

Surprise AZ commercial land for sale

5.7+- acres zoned PAD – Com/Ind

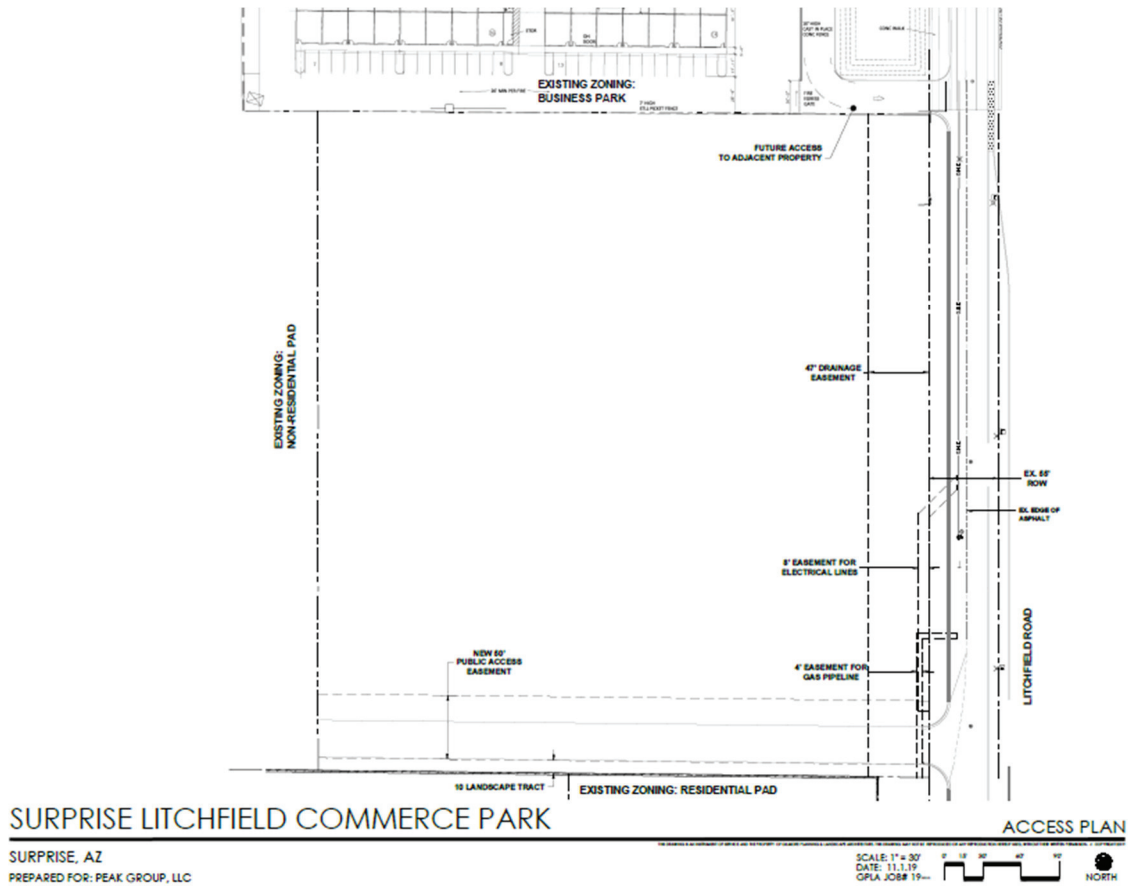


High visibility commercial/Industrial site on Litchfield Rd in Surprise, AZ. City of Surprise currently installing west half of Litchfield Rd. Utilities to the site. Will be fully improved. Zoned PAD to allow commercial/light industry. See allowed uses below.
Exclusively Offered at \$ 787,200 or \$3.15 psf.



Contact George Quinif
Tel. (602) 952-0123
Email quinif@peakaz.com
Visit www.peakaz.com

Preliminary Site Plan.



Tax parcel # 501-39-063C

Neighbors include Business Condos, Uhaul, Dysart Unified School District Maintenance, Felix Construction.

**Contact: George Quinif, PEAK GROUP LLC – 602-952-0123
Email: quinif@peakaz.com**

1. This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., Issuing agent for the Survey, dated 11/11/2014, Commitment Number 5500163195-402-2N, dated 11/11/2014.
2. BASIS OF RECORDING: The placement line of (black) red line, also being the East line of the Southeast quarter of Section 21, using a bearing of North 60 degrees 00 minutes 00 seconds East, per the Deed No. 2002-0206465, is correct.
3. The bearings and distances depicted indicate actual field or computer generated measurements. The survey was made with this information from documents of record used for this survey.
4. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no warranty that the location of any underground utilities is correct. All underground utilities may actually exist adjacent to or within the boundaries of the subject property, prior to any excavation phase and on the underground utility easement shown. The survey is not intended to show the precise location and extent of all utilities in the area.

- 1 Reservations contributed in the Patient Care Center, Santa Fe Pacific Railroad Company Records Vol. Book 106 of Deeds, Page 260
- 2 AFFETS SUBJECT PROPERTY - NOT FLOUTABLE
- 3 AFFETS SUBJECT PROPERTY - NOT FLOUTABLE
- 4 AFFETS SUBJECT PROPERTY - NOT FLOUTABLE
- 5 AFFETS SUBJECT PROPERTY - NOT FLOUTABLE
- 6 Examined for the purpose(s) shown below and rights incidental thereto as set forth in a document, Personal, a national, military, phone, cable and other utilities
- 7 (FLOUTABLE MATTERS: SHOW HEREIN)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

[illegible]

No buildings existing on the surveyed property.
A.P.N.: 501-39-063C
LAND AREA:
5.737 ACRES - 249,905 SQ. FT.
STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

(R) DEED 2002-0268665, M.C.R.
(R1) DEED 2010-1089642, M.C.R.
(R2) R.O.S. PER BOOK 1030, PAGE 14, M.C.R.
(R3) R.O.S. PER BOOK 1431, PAGE 37, M.C.R.
(R4) PLAT PER BOOK 608, PAGE 41 M.C.R.

TO: Capital, LLC, an Arizona limited liability company; Classics of the Southwest, R.C.A., an Arizona nonprofit corporation; and the Arizona Department of Insurance, which is an Arizona nonprofit corporation. (The above-named entities are collectively referred to as the "insureds.")

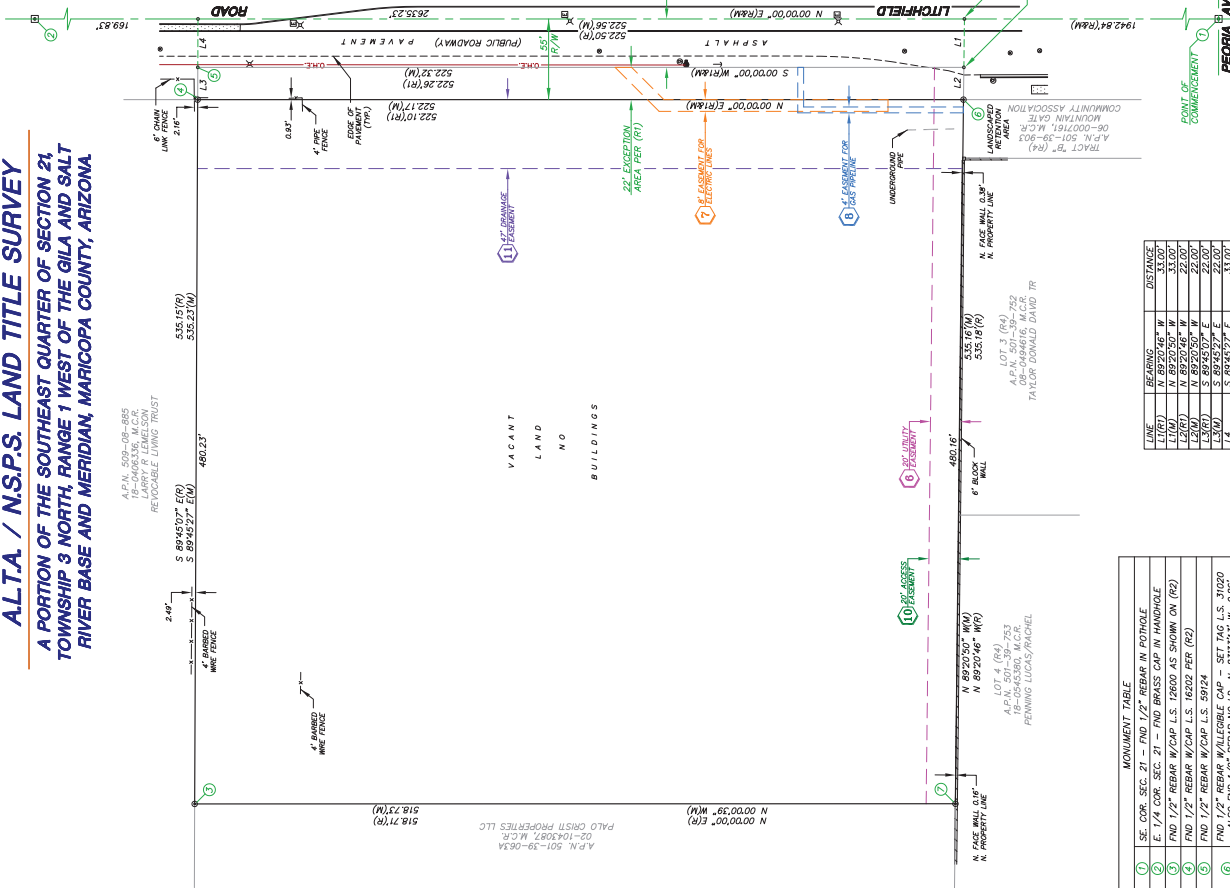
FROM: The Arizona Department of Insurance, which is an Arizona nonprofit corporation. (The Arizona Department of Insurance is referred to as the "agency.")

SUBJECT: The Arizona Department of Insurance's approval of the Arizona National Title Insurance Company, Inc., and Fidelity National Title Insurance Company.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the Minimum Standard Requirements for ALTA/NSPS ALTA/NSPS Land Title Surveys, initially established and adopted by ALTA and NSPS, and includes the 2011, 2012, 2013, 2014, and 2015 editions of the Standard. The feedback was completed on June 13, 2015.

June 19, 2019

E. Bryan Gotschenberger

The seal of the Arizona Department of Insurance is circular. It features a central shield with a sun rising over a mountain range, with a river flowing in front. The shield is flanked by two sheaves of wheat. Above the shield is an arch containing the word "ARIZONA". Below the shield is a banner with the word "INSURANCE". The outer ring of the seal contains the text "ARIZONA DEPARTMENT OF INSURANCE" at the top and "1909" at the bottom.

LINE	BEARING	DISTANCE
L1(R1)	N 89°20'46" W	33.00'
L1(M)	N 89°20'50" W	33.00'
L2(R1)	N 89°20'46" W	22.00'
L2(M)	N 89°20'50" W	22.00'
L3(R1)	S 89°45'07" E	22.00'
L3(M)	S 89°45'27" E	22.00'
L4	S 89°45'07" E	33.00'

MONUMENT TABLE	
1	SE. COR. SEC. 21 - FND 1/2" REBAR IN POTHOLE
2	E. 1/4 COR. SEC. 21 - FND BRASS CAP IN HANDHOLE
3	FND 1/2" REBAR W/CAP S.S. 12600 AS SHOWN ON (R2)
4	FND 1/2" REBAR W/CAP S.S. 12602 PER (R2)
5	FND 1/2" REBAR W/CAP S.S. 59174
6	FND 1/2" REBAR W/ALLEGEBE CAP - SET TAG L.S. 31020 - ALSO FND 1/2" REBAR NO. 12, R. 853313 N. 0.86°
7	FND PK NAIL & WASHER L.S. 16020 PER (R2)

ALLIANCE
LAND SURVEYING LLC
1000 N. 10TH AVENUE, SUITE 204
PHOENIX, ARIZONA 85016
ALTA / NSPS, LAND TITLE SURVEY
LITCHFIELD RD. & DESERT COVE RD, SURPRISE, AZ

ALLOWED USE TABLE -- Case No. FS19-581 -- Reformed Church Property

Reformed Church Property (Proposed Allowed Use List)	65-LDN	Luke Notes
Government admin/civic	Government services	
Home Improvement Center (Home, Lawn, Garden Supplies) Bldg under 40,000 sf	Other retail trade	
Massage – Therapeutic	Personal services	
Medical Clinic or Lab	Medical and other health services	ARS 28-8481 Note 1
Medical office	Medical and other health services	ARS 28-8481 Note 1
Nursery – retail or wholesale	Other retail trade	
Personal Services Establishment	Personal services	
Restaurant – sit down or convenience	Eating and drinking places	
Retail Shopping	Other retail trade	
Tattoo or body piercing	Personal services	
Wholesale Shopping	Wholesale trade	
Office/Warehouse	Business services	
Office	Other services	
Research Facility	Professional, scientific and controlling instruments	
Catering Service	Other retail trade	
Food sales – wholesale	Other retail trade	
Clubhouse/private lodge	Other public and quasi-public services	ARS 28-8481 Note 1
Library	Government services	
Post Office	Government services	
State Vehicle inspection	Government services/ other public and quasi-public services	ARS 28-8481 Note 1
Indoor Archery Range	Indoor recreation services	
Athletic or Fitness club	Indoor recreation services	
Bingo Parlor	Other public and quasi-public services	ARS 28-8481 Note 1
Galleries, Museums, Auditorium	Auditoriums and concert halls	
Skating Rink	Indoor recreation services	
Theater – Indoor	Auditoriums and concert halls	ARS 28-8481 Note 6
Video Games	Other retail trade / Indoor recreation services	
Retail/Office	other retail trade/ personal and business services	
Financial institution	Finance, insurance and real estate	
Vehicle, Boat, RV sales	Other retail trade	
Vehicle Service and repair/minor	Business services	
Warehouse / Distribution	Miscellaneous manufacturing	
Inside manufacturing – light assembly	Miscellaneous manufacturing	
Machine Shop	Miscellaneous manufacturing	
Printer	Printing and publishing	
Office Showroom/warehouse	Business services	
Retail Showroom/warehouse	Business services	
Mini Warehouse	Business services	
Cell Tower	Other Transportation,communications, and utilities	