

CONCEPTUAL LOOP ROAD ALIGNMENT.  
FINAL LAYOUT TO BE APPROVED WITH  
SITE DEVELOPMENT/SUBDIVISION PLAT.  
PROPERTY OWNER HAS TENTATIVELY  
AGREED TO ALIGNMENT

CASA GRANDE  
MOUNTAIN RANCH

FUTURE  
ADOT ROW

FUTURE COLLECTOR/  
DISTRIBUTOR RAMPS

EXISTING RAMPA

LAND USE SUMMARY		BEFORE ADOT EXPANSION OF I-8	AFTER ADOT EXPANSION OF I-8
COMMERCIAL:	8.8 AC	8.8 AC	
BUSINESS PARK:	44.2 AC	44.2 AC	
LIGHT INDUSTRIAL:	25.0 AC	15.0 AC	
OFFICE/LIGHT INDUSTRIAL:	194.2 AC	194.2 AC	
GARDEN OFFICE:	34.7 AC	34.7 AC	
CORPORATE OFFICE:	161.7 AC	101.1 AC	
OPEN SPACE:	8.9 AC	8.9 AC	
TOTAL NET DEVELOPABLE:	477.5 AC	406.9 AC	
CORNMAN LOOP ROAD ROW:	28.2 AC	28.2 AC	
HENNESS ROAD ROW:	3.2 AC	3.2 AC	
INTERIOR LOCAL ROW:	16.0 AC	15.6 AC	
PROPOSED PROJECT ROW:	47.4 AC	47.0 AC	
FUTURE ADOT ROW:		71.0 AC	
TOTAL SITE AREA	524.9 AC	524.9 AC	

# REGIONAL GATEWAY COMMERCE CENTER CASA GRANDE, AZ

## MASTER LAND USE PLAN

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PREPARED FOR: CASA GRANDE MOUNTAIN RANCH LIMITED PARTNERSHIP, GEORGE CHASSE - GENERAL PARTNER  
DATE: 8-22-13

SCALE: 1" = 400'  
GP-108# 11027

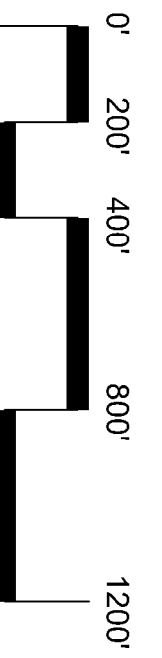
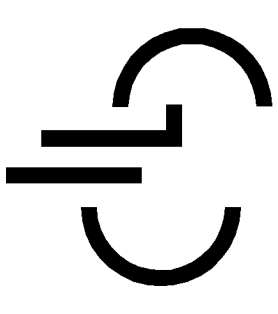


EXHIBIT 4



GILMORE PARSONS

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