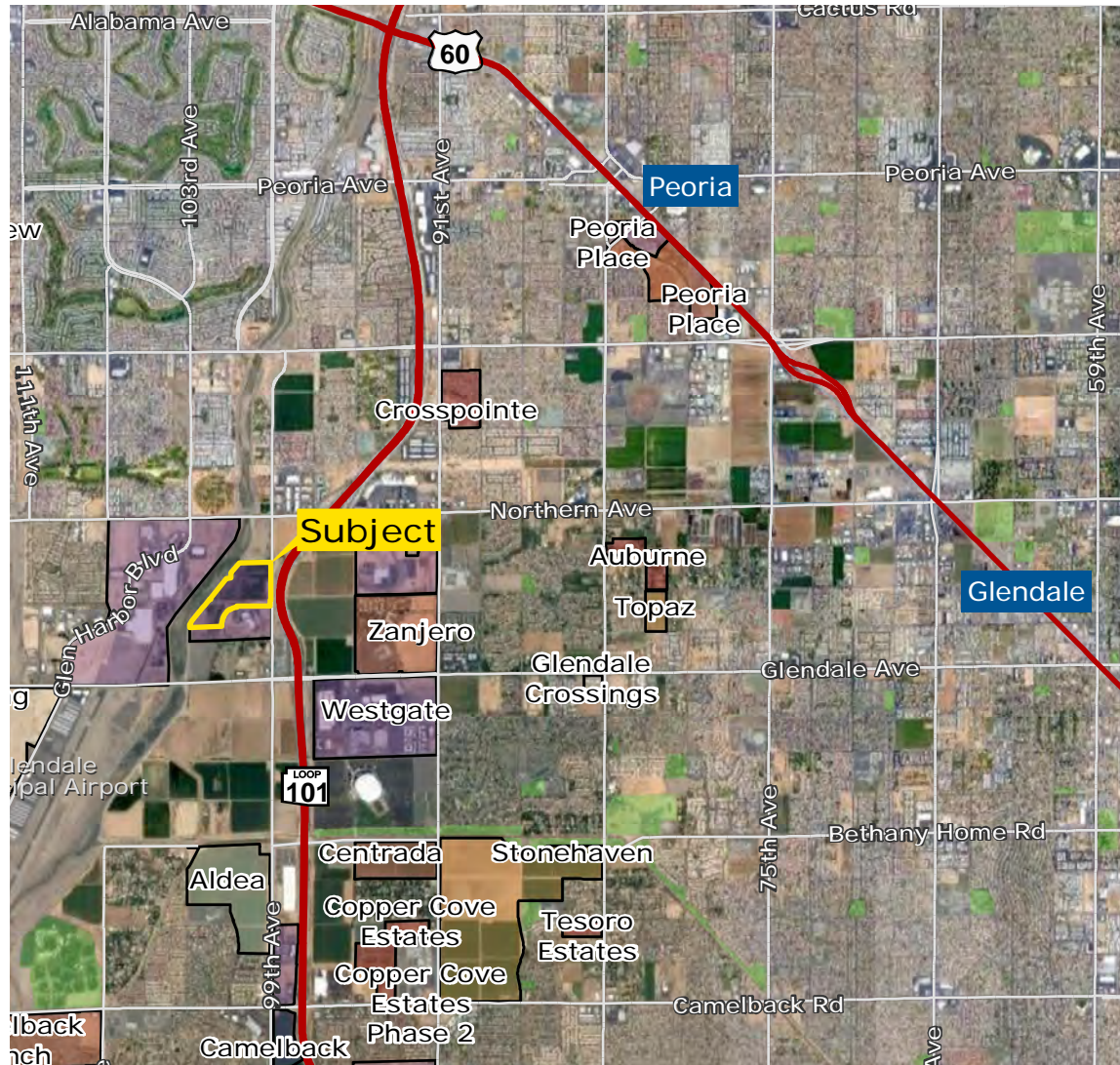


±64.07 COMMERCIAL ACRES FOR SALE

EXCLUSIVE LISTING | N/NWC 99TH AVENUE & GLENDALE AVENUE | GLENDALE, ARIZONA



LOCATION Property is located north of the northwest corner of 99th Avenue & Glendale Avenue in Glendale, Arizona

PRICE Submit*

SIZE ±64.07 net acres (±65.58 gross acres)

ZONING PAD - City of Glendale (Business Park in General Plan)

PARCELS 142-57-004A, 142-57-008, 142-57-007B, 142-60-006F, 142-60-007B, 142-06-008B

TAXES \$64,251.74 (2017)

TRAFFIC COUNTS

N/S bound Loop 101 ±121,519 VPD

N/S bound 99th Avenue ±4,300 VPD

E/W bound Northern Avenue ±22,252 VPD

E/W bound Glendale Avenue ±18,880 VPD

Source: Esri, 2018

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Population	±5,198	±69,957	±301,231
Est. 2017 HH Income	\$60,694	\$61,451	\$59,576

Source: Esri, 2018

COMMENTS

- Property is adjacent to St. Joseph's Westgate Medical Center (Dignity Health) and planned Credit Union West HQ
- Located adjacent to Loop 101 Freeway with full interchange at both Glendale and Northern Avenues
- Property has ±1400 feet of frontage on 99th Avenue
- Property is zoned PAD/Business Park in City of Glendale
- Property is within close proximity to University of Phoenix Stadium, Westgate, Gila River Casino, Park West, Northern Crossings and Desert Diamond Casino

* At COE, Buyer is required to reimburse Dignity Health for its share of the loop road and infrastructure work.

Chad T. Russell, P.C. | crussell@landadvisors.com

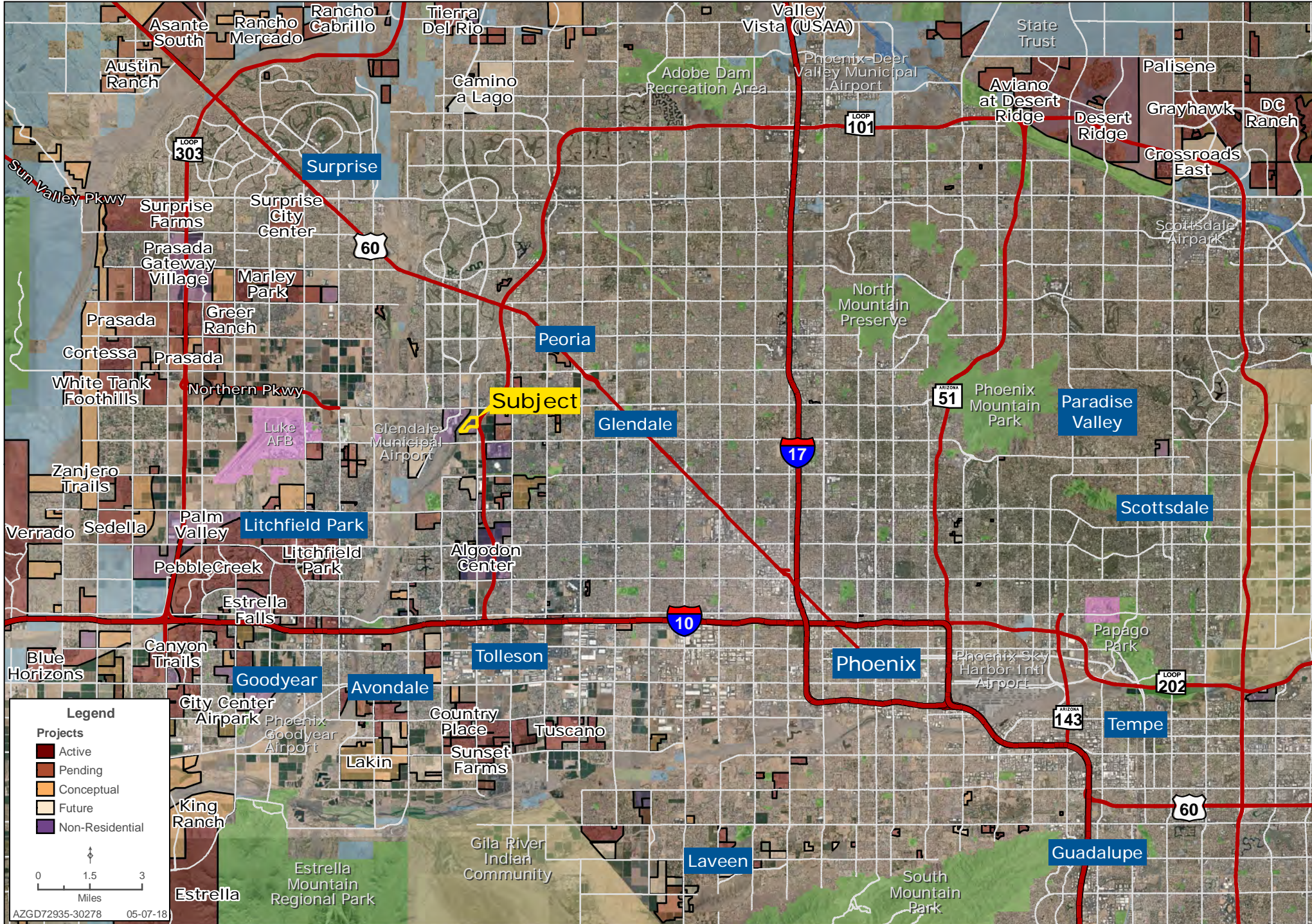
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZGD72935-6.5.18



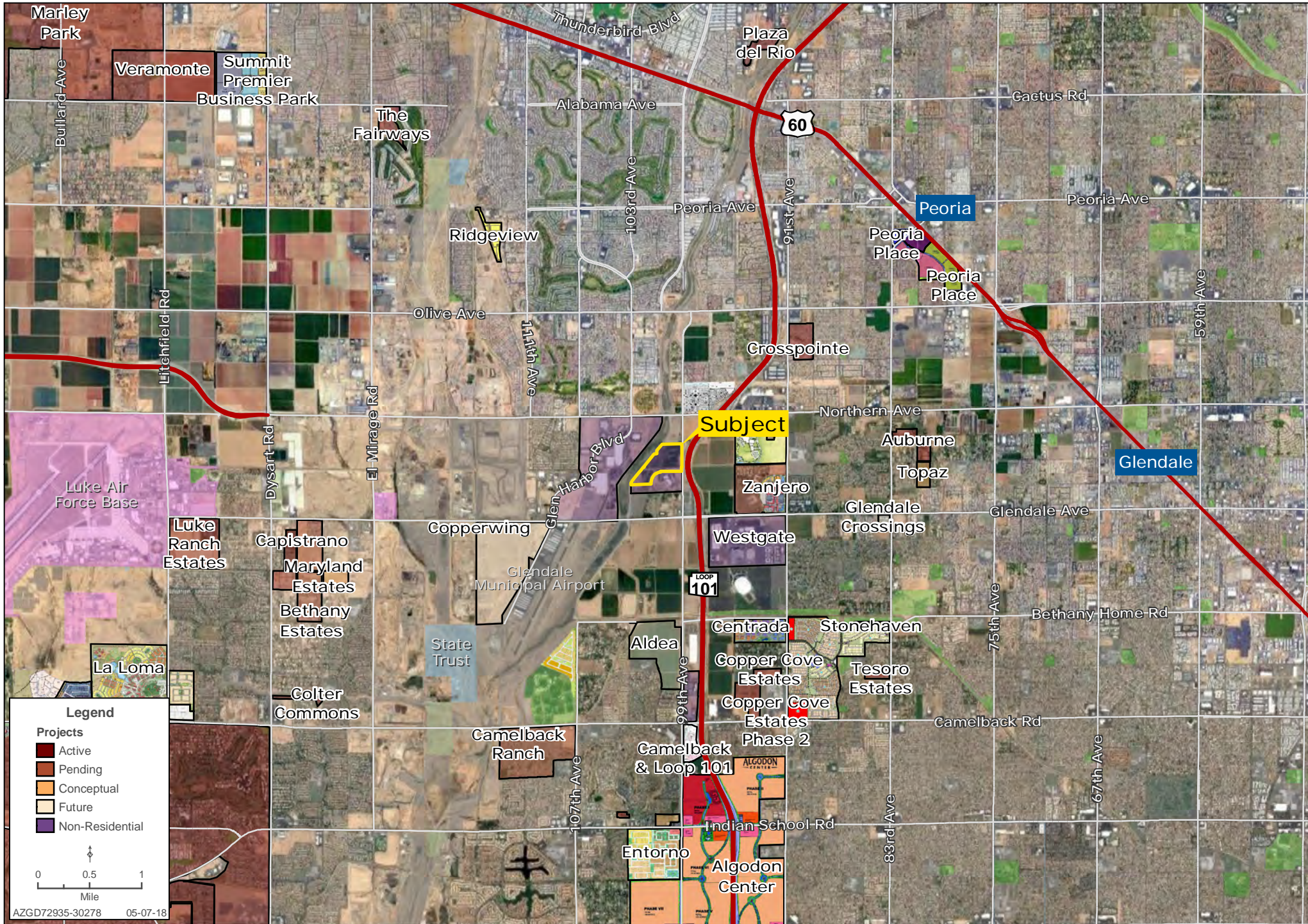
N/NWC 99TH AVE & GLENDALE REGIONAL MAP

Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



N/NWC 99TH AVE & GLENDALE SURROUNDING DEVELOPMENT MAP

Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



99TH AVE & GLENDALE SURROUNDING AMENITIES

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Legend

Projects

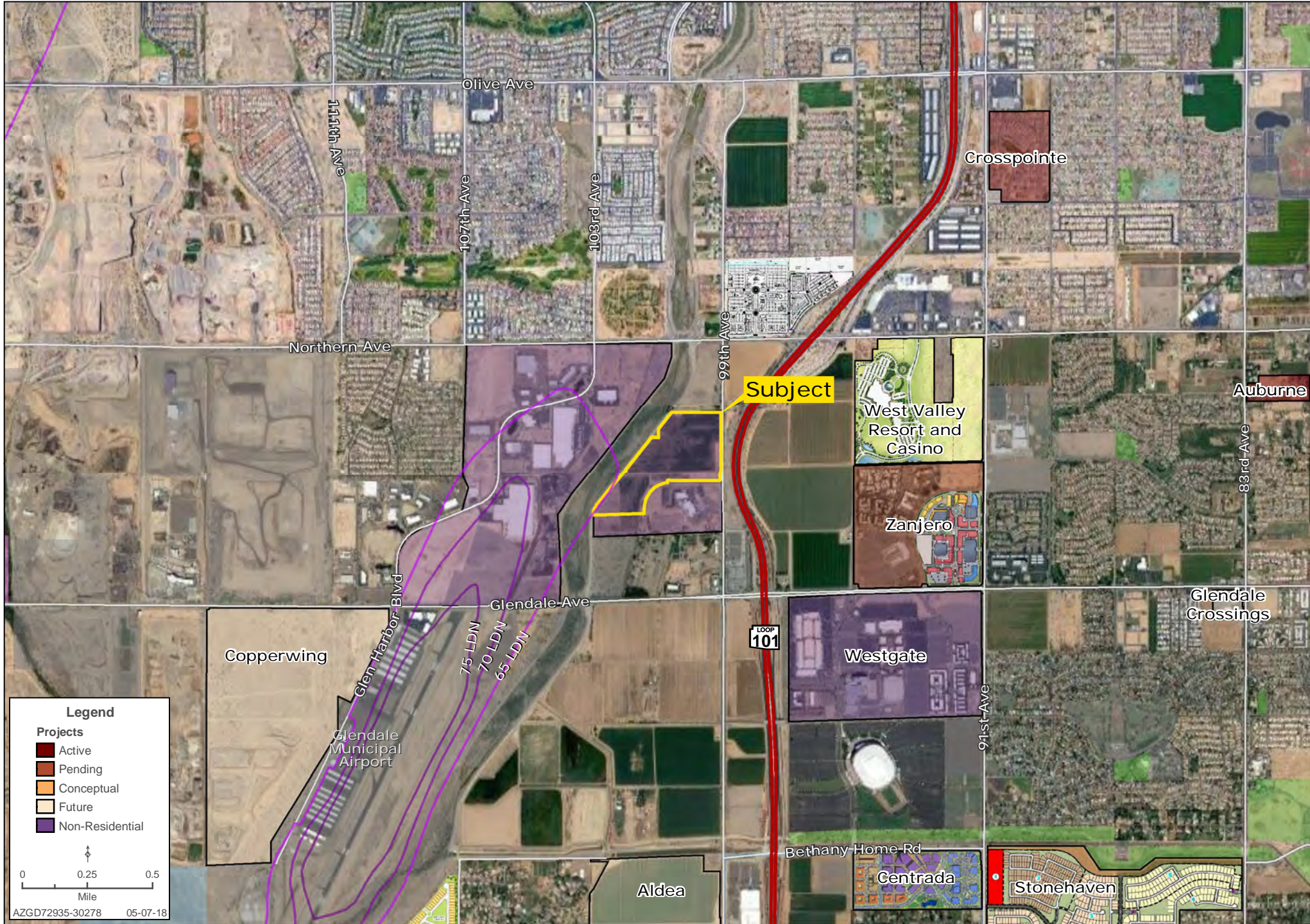
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.25 0.5
Miles

AZGD72935-30390 05-14-18

N/NWC 99TH AVE & GLENDALE SURROUNDING AREA MAP

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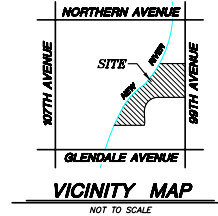
N/NWC 99TH AVE & GLENDALE PROPERTY DETAIL MAP

Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES

- The basis of bearing is the monument line of 99th Avenue, also being the East line of the Northeast quarter of Section 5, using a bearing of South 00 degrees 33 minutes 40 seconds West, per MINOR LAND DIVISION-LOT SPLIT FOR ATC REALTY SIXTEEN, INC. recorded in Book 1115 of Maps, Page 20, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Fifth Amended Special Report issued by First American Title Insurance Company, Report Number NCS-056903-PHX1, dated July 24, 2017. The property depicted on this survey is the same property described in said Special Report.
- There are no striped parking spaces on the subject property.
- There are no buildings on the subject property.
- According to FEMA Flood Insurance Rate Map, Map Number 04013C1695L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "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."
- The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a). According to City of Glendale Zoning Map 12, dated April 14, 2017, the subject property is zoned PAD, Planned Area Development.
- The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)365-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown herein no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to 99th Avenue and Desert River Boulevard, being improved and open public rights-of-way.
- The descriptions provided mathematically close and contain no gaps, omissions or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

PLAT RECORDED IN BOOK 2, PAGE 14 OF ROAD MAPS, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION - LOT SPLIT FOR ATC REALTY SIXTEEN, INC., RECORDED IN BOOK 1115 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION - LOT SPLIT FOR ATC REALTY SIXTEEN, INC., RECORDED IN BOOK 1151 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS

CONDOMINIUM PLAT FOR "MESTGATE HEALTHCARE CAMPUS CONDOMINIUM PHASE 1" IN BOOK 1295, PAGE 16 OF ROAD MAPS, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2006-1501748, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2014-0386080, MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 2015-0456874, MARICOPA COUNTY RECORDS

BOOK 113 OF DEEDS, PAGE 401, MARICOPA COUNTY RECORDS

BOOK 113 OF DEEDS, PAGE 402, MARICOPA COUNTY RECORD

RECORD OF SURVEY IN BOOK 1090 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

SCHEDULE 'B' ITEMS

- A plat recorded in Book 2, Page 14 of Road Maps, purporting to show a county roadway. (PLOTTED HEREON)
- An easement for highway and incidental purposes in the document recorded as Docket 6534 and Page 671. (PLOTTED HEREON)
- An easement for highway and incidental purposes in the document recorded as Docket 6534 and Page 674. (PLOTTED HEREON)
- An easement for overhead, underground power and incidental purposes in the document recorded as Docket 9231 and Page 768. (PLOTTED HEREON)
- An easement for water pipeline and incidental purposes in the document recorded as 2010-133651 of Official Records. (PLOTTED HEREON)
- All matters as set forth in Record of Survey, recorded as Book 1090 of Maps, Page 40. (NO PLOTTABLE EASEMENTS LYING WITHIN THE SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- Declaration of Covenants, Conditions and Restrictions recorded in May 31, 2012 as 2012-0465806 of Official Records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Memorandum of Infrastructure Agreement and Notice of Access Rights and Lien" recorded May 31, 2012 as 2012-0465807 of Official Records and First Amendment recorded February 26, 2013 as 2013-0191867 of Official Records. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Traffic Signal Installation and Reimbursement Agreement" recorded May 31, 2012 as 2012-0465808 of Official Records. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- All matters as set forth in Minor Land Division-Lot Split for ATC Realty Sixteen, Inc., recorded as Book 1115 of Maps, Page 20. (PLOTTED HEREON)
- The terms and provisions contained in the document entitled "Maintenance and Access Agreement (Private Loop Road)" recorded February 26, 2013 as 2013-0192377 of Official Records. (REFERENCES SUBJECT PROPERTY - INCLUDES EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND UTILITIES - NOT PLOTTABLE)
- All matters as set forth in Minor Land Division-Lot Split for ATC Realty Sixteen, Inc., recorded as Book 1151 of Maps, Page 11. (PLOTTED HEREON)
- All matters as set forth in Declaration of Use Restrictions, recorded June 26, 2013 as 2013-0585105 of Official Records. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Memorandum of Sewer Agreement and Notice of Access Rights and Lien" recorded June 26, 2013 as 2013-0585106 of Official Records. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- An easement for transmission and distribution of electricity and incidental purposes in the document recorded as 2013-0584652 of Official Records and Partial Termination and Abandonment of Easement recorded as 2015-1203443 of Official Records. (PLOTTED HEREON)
- An easement for public utilities and incidental purposes in the document recorded May 5, 2014 as 2014-0289600 of Official Records. (PLOTTED HEREON)

NOTE

FOR LEGAL DESCRIPTION AND AREA SEE SHEET NO. 2

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: ATC REALTY SIXTEEN, INC., a California corporation; and FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(C), 7(C), 7(D)(1), 7(C), 8, 9, 11, 13, 16 and 17 of Table A thereof. The field work was completed on August 16, 2017.

Date of Plat or Map: August 21, 2017
Last revised on: August 26, 2017
David S. Klein
R.L.S. 42137



EXPIRES 3/31/20

ALTA / NSPS LAND TITLE SURVEY
99TH AVENUE & NORTHERN AVENUE, GLENDALE, AZ 85345

2122 W. Lone Cactus Drive, Suite 11
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superior-surveying.com



OWNER: CHC, JW

SHEET: 1 OF 4

DATE: 8/26/17

JOB NO.: 170784

PARCEL NO. 1:
FARM UNIT 10 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 5, WHICH POINT BEARS SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST 1292.05 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE OF SECTION 5, A DISTANCE OF 150.08 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 35 SECONDS WEST 1093.67 FEET;
THENCE SOUTH 28 DEGREES 05 MINUTES 15 SECONDS WEST 75.01 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 35 SECONDS WEST 100.00 FEET;
THENCE NORTH 28 DEGREES 05 MINUTES 15 SECONDS EAST 397.43 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 35 SECONDS EAST 100.00 FEET;
THENCE SOUTH 28 DEGREES 05 MINUTES 15 SECONDS WEST 150.00 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 35 SECONDS EAST 1012.61 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1442.69 FEET;
THENCE SOUTH 88 DEGREES 34 MINUTES 24 SECONDS WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF 89TH AVENUE;
THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 24 SECONDS WEST 15.00 FEET;
THENCE SOUTH 16 DEGREES 46 MINUTES 06 SECONDS EAST 51.81 FEET TO SAID WESTERLY RIGHT OF WAY LINE;
THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 NORTH 88 DEGREES 11 MINUTES 10 SECONDS EAST 802.29 FEET;
THENCE SOUTH 38 DEGREES 31 MINUTES 00 SECONDS WEST 808.99 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE ALONG SAID LINE NORTH 00 DEGREES 09 MINUTES 59 SECONDS EAST 617.10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE ALONG THE EAST LINE OF SAID SECTION SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST 1442.10 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST 1066.23 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST 27.44 FEET;
THENCE SOUTH 28 DEGREES 05 MINUTES 19 SECONDS WEST 75.01 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST 100.00 FEET;
THENCE NORTH 28 DEGREES 05 MINUTES 19 SECONDS EAST 256.70 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE ALONG SAID LINE SOUTH 88 DEGREES 18 MINUTES 01 SECONDS WEST 208.50 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00 DEGREES 07 MINUTES 46 SECONDS WEST 464.17 FEET;
THENCE NORTH 38 DEGREES 31 MINUTES 00 SECONDS EAST 400.35 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 5;
THENCE WESTERLY ALONG THE EAST AND WEST MIDDLE SECTION LINE OF SECTION 5, A DISTANCE OF 1700.00 FEET, MORE OR LESS TO A POINT, SUCH POINT BEING THE INTERSECTION OF THE SALT RIVER PROJECT BOUNDARY AND THE EAST AND WEST MIDDLE SECTION LINE (AS SHOWN IN THE SURVEY NOTES) BY FILE IN THE UNITED STATES RECLAMATION OFFICE, PHOENIX, ARIZONA);
THENCE SOUTHWESTERLY ALONG THE SALT RIVER PROJECT BOUNDARY, A DISTANCE OF 140.00 FEET, MORE OR LESS;
THENCE EASTERLY A DISTANCE OF 1780.00 FEET, MORE OR LESS, TO A POINT AT THE EAST BOUNDARY LINE OF SECTION 5, THE LAST MENTIONED POINT BEING SOUTHERLY MEASURED ALONG THE EAST BOUNDARY LINE OF SECTION 5, A DISTANCE OF 50.00 FEET, MORE OR LESS FROM THE EAST QUARTER CORNER OF SECTION 5;
THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SECTION 5, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

DESCRIPTION

PARCEL NO. 3:
RESULTANT PARCEL NO. 1 AS SHOWN ON MINOR LAND DIVISION - LOT SPLIT, RECORDED IN BOOK 1151 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 FROM WHICH HALF INCH REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 2609.44 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 1304.72 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 87 DEGREES 50 MINUTES 09 SECONDS WEST 1598.19 FEET ALONG SAID SOUTH LINE TO A HALF INCH REBAR CAPPED 42137 AT THE SOUTHWEST CORNER OF LOT 1, MINOR LAND DIVISION - LOT SPLIT FOR ATC REALTY SYSTEM, INC. RECORDED IN BOOK 1119 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS;

THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 544.92 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 52 MINUTES 56 SECONDS, AN ARC LENGTH OF 132.47 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 75 DEGREES 03 MINUTES 24 SECONDS WEST 67.00 FEET;
THENCE NORTH 51 DEGREES 28 MINUTES 44 SECONDS WEST 658.58 FEET;
THENCE NORTH 39 DEGREES 30 MINUTES 28 SECONDS EAST 248.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 04 MINUTES 05 SECONDS EAST 306.93 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 83 DEGREES 00 MINUTES 48 SECONDS WEST 140.00 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 03 SECONDS EAST 1724.86 FEET TO THE WEST RIGHT OF WAY OF SAID SECTION 5;
THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 257.87 FEET ALONG SAID RIGHT OF WAY;
THENCE NORTH 89 DEGREES 04 MINUTES 05 SECONDS WEST 1031.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 07 MINUTES 04 SECONDS, AN ARC LENGTH OF 668.64 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE CITY OF GLENDALE IN THAT CERTAIN INSTRUMENT ENTITLED "SPECIAL WARRANTY DEED" RECORDED JUNE 13, 2014 AS DOCUMENT NO. 2014-0386080 OF OFFICIAL RECORDS.

EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT (SRIP) IN THAT CERTAIN INSTRUMENT ENTITLED "GENERAL WARRANTY DEED" RECORDED JUNE 25, 2015 AS DOCUMENT NO. 2015-0456874 OF OFFICIAL RECORDS.

PARCEL NO. 4:
RESULTANT PARCEL NO. 2 AS SHOWN ON MINOR LAND DIVISION - LOT SPLIT, RECORDED IN BOOK 1151 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 FROM WHICH HALF INCH REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 2609.44 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 1304.72 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 87 DEGREES 50 MINUTES 09 SECONDS WEST 1598.19 FEET ALONG SAID SOUTH LINE TO A HALF INCH REBAR CAPPED 37936 TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE NORTH 00 DEGREES 11 MINUTES 59 SECONDS EAST 437.37 FEET ALONG THE EAST LINE OF SOUTHWEST QUARTER TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 59 SECONDS EAST 83.14 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 60 DEGREES 32 MINUTES 14 SECONDS EAST 803.71 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 126.98 FEET;
THENCE NORTH 38 DEGREES 30 MINUTES 28 SECONDS EAST 647.77 FEET;
THENCE NORTH 51 DEGREES 28 MINUTES 44 SECONDS WEST 658.58 FEET;
THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 510.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 52 MINUTES 56 SECONDS, AN ARC LENGTH OF 132.47 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 107.59 FEET;
THENCE SOUTH 87 DEGREES 50 MINUTES 09 SECONDS WEST 1037.90 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED IN ALTA/ACSM SURVEY PREPARED BY DAVID S. KLEIN OF SUPERIOR SURVEYING SERVICES, INC., DATED MARCH 17, 2014, LAST REVISED MARCH 26, 2014, AS JOB NO. 140253 AS FOLLOWS:
THAT PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A 1/2 INCH REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST 5283.66 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST 1,442.10 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST 1,141.56 FEET TO A 1/2 INCH REBAR MARKING SAID EAST QUARTER CORNER;
THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 50.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE SOUTH 85 DEGREES 59 MINUTES 03 SECONDS WEST 25.14 FEET TO THE WESTERLY RIGHT OF WAY OF 89TH AVENUE;
THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 257.87 FEET ALONG SAID WESTERLY RIGHT OF WAY;

THENCE NORTH 89 DEGREES 58 MINUTES 20 SECONDS WEST 1,031.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 801.11 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 107.59 FEET;
THENCE SOUTH 87 DEGREES 50 MINUTES 09 SECONDS WEST 1,037.90 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 11 MINUTES 59 SECONDS EAST 83.14 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 803.71 FEET, THE CENTER OF WHICH BEARS SOUTH 60 DEGREES 32 MINUTES 14 SECONDS EAST 803.71 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 03 MINUTES 01 SECONDS AN ARC LENGTH OF 126.95 FEET;

THENCE NORTH 38 DEGREES 30 MINUTES 28 SECONDS EAST 647.77 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS EAST 32.15 FEET ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST 39.26 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 38 DEGREES 30 MINUTES 43 SECONDS EAST 809.02 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 88 DEGREES 10 MINUTES 49 SECONDS EAST 155.67 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS EAST 190.88 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 38 DEGREES 32 MINUTES 51 SECONDS EAST 400.10 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 35 SECONDS EAST 996.04 FEET;
THENCE SOUTH 16 DEGREES 46 MINUTES 06 SECONDS EAST 52.39 FEET TO THE WEST LINE OF THE EAST 55.00 FEET OF SAID NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST 80.54 FEET ALONG SAID WEST LINE OF THE EAST 55.00 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 35 SECONDS EAST 55.00 FEET TO THE POINT OF BEGINNING.

**GROSS AREA = 65.580 ACRES
2,856,692 SQ. FT.**

**NET AREA = 64.074 ACRES
2,791,086 SQ. FT.**

NET AREA IS GROSS AREA LESS ANY EASEMENTS FOR COUNTY ROAD AND HIGHWAY PURPOSES



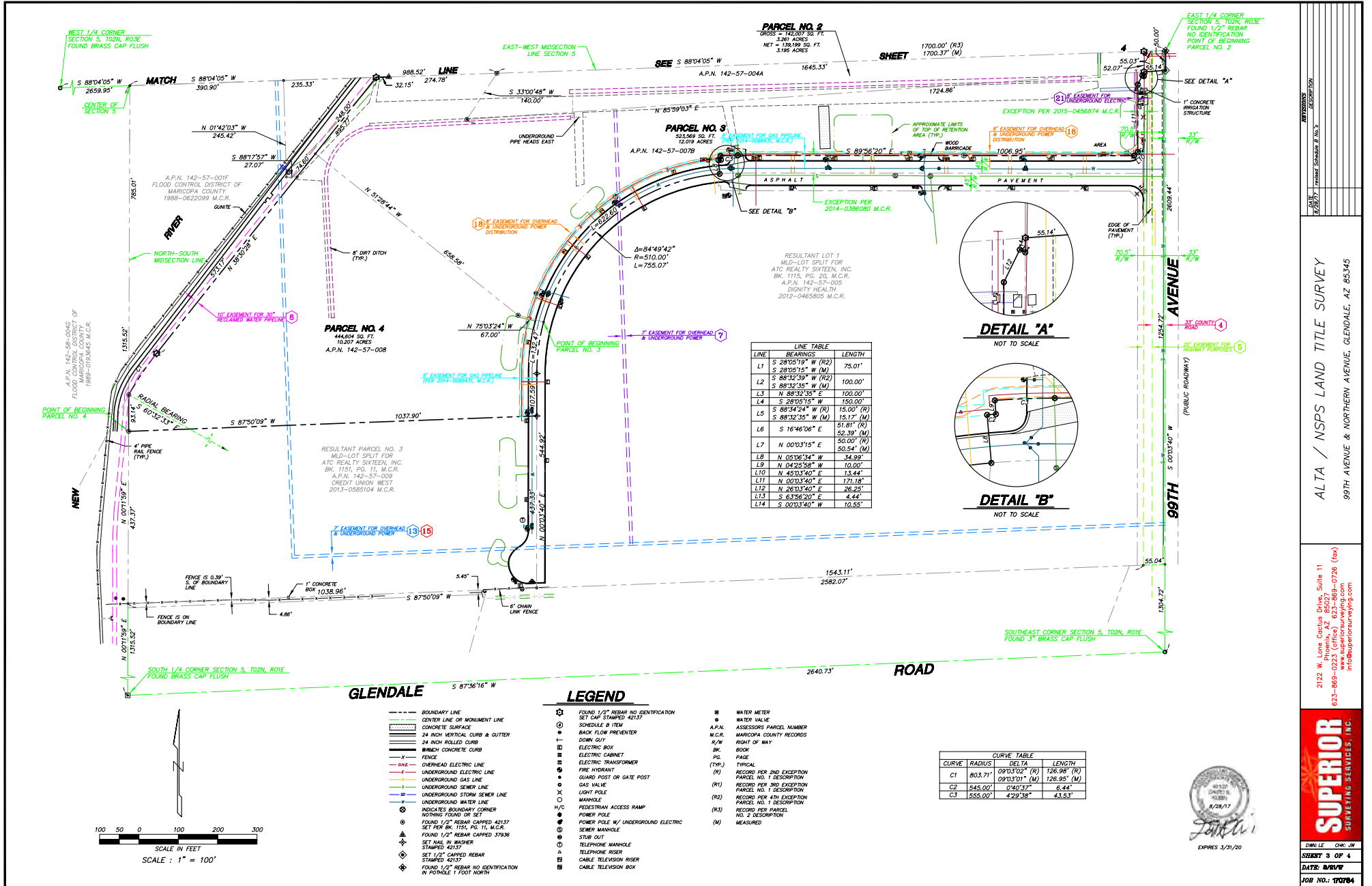
EXPIRES 3/31/20

ALTA / NSPS LAND TITLE SURVEY
99TH AVENUE & NORTHERN AVENUE, GLENDALE, AZ 85345

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85023 (Office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DATE: 8/8/17
JOB NO.: 170784

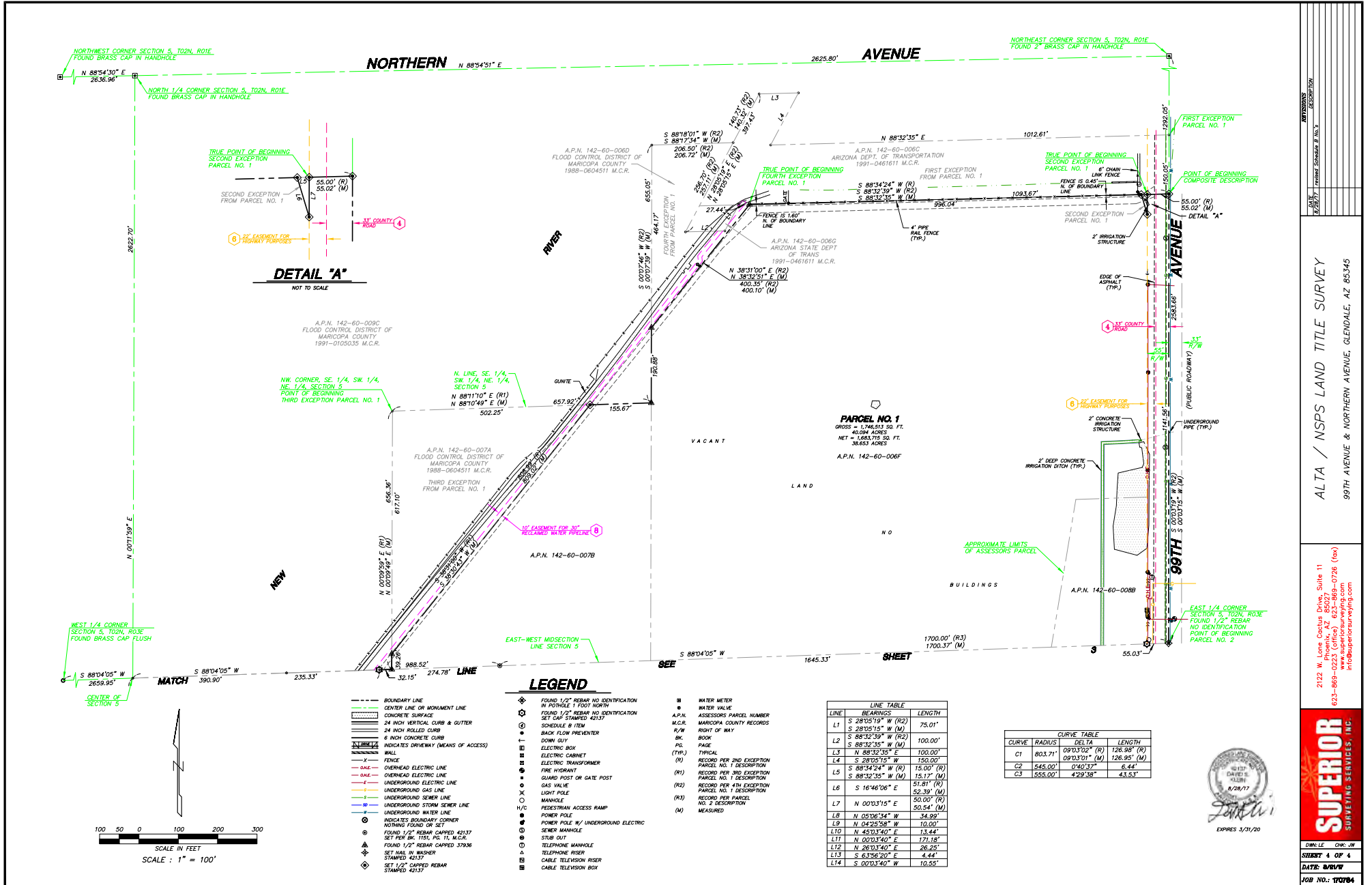


ALTA / NSPS LAND TITLE SURVEY
99TH AVENUE & NORTHERN AVENUE, GLENDALE, AZ 85345

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SUPERIOR
SURVEYING SERVICES, INC.

DATE: 8/28/17
JOB NO.: 170784



ALTA / NSPS LAND TITLE SURVEY
 99TH AVENUE & NORTHERN AVENUE, GLENDALE, AZ 85345

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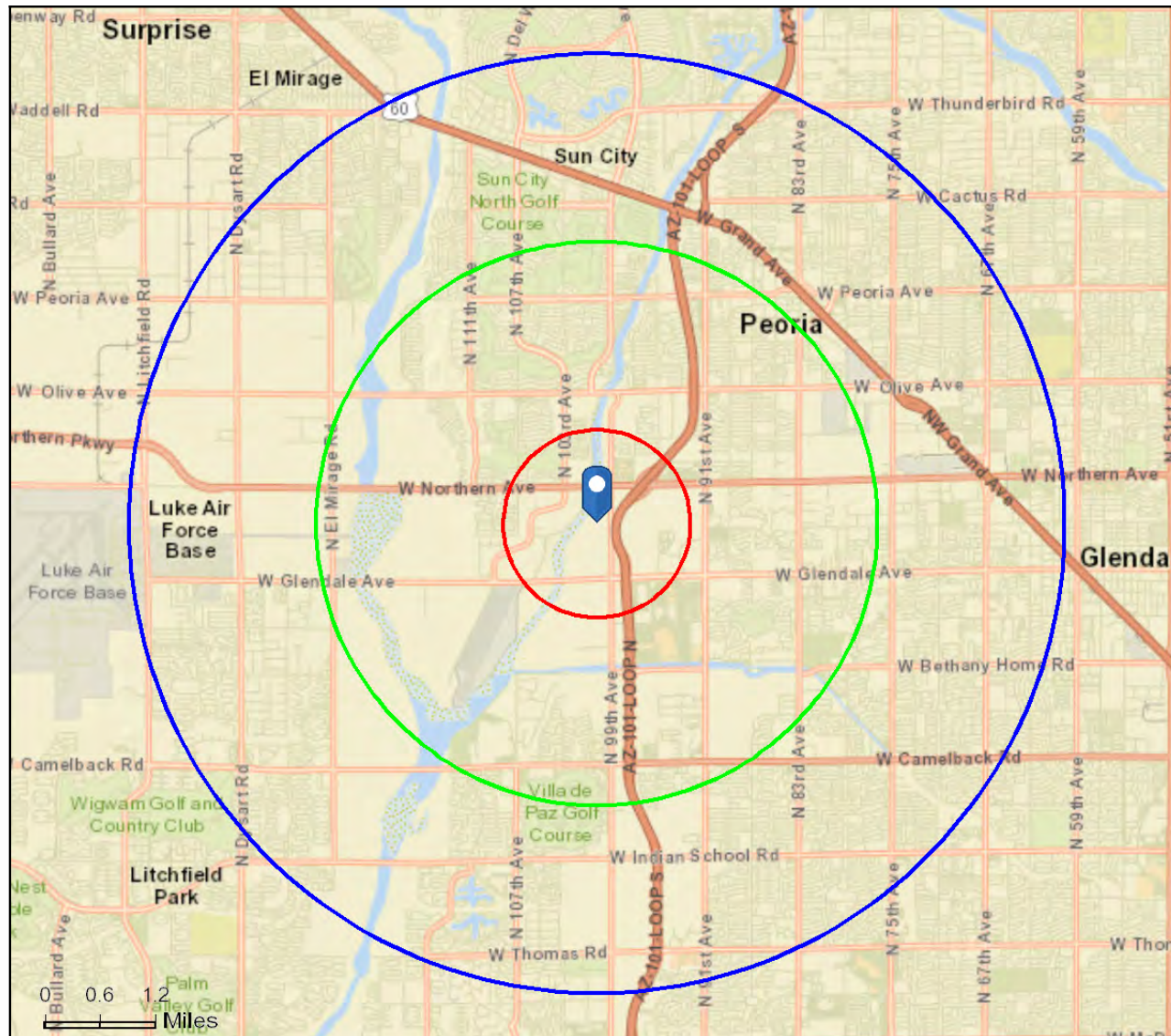
DATE: 8/8/20
 JOB NO.: 170784



Site Map

99th Ave & Glendale
85307, Glendale, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54545
Longitude: -112.27519





Executive Summary

99th Ave & Glendale
85307, Glendale, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54545
Longitude: -112.27519

	1 mile	3 miles	5 miles
Population			
2000 Population	2,923	49,044	217,500
2010 Population	4,462	62,817	272,158
2017 Population	5,198	69,957	301,231
2022 Population	5,700	75,557	324,625
2000-2010 Annual Rate	4.32%	2.51%	2.27%
2010-2017 Annual Rate	2.13%	1.50%	1.41%
2017-2022 Annual Rate	1.86%	1.55%	1.51%
2017 Male Population	48.1%	47.8%	48.6%
2017 Female Population	51.9%	52.2%	51.4%
2017 Median Age	35.2	37.7	33.2

In the identified area, the current year population is 301,231. In 2010, the Census count in the area was 272,158. The rate of change since 2010 was 1.41% annually. The five-year projection for the population in the area is 324,625 representing a change of 1.51% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.9%	67.2%	61.4%
2017 Black Alone	5.1%	6.4%	7.2%
2017 American Indian/Alaska Native Alone	1.7%	1.7%	1.7%
2017 Asian Alone	2.3%	3.9%	3.2%
2017 Pacific Islander Alone	0.3%	0.2%	0.2%
2017 Other Race	12.8%	16.1%	21.8%
2017 Two or More Races	4.0%	4.5%	4.5%
2017 Hispanic Origin (Any Race)	26.3%	34.7%	45.9%

Persons of Hispanic origin represent 45.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,041	18,781	76,232
2010 Households	1,870	23,872	92,236
2017 Total Households	2,149	26,151	100,796
2022 Total Households	2,354	28,166	108,336
2000-2010 Annual Rate	6.03%	2.43%	1.92%
2010-2017 Annual Rate	1.94%	1.27%	1.23%
2017-2022 Annual Rate	1.84%	1.50%	1.45%
2017 Average Household Size	2.37	2.65	2.96

The household count in this area has changed from 92,236 in 2010 to 100,796 in the current year, a change of 1.23% annually. The five-year projection of households is 108,336, a change of 1.45% annually from the current year total. Average household size is currently 2.96, compared to 2.93 in the year 2010. The number of families in the current year is 69,588 in the specified area.



Executive Summary

99th Ave & Glendale
85307, Glendale, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54545
Longitude: -112.27519

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$46,617	\$50,261	\$47,272
2022 Median Household Income	\$52,931	\$54,212	\$51,715
2017-2022 Annual Rate	2.57%	1.52%	1.81%
Average Household Income			
2017 Average Household Income	\$60,694	\$61,451	\$59,576
2022 Average Household Income	\$70,264	\$69,280	\$67,218
2017-2022 Annual Rate	2.97%	2.43%	2.44%
Per Capita Income			
2017 Per Capita Income	\$25,606	\$23,212	\$20,180
2022 Per Capita Income	\$29,393	\$26,038	\$22,654
2017-2022 Annual Rate	2.80%	2.32%	2.34%

Households by Income

Current median household income is \$47,272 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$51,715 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,576 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,218 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,180 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,654 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,104	20,556	82,916
2000 Owner Occupied Housing Units	861	15,658	56,682
2000 Renter Occupied Housing Units	180	3,123	19,550
2000 Vacant Housing Units	63	1,775	6,684
2010 Total Housing Units	2,172	27,635	107,731
2010 Owner Occupied Housing Units	934	16,288	59,709
2010 Renter Occupied Housing Units	936	7,584	32,527
2010 Vacant Housing Units	302	3,763	15,495
2017 Total Housing Units	2,455	29,831	115,691
2017 Owner Occupied Housing Units	997	16,682	60,688
2017 Renter Occupied Housing Units	1,151	9,469	40,108
2017 Vacant Housing Units	306	3,680	14,895
2022 Total Housing Units	2,687	31,901	123,583
2022 Owner Occupied Housing Units	1,102	17,851	64,635
2022 Renter Occupied Housing Units	1,253	10,315	43,701
2022 Vacant Housing Units	333	3,735	15,247

Currently, 52.5% of the 115,691 housing units in the area are owner occupied; 34.7%, renter occupied; and 12.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 107,731 housing units in the area - 55.4% owner occupied, 30.2% renter occupied, and 14.4% vacant. The annual rate of change in housing units since 2010 is 3.22%. Median home value in the area is \$145,509, compared to a median home value of \$207,344 for the U.S. The five-year median value is projected to change by 5.20% annually to \$153,000.