum Lot Size
SETBACKS	5' & 10' Side Yard / 20' Front Yard / 20' Rear Yard
APPROVED ZONING	R-1 / City of Casa Grande
SUGGESTED PRICE	Market Price. Contact Brokers for more details.
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow 30-days thereafter.
UTILITIES	Water Arizona Water Company Sewer City of Casa Grande Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	<p>This is a well-located Developed Lot opportunity in North Casa Grande close to shopping, transportation corridors and Casa Grande Municipal Airport. Subdivision is platted for 37 total Lots. 8 homes have already been built and sold to individual homeowners.</p> <p>Balance of Subdivision consists of 29 total Vacant Developed Lots controlled by 3 separate landowner groups (17 Lots, 9 Lots, 3 Lots – see attached aerial exhibit). The Westland Properties Group is representing the 17 Lot Owner. If required, the Westland Properties Group will assist Buyer in the purchase of the balance of the lots via two separate Purchase Agreements with the two remaining Lot owners.</p> <p>2021 Annual Taxes estimated at \$330/Lot. Monthly HOA dues are \$80/Lot. CC&Rs call for 1,800sf minimum home size.</p>



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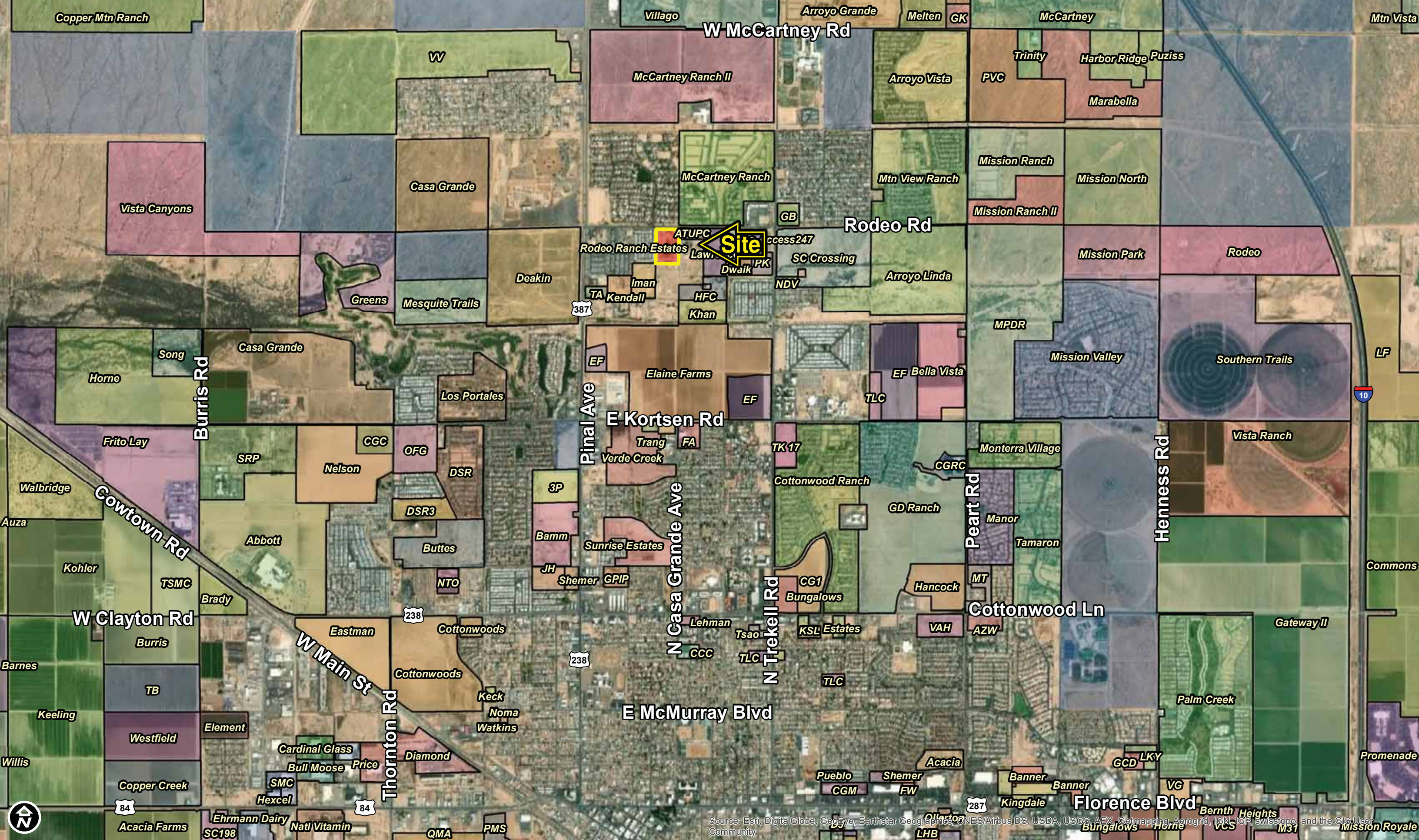
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RODEO RANCH ESTATES
17 DEVELOPED LOTS | 80' x 130'
PINAL AVE & RODEO RD
CASA GRANDE, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG | WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



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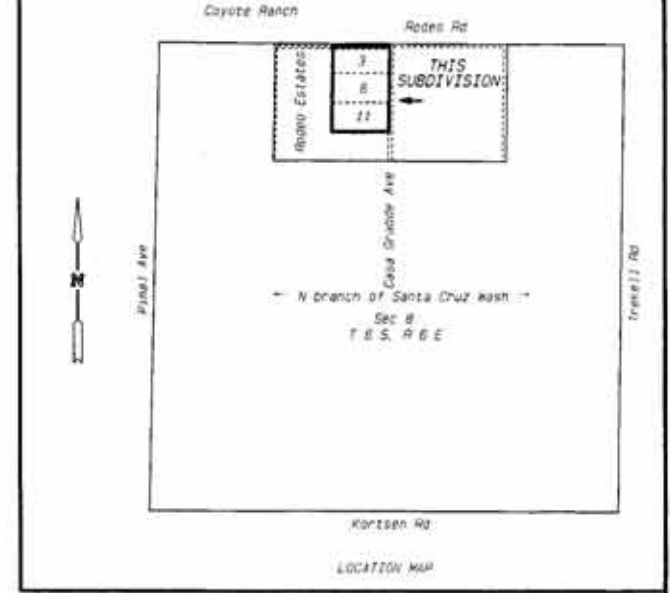
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RODEO RANCH ESTATES

A RESUBDIVISION OF
Lillian W Peart Subdivision, Lots 3, 6, and 11
as recorded in Bk. 4 of Maps at Map #40
being part of the E 1/2 of the NE 1/4 of the NW 1/4
Section 8, Township 6 south, Range 6 East, 6 & S R M
Pinal County, Arizona



I hereby certify that the survey shown hereon has been done under my direction during the month of May 2006 that this survey has been made in accordance with the minimum standards for Arizona Land Boundary Surveys for a "Class 4 (Urban) Survey" as defined in Table 1 of the rules of the State Board of Technical Registration, effective as of the date of certification, and has been performed to meet or exceed the measurement requirements of a "Class 4 (Urban)" survey as defined in Table 2 thereof.

[Signature] 5-16-06
MAYOR, CITY OF CASA GRANDE, ARIZONA Date

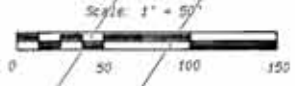
LEGEND

- Fd corner as noted
- Set corner L520358
- ◇ Fd Section Cor

AREA TABLE

37 Lots	10.369 Ac.
4 Tracts	0.986 Ac.
Roads	2.866 Ac.
TOTAL	14.221 Ac.

CURVE	ARC	DELTA	RADIUS
C1	22.34	51°11'43"	25.00
C2	22.34	51°11'43"	25.00
C3	51.68	59°13'08"	50.00
C4	47.68	54°38'21"	50.00
C5	67.78	77°45'11"	50.00
C6	22.34	51°11'43"	25.00
C7	74.15	84°59'17"	50.00
C8	66.38	63°27'43"	50.00
C9	39.17	44°50'49"	50.00
C10	22.34	51°11'43"	25.00
C11	24.85	69°08'11"	16.00
C12	25.39	90°55'22"	16.00
C13	25.13	90°00'00"	16.00
C14	11.50	31°34'59"	21.00
C15	21.41	58°24'55"	21.00
C16	25.13	90°00'00"	16.00
C17	11.50	31°34'59"	21.00
C18	21.41	58°25'09"	21.00
C19	22.36	51°14'44"	25.00
C20	62.96	72°08'41"	50.00
C21	22.34	51°11'43"	25.00
C22	62.75	71°54'26"	50.00
C23	22.34	51°11'43"	25.00
C24	22.34	51°11'43"	25.00
C25	22.34	51°11'43"	25.00
C26	19.97	23°53'07"	21.00
C27	64.38	73°42'03"	50.00
C28	60.81	63°40'45"	50.00
C29	22.34	51°11'43"	25.00
C30	22.34	51°11'43"	25.00
C31	24.89	69°08'18"	16.00
C32	25.37	90°51'10"	16.00



APPROVALS
Data on this plat was reviewed and approved this 25th day of July, 2006 by the City Engineer of Casa Grande, Arizona.

[Signature]
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 15th day of Jan. 2006. The Final Plat reviewed and approved this 25th day of July, 2006.

[Signature]
Planning and Zoning Commission Chairperson

[Signature]
Richard C. Miller
Planning and Development Director

Approved by the City Council of the City of Casa Grande, Arizona this 12th day of July, 2006.

[Signature]
Mayor

[Signature]
Attest:
City Clerk

PLAT DEDICATION

STATE OF ARIZONA
COUNTY OF PINAL
KNOW ALL MEN BY THESE PRESENTS: Creative Design Builders LLC, as owner, hereby resubdivide under the name of Rodeo Ranch Estates, a portion of Lillian Peart Subdivision, Lots 3, 6 and 11, being a portion of the NE 1/4 of the NW 1/4 of Section 8, Township 6 South, Range 6 East, 6 & Salt River Meridian, Pinal County, Arizona as shown and platted hereon, and hereby publishes this plat of Rodeo Ranch Estates and hereby declares:

- That this plat sets forth the location and gives the measurements and dimensions of the lots, roads, and easements situated within Rodeo Ranch Estates, and that each lot, and road shall be known by the number as shown on the plat.
- That all rights-of-ways shown on the plat are hereby dedicated and conveyed to the City of Casa Grande, including but not limited to access, drainage, transmission lines, and public utilities.
- That utility easements as shown hereon are hereby granted to the City of Casa Grande for installation and maintenance of utilities.
- That the tracts and easements are hereby granted for drainage and retention purposes, landscaping and Public Utility Easements and shall remain in perpetuity.
- Construction within easements, except by public agencies and utility companies, shall be limited to utilities and wood or removable section type fencing, unless approved otherwise by the City of Casa Grande. Further no structures shall be constructed in or across, nor shall other improvements or alterations be made to drainage facilities that are a part of this development without written authorization of the City of Casa Grande.

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 flooding, flowage erosion or damage caused by water whether surface, flood or rainfall and by reason of ingress and egress.

IN WITNESS WHEREOF, Creative Design Builders LLC, as owner has executed this subdivision plat this 25th day of July, 2006.

BY: *[Signature]*
President

ACKNOWLEDGEMENT
ON THIS, THE 25th DAY OF July, 2006, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **Duane Cozart** WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF CREATIVE DESIGN BUILDERS, AND THAT HE, AS SUCH AN OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING AS SUCH OFFICER.

IN WITNESS WHEREOF,
I HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 12, 2008

STATE OF ARIZONA
COUNTY OF PINAL
2006-105364

I hereby certify that the within instrument is what is in the official records of this County in Exhibit 10.

Date: 7-26-2006
Request of: Lillian W Peart
Witness my hand & official seal.
Lynn Deem-Lytle / Pinal County Recorder
By: K. Leubert / Notary Public

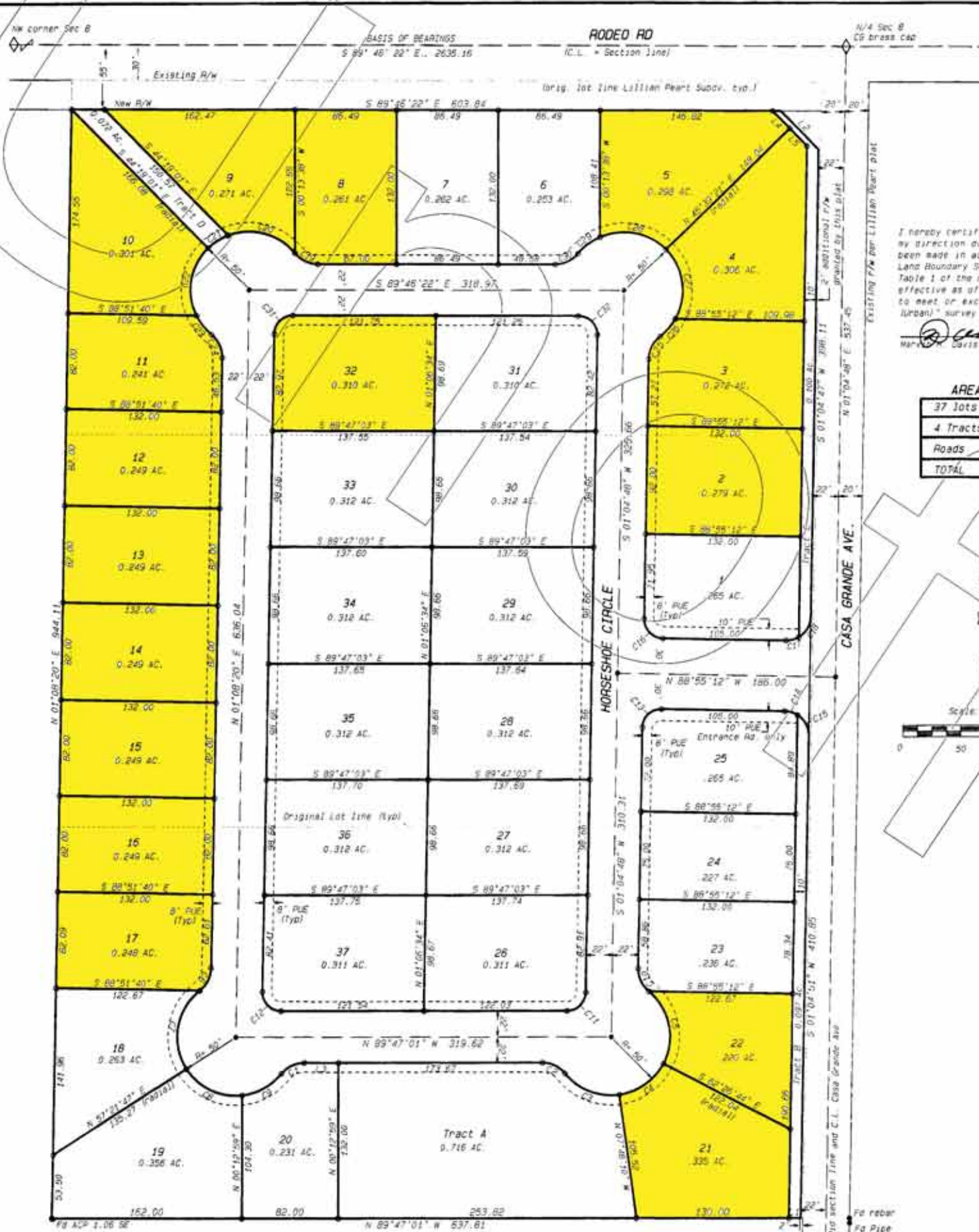
MHD Marvin H. Davis
PROFESSIONAL LAND SURVEYORS
CASA GRANDE, AZ
303 E ORANGE ST. #22
920-836-6273 (900) 881-1853

DATE: 5-16-06 DRAWN BY: G/DNT TO: FERNAN, MD REVIEW: MD
SURVEY NO. REVISION NO. L.S. NO. 12345

RODEO RANCH ESTATES

FINAL PLAT

DRAWING NO. 24-0149
SHEET 1 OF 1

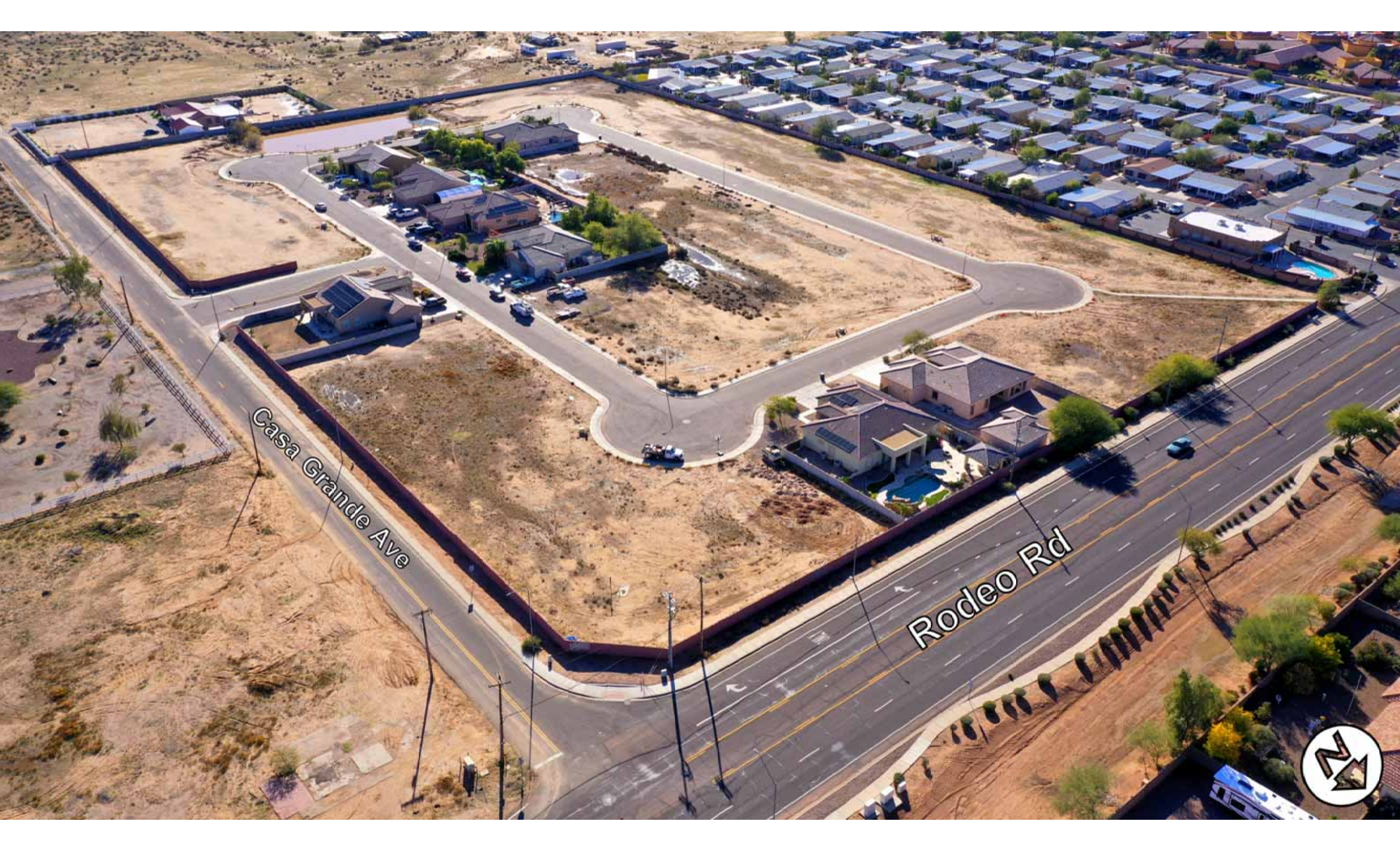


This Subdivision lies within a flood plain designated as ZONE X as shown on Flood Insurance Rate Map (FIRM) Panel #040085 0010C, City of Casa Grande, Arizona, as prepared by FEMA.

LINE	BEARING	DISTANCE
L1	S 89°47'01" E	10.00
L2	S 44°20'47" E	46.30
L3	S 89°47'01" E	25.00
L4	S 44°20'47" E	21.00
L5	S 44°20'47" E	21.00

This RE-SUBDIVISION OF LOTS 3, 6 and 11 Lillian Peart Subdivision lies within an area previously designated as having an assured water supply pursuant to A.R.S. 49-576, Subsection E.

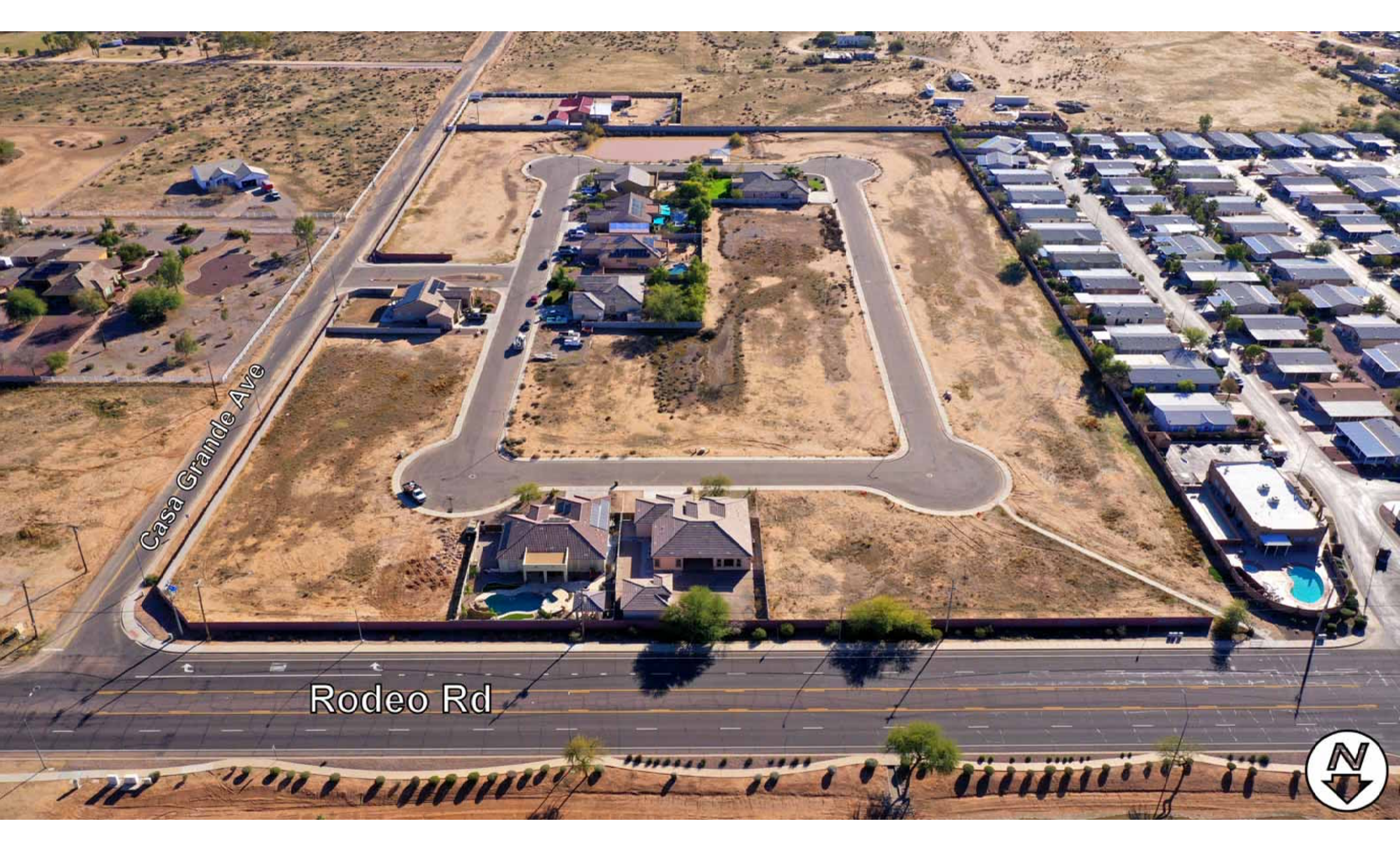
Maintenance of open space, tracts and drainage areas within Rodeo Ranch Estates and all landscaping within adjacent rights-of-ways shall be the responsibility of the Rodeo Ranch Estates Homeowners Association.



Casa Grande Ave

Rodeo Rd





Casa Grande Ave

Rodeo Rd



Casa Grande Ave

Rodeo Rd





Rodeo Rd W Rodeo Rd

Rodeo Rd

E Rodeo Rd

387

Pinal Ave

N Pinal Ave

N Pinal Ave

Unnamed Street

N Center Ave

Center St

Unnamed Street

Casa Grande Ave

- Owner A | 17 Developed Lots
- Owner B | 9 Developed Lots
- Owner C | 3 Developed Lots

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