

±50,000 SF OF COMMERCIAL LAND AVAILABLE

EXCLUSIVE LISTING | SURPRISE, ARIZONA

LOCATION N/NEC Cactus Road and Reems Road in Surprise, Arizona

SIZE ±50,000 SF

PARCEL 501-40-980

ASKING PRICE Submit

ZONING PAD, City of Surprise

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Avg. Population	±12,448	±66,652	±177,394
Est. 2017 Avg. HH Income	\$86,240	\$78,345	\$70,678

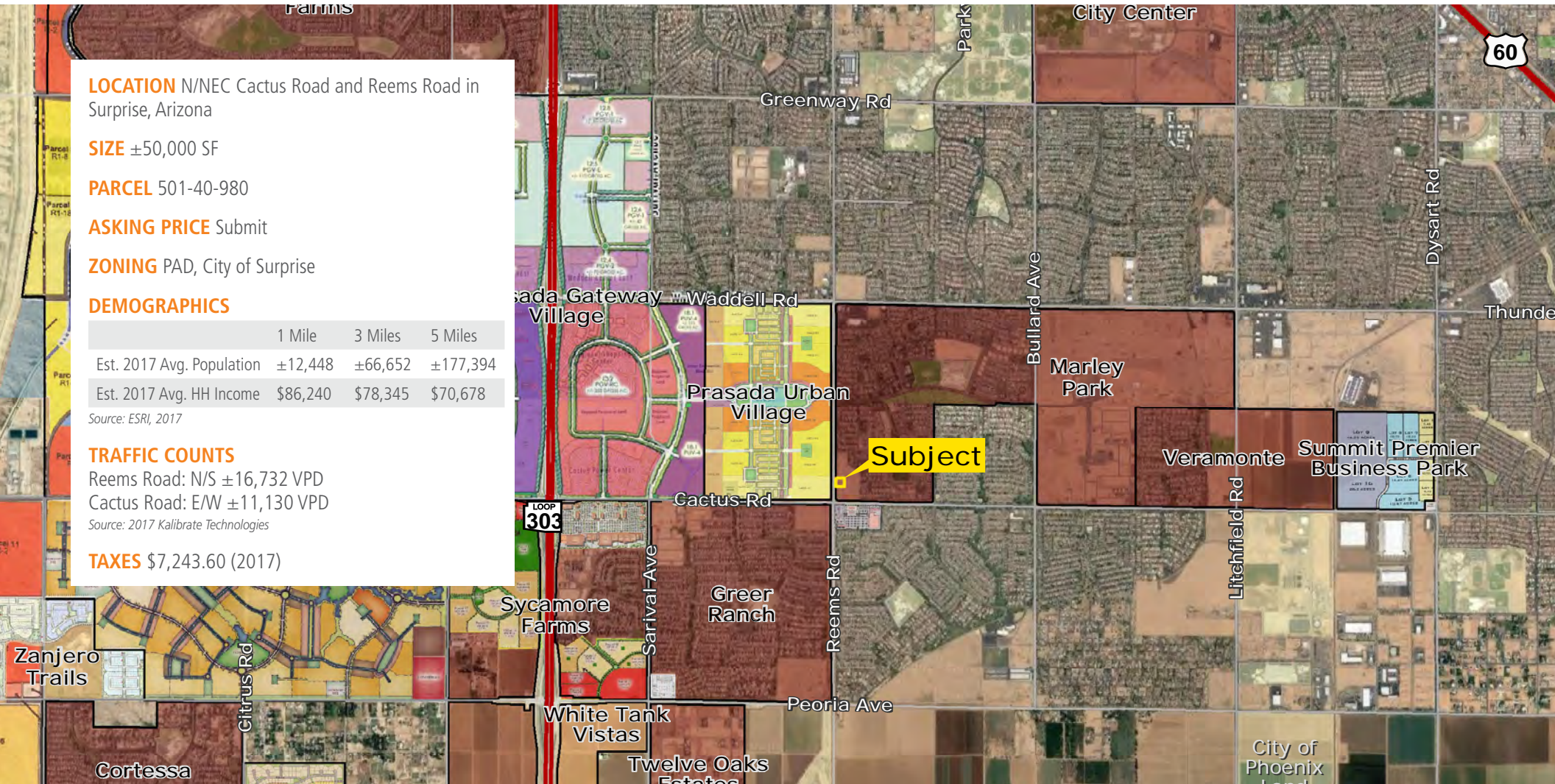
Source: ESRI, 2017

TRAFFIC COUNTS

Reems Road: N/S ±16,732 VPD
Cactus Road: E/W ±11,130 VPD

Source: 2017 Kalibrate Technologies

TAXES \$7,243.60 (2017)

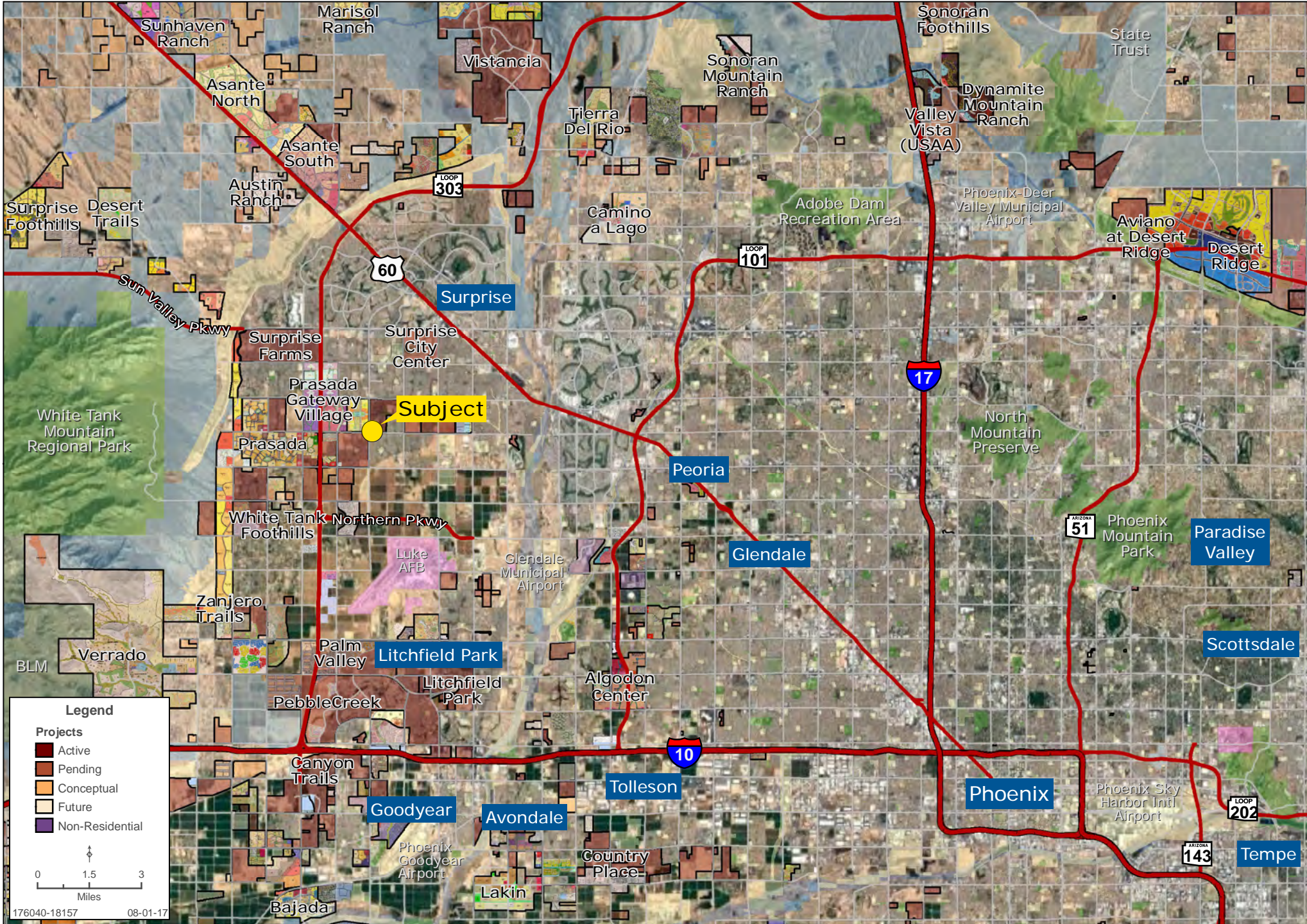


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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopa176040-12.20.17

REGIONAL MAP

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Legend

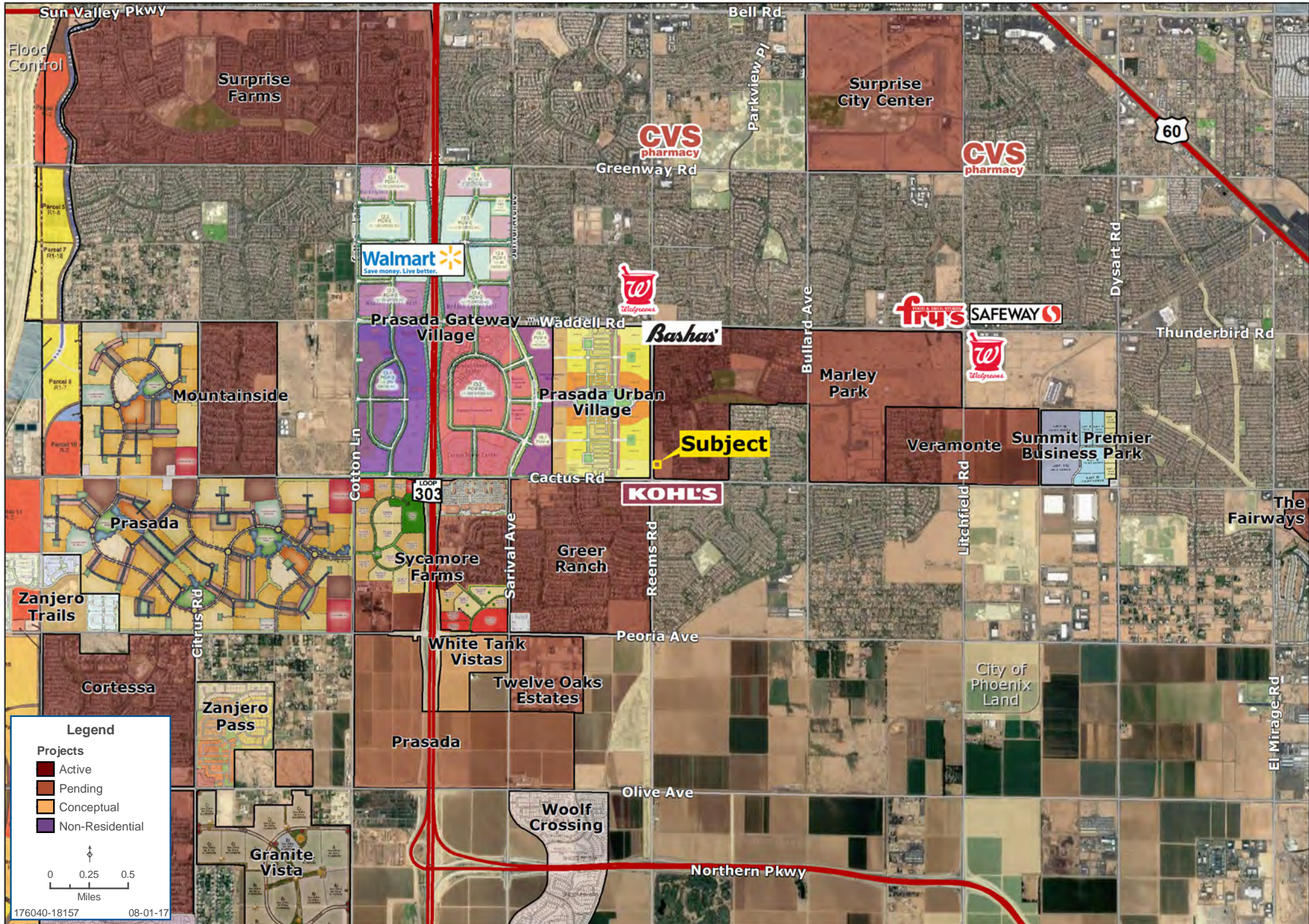
- Projects
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 1.5 3
Miles

176040-18157 08-01-17

SURROUNDING DEVELOPMENT MAP

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PROPERTY DETAIL MAP

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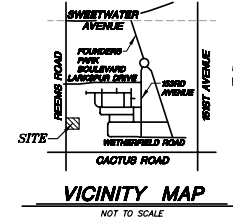


NOTES

- The basis of bearing is the monument line of Reems Road, also being the West line of the Southwest Quarter of Section 17, using a bearing of North 00 degrees 07 minutes 07 seconds East, per the Plat of MARLEY PARK PROMENADE, recorded in Book 1000 of Maps, Page 32, records of Maricopa County, Arizona.
- All title information and the description shown is based on a First Amended Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-881302-PRX1, dated August 15, 2014, Amendment date August 25, 2014.
- There are no striped parking spaces on the subject property.
- There are no buildings on the subject property.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- This ALTA / ACSM 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.

ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



DESCRIPTION

PARCEL NO. 1:
LOT 7, OF MARLEY PARK PROMENADE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1000 OF MAPS, PAGE 32.

PARCEL NO. 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH IN THAT CERTAIN COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 20, 2008 AS 2008-0728609 OF OFFICIAL RECORDS, SUPPLEMENT DECLARATION RECORDED AS 2008-0728814, MARICOPA COUNTY, ARIZONA.

AREA = 148 ACRES
56000 SQ. FT.

REFERENCES

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

SUBDIVISION OF "MARLEY PARK" RECORDED IN BOOK 699 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

FINAL PLAT OF "MARLEY PARK PROMENADE" RECORDED IN BOOK 1000 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY OF SURVEY - MARICOPA COUNTY "SONICS" IN BOOK 688 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 832 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 832 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 854 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 975 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 986 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

LOT COMBINATION SURVEY IN BOOK 993 OF MAPS, PAGE 6, MARICOPA COUNTY RECORDS

CERTIFICATION

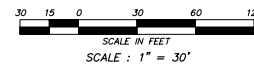
To: GENESIS HOLDING COMPANY, LLC, an Arizona limited liability company, GENESIS REEMS S, LLC, an Arizona limited liability company, BMG HARRIS BANK, N.A., a national association, as successor-in-interest to M & I HARRIS & LUSLEY BANK, a Wisconsin Banking corporation, and FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 14 of Table A thereof. The field work was completed on September 14, 2014.

Date of Plat or Map: September 18, 2014
Last Revised: September 29, 2014
David S. Klein
R.L.S. 42137



EXPIRES 3/31/17



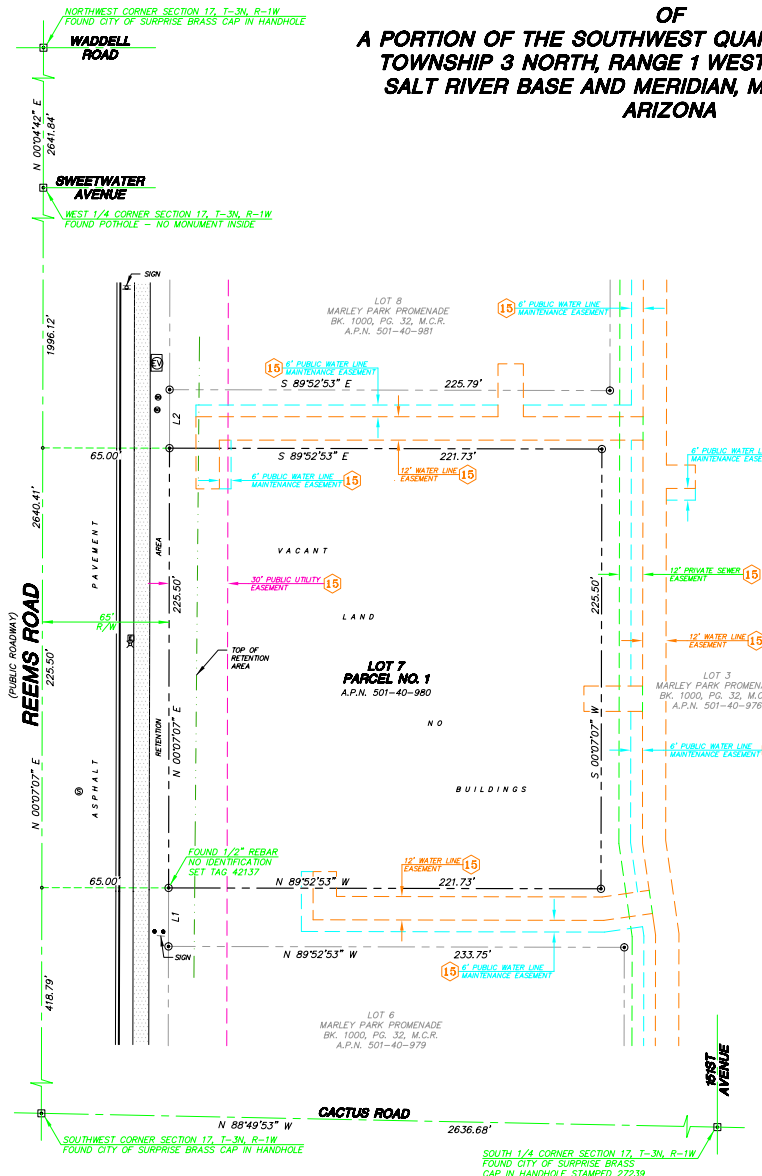
LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- FOUND 1/2" REBAR CAPPED 37172 (UNLESS OTHERWISE NOTED)
- SCHEDULE B ITEM
- ELECTRIC BOX
- ELECTRIC WALK
- GUARD POST OR GATE POST
- LIGHT POLE
- METAL POLE
- SEWER MANHOLE
- STREET SIGN
- STUB OUT
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BC BOOK
- PL PAGE

LINE	BEARINGS	LENGTH
L1	N. 00°17'07" E	30.00'
L2	N. 00°07'07" E	30.00'

SCHEDULE 'B' ITEMS

- Any charge upon said land by reason of its inclusion in Maricopa County Municipal Water Conservation No. 1 as disclosed in Order Including Lands recorded May 28, 2004 in Instrument No. 2004-603552 of Official Records. All assessments due and payable are paid. (PERTAINS TO LAND THAT LIES EAST OF SUBJECT PROPERTY)
- Covenants, Conditions and Restrictions as set forth in document recorded as 2004-240126 of Official Records, but deleting any covenant, 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). (AFFECTS SUBJECT PROPERTY - PERTAINS TO ENVIRONMENTAL USE RESTRICTION OVER NORTHEAST CORNER OF CACTUS ROAD AND REEMS ROAD AND SOUTHEAST CORNER OF WADDELL ROAD AND REEMS ROAD - NOT PLOTTABLE)
- Covenants, Conditions and Restrictions as set forth in document recorded as 2004-440683 of Official Records and Certificate of Amendment recorded August 20, 2008 as 2008-0726605, but deleting any covenant, 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). (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, Conditions and Restrictions as set forth in document recorded as 2007-532903 of Official Records and First Amendment recorded May 26, 2009 as 2009-0468157, but deleting any covenant, 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). (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, Conditions and Restrictions as set forth in Supplemental Declaration recorded in 2008-0728814 of Official Records and First Amendment recorded May 26, 2009 as 2009-0468157, but deleting any covenant, 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). (AFFECTS SUBJECT PROPERTY - THIS IS ALSO PARCEL NO. 2)
- The terms and provisions contained in the document entitled "The Annexation and Development Agreement" recorded November 03, 2000 as 2000-849683 of Official Records; First Amendment recorded April 22, 2002 as 2002-405166 of Official Records; Second Amendment recorded October 08, 2003 as 2003-104119 of Official Records and Third Amendment recorded September 19, 2003 as 2003-132123 of Official Records and recorded September 19, 2003 as 2003-132123 of Official Records and Fourth Amendment recorded July 09, 2012 as 2012-0598110 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded June 05, 2003 as 2003-728793 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters contained in that certain Notice of Formation of Marley Park Community Facilities District recorded February 25, 2004 recorded as 2004-169008 of Official Records and Resolution No. 04-51 by the City of Surprise recorded February 25, 2004 as 2004-169009 of Official Records; and the General Plan recorded February 25, 2004 as 2004-169419 of Official Records; thereafter a District Development, Financing Participation and Intergovernmental Agreement recorded September 22, 2004 as 2004-1105445 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Common Operation and Reciprocal Easement Agreement" recorded August 20, 2008 as 2008-0728606 and First Amendment recorded May 26, 2009 as 2009-0468157 of Official Records. (AFFECTS SUBJECT PROPERTY - PERTAINS TO EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS; PARKING IN PARKING STALLS OR SPACES IN COMMON AREA OF DEVELOPMENT; UTILITIES UPON OVER, ABOVE, ACROSS AND UNDER THE COMMON AREAS - THIS IS ALSO PARCEL NO. 2)
- All matters as set forth in Lot Combination Survey, recorded as Book 993 of Maps, Page 6 (NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- Restrictions, dedications, conditions, reservations, assessments and other matters shown on the plat of Marley Park Promenade, as recorded in Plat Book 1000 of Maps, Page 32, but deleting any covenant, 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).



DATE	BY	REVISION
7/26/17	DAVID S. KLEIN	NEW PARTY TO CERTIFICATION

ALTA / ACSM LAND TITLE SURVEY
NEC REEMS ROAD & CACTUS ROAD
SURPRISE AZ. 85379

2141E N. 23rd Avenue, Phoenix, AZ 85029
602-869-0233 (office) 602-869-0226 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

ENR-LE CHC-JW
SHEET 1 OF 1
DATE: 8/18/14
JOB NO.: 140609