

Executive Summary

Chino Valley

Narrative: The total parcel is comprised of approximately 1.65 acres and located near the SE signalized corner of Highway 89 and Road 2 South. This property is zoned C-1. The uniqueness of the subject property is the location on Highway 89 with over 280 feet of frontage. Survey is available upon request. This property is surrounded by new residential and commercial developments. Please call listing office for more information.

Address: 1091 S. Highway 89
Chino Valley, AZ 86323

Parcels: 306-33-205F

Property:	Commercial Acreage	1.65 Acres
	Square Feet	71,438
	Total Gross Acres	± 1.65 Acres

Price:	\$ 650,000.00
Per Square Foot	\$ 9.10
Per Acre	\$ 19,026.55
Total Price Terms	\$ 396,341.00
Terms	Cash, CNV

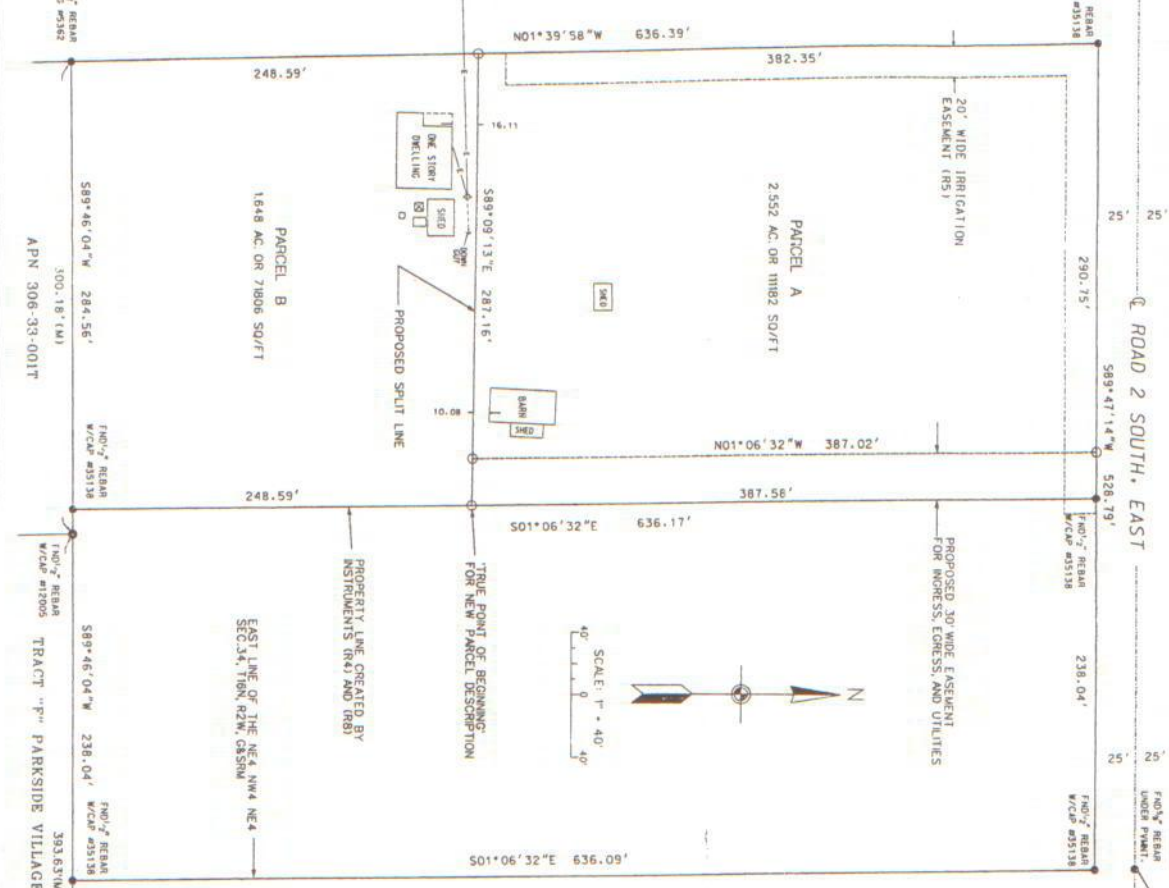
ELIO S. KHALIFE
FIRST AMERICAN INVESTMENT, LLC
3200 Lakeside Village Drive, Suite 201
Prescott, AZ 86301
Phone (928) 541-1557
Fax: (928) 541-1561
www.firstamericaninvestment.com

The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.

RECORD OF SURVEY

FOR LAND SPLIT APPROVAL

A PORTION OF THE NE1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 34, T16N, R2W, G&SRM, TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" REBAR CAPED #53138

LAND SPLIT APPROVAL

BY ORDINANCE 443, LAND SPLIT ORDINANCE, CRESTING AUTHORITY, POWER AND RESPONSIBILITY IN THE OFFICE OF THE COMMUNITY DEVELOPMENT MANAGER TO APPROVE LAND SPLITS WITHIN THE TOWN OF CHINO VALLEY. THIS LAND SPLIT IS APPROVED.

SUSAN ANDERSON, PLANNING AND BUILDING DIRECTOR _____ DATE _____

- REFERENCES**
- (R1) = BLM DIVISION OF T16N, R2W, G&SRM, BOOK 2824, BLM RECORDS
 - (R2) = ADOIT PLANS FOR PROJECT #093-R121 DATED 5/9/2001 (BASIS OF BEARING)
 - (R3) = PLAT OF PARKSIDE VILLAGE, BK. 30 OF MAPS, PAGE 43-47, Y.C.R.D.
 - (R4) = BOOK 3395 OF RECORDS, PAGE 112, Y.C.R.D. (SUBJECT PARCEL)
 - (R5) = BOOK 3320 OF RECORDS, PAGE 12, Y.C.R.D. (REFERENCE PARCEL)
 - (R6) = BOOK 1916 OF RECORDS, PAGE 578, Y.C.R.D. (REFERENCE PARCEL)
 - (R7) = BOOK 3993 OF RECORDS, PAGE 417, Y.C.R.D. (LAND DIVISION, RD. 3 S.E.)
 - (R8) = BOOK 78 OF LAND SURVEYS, PAGE 66, Y.C.R.D. (PREVIOUS SPLIT CREATING SUBJECT PARCEL)

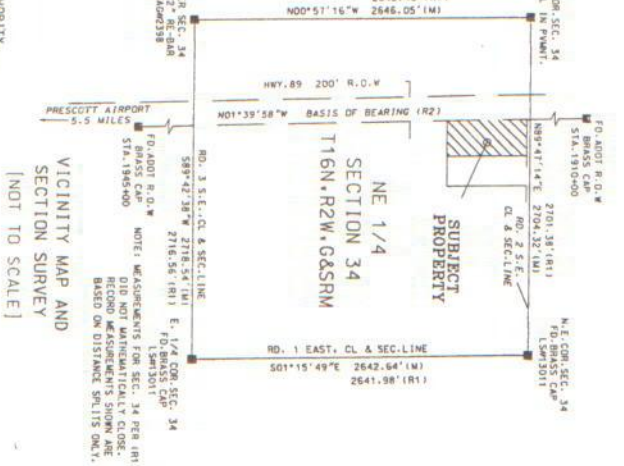
CERTIFICATION

THIS PLAT AND THE SURVEY DATA HEREON IS AS SHOWN WAS DONE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2003 AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW ONLY

*Please Verify Line Requirements
Changes & Return to:*

DATE _____



VICINITY MAP AND SECTION SURVEY (NOT TO SCALE)

Filed and recorded at the request of _____

(RECORDER'S DATA)

of _____ A.D. 20 _____

o'clock _____ M

Book _____

Page _____

Records of Yavapai County, Arizona

County Recorder _____

Deputy Recorder _____

LYON ENGINEERING
Engineers & Land Surveyors
 121 W. NAVALO DRIVE, SUITE C
 PRESCOTT, AZ 86301
 (928) 776-1790