



7201 E. Camelback Rd., Suite 210, Scottsdale, Arizona 85251

Main: (480) 355-2222 www.citytocitycre.com

Available Farm Land

+/- 150.48 Gross Acres

SW of Martin Rd & Arizona Blvd, Coolidge, AZ

Property Summary

Size: +/- 150.48 Gross Acres
APN: 209-31-001A, 010
Zoning: PAD- High Density Residential (Zoning Case- COOLPZ11-08-05)

Irrigation: Two on-site water wells
Well No. 55-619215 (Operational)
Well No. 55-619213 (Not Operational)

GFWR Certificate: 58-101948.0016 (Allotment 504.74 acre feet)

Taxes: \$1,600 (2016)

Sewer: **City of Coolidge**
An 8" sewer line runs along Martin Road between Arizona Blvd and 9th Street. A 12" sewer line is at the intersection of Martin Road and 9th Street.

Water: **Arizona Water Company**
A 12" water line runs along the 9th Street alignment, South of Martin Road and a 10" water line runs along 5th Street, South of Martin Road.

Electric: APS and San Carlos Power

Purchase Price:
\$2,407,680 or \$16,000/ac

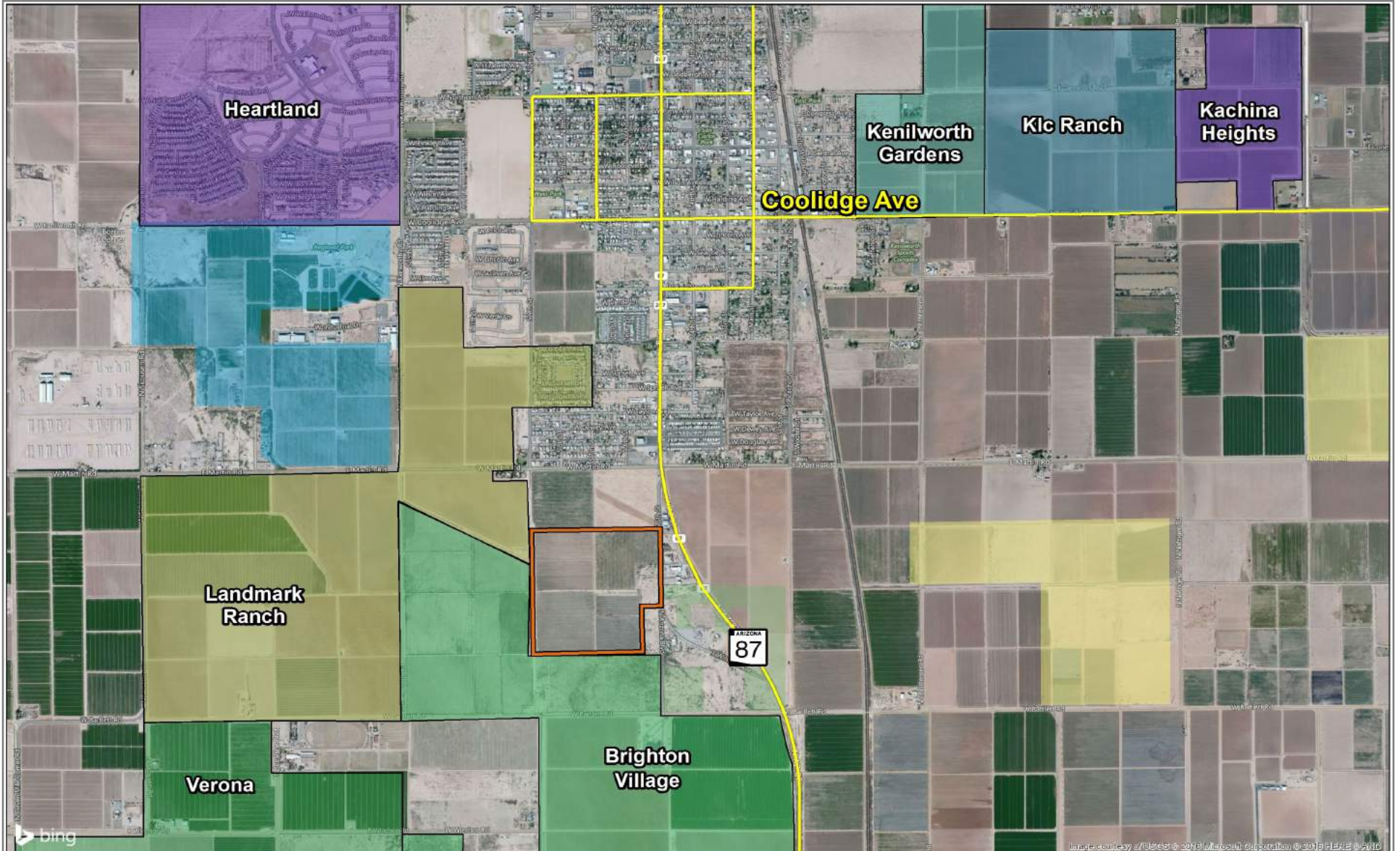


The information contained herein was obtained from sources deemed reliable, however, seller and/or agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal Buyer to independently verify all pertinent info.

Exclusively Listed

Martin Pylman
480-929-0566 Direct
martin@citytocitycre.com

Ken Reycraft
480-729-6801 Direct
kreycraft@citytocitycre.com



AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR SAC II

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

TITLE FILE NO: 63120615-063-JK1

TITLE FILE NO: 63120125-063-JK1

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.
CONTAINING 79.4573 ACRES [3,461,159 SF] MORE OR LESS.

PARCEL NO. 2:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 327 FEET SOUTH OF THE QUARTER CORNER COMMON TO SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
THENCE WEST 400 FEET;
THENCE SOUTH 993 FEET;
THENCE EAST 400 FEET;
THENCE NORTH 993 FEET TO THE POINT OF BEGINNING.
CONTAINING 70.4028 ACRES [3,066,750 SF] MORE OR LESS.

PARCEL NO. 3:
A TRACT 20 FEET WIDE AND 127 FEET LONG DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 230 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH POINT IS THE SOUTHWEST QUARTER CORNER OF A ONE-ACRE TRACT THEREABOUTS CONVEYED TO D. B. PAUL BY DEED RECORDED IN DOCKET 28, PAGE 556, RECORDS OF PINAL COUNTY, ARIZONA;
THENCE WEST 170 FEET;
THENCE AT RIGHT ANGLES, NORTH 20 FEET;
THENCE AT RIGHT ANGLES, EAST 170 FEET TO A POINT ON THE WEST LINE OF A ONE-ACRE TRACT;
THEREAFTER CONVEYED AS AFORESAID;
THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.0781 ACRES [3,400 SF] MORE OR LESS.

TOTAL AREA: 149.9382 ACRES [6,531,309 SF] MORE OR LESS

SCHEDULE B

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY SECURITY TITLE AGENCY, FILE NO. 63120615-063-JK1 AMENDMENT NO. 2 AND EFFECTIVE OCTOBER 26, 2012.

10. A RESOLUTION IN FAVOR OF PINAL COUNTY FOR GRANTING A CABLE TELEVISION LICENSE RECORDING DATE: MAY 2, 2005

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LICENSE AGREEMENT TO PROVIDE CABLE SERVICES DATED: APRIL 30, 2003 RECORDING DATE: MAY 2, 2005 RECORDING NO. 2003-29072 (NOT PLOTTABLE)

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE APPLICATION FOR TITLE INSURANCE (ENTITLED: FARM LEASE (BLANKET AGREEMENT) DATED: MAY 5, 2012 TERM: TO DECEMBER 31, 2012 LESSOR: SAC II, A NEVADA CORPORATION LESSEE: BARTLETT AND BARTLETT FARMS, AN ARIZONA GENERAL PARTNERSHIP

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: HIGHWAY RECORDING NO. BOOK 49 OF DEEDS, PAGE 280 (PLOTTED)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: COMMUNICATION UTILITIES RECORDING NO. BOOK 22 OF MISCELLANEOUS, PAGE 130 (BLANKET EASEMENT)

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER LINE RECORDING NO. DOCKET 70, PAGE 119 (PLOTTED)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER LINE RECORDING NO. DOCKET 80, PAGE 244 (PLOTTED)

SCHEDULE B

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY SECURITY TITLE AGENCY, FILE NO. 63120615-063-JK1 AMENDMENT NO. 2 AND EFFECTIVE OCTOBER 26, 2012.

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2012 TAXES. (NOT PLOTTABLE)

2. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)

3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (NOT PLOTTABLE)

4. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT AND PINAL COUNTY FLOOD CONTROL DISTRICT AND THE HOCHAM IRRIGATION AND DRAINAGE DISTRICT. (NOT PLOTTABLE)

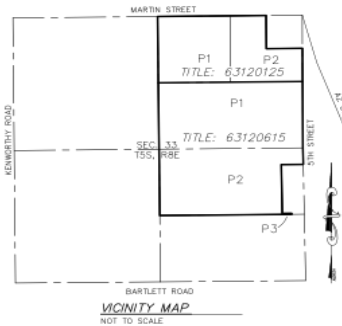
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

6. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY BY THE UNITED STATES RECORDING DATE: JUNE 7, 1988 RECORDING NO. DOCKET 1533, PAGE 522 (PLOTTED) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION CENTRAL ARIZONA PROJECT DATED: NOVEMBER 23, 1990 RECORDING DATE: FEBRUARY 20, 1992 RECORDING NO. DOCKET 1824, PAGE 282 (NOT PLOTTABLE) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. A RESOLUTION IN FAVOR OF PINAL COUNTY FOR GRANTING A CABLE TELEVISION FRANCHISE RECORDING DATE: SEPTEMBER 24, 1997 RECORDING NO. 97-002570 (NOT PLOTTABLE)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PRE-ANNEXATION AND DEVELOPMENT AGREEMENT DATED: SEPTEMBER 25, 2000 RECORDING DATE: NOVEMBER 6, 2000 RECORDING NO. 2000-046329 (NOT PLOTTABLE) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



VICINITY MAP
NOT TO SCALE

REFERENCE DOCUMENTS

(R) - FEE: 2011-014131, POR

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING S 00°15'58"E. (ASSUMED BEARING)

SURVEYOR NOTES

1-ALL FIELDWORK WAS COMPLETED ON OCTOBER 23, 2012.

2-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

3-NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (ALTA TABLE A #18)

4-NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR CERTAIN LANDFILL. (ALTA TABLE A #18)

SURVEYOR CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY, SECURITY TITLE AGENCY, CROSSROADS 140 LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND TO SAC II, A NEVADA CORPORATION AS TO TITLE FILE 63120615-063-JK1.

TO: CHICAGO TITLE INSURANCE COMPANY, SECURITY TITLE AGENCY, COPPER SKYE LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND TO SAC II, A NEVADA CORPORATION AS TO TITLE FILE 63120125-063-JK1.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ARIZONA STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSLS, AND INCLUDES ITEMS 2, 4, 6, 11A, 16 AND 18 OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2012.

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



EXPIRES: 03/31/2014

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.
CONTAINING 39.8335 ACRES [1,735,146 SF] MORE OR LESS.

PARCEL NO. 2:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.
EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33.
CONTAINING 29.8745 ACRES [1,301,335 SF] MORE OR LESS.

TOTAL AREA: 69.7080 ACRES [3,036,481 SF] MORE OR LESS

SCHEDULE B

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY SECURITY TITLE AGENCY, FILE NO. 63120125-063-JK1 AMENDMENT NO. 4 AND EFFECTIVE OCTOBER 26, 2012.

1. INTENTIONALLY DELETED

2. INTENTIONALLY DELETED

3. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2012 TAXES. (NOT PLOTTABLE)

4. INTENTIONALLY OMITTED

5. TAXES AND ASSESSMENTS LEVIED BY THE MUNICIPALITY OF COOLIDGE. (NOT PLOTTABLE)

6. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CITY OF COOLIDGE, FIRE DISTRICT, CENTRAL ARIZONA WATER CONSERVATION DISTRICT, PINAL COUNTY FLOOD CONTROL DISTRICT AND HOCHAM IRRIGATION AND DRAINAGE DISTRICT. (NOT PLOTTABLE)

7. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)

8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY BY THE UNITED STATES RECORDING DATE: JUNE 7, 1988 RECORDING NO. DOCKET 1545, PAGE 556; THEREAFTER AGREEMENT RECORDED IN DOCKET 1804, PAGE 280 (PLOTTED)

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. D12397-CA RECORDING DATE: JANUARY 24, 1997 RECORDING NO. 1997-002570; THEREAFTER RECORDED IN RESOLUTION NO. D14500-CA, AS DISCLOSED IN INSTRUMENT RECORDED IN FEE NO. 2003-020072; AND THEREAFTER LICENSE AGREEMENT TO PROVIDE CABLE SERVICES, AS SET FORTH IN INSTRUMENT RECORDED IN FEE NO. 2003-020073 (NOT PLOTTABLE)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDING DATE: NOVEMBER 6, 2000 RECORDING NO. 2000-046329 AND AMENDMENT RECORDED IN 2011-54014 (NOT PLOTTABLE)

12. INTENTIONALLY OMITTED

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHOSE RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

14. INTENTIONALLY OMITTED

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRICAL TRANSMISSION LINES RECORDING NO. DOCKET 740, PAGE 375 AND IN DOCKET 740, PAGE 376 (BLANKET EASEMENTS)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: COMMUNICATION FACILITIES RECORDING NO. DOCKET 804, PAGE 131 (PLOTTED)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROADS RECORDING NO. DOCKET 375, PAGE 572 (PLOTTED)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER MARKS RECORDING NO. DOCKET 80, PAGE 244 (PLOTTED)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER MARKS RECORDING NO. DOCKET 147, PAGE 24 (PLOTTED)

20. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, DATED: JANUARY 31, 2011 PREPARED BY COLIN D. HARVEY OF HARVEY LAND SURVEYING, INC. (PLOTTED)

(A) EXISTING CONCRETE DITCHES WITHIN PARCEL NO. 1 AND 2

(B) EXISTING DIRT ROADS WITHIN PARCELS NO. 1 AND 2

(C) EXISTING UTILITY POLES ALONG THE WEST LINE OF PARCEL NO. 1 AND THE EAST LINE OF PARCEL NO. 2

(D) EXISTING TELEPHONE PICTETAL ALONG THE EAST LINE OF PARCEL NO. 2

HARVEY LAND SURVEYING, INC.
461 EAST DARTMOUTH DRIVE
CASA GRANDE, ARIZONA 85122
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@CIX.NET

DRAWN BY: SRB	CHECKED BY:
SCALE: NOT TO SCALE	
DATE: 10/26/2012	REV: 1
JOB NUMBER	SHEET
	1 OF 2

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION

FROM: TIM HANSEN – GIS COORDINATOR

DATE: 19 SEPTEMBER 2012

RE: COOLPZ 11-08-05: An Amendment for the Crossroads PAD. Applicant proposes to relocate Recreational Vehicle/ Manufactured Housing uses from the southeast portion of the property to the northern portion and the Multi-Family Residential uses from the northern portion of the property to the southeastern portion.

Site: The site is located south of Martin road, between St and the extension of St.

History: In April of 2000, the City rezoned this site to PAD with underlying R-5 zoning on the entire property, allowing for a mix of single family housing, manufactured housing, recreational vehicles, multi-family, and recreational uses. The original PAD proposal comprised:

Multi-Family	25 acres
Recreational Vehicle	35 acres
Manufactured Housing	108 acres
<u>Open Space/Recreational</u>	<u>42 acres</u>
Total Acreage:	210 acres

Proposal: To move the Recreational Vehicle/Manufactured Housing uses from the southeast portion of the property to the northern portion and the Multi-Family Residential uses from the northern portion of the property to the southeastern portion of the property. The Manufactured Housing/Recreational Vehicle portion is being reduced from the original 108 acres to 75 acres, having a total density not to exceed 10 units/acre with a maximum of 750 units. Open Space/Recreational Uses will comprise 22.5%, or approximately 16 acres of this portion of the PAD.

Discussion: The City’s Zoning Code states:

“...Major changes, such as alterations in structural types, in the shapes and arrangements of lots and blocks; in the allocation of open space or other land uses which increase density and/or intensity of the project, and all other changes which significantly affect the overall design or intent of the project shall be referred to the Planning and Zoning Commission, after which the Commission shall consider and shall either approve or deny, the changes in the Final Development Plan...”

The residential density remains essentially the same, with a small reduction of the Manufactured Housing/Recreational Vehicle uses of approximately 32 acres. Primary change is the location of uses.

BUILDING SAFETY COMMENTS:

1. Please note that all RV spaces as well as Manufactured home and Park Model installations will trigger impact fees.
2. All Park Model and Manufactured Home installations will have to comply with the most current zoning code as well as the Office of Manufactured Housing installation and inspection requirements.
3. All accessory structures and additions, must also comply with the most current Building and Zoning codes adopted at the time, in addition to the Office of Manufactured Housing requirements regarding additions and attachments.

FIRE CHIEF COMMENTS:

1. Second fire access road must be installed prior to any structural construction or housing unit set-up.

PUBLIC WORKS COMMENTS:

1. **Conceptual Entryway _ page 10**
Landscape shall be placed to maintain appropriate sight distance entering onto 9th Street. As shown the sight triangle may be covered.
2. **Phasing – Page 12**
The Ninth Street improvements should include full width improvements from Martin Road to the entrance in the first phase. South of the entrance, ROW only shall be provided in exchange for the full width street construction to the entrance. Traffic impact analysis should be supplied for final determination of street improvements
3. **Streets, Utilities, Services & Public Facilities – Page 12**
Secondary emergency access shall be provided onto 5th street during the first phase of construction. An all weather surface is adequate for this access.

Although the development will not produce more than the available treatment capacity (1MGD) of our waste water treatment system (753 homes @ 160 gpd = 120,000 gpd) previously provided capacity assurance letters may need to be cleared up to allow the flow into our current system. At a minimum additional effluent disposal area will be necessary to be secured prior to finalization of the entire project. City staff is

working on these issues. Sewer report should be supplied to determine the actual flows during final platting.

No mention of solid waste is mentioned. Please provide how the project will be requesting solid waste services as individual residence or commercial supplier.

It is recommended that Ninth Street Improvements and secondary access should be agreed upon before moving onto the next step of the project.

STAFF RECOMMENDATION: Approval with the following stipulations:

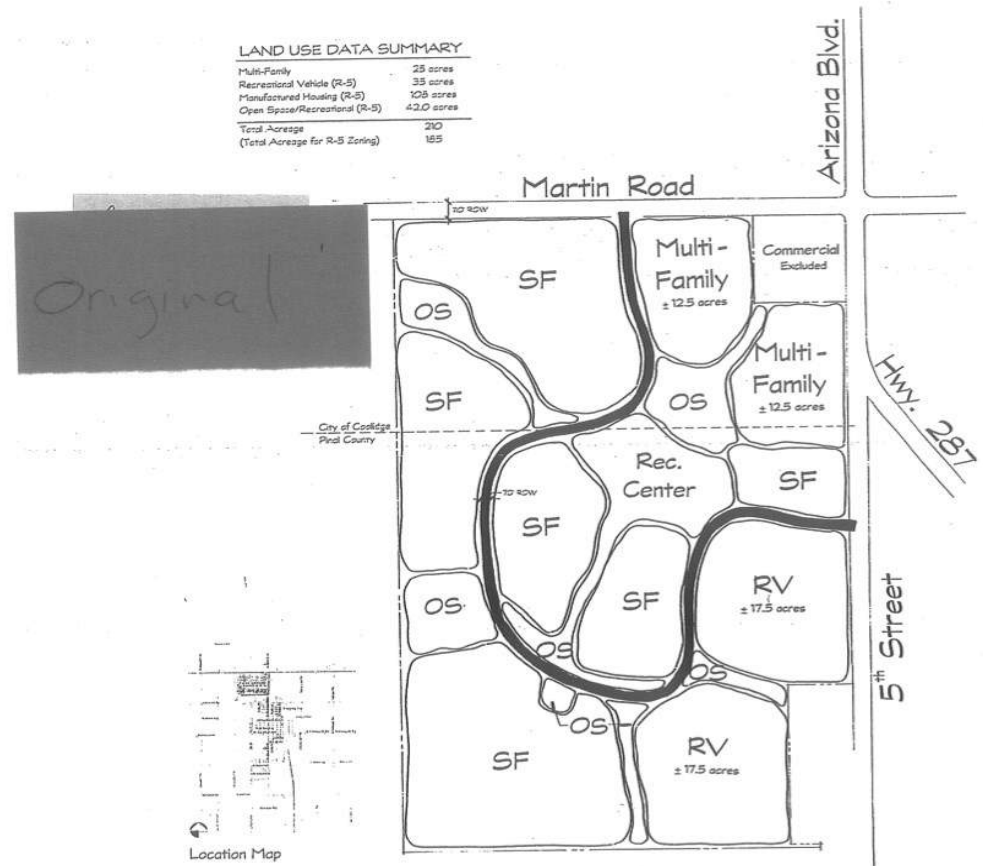
1. Fire access shall be installed prior to any vertical construction. Fire access shall be constructed per code at the time of construction. Water mains with fire hydrants shall also be installed prior to any vertical construction.
2. The Developer shall dedicate 40 feet of Right-of-Way along the Street side of the property as opposed to the 35 feet shown.
3. All construction shall conform to City Codes at the time of construction.
4. The Developer shall be required to construct full-width street improvements within the 40 feet of right-of-way dedicated on Street abutting their property, which shall include: 30 feet of pavement, curb and gutter, and a 5 foot wide sidewalk.
5. The timing of Martin Road improvements shall be determined at the time of engineering review pending a traffic impact analysis.
6. Development of the property shall be in accordance with applicable law, the PAD plan as amended, the Pre-Annexation and Development Agreement and any amendments thereto.
7. A preliminary and final development submittal following the guidelines of the zoning code Section 1905 shall be submitted with other required reports and engineering plans prior to construction.

PLANNING & ZONING COMMISSION STIPULATION:

1. Staff shall look into actual cost of Martin Road improvements and review the feasibility of completing those improvements up front, as opposed to deferring to a later point in time.

LAND USE DATA SUMMARY

Multi-Family	25 acres
Recreational Vehicle (R-5)	35 acres
Manufactured Housing (R-5)	105 acres
Open Space/Recreational (R-5)	42.0 acres
Total Acreage	210
(Total Acreage for R-5 Zoning)	185



Conceptual Land Use Plan for:
Suggs Homes, Inc.

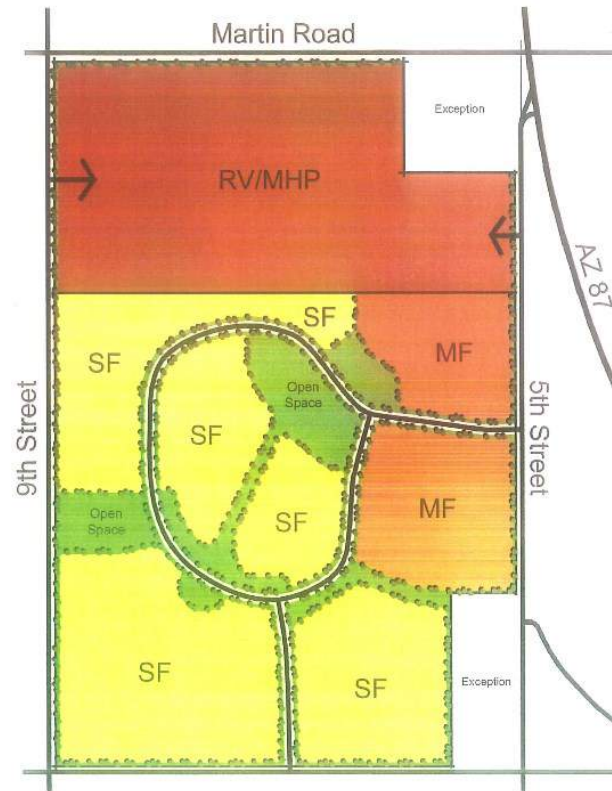
Crossroads

Coolidge, Arizona

Date: 03/07/00



Builder/Developer: Suggs Homes, Inc.
7250 North 16th Street
Phoenix, Arizona 85020
Prepared by: The Crutt/Winslow Partnership
1130 North Second Street
Phoenix, Arizona 85004



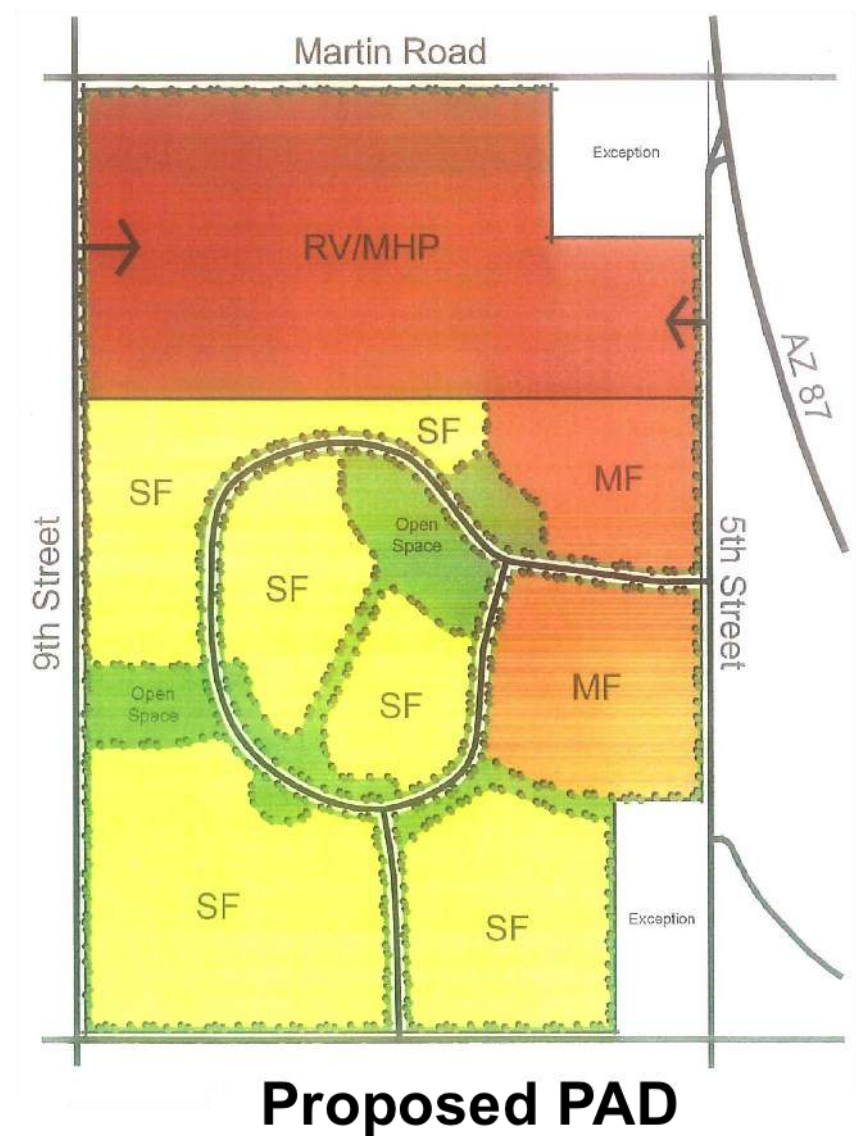
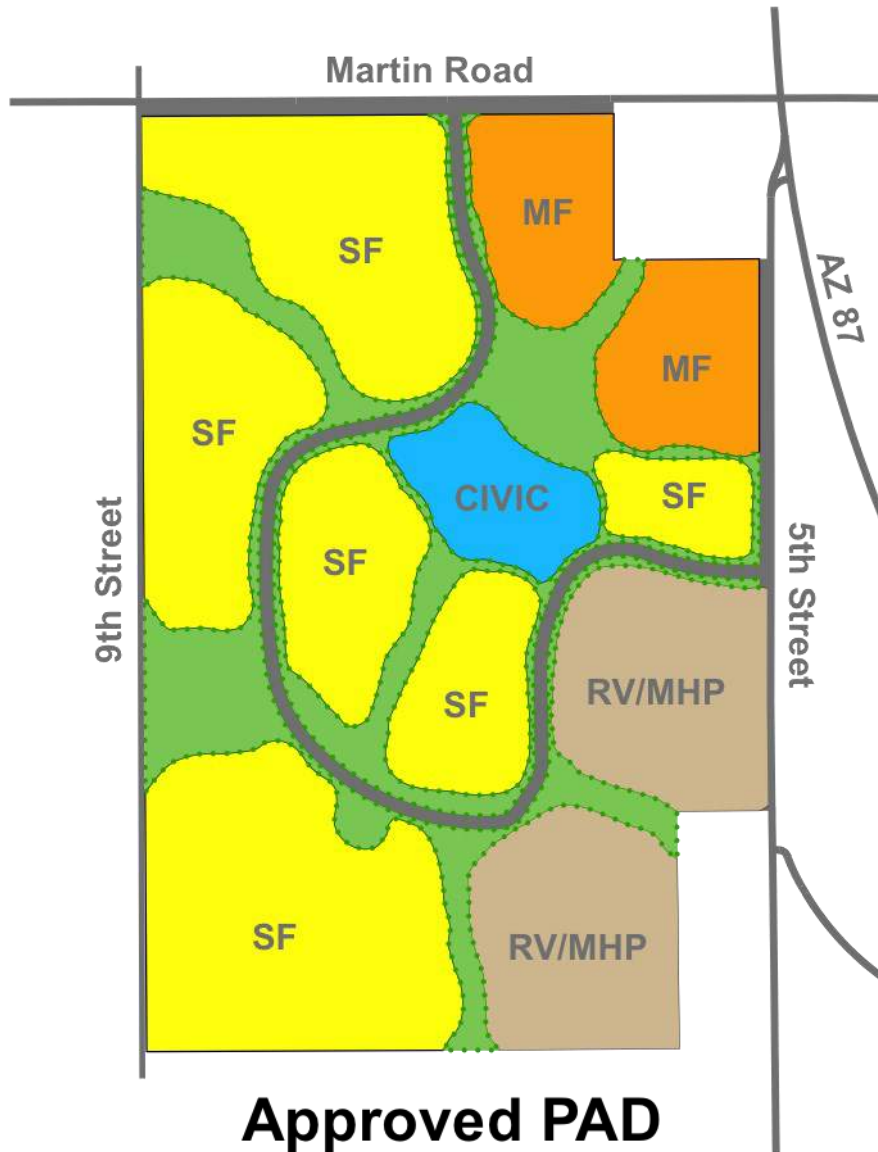
Plan Data:
 Project Area: +/-219.6 Gross Acres
 Existing Zoning: PAD R-5
 Permitted Residential Land Uses:
 Single Family, Multi-Family, Mobile Home Park, RV Park
 Total Open Space: 15% Minimum

Conceptual Land Use Plan for:

Crossroads PAD

Coolidge, Arizona





Certificate of Grandfathered Groundwater Right

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

*This is to certify that pursuant to the provisions of
Title 45, Chapter 2, Arizona Revised Statutes*

CROSSROADS 140, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
1703 NORTH THORNTON ROAD
CASA GRANDE AZ 85122

is granted an
IRRIGATION GRANDFATHERED RIGHT
in the
PINAL ACTIVE MANAGEMENT AREA

for **150** irrigation acres of land. The rights are appurtenant to and groundwater may be used only on the irrigation acres of land described as follows:

Assessor's Parcel Number(s) 209-31-001A, 209-31-010 in S½ NE¼ Sec 33 T5S R8E, N½ SE¼ Sec 33 T5S R8E GSRB&M.

The use of groundwater on the above described land shall be for irrigation purposes in accordance with the laws of the State of Arizona and restrictions placed on use by the Director of the Department of Water Resources pursuant to Title 45, Chapter 2, Arizona Revised Statutes.



CERTIFICATE NO. 58-101948.0016

is granted this 30th day of July, 2014

ARIZONA DEPARTMENT OF WATER RESOURCES

Michael Johnson
Michael Johnson, Assistant Director

The Department of Water Resources must be notified if the above named person(s) makes an address change or conveys ownership of the right to another person(s) or wishes to convert the right to a non-irrigation grandfathered right associated with retired irrigated land.

**ARIZONA DEPARTMENT OF WATER RESOURCES
PINAL ACTIVE MANAGEMENT AREA**

**NOTICE OF IRRIGATION WATER DUTY
AND MAXIMUM ANNUAL GROUNDWATER ALLOTMENT**

Pursuant to A.R.S. § 45-572(B), the Director of the Arizona Department of Water Resources hereby gives notice of the irrigation water duty and maximum annual groundwater allotment established for the Irrigation Grandfathered Right listed below in the Third Management Plan for the Pinal Active Management Area

The water duty and annual allotment became effective beginning in calendar year 2003 and shall remain in effect until the first compliance date of the water duty and annual allotment established for the Irrigation Grandfathered Right in the Fourth Management Plan. The owner of the Irrigation Grandfathered Right and any person using groundwater pursuant to the right must comply with the water duty and annual allotment while regulated under the Base Agricultural Conservation Program in the Third Management Plan.

IRRIGATION GRANDFATHERED RIGHT NO.	58-101948.0016
ASSIGNED IRRIGATION EFFICIENCY:	80 PERCENT
IRRIGATION WATER DUTY:	3.62 ACRE FEET PER ACRE
MAXIMUM ANNUAL GROUNDWATER ALLOTMENT:	504.74 ACRE FEET PER YEAR

Attachment A to this notice sets forth the official language of the above requirements for the holders of irrigation grandfathered rights as adopted in the Third Management Plan for the Pinal Active Management Area. Attachment A is incorporated into this document by reference.

Arizona State Department of Water Resources
FINAL AMA



2014 Flex Account Statement for Irrigation Grandfathered Right Number: 58-101948.0008

Irrigation District:

Allotment: 504.74

Pumped Groundwater:	0.00
ID Groundwater:	0.00
Other GW Received:	0.00
GW Delivered:	0.00
Total Groundwater:	0.00

In-Lieu Water: 0.00

Total Water Used:	0.00
Total Water Debited:	0.00

Available for Sale: 0.00
 Previous Flex Balance: 585.59
 Flex Amount Credited: 0.00

Variance: 116.02 %
Current Flex Balance: 585.59

D&A Surface Water Available:	0.00
D&A Surface Water Used:	0.00
D&A Surface Water Unused:	0.00
Normal Flow:	0.00
Spill Water:	0.00
CAP Water:	0.00
Effluent:	0.00
Tailwater:	0.00
Other Surface Water:	0.00
Total Non-GW Used:	0.00
Total Non-GW Debited:	0.00