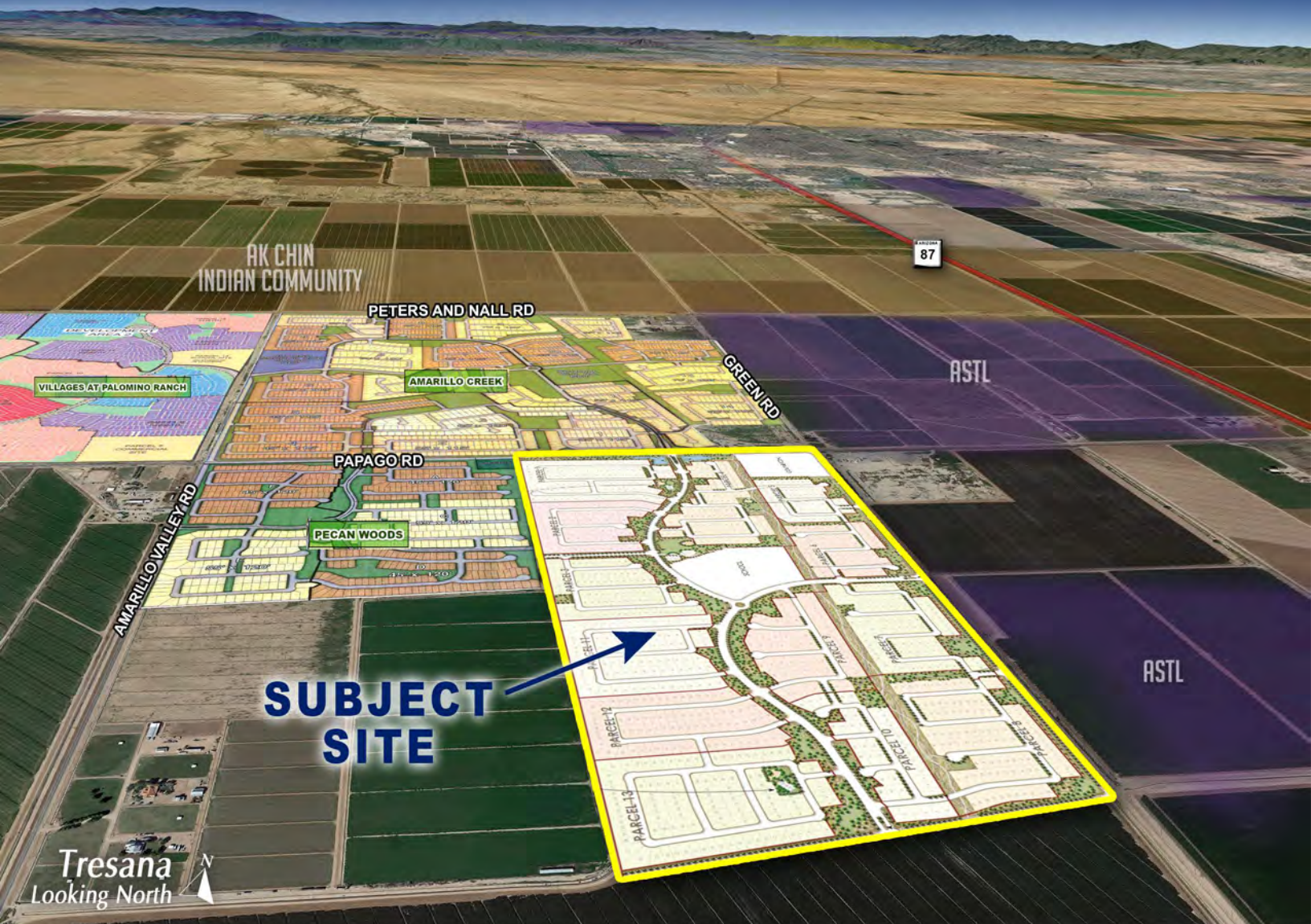




PINAL COUNTY, ARIZONA

TRESANA



SUBJECT SITE



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



PINAL COUNTY, ARIZONA

TRESANA

LOCATION

Located at the southwest corner of Papago Road and Green Road in the City of Maricopa, Pinal County, Arizona.

SIZE

310.37 Acres

Phase	Parcel	Lot Count	Lot Size	Price per Final Platted Lot	Parcel Price
UNIT 1	1	113	55' x 120'	\$12,375	\$1,398,375
	2	65	65' x 130'	\$9,750	\$633,750
	3	90	45' x 120'	\$13,500	\$1,215,000
	4	120	45' x 120'	\$13,500	\$1,620,000
	5	68	45' x 120'	\$13,500	\$918,000
	6	63	55' x 125'	\$12,375	\$779,625
UNIT 2	7	78	55' x 125'	\$12,375	\$965,250
	8	102	45' x 120'	\$13,500	\$1,377,000
	9	58	65' x 130'	\$9,750	\$565,500
	10	43	55' x 125'	\$12,375	\$532,125
	11	88	55' x 125'	\$12,375	\$1,089,000
	12	82	45' x 120'	\$13,500	\$1,107,000
	13	112	45' x 120'	\$13,500	\$1,512,000

*55,000 Total Front Feet

PLAT STATUS:

Final plat in process.

PRICE:

\$14,000,000



FEES:

- *City of Maricopa Impact Fees: (\$5,514)*
 - Parks and Recreation: \$1,116
 - Police: \$277
 - Fire: \$541
 - Transportation: \$3,580
- *Global Water Resources Fee:*
 - \$2,357.62 per Lot
- *Global Water Hookup Fees:*
 - Water: \$1,875 per Lot (3/4" meter)
 - Sewer: \$1,250 per Lot (4")

UTILITIES:

Water: Santa Cruz Water Company **a wholly owned subsidiary of Global Water Resources*

Sewer: Palo Verde Utilities Company **a subsidiary of Global Water Resources*

Electricity: Electrical District #3

Telephone: CenturyLink

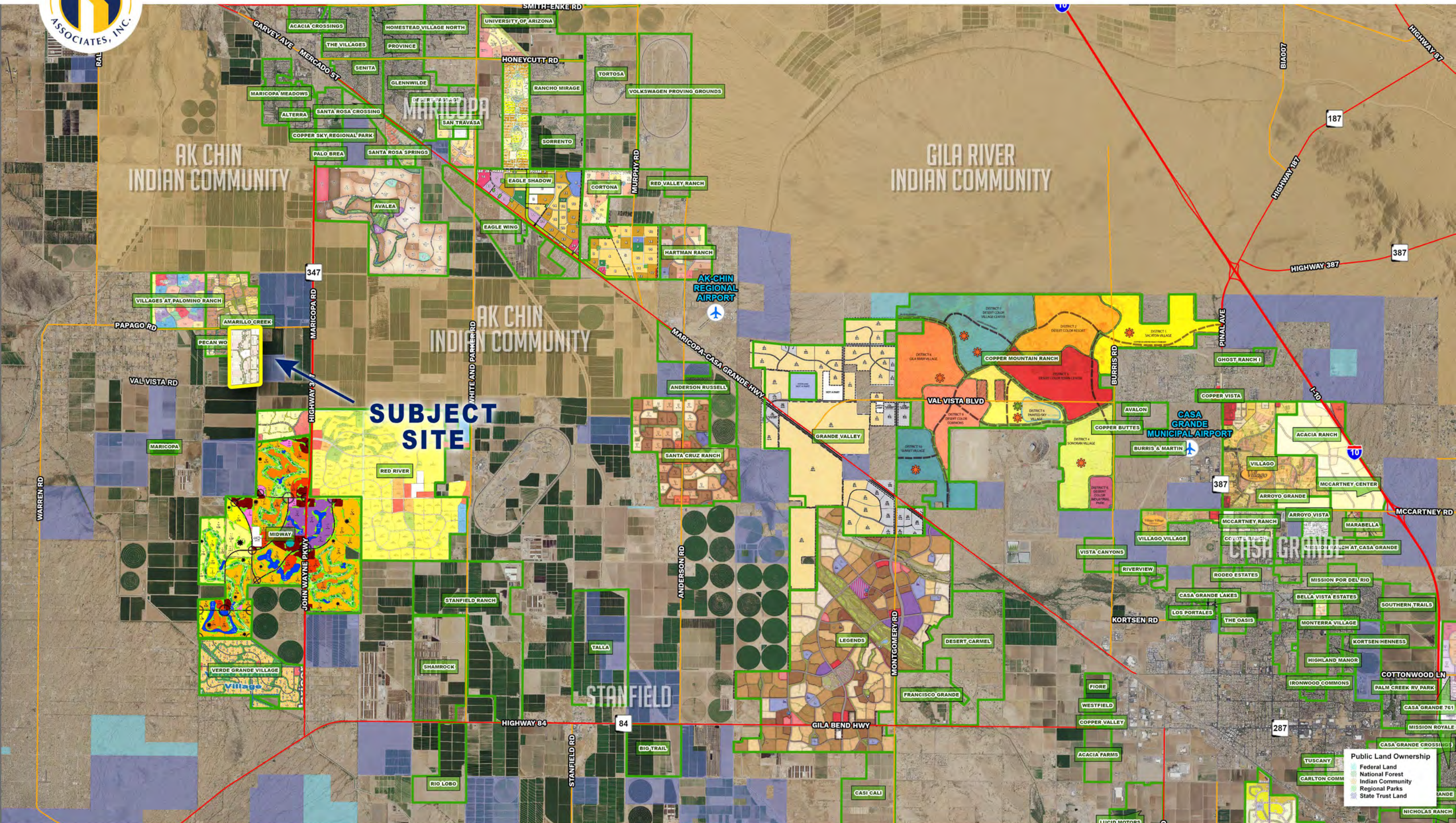
Cable: CenturyLink

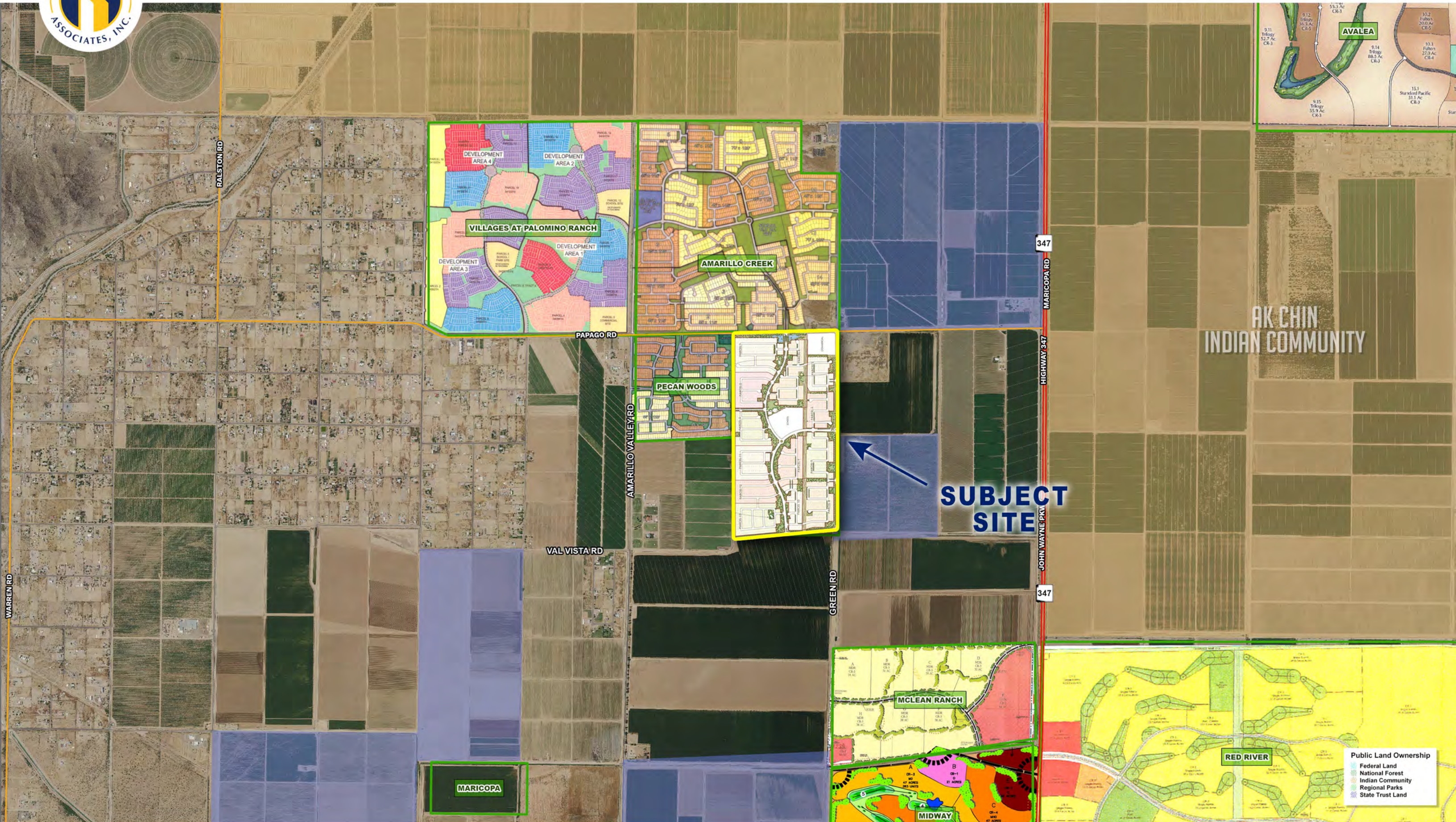
SCHOOLS:

Santa Cruz Elementary School (K-6)

Desert Wind Middle School (7-8)

Maricopa High School (9-12)

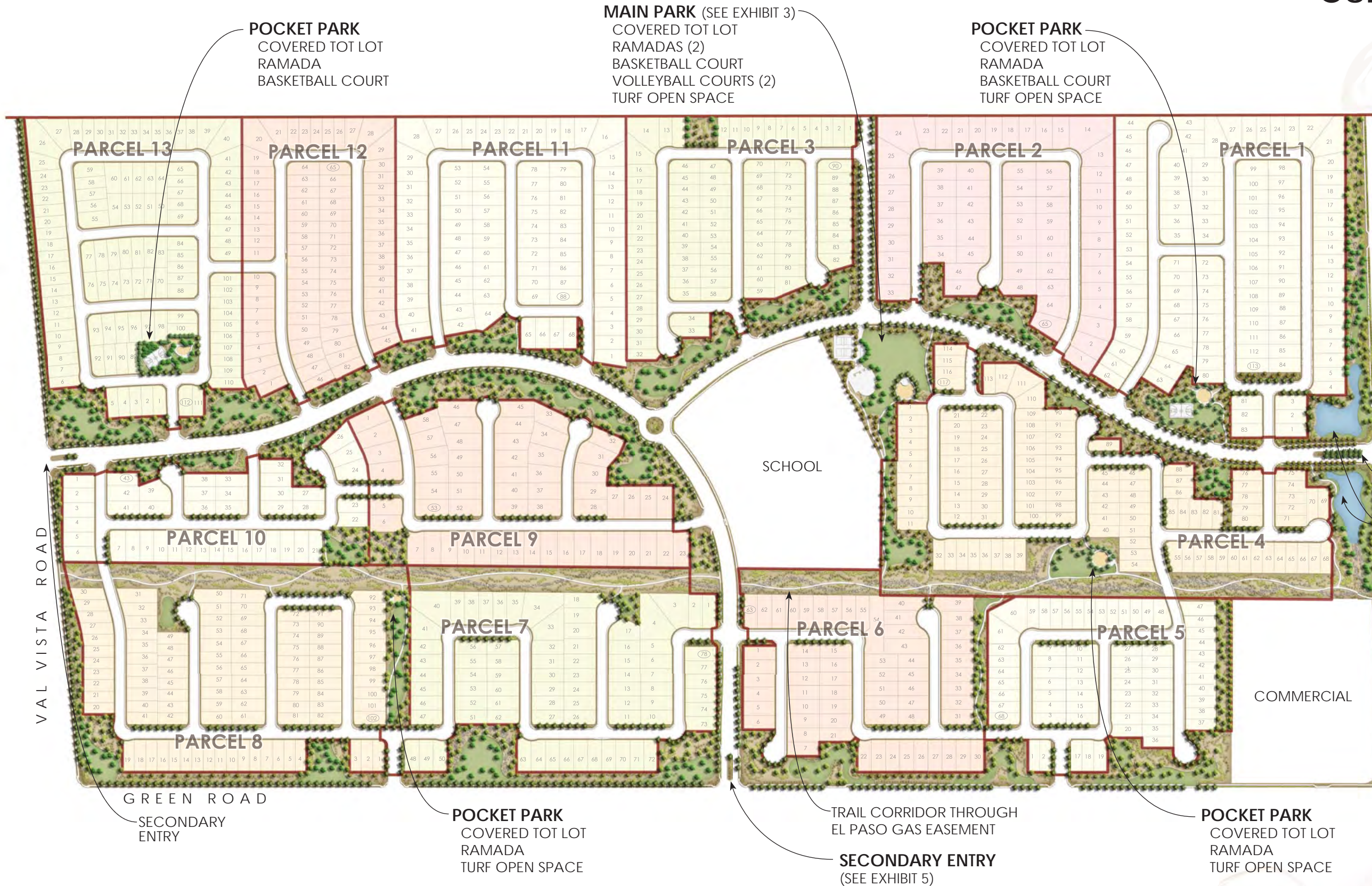




AK CHIN INDIAN COMMUNITY

Conceptual Master Landscape Plan

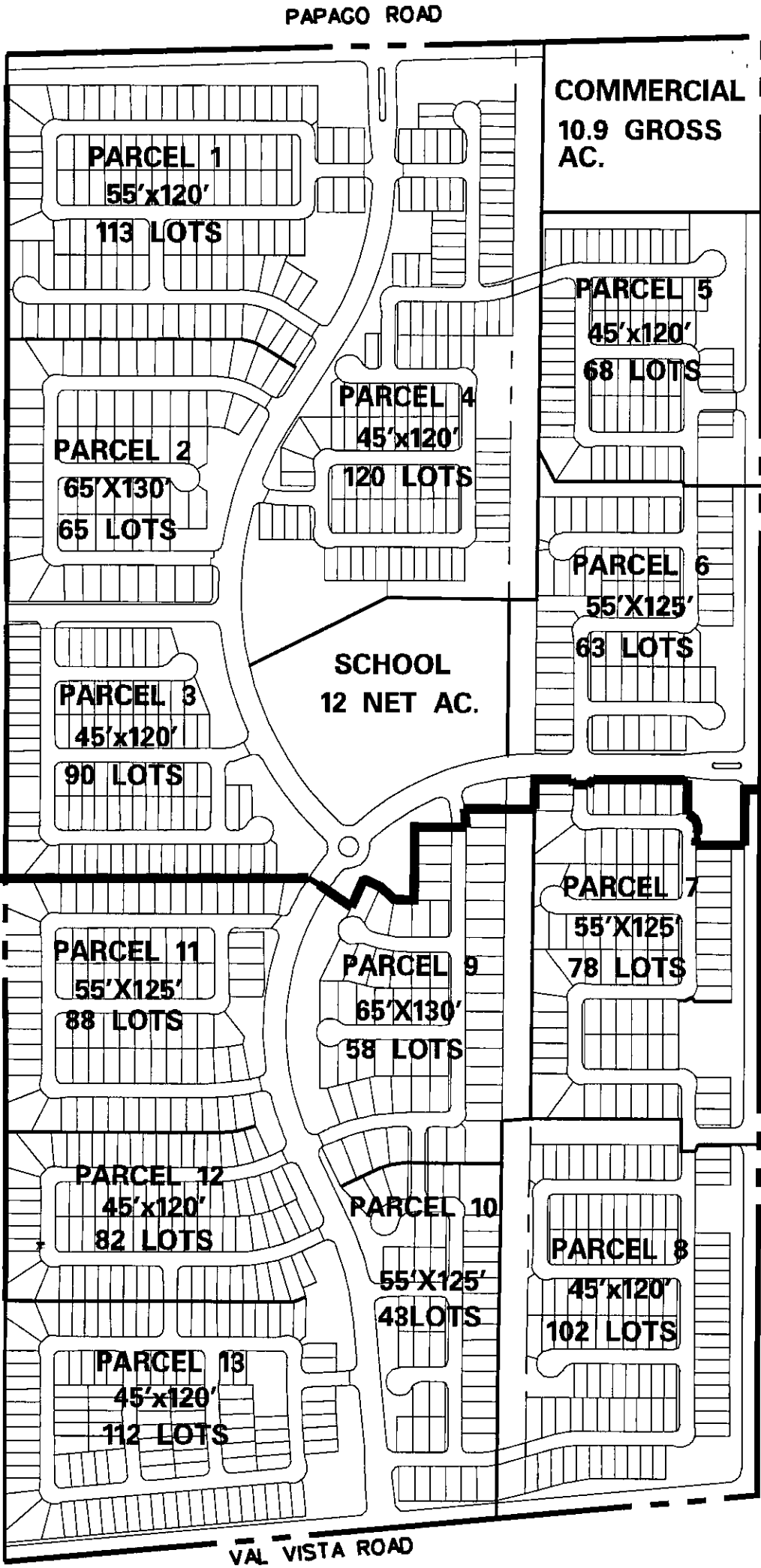
26 March 2007 | Job # 030049



PARCEL NUMBER	NUMBER OF LOTS	AVERAGE LOT SIZE
PARCEL 1	113	55'X120'
PARCEL 2	65	65'X130'
PARCEL 3	90	45'X120'
PARCEL 4	117	45'X120'
PARCEL 5	68	45'X120'
PARCEL 6	63	55'X125'
PARCEL 7	78	55'X125'
PARCEL 8	102	45'X120'
PARCEL 9	58	65'X130'
PARCEL 10	43	55'X125'
PARCEL 11	88	55'X125'
PARCEL 12	82	45'X120'
PARCEL 13	112	45'X120'



Tresana



REVISED UNIT 1 SUMMARY

45'x120'	278 LOTS
55'x125'	176 LOTS
65'x130'	65 LOTS
TOTAL	519 LOTS

PRELIMINARY PLAT PHASE 1 SUMMARY

45'x120'	282 LOTS
55'x125'	172 LOTS
65'x130'	65 LOTS
TOTAL	519 LOTS

REVISED UNIT 2 SUMMARY

45'x120'	296 LOTS
55'x125'	209 LOTS
65'x130'	58 LOTS
TOTAL	563 LOTS

PRELIMINARY PLAT PHASE 2 SUMMARY

45'x120'	290 LOTS
55'x125'	212 LOTS
65'x130'	65 LOTS
TOTAL	567 LOTS

SHOWN AS ONE PARCEL ON PRELIMINARY PLAT

REVISED UNIT 1 & 2 LOT YIELD

45'x120'	574 LOTS	53%
55'x125'	385 LOTS	36%
65'x130'	123 LOTS	11%
TOTAL	1082 LOTS	100%

PRELIMINARY PLAT LOT YIELD

45'x120'	572 LOTS	53%
55'x125'	384 LOTS	35%
65'x130'	130 LOTS	12%
TOTAL	1086 LOTS	100%

SITE DATA REVISED

SITE AREA	321.27 AC.
COMMERCIAL GROSS AREA	10.9 AC.
RESIDENTIAL AREA	310.37 AC.
TOTAL LOTS	1082 LOTS
RESIDENTIAL DENSITY	3.5 DU/AC.

PRELIMINARY PLAT SITE DATA

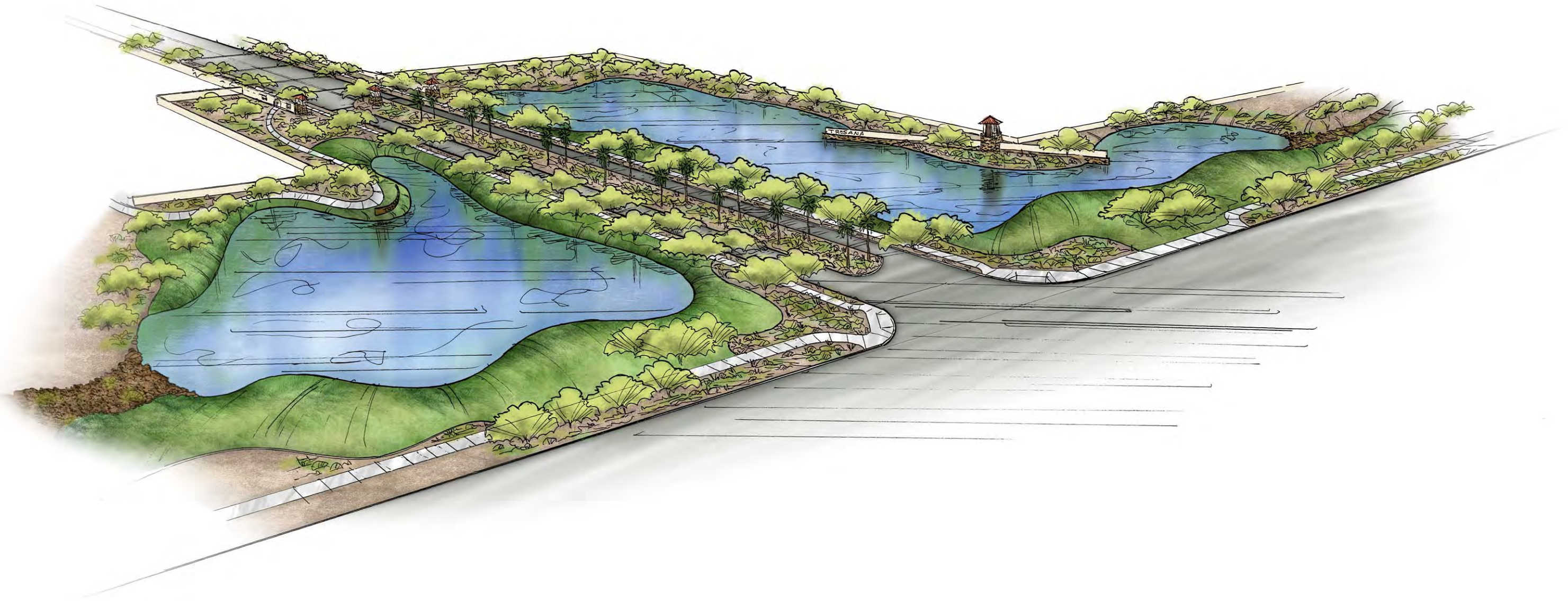
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TOTAL LOTS	1086 LOTS
RESIDENTIAL DENSITY	3.5 DU/AC.

AMARILLO CREEK SOUTH - AMENDED PRELIMINARY PLAT

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

JOB NO. 030049-17
SHEET 1 OF 1
FILE: AMENDED-PREPLAT.DGN DATE: 6-22-06



Major Entry Plan

16 March 2007 | Job # 030049



Tresana

Main Park Conceptual Landscape Plan

16 March 2007 | Job # 030049



Tresana



Autocourt Entry Elevation



Entry Tower Feature Elevation



Tresana

Secondary Entry and Wall Elevations

16 March 2007 | Job # 030049



Secondary Entry Elevation



Theme Wall

View Fence

Partial View Fence

Accent Panel

Accent Panel with Pot



Tresana

Character Board

16 March 2007 | Job # 030049

