

RETAIL/COMMERCIAL PADS AVAILABLE

±1.72 ACRES | MESA, ARIZONA



LOCATION Property is located west of the southwest corner of Apache Trail and Signal Butte Road in Mesa, Arizona

PRICE Submit

SIZE ±1.72 acres (can be split/demised)

PARCELS 220-53-482 & 220-53-481

ZONING LC (Limited Commercial)

TAXES \$3,185.38 (2016)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Avg. Population	13,931	84,451	170,955
2016 Ag. Household Income	\$59,353	\$60,550	\$63,142

*Source ESRI 2016

TRAFFIC COUNTS

Signal Butte Road: ±17,738 vehicles per day

Apache Trail: ±18,015 vehicles per day

COMMENTS

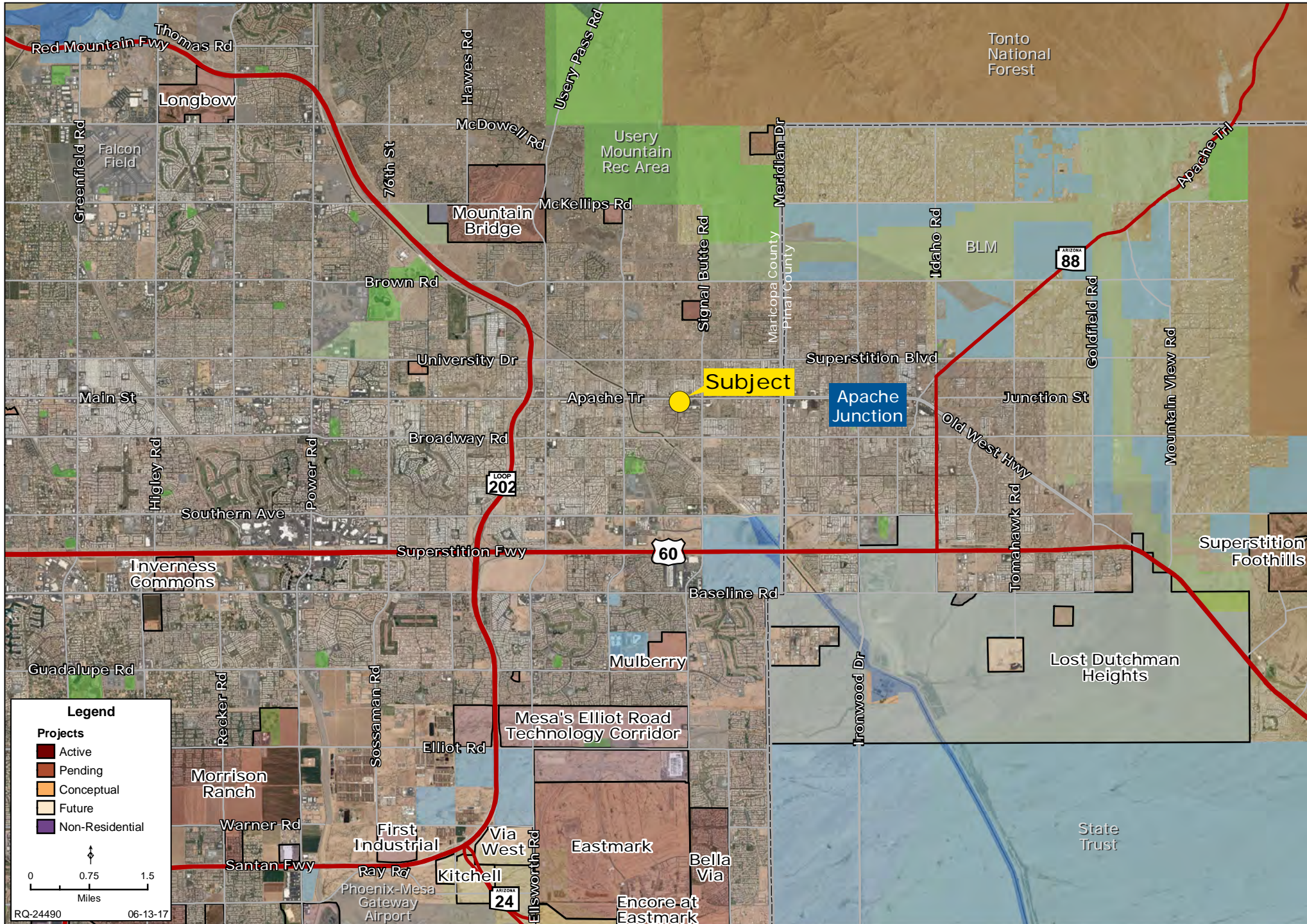
- Anchored by Goodwill, Bashas', Big 5 Sporting Goods, Dollar General and Big Lots
- Property has frontage along Apache Trail
- Property is located ±2 miles north of US 60 Freeway
- Property can be split/demised
- Median break along Apache Trail allows for full movement

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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. AZMaricopa187937-7.7.17. Broker is owner/agent.

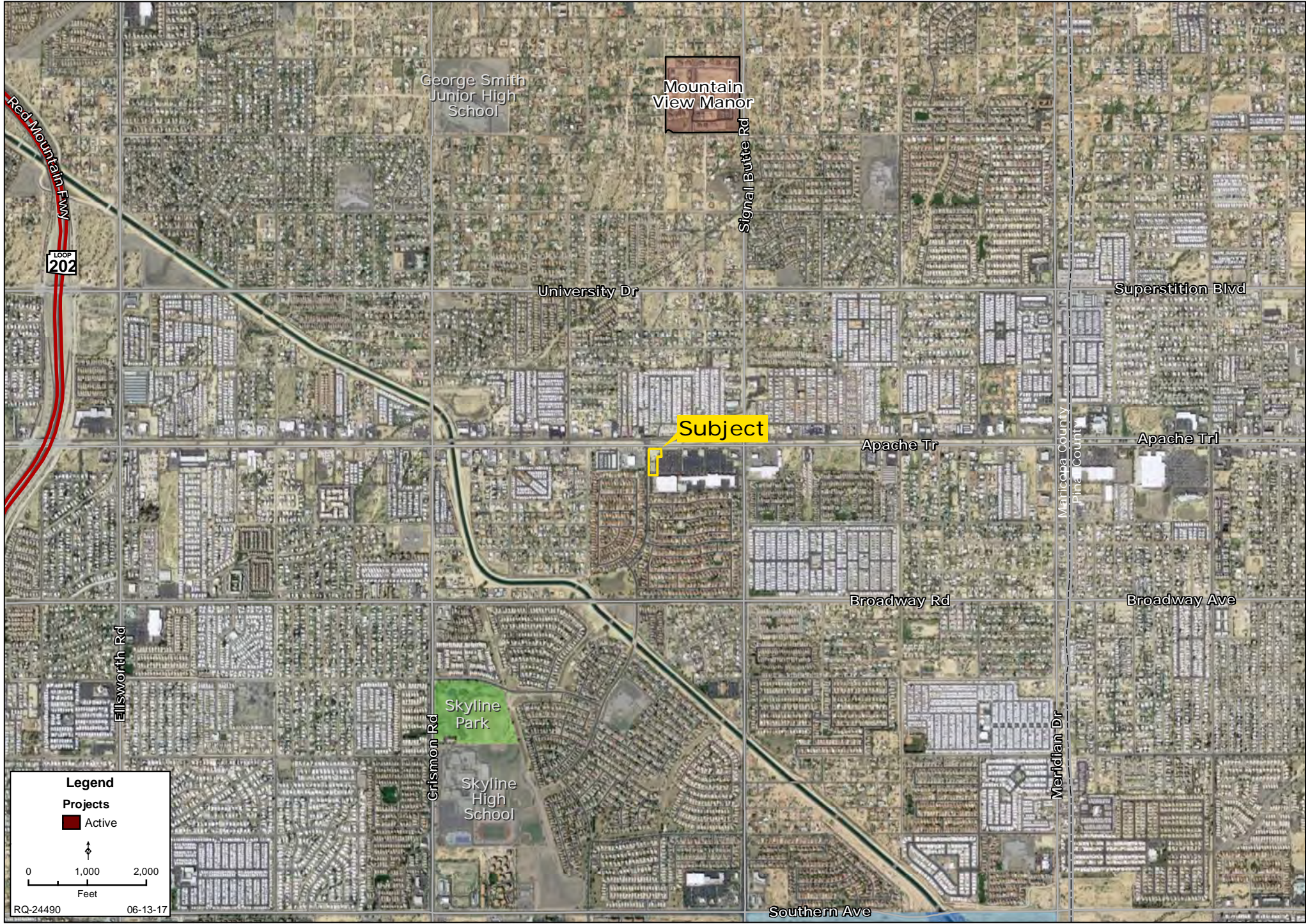
W/SWC APACHE TRAIL & SIGNAL BUTTE SURROUNDING DEVELOPMENT MAP

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W/SWC APACHE TRAIL & SIGNAL BUTTE SURROUNDING AREA MAP

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Legend

Projects

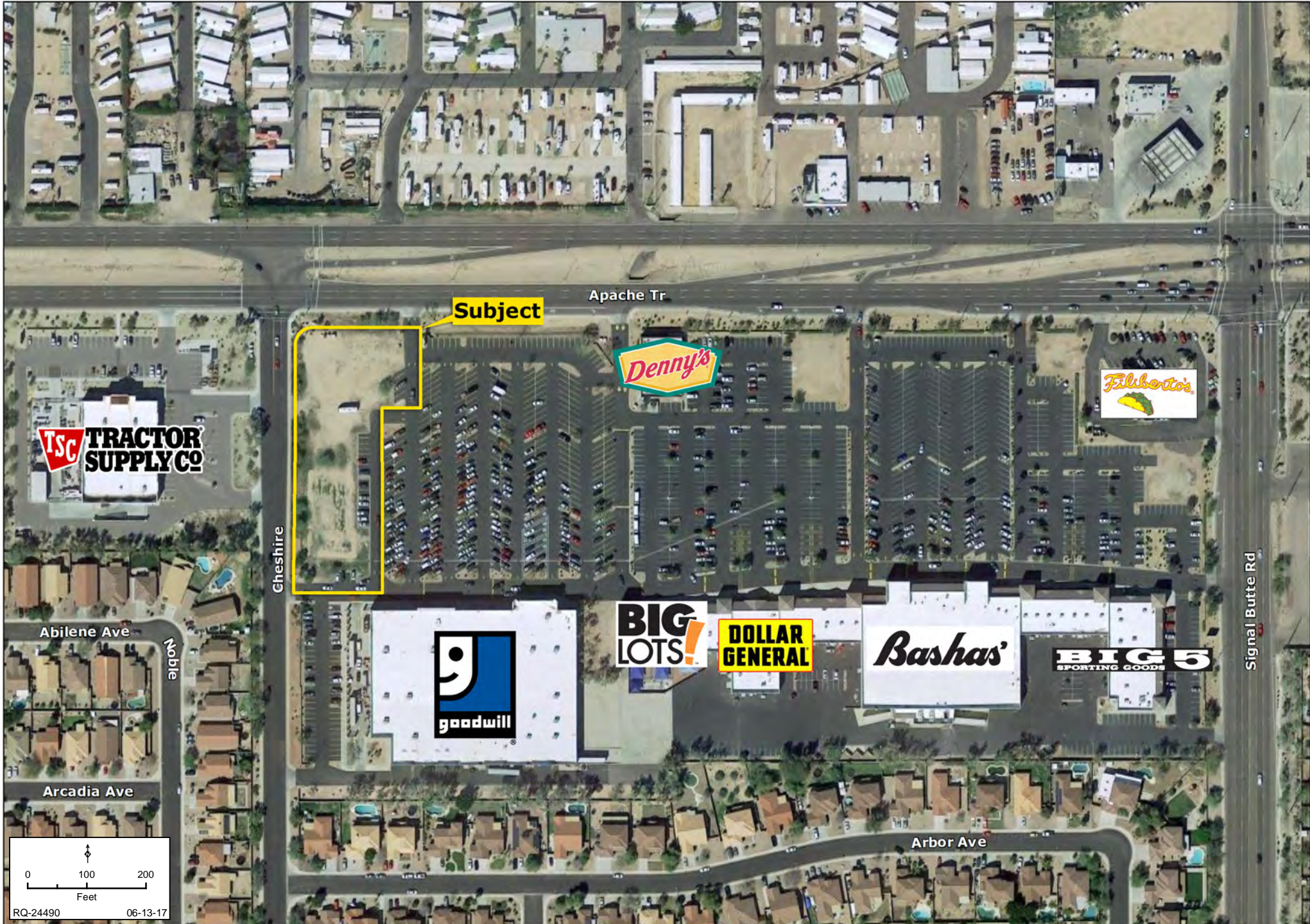
- Active

0 1,000 2,000
Feet

RQ-24490 06-13-17

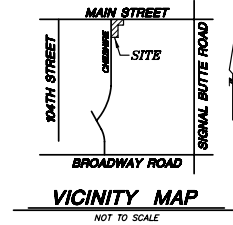
W/SWC APACHE TRAIL & SIGNAL BUTTE SURROUNDING RETAIL MAP

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ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



NOTES

- The basis of bearing is the monument line of Main Street, also being the North line of the Southeast quarter of Section 23, using a bearing of North 89 degrees 58 minutes 39 seconds West, per the Final Plat of SIGNAL BUTTE MARKETPLACE II, recorded in Book 564 of Maps, page 18, Maricopa County Records.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, Order Number C1704050-317, dated March 29, 2017, Amended on May 11, 2017. The property depicted on this survey is the same property described in said Title Commitment.
- The number of striped parking spaces on the subject property are as follows:
Regular: 17
Handicapped: 2
Total: 19
- 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 "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, grave sites, 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 East Main Street and South Cheate being an improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, pores 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

- ARCHITECTURAL SITE PLAN OF "SIGNAL BUTTE MARKET PLACE" RECORDED IN BOOK 362 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "SIGNAL BUTTE MARKETPLACE" RECORDED IN BOOK 409 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "SIGNAL BUTTE RANCH" RECORDED IN BOOK 432 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "SIGNAL BUTTE RANCH UNIT I" RECORDED IN BOOK 432 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "SIGNAL BUTTE RANCH UNIT II" RECORDED IN BOOK 432 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "SIGNAL BUTTE MARKETPLACE II" RECORDED IN BOOK 564 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 840 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 897 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 952 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording No: Book 215 of Deeds, page 393 Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: public utilities Recording No: 90-158535 (PLOTTED HEREON)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No.: 90-196987 (AFFECTS SUBJECT PROPERTY AND PROPERTY TO THE EAST AND WEST - INCLUDES EASEMENTS FOR UTILITY AND SERVICE - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: public utilities and drainage Recording No: 90-158536 (PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: public utilities Recording No: 90-158537 (PLOTTED HEREON)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 409 of Maps, Page 43 and in Book 564 of Maps, page 18, the aforesaid Certificate of Correction recorded in Recording No. 01-115399. (PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: underground power Recording No: 97-423779 (EASEMENT LIES 120'± E. OF SUBJECT PROPERTY)
- Matters contained in that certain document Entitled: Resolution FQD 97-11 by Flood Control Recording No: 98-492000 Reference is hereby made to said document for full particulars. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: underground power Recording No: 98-820086 (EASEMENT LIES 464'± SE. OF SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: underground power Recording No: 00-814073 (EASEMENT LIES 988'± SE. OF SUBJECT PROPERTY)

DESCRIPTION

LOTS 1 AND 2, SIGNAL BUTTE MARKETPLACE II ACCORDING TO BOOK 564 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA TABLE

LOT	AREA
LOT 1	33,109 SQ. FT. 0.760 ACRES
LOT 2	42,013 SQ. FT. 0.964 ACRES
TOTAL	75,122 SQ. FT. 1.724 ACRES

SIGNIFICANT OBSERVATIONS

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

CERTIFICATION

To: GENESIS HOLDINGS COMPANY, LLC, an Arizona limited liability company; GENESIS, SIGNAL BUTTE S, LLC; FNB-SOING, LLC; CHICAGO TITLE AGENCY, INC.; CHICAGO 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 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on May 30, 2017.

Date of Plat or Map: May 30, 2017
David S. Klein
R.L.S. 42137



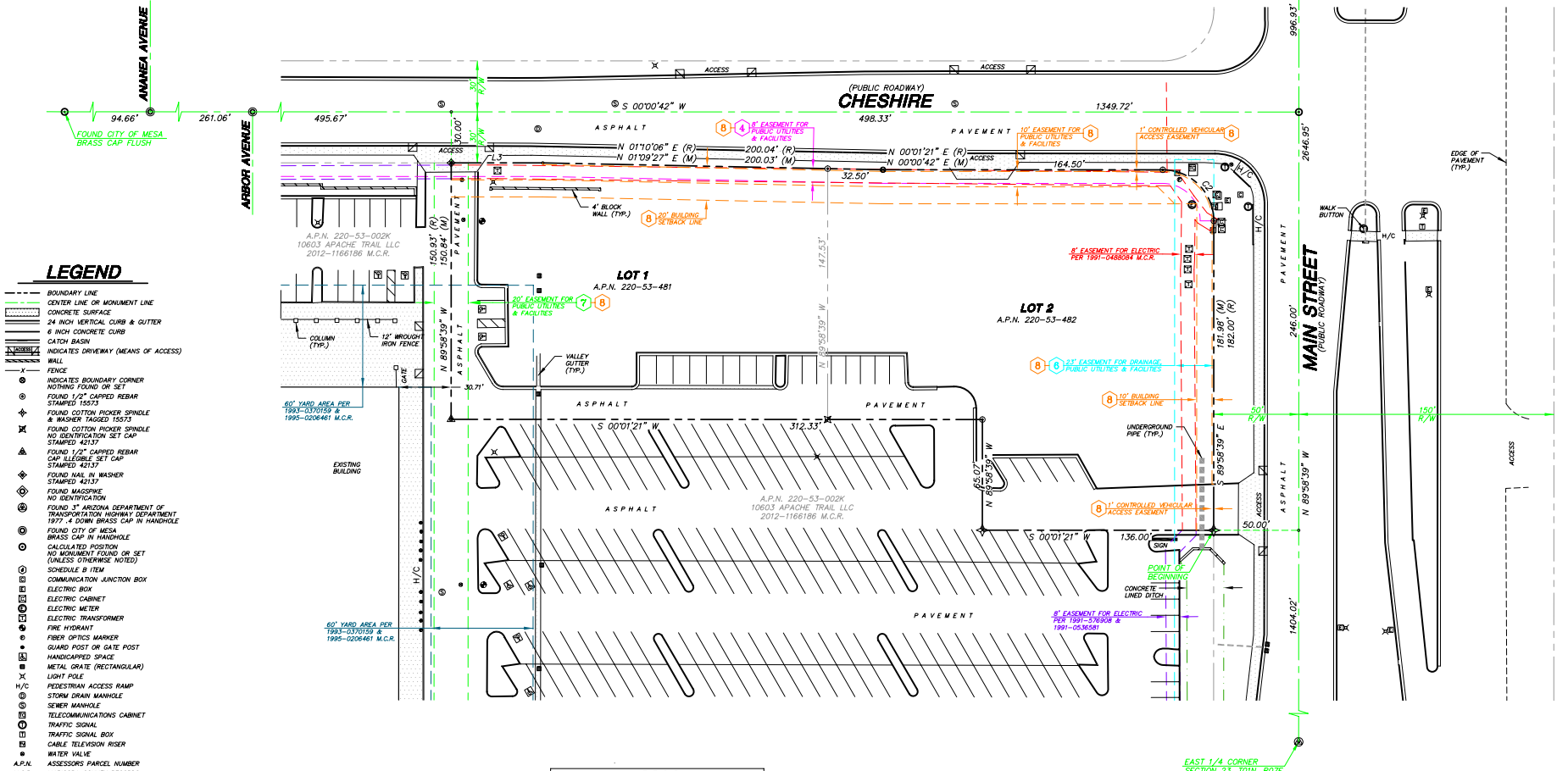
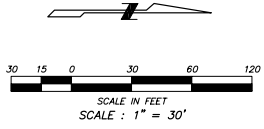
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SUPERIOR
SURVEYING SERVICES, INC.

DWG. EDR CHK. ODF
SHEET 1 OF 2
DATE: 6/30/17
JOB NO.: 170618

EXPIRES 3/31/20



LEGEND

- BOUNDARY LINE
- - - CENTER LINE OF MONUMENT LINE
- ▨ CONCRETE SURFACE
- ▤ 24 INCH VERTICAL CURB & GUTTER
- ▥ 6 INCH CONCRETE CURB
- ⊘ CATCH BASIN
- ⊞ INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- ⊙ INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- ⊙ FOUND 1/2" CARVED REBAR & WASHER TAGGED 15573
- ⊙ FOUND COTTON PICKER SPINDLE & WASHER TAGGED 15573
- ⊙ FOUND COTTON PICKER SPINDLE NO IDENTIFICATION SET CAP STAMPED 42137
- ⊙ FOUND 1/2" CARVED REBAR & WASHER SET CAP STAMPED 42137
- ⊙ FOUND 1/2" CARVED REBAR & WASHER TAGGED 15573
- ⊙ FOUND MASCOPE NO IDENTIFICATION
- ⊙ FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION HIGHWAY DEPARTMENT 1977, 4 DOWN BRASS CAP IN HANDHOLE
- ⊙ FOUND CITY OF MESA BRASS CAP IN HANDHOLE
- ⊙ CALCULATED POSITION NO MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
- ⊙ SCHEDULE B ITEM COMMUNICATION JUNCTION BOX
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC CABINET
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FIRE HYDRANT
- ⊙ FIBER OPTICS MARKER
- ⊙ GUARD POST OR GATE POST
- ⊙ HANDICAPPED SPACE
- ⊙ METAL GRATE (RECTANGULAR)
- ⊙ LIGHT POLE
- ⊙ PEDESTRIAN ACCESS RAMP
- ⊙ STORM DRAIN MANHOLE
- ⊙ SENDER MANHOLE
- ⊙ TELECOMMUNICATIONS CABINET
- ⊙ TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ CABLE TELEVISION RISER
- ⊙ WATER VALVE
- A.P.N. ASSESSOR'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK BOOK
- PG PAGE
- (TYP.) PHYSICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

LINE TABLE			
LINE	BEARINGS	LENGTH	
L3	N 00°01'21" E (R)	53.83'	
	N 00°00'42" E (M)		

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C2	30.00'	90°00'00" (R)	47.12' (R)
		90°00'39" (M)	47.13' (M)

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EXPRES 3/31/20