

APPRAISAL REPORT

**A 2.792-Acre Parcel of
Vacant Land with Commercial Potential
Located at the Northwest Corner of
Loop 202/Red Mountain Freeway and
The 56th Street Alignment
Mesa, Arizona 85215**

ADOT Parcel No.: L-M-448

APPRAISAL COVER SHEET

PARCEL NO.: L-M-448

OWNER NAME: Arizona Department of Transportation

ADDRESS: 205 S. Seventeenth Avenue
Phoenix, Arizona 85007

LOCATION OF PROPERTY: Northwest corner of Loop 202/Red
Mountain Freeway and the 56th
Street alignment, Mesa

PROJECT: H089301R

HIGHWAY: STATEWIDE EXCESS LAND -
RED MOUNTAIN FREEWAY

SECTION: Higley Road - US 60

CONTRACT NUMBER: AD14-052969 #JW 15-010

DATE OF APPRAISAL: May 19, 2015

DATE OF VALUATION: May 14, 2015

APPRAISER: 

May 19, 2015

Mr. Steve Troxel
Right of Way Operations Section
Arizona Department of Transportation
205 South 17th Avenue
Phoenix, Arizona 85007

RE: Appraisal of ADOT Parcel No. L-M-448, a vacant tract of excess land located in Mesa, Arizona.

Dear Mr. Troxel:

At your request the value of a 2.792-acre vacant tract of excess land, located at the northwest corner of Loop 202/Red Mountain Freeway and the 56th Street alignment, Mesa, Arizona has been appraised. The property is triangular in shape and zoned R1-90, single residence district. Based on its location and its "business park" general plan classification, the subject has commercial development potential.

The purpose of the appraisal is to estimate the market value of the subject property. The intended use of this report is to assist the Arizona Department of Transportation (ADOT) in disposing of the site as excess land. The intended user is ADOT. This report is not to be used by any other party or for any other purpose without the [REDACTED]. This report is written in narrative form. It is noted that this parcel was appraised in March 2008 and again in March 2011, in each case for ADOT.

The property was inspected and analyzed for the purpose of estimating market value, as defined in this report, as of May 14, 2015. The report is prepared to conform to the 2014-2015 edition of the Uniform Standards of Professional Appraisal Practice (USPAP) and the appraisal standards and specifications of ADOT, as I understand them. It contains a description of the property appraised and the analysis of the data leading to the value stated. The data, opinions, and conclusions discussed are subject to the assumptions and limiting conditions contained in the addenda of this report.

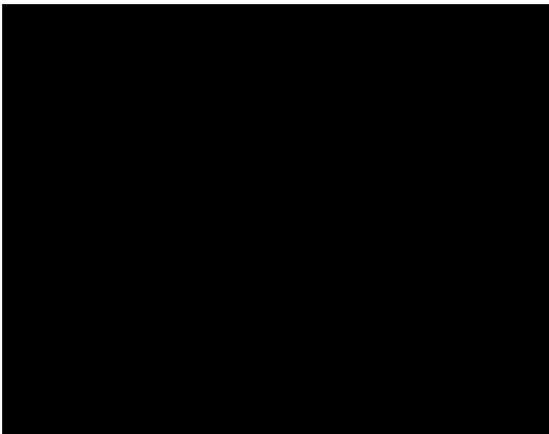
As a conclusion of the analysis, the estimated value of the fee simple interest in the property as of May 14, 2015, is:

**THREE HUNDRED FOUR THOUSAND DOLLARS
(\$304,000)**

Data used to support the value conclusion is presented and discussed in the accompanying report.

It is noted that no environmental hazards were noted to be influencing the subject property at the time of inspection.

The underlying assumptions and limiting conditions pertaining to this report are contained in the first exhibit in the Addenda. These assumptions and limiting conditions are an integral part of the report and are only placed at the end to facilitate reading of the report, not to minimize their importance.



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Type of Property:	Vacant land with future business park development potential.
Location:	Northwest corner of Loop 202/Red Mountain Freeway and the 56 th Street alignment, Mesa, Arizona.
Purpose of Appraisal:	Estimate market value of the fee simple interest in the subject property.
Intended Use of the Appraisal:	To assist in disposition of the property as excess land.
Hypothetical Conditions:	None
Legal Description:	The legal description is lengthy and is shown in Exhibit 4 of the Addenda.
Tax Parcel Number:	A portion of 141-40-002, as well as unassessed land
Site Data:	
Site Area:	2.792 net acres or 121,634 square feet per ADOT
Shape/Dimensions:	Triangular; see site plan
Frontage:	Approximately 830 feet along Loop 202
Access:	Assumed via the 56 th Street alignment by dedication or easement
Zoning:	RS-90, single residence district, Mesa
Flood Plain:	Zone X; flood insurance is typically not required
Easements:	Per the provided title report, no atypical easements exist.
Building Improvements:	None
Site Improvements:	None
Highest and Best Use:	Rezone and hold for future office development

Date of Value Estimate: May 14, 2015

Date of Inspection: May 14, 2015

Date of Report: May 19, 2015

Market Value Indication: \$304,000

**Appraisal Reporting
Standards:**

This report is drafted to adhere to the Uniform Standards of Professional Appraisal Practice (USPAP) plus the appraisal standards and specifications of ADOT as I understand them.

Appraiser:



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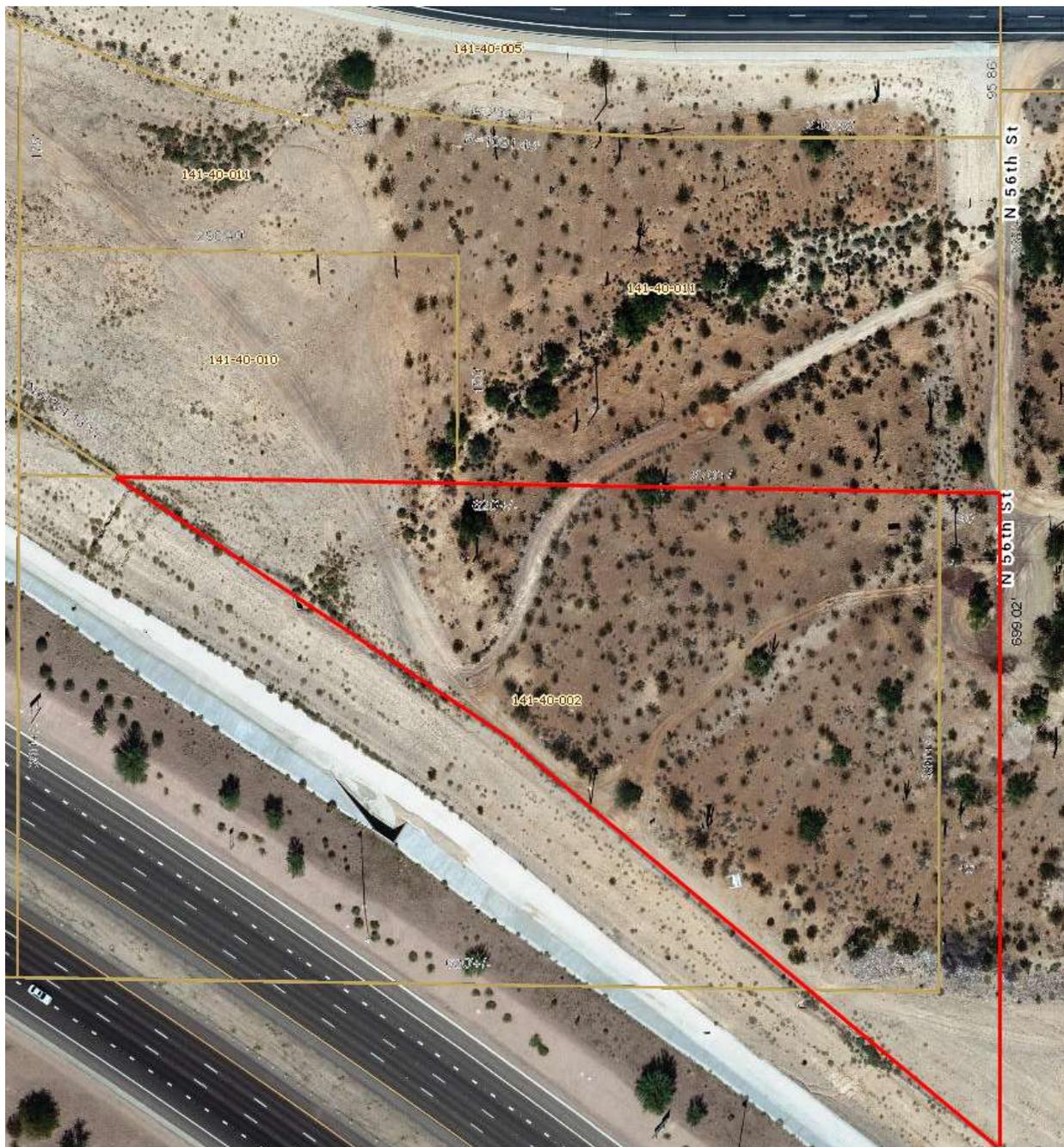
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SUBJECT AERIAL PHOTOGRAPH



INTRODUCTION

The property that is the subject of this report is a 2.792-acre vacant parcel located at the northwest corner of Loop 202/Red Mountain Freeway and the 56th Street alignment, Mesa, Arizona. The site was originally acquired by ADOT as part of the Loop 202 freeway construction project and now is excess land. The property is described in greater detail later in this report.

The property and related market influences are discussed later in this report. Maps and exhibits are shown throughout the text of this report. Subject photos and other exhibits are shown in the Addenda. Much of the information discussed above is repeated or defined specifically on following pages in a more technical style to meet the standards and specifications of ADOT and of the Uniform Standards of Professional Appraisal Practice.

SCOPE OF WORK

The purpose of this appraisal is to estimate market value of the fee simple interest in the subject property, as of the date of valuation. The client and intended user is the Arizona Department of Transportation. The intended use is to assist ADOT in disposition of the site as excess land. No hypothetical conditions or extraordinary assumptions are made for the report. It is noted that I have completed an appraisal on this property for the same client and intended use in March 2011. I have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Since the cost and income approaches apply to improved properties, they are not applicable in this case. The sales comparison approach is discussed in the Valuation section of this report.

No hypothetical conditions or extraordinary assumptions are made as a part of this report.



PROPERTY IDENTIFICATION

Tax Parcel Number

A portion of Maricopa County assessor's parcel number 141-40-002, as well as a small area of unassessed land.

Legal Description

The legal description is lengthy and may be found in the title report provided by the client and shown in Exhibit 4 of the addenda.

Owner of Record

The owner of record of the property is:

Arizona Department of Transportation
205 S. Seventeenth Avenue
Phoenix, Arizona 85007

Development History

The subject site is excess land from the Loop 202/Red Mountain Freeway construction project. The site is vacant and does not appear to have any development history.

Five Year Chain of Title

ADOT has owned the property since 1987.

Current Listing Price and Offerings

The property is currently listed for sale by ADOT according to the ADOT website but the list price is reported as "Under Review". No known offers have been disclosed to the appraiser.

Owner Contact and Site Inspection

The owner is also the client and therefore owner contact was unnecessary. The site was inspected on May 14, 2015, which is also the date of valuation.



Exposure Period

Based upon information seen in the market, the estimated exposure time required to sell the subject property on the open market is six to nine months based upon analysis of current market conditions for this type of development land, discussions with market participants and observers, and by comparison with marketing periods of the sales included in this report, where available. This conclusion is based upon the assumption that the property is properly marketed by a professional brokerage specializing in this type of property and at a price that is equal to or near the value concluded in this appraisal.

Marketing Time

The difference between exposure period and marketing period is subtle. Exposure time is the estimated length of time required to have listed and marketed the property for sale prior to the date of valuation. Marketing time is the estimated time required to market the property if it were listed for sale today. Given the availability of competing properties that were observed in the neighborhoods that are available for sale at the time of inspection, the estimated marketing period to sell the property today is also six to nine months. This conclusion is based upon the assumption that the property is properly marketed by a professional brokerage specializing in this type of property and at a price that is equal to or near the value concluded in this appraisal.

Easements and Encumbrances

The title report provided by the client is lengthy. It may be found in the Addenda. No known adverse restrictions or easements which would affect the utility or marketability of the property were discovered within the title report or upon inspection. It is assumed that no such restrictions or easements exist. If this proves false or in the event that a title report shows adverse restrictions or easements, the appraiser reserves the right to review the value indicated in this appraisal and to alter the value conclusion, if necessary.

Hazardous Wastes

No toxic waste or contaminant has been identified on the site or in any buildings, although the entire property was not inspected. However, it does not mean that such materials do not exist either on or under the property. The appraiser is without the expertise to identify or detect such substances. Because of the liability generated if toxic wastes or contaminants are found on the site or in any structures, it is strongly recommended that a specialist in the detection of toxic waste be retained and the property checked for possible contamination.



PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property, as of the date of appraisal. The intended use is to assist ADOT in disposing of the site as excess land.

DEFINITION OF MARKET VALUE

The definition of market value applied in this assignment, pursuant to the Arizona Revised Statute 28-7091, is as follows:

"... 'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in an open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adopted and for which it was capable."

PROPERTY RIGHTS APPRAISED

The **fee simple estate** of the subject property is appraised, which is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

Division of Personalty and Realty

It is noted that no personal property, business value or going concern values are considered in the subject value estimate. There are no known items of personal property attached to the site.

Date of Inspection and Valuation

The site was inspected on May 14, 2015, which is also the date of valuation.

Tenant Information

No leases impact the title of the subject property.

¹*The Dictionary of Real Estate Appraisal*, 4th Edition, (Chicago: Appraisal Institute, 2002), p.113.



APPRAISAL PROCESS

An appraisal involves a specific process in order to form an opinion of the market value of the fee simple interest in the property. The process includes the following steps: 1) inspection of the subject property to identify the physical, locational and economic characteristics of the property relative to competing properties; 2) research and investigation of public records and interviews with public officials relating to the property and competing properties to identify legally permitted uses and availability of public amenities; 3) performing a search of public records to identify sales of competing property in the market; 4) interviews with market participants including confirmation of relevant data for analysis of the sales and to identify those sales that are most similar to the subject property; 5) formulating an opinion of the highest and best use of the subject property; and; 6) analysis of the sales comparison approach. Since the cost and income approaches apply to improved properties, they are not applicable in this case. The sales comparison approach is discussed in the Valuation section of this report.

Extent of Data Collection Process

In order to analyze the forces affecting the subject market and the property's competitive position within the market, a number of independent investigations were conducted. Regularly updated data from published data services pertaining to the subject market and competing properties was referenced to gain current information on market conditions. Current sales data was gathered on numerous comparable properties in the subject market area and recorded affidavits of property value were checked to verify preliminary information. From this data search, the most comparable properties were selected for use supporting a value estimate for the site.

Data used in the discussion of the Arizona and Phoenix metro area was gathered from many sources including Phoenix daily newspapers, publications by Arizona State University and the University of Arizona, and from other sources. Neighborhood data was collected by driving the area and making observations on location, nature, and condition of surrounding improvements and features. Observations discussed in the site and improvement description sections as well as observations on quality and condition is based upon personal inspection of the property.

All sales data applied in this report was confirmed from one or more of the following data sources:

Arizona Regional Multiple Listing Service
Costar Real Estate Data Service
Affidavits of Property Value
Owners or their representatives
Maricopa County Records



The data collected and employed in the analysis is referenced throughout the report and typically includes the source of the data, degree of reliability, and overall significance of the data. From these investigations and data sources, the most relevant information was selected for analysis in supporting an estimate of value for the subject property. The next section discusses broad economic and real estate market trends influencing the subject property. The subject neighborhood and site are described subsequently.

REGIONAL SUMMARY

Since all parties concerned with this report are familiar with general conditions in the Phoenix area, most of the area description is omitted. Only a summary of conditions is included.

Overall, Arizona and the Phoenix metropolitan area offer many positive attributes. The area's favorable location within the sunbelt, affordable housing, cultural and recreational amenities and economic diversity are expected to result in continued population growth. This is demonstrated by past increases in annual population and employment growth rate statistics and a low unemployment rate relative to other regions and to the nation. These conditions are expected to continue as the market slowly emerges from the recession of 2009.

Overview of Real Estate Markets

The Phoenix residential home market tends to have broad swings in its growth cycle. After a period of record-setting growth in 2003-2005, the residential home market languished in a period of over-supply that started in early 2007 and appeared to bottom out in late 2011. As a result, new home construction had ground to nearly a halt by all of the major production home builders during this period. However, as demand has begun to catch up with supply, new home construction began to recover in late 2012 and into 2013, with many submarkets showing signs of strength.

Appreciation figures published in the media in 2013 indicated macro appreciation rates of over 20%, however these figures are somewhat misleading since they are skewed heavily by prices at the low end of the market that have seen extremely strong appreciation due to the severe previous declines in value in this market segment that are now being overcome. Home builders reacted by purchasing lots and vacant land on which to develop residential subdivisions and started paying a much higher price for raw land in areas where all needed utilities for development are readily available. By early 2014, however, the residential home market leveled off somewhat and as a result the purchase of lots and land by home builders slowed again as the anticipated surge in new home demand failed to materialize to the level many builders were anticipating.



The residential market is now seeing a moderate and fairly steady absorption of new homes, mainly on in-fill tracts and on the outer fringes of the metropolitan area similar to the subject location. This rate of growth is expected to be maintained through the end of 2015 and start to see some increases in 2016-2018 according to local economists.

The retail and office markets also suffered significant decline over the same period, with similar root causes. Although their vacancy rates are declining in many areas, rents have not begun to rise again, making new construction unfeasible in most areas, especially in the west valley. These submarkets are also starting to show signs of early recovery in the strongest areas, while others are expected to remain over-supplied for at least another year before they recover to the point where widespread new construction resumes.

The industrial market has seen the strongest recovery of the commercial/industrial market area. Although smaller spaces are still suffering from high vacancy, there has been strong enough demand for spaces larger than 200,000 square feet to see several large complexes be developed, mainly in the southwest Phoenix submarket. Land values have begun to see appreciation in the largest tracts and the pace and number of industrial land acquisitions has quickened, all indicating a return to healthier conditions in this market segment.

The speculative development land market experienced a tremendous run up in values during the period from 2004 through 2007 in part as a result of strong profits created by the home builders who sought new sites for future subdivisions. Another key component of this run up was a large amount of buyers from Las Vegas who were cashing out of developments in Nevada where available new developable land was drying up. These buyers created rapid appreciation in several future development areas including land surrounding Surprise, Buckeye and Maricopa. However, this upward trend in value came to an abrupt halt somewhere between September 2005 and June 2006, depending on the location and upon the reliability of sales data that can be used to draw a conclusion on the change in the trend. It is widely agreed that the market had stopped appreciating sometime in 2006 and has shown a strong decline in value since that time, with an increase in the rate of decline since late 2008, then slowing again in 2010. Overall most of the speculative land market saw a decline of between 70% and 90% in areas where the trend could be measured between late 2007 and early 2012. Virtually all markets have begun to recover, showing at least modest gains in most areas, however recently most outlying areas have again leveled off due to uncertainty that remains in the minds of land buyers and developers.



Summary of Regional Description

The Phoenix metropolitan area has grown into a center for government, transportation, and commerce for most of the southwestern United States. Its warm climate, affordable housing, cultural and recreational amenities, and economic diversity are expected to result in continued population and employment growth over the next several years once the national recession is weathered. Each of the segments of its real estate market are in varying stages of recovery after having suffered through a period of dramatic correction between 2007 and 2012 that followed a period of rapid growth and appreciation. Uncertainty remains in most areas, although the residential land and industrial land markets are showing stability in most areas, and some appreciation in the best market locations.

NEIGHBORHOOD DESCRIPTION

The subject property is located just inside the northern city limits of Mesa. The area included within the neighborhood is a combination of vacant land, agricultural uses, industrial properties, sand and gravel operations and rural residential properties. It is located about 20 miles east southeast of the central business district of Phoenix.

Neighborhood boundaries have been identified which enclose these consistent uses. The area is irregular in shape, as seen on the neighborhood map and aerial photo on the following pages. The Salt River forms the north border of the neighborhood, which is the border between the City limits of Mesa and the Salt River Pima Indian Community. The western border is formed by Gilbert Road, while the south border is formed by McDowell Road and the east border is formed by Recker Road. Land west of the canal is mainly agricultural or residential subdivisions. Land east of Higley Road, south of McDowell Road and east of Recker Road, north of McDowell Road is developed with subdivisions. McDowell Road forms the boundary between the industrial park area around Falcon Field and residential uses to the south.

The core of the industrial area for this neighborhood is Mesa Falcon Field and the adjoining Boeing (formerly McDonnell Douglas) Apache Longbow attack helicopter plant located just north of the airport. Falcon Field is a two runway airport suited for general aviation aircraft and small commercial cargo aircraft, but it is not large enough to offer commercial jet passenger service. It is a tower-controlled airspace, however. The Boeing helicopter plant has been associated with Falcon Field for several decades and is the largest employer in this area.

Several industrial parks have been developed in the area surrounding the airport, both north and south. At present there is abundant land available for industrial users, both in raw form and also in the form of finished industrial lots. However, rapid absorption of the land occurred during the period of 2005 through late 2008 in a period when the industrial market was vastly improved and the Red Mountain Freeway was recently



extended through the area. The industrial parks north of the runway are very close to the freeway interchanges at Greenfield and Higley Roads. Industrial park development also occurred north of the freeway, near those two interchanges. However, given its remoteness, development of the finished lots has not been strong.

At present, access into the area is via arterial streets on section lines, mainly from the south and west, although these streets do continue further east beyond the neighborhood. Val Vista, Greenfield, Higley and Recker Roads all run north from Highway 60, also known as the Superstition Freeway, which connects with the balance of the Phoenix metropolitan freeway system. East-west routes connecting this area to downtown Mesa include Thomas, McDowell, McKellips and Brown Roads. Most all of these roads are two to six lanes, depending on the level of development that has occurred along the frontages. All are asphalt paved and the section line corners are typically signal-controlled. Overall access is rated good for a suburban location with freeway access.

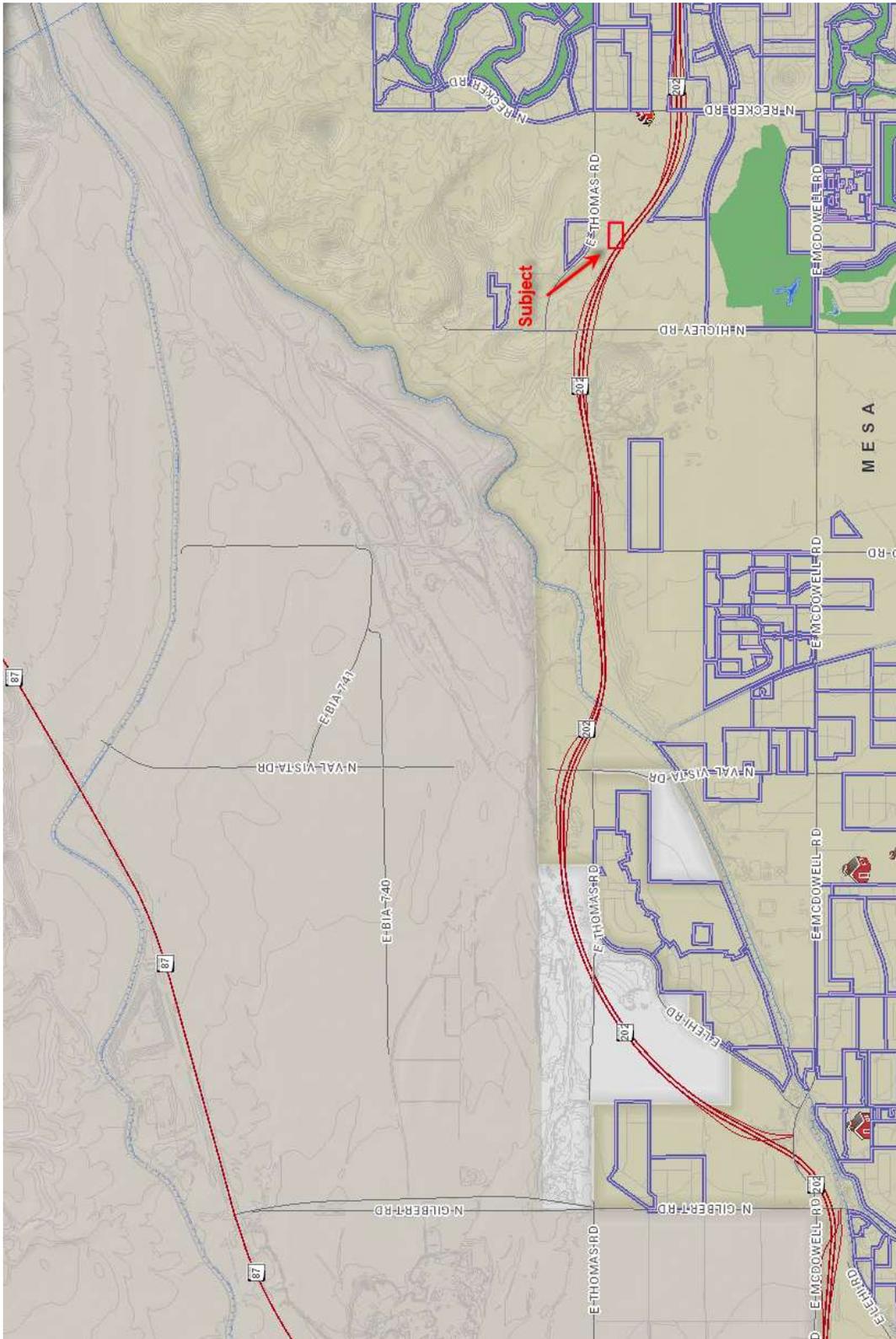
City of Mesa water and sewer services are available virtually throughout the neighborhood and electricity and telephone services are provided by Salt River Project and Qwest Communications. The only exception is the area north of Loop 202. As this area lies at a higher elevation and is more remote, the City of Mesa has not extended sewer lines to the area. A lift station would need to be developed, which the City currently feels would not be cost effective given the industrial nature of the area.

Most of the area is level, although the northwest end of the neighborhood includes a large area that is 20 to 30 feet below the balance of the area. This lower elevation area lies south of the banks of the Salt River and is gently rolling. As a result, this area has seen very limited development aside from limited industrial development and some gravel extraction operations.

Other uses in the area include citrus orchards, mainly west of Greenfield Road along the canal, rural residences on large lots, again mainly along the west side of the neighborhood, and built up industrial areas to the south of the runway. This area is where the entrance to the airport is and it is also where the predominant business park and industrial park uses have been developed. A city park and transit maintenance facility have been recently constructed just south of Virginia Avenue, east of Greenfield Road.



NEIGHBORHOOD MAP



NEIGHBORHOOD AERIAL PHOTO



Summary of Neighborhood Description

The subject neighborhood includes the area surrounding Falcon Field in east Mesa. The Boeing Helicopter plant is the primary employer in this area. Several industrial parks have been developed around Mesa Falcon Field and the helicopter plant, with much of this area remaining in lot form ready for future development. Additionally, large vacant tracts are available immediately surrounding the subject site. All municipal services but sewer are available in the area and it is expected to continue to see moderate growth over the next several years. The area benefits from its Red Mountain Freeway access which will spur additional industrial and office development in the future.

SITE DATA

Assessor's Parcel Number

A portion of 141-40-002, as well as unassessed land.

Location

The subject site is located at the northwest corner of Loop 202/Red Mountain Freeway and the 56th Street alignment in Mesa, Arizona.

Site Dimensions and Shape

Per the client, the net area of the site is 121,634 square feet, or 2.792 acres. The site is triangular in shape as illustrated on the plat map on the following page. It has dimensions of approximately 830 feet by 660 feet by 530 feet.

Topography

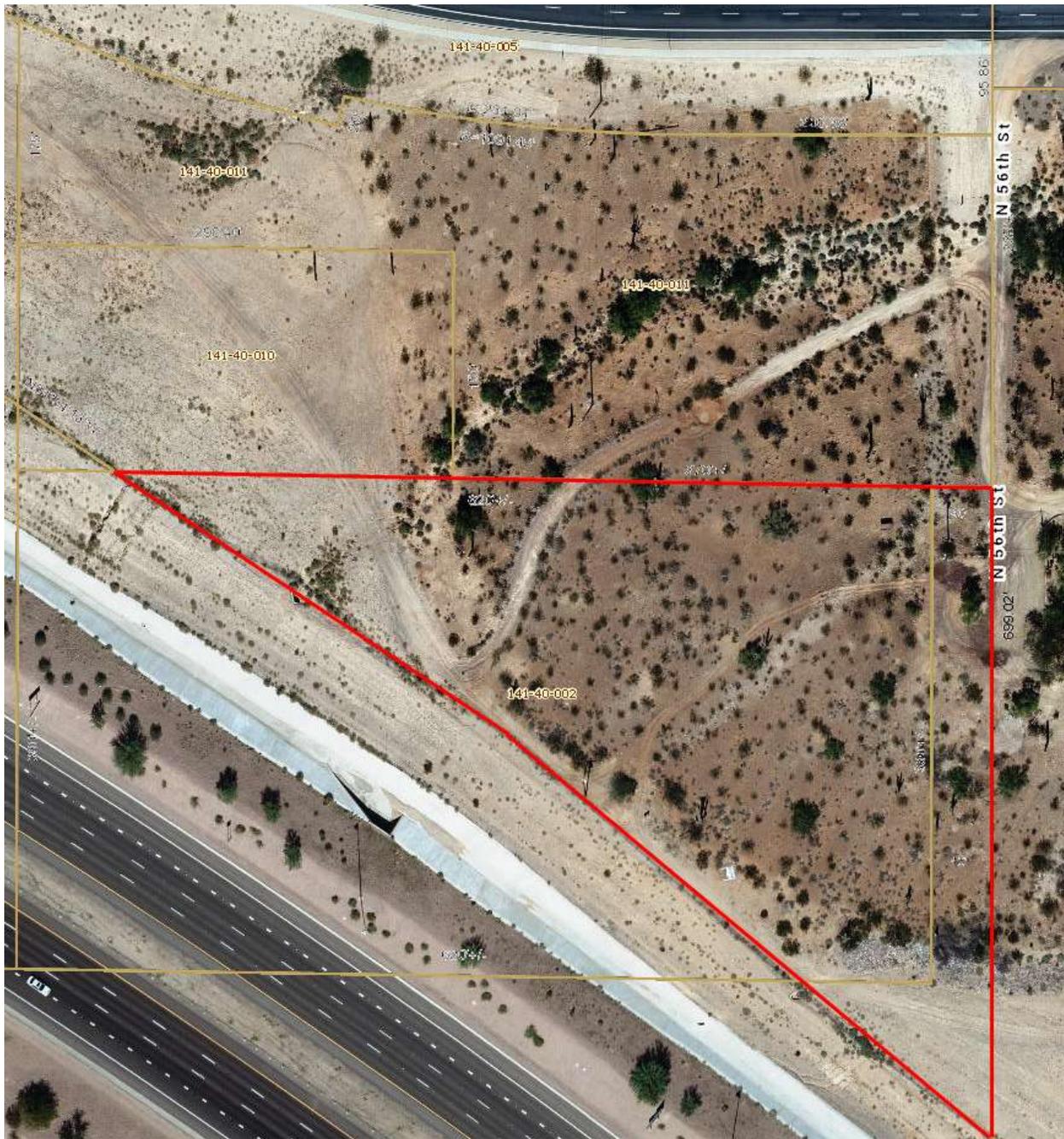
The site has rolling topography that generally slopes down toward the freeway. This affords good visibility from the freeway and provides city views from the site looking southwest. Drainage for the area is rated average. There are no known soil or sub-surface conditions which would adversely affect the development of the site.

Access

The subject's frontage along Loop 202 is access restricted by ADOT. Legal access from Thomas Road is via a public right of way for 56th Street that runs south from Thomas Road as far as the subject parcel. It is shown highlighted in blue on the plat shown on page 16.



SUBJECT AERIAL PHOTOGRAPH



Street Improvements

Thomas Road has two asphalt-paved lanes in each direction and a painted center turn lane. The frontage near the subject's easement is complete with curb, gutter, sidewalk and lighting.

Traffic Counts

Per the Maricopa Association of Governments (MAG), Thomas Road experienced 1,000 vehicles per day (vpd), between Higley and Recker Roads in 2007. Loop 202 had 68,000 vpd over the same time period and location.

Utilities

Currently, all utilities but sewer, are available to the subject site or at the street. City water lies under Thomas Road but sewer will need to be extended approximately 1,900 feet from the south through a sleeve under the Loop 202 freeway. Given the size of the site septic is a reasonable alternative to sewer for certain users. Electricity and telephone are provided by SRP and CenturyLink Communications, respectively.

Easements and Encumbrances

The title report provided by the client is lengthy. It may be found in the Addenda. No known adverse restrictions or easements which would affect the utility or marketability of the property were discovered within the title report or upon inspection. It is assumed that no such restrictions or easements exist. If this proves false or in the event that a title report shows adverse restrictions or easements, the appraiser reserves the right to review the value indicated in this appraisal and to alter the value conclusion, if necessary.

Flood Zone

FEMA maps for the area denote the site as being in a Zone X flood rate area. The "X" designation indicates "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than one mile; and areas protected by levees from 1% annual chance flood" Flood insurance is not required in this flood rate area. A copy of the flood plain map for this area may be found in the addenda of this report under Exhibit 5.

Site Improvements

There were no site improvements evident upon inspection.



Environmental Hazards

No toxic waste or contaminant has been identified on the site or in any buildings, although the entire property was not inspected. However, it does not mean that such materials do not exist either on or under the property. The appraiser is without the expertise to identify or detect such substances. Because of the liability generated if toxic wastes or contaminants are found on the site or in any structures, it is strongly recommended that a specialist in the detection of toxic waste be retained and the property checked for possible contamination.

Relation of Site to Surroundings

Surrounding land uses include Loop 202 to the south, vacant land planned for office development to the north and east and a rural residence to the east.

Summary of Site Analysis

The subject site is located at the northwest corner of Loop 202/Red Mountain Freeway and the 56th Street alignment in Mesa, Arizona. It is triangular in shape and sloping. Access is via a right of way along the 56th Street alignment south from Thomas Road. Sewer will need to be extended under the freeway, approximately 1,900 feet, to the subject or a septic system developed on the site for development to occur. All other utilities are available and it is not within a floodplain. No atypical or adverse easements are known. It has a total area of 2.792 acres.

ZONING

The purpose of zoning is to provide for the orderly growth and compatible development of land uses. It is intended to provide a basis for a consistent application of land use between public and private interests where both public and private objectives can be satisfied. Zoning ordinances outline the uses allowed for a particular property. Zoning can have a significant impact on property value if zoning is different from the highest and best use that would otherwise be appropriate for the site.

The subject site is zoned RS-90, single residence district, by Mesa. According to the Mesa zoning code, the purposes of the RS zoning is as follows:

RS Single Residence. To provide areas for detached single residence housing at densities of up to 7 units per net acre. Designators (-90, -43, -35, -15, -9, -7 and -6) are used to denote the minimum lot size in thousands of square feet. This district also provides for residential care facilities, day care group homes, park and recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. Non-residential uses of a strictly limited scale under the specific conditions listed may also be allowed.

Permitted uses include, but are not limited to, single family residences, farms, schools, and churches. A copy of a complete list of permitted uses is included in the Addenda. Minimum lot size is 90,000 square feet, or just under two acres.

A review of the City of Mesa's General Plan reveals that the subject's existing zoning is not consistent with its general plan designation of "employment". This designation promotes professional and medical office parks, research and development facilities, light manufacturing and call centers. According to city planner Leslie Davis, it is likely that a rezoning to PEP, planned employment park, would be approved. The adjacent property to the north had recently been rezoned successfully and a two-building, 50,000-square foot office complex is planned. Based on this information, the subject has commercial and industrial potential above and beyond its existing rural residential zoning. The PEP zoning is described in the zoning code as follows:

PEP Planned Employment Park. To provide areas where professional and medical office parks, research and development facilities, light manufacturing, and data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.

ASSESSED VALUE AND TAX DATA

The subject is owned by a department of the State of Arizona; therefore, property taxes are not collected.

SIGNS

Inspection of the property did not reveal any commercial billboard signs on the property.



HIGHEST AND BEST USE

In order to conclude the highest price a buyer is willing to pay for a property, the highest and best use of that property must first be estimated. Highest and best use is defined as follows:

“The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value.”¹

The highest and best use of a property must be legally permissible, physically possible, financially feasible, and maximally productive. Applying these four tests to all of the possible uses identifies the single use that maximizes value of the property.

To test highest and best use, all logical, feasible alternatives for which the site may be used are considered. Eliminating uses which are not legally permissible or physically possible reduces the alternatives significantly. These uses can be reduced by eliminating those uses that are not financially feasible. Of the uses considered financially feasible, only one use can be maximally productive, or most profitable. This process is discussed below as it applies to the site.

Legally Permissible

The most significant legal constraint that controls use of the subject site is its specific zoning, RS-90 by Mesa. The RS-90 district mainly protects rural residential uses. Based upon the site size of 121,634 square feet, only a single residence would be allowed. However, review of Mesa's current General Plan and a discussion with city planner, Linda Davis, revealed that the subject has significant potential to be rezoned to PEP, planned employment park, which allows office and light manufacturing uses, among others. This would require a rezoning but would be consistent with the general plan and is a logical use for the site. The adjoining parcel to the north has already undertaken this process successfully, indicating that it is highly likely to be approved. Therefore, the legally permissible uses of the site include development with one residence under existing zoning or a planned employment park use, after rezoning.

¹ Appraisal Institute, *The Appraisal of Real Estate*, 13th Edition, p. 280

Physically Possible

The possible use of the subject site is dictated by the physical aspects of the site itself. The size, shape, accessibility and location are determinants of value. The size and shape of the site have considerable influence on its development. The subject site consists of 2.792 acres which would allow only small scale development. The shape of the site is triangular but has adequate length and depth that permits generally efficient development. The site is sloping which will require considerable site work prior to development. However, good visibility from the freeway and city views to the southwest are afforded. All necessary utilities are available in the area but sewer will need to be extended to the site or septic developed on site.

The possible use of the subject site is dictated by the physical aspects of the site itself. The size, shape, accessibility and location are determinants of value. The site is small so it limits the scope of what can be developed. However, a small residential subdivision is considered physically possible on the site, as well as a small commercial or office building. The triangular shape of the site is somewhat of a detriment but the site has adequate length and depth that permits efficient development. The site's topography also will make development more difficult and costly, but not prohibitive. All necessary utilities are available at Thomas Road except for sewer, which could be accommodated on the site via a septic system.

The only other physical limitation to development of this site is its lack of street frontage. Access is assumed to be secured to Thomas Road but no direct street visibility exists. (Either by dedication or easement, access is assumed to exist along the 56th Street alignment.) Overall, however, this does not significantly negatively affect the subject beyond the added cost of constructing a driveway. No other significant physical constraints limit the possible land uses at the subject site. The development of a residential or planned employment park use would be physically possible, subject to the limitations of the site that include its size, triangular shape, lack of sewer, lack of improved access and rolling topography.

It is noted that this appraisal does not take into consideration the possibility of the existence of toxic, hazardous or contaminated substances or problems relating to underground storage tanks or the cost of their encapsulation or removal.

Financially Feasible

Of the legally permissible and physically possible uses, the financially feasible uses must now be determined. In summary, the legally permissible and physically possible uses are the development of a single family residence or rezoning to PEP to allow a planned employment park use, as well as holding the site as an investment for future development with one of these uses.



The subject's location along the freeway is not very conducive to a single family residential use. Noise, excessive traffic and future commercial surrounding uses are not desirable for typical low-density residential use. Although it is considered generally feasible, from a practical standpoint this is not an efficient site for residential use.

In terms of employment park type use, it is not considered financially feasible either at the current time based upon observed projects in the market. Land being purchased for these uses includes some that are being developed and some that are still being held for future development. Given the added expenses for extending access to the site and grading for the topographical conditions on site, it is a lower-tier site in terms of desirability for development. As a result, it is less valuable than other properties that are available and that have sold for this type of use or a similar use.

Maximally Productive Use

Currently, prices paid for vacant sites with commercial or industrial potential tend to be within a similar range of values of land that have residential use potential. In this case, since the shape and access conditions of the subject parcel are more restrictive to a residential use than a commercial or industrial use, resulting in a lower value for residential use, the maximally productive use is concluded to be for rezoning of the site to PEP to allow development with a commercial or industrial use. Although it is not likely to be developed immediately or even in the near-term, holding the subject site for future development to a use allowed under the PEP zoning will allow time for some of the challenges of the site to be resolved, especially improving access and grading of the site. This use will take advantage of the subject's good freeway location and visibility and is considered the maximally productive use of the site. It is therefore concluded to be the highest and best use of the site.

VALUATION

Estimates of value are formulated by applying three different analyses the cost, sales comparison, and income capitalization approaches. The cost and income approaches apply to improved properties and do not apply in this situation, as the existing improvements do not contribute to value. Therefore, only the sales comparison approach is analyzed. The sales comparison approach is described briefly below, followed by analysis as it applies to the subject property.



SALES COMPARISON APPROACH

The sales comparison approach is a method of estimating value that examines transfers of land that are similar to the subject site, both physically and in terms of utility and highest and best use. By comparing the sales on a common unit basis, a trend in values can usually be identified. By analyzing the most similar sales and making adjustments for factors that effect value, a value is indicated from each. Since these are the most likely alternative sites that would be considered by a potential buyer of the subject site, they are the most logical indications of market value of the subject site. The value indications are then reconciled into a single value estimate based upon the relative strengths of each adjusted sale. This process is applied below to the subject property.

In order to support a value estimate for the subject site, a search in the market area was made for vacant land sales to compare to the subject site. Four sales considered most comparable to the subject have been selected for this analysis. Given the uniqueness of the site, zoned for residential use but with PEP development potential, the closest uses identified include sales from a business park about two miles to the southwest, and a residential parcel at an arterial corner near downtown Mesa that has potential to be rezoned. These sales are presented below .

Numerous factors that might affect value are considered for the subject and for each sale, including location, date of sale, financing conditions, site utility, level of site improvements, availability of utilities, topography and other factors. Adjustments will be made for differences that effect value. The adjusted price per square foot is used as an indicator of value for the subject site.

Significant details from each sale are summarized on the following chart. A map showing the location of the subject site and each of the sales follows the chart. A discussion of the sales and their related adjustments continues. Complete data on each sale is displayed on data sheets in the final exhibit of the addenda.



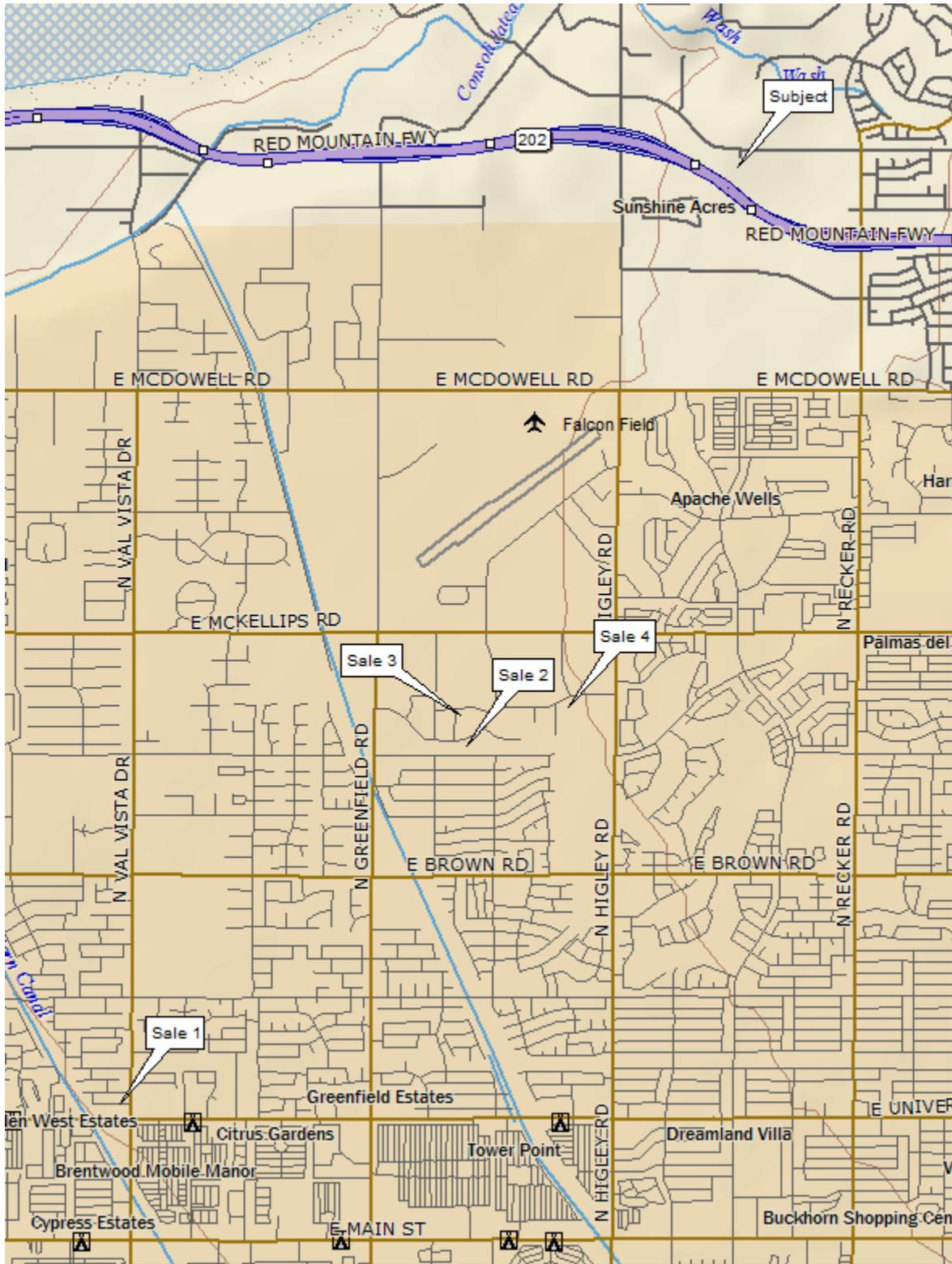
SUMMARY OF LAND SALES						
Sale No.	Date	Price	Size	\$/SF	Zoning	Remarks
1	6-14	\$400,000	2.25 ac 98,010 SF	\$4.08	RS-90 Mesa	NWC of Val Vista and University Drives. Old residence on site of no value. Arterial corner with potential to be rezoned for commercial use. All utilities available.
2	6-14	\$179,000	1.060 ac 46,173 SF	\$3.88	M-1 Mesa	Located in the Mesa Commerce Center business park. Fully improved lot. Wedge-shaped, purchased for storage yard.
3	2-15	\$136,260	0.93 ac 40,598 SF	\$3.36	M-1 Mesa	Also located in the Mesa Commerce Center business park. Fully improved lot.
4	12-13	\$312,218	3.122 ac 136,012 SF	\$2.30	L-I Mesa	Three adjacent industrial lots in the Falcon Commerce Park, about two miles southwest of the subject. REO sale.
Subj			2.792 ac 121,634 SF		R1-90 Mesa	Vacant site at NWC Loop 202 and 56 th Street. All utilities are available except sewer. Sloping site, triangular shape.

Discussion of Sales

Three of the four sales selected are located just south of the subject neighborhood. The fourth is located near downtown Mesa. Each sale is described below.

Sale No. 1 is located at the northwest corner of Val Vista Drive and University Drive in Mesa. It is a 2.25 acre tract of land with a residence and miscellaneous structures on it of no value. In June 2014 the tract sold for \$400,000, cash, or \$4.08 per square foot. It is zoned for residential use, like the subject and has either residential or commercial potential. It is a finished lot with all needed utilities at a signalized arterial corner. The property was marketed by Realty One Group.

LAND SALES MAP



Sale No. 2 is located at 4711 Ivy Street, two miles south of the subject property. It is a 1.060 acre tract that sold in July 2014 for \$179,000, or \$3.88 per square foot. It is zoned M-1, light industrial and it has no improvements. The buyer owns the adjacent building and plans to use the site for a contractor storage yard. The fee simple estate sold for cash under normal conditions of sale. The property was marketed by Lee & Associates.

Sale No. 3 is a 0.930 acre business park lot located one block north of Sale No. 2 in the Mesa Commerce Center business park. This tract sold in April 2015 for \$136,260, which calculates to 3.36 per square foot. It is zoned M-1, light industrial. The fee simple estate sold for cash under normal conditions of sale. The property was marketed by Gary Call Real Estate.

Sale No. 4 consists of three adjacent business park lots located in the Falcon Commerce Park, south of Falcon Field. Combined the three lots have a total area of 3.12 acres, or 136,012 square feet. In December 2013 the lots sold for \$312,218, or 2.30 per square foot. . They are zoned LI, light industrial and the buyer will hold for investment and eventual development with industrial buildings. The fee simple estate sold for cash, but the seller was a bank selling the lots as REO property. It was marketed by COBE Real Estate.

Discussion of Adjustments

In order to properly estimate value through the adjustment of sales, the following categories of adjustment must be considered:

1. Property Rights Transferred
2. Terms of Sale
3. Conditions of Sale
4. Market Conditions
5. Location
6. Physical Features
7. Non-Realty Items

Each of these factors is discussed in order as they apply to each sale.

Factors Not Requiring Adjustment

Each of the sales involved transfer of the fee simple interest, similar to the subject site and no adjustment is estimated. All of the sales involved cash, or terms equivalent to cash, and no adjustment is required. Finally, none of the sales were reported to include any personal property or other non-realty items. Adjustment is not required for any of these categories.



Conditions of Sale

Three of the four sales transferred under normal conditions, with the buyer and seller each acting prudently. However, Sale No. 4 was an REO sale, which the broker indicated did negatively impact the purchase price. An upward adjustment is estimated to reflect this. No other adjustments for conditions of sale are noted.

Market Conditions

The four sales occurred since December 2013. The past three-four years have been somewhat volatile in terms of value trends for land. Broker interviews revealed that in this market area during the period from early 2013 through the first half of 2014, the value trend was moderately upward, then settled down and has been flat since then. Therefore, an upward adjustment of 0.5% per month is applied to Sale 4 for the period between its contract date and the end of June 2014. The other three sales occurred after June 2014 and no adjustment is made.

Location

The subject is located along the north side of the Loop 202/Red Mountain Freeway, east of Higley Road and south of Thomas Road. The area, once seen as remote, has benefitted from the completion of the freeway. The subject is specifically enhanced by its proximity to Loop 202 and its diamond interchange at Higley Road.

The comparable sales have generally similar locational characteristics as each was chosen for its similar potential for industrial development in northeast Mesa. Sale No. 1 is located near downtown Mesa, at a dual arterial corner with a traffic signal. This location is considered superior to the subject for these reasons and a downward adjustment is estimated. Sales No. 2, 3 and 4 are located in industrial parks south of the airport, Falcon Field. Although these locations offer similar physical attributes, their locations are considered inferior since they do not offer arterial street frontage or, in the case of the subject, freeway frontage. Upward adjustments are estimated to each for their inferior locations compared to the subject.

Zoning

The subject site is zoned RS-90, which primarily allows low-density, rural residential uses. However, according to the City of Mesa, it is likely that a rezoning to allow an employment use would be allowed based on the general plan. Therefore, the subject has been compared with sales of sites with similar commercial and industrial potential. This is similar to Sale No. 1 but inferior to the other three sales. Therefore, a downward adjustment is estimated to reflect the time, risk and costs associated with a zoning change for Sales No. 2, 3 and 4.

Physical Features



A variety of physical factors can impact property value for this type of development land. The factors that require discussion in this case include size, level of infrastructure improvements, topography and site utility. Each is discussed as follows.

It is noted that other physical factors have been considered, such as flood plain, soils, etc., but no other adjustments are warranted.

Tract Size

The comparable sales range from 0.93 acres to 3.12 acres. The subject property, at 2.792 acres, is near the upper end of the size range. Typically, larger parcels tend to sell for a lower unit price than do smaller but otherwise similar tracts. As a result, downward adjustments are estimated to Sales No. 2 and 3 since they are smaller than the subject. Sales No. 2 and 4 are about the same size and no adjustments are made.

Infrastructure

The subject has all utilities available except sewer at Thomas Road, and will require extension of a paved driveway and utility lines south from Thomas Road over the low point on the adjacent land. All four sales are finished lots and are superior to the subject in this regard. The costs of making the improvements to the subject in order to give it approximately equal infrastructure are estimated at approximately \$0.50 per square foot. As a result, a 15% downward adjustment is made to each sale to reflect the costs of extending access and utilities to the site.

Shape/Utility

The subject has a triangular shape which impacts efficient development. Each of the sales have normal shape. A small downward adjustment is made to each.

Topography

The subject has rolling, sloping topography which provides good visibility from the freeway and provides some city views but makes development costly. All four of the sales are level and a downward adjustment is estimated to each. No other adjustments are made.



SUMMARY OF ADJUSTMENTS						
Characteristic	Subject	Sale 1	Sale 2	Sale 3	Sale 4	
\$ per SF		\$4.08	\$3.88	\$3.36	\$2.30	
Property Rights Transferred	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Terms of Sale	Cash or C. E.	Cash	Cash	Cash	Cash	
Conditions of Sale	Arm's Length	Arm's Length -0-	Arm's Length -0-	Arm's Length -0-	REO Sale + 30%	
Adjusted Price		\$4.08	\$3.88	\$3.36	\$2.99	
Market Conditions	3-11 Declining	6-14 Similar -0-	6-14 Similar -0-	2-15 Similar -0-	12-13 Inferior + 3%	
Adjusted Price		\$4.08	\$3.88	\$3.36	\$3.08	
Location	Loop 202/ 56 th Street	Superior -10%	Inferior + 10%	Inferior + 10%	Inferior + 10%	
Zoning	R1-90 Mesa	RS-90 Mesa -0-	M-1 Mesa -5%	M-1 Mesa -5%	LI Mesa -5%	
Physical Features						
Parcel Size	2.792 acres	2.25 acres -0-	1.06 acres -5%	0.93 acres -5%	3.12 acres -0-	
Infrastructure	No sewer Unfinished Access	Superior -15%	Superior -15%	Superior -15%	Superior -15%	
Shape/Utility	Triangular	Superior -5%	Superior -5%	Superior -5%	Superior -5%	
Topography	Sloping	Superior -5%	Superior -5%	Superior -5%	Superior -5%	
Non-Realty Items	None	Similar	Similar	Similar	Similar	
Combined Adj. for Locational and Physical Factors		-35%	-25%	-25%	-20%	
Indicated Value		\$2.65	\$2.91	\$2.52	\$2.46	

Conclusion of Site Value

Prior to adjustments, the land comparables ranged from \$3.08 to \$4.08 per square foot. After adjustments, the indicated range narrowed to \$2.46 to \$2.91 per square foot. Most weight has been placed on Sales No. 1 and 4 due to their similar development potential and size compared to the subject and recent dates of sale of Sale No. 1.

Sales No. 2 and 3 are smaller but are fairly recent and offer similar utility to that of Sale No. 4. None of the sales reflect the type of improvements that will need to be made to the subject to bring it to usable condition and therefore they are all weakened as a result. Sale No. 4 is also weakened by the fact that it is an REO sale, but the adjustment for that factor is considered well supported by the indications of the other sales.

Based on the market evidence and most weight on Sales No. 1 and 4, a unit value for the subject property of \$2.50 per square foot is estimated. Applying this estimate to the subject's total area of 2.792 acres (121,634 SF) results in a conclusion of \$304,085. Therefore, after rounding, the estimated market value of the subject property, as of May 14, 2015, is:

**THREE HUNDRED FOUR THOUSAND DOLLARS
(\$304,000)**



ADOT CERTIFICATION OF APPRAISER

Project Number: H5400001R .

Parcel Number: L-M-448 .

I hereby certify:

That I have personally inspected the property herein appraised, and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I also made a personal field inspection of each comparable sale relied upon in making said appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained in the appraisal.

That I have given consideration to the value of the property as well as the damages and benefits to the remainder, if any; I accept no liability for matters of title or survey. That to the best of my knowledge and belief, the statements contained in said appraisal are true, and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

That no hidden or un apparent conditions of the property, subsoil, or structures were found or assumed to exist which would render the subject more or less valuable; and I assume no responsibility for such conditions, or for engineering which might be required to discover such factors. That, unless otherwise stated in this report, the existence of hazardous material, which may or may not be present in the property, was not observed by myself or acknowledged by the owner. I am not, however, qualified to detect such substances, the presence of which may affect the value of the property. No responsibility is assumed for any conditions, or for any expertise or engineering knowledge required to discover them.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformance with the Uniform Standards of Professional Appraisal Practice.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies, and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established laws of said State.

That I understand this appraisal may be used in connection with that acquisition of right of way for a highway to be constructed by the State of Arizona with the assistance of Federal aid highway funds or other Federal funds.

That neither my employment nor my compensation for making the appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in the property that is the subject of this report, or any benefit from the acquisition of the property appraised herein.

That I have not revealed the findings and result of such appraisal to anyone other than proper officials of the Arizona Department of Transportation or officials of the Federal Highway Administration, and I will not do so unless so authorized by proper State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the MARKET VALUE of the excess land parcel as of May 14, 2015, is \$304,000, based upon my independent appraisal and the exercise of my professional judgment.

Date: May 19, 2015

USPAP CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

- That the statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent on the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance in preparation of this report.
- I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- That the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



ADDENDA

EXHIBIT 1

Assumptions and Limiting Conditions

EXHIBIT 2

Appraiser's Qualifications

EXHIBIT 3

ADOT Purchase Order for Assignment
Appraiser License

EXHIBIT 4

Subject Property Title Report

EXHIBIT 5

Zoning Map and Zoning Description

EXHIBIT 6

Flood Plain Map

EXHIBIT 7

Subject Property Legal Description

EXHIBIT 8

Photographs of Subject

EXHIBIT 9

Market Data Sheets for Land Sales

EXHIBIT 1

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

1. That the title to the property is marketable and free of all liens and encumbrances, except as noted in the report.
2. That no responsibility is assumed for the legal description or for matters including legal or title considerations.
3. That the descriptions and plats furnished are correct.
4. That information furnished by others is believed to be reliable. No warranty is made as to its accuracy, however.
5. That all engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. That there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. That there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
8. That all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. That all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be renewed for any use on which the value estimate contained in this report is based.
10. That the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. That the distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

13. That neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
14. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Appraisal Institute.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of any such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, petroleum contaminants, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

EXHIBIT 2

Appraiser's Qualifications



Formal Education:

Bachelor of Science from the University of California, Davis, with a degree in Agricultural and Managerial Economics, 1985.

Professional Education:

Successful completion of the following American Institute of Real Estate Appraisers Courses:

Appraisal Principles	Advanced Capitalization Theory
Valuation Procedures	Case Studies in R. E. Valuation
Capitalization Theory	Standards of Professional Practice
Ranch Appraisal	Report Writing & Valuation Analysis
Comprehensive Examination	Demonstration Appraisal Report
Feasibility Analysis and Highest & Best Use	Subdivision Analysis Seminar
Advanced Condemnation Appraisal	Land Valuation Adjustments
Seminar on the <i>Uniform Appraisal Stds for Federal Land Acquisitions</i> (Yellow Book)	

Professional Affiliations:

Member of the Appraisal Institute, MAI.

- Continuing education requirements are current through December, 2016
- Admissions Committee Member, 1992 - 1998
- Chairman, Admissions Committee, 1995, 1996
- Ethics Review Committee Member, 1999-2004
- President Elect, Phoenix Chapter, 2006
- President, Phoenix Chapter, 2007
- Past President, Phoenix Chapter, 2008
- Member of the National Leadership Development and Advisory Council, 2006, 2007

Real Estate and Appraisal Experience:

Leasing Agent/ Property Manager, Equitec Properties Company, Sacramento, California, 1986.
Involved in leasing and managing 550,000 square feet of light industrial and commercial space.

Real Estate and Appraisal Experience, Continued:



Litigation Experience:

Qualified as an Expert Witness in Superior Court and Bankruptcy Court, Phoenix, Arizona as well as in Mohave County Superior Court, Kingman, Arizona, Yavapai County Superior Court, Camp Verde, Arizona and Navajo County Superior Court, Holbrook, Arizona

Geographic Market Area:

Throughout Arizona

Scope of Work:

Eminent Domain Acquisition
Subdivision Land
Agricultural and Recreational Land
Highest and Best Use Studies
Office Buildings
Industrial Buildings

Easement Valuation
Vacant Development Land
Master Planned Communities
Valuation and Land Use Consultation
Retail Centers
Special Purpose Properties

Partial Client List:

Arizona Department of Transportation
Arizona State Land Department
Arizona State Parks Department
Arizona Department of Corrections

Arizona Game & Fish Department
Arizona Department of Administration
Arizona Schools Facilities Board

Maricopa County Department of Transportation
Maricopa County Attorney's Office

Maricopa County Flood Control District

City of Phoenix
City of Mesa
City of Peoria
Town of Prescott Valley

City of Glendale
City of Chandler
City of Surprise

EXHIBIT 3

ADOT Purchase Order for Assignment
Appraiser License



**ARIZONA DEPARTMENT OF TRANSPORTATION
PROCUREMENT**

1739 W. Jackson, Mail Drop 100P
Phoenix, Arizona 85007-3276
(602) 712-7211
Fax No: (602) 712-8647

PURCHASE ORDER

SHOW THIS NUMBER ON ALL
PAPERS AND PACKAGING

PG UF9897

PAGE 1	CONTRACT NO. AD14-052969	VENDOR NO. 86079170001	DATE 03/20/2015
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■ **SUPPLIER**



■ **SHIP TO**

ARIZONA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY OPERATIONS RM 331
205 S 17TH AVE MD 612E
PHOENIX, AZ 85007
CONTACT: CARRIE MCCLURE
PHONE: (602) 712-7912

POLN	QUANTITY ORDERED	UNIT	COMMODITY CODE / DESCRIPTION	UNIT PRICE	EXTENDED PRICE
			<p>COMPLETE AN APPRAISAL IN ACCORDANCE WITH THE SCOPE OR WORK PROVIDED IN BID REQUEST DATED MARCH 11, 2015.</p> <p>PARCEL: L-M-448 PROJECT: H089301R HIGHWAY: RED MOUNTAIN FREEWAY SECTION: GILBERT ROAD - HIGLEY ROAD</p> <p>FIVE (5) COPIES AND A CD OF EACH APPRAISAL MUST BE DELIVERED TO RIGHT-OF-WAY OPERATIONS CONTRACTS UNIT, 205 S. 17TH. AVENUE, ROOM 331, MD 612E, PHOENIX, AZ 85007 ON OR BEFORE 5:00 PM MST ON MAY 19, 2015.</p> <p>PLEASE INDICATE PURCHASE ORDER NUMBER PG UF9897, ALSO THE PARCEL NUMBER, PROJECT NUMBER, HIGHWAY AND SECTION ON YOUR INVOICE.</p> <p>PLEASE DIRECT YOUR QUESTIONS REGARDING THIS ASSIGNMENT TO JIM WALCUTT 520-591-7923.</p> <p>THE APPRAISER IS REQUIRED TO CONTACT BOTH: LAURA GILBREATH (602-712-8816) WITH THE ADOT R/W ACQUISITION SECTION AND RAUL TORRES (602-712-</p>		

DELIVERY/COMPLETION DATE: 05/19/2015	BILL TO	ADOT RIGHT OF WAY OPERATIONS 205 S 17TH AVE RM 331 MD 612E PHOENIX AZ 85007	SUBTOTAL
PAYMENT TERMS: NET 30			TAX
FOB: DESTINATION			FREIGHT
			TOTAL

POLN	REQ NO.	RQLN	FUND	ORG NO.	FUNC	APPR	OBJ	SUBOBJ	ACTV	PROJECT	AMOUNT
01			HWY	9375	9375	0929	6299	04	AR22	H089301R	1,450.00

STEVE TROXEL
RESPONSIBLE PERSON

712-7053
RESPONSIBLE PHONE

**TO INSURE PAYMENT
ADOT PO NUMBER
MUST APPEAR ON
ALL INVOICES**

612E
MAIL DROP

VENDOR COPY



**ARIZONA DEPARTMENT OF TRANSPORTATION
PROCUREMENT**

1739 W. Jackson, Mail Drop 100P
Phoenix, Arizona 85007-3276
(602) 712-7211
Fax No: (602) 712-8647

PURCHASE ORDER

SHOW THIS NUMBER ON ALL
PAPERS AND PACKAGING

PG UF9897

PAGE 2	CONTRACT NO. AD14-052969	VENDOR NO. 860791700	DATE 03/20/2015
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SUPPLIER

SHIP TO

ARIZONA DEPARTMENT OF TRANSPORTATION

POLN	QUANTITY ORDERED	UNIT	COMMODITY CODE / DESCRIPTION	UNIT PRICE	EXTENDED PRICE
001	1450.000	EA	<p>6568) WITH THE ADOT R/W PROPERTY MANAGEMENT SECTION A MINIMUM OF 48 HOURS BEFORE ANY INITIAL SITE VISIT SO AN ADOT AGENT FROM BOTH SECTIONS MAY ACCOMPANY YOU ON THIS FIRST VISIT. THE APPRAISER IS ALSO REMINDED THAT IT IS THEIR RESPONSIBILITY TO FOLLOW ALL INSTRUCTIONS GIVEN UNDER THE "SPECIAL INSTRUCTIONS" SECTION IN THESE BID DOCUMENTS AND FAILURE TO DO SO COULD RESULT IN THE FILING OF A NEGATIVE VENDOR PERFORMANCE REVIEW WITH THE APPROPRIATE ADOT PROCUREMENT CONTRACT OFFICER. THIS IS A MANDATORY REQUIREMENT.</p> <div style="background-color: black; width: 400px; height: 40px; margin: 5px 0;"></div> <p>EXCESS LAND PARCEL L-M-448 946-15 EXCESS LAND PARCEL L-M-448: ORIGINAL APPRAISAL</p>	1.000000	1,450.00

DELIVERY/COMPLETION DATE:	B I L L T O	SUBTOTAL	1,450.00
PAYMENT TERMS:		TAX	
FOB:		FREIGHT	
		TOTAL	1,450.00

POLN	REQ NO.	RQLN	FUND	ORG NO.	FUNC	APPR	OBJ	SUBOBJ	ACTV	PROJECT	AMOUNT

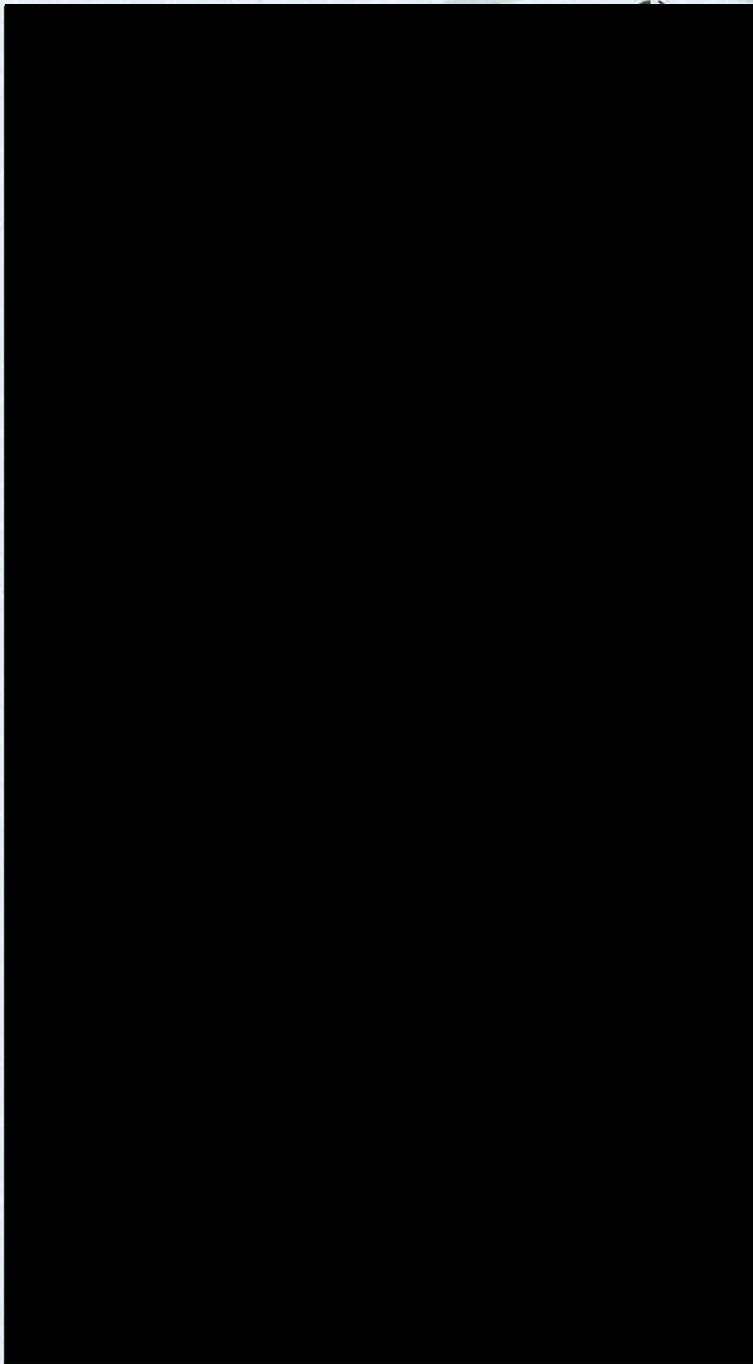
RESPONSIBLE PERSON

**TO INSURE PAYMENT
ADOT PO NUMBER
MUST APPEAR ON
ALL INVOICES**

MAIL DROP

RESPONSIBLE PHONE

VENDOR COPY



In accordance with Arizona Revised Statutes and on authority of the Board of Appraisal, State of Arizona.

This registration shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with provisions of law.

CERTIFICATE NUMBER
30471

EXPIRATION DATE
November 30, 2016

In witness whereof the Arizona Board of Appraisal caused to be signed by the Chair of the Board and the Executive Director

[Handwritten Signature]

Chair, Board of Appraisal

11-19-2014

Date Issued

[Handwritten Signature]

Executive Director of the Board of Appraisal

11-19-2014

Date Issued

SHALL REMAIN PROPERTY OF ARIZONA BOARD OF APPRAISAL

EXHIBIT 4

Subject Property Title Report

ARIZONA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY GROUP

RIGHT OF WAY DISPOSAL REPORT

Project: RAM 600-8-803/202L MA 000 H5400 01R

Section: GILBERT RD-HIGLEY RD

Excess Land: L-M-448

Parcel No: 7-8922; 7-8923

The undersigned has examined the title to the property described in EXHIBIT "A" and the FEE owner is:
STATE OF ARIZONA by and through its Department of Transportation

Owner Address:
205 S. 17th Ave, Mail Drop 612E, Phoenix, Arizona 85007

Please see the attached forms containing vesting information, resolutions information, if any, and the requirements for
this parcel to be disposed of:

SEE ATTACHED FORMS

SCHEDULE A-1:

SEE EXHIBIT "A" ATTACHED

REMARKS:

ADOT records only searched

Search Date: 1/21/15

Examiner: Shirley Seeley 

Reviewer:

Assessor's #: 141-40-002

County: Maricopa

TITLE INSURANCE COMMITMENT

BY

TICOR TITLE INSURANCE COMPANY

As issued by:

SECURITY TITLE AGENCY, INC.
3636 North Central Avenue, 3rd Floor
Phoenix, AZ 85012
(602) 230-6271

AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 180 days after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without Schedule A and Sections I and II of Schedule B. This Commitment is effective as of the date shown in Schedule A as "Commitment Date."

SECURITY TITLE AGENCY, INC.
3636 North Central Avenue, 3rd Floor
Phoenix, AZ 85012
Phone: (602) 230-6271 FAX: (602) 230-6256

on behalf of
TICOR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Escrow Officer: Karen Roswell
Title Officer: Diane Boardman/DW
Address Reference: 5541 E. Thomas Road, Mesa, AZ 85215

Order Number: 150837346

1. Commitment Date: February 15, 2008, at 7:50 AM
2. Policy (or Policies) to be issued:
 - a) ALTA Owner's Policy (6/17/06) (Standard Coverage) Amount: \$
Proposed Insured:

3. A Fee interest in the land described in this Commitment is owned, at the Commitment Date, by STATE OF ARIZONA, by and through it's Department of Transportation.
4. The Land referred to in the Commitment is situated in the County of Maricopa, State of Arizona, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

CONTRACT NO: L-M-448 PROJECT NO: RAM 600-8-803
PARCEL NO: L-M-448 TAX PARCEL NO: 141-40-002



EXHIBIT "A"

That portion of the South half of the Northeast quarter of the Northeast quarter of the Northwest quarter and of the Northeast quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 35, Township 2 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a half inch rebar marking the North quarter corner of said Section 35, being North 00 degrees 04 minutes 12 seconds West 2639.03 feet from a one inch iron pipe marking the Center of said Section 35;

Thence along the North - South mid section line of said Section 35, South 00 degrees 04 minutes 12 seconds East 329.88 feet to the Point of Beginning at the Northeast corner of said South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 35;

Thence continuing along said North - South mid section line South 00 degrees 04 minutes 12 seconds East 434.14 feet to the existing northeasterly right of way line of State Route 202L (Red Mountain Freeway);

Thence along said existing northeasterly right of way line, North 54 degrees 30 minutes 11 seconds West 111.35 feet;

Thence continuing along said existing northeasterly right of way line, North 48 degrees 56 minutes 53 seconds West 304.73 feet;

Thence continuing along said existing northeasterly right of way line, North 56 degrees 00 minutes 51 seconds West 110.87 feet;

Thence continuing along said existing northeasterly right of way line, North 48 degrees 16 minutes 02 seconds West 66.41 feet;

Thence continuing along said existing northeasterly right of way line, North 65 degrees 45 minutes 20 seconds West 52.90 feet;

Thence continuing along said existing northeasterly right of way line, North 56 degrees 00 minutes 53 seconds West 90.85 feet to the North line of said South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 35;

Thence along said North line of the South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 35 South 89 degrees 05 minutes 08 seconds East 585.06 feet to the Point of Beginning.

END OF EXHIBIT "A"

TICOR TITLE INSURANCE COMPANY

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

NOTE: Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that does not; (a) Contain print at least ten-point type (pica) or larger, (b) Have margins of at least one-half inch along the left and right sides, one-half inch across the bottom and at least two inches on top for recording and return address information, and (c) Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

- A. Proper disposition of Real Estate Taxes on land being insured herein.

NOTE: SEE TAX SHEET ATTACHED

The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in satisfaction of Requirement No. A.

- B. Furnish names of parties to be insured. The right is reserved to make additional exceptions or requirements upon examination of names submitted.
- C. Record Deed from STATE OF ARIZONA, by and through it's Department of Transportation to _____.

In the event any Affidavit required pursuant to ARS 33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this commitment nor will it be shown in any policy to be issued in connection with this commitment

TICOR TITLE INSURANCE COMPANY

SCHEDULE B - SECTION II

EXCEPTIONS

In addition to the conditions and/or exclusions, you are not insured against loss or damage (and the Company will not pay costs, attorney's fees or expenses) that arise by reason of:

NOTE: Part One of Schedule B Section II will be eliminated from any ALTA Extended Coverage Policy, ALTA Plain Language Policy, ALTA Homeowner's Policy, ALTA Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exceptions may be made in Schedule B of those policies in conformity with Schedule B, Section II Part Two, of this Commitment

Part One:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

TICOR TITLE INSURANCE COMPANY

SCHEDULE B - SECTION II

EXCEPTIONS

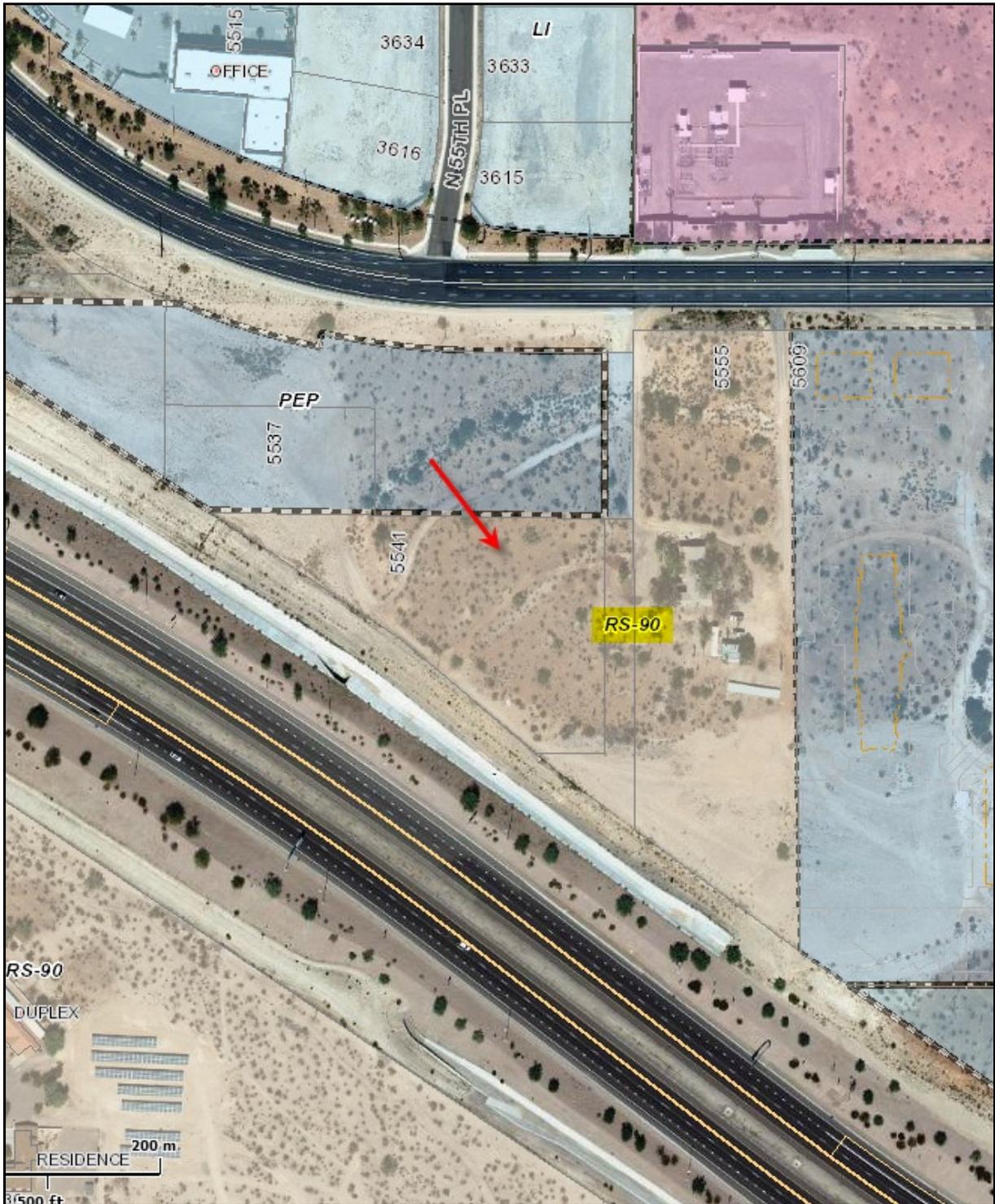
Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. 2007 taxes, second installment which is due on or before March 1, 2008; delinquent on May 1, 2008.
2. 2008 taxes, a lien, but not yet due and payable.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District(s) and/or Association(s):
 - a) East Valley Institute of Technology
4. Easement for highway, and rights incident thereto as set forth in Docket 5456 page 459.
5. Easement for highway, and rights incident thereto as set forth in Docket 5474 page 547.
6. Resolution of Establishment and advanced acquisition for the Red Mountain Highway recorded in Document No. 87-578095.
7. All matters shown on plat recorded in Book 513 of Maps, page 16.
8. Resolution of Establishment and advanced acquisition for the Red Mountain Highway recorded in Document No. 2001-0207167 and rerecorded in Document No. 2001-0398085 and in Document No. 2003-0663258.

EXHIBIT 5

Zoning Map and Zoning Description

ZONING MAP



Chapter 5 Residential Districts

Sections:

11-5-1	Purpose
11-5-2	Land Use Regulations
11-5-3	Development Standards for the RS District
11-5-4	Development Standards for the RSL District
11-5-5	Development Standards for the RM District
11-5-6	Additional Standards for RM Districts with Urban (U) Community Character Designator
11-5-7	Supplemental Standards Applicable to All Residential Districts
11-5-8	Comprehensive Youth Residence
11-5-9	Review of Plans

11-5-1: Purpose

- A. **General Purpose of Residential Districts.** The purposes of the residential districts are to:
1. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
 2. Provide for a variety of housing types in a range of densities.
 3. Promote the development of residential neighborhoods with well-designed transportation links to educational, employment, commercial and recreational destinations, and which encourage multiple methods of transportation, including walking, biking, and the use of public transit.
 4. Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well integrated with surrounding neighborhoods.
 5. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods.
 6. Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.

B. Specific Purposes of Each District.

1. **[RS Single Residence](#)**. To provide areas for detached single residence housing at densities of up to 7 units per net acre. Designators (-90, -43, -35, -15, -9, -7 and -6) are used to denote the minimum lot size in thousands of square feet. This district also provides for residential care facilities, day care group homes, park and recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. Non-residential uses of a strictly limited scale under the specific conditions listed may also be allowed.
2. **[RSL Small Lot Single Residence](#)**. To provide areas for small-lot single dwelling development at densities of up to 17 units per net acre, subject to development standards to ensure land use compatibility. Designators (-4.5, -4.0, -3.0 and -2.5) are used to denote the minimum average lot size in thousands of square feet. This district also allows for limited residential care facilities, family day care, park and recreation facilities, and civic and institutional uses.
3. **[RM Multiple Residence](#)**. To provide areas for a variety of housing types at densities of up to 43 units per gross acre. Designators (-2, -3, -4, and -5) are used to denote variations in the maximum allowed development intensity (See [Table 11-5-5](#)). Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing. This district also provides for residential care facilities, residential home-based day care, group residential homes, manufactured home parks and subdivisions, recreational vehicle parks and subdivisions, park and recreation facilities, limited and small-scale residential support (including limited scale mixed-use commercial) activities, and civic and institutional uses such as churches and places for religious assembly that are appropriate in a residential environment.

11-5-2: Land Use Regulations

In [Table 11-5-2](#), the land use regulations for each [Residential Zoning District](#) are established by letter designations as follows:

- “P” designates use classifications permitted in the [Residential District](#).
- “SUP” designates use classifications permitted on approval of a [Special Use Permits](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permits](#).
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permits](#)
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	RS	RSL	RM	<i>Additional Use Regulations</i>
Residential Use Classifications				
Single Residence	P (13, 14)	P(13, 14)	P(12, 13, 14)	
Multiple Residence	--	--	P (15, 16)	
Assisted Living	--	--	P (13, 16)	
Day Care Group Home				
Small Day Care Group Home (up to 5)	P(13, 14)	P(13, 14)	P(13, 16)	Section 11-31-13, Day Care Group Homes
Large Day Care Group Home (6 to 10)	P(13, 14)	P(13, 14)	P(13, 16)	
Group Residential				
Boarding House	--	--	P(13, 16)	
Comprehensive Youth Residence	SUP(4, 13, 14)	--	--	Section 11-5-8, Comprehensive Youth Residence
Group Home for the Handicapped (up to 10 residents)	P(13, 14)	P(13, 14)	P(13, 16)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 16)	
Group Housing	--	--	SUP (2, 13, 16)	
Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations
Manufactured Home Parks	--	P	P (1, 13, 14)	PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations
Manufactured Home Subdivisions	P	P	P (1, 13, 14)	
Recreational Vehicle Parks	--	--	P (1, 13, 14)	
Recreational Vehicle Subdivisions	--	--	P (1, 13, 14)	
Public and Semi-Public Use Classifications				
Clubs and Lodges	--	--	SUP (9, 13)	
Community Center	SUP	SUP	SUP (9)	
Community Gardens	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (13)	P (13)	P(9, 13)	
Day Care Centers	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 16)	Section 11-31-9, Commercial Uses in Residential Districts

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<u>RS</u>	<u>RSL</u>	<u>RM</u>	<i>Additional Use Regulations</i>
Hospitals and Clinics				
<u>Clinics</u>	--	--	SUP (2,9,13,14)	<u>Section 11-31-15, Hospitals and Clinics</u>
<u>Hospitals</u>	--	--	SUP (2,9 13,14)	
<u>Nursing and Convalescent Homes</u>	--	--	SUP(9, 13, 14)	
<u>Parks and Recreation Facilities, Public</u>	P	P	P(9)	
<u>Places of Worship</u>	P (13)	P (13)	P(9, 13)	<u>Section 11-31-22, Places of Worship</u>
<u>Athletic Facilities When Accessory to a Church</u>	SUP (13)	--	SUP(9, 13)	
<u>Day Care</u> When Accessory to a Church	SUP (13)	--	SUP(9)	
<u>Schools</u>	P(13, 14)	--	P(9, 13, 14)	<u>Section 11-31-24, Schools</u>
<u>Social Services Facility</u>	--	--	CUP (9)	<u>Section 11-31-26, Social Service Facilities</u>
Commercial Use Classifications				
<u>Animal Sales and Services</u>	SUP(3, 13, 16)	--	--	<u>RS-90 and RS-43 Only</u>
<u>Bed and Breakfast Inns</u>	SUP(13, 14)	--	P(9, 15, 16)	<u>Section 11-31-8, Bed and Breakfast Inns</u>
Eating and Drinking Establishments				
<u>Restaurants, Full Service</u>	SUP(11)	SUP(11)	SUP(11)	<u>Section 11-31-9, Commercial Uses in Residential Districts</u>
<u>Restaurants, Limited Service</u>	SUP(11)	SUP(11)	SUP(11)	
Offices				
<u>Business and Professional</u>	SUP(10)	SUP(10)	SUP(10)	<u>Section 11-31-9, Commercial Uses in Residential Districts</u>
<u>Medical and Dental</u>	SUP(10)	SUP(10)	SUP(10)	
<u>Personal Services</u>	SUP(11)	--	SUP(11)	<u>Section 11-31-9, Commercial Uses in Residential Districts</u>
<u>Plant Nurseries and Garden Centers</u>	SUP(7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
<u>General</u>	SUP(11)	SUP(11)	SUP(11)	<u>Section 11-31-9, Commercial Uses in Residential Districts</u>
Recreational Vehicle Storage Yard	SUP (20)	--	--	<u>Section 11-31-35 Storage Yards in Residential Districts</u>
Transportation, Communications, and Utilities Use Classifications				
<u>Utilities, Minor</u>	P	P	P	

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Specific Accessory Uses				
Animal Keeping	P(3)	--	--	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P/SUP (19)	--	P(9)	Section 11-31-3, Accessory Dwelling Unit
Accessory Uses	P	P	P	Section 11-31-2
Farm Stands	SUP(5)	--	--	RS-43 and RS-35 Only
Medical Marijuana Patient and Caregiver Cultivations	P(13, 18)	P(13, 18)	P(13, 18)	Section 11-31-34, Medical Marijuana Facilities

1. Permitted in the RM-4 District only with approval of a [Planned Area Development](#).
2. Only permitted or conditionally permitted in the [RM-4](#) district; prohibited in the other RM subdesignations.
3. Riding and boarding stables are permitted in the [RS-43 and RS-90](#) districts with approval of a [SUP](#) on sites of 10 acres or more. Other Large-Scale Commercial Recreation uses are not permitted.
4. Comprehensive Youth Residence permitted in [RS-90](#) district with approval of a [SUP](#).
5. Stands are permitted for the sale of agricultural or horticultural products produced on the premises in the [RS-35](#), [RS-43](#) and [RS-90](#) zoning districts with approval of a Special Use Permit. Farm stands are prohibited in the remaining RS sub-designations.
6. Reserved.
7. Plant Nurseries may be located in the [RS-43 and RS-90](#) districts with approval of a [Special Use Permits](#). Criteria include that specified for the AG district, Sec [Section 11-4-4\(C\)](#). Plant Nurseries are prohibited in the remaining RS sub-designations.
8. Day Care Centers permitted only as an accessory activity when provided as an amenity by homeowner’s association (HOA) for the principal benefit of residents of that same HOA.
9. Not permitted in [RM-5](#) district.
10. Permitted only with approval of a [Special Use Permits](#), and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 2,000 square feet in floor area, exclusive of any residential uses.
11. Permitted only with approval of a [Special Use Permits](#), and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 1,500 square feet in floor area, exclusive of any residential uses No drive-through window services are permitted.
12. Detached Single Residence is not permitted in [RM-5](#) district.
13. Use not permitted when the property is subject to the [AOA 1](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
14. Use not permitted when the property is subject to the [AOA 2](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
15. Use permitted with approval of a [\(CUP\) Council Use Permits](#) when the property is subject to the [AOA 1](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
16. Use permitted with the approval of a [\(CUP\) Council Use Permits](#) when the property is subject to the [AOA 2](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
17. Special Use Permit options for expanded Home Occupations are allowed only in the [RS-90 and RS-43](#) districts.
18. Required to be a minimum distance of 25-miles from closest [Medical Marijuana Dispensary](#).
19. Use is Permitted. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment.
20. Also requires previous establishment of a PAD Overlay District.

11-5-3: Development Standards for the RS District

Table 11-5-3 prescribes the development standards for each RS district. The “Additional Standards” column lists additional standards that apply in some or all districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Design Intent: To create an aesthetically pleasing streetscape that includes active areas and passive surveillance of the public right-of-way.

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
Lot and Density Standards								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	11-5-3(A)
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	11-5-3(B)
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	11-5-3(C)
Minimum Lot Depth abutting Arterial Street (ft)	150	150	150	120	110	104	100	
Maximum Density								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9 .							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cochères)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	11-5-3(D)
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	11-5-3(D)
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
Additional Standards								
Accessory Structures	Section 11-30-17							
Community Gardens	Section 11-31-10							
Driveways	Section 11-5-3(F)							
Fences and Walls	Section 11-5-7(D)							
Landscaping	Chapter 33, Landscaping							
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(E)							
Lots Splits and Subdivisions	Section 11-30-6 ; and Title 9, Chapter 6, Subdivision Regulations							
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation (including Tandem Parking)							
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits							
Projections into Required Yards	Section 11-5-7(A)							
Screening	Section 11-30-9, Screening							
Signs	Article 5, Signs							
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities							
Swimming Pools	Section 11-30-11							
Trash Storage and Screening	Section 11-5-7(G) & Section 11-30-12 , Trash and Refuse Collection Areas							
Visibility at Intersections	Section 11-30-14, Setbacks at Intersections							

- A. **Reductions to Lot Area.** Creation of a new lot that is less than the required minimum lot area requires approval of a [Planned Area Development](#) (PAD) or [Bonus Intensity Zone](#) (BIZ) overlay.
- B. **Additional Lot Width for Corner Lots.**
 - 1. **At Local or [Local-Collector Street Intersections](#).** Additional lot width equivalent to 10 percent of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
 - a. 2 local streets, or
 - b. a local street and collector street.
 - 2. **At Arterial and Collector or Arterial and Local Street Intersections.** Additional lot width equivalent to 15 percent of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
 - a. 2 collector streets,
 - b. 2 arterial streets, or
 - c. a collector and arterial street.
 - 3. **Lots With 2 or More Intersection Corners.** For lots that have more than 1 corner, the percent of lot increase required will be based on the highest classified intersection.
- C. **Lot Depth Adjacent to Arterial Street.** Where the rear lot line of a lot in the [RS-7 or RS-6 District](#) directly abuts the right of way of an arterial street, the minimum lot depth

shall be increased by an additional 10 feet. Rear lot lines separated from arterial street right-of-way by a separate tract of land with a depth of 10 or more feet are excluded from this requirement.

D. **Yards.**

1. ***Rear Yard Adjacent to Arterial Street.*** A rear yard adjacent to an arterial street shall be at least 30 feet in depth. If a landscape tract, stormwater retention basin or privately owned and maintained recreation open space separate, any of which is a minimum of 10-feet deep from the street, separates the residential lot from the arterial street, this requirement shall not apply.
2. ***Rear Yard Adjacent to Alley or Canal.*** Rear yard setbacks adjacent to a 16-foot or wider alley or canal right-of-way may be measured from the centerline of the alley, up to a maximum of 10-feet.
3. ***Side Yards for Vehicular Access.*** Unless otherwise modified by approval of a [PAD](#) (or [DMP](#) under a previous zoning ordinance) overlay zone, interior lots with no access to an alley shall maintain 1 side yard with a minimum width of 10 feet to allow access to the rear yard.
4. ***Zero-Lot-Line Developments.*** Zero-lot-line developments are permitted in the [RS-6 and RS-7 districts](#). In a zero-lot-line development, no interior side yard need be provided on 1 side of a lot if the minimum aggregate setback stated in [Table 11-5-3](#) is provided on the opposite side of the same lot. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owner of the property abutting the zero side yard must sign an agreement that permanently grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a permanent access and maintenance easement providing the owner of the zero-lot-line structure with access to the adjacent lot with the side yard to maintain the structure. A copy of the easement shall be provided to the City prior to recording the document in the [Maricopa County Recorder's Office](#)

E. **Building Form.**

1. ***Garage Frontage and Location.***
 - a. Where garage doors are oriented parallel or within 10 degrees of parallel to the front property line of the lot, the aggregate width of garage doors attached to a primary residence and facing the front of the lot shall not exceed 50 percent of the aggregate width of those elevations of the building that face the front of the lot. Garages oriented parallel or within 10 degrees of parallel to the front of the lot, shall be located at least 3-

Chapter 7 Employment Districts

Sections:

- 11-7-1 [Purpose](#)
- 11-7-2 [Land Use Regulations](#)
- 11-7-3 [Development Standards](#)
- 11-7-4 [Review of Plans](#)

11-7-1: Purpose

A. **General Purpose of Employment Districts.** The purposes of the employment districts are to:

1. Designate land for industrial, office, and research and development uses to provide a range of employment opportunities in Mesa.
2. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form.
3. Provide appropriate buffers between employment and residential uses to preserve both employment feasibility and residential quality.
4. Provide diverse options for types of employment-oriented areas, ranging from landscaped sites in campus-like settings, to mixed-use commercial and industrial areas, to industrial-only areas, to sites that are still well designed, but convey a minimalist or utilitarian approach, the entire range of which may contribute to providing the appropriate context for a successful business environment.

B. **Specific Purposes of Each District.**

1. [***PEP Planned Employment Park.***](#) To provide areas where professional and medical office parks, research and development facilities, light manufacturing, and data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.
2. [***LI Light Industrial.***](#) To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including

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high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

3. **GI General Industrial**. To provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors, but may also include some outdoor activities. This district also permits a full range of commercial activities.
4. **HI Heavy Industrial**. To provide areas that are set aside principally for manufacturing, assembly, wholesaling, distribution and storage activities, with limited amounts of moderately scaled commercial activities provided only to the extent necessary to support industrial related activities. HI activities may take place indoors or outdoors. Land uses in this district include those activities that may adversely affect surrounding uses because of the after effects of the manufacturing, assembly and/or production process.

11-7-2: Land Use Regulations

In [Table 11-7-2](#), which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted.
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permit](#)
- “SUP” designates use classifications permitted on approval of a [Special Use Permit](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permit](#).
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	--	CUP (10, 12)	CUP (10, 12)	--	Section 11-31-12, Correctional Transitional Housing Facilities

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
Public and Semi-Public Use Classifications					
<u>Clubs and Lodges</u>	P (10)	P (10)	--	--	
<u>Colleges and Universities Colleges and Trade Schools, Public or Private</u>					
<u>Colleges and Universities</u>	P (10,11)	P (10,11)	--	--	
<u>Commercial Trade Schools</u>	P (10,11)	P (10,11)	P (10,11)	--	
<u>Industrial Trade Schools</u>	P (10,11)	P (10,11)	P (10,11)	--	
<u>Cultural Institutions</u>	<u>CUP</u> (10)	<u>SUP</u> (10)	<u>SUP</u> (10)	--	
<u>Day Care Centers</u>	SUP(10,11)	P (10, 11)	<u>SUP</u> (10, 11)	<u>SUP</u> (10, 11)	
<u>Government Offices</u>	P	P	P	P	
<u>Hospitals and Clinics</u>					
<u>Clinics</u>	<u>SUP</u> (10,11)	<u>SUP</u> (10, 11)	<u>SUP</u> (10, 11)	--	<u>Section 11-31-15, Hospitals and Clinics</u>
<u>Hospitals</u>	P(10,11)	P (10, 11)	--	--	
<u>Places of Worship</u>	P(10)	P (10)	--	--	<u>Section 11-31-22, Places of Worship</u>
<u>Public Safety Facilities</u>	P	P	P	P	
<u>Public Maintenance Facilities</u>	P	P	P	P	
<u>Schools, Public or Private</u>	<u>CUP</u> (10,11)	<u>CUP</u> (10, 11)	<u>CUP</u> (10, 11)	--	<u>Section 11-31-24, Schools</u>
Commercial Use Classifications					
<u>Animal Sales and Services</u>					
<u>Kennels</u>	--	P	P	--	
<u>Pet Stores</u>	--	P	P	--	
<u>Veterinary Services</u>	P	P	P	--	
<u>Artists' Studios</u>	P	P	P	P/SUP (6)	
<u>Automobile/Vehicle Sales and Services</u>					
<u>Automobile Rentals</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-5, Automobile Rentals;</u>
<u>Automobile/Vehicle Sales and Leasing</u>	--	P	P	--	<u>Automobile/Vehicle Sales and Leasing</u>
<u>Automobile/Vehicle Repair, Major</u>	--	P	P	--	<u>Section 11-31-6, Automobile/Vehicle Repair, Major and Minor</u>
<u>Automobile/Vehicle Service and Repair, Minor</u>	--	P	P	--	
<u>Automobile/Vehicle Washing</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-7, Automobile/Vehicle Washing</u>
<u>Large Vehicle and Equipment Sales, Services, and Rental</u>	--	P	P	--	<u>Section 11-31-5, Automobile Rentals;</u> <u>Automobile/Vehicle Sales and Leasing</u>
<u>Service Station</u>	<u>SUP</u>	<u>SUP</u>	<u>SUP</u>	--	<u>Section 11-31-25, Service Stations</u>

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u><i>PEP</i></u>	<u><i>LI</i></u> (M-1)	<u><i>GI</i></u> (M-2)	<u><i>HI</i></u>	<i>Additional Use Regulations</i>
<u>Towing and Impound</u>	--	<u>SUP</u>	<u>SUP</u>	<u>CUP</u>	
<u>Banks and Financial Institutions</u>	P	P	P	--	
<u>With Drive-Thru Facilities</u>	<u>SUP</u>	P	P	--	
<u>Building Materials and Services</u>	--	P	P	--	
<u>Business Services</u>	P	P	P	P/SUP (6)	
<u>Commercial Recreation</u>					
<u>Small-Scale</u>	P(10, 12)	P (10, 12)	--	--	
<u>Large-Scale</u>	SUP (10, 12)	P (10, 12)	--	--	
<u>Eating and Drinking Establishments</u>					
<u>Bars/Clubs/Lounges</u>	P	P	P	--	<u>Section 11-31-19, Outdoor Eating Areas</u>
<u>Coffee Shops/Cafes</u>	P	P	P	P/SUP (6)	
<u>Restaurants, Bar and Grill</u>	P	P	P	P/SUP (6)	
<u>Restaurants, Full-Service</u>	P	P	P	P/SUP (6)	
<u>Restaurants, Limited Service</u>	P	P	P	P/SUP (6)	
<u>With Drive-Thru Facilities</u>	P	P	P	SUP	
<u>With Outdoor Seating Areas</u>	P (10,11)	P (10,11)	P (10,11)	SUP	
<u>Off-track Betting</u>	P(14, 15)	P (14, 15)	--	--	
<u>With Live Entertainment</u>	P	P	--	--	
<u>Farmer's Market</u>	TUP/ <u>SUP</u>	--	--	--	<u>Section 11-31-30, Temporary Uses</u>
<u>Food and Beverage Sales</u>					
<u>Convenience Market</u>	P/ <u>SUP</u> (1)	P(1,7)	P(1,7)	P/SUP (6)	<u>Section 11-31-11, Convenience Markets</u>
<u>Funeral Parlors and Mortuaries</u>	<u>SUP</u>	P	P	P	
<u>Hotels and Motels</u>	P	P	P	--	
<u>Laboratories</u>	P	P	P	P	
<u>Light Fleet-Based Services</u>	--	P	P	P	
<u>Live-Work Units</u>	SUP (10,11)	<u>SUP</u> (10,11)	<u>SUP</u> (10,11)	--	<u>Section 11-31-17, Live Work Units</u>
<u>Maintenance and Repair Services</u>	--	P	P	--	
<u>Medical Marijuana Dispensaries</u>	--	P	P	--	<u>Section 11-31-34</u>
<u>Medical Marijuana Cultivation Facilities</u> (Accessory to Medical Marijuana Dispensaries)	--	P	P	--	
<u>Medical Marijuana Cultivation Facilities</u>	--	P	P	--	
<u>Offices</u>					
<u>Business and Professional</u>	P	P	P	--	
<u>Medical and Dental</u>	P	P	P	--	
<u>Parking, Commercial</u>	--	P	P	P	
<u>Personal Services</u>	P(2)	P	P	P/SUP (6)	
<u>Plant Nurseries and Garden Centers</u>	<u>SUP</u>	P	P	<u>SUP</u>	

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
<u>Retail Sales</u>					
<u>General</u>	P	P	P	--	
<u>Large Format</u>	P(8)	<u>CUP</u>	--	--	<u>Section 11-31-16, Large Format Retail</u>
<u>Swap Meets and Flea Markets</u>	--	<u>CUP</u>	<u>CUP</u>	--	<u>Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</u>
<u>Tattoo and Body Piercing Parlors</u>	--	P	P	--	
<u>Employment and Industrial Use Classifications</u>					
<u>Cement Plants</u>	--	--	--	P	
<u>Handicraft/Custom Manufacturing</u>	P(4)	P(5)	P	P	
<u>Hazardous Waste Facility</u>	--	--	--	<u>CUP</u>	
<u>Hazardous Waste Disposal Facility</u>	--	--	--	--	
<u>Incineration of Garbage or Organic Matter</u>	--	--	--	<u>CUP</u>	
<u>Light Assembly/Cabinetry</u>	P(4)	P(5)	P	P	
<u>Manufacturing, General</u>	--	P(5)	P	P	
<u>Manufacturing, Limited</u>	P(4)	P(5)	P	P	
<u>Meat Slaughterhouse or Packing Plant</u>	--	--	--	P	
<u>Metal Refining, Casting or Extrusion</u>	--	--	<u>CUP</u>	P	
<u>Metal Smelting, Industrial</u>	--	--	--	P	
<u>Oil Refinery/Petroleum Distillation</u>	--	--	--	<u>CUP</u>	
<u>Research and Development</u>	P(4)	P(5)	P	P	
<u>Recycling Facilities</u>					
<u>Reverse Vending Machines</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-23</u>
<u>Small Indoor Collection Facilities</u>	<u>SUP</u>	P	P	--	
<u>Large Collection Facilities</u>	--	<u>CUP</u>	<u>SUP</u>	P	
<u>Processing Facilities</u>	--	--	<u>CUP</u>	P	
<u>Salvage and Wrecking</u>	--	--	<u>CUP</u>	<u>SUP</u>	
<u>Tanneries</u>	--	--	--	P	
<u>Warehousing and Storage</u>					
<u>Contractors' Yards</u>	--	P(9)	P(9)	P(9)	
<u>Indoor Warehousing and Storage</u>	P	P	P	P	
<u>Outdoor Storage</u>	--	--	--	P	
<u>Mini-Storage</u>	P	P	P	--	
<u>Wholesale</u>	P	P	P	P	

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
<u>Airport Land Use Classifications</u>					
Aircraft Refueling Stations	--	P	--	--	
Aircraft Light Maintenance	--	P	--	--	
Airport Transit Station	--	P	--	--	
Airport Related Long-term Parking Lots	--	P	--	--	
<u>Heliports</u>	<u>SUP</u> (13)	<u>SUP</u> (13)	<u>SUP</u> (13)	<u>SUP</u> (13)	
<u>Transportation, Communication, and Utilities Use Classifications</u>					
<u>Communication Facilities</u>					
<u>Antenna and Transmission Towers</u>	<u>See Chapter 35</u>				
<u>Facilities within Buildings</u>					
<u>Transportation Facilities</u>					
<u>Freight/Truck Terminals and Warehouses</u>	--	P	P	P	
<u>Transportation Passenger Terminals</u>	P	P	P	P	
<u>Utility Classifications</u>					
<u>Solar Farms</u>	<u>SUP</u>	<u>SUP</u>	P	P	<u>Section 11-30-15, Solar Panels and Other Energy Production Facilities</u>
<u>Utilities, Major</u>	--	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Utilities, Minor</u>	P	P	P	P	
<u>Agricultural and Extractive Use Classification</u>					
<u>Mining and Quarrying</u>	--	--	--	P	
<u>Specific Accessory Uses and Facilities</u>					
<u>Outdoor Storage</u>	--	P(5)	P	P	
<u>Caretakers' Residences</u>	--	P(10, 11)	P (10, 11)	P (10,11)	
<u>Outdoor entertainment or activities as an accessory use</u>	SUP (10, 11)	P (10, 11)	P (10, 11)	--	
<u>Outdoor Display</u>	--	P	P	P	

- 1 Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
- 2 Permitted if floor area is no more than 10,000 square feet.
- 3 Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
- 4 Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display.
- 5 Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.
- 6 Permitted if floor area is no more than 1,500 square feet. [SUP](#) required if greater than 1,500 sqft.
- 7 Granting of a [SUP](#) is required if Accessory Fuel Sales are present.
- 8 Permitted only if floor area is no more than 50,000 square feet.
- 9 Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
- 10 Use not permitted when the property is subject to the [AOA](#) 1 overflight area, See [Section 11-19-2](#), Runway Protection Zones and [Airport Overflight Area](#).

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- 11 Use not permitted when the property is subject to the [AOA 2](#) overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
- 12 Use permitted with the approval of a [CUP](#) when the property is subject to the [AOA 2](#) overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
- 13 Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
- 14 Subject to approval by the [City Council](#) and the [State Racing Commission](#) of a [Tele-track Betting Establishment Permit](#) per [AAC R19-2-401](#) and following.
- 15 Permitted only when accessory to a Eating or Drinking establishment.

11-7-3: Development Standards

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[Table 11-7-3](#) prescribes the development standards for the employment districts. The “[Additional Standards](#)” column lists additional standards that apply in some or all employment districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Table 11-7-3: Development Standards – Employment Districts					
<i>Standard</i>	PEP	LI	GI	HI	<i>Additional Standards</i>
Lot and Density Standards					
Minimum Site Area (acre)	2.5	1.0	1.0	1.0	Smaller lots may be approved for master planned development with shared parking.
Minimum Lot Width (ft)	100	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	
Building Form and Location					
Maximum Height (ft)	Plan Specific	40	50	50	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street, according to the Mesa Transportation Plan, Figure 4-9: Arterial Street: 15-ft. Major or Midsection Collector: 20 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures.				Street-facing setbacks shall be landscaped in accordance with Sec 11-33-3.A
Interior Side and Rear: Adjacent to AG , RS , RSL or RM Districts	1ft of setback for each foot of building height with minimum 20ft setback.				Interior Side and Rear setbacks shall be landscaped in accordance with Sec 11-33-3.B
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1ft of setback for each foot of building height with minimum 20ft setback.				
Interior Side and Rear: Adjacent to LI , GI , or HI Districts	Plan Specific	0 (none) for a building setback			
Minimum Separation between Buildings on Same Lot (ft)	Plan Specific	0 (none)			

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Table 11-7-3: Development Standards – Employment Districts					
<i>Standard</i>	<i>PEP</i>	<i>LI</i>	<i>GI</i>	<i>HI</i>	<i>Additional Standards</i>
Supplemental Standards					
Building Form	Section 11-7-3(A)				
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities				
Exceptions to Height Limits	Section 11-30-3, Exceptions to Height Limits				
Fences and Walls	Section 11-7-3(C), Section 11-30-4, Section 11-30-9				
Landscaping	Chapter 33, Landscaping				
Lighting and Illumination	Section 11-30-5				
Lots and Subdivisions	Section 11-30-6; and Title 9, Chapter 6				
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Outdoor Storage	Section 11-7-3(D), Section 11-30-7, Outdoor Storage				
Pedestrian Connections	Section 11-30-8, Pedestrian Connections				
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
Projections into Required Yards	Section 11-7-3(B)				
Screening	Section 11-7-3(E), Section 11-30-9, Screening				
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Swimming Pools	Section 11-30-11				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-7-3(F) and Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

A. [Building Form Standards](#)

Design Objectives: Achieve a desirable, functional and attractive project by allowing flexibility in selecting and implementing the most appropriate combination of Building Form Standards requirements listed below.

This requirement shall be met by using 2 or more of the following methods:

1. **Primary Public Entrance.** Use building materials, architectural composition and detailing to focus the public's attention on the primary entrance to the building or tenant space(s). Incorporate shade elements, where appropriate.
2. **Materials.** Use at least 3 different durable, low-maintenance materials. Arrange various profiles, finishes, textures and materials in a well-designed, attractive composition.
3. **Form.** Arrange massing and functional elements, such as the skyline edge, primary building entrance feature(s), office windows, and repetitive functional elements (such as arches, columns, reveals and detailing) to provide architectural interest. Consider the visual effect of shade and shadow on the building form.
4. **Ground plane.** Use hardscape and landscaping to provide a transition from building walls to public areas, parking areas, and drive aisles around the base of the building.

- B. **Building Projections into Setbacks.** Design Objective: Maintain appropriate separations between buildings on adjacent properties to allow for light, air, and circulation while recognizing the need to allow minor projections that improve the effectiveness of environmental or aesthetic features.

Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required setback, but shall not be closer than 2 feet to any property line. Building projections shall be no closer than 15' to any property line adjacent to sites located in the [RS](#) and [RSL](#) Districts.

- C. **Fences and Walls.** Design Objective: Provide physical barriers where appropriate or required but do not overwhelm adjacent development or pedestrian areas with oversized walls. Fences and walls, where visible to the public, shall be integrated with the project design and provide design continuity with adjacent development.

No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet, and nor shall any fence or freestanding wall

within or along the exterior boundary of the required side or rear yards shall exceed a height of 8 feet.

1. ***Exceptions to Fence Height Limits.*** A fence height exception may be granted through the design review process. The maximum height that is allowed with a fence height exception is 6 feet in front or street side yards, and 12 feet in interior side or rear yards.
2. ***Prohibited Materials.*** Chain link fencing is not permitted in any street-facing yard in any employment district. In all employment districts, the use of barbed wire, razor wire, embedded glass shards, electrified and other hazardous fencing is prohibited in street-facing yards or where visible from any public right-of-way.
3. ***Intersection Visibility.*** Notwithstanding other provisions of this section, fences, walls, and related structures must comply with [Section 11-30-14, Visibility at Intersections.](#)

- D. **Outdoor Storage.** Design Objective. Minimize impact on adjacent uses and limit the view of outdoor storage from public view by screening outdoor storage.

In the [LI](#) District, outdoor storage shall be screened so as not to be visible from areas visible or accessible to the public. In the [GI](#) and [HI](#) Districts outdoor storage areas shall be screened to not be visible from public right of ways. Outdoor storage is not permitted in the [PEP](#) district.

- E. **Screening and Separation of Parking Areas—PEP District.** In the [PEP](#) District and remaining Employment district facing arterial or collector streets, a parking area located between a building and street shall be screened with a screening wall or berms at least 2.5 feet high and no more than 3.5 feet high. In addition, parking areas shall be separated from on-site buildings by a distance of at least 10 feet. This separation shall be landscaped and may include a pedestrian walkway.

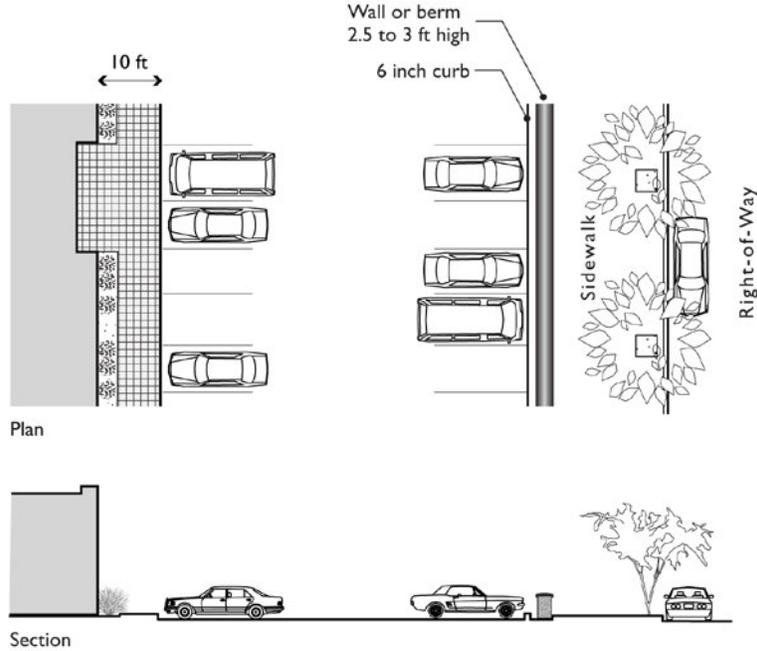


FIGURE 11-7-3.E: SCREENING AND SEPARATION OF PARKING AREA

- F. **Truck Docks, Loading, and Service Areas.** Design Objective: Design service areas to function efficiently. Minimize the impact on adjacent development and limit the view from public areas by providing screening of service areas from quieter, less intense employment uses.

In the [PEP](#) and [LI](#) Districts, such loading and service areas must be located on the side or rear of buildings, and may not face a public street or a private street functioning as a public road. See [Section 11-30-13, Truck Docks, Loading, and Service Areas](#), for additional requirements.

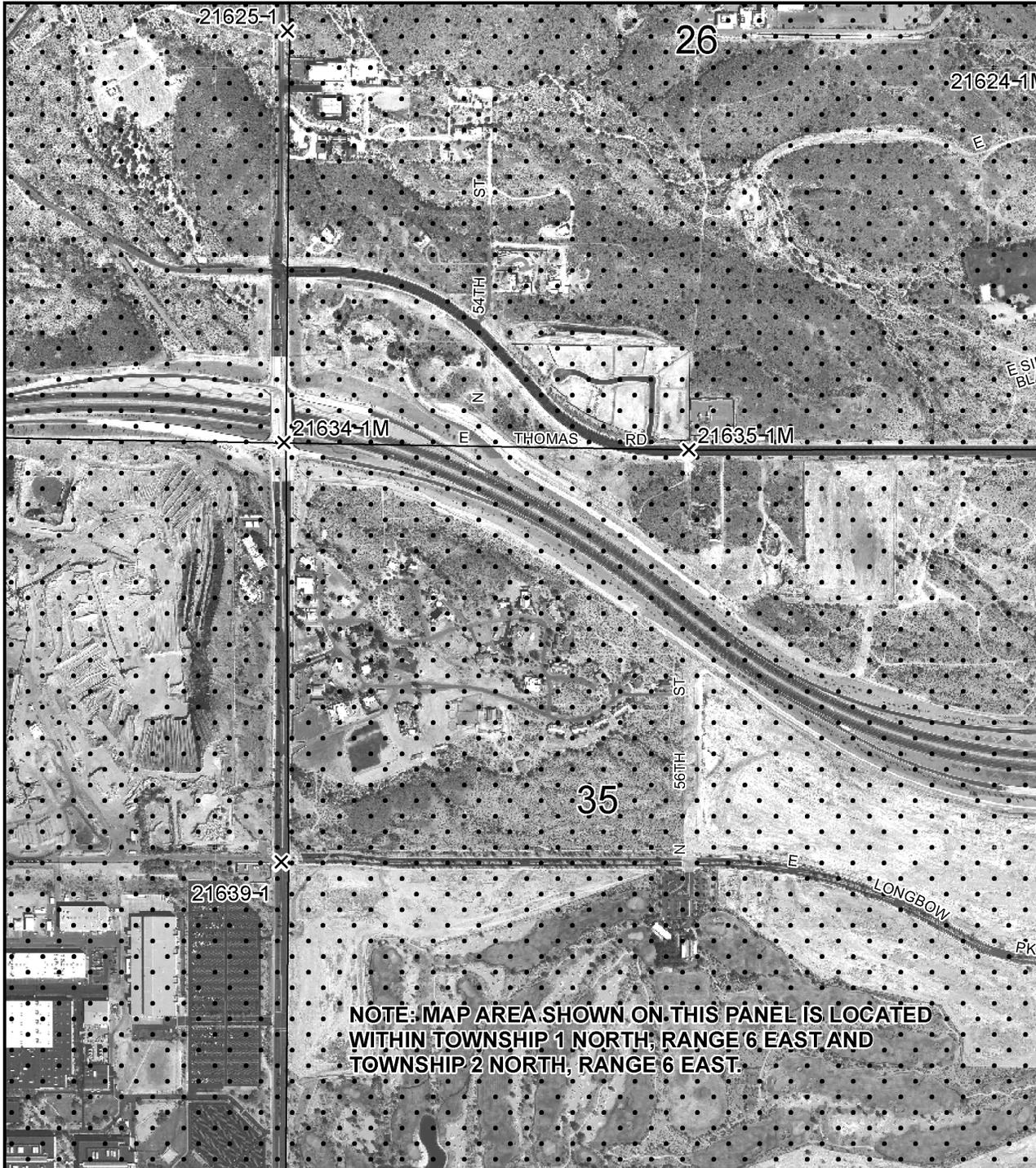
11-7-4: Review of Plans

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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EXHIBIT 6

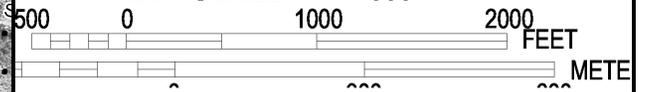
Flood Plain Map and Cover Page



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 NORTH, RANGE 6 EAST AND TOWNSHIP 2 NORTH, RANGE 6 EAST.



MAP SCALE 1" = 1000'



NFIP

PANEL 2280L

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 2280 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2280	L
MESA, CITY OF	040048	2280	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
04013C2280L
MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

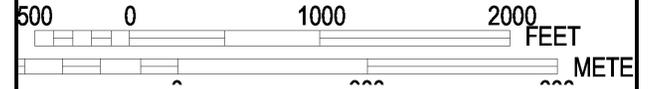


OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



MAP SCALE 1" = 1000'



NFIP

PANEL 2280L

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 2280 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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MARICOPA COUNTY	040037	2280	L
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04013C2280L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT 7

Excess Land Exhibit Sheet

1965 MAR 22 10 42

BY THE COUNTY CLERK I hereby certify that the within instrument was filed and recorded
MARICOPA COUNTY BOOK 547 PAGE 547 and indexed in

For No
53970

MARICOPA CO. Bd. OF SUPERVISORS

01 OFFER

Compared
Photostatic
Fee

2/c

When recorded, return to
County Board of Supervisors

Witness my hand and official seal
CLIFFORD H. WARD
County Recorder

By *Ernst*
Deputy Recorder

NO CHARGE

Recorded as provided by
Book 547 Page 547

EASEMENT FOR HIGHWAY PURPOSES

ITEM NO. _____ R/V DD-2742

JOHN E. BOULTER AND JOSEPHINE V. BOULTER, husband and wife

GRANTORS.

for and in consideration of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged do hereby grant to MARICOPA COUNTY, a political subdivision of the State of Arizona, its successors, and assigns a permanent easement and right-of-way, for the following purposes, namely: The right to utilize upon the hereinafter described land and grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, including incidental purposes connected therewith, together with such bridges, culverts, ramps and cuts as may be necessary, on, over, under, and across the ground embraced within the right-of-way situated in the County of Maricopa, State of Arizona, and described as follows:

The East Forty (40) feet of the South 330 feet of the North 660 feet of the East 660 feet of the Northwest One-quarter (NW¹/₄) of Section Thirty-five (35), Township Two (2) North, Range Six (6) East of the Salt and Salt River Base and Meridian, Maricopa County, Arizona.

1965 MAR 22 10 42
1965 MAR 22 10 42

to have and to hold the said easement and right-of-way unto Maricopa County, a political subdivision of the State of Arizona and unto its successors and assigns forever, together with the right of ingress and egress to permit the economical operation and maintenance of said public highway and all incidents thereto, and together with the right to authorize, permit, and license the use thereof for utilities or other public purposes not inconsistent with its primary use as a highway.

And the Grantors hereby covenant that they are lawfully seized and possessed of the above-mentioned tract or parcel of land, that they have a good and lawful right to sell and convey it, and that they will warrant the title and quiet possession thereof against the lawful claim of all persons.

The said easement to include the right to cut back and trim such portions of the branches and tops of the trees now growing or that may hereafter grow upon the above described premises, so long as they extend over said right-of-way, so as to prevent the same from interfering with the safe and maintenance and operation of said public highway.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purposes herein granted all rights herein granted shall cease and revert to the grantors, their heirs or assigns.

Whenever in the foregoing instrument the plural is used, it will be read as singular when necessary, and whenever words including gender are employed they will apply to either masculine, feminine or neuter as the context requires.

Done this 10th day of March 1965.

(Seal) *John E. Boulter* (Seal)
(Seal) *Josephine V. Boulter* (Seal)

STATE OF ARIZONA
County of MARICOPA

This instrument was acknowledged before me this 10th day of

March 1965 by John E. Boulter and Josephine V. Boulter, husband and wife

Howard A. [Signature]
Notary Public

DET 5456 PG 158

STATE OF ARIZONA

County of Maricopa

I hereby certify that the within instrument was filed and recorded

DET 5456 PG 158

and indexed in

FILED

MARICOPA CO. Bd. OF SUPERVISORS

45185

When recorded, return to:

Witness my hand and official seal.

NO CHARGE

CLIFFORD H. WARD
County Recorder

Compared
Photostated
Fee

Recorder at Request of
Board of Supervisors.

By

[Signature]

Deputy Recorder

n/c

EASEMENT FOR HIGHWAY PURPOSES

FILE NO.

R/W DD-2739

JAMES A. DINGMAN and YERA IRENE DINGMAN, his wife, GRANTORS,

for and in consideration of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to MARICOPA COUNTY, a political subdivision of the State of Arizona, (its successors, and assigns, a permanent easement and right-of-way for the following purpose, to-wit: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, including incidental purposes consistent therewith, together with such bridges, culverts, ramps and cut-ups may be necessary on, over, under and across the ground embraced within the right-of-way situated in the County of Maricopa, State of Arizona, and described as follows:

The North Forty (40) feet and the East Forty (40) feet of the North 350 feet of the Northwest One-quarter (NW1/4) of Section Thirty-five (35), Township Two (2) North, Range Six (6) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

24.66
24.66
24.66
24.66
24.66

To have and to hold the said easement and right-of-way unto Maricopa County, a political subdivision of the State of Arizona, and unto its successors and assigns forever, together with the right of ingress and egress to permit the economical operation and maintenance of said public highway and all incidents thereto, and together with the right to authorize, permit, and license the use thereof for utilities or other public purposes not inconsistent with its primary use as a highway.

And the Grantors hereby covenant that they are lawfully seized and possessed of this above-mentioned tract or parcel of land that they have a good and lawful right to sell and convey it, and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

The said easement to include the right to cut back and trim such portions of the branches and tops of the trees now growing or that may hereafter grow upon the above-described premises, as may extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purpose herein granted all rights herein granted shall cease and revert to the grantors, their heirs or assigns.

Wherever in the foregoing instrument the plural is used, it will be read as singular, when necessary, and wherever words indicating gender are employed they will apply to either masculine, feminine or neuter as the context requires.

Dated this 1st day of March 1965

[Signature]
James A. Dingman (Seal)

[Signature]
Yera Irene Dingman (Seal)

STATE OF ARIZONA
County of MARICOPA

This instrument was acknowledged before me this 1st day of

March 1965 by

James A. Dingman and Yera Irene Dingman.

[Signature]
Notary Public

My commission expires 6-6-68

EXHIBIT 8

Photographs of Subject



Looking southwest from high ground near the center of the parcel.



Looking south from high ground near the center of the parcel.



View to southeast from center high point of the property.



View of terrain near center of property.



Looking north over the center of the subject with its east border at right of photo.



View along the subject's southwest border with the freeway to left of the fence.
The subject includes the hill at right.





Looking north toward Thomas Road from north border of subject property.



View to west along north border of subject property.



Looking south near the east subject border from the low point between the subject and Thomas Road. This is where access to the property will run.





View to west along Thomas Road from the 56th Street alignment.



Looking south over the 56th Street alignment from Thomas Road.



EXHIBIT 9

Market Data Sheets for Land Sales

LAND SALE NO. 1

PROPERTY TYPE: Development Land with old Residence

ADDRESS: 406 North Val Vista Drive Mesa, AZ 85213

LEGAL DESCRIPTION: Lengthy

ASSESSOR NO.: 140-12-008A

GRANTOR: Elliott Road Baptist Church

GRANTEE: Dave Johnson

DOCUMENT NO.: 14-0405994

DOCUMENT TYPE: Special Warranty Deed

DATE OF SALE: June 2014

RECORD DATE: June 25, 2014

SALE PRICE: \$400,000

FINANCING: Cash

UNIT PRICE: \$4.08 per square foot

PROPERTY RIGHTS CONVEYED: Fee Simple

CONDITIONS OF SALE: Arm's Length Transaction

VERIFICATION: County records, affidavit of value, Zachary Peeler, Realty One Group, listing broker (480-390-4542)

PRIOR SALES: No prior sales within the last five years per Realquest

SITE DATA:

Shape/Dimensions: Rectangular; 553 feet wide by 159 feet deep

Area: 2.25 acres or 98,010 square feet

Topography/Cover: Level, grass and some trees

Zoning: RS-9, Mesa

Frontage: Val Vista Drive and University Drive

Access: Val Vista Drive and University Drive

Utilities: Power and phone, municipal water and sewer; finished site

Intended Use: Hold for development.

COMMENTS: Old residence on the site is of no value. Dual arterial corner with signal. Seller received the property as a donation and sold it for cash.

LAND SALE NO. 2

PROPERTY TYPE: Vacant Industrial land

ADDRESS: 4711 East Ivy Street Mesa AZ, 85205

LEGAL DESCRIPTION: Lot 18 Mesa Commerce Center Bk 292 Pg 21

ASSESSOR NO.: 141-34-301

GRANTOR: Ranchland Holdings II, LLC

GRANTEE: RBS Investments, LLC (Robert Schwab)

DOCUMENT NO.: 14-440407

DOCUMENT TYPE: Warranty Deed

DATE OF SALE: June 2014

RECORD DATE: July 6, 2104

SALE PRICE: \$179,000

FINANCING: Cash

UNIT PRICE: \$3.88 per square foot

PROPERTY RIGHTS CONVEYED: Fee Simple

CONDITIONS OF SALE: Arm's Length Transaction

VERIFICATION: Inspection, county records, affidavit of value, Kent hanson, DTZ, selling broker, 602-224-4433

PRIOR SALES: Seller purchased site in October 2013 for \$100,000. No other prior sales within the last five years per Realquest

SITE DATA:

Shape/Dimensions: Irregular

Area: 1.060 acres or 46,173 square feet

Topography/Cover: Level, dirt

Zoning: M-1, light industrial, Mesa

Frontage: Ivy Street

Access: Ivy Street

Utilities: Power and phone, municipal water and sewer

Intended Use: Contractor Storage Yard

COMMENTS: Wedge shaped parcel purchased for contractor storage yard. Marketing time was 242 days. Purchased by adjanet owner but at market price per broker.

LAND SALE NO. 3

PROPERTY TYPE: Vacant industrial land

ADDRESS: 1661 Quail Lane Mesa AZ, 85205

LEGAL DESCRIPTION: Lot 43, Mesa Commerce Center , bk 292 pg 21.

ASSESSOR NO.: 141-34-326

GRANTOR: Mgf Funding Inc.

GRANTEE: Terry & Patricia Diedrick

DOCUMENT NO.: 15-251214

DOCUMENT TYPE: Special Warranty Deed

DATE OF SALE: February 2015

RECORD DATE: April 13, 2015

SALE PRICE: \$136,260

FINANCING: Cash

UNIT PRICE: \$3.36 per square foot

PROPERTY RIGHTS CONVEYED: Fee Simple

CONDITIONS OF SALE: Arm's Length Transaction

VERIFICATION: Inspection, county records, affidavit of value, John Atnip, Gary Call Real Estate, listing broker, 480-491-2255

PRIOR SALES: No prior sales within the last five years per Realquest

SITE DATA:

Shape/Dimensions: Rectangular; 290 feet by 140 feet

Area: 0.930 acres or 40,597 square feet

Topography/Cover: Level, dirt

Zoning: M-1, light industrial, Mesa

Frontage: Quail Lane

Access: Quail Lane

Utilities: Power and phone, municipal water and sewer

Intended Use: Industrial

COMMENTS: Standard industrial lot in business park two miles southwest of subject. Marketing time was 875 days.

LAND SALE NO. 4

PROPERTY TYPE: Vacant industrial land

ADDRESS: 1759 North Rosemont Street Mesa AZ, 85205

LEGAL DESCRIPTION: Lots 8,9, & 10 Falcon Commerce Park, AZ Bk 889 of Maps, Pg 43

ASSESSOR NO.: 141-35-059, 141-35-060 & 141-35-061

GRANTOR: Stearns Bank National Arizona

GRANTEE: Ranchland Holdings II, LLC

DOCUMENT NO.: 14-008136

DOCUMENT TYPE: Special Warranty Deed

DATE OF SALE: December 2013

RECORD DATE: January 6, 2014

SALE PRICE: \$312,218

FINANCING: Cash

UNIT PRICE: \$2.30 per square foot

PROPERTY RIGHTS CONVEYED: Fee Simple

CONDITIONS OF SALE: Arm's Length Transaction REO Sale, distressed

VERIFICATION: Inspection, county records, affidavit of value, Steven Beck, COBE Real Estate, listing broker, 480-610-2400

PRIOR SALES: No prior sales within the last five years per Realquest

SITE DATA:

Shape/Dimensions: Irregular

Area: 3.060 acres or 133,293 square feet

Topography/Cover: Level, dirt

Zoning: LI, light industrial, Mesa

Frontage: Rosemont Street and Ingram Street

Access: Rosemont Street and Ingram Street

Utilities: Power and phone, municipal water and sewer

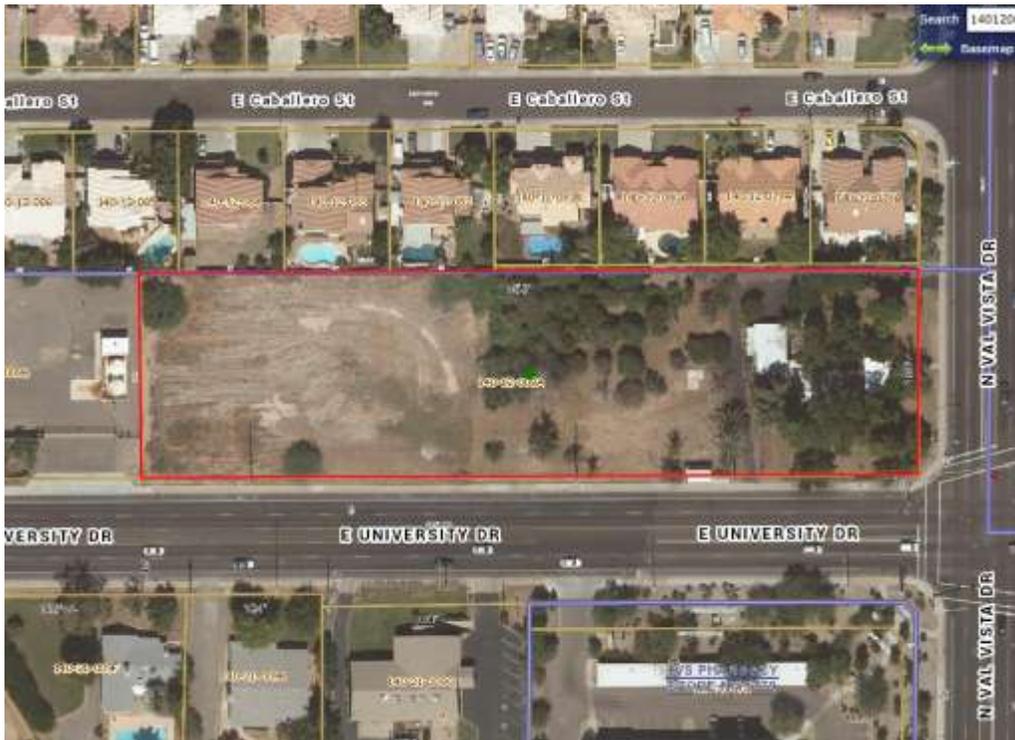
Intended Use: Investment and future industrial building development

COMMENTS: This sale consists of three adjacent parcels totaling 3.12 acres within Falcon Commerce Park, just south of Falcon Field. Borker reported that REO sale factor impacted the price. Marketing time was 613 days.

LAND SALE NO. 1



A. P. No. 140-12-008A



LAND SALE NO. 2



A. P. No. 141-34-301



LAND SALE NO. 3



A. P. No. 141-34-326



LAND SALE NO. 4



A. P. Nos. 141-35-059, -060 and -061

