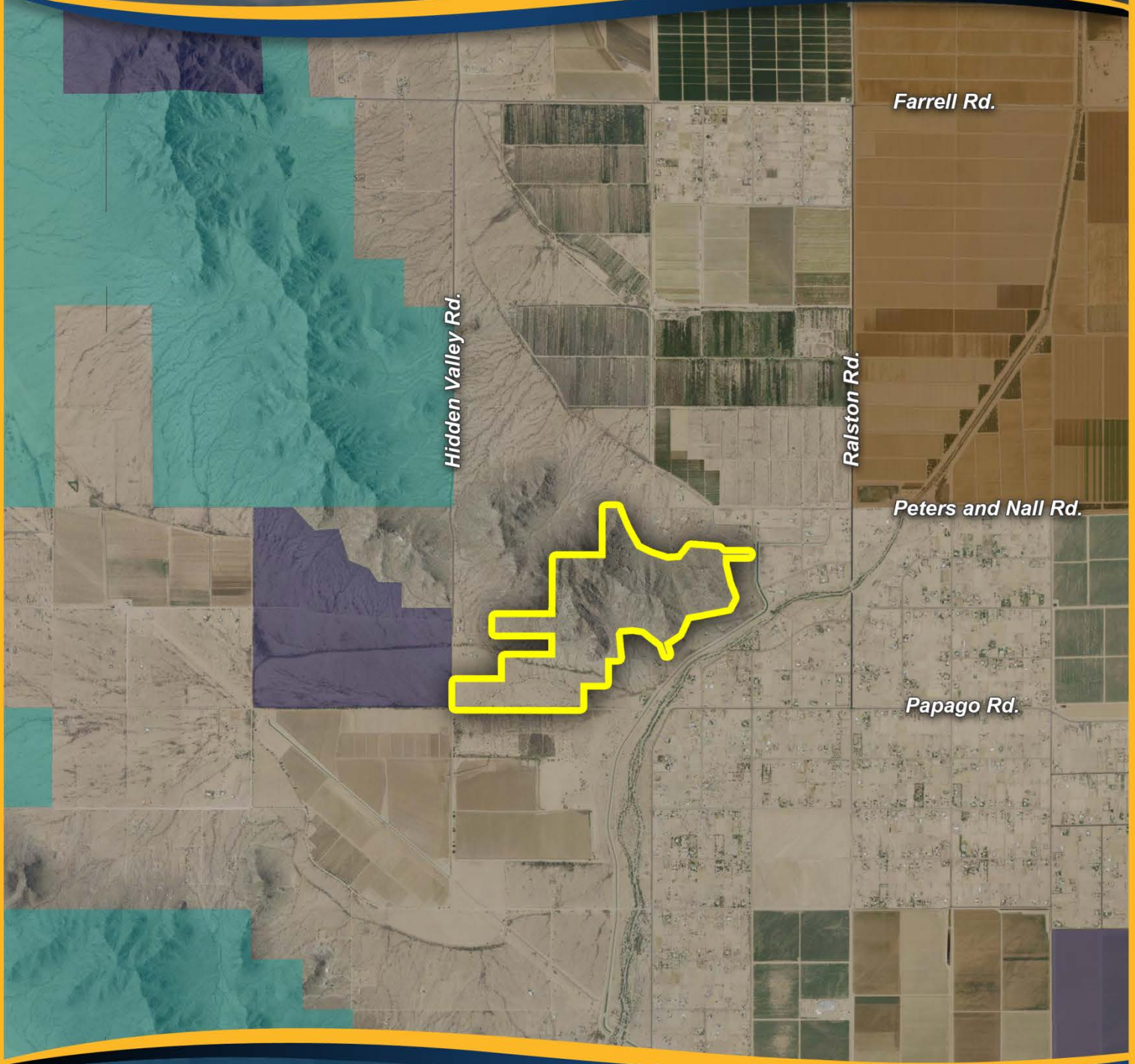


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

HIDDEN VALLEY & PAPAGO ROADS

PINAL COUNTY, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



HIDDEN VALLEY & PAPAGO ROADS

PINAL COUNTY, ARIZONA

LOCATION:

Located at the northeast corner of Hidden Valley Road and Papago Road in Pinal County, Arizona.

SIZE:

344.24 Acres

ASSESSOR PARCEL NUMBER:

510-70-026A

ZONING:

SF and GR | Pinal County

2009 Comprehensive Plan Area: Very Low Density Residential (0-1 DU/Ac)

PRICE:

Submit

TERMS:

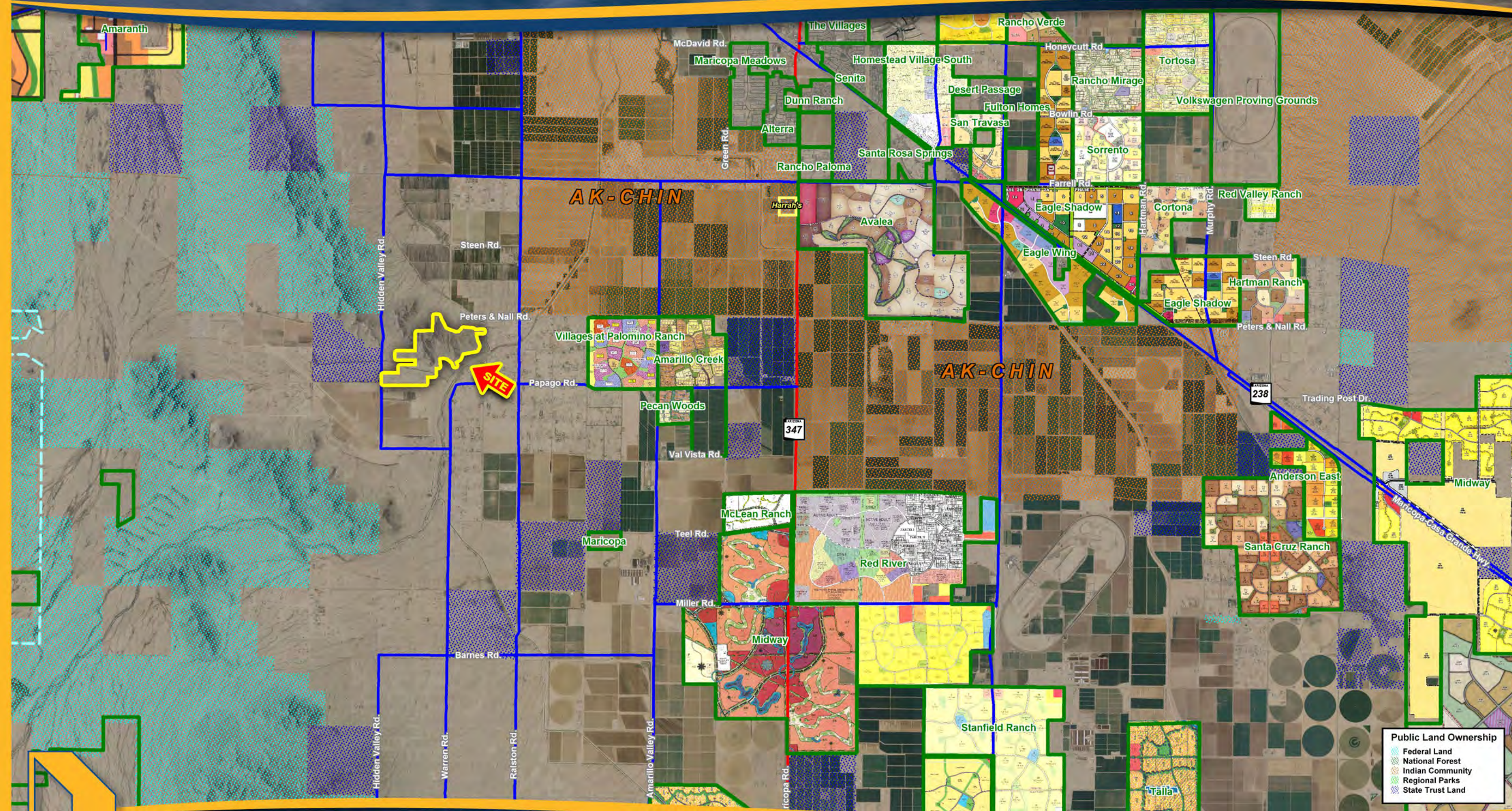
Submit

2012 PROPERTY TAXES:

\$7,630.06

CITY OF MARICOPA SUBMARKET

HIDDEN VALLEY ROAD AND PAPAGO ROAD



HIDDEN VALLEY ROAD AND PAPAGO ROAD

PINAL COUNTY

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

Hidden Valley Rd.

Peters and Nall Rd.

Thunderbird Rd.

Waterhole Rd.

Foothill Trl.

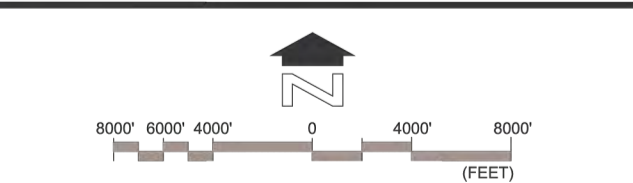
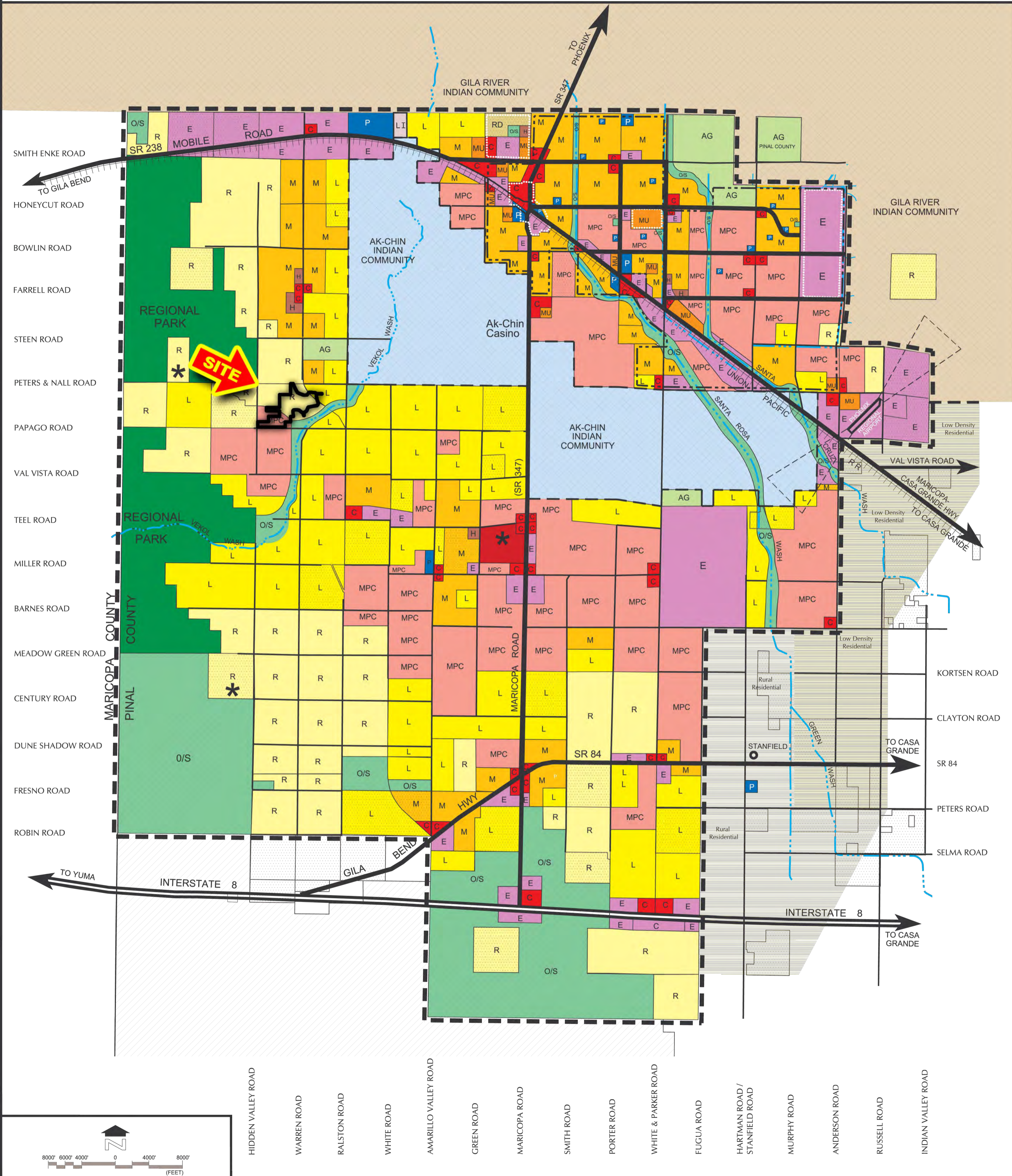
Papago Rd.

Google™



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM

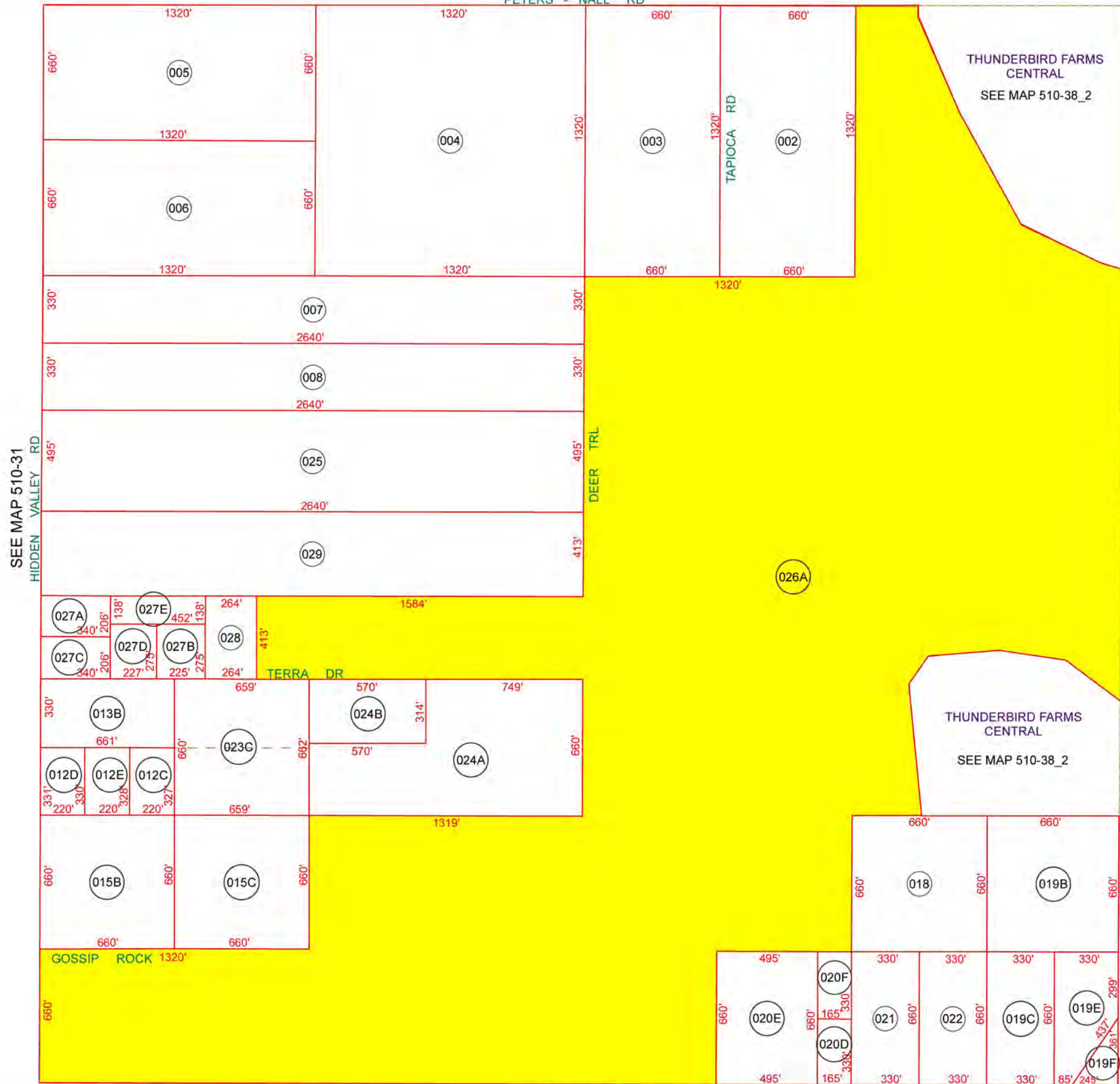
This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



- | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> RURAL (<1 du/ac) LOW DENSITY RESIDENTIAL (1-2 du/ac) MEDIUM DENSITY RESIDENTIAL (2-6 du/ac) MIXED USE HIGH DENSITY RESIDENTIAL (>6 du/ac) MASTER PLANNED COMMUNITY COMMERCIAL | <ul style="list-style-type: none"> PARK / OPEN SPACE AGRICULTURE PUBLIC / INSTITUTIONAL EMPLOYMENT/ INDUSTRIAL LIGHT INDUSTRIAL SPECIAL PLANNING AREA BOUNDARY | <ul style="list-style-type: none"> RESEARCH / DEVELOPMENT STATE LAND FEDERAL LAND INDIAN COMMUNITY FREEWAYS / INTERSTATES MAJOR ARTERIALS / HIGHWAYS | <ul style="list-style-type: none"> RESORT SITE ROADWAY CITY LIMITS CITY PLANNING AREA MAJOR WASH RAILROAD |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

CITY OF MARICOPA
GENERAL PLAN 2025

SEE MAP 510-36
PETERS - NALL RD



SEE MAP 510-31
HIDDEN VALLEY RD

WARREN RD
SEE MAP 510-38_2

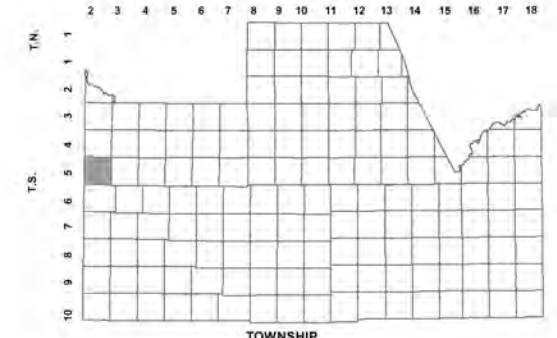
PAPAGO RD
SEE MAP 510-45

BOOK - MAP

510-70

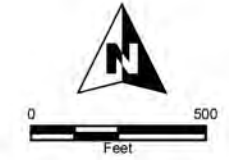
SEC. 15 T.05S. R.02E.

LOCATION MAPS
R.E.



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



Revised: 3/6/2013

By: AHB



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.

SEC. 14, TN.5S RG.2E

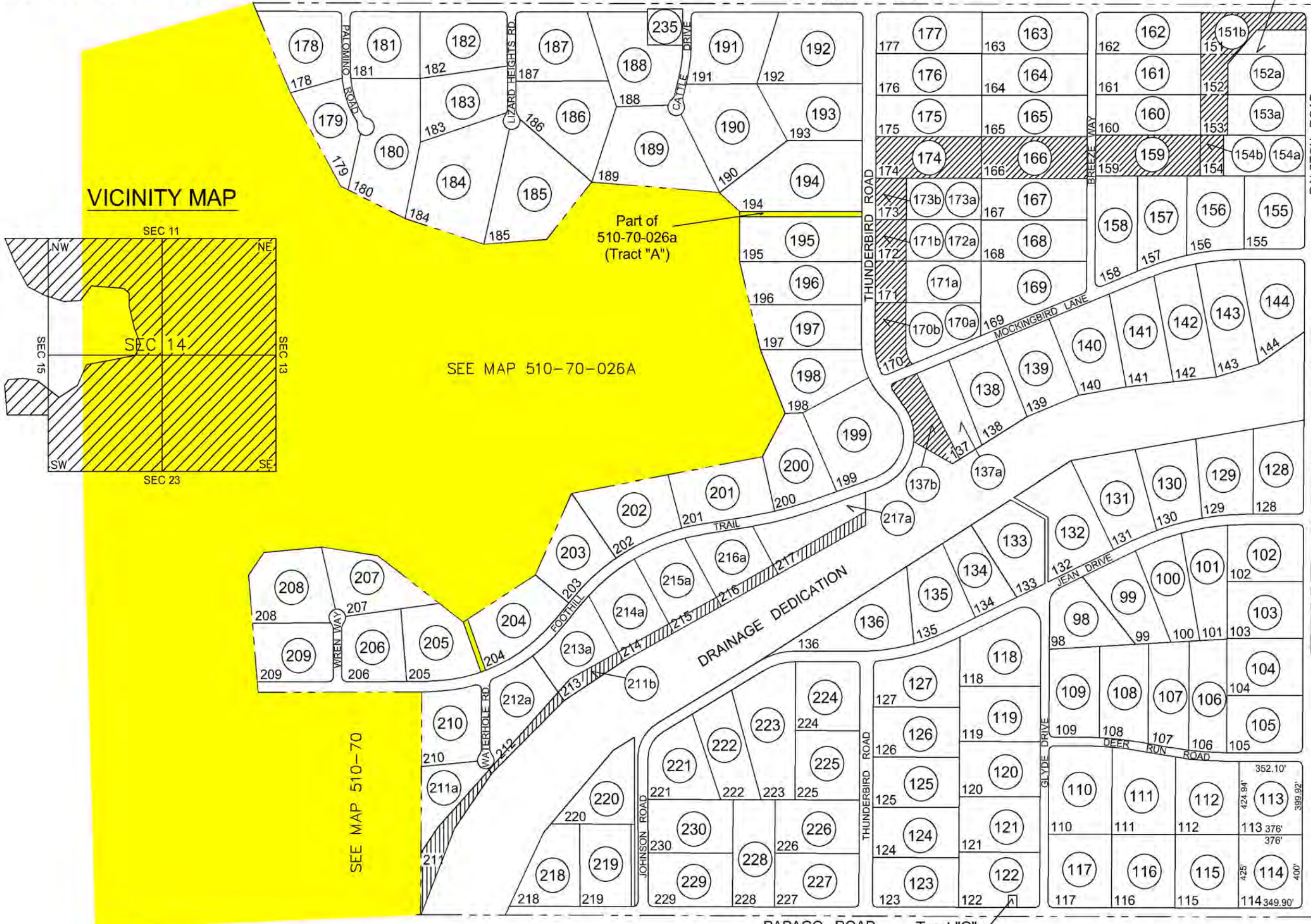
SEE MAP 510-31

510-38
2/2

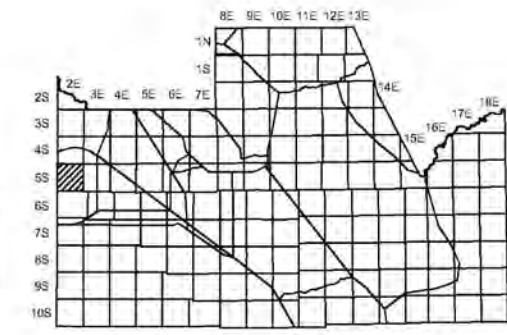
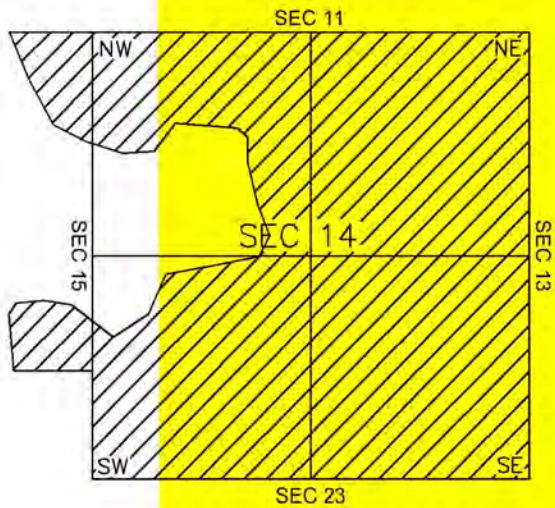
PETERS/NALL ROAD

THUNDERBIRD FARMS
CENTRAL
BK.18 - PG.17

LOCATION MAP



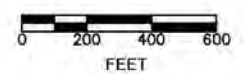
VICINITY MAP



SEE MAP 510-38 1/2

SEE MAP 510-70

SEE MAP 510-62



5-4-2009
UPDATED BY: KG

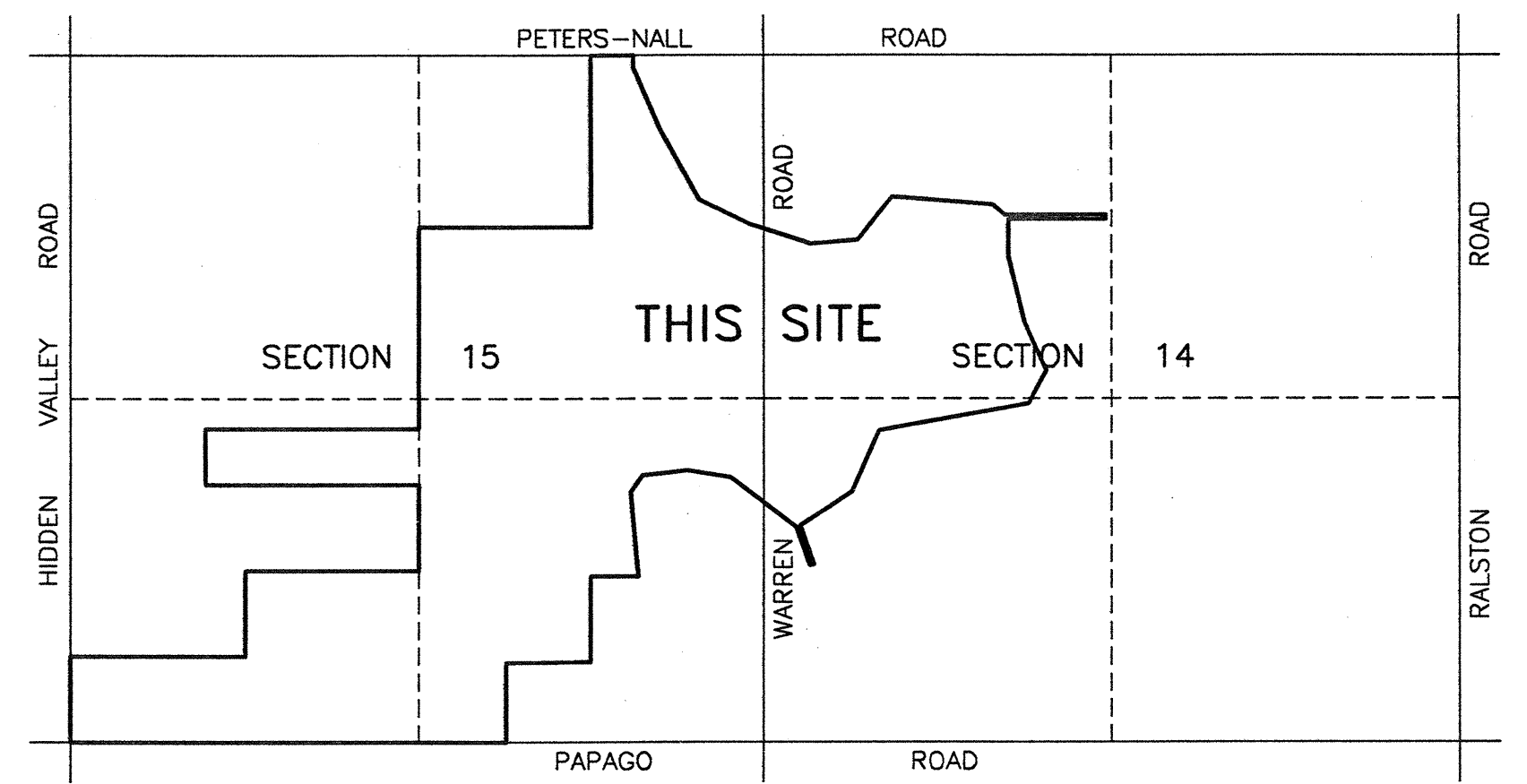
THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF A PORTION OF THE WEST HALF OF SECTION 14 AND
A PORTION OF SECTION 15, TOWNSHIP-5-SOUTH,
RANGE-2-EAST OF THE GILA AND SALT RIVER
MERIDIAN, PINAL COUNTY, ARIZONA.

LEGEND:

- (M) -INDICATES MEASURED.
- (CM) -INDICATES CALCULATED FROM MEASURED SECTION BOUNDARY.
- (R) -INDICATES RECORD.
- P.P. -INDICATES POWER POLE.
- G.W. -INDICATES GUY WIRE.
- R.W. -INDICATES RIGHT OF WAY.
- B.W.F. -INDICATES BARBED WIRE FENCE.
- C.L.F. -INDICATES CHAIN LINK FENCE.
- O.H.L. -INDICATES OVERHEAD LINES.
- W.M. -INDICATES WATER METER.
- T.R. -INDICATES TELEPHONE RISER.
- Ⓢ -INDICATES SCHEDULE "B" ITEM FROM TITLE REPORT.
- P.U.E. -INDICATES PUBLIC UTILITY EASEMENT.
- P.C.H.D. -INDICATES PINAL COUNTY HIGHWAY DEPARTMENT.
- B.C.F. -INDICATES BRASS CAP FLUSH.
- G.L.O. -INDICATES GENERAL LAND OFFICE.
- P.C. -INDICATES PROPERTY CORNER.
- P/L -INDICATES PROPERTY LINE.
- I.P. -INDICATES IRON PIPE.
- I.R. -INDICATES IRON ROD.
- (1) -INDICATES A.L.T.A. SURVEY RECORDED IN SURVEYS BK. 14, PG. 29, P.C.R.
- (2) -INDICATES AMENDED RECORD OF SURVEY RECORDED IN SURVEYS BK. 10, PG. 297, P.C.R.
- (3) -INDICATES RESULTS OF SURVEY RECORDED IN SURVEYS BK. 5, PG. 173, P.C.R.
- (B.O.B.) -INDICATES BASIS OF BEARING.



VICINITY MAP
N.T.S.

SCHEDULE "B"-SECTION II ITEMS:

1. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:
2005
2. Resolution by the Board of Supervisors of Pinal County recorded in Docket 205, page 268 purporting to establish a county roadway.
(DOCUMENT NOT LEGIBLE)
3. Resolution by the Board of Supervisors of Pinal County recorded in Fee No. 1999-028915.
4. Rights of way for Peter Nall and Papago Road.
5. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 1224
Page 158
Purpose electric lines and appurtenant facilities
(SHOWN HEREON)
6. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 1926
Page 739
Purpose ingress and egress
(SHOWN HEREON)
7. ADVERSE MATTERS that may be revealed by an inspection of the land.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
8. LOCATION OF IMPROVEMENTS, easements, discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

NOTES

- (1) ALL TITLE INFORMATION USED HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 01456503, DATED: MAY 18, 2005 AT 7:30 A.M.
- (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS S89°52'32"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T-5-S, R-2-E.
- (3) Ⓢ-INDICATES CORNER OF THIS SURVEY. SET 1/2" CAPPED REBAR R.L.S. NO. 26409 UNLESS NOTED OTHERWISE.
- (4) THIS SITE IS LOCATED IN ZONE "C" PER THE "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 0400770650C DATED: AUGUST 15, 1983. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
- (5) THIS SITE HAS NUMEROUS DIRT ROADS AND TRAILS OVER IT.
- (6) THE 15% SLOPE LINE SHOWN HEREON WAS DERIVED FROM SECTION 710--HILLSIDE DEVELOPMENT PER CITY OF PHOENIX DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY.

DESCRIPTION

Parcel No. 1:

The Northeast quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion lying within THUNDERBIRD FARMS CENTRAL, according to Book 18 of Maps, page 17, records of Pinal County, Arizona;

AND EXCEPT the Northwest quarter of the Northeast quarter of said Section 15.

Parcel No. 2:

The West half of the Northwest quarter; the South half of the Northeast quarter of the Northwest quarter; the Southeast quarter of the Northwest quarter; the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 14 and the North half of the Southeast quarter of Section 15, all in Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion lying within THUNDERBIRD FARMS CENTRAL, according to Book 18 of Maps, page 17, records of Pinal County, Arizona;

AND EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Book 51, page 177 of Deeds as to those portions lying within the South half of the Northeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of said Section 14.

Parcel No. 3:

Tracts A and B of THUNDERBIRD FARMS CENTRAL, according to Book 18 of Maps, page 17, records of Pinal County, Arizona.

EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Book 51, page 177 of Deeds, as to Tract A.

Parcel No. 4:

The North half of the Southwest quarter of the Southeast quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5:

The Southwest quarter of the Southwest quarter of the Southeast quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Book 45, page 174 of Deeds.

Parcel No. 6:

The South half of the South half of the Southwest quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Parcel No. 7:

The North half of the Southeast quarter of the Southwest quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Book 45, page 174 of Deeds.

Parcel No. 8:

The South half of the South half of the North half of the North half of the Southwest quarter and the South half of the North half of the North half of the Southwest quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the West 1056 feet;

AND EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Book 55, page 532 of Deeds.

Parcel No. 9:

An easement for ingress, egress and utilities over the South 30 feet of the North half of the Southwest quarter of the Southwest quarter of Section 15, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

AREA:

350.142 ACRES OR 15,252,199± SQ. FT. (M)

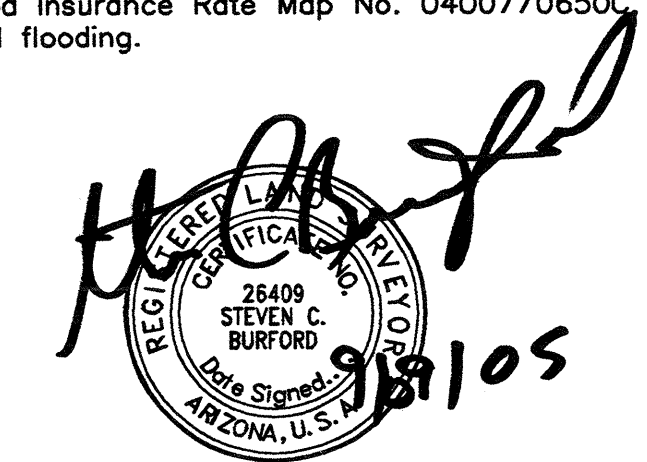
AREA BELOW 15% SLOPE LINE:

103.662 ACRES OR 4,515,506± SQ. FT. (CM)

CERTIFICATION

I hereby certify to The Estate of Henry Irvin Rumble; and to Lawyers Title Insurance Corporation; Dave Gibb Profit Sharing that this plot 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 as most recently adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 7(1), 8, 9, 10, 11(a), 14 and 16 of Table A thereof. And represents a survey actually made upon the ground and that the information, courses and distances shown thereon are correct; that there are no easements per the above referenced title commitment or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and expressly depicted thereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises, except as expressly shown; and that the parcels described hereon lie within Zone "C" per "F.E.M.A." Flood Insurance Rate Map No. 0400770650C Dated: August 15, 1983. Zone "C" is defined as areas of minimal flooding.

Steven C. Burford, R.L.S.
Arizona No. 26409



RICK ENGINEERING COMPANY		6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3330 602.957.2396		rickengineering.com
Phoenix	Tucson	San Diego	Riverside	Orange
JOB NUMBER	3455	PREPARED BY:	D.S.R.	DATE PREPARED:
				9/09/05

PETERS - NALL ROAD

ROAD

LEGEND:

- (M) - INDICATES MEASURED.
- (CM) - INDICATES CALCULATED FROM MEASURED SECTION BOUNDARY.
- (R) - INDICATES RECORD.
- P.P. - INDICATES POWER POLE.
- G.W. - INDICATES GUY WIRE.
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- W.M. - INDICATES WATER METER.
- T.R. - INDICATES TELEPHONE RISER.
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- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
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- (B.O.B.) - INDICATES BASIS OF BEARING.

ROAD

VALLEY

HIDDEN

ROAD

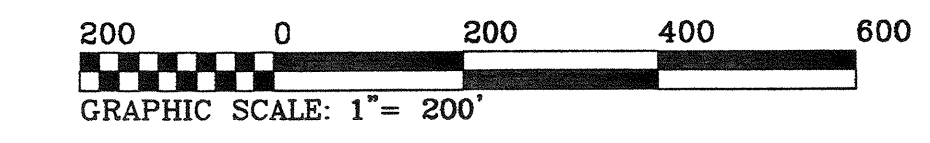
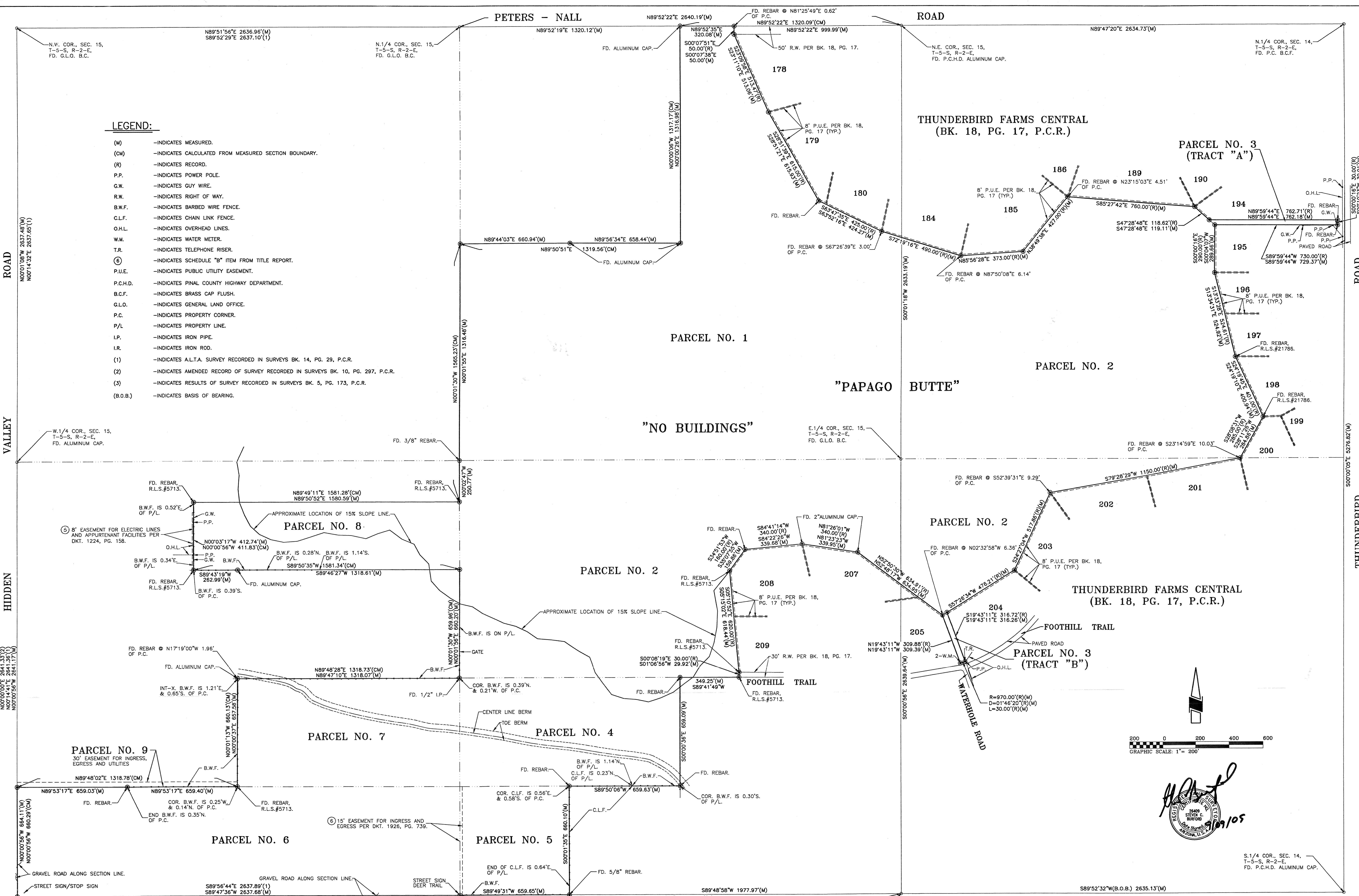
THUNDERBIRD

N000000°E 264.672'(3)
N000000°E 264.133'(3)
N000000°E 264.133'(3)
N000000°E 264.133'(3)

S000000°E 30.00'(R)
S000102.3°W 30.01'(M)

S.W. COR., SEC. 15,
T-5-S, R-2-E,
FD. 3/4" I.R. #28237,
COMMON POINT BETWEEN (M)&(CM).
FD. P.C.H.D. ALUMINUM
CAP @ 5.12'N. & 0.41'E
OF P.C.

S.1/4 COR., SEC. 14,
T-5-S, R-2-E,
FD. P.C.H.D. ALUMINUM CAP.



6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.973.3300
FAX 602.285.2396
rickengineering.com

JOHN NUMBER 3455 PREPARED BY: D.S.R. DATE PREPARED: 9/09/05

SEP 19 2005