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Exclusively Presented By:



**SOUTHWEST
LAND
ASSOCIATES, L.L.C.**

**"The Reserve"
235 +/- Acres
Buckeye, Arizona**

Location: W of the SWC, Miller Road & Beloat Road, Buckeye, Arizona.

Size: Approximately 235.28 +/- acres.

Price: Submit.

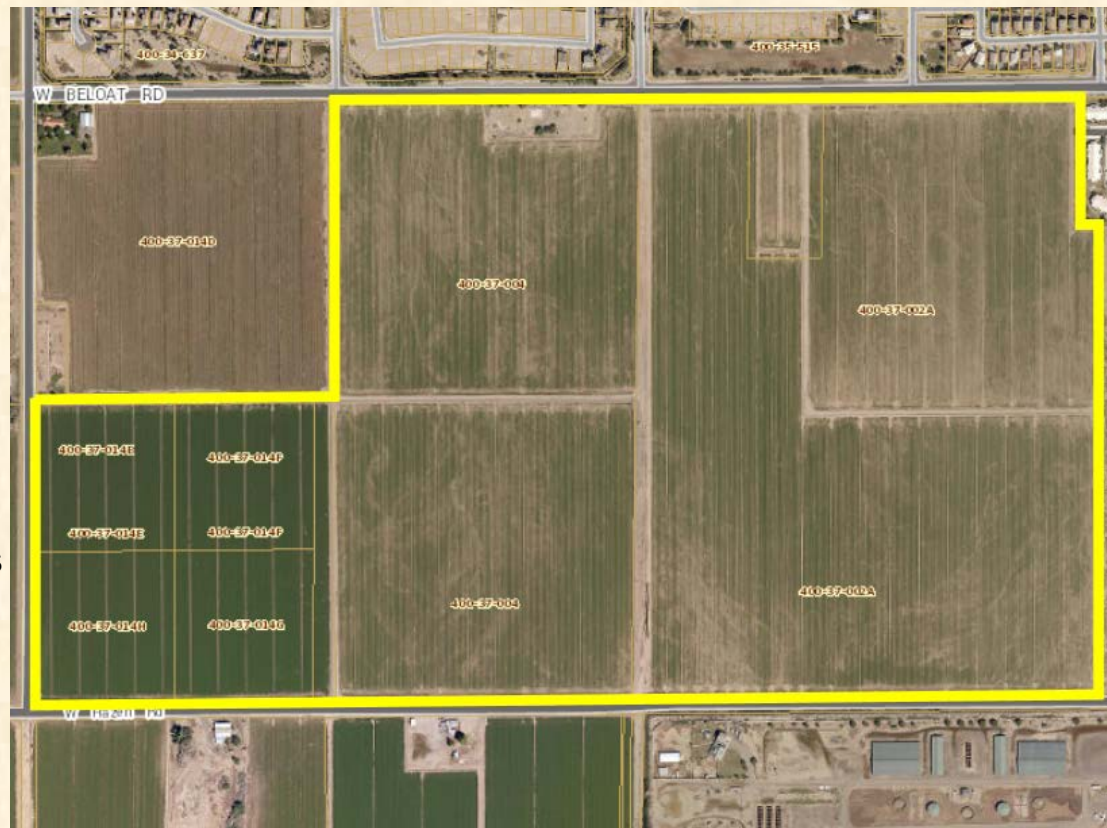
Tax Parcel #'s: 400-37-002A, 002B, 004, 014E, 014F, 014G, 014H, 014J

Zoning: PR & CC, City of Buckeye

GP: Medium Density (3.01-6 du/ac) (also lies within the "Downtown Expansion Area")

Sewer / Water: Contact City of Buckeye

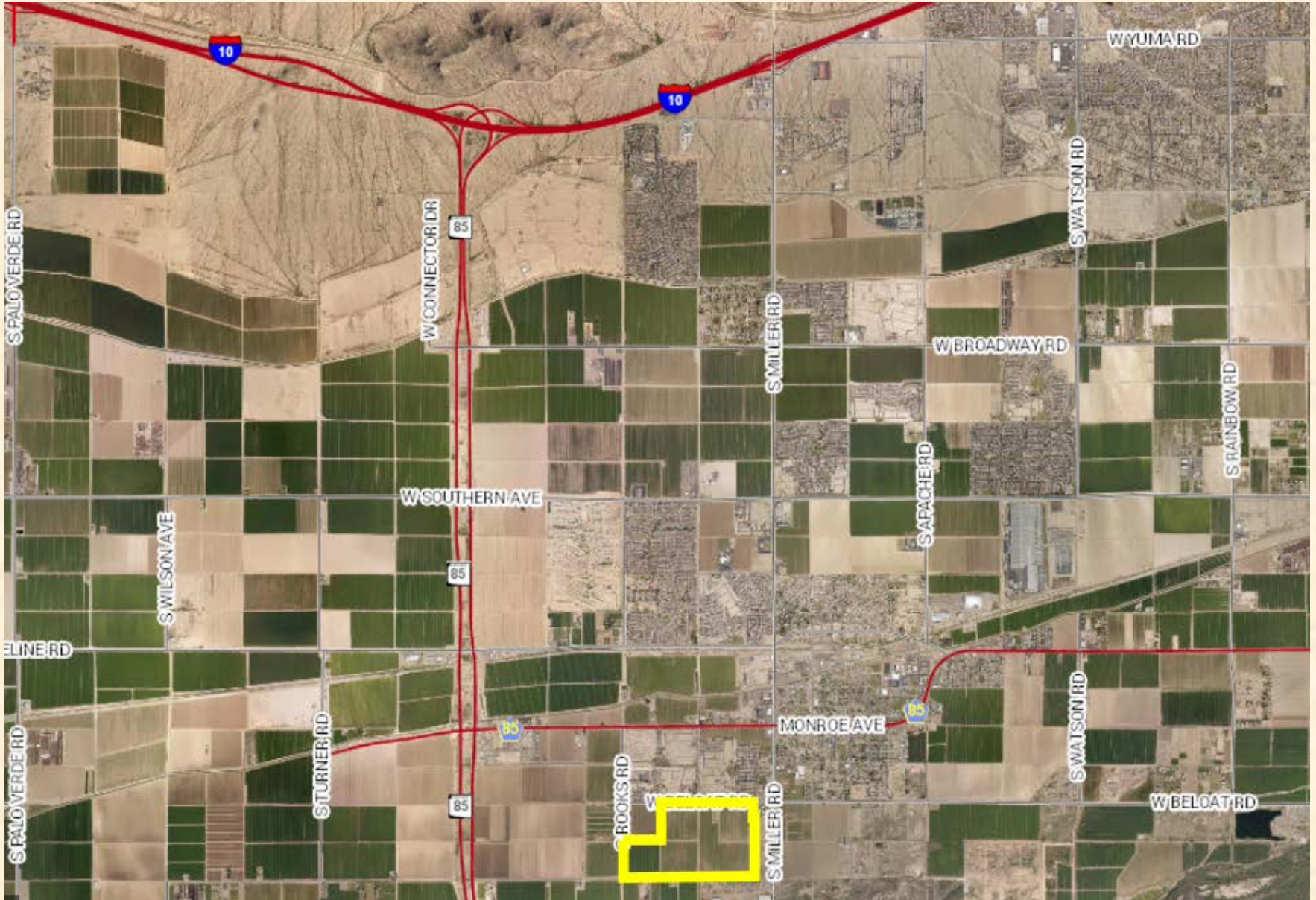
Comments: Buyer to confirm with City of Buckeye the status of water, sewer & zoning. The Property had been previously re-zoned and pre-platted (RZ04-276/PP05-18). Buyer to verify all due diligence related to the Property.

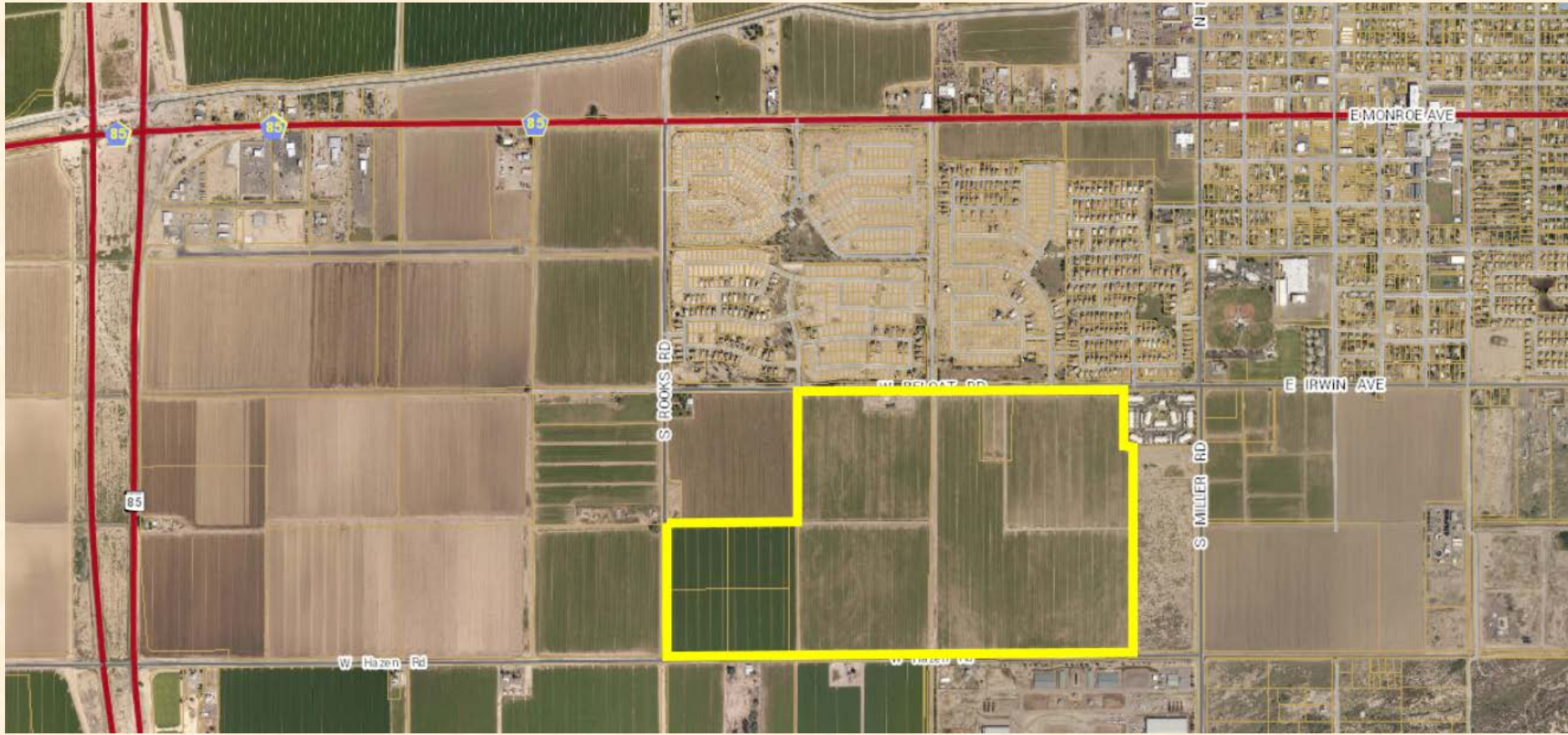


P.O. Box 5700 Goodyear, AZ 85338 Phone: (623) 882-8880 Website: www.southwestlandassociates.com

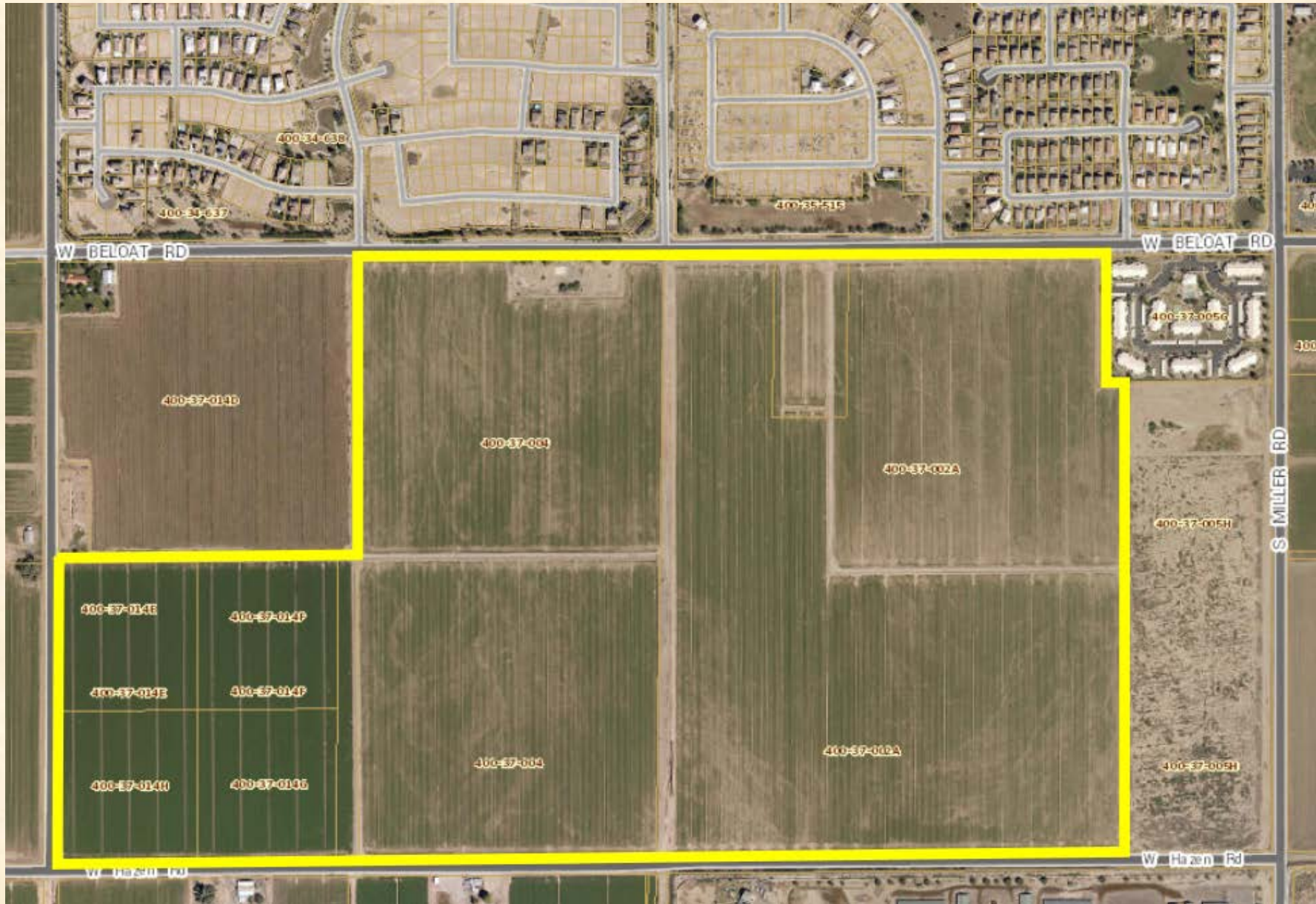
This information is subject to change at any time. This information is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.

BU0554-551





****OWNER/AGENT - A member of Seller is a licensed real estate agent (in good standing) in the State of Arizona****



Preliminary Plat (expired)

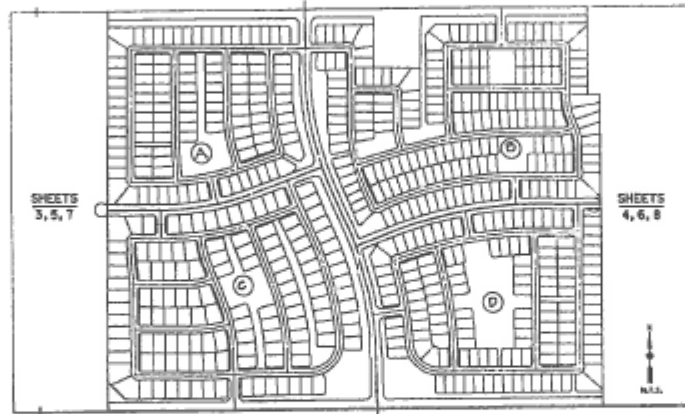
PRELIMINARY PLAT OF THE RESERVE BUCKEYE, ARIZONA

A SUBDIVISION LOCATED IN A PORTION OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 3 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



© 2005 SWL AND ET, L.L.C.
IMPROVED WITH PERMISSION TO THE CITY
VICINITY MAP
N.T.S.

- NOTES:**
- ALL TRACTS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.
 - ALL STREETS SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
 - DRAINAGE SHALL CONFORM TO THE MASTER DRAINAGE REPORT FOR THE RESERVE. DEVELOPMENT PLANS SHALL BE TRANSMITTED VIA THE RIGHT-OF-WAY TO THE DRAINAGE AGENTS AND OPEN AREA SPACES AS SHOWN ON SAID PLAN.
 - NET UTILITY LOCATIONS WITHIN THE PLAT ARE APPROXIMATELY SITED ON THE STREET CROSS SECTION.
 - CERTIFICATE OF ASSURED WATER SUPPLY WILL BE REQUIRED FOR THE FINAL PLAT.
 - ALL OVERHEAD UTILITIES ADJACENT TO OR ON THE SITE MUST BE PLACED UNDERGROUND UNLESS THEY ARE 8' BY 8' OR GREATER, THIS INCLUDES 8' BY 8' OVERHEAD CROSSINGS OF ADJACENT STREETS.
 - 8' BY 8' LINES MUST BE RELOCATED OUTSIDE THE RIGHT-OF-WAY OR TO THE EDGE OF THE RIGHT-OF-WAY.
 - ALL RIGHT-OF-WAY CURVE RADIUS SHALL BE AS LARGE AS PRACTICABLE UNLESS OTHERWISE NOTED HEREON. ALL TYPICAL CORNER AND TURN AROUND EASEMENTS ARE 15.00' WITH 20' SETBACKS UNLESS OTHERWISE NOTED HEREON.
 - ALL TRACTS ARE OPEN SPACE.
 - A PUBLIC USE EASEMENT SHALL BE DEEDED OVER ALL OPEN SPACE TRACTS.
 - FOR MORE DETAILED INFORMATION REGARDING THE DRAINAGE CONCEPT, SEE THE PRELIMINARY DRAINAGE REPORT.



SHEETS
3, 5, 7

SHEETS
4, 6, 8

- LEGEND**
- DENOTES VEHICULAR NON ACCESS EASEMENT
 - DENOTES PUBLIC UTILITY EASEMENT
 - #--- DENOTES PARCEL NO. & LOT NO.
 - |--- DENOTES WATERLINE
 - |--- DENOTES SCHEDULE
 - DENOTES FIRE HYDRANT
 - ▶ DENOTES SEWER FLOW
 - DENOTES SEWER MANHOLE
 - DENOTES WATER VALVE
 - DENOTES SEWER CLEANOUT
 - DENOTES 8' BY 8' VISIBILITY EASEMENTS
 - DENOTES EXISTING CURBWAY

- UTILITIES**
- WATER - TOWN OF BUCKEYE
 - GAS - SOUTHWEST GAS
 - FIRE - TOWN OF BUCKEYE
 - ELECTRIC - APS
 - SEWER - TOWN OF BUCKEYE
 - TELEPHONE - BRIGHT
 - CABLE T.V. - DISH
 - POLICE - TOWN OF BUCKEYE

- SHEET INDEX**
- COVER SHEET
 - DETAIL SHEET
 - LOT DIMENSIONS-PARCELS "A" AND "C"
 - LOT DIMENSIONS-PARCELS "B" AND "D"
 - PRELIMINARY GRADING AND DRAINAGE PLAN-PARCELS "A" AND "C"
 - PRELIMINARY GRADING AND DRAINAGE PLAN-PARCELS "B" AND "D"
 - PRELIMINARY UTILITY PLAN-PARCELS "A" AND "C"
 - PRELIMINARY UTILITY PLAN-PARCELS "B" AND "D"
 - PARCEL AREA AND LAND USE MAP

PLANNER - ENGINEER:

SWL ENGINEERING COMPANY
400 NORTH 65TH STREET
PHOENIX, AZ 85008
PHONE: 602-955-1100
FAX: 602-955-1100
CONTACT: ROBERT C. LAMMING, P.E.
E-MAIL: RLAMMING@SOUTHWESTLAND.COM

OWNER/DEVELOPER:

WESTWATER SHADOW LANE PARTNERS, L.L.C.
380 SOUTH WASHINGTON ROAD
LEAS: 700001-310000-0000
PHONE: 602-955-1100
FAX: 602-955-1100
CHARLES E. O'NEAL, CEO
E-MAIL: CEO@SOUTHWESTLAND.COM

SITE DATA

ZONING - PR (PLANNED RESIDENTIAL)
SMALL FAMILY DETACHED HOMES & CC (COMMERCIAL CENTER)
TOTAL NO. OF LOTS - 308
GROSS AREA - 168.0 ACRES
OPENSPACE - 15.0 ACRES
% OPENSPACE - 8.9%

BENCHMARK:

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
BRAND 100' IRON PILE AT THE EAST QUARTER
CORNER OF SECTION 7, TOWNSHIP 1 SOUTH,
RANGE 3 WEST,
ELEVATION = 1622.00 MGSLLD, DATUM

BASIS OF BEARING:

EAST SECTION LINE OF THE NORTHWEST
QUARTER OF SECTION 7 BENCH BEARS
3.00° 05' 30" N.

THE RESERVE
COVER SHEET



RECEIVED
JAN 05 2006
SOUTHWEST LAND ASSOCIATES, L.L.C.
400 NORTH 65TH STREET
PHOENIX, AZ 85008
PROJECT: THE RESERVE
SHEET: 1 OF 9

NO.	REVISIONS	DATE



**** Not all of subject property is part of "The Reserve" MPC ****

Floodplain/Pending Floodplain Map



**** THE PENDING FLOODPLAIN ("AE") (WHEN ULTIMATELY APPROVED) WILL DECREASE THE FLOODPLAIN IMPACT TO THE CROSS-HATCHED BLUE AREA IN THE SOUTHEAST CORNER OF THE PROPERTY****