

GOLDFIELD RANCH

±2,352 ACRES AVAILABLE | JUST EAST OF SCOTTSDALE IN MARICOPA COUNTY, ARIZONA

LOCATION Located on both sides of State Route 87 at Goldfield Road in Maricopa County, Arizona.

SIZE ±2,352 (available all or in part)

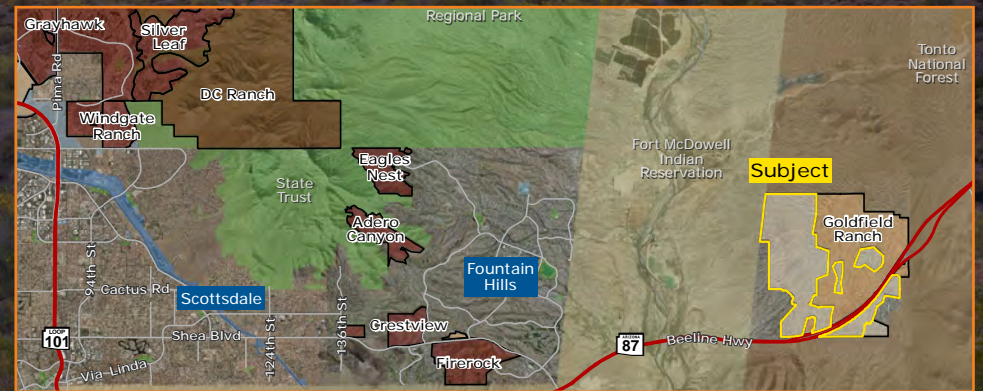
APPROVED LAND USES

ACRES	ZONING	LOTS
±1,221	Rural-43	375
±459	R1-8	487
±399	Rural-70	89
±303	Rural-190	72
±2,352		1,023

PRICE Submit for Seller's consideration (cash offers only)

ENTITLEMENTS 2,079 acres of the property, known as The Preserve at Goldfield Ranch, was previously entitled for: A Development Master Plan allowing a maximum of 1,000 units, Zoning (RUPD w/PAD overlay), a Special Use Permits for two water campuses and a wastewater reclamation facility, and a 208 Amendment to the MAG Water Quality Plan. The remaining 363 acres are zoned RU-190 (1 dwelling unit per 190,000 SF lot).

COMMENTS The property is ideally located in the highly desirable Northeast Valley and is only 10 minutes to Fountain Hills and Saguaro Lake, 25 minutes to Downtown Scottsdale, 40 minutes to Sky Harbor International Airport and 50 minutes to the cool pines of Payson, Arizona.



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The information contained herein 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 independently verify it. This package is subject to change, prior sale or complete withdrawal. AZES30495-9.7.17



GOLDFIELD RANCH REGIONAL MAP

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GOLDFIELD RANCH SURROUNDING DEVELOPMENT MAP

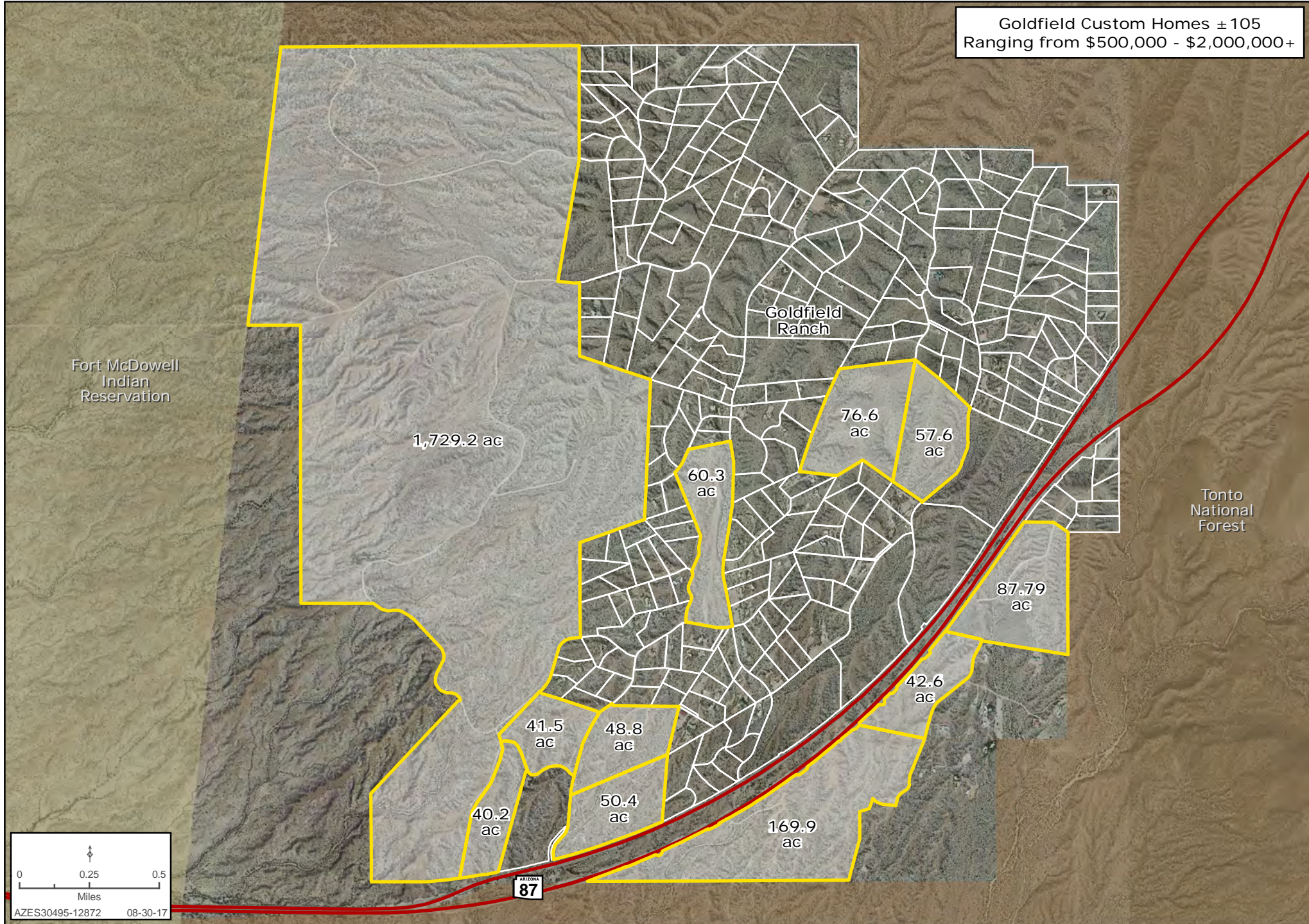
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GOLDFIELD RANCH PROPERTY DETAIL MAP

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Goldfield Custom Homes ±105
Ranging from \$500,000 - \$2,000,000+

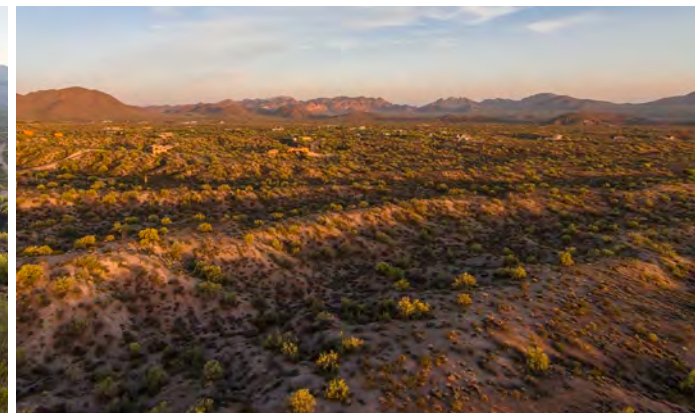
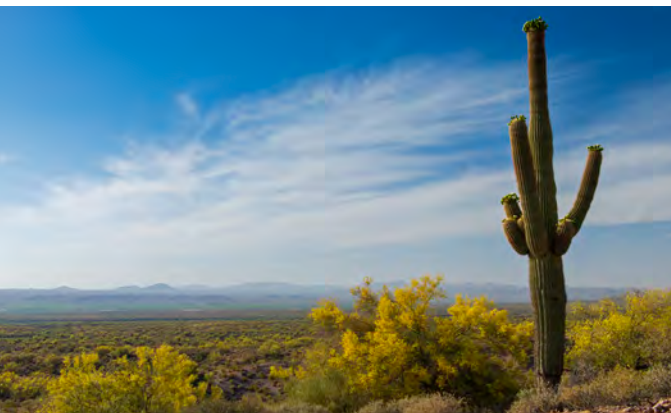


*The largest remaining land parcel located
minutes east of Scottsdale, Arizona...*

The Preserve at Goldfield Ranch

2,079 ENTITLED ACRES | ARIZONA

Offering uninterrupted mountain views and beautiful desert surroundings nearby all the world-class amenities offered in the Valley of the Sun. Whether your vision is a private ranch in the high Sonoran Desert, development into minimum 36-acre ranchettes, or development for up to 1,000 units, **The Preserve at Goldfield Ranch** represents a unique investment opportunity.



THE PRESERVE AT GOLDFIELD RANCH

LOCATION Located on both sides of State Route 87 at Burnt Water Trail (Parcels A & B) and Pleasant View Road (Parcels C & D).

OFFERING ±2,079 acres

PRICE Submit

CONDITIONAL ZONING Residential Planned Unit Development (Z-2007-150) was approved on September 17, 2008 and allows the development of 951 single-family lots.

APPROVED LAND USES

ACRES	ZONING	LOTS
1,221	Rural-43	375
459	R1-8	487
399	Rural-70	89
2,079		951

UTILITIES

Water and sewer– Goldfield Preserve Improvement District (to be installed by developer)
Electric – Salt River Project (SRP)
Gas – not provided
Telephone – Satellite, Qwest or Cox
Cable TV – Satellite, Qwest or Cox
Police – Maricopa County Sheriff’s Dept.
Fire – Goldfield Ranch Fire District
Refuse – Waste Management

SCHOOL DISTRICT K-12 (Fountain Hills Unified School District)

COMMENTS The Preserve at Goldfield Ranch will be a community which integrates the surrounding natural environmental features and scenic vistas into its design while providing a high quality development. Through utilization of design guidelines, a restoration plan and implementation of a community theme consistent with the Sonoran desert, The Preserve will be a premier development in which to reside. This development, as planned, will bring to Maricopa County a community which will exist in harmony with the environment and the surrounding community.

DUE DILIGENCE To request personalized access to detailed due diligence information, please complete the Confidentially Agreement enclosed and email to Kathleen Hansen at khansen@landadvisors.com.



THE PRESERVE AT GOLDFIELD RANCH

PROJECT BACKGROUND The larger area commonly known as Goldfield Ranch is surrounded by Tonto National Forest on three sides and the Fort McDowell Indian Community sharing its Western border. This 5,000-acre area was first subdivided into forty acre ranchettes beginning in the 1960's. Goldfield Ranch currently has ±105 custom homes built ranging from \$500,000 - \$2,000,000+.

Goldfield Ranch Realty Holdings, LLC owns 2,442 acres total within Goldfield Ranch. The property is located in northeast Maricopa County, minutes from the Scottsdale and Fountain Hills corporate limits. This magnificent property features rolling terrain, natural high Sonoran desert, and spectacular views of nearby rugged scenery in all directions. Fountain Hills and the McDowell Mountains provide a scenic backdrop to the Valley. The property is equidistant to the Verde and Salt Rivers, which are both three miles away. Views East and South include Four Peaks, Stewart Mountain, Weavers Needle and the Superstition Mountains. The site is bisected by the Beeline Highway (State Route 87) which provides excellent access via Shea Boulevard West into Fountain Hills, Scottsdale and the Loop 101 freeway, or South to Mesa and the Loop 202 connection to downtown Phoenix. East of the property, the Beeline is the main arterial to the mountain communities of Payson, Pinetop and the White Mountains, which are all considered recreation areas as well as established second home locations.

Of the 2,442 acres, 2,079 acres are known as The Preserve at Goldfield Ranch. Since the mid 1990's, various owners of The Preserve have processed several iterations of Development Master Plan and Zoning approvals along with additional entitlement efforts.

ENTITLEMENT HISTORY

The Preserve has secured multiple entitlements as follows:

- 1995-2013: A Development Master Plan (DMP) was approved allowing a density of approximately 0.5 dwelling units per acre, for a total of 1,000 dwelling units, including a future resort with spa, restaurant and resort retail facilities. The DMP

- approval was recently extended in April 2013 (subject to revised stipulations).
- 2007-2013: The Zoning for the Preserve is consistent with the DMP, as follows:
- Residential Unit Planned Development for 952 total lots with a Planned Area Development overlay.
- This RUPD Zoning approval was recently extended in April 2013 (subject to revised stipulations).
- 2008: Special Use Permits were approved permitting the development of 2 water campuses and a wastewater reclamation facility. Please note that these permits expired in December 2012.
- 2007: The Goldfield Improvement District was formed to establish a service area right for the Preserve to operate water and wastewater facilities. This ID was dissolved in May 2011.
- 2007: Maricopa Association of Government (MAG) approved a 208 Amendment permitting the development of a water reclamation facility. This facility would need to be maintained by the Goldfield ID so this MAG approval expired when the ID was dissolved in May 2011.
- The Preserve has an approved Analysis of Assured Water Supply for 731.69 acre feet of groundwater. This Certificate will expire in June 2017.
- Salt River Project provides electrical service to the entire Goldfield Ranch area including The Preserve. Service is provided by an easement across the Fort McDowell Yavapai Nation. This easement is due to expire in December 2031.
- 2009: In January 2009, Preliminary Plats were approved for a 951-lot residential subdivision. Technically, these expired in January 2011 although the County has granted "courtesy" extension of Preliminary Plat approvals for multiple other projects due to market conditions. It is not known if any such extension has been secured for the Preliminary Plats associated with the Preserve.

Individually and collectively, these entitlements represent millions of dollars invested over many years by several different parties to enhance the value of The Preserve at Goldfield Ranch.



THE PRESERVE AT GOLDFIELD RANCH PROPERTY AERIAL

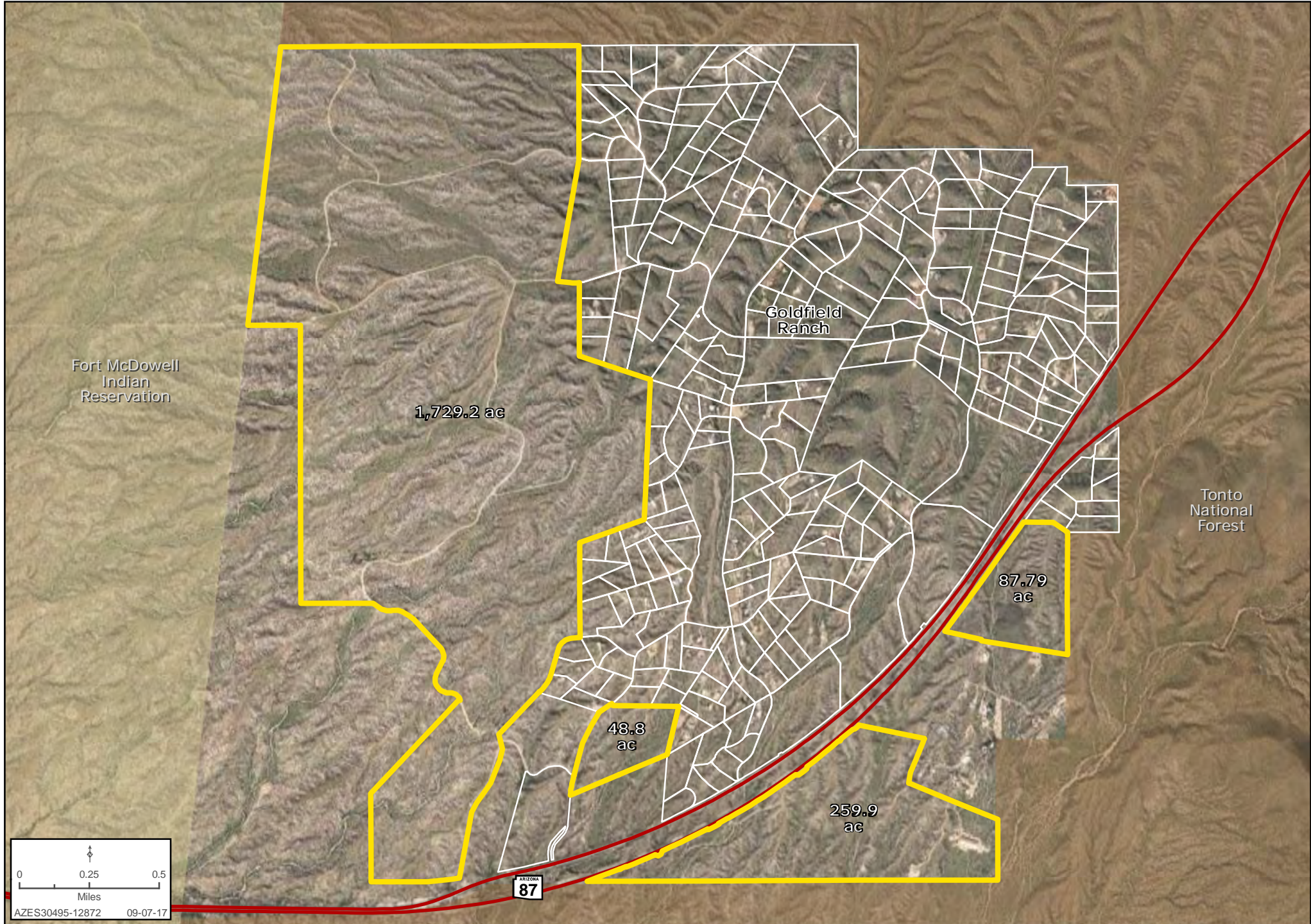


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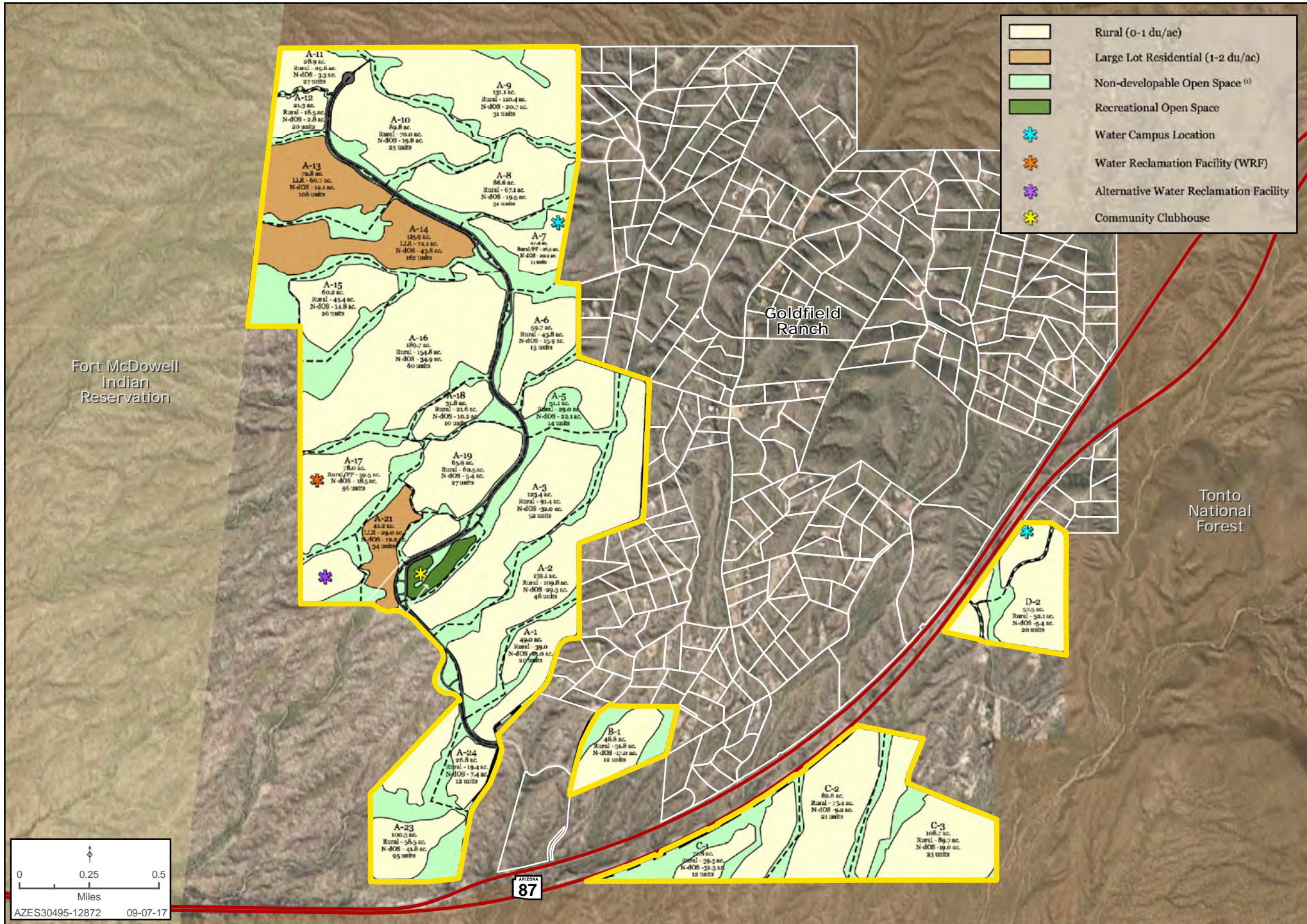
THE PRESERVE AT GOLDFIELD RANCH PROPERTY DETAIL MAP

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THE PRESERVE AT GOLDFIELD RANCH RUPD LAND USE/ ZONING MAP

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THE PRESERVE AT GOLDFIELD RANCH LAND USE SUMMARY



Table 2: Land-Use Summary (based on LU-G)
Revised November 1, 2007 - Supersedes Table 2 on page 33 of DMP Amendment

Development Parcel	Land Use Category	Land Use Type	Land Use Type Approximate Gross Area	Approximate Gross Parcel Area	Maximum # of Units Allowed	Proposed Units	Proposed Unit Density ⁽¹⁾ (du/ac)
Parcel A							
A-1	Rural	SF	39.0	49.0	49	20	0.4
	N-dOS	OS	10.0				
A-2	Rural	SF	109.8	139.1	139	48	0.3
	N-dOS	OS	29.3				
A-3	Rural	SF	91.4	123.4	123	52	0.4
	N-dOS	OS	32.0				
A-4	ROS	CC	14.0	22.9	0	0	0.0
	N-dOS	OS	8.9				
A-5	Rural	SF	29.0	51.1	51	14	0.3
	N-dOS	OS	22.1				
A-6	Rural	SF	43.8	59.7	59	13	0.2
	N-dOS	OS	15.9				
A-7	Rural/PF ^(2,4)	SF	26.5	47.4	43	11	0.2
	N-dOS	OS	20.9				
A-8	Rural	SF	67.1	86.6	86	31	0.4
	N-dOS	OS	19.5				
A-9	Rural	SF	110.4	131.1	131	31	0.2
	N-dOS	OS	20.7				
A-10	Rural	SF	70.0	89.8	89	25	0.3
	N-dOS	OS	19.8				
A-11	Rural	SF	25.6	28.9	57	27	0.9
	N-dOS	OS	3.3				
A-12	Rural	SF	18.5	21.3	42	20	0.9
	N-dOS	OS	2.8				
A-13	LLR	SF	60.7	72.8	145	108	1.5
	N-dOS	OS	12.1				
A-14	LLR	SF	72.1	115.9	231	162	1.4
	N-dOS	OS	43.8				
A-15	Rural	SF	45.4	60.2	60	26	0.4
	N-dOS	OS	14.8				
A-16	Rural	SF	154.8	189.7	189	60	0.3
	N-dOS	OS	34.9				
A-17	Rural/PF ^(3,4)	SF	59.5	78.0	145	56	0.7
	N-dOS	OS	18.5				
A-18	Rural	SF	21.6	31.8	31	10	0.3
	N-dOS	OS	10.2				
A-19	Rural	SF	60.5	65.9	65	27	0.4
	N-dOS	OS	5.4				
A-20	Rural	SF	12.9	18.1	18	10	0.6
	N-dOS	OS	5.2				
A-21	LLR	SF	29.0	41.2	82	34	0.8
	N-dOS	OS	12.2				
A-22	Rural	SF	20.1	28.5	28	12	0.4
	N-dOS	OS	8.4				
A-23	Rural	SF	58.5	100.3	200	95	0.9
	N-dOS	OS	41.8				
A-24	Rural	SF	19.4	26.8	26	12	0.4
	N-dOS	OS	7.4				
Parcel A Subtotal:				1,679.5	2,089	904	0.5

THE PRESERVE AT GOLDFIELD RANCH LAND USE SUMMARY



Development Parcel	Land Use Category	Land Use Type	Land Use Type Approximate Gross Area	Approximate Gross Parcel Area	Maximum # of Units Allowed	Proposed Units	Proposed Unit Density ⁽¹⁾ (du/ac)
Parcel B							
B-1	Rural	SF	31.8	48.8	48	12	0.2
	N-dOS	OS	17.0				
Parcel B Subtotal:				48.8	48	12	0.2
Parcel C							
C-1	Rural	SF	39.5	71.8	71	12	0.2
	N-dOS	OS	32.3				
C-2	Rural	SF	73.4	82.6	82	21	0.3
	N-dOS	OS	9.2				
C-3	Rural	SF	89.7	108.7	108	23	0.2
	N-dOS	OS	19.0				
Parcel C Subtotal:				263.1	261	56	0.2
Parcel D							
D-1	Rural/PF ^(2,4)	SF	19.6	22.9	19	5	0.2
	N-dOS	OS	3.3				
D-2	Rural	SF	52.1	57.5	57	20	0.3
	N-dOS	OS	5.4				
D-3	Rural	SF	7.3	7.3	7	3	0.4
	N-dOS	OS	0.0				
Parcel D Subtotal:				87.7	83	28	0.3
Project Total:				2,079.1	2,481	1,000	0.5

⁽¹⁾ - Based on Gross Acreage.

⁽²⁾ - Includes Public Facility (water campus) approximating 3.5 ac.

⁽³⁾ - Includes Public Facility (water reclamation facility) approximating 5.1 ac.

⁽⁴⁾ - Actual Location of WRF & water campus sites (public facilities) may move to a different parcel as determined with further engineering analyses. If the land uses are not the same, the acreages may be shifted between the residential land use categories. For example, if the WRF moves from development parcel A-17 to development parcel A-22, the LLR acreage and density will increase and the Rural acreage and density will decrease, based on the shift of the public facilities acreage.

THE PRESERVE AT GOLDFIELD RANCH PROPERTY AERIAL



THE PRESERVE AT GOLDFIELD RANCH PROPERTY PHOTOS

