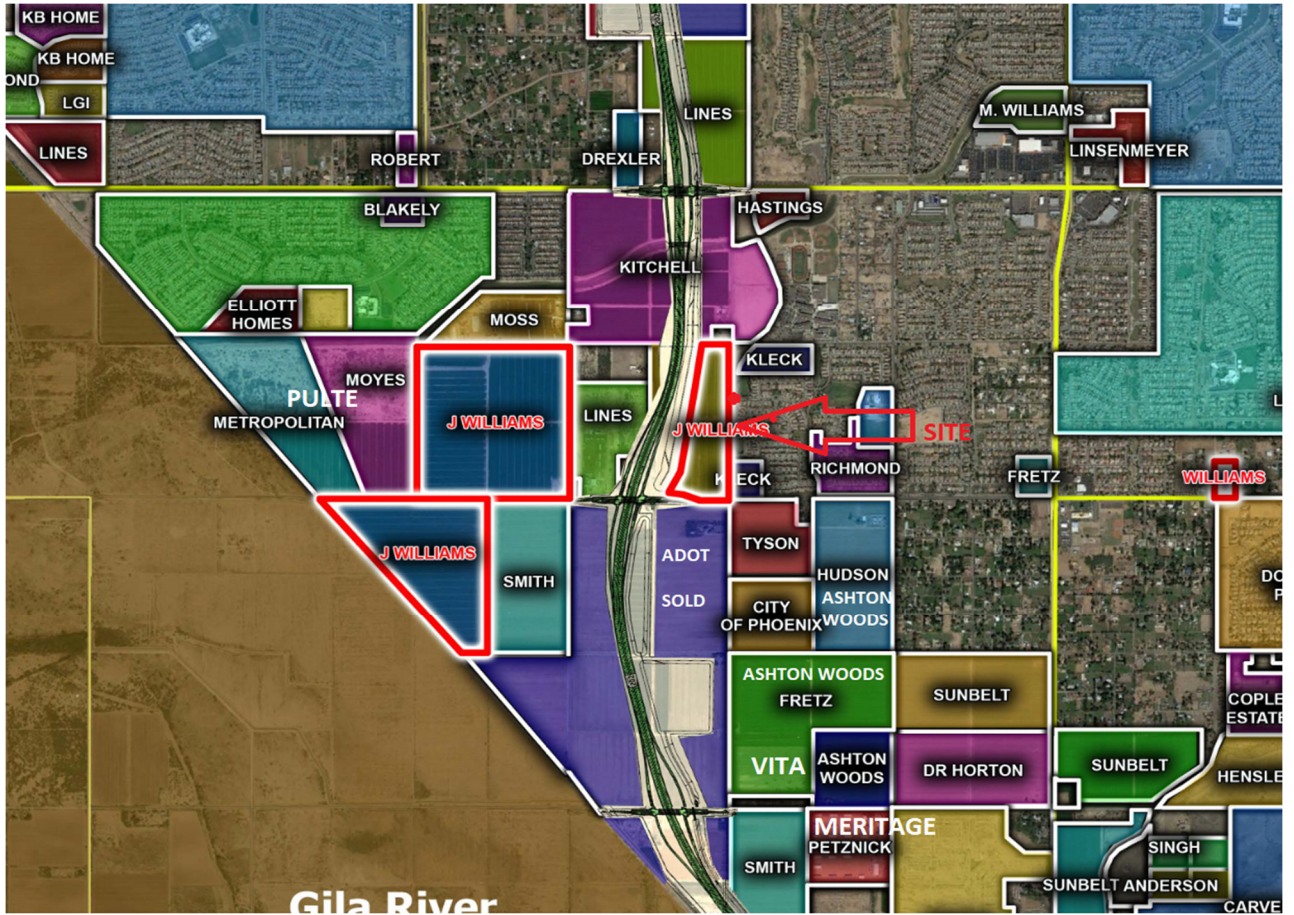


NEW 202 LAVEEN INTERCHANGE NE corner Loop 202 & Dobbins Road

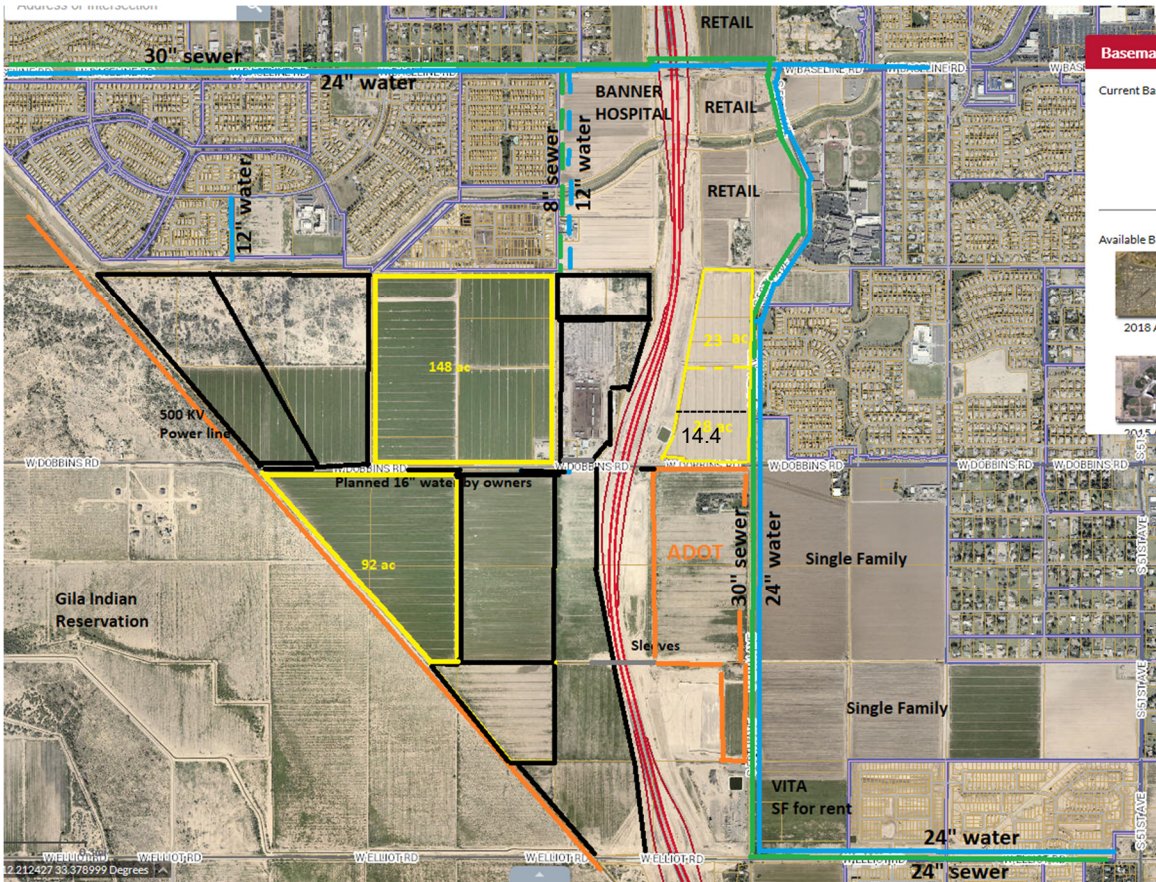


**For Sale - 14.47 +/- acres – City of Phoenix, AZ.
Utilities to the site. Corner property. 202 frontage
59th Ave frontage - Great visibility.
Zoned C-2 / CP Commerce Park.
Exclusively offered. Call for Pricing**



George Quinif
Tel. (602) 952-0123
quinif@peakaz.com

FRETZ REALTY & INVESTMENT
Contact Dave Fretz
Tel. 602-618-5550
Email fretzrealty@gmail.com

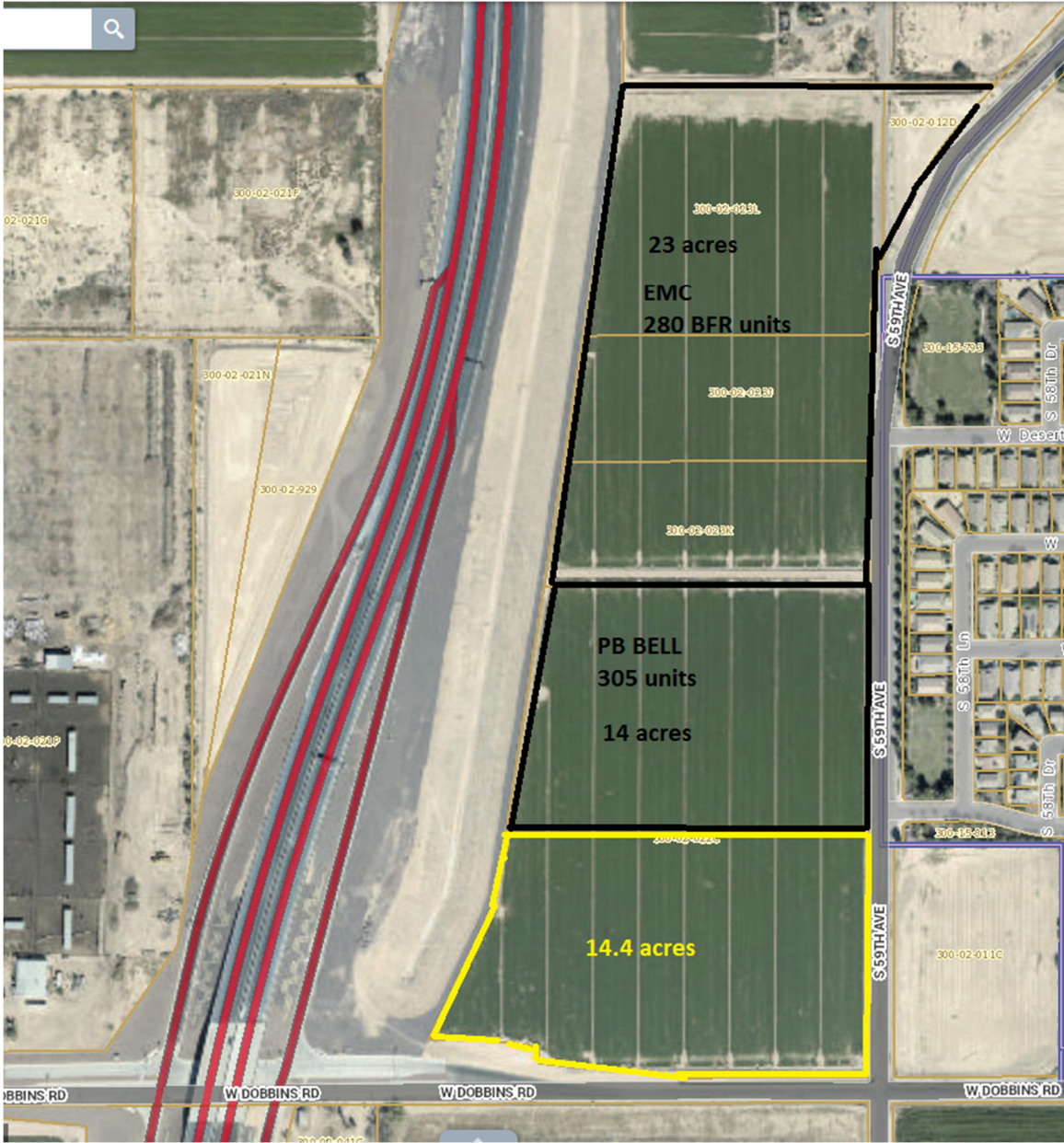


- * Zoned S-1 with a C-2/CP overlay - zoning vests with site plan approval
- * Utilities to the site
- * Full Diamond Interchange
- * Commercial , Commerce Park, Multi Family uses allowed
 - Tax parcels 300-02-022E

Adjacent 37 acres sold to Multi Family Uses 580 units planned



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 Tel. 602-618-5550
 Email fretzrealty@gmail.com



ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- 1) The basis of bearing is the monument line of Dobbins Road, also being the South line of the Southeast quarter of Section 6, using a bearing of South 89 degrees 51 minutes 37 seconds West, per the RECORD OF SURVEY, recorded in Book 1566 of Maps, Page 21, records of Maricopa County, Arizona.
- 2) The Benchmark used for this survey is the City of Phoenix Benchmark 192, being a 3" Maricopa County Highway Department Brass Cap in Handhole 0.8' down, in Westbound Lane at 63rd Avenue North, having an elevation of 997.667 feet, (NGVD 29).
- 3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, File Number 8882TAZ, dated June 14, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 4) There are no striped parking spaces on the subject property.
- 5) There are no buildings on the subject property.
- 6) According to FEMA Flood Insurance Rate Maps, Map Number 04013C2660L and 04013C2655L, 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."
- 7) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).
- 8) 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 contact a private underground utility locator for any further utility locations on site prior to any design and/or excavation.
- 9) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- 10) 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 hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- 11) No plottable offsite easements or servitudes benefiting the surveyed property were identified by the client at time of this survey.
- 12) 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.
- 13) The subject property has direct physical access to Dobbins Road and 59th Avenue, being improved and open public rights-of-way.
- 14) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 15) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

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

REPLAT OF "PASEO PINTE" RECORDED IN BOOK 909 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS

DEED OF DISTRIBUTION IN 2018-0337218, MARICOPA COUNTY RECORDS

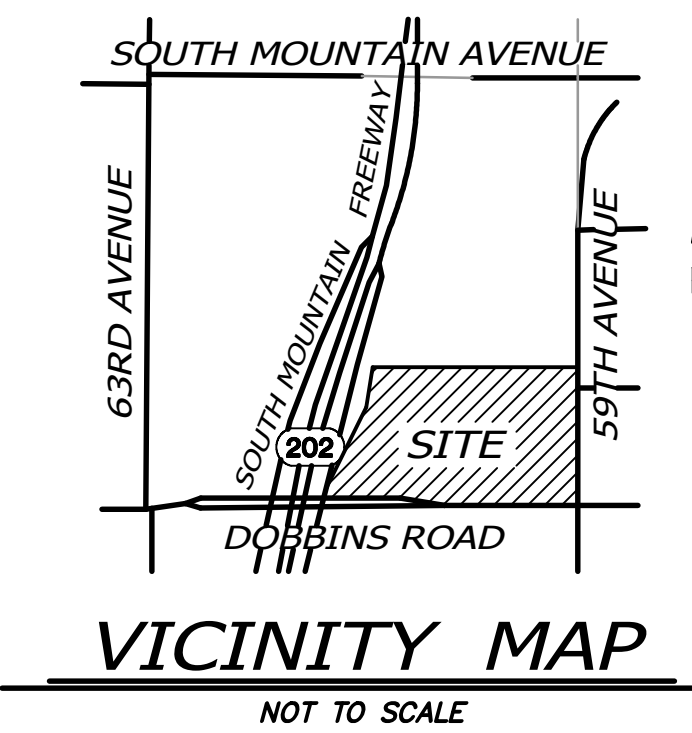
SPECIAL WARRANTY DEED IN 2019-0016336, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2019-0426519, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 174 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 176 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1566 OF MAPS, PG. 21, MARICOPA COUNTY RECORDS



DESCRIPTION

THE SOUTH 663.17 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 33.00 FEET THEREOF; AND

EXCEPT THE SOUTH 33.00 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, DEPARTMENT OF TRANSPORTATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019-016336 RECORDS OF MARICOPA COUNTY, ARIZONA, AND THEREAFTER RE-RECORDED IN DOCUMENT NO. 2019-426519 RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA = 14.468 ACRES
630,215 SQ. FT.

SCHEDULE "B" ITEMS

- 12) All matters as set forth in Laveen Area Drainage Master Plan, recorded August 27, 2002 as 2002-0873977, of Official Records. (PERTAINS TO SECTION 6 - NOT PLOTTABLE)
- 18) An easement for irrigation and incidental purposes recorded as 2018-0876326, of Official Records. (PLOTTED HEREON)
- 20) The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 2019-0016336, of Official Records and re-recorded as 2019-0426519, of Official Records. (PLOTTED HEREON)
- 21) An easement for exclusive irrigation and incidental purposes recorded as 2019-0111786, of Official Records. (PERTAINS TO 20FEET IRRIGATION EASEMENT LOCATED IN DOBBINS ROAD RIGHT-OF-WAY APPROXIMATELY 39' SOUTHWEST OF SUBJECT PROPERTY - NOT PLOTTED)
- 22) All matters as set forth in Record of Survey, recorded as Book 1566 of Maps, Page 21. (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

SIGNIFICANT OBSERVATIONS

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

CERTIFICATION

To: BELL RESIDENTIAL DEVELOPMENT, LLC, an Arizona limited liability company; LESLIE C. WILLIAMS, CHARMIAN B. WOODSON, BYRON G. (GREG) WILLIAMS and STEPHEN H. WILLIAMS, as Trustee of The Williams Family Living 1996 Trust dated September 6, 1996; THOMAS TITLE AND ESCROW AGENCY; 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 2021 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 10, 2021.

Date of Plat or Map: July 8, 2021
David S. Klein
R.L.S. 42137



REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY
NWC 59TH AVENUE & DOBBINS ROAD
PHOENIX, AZ 85033

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

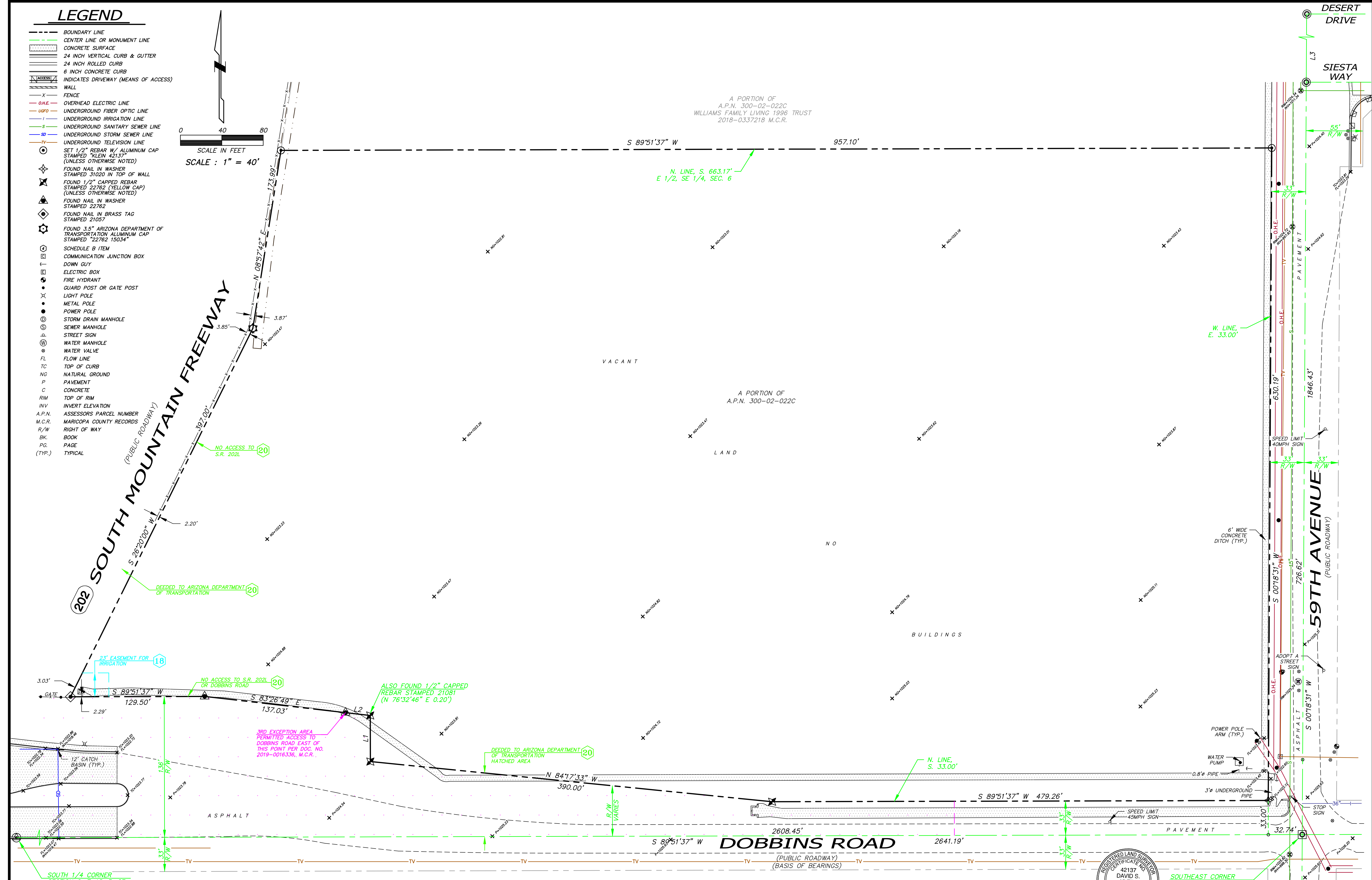
SUPERIOR
SURVEYING SERVICES, INC.

DWN: MS CHK: JW
SHEET 1 OF 2
DATE: 7/8/2021
JOB: 202103050B

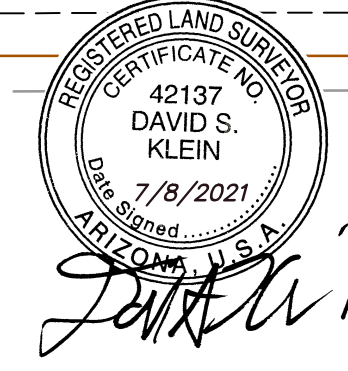
LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ▨ CONCRETE SURFACE
- ▨ 24 INCH VERTICAL CURB & GUTTER
- ▨ 24 INCH ROLLED CURB
- ▨ 6 INCH CONCRETE CURB
- ▨ INDICATES DRIVEWAY (MEANS OF ACCESS)
- ▭ WALL
- - - FENCE
- - - OVERHEAD ELECTRIC LINE
- - - UNDERGROUND FIBER OPTIC LINE
- - - UNDERGROUND IRRIGATION LINE
- - - UNDERGROUND SANITARY SEWER LINE
- - - UNDERGROUND STORM SEWER LINE
- - - UNDERGROUND TELEVISION LINE
- SET 1/2" REBAR W/ ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- FOUND NAIL IN WASHER STAMPED 31020 IN TOP OF WALL
- FOUND 1/2" CAPPED REBAR STAMPED 22762 (YELLOW CAP) (UNLESS OTHERWISE NOTED)
- FOUND NAIL IN WASHER STAMPED 22762
- FOUND NAIL IN BRASS TAG STAMPED 21057
- FOUND 3.5" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP STAMPED "22762 15034"
- SCHEDULE B ITEM
- COMMUNICATION JUNCTION BOX
- DOWN GUY
- ELECTRIC BOX
- FIRE HYDRANT
- GUARD POST OR GATE POST
- LIGHT POLE
- METAL POLE
- POWER POLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- WATER MANHOLE
- WATER VALVE
- FLOW LINE
- TOP OF CURB
- NATURAL GROUND
- PAVEMENT
- CONCRETE
- RIM
- TOP OF RIM
- INVERT ELEVATION
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL

SCALE IN FEET
SCALE : 1" = 40'



LINE	BEARING	DISTANCE
L1	N 00°08'23" W	44.50'
L2	S 83°26'49" E	24.00'
L3	S 00°18'31" W	1846.43'



REVISIONS	DESCRIPTION

DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
NWC 59TH AVENUE & DOBBINS ROAD
PHOENIX, AZ 85039

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: MS	CHK: JW
SHEET 2 OF 2	
DATE: 7/8/2021	
JOB: 202103050B	