Business Plan

C.1 Facilities Acquisition

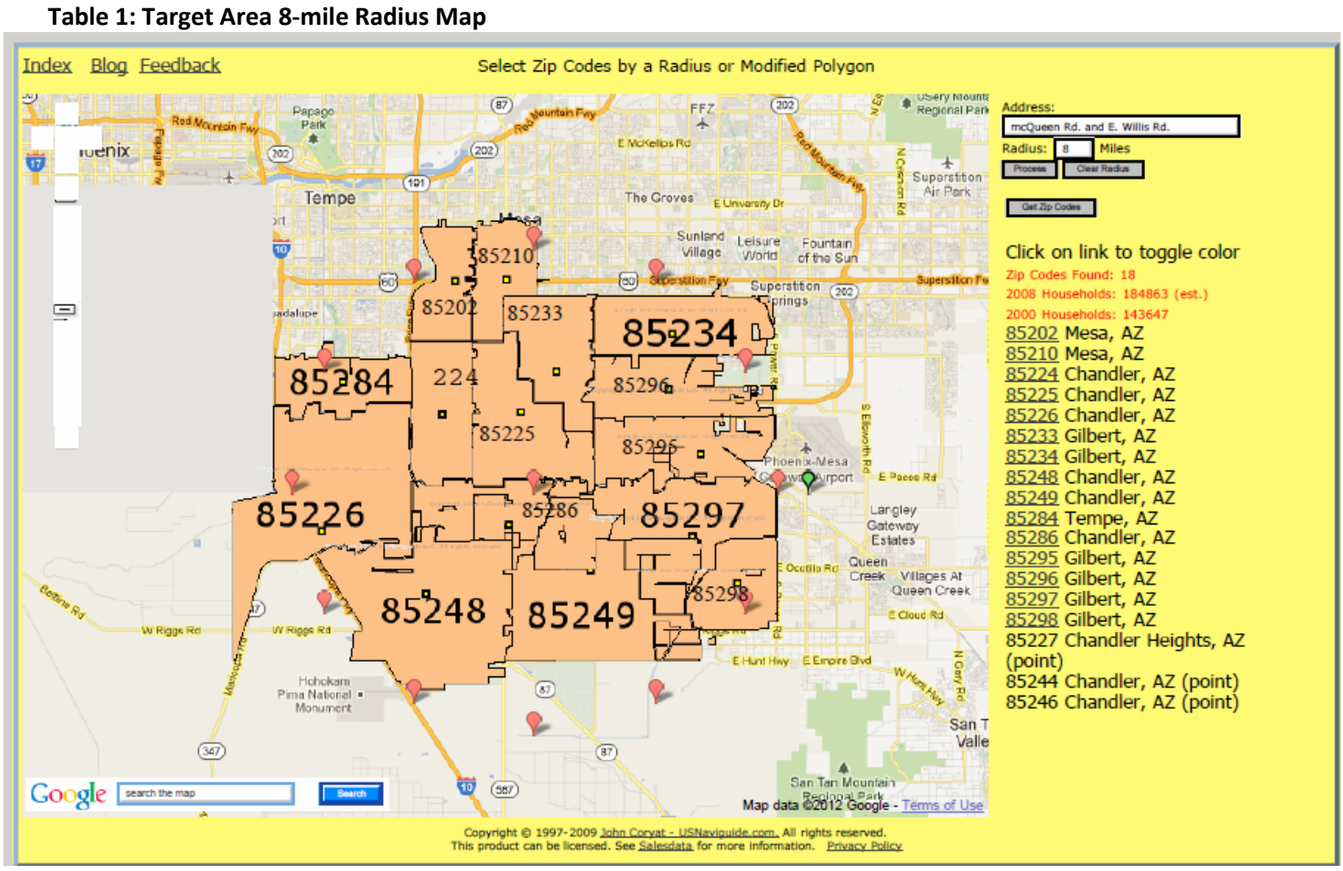
Required Exhibit

- **Layout of Space** - A conceptual design / floor plan of the Main Building is available at end of section.

Facility Description

John Hancock Academy is projected to be located along the 202 corridor in the East Valley, at the crossroads of McQueen Rd. and E. Willis Rd in Chandler, Arizona. This site is the primary choice, if the property is available at the time the development is projected to start, as described in Section C.1.c. Several other raw land parcels that fit the needs of the school are available as alternative choices (on the north and south side of Hwy 202). The map below represents an 8-mile radius circle of the targeted location. The 8-mile target area includes 15 zip codes in 4 neighboring major cities of greater Metro Phoenix - Chandler, Gilbert, Mesa and Tempe. The immediate 4-mile radius includes primarily zip codes from Chandler and Gilbert.

Table 1: Target Area 8-mile Radius Map



Source of Map: http://maps.huge.info/zipcolors.htm

The school's main building is projected to be approx. 38,000 SF with 17 classrooms for instruction (min 30 student capacity each), business offices and reception area, and cafeteria/assembly hall. Additional 6 - classroom permanent modular building [1] (approx. 900 SF each classroom) will be added before year two of operations to accommodate the projected student enrollment growth in years 2 and 3. At full enrollment and capacity of the facility the school will have:

- 5 Kindergarten classrooms accommodating 150 students;
- 4 First Grade classrooms accommodating 120 students;
- 3 Second Grade classrooms accommodating 75 students;
- 3 Third Grade classrooms accommodating 75 students;
- 3 Fourth Grade classrooms accommodating 75 students;
- 2 Fifth Grade classrooms accommodating 50 students;
- 1 Sixth Grade classroom accommodating 25 students.

The school facility is projected to be developed on a 5-acre piece of raw land. The targeted parcel or any other alternative site will have sufficient space for the main school building and the additional modular building classrooms (as described above).

Facility Details

John Hancock Academy is planning a location along the 202 corridor in the East Valley, at the crossroads of McQueen Rd. and E. Willis Rd in Chandler, Arizona. This is the first explored choice, during the initial stages of developing the Business Plan for John Hancock Academy. After submitting the new charter application, the property went into escrow, but has not closed yet. It appears that it may be in a long escrow, and on the advice of the realtor may become available again. Below is basic property data and information:

- APN 303-29-023C – Located on the south side of Willis Road, just North of Hwy 202, 0.25 Miles East of McQueen Road; Lot Square Footage: 206,387 SF; Owner: AZ DEPT OF TRANSPORTATION; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

This is not the only location option that can fit well the establishment and operations of John Hancock Academy within the 8-mile radius target area. A number of other raw land parcels in the immediate vicinity that fit the needs of the school are available as alternative choices (both on the north and south side of Hwy 202). Not all properties are publicly listed for sale, but in private discussions with our realtor the owners of some of the properties that we are targeting have indicated that they may be interested to sell the raw land to our school when the effective facility development process starts. The additional comparable raw land parcels (within the range of approx. 4.0-7 acres) have been identified within a 1--mile radius from the initial target location at McQueen Rd. and E. Willis Rd in Chandler. Those parcels are viable alternative options for the school, should the initial target parcel is still unavailable at the time when facility development starts. Those parcels are:

- APN 303-29-006A – Located on the south side of Willis Road, just North of Hwy 202, 0.25 Miles East of McQueen Road; Lot Square Footage: 189,094 SF; Owner: MORADI FARID/BEROOKHIM JOHN;

[1] Note: Modular meaning permanently attached I-beam supported pre-assembled walls on a concrete slab modular building or concrete prefab walls modular building

(Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

- APN 303-29-031J - Located on the north side of Willis Road, just North of Hwy 202, 0.25 Miles East of McQueen Road; Lot Square Footage: 206,910 SF; Owner: WOOD JARRELL O/GLORIA A TR; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

- APN 303-29-031H – Located on the north side of Willis Road, just North of Hwy 202, 0.30 Miles East of McQueen Road; Lot Square Footage: 206,910 SF; Owner: WOOD JARRELL O/GLORIA A TR; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

- APN 303-28-027H – Located on the west side of McQueen Road, just South of Hwy 202; Lot Square Footage: 262,693 SF; Owner: J & O FARMS LIMITED PARTNERSHIP; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

- APN 303-29-014H – Located on the east side of McQueen Road, just South of Hwy 202; Lot Square Footage: 244,863 SF; Owner: MCQUEEN FARM LLC; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

- APN 303-29-015C - Located on the east side of McQueen Road, 0.25 miles South of Hwy 202; Lot Square Footage: 396,438 SF; Owner: HENRY PYLMAN FAMILY LIMITED LIABILITY PARTNER; (Property Documentation from the Maricopa County Assessor Office and Area Map are attached at the end of the section);

The entire target area is relatively newly developed. Adequate space that is already built and available is difficult to locate. The founders of John Hancock Academy studied carefully the experience of sister schools and other charter schools in the area in terms of utilizing various options other than developing it's own facility. Renting an existing facility for 500+ students comes with substantial upfront costs and limitations, including: no long-term perspective for upgrades; marginal utility to function as charter schools; substantial TI costs, including upgrading to meet fire code and restrooms building codes; dependency on other businesses sharing building complexes; limited possibilities for school yard; no gym; no adequate cafeteria; no adequate multipurpose room space; overall, less appeal to the school community; inhibiting factors for the school marketing, especially at the start-up.

John Hancock Academy considers to work with a charter school facility developer/investor and plans to lease the building with an option to purchase. The school has already been communicating with a lender who has already verified and is familiar with our experience in charter school site development/construction project success and our success in projecting student enrollment numbers.

Timeframe for Securing the Facility

Efforts to negotiate terms to secure the raw land at the primary target began in September-October 2012 with a timeline to close the purchase after our charter is approved in January 2013, when construction efforts will begin so that the main building facility is completed in July 2013 so that the school facility is ready for the first day of school in August 2013. A trailer/temporary school office will be installed at the school construction

site in February 2013, so that prospective students and parents can visit, acquaint themselves with the new school and its educational programs and submit enrollment intents or enrollment packets.

Facility Costs

The cost of the school facility development in Year 1 is estimated at approximately $3,700,000, which includes:

- Purchase of land (estimated at $700,000) based on quotes from realtor
- Off-site/on-site real estate development and building construction costs of main building (estimated at approximately $75/SF for a total of $2,850,000); including but not limited to architectural, structural, electric, HVACR, plumbing, and site engineering/plan development and planning, approval and installation of all underground public utilities including electric, water, data, data cabling and electric underground conduit, telephone, cable, commercial irrigation and domestic water, hazardous waste containment, underground sewage, underground storm drainage, egress and regress, parking lots, sidewalks site landscaping, site grading, concrete footings, pads, courts, sidewalks, and curbing, grading all related materials for the assembly/construction of the school building, general and sub-contractor and all related fees; $250,000 toward FF&E included in this line item. (Additional listing of costs available upon request).
- Financing and other transaction and licensing costs (estimated at $150,000)

Additional $300,000 will be invested during year 2 for adding a 6-classroom modular unit to accommodate the student enrollment growth. John Hancock Academy is planning to add a 6-classroom permanent modular building during Year 2 instead of having those classroom built in the main building in view of the following considerations:

- Overall reduction of facility cost, while maintaining all projected amenities in the main building to service all students;
- Two-phase development of the property that will allow substantially reduced rent during Year 1 in consideration of the projected enrollment and respective revenue stream;
- During Year 1 of facility development all off-site and on-site improvements will be completed, so that the instillation of the modular unit in Year 2 is fast and cost efficient.
- This approach also aligns with the Gaddie style of school management geared toward keeping the cost of education reasonable, while sustaining high quality school experience on the delivery end.

Delite Gaddie and Reed Gaddie have been in constant communication with private investors, who have experience in charter schools facility development. The school facility development and construction budgets will be coordinated with the school on a open book principle. However, they are not going to be part of the school's budget since the property will be owned by the developer and leased to the school until the school purchases the facility. With that regard, during the first three years, the only financial implication on the school budget related to the property is the estimated gross rent as discussed in the budget assumptions as follows:

The gross rent payment (all triple-net components included) are estimated at:

- $25,500 per month for Year 1 (reduced amount, includes only main building);
- $43,500 per month for Year 2 (covers main building and modular unit);
- $44,570 per month for Year 3 (2% annual escalation factor from Year 2).

Obtaining all applicable building permits and other facility compliance documentation in a timely manner is part of the negotiations with the investors is an integral part of the Business Plan and construction budget of John Hancock Academy. It will also be central in the respective development/construction contracts

Delite Gaddie and Reed Gaddie are experienced in monitoring facility compliance matters as both of them have directly participated in the negotiations and decisions of the new facility development for the sister school Happy Valley School. As part of the development agreements the developer or construction company will have to secure all applicable permits/licenses/certificates, including Certificate of Occupancy by June 2013. All costs associated with those compliance components will be factored into the construction budget. Total facility cost (gross rent, triple-net basis) will not exceed $25,500 per month during Year 1, and $43,500 per month during Year 2 (with a 2% annual rent escalation factor thereafter). Reduced rent (if utilizing investor/developer option) and/or capitalization of bond coupon interest (if the school take on the development through bond financing) during Year 1 of operations is pre-agreed with the potential investors or bond underwriters until full enrollment /optimal revenue stream from state equalization funding is secured during Year 2.

Financial Arrangements for Securing the Facility

Delite Gaddie and Reed Gaddie have been involved in the development of several charter school facilities, the most recent one being the campus of Happy Valley School, (a 44,000 SF facility developed after issuing a $5M bond). In the early stages of development of the John Hancock Academy facility the following arrangements are being discussed and negotiated with prospective developers/investors and investment banks:

- Efficient development process that leads to high quality facility at a reasonable cost of construction;
- School facility design that allows optimal implementation of the program of instruction and other school activities;
- Provision of complete construction specifications to include all on-site and off-site improvements and activities;
- Agreement of a definitive timeframe for start and completion of development;
- Reduced rent and/or capitalization of rent during Year 1 of operations until full enrollment /optimal revenue stream from state equalization funding is secured in Year 2. Total facility cost (gross rent, triple-net basis, not to exceed $25,500 per month during Year 1, and $43,500 per month during Year 2.
- In the discussion with the developers it has been agreed that the annual escalation rate of rent would not exceed 2% after year 2.
- The facility is projected to be funded by private investor school facility development group. The lease agreement would include a purchase option after Year 3 of school operations.
- Initially the school considered bond financing for the land acquisition and facility construction. However, given the relatively lengthier periods of issuing and selling the bonds and overall bond transaction timeframe, it has been determined that private investor development offers faster process and guaranteed completion of the facility development in time to start the school as projected.
- The purchase of the property by the school after Year 3 may be done through bond financing as has been the experience of Happy Valley School. John Hancock Academy will study carefully the charter school facility bond market in 2016, which will be earliest possible time to start this process. At this point of time, it is too early to make any specific arrangements in that regard.

(A conceptual design and Layout of Facility Space is available on the next page)

John Hancock Academy
Initial Conceptual Design of School Facility (Main Building)
Layout of Space with Classroom Designation and Student Capacity
(an additional modular unit with 6 classrooms will be added in year 2)

Attachment to Section C.1 Facilities Acquisition

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New Search Printer Friendly Version **Please Note:** This parcel is inactive, click here to view the history.

Property Information

View GIS Maps

Parcel #: 303-29-023-C

MCR #:

Property Address:

Property Description: NE4 NW4 SW4 SEC 2 EX THAT PRT DAF BAP IN W LN NE4 NW4 SW4 N 00D 19M 05SC W 331.97F FR SW COR TH/OF TH S 85D 7M 32SC E 84.67F TH S 87D 58M 46SC E 576.34F TO E LN SD NE4 TH S ALG SD E LN 296.01F TO SE COR SD NE4 TH S89D 16M W 660.31F TO SD SW COR TH N ALG W LN SD NE4 TO POB & EX N 33F TH/OF

Section Township Range: 2 2S 5E

Associated Parcel:

Subdivision Name:

Lot #:

School Dist: CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction: CHANDLER

Tax District FAQs

Owner Information

View Tax Information

Owner: AZ DEPT OF TRANSPORTATION

In Care Of:

Mailing Address: 205 S 17TH AVE 612E
PHOENIX AZ 85007 USA

Deed #: 020876227

Deed Date: 8/28/2002

Sales Price: n/a

Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	206,387	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	*None*
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

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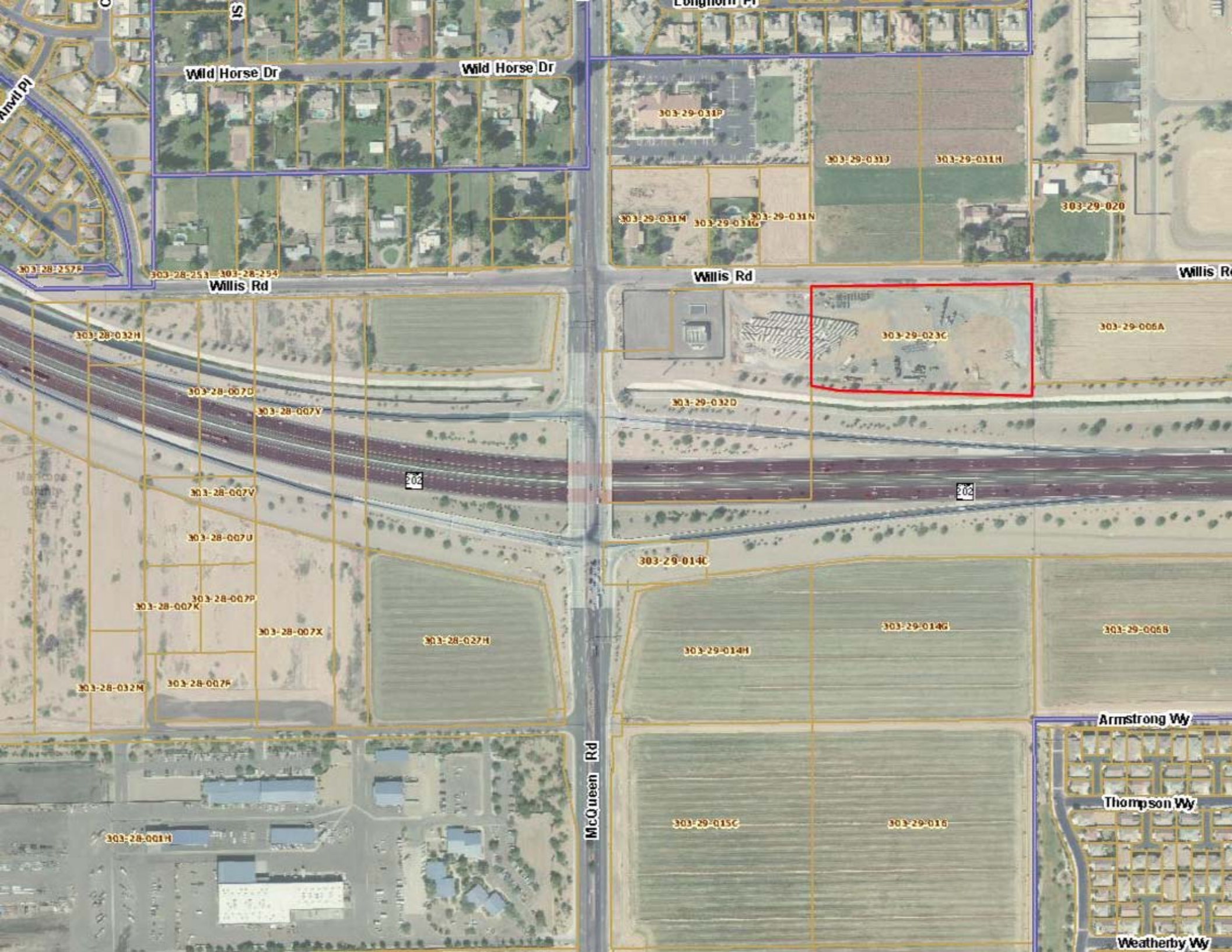
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Wild Horse Dr
Wild Horse Dr
Anvil Pl
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303-29-031H
303-29-020
303-29-031M
303-29-031G
303-29-031N
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303-28-254
Willis Rd
Willis Rd
Willis Rd
303-29-023C
303-29-006A
303-28-032H
303-28-007D
303-28-007Y
303-29-032D
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303-28-007U
303-29-014C
303-28-007P
303-28-007K
303-28-007X
303-28-027H
303-29-014G
303-29-006B
303-29-014H
303-28-032M
303-28-007F
Armstrong Wy
McQueen Rd
Thompson Wy
303-29-015C
303-29-016
303-28-001H
Weatherby Wy

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Property Information

View GIS Maps

Parcel #: 303-29-006-A
MCR #:
Property Address:
Property Description: W2 NE4 SW4 EX TH PT LY S OF LN DAF COM W4 COR TH E 92.2F TO POB SD LN TH S 33F TH E 328F TH S 247.34 TH S 83D 59M E 405.79 TH N 88D 47M E 1546.21F TH S 85D 28M E 146.25F TH S 62D 22M E 139.6F TO POT ON N-S MIDSEC LN 394F S OF CENTER OF SD SEC 2 & EX N 33F RD
Section Township Range: 2 2S 5E
Associated Parcel:

Subdivision Name:
Lot #:
School Dist: CHANDLER UNIFIED SCHOOL DISTRICT
Local Jurisdiction: CHANDLER

Tax District FAQs

Owner Information

View Tax Information

Owner: MORADI FARID/BEROOKHIM JOHN
In Care Of:
Mailing Address: 10814 ROCHESTER AVE
LOS ANGELES CA 90024 USA
Deed #: 060378000
Deed Date: 3/21/2006

Sales Price: n/a
Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	189,094	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	Freeway Access
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

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Remington Dr
Hawken Wy
Jesse St
Longhorn Pl
McQueen Rd
Kingston St
Wild Horse Dr
Wild Horse Dr
303-29-013
303-29-031P
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303-29-031M
303-29-031G
303-29-031N
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Willis Rd
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Armstrong Wy
McQueen Rd

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Property Information

View GIS Maps

Parcel #: 303-29-031-J
MCR #:
Property Address: 12140 E WILLIS RD CHANDLER 85286
Property Description: W2 SE4 SW4 NW4 SEC 2 EX S 33F
Section Township Range: 2 2S 5E
Associated Parcel:

Subdivision Name:
Lot #:
School Dist: CHANDLER UNIFIED SCHOOL DISTRICT
Local Jurisdiction: NO CITY/TOWN
Tax District FAQs

Owner Information

View Tax Information

Owner: WOOD JARRELL O/GLORIA A TR
In Care Of:
Mailing Address: 12140 E WILLIS RD CHANDLER AZ 85249 USA
Deed #: 031438020
Deed Date: 10/15/2003

Sales Price: n/a
Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	206,910	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	*None*
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

New Search Helpful Information:

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Remington Dr
Hawken Wy
Jesse St
Longhorn Pl
McQueen Rd
Kingston St
Wild Horse Dr
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Willis Rd
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303-29-014G
303-29-014H
303-29-006B
303-28-007F
Armstrong Wy
Rd

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Property Information

View GIS Maps

Parcel #: 303-29-031-H
MCR #:
Property Address: 12140 E WILLIS RD CHANDLER 85286
Property Description: E2 SE4 SW4 NW4 SEC 2 EX S 33F
Section Township Range: 2 2S 5E
Associated Parcel:

Subdivision Name:
Lot #:
School Dist: CHANDLER UNIFIED SCHOOL DISTRICT
Local Jurisdiction: NO CITY/TOWN
Tax District FAQs

Owner Information

View Tax Information

Owner: WOOD JARRELL O/GLORIA A TR
In Care Of:
Mailing Address: 12140 E WILLIS RD CHANDLER AZ 85249 USA
Deed #: 031438020
Deed Date: 10/15/2003

Sales Price: n/a
Sales Month/Year: n/a

Characteristics

View Similar Parcels

Major Property Characteristics

Square Feet of Living Space:	2,608	**Improvement Quality Grade:**	R-3
Lot Square Footage:	206,910	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	*None*
Construction Year:	1947	**Pool Square Footage:**	0

Other Improvement Characteristics

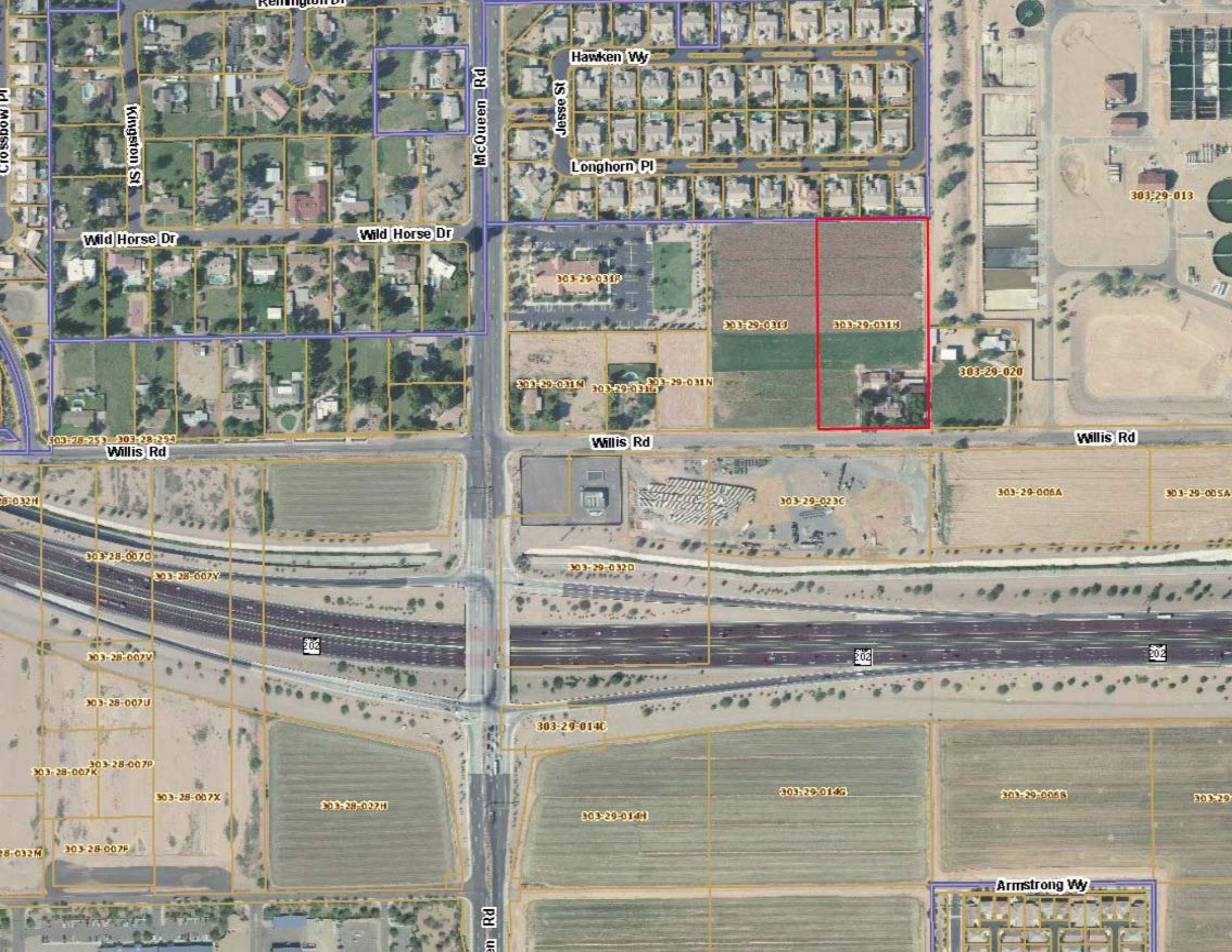
Number of Patios:	1	**Bath Fixtures:**	6
Patio Type:	Covered	**Cooling:**	Refrigeration
Exterior Walls:	Slump Block	**Heating:**	Yes
Roof Type:	Wood	**Physical Condition:**	Average

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

New Search Helpful Information:

recorder glossary forms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303-29-031N
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Willis Rd
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303-29-014H
303-29-006B
303-28-007F
Armstrong Wy
McQueen Rd

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No Parcel Number? Use Advanced Search Options.

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Property Information

View GIS Maps

Parcel #: 303-28-027-H
MCR #:
Property Address:
Property Description: TH PT E2 NE4 SE4 SEC 3 LY SWLY OF SLY R/W LN HWY DAF COM N4 COR SEC TH S 2649.92F TO POB TH S 61D 0M E 35.2F TH S 61D 47M E 836.41F TH ALG 4520F RAD CUR TO LT 1338.41F TH S 78D 45M E 501.98F TH S 16D 33M E 86.78F TH S 07D 29M E 183F TH CONT S 07D 29M E 104.26F TH S 01D 12M E 189.02F TH S 10D 36M E 237.18F TH E 33F TO PT ON E LN SEC FR WH SE COR SEC BRS S 951.2F & POE SD R/W LN EX W 50F OF E 126F OF S 44F TH/OF
Section Township Range: 3 2S 5E
Associated Parcel:

Subdivision Name:
Lot #:
School Dist: CHANDLER UNIFIED SCHOOL DISTRICT
Local Jurisdiction: CHANDLER

Tax District FAQs

Owner Information

View Tax Information

Owner: J & O FARMS LIMITED PARTNERSHIP
In Care Of:
Mailing Address: 578 E PARK AVE
GILBERT AZ 85234 USA
Deed #: 000698596
Deed Date: 9/11/2000

Sales Price: n/a
Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	262,693	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	Corner, Freeway Access
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

New Search Helpful Information:

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Crossbow P
Kingston St
McQueen
Jesse
Longhorn Pl
Wild Horse Dr
Wild Horse Dr
303-29-031P
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303-29-014C
303-28-007P
303-28-007K
303-28-007X
303-28-027H
303-29-014G
303-29-006B
303-29-014H
303-28-032M
303-28-007F
Armstrong Wy
Thompson Wy
McQueen Rd
303-28-001H
303-29-015C
303-29-016

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Property Information

View GIS Maps

Parcel #: 303-29-014-H

MCR #:

Property Address: 1855 S MCQUEEN RD
CHANDLER 85286

Property Description: SW4 NW4 SW4 SEC 2 EX BEG SW COR S2 NW4 SW4 SEC TH N 404.5F TO POB TH E 350F TH N 125F TH W 350F TH S 125F TO POB & EX W 40F RD & EX PT LY NLY OF FOL DESC LN COM SW COR SEC 2 TH N 1183.54F TH E 40F TO TPOB TH CONT E 25F TH N 160F TH N 10D 46M E 247.6F TH N 10D 8M E 136.73F TH N 77D 37M E 198.10F N 83D 26M TH E 502.49F TH E 1500.03F TH CONT E 310.96F TO POE SD LN 7 EX TH PT DAF E 27F OF W 92F OF S 33F OF SD NW4 SW4 SEC 2 TH/OF

Section Township Range: 2 2S 5E

Associated Parcel:

Subdivision Name:

Lot #:

School Dist: CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction: CHANDLER

Tax District FAQs

Owner Information

View Tax Information

Owner: MCQUEEN FARM LLC

In Care Of:

Mailing Address: 1101 E WARNER RD UNIT 134
TEMPE AZ 85284 USA

Deed #: 070933740

Deed Date: 8/20/2007

Sales Price: n/a

Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	244,863	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	Corner
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

New Search Helpful Information:

recorder glossary forms

Crossbow
Kingston St
McQueen
Jesse
Longhorn Pl
Wild Horse Dr
Wild Horse Dr
303-29-031P
303-29-031J
303-29-031H
303-29-031M
303-29-031G
303-29-031N
303-29-020
303-28-257P
303-28-253
303-28-254
Willis Rd
Willis Rd
Willis Rd
303-28-032H
303-28-007D
303-28-007Y
303-29-023C
303-29-006A
303-29-032D
202
202
202
303-28-007V
303-28-007U
303-29-014C
303-28-007K
303-28-007P
303-28-007X
303-28-027H
303-29-014G
303-29-014H
303-29-006B
303-28-032M
303-28-007F
Armstrong Wy
Thompson Wy
McQueen Rd
303-28-001H
303-29-015C
303-29-016

Keith E. Russell
M A I

Maricopa County Assessor

QUICK LINKS ...

Home Contacts *Parcel Search: GO

Advanced Search Options *Market Overview *Residential Similar Property Search

No Parcel Number? Use Advanced Search Options.

*(A parcel number is needed to use these Features)

New Search Printer Friendly Version

Property Information

View GIS Maps

Parcel #: 303-29-015-C
MCR #:
Property Address:
Property Description: NW4 SW4 SW4 SEC 2 EX W 59F RD & EX W 65F LY N OF S 1183.37F SW4 SW4 & EX E 27F W92F N 36F
Section Township Range: 2 2S 5E
Associated Parcel:

Subdivision Name:
Lot #:
School Dist: CHANDLER UNIFIED SCHOOL DISTRICT
Local Jurisdiction: CHANDLER
Tax District FAQs

Owner Information

View Tax Information

Owner: HENRY PYLMAN FAMILY LIMITED LIABILITY PARTNER
In Care Of:
Mailing Address: 2141 E BROADAY RD STE 111
TEMPE AZ 85282 USA
Deed #: 031423508
Deed Date: 10/10/2003

Sales Price: n/a
Sales Month/Year: n/a

Characteristics

Major Property Characteristics

Square Feet of Living Space:		**Improvement Quality Grade:**	
Lot Square Footage:	396,438	**Market Area/Neighborhood:**	26/003
Covered Parking:	0 None	**Unique Location Characteristics:**	*None*
Construction Year:		**Pool Square Footage:**	0

Other Improvement Characteristics

Number of Patios:	0	**Bath Fixtures:**	
Patio Type:	None	**Cooling:**	
Exterior Walls:		**Heating:**	
Roof Type:		**Physical Condition:**	

Additional Component Information (for this parcel)

Valuation Characteristics Commercial Property Overview

New Search Helpful Information:

recorder glossary forms

Willis Rd
Willis Rd
Willis Rd
McQueen Rd
McQueen Rd
Armstrong Wy
Thompson Wy
Oxford Ln
Weatherby Wy
Hudson Dr
Amber St
Marlin Dr
202
202
202
303-29-020
303-29-031M
303-29-031N
303-28-253
303-28-254
303-28-032H
303-28-007D
303-28-007Y
303-28-007V
303-28-007U
303-28-007P
303-28-007K
303-28-007X
303-28-007F
303-28-032M
303-28-027H
303-28-001H
303-28-022A
303-28-001D
303-29-023C
303-29-032D
303-29-006A
303-29-014C
303-29-014G
303-29-014H
303-29-006B
303-29-015C
303-29-016
303-29-018B
303-29-017