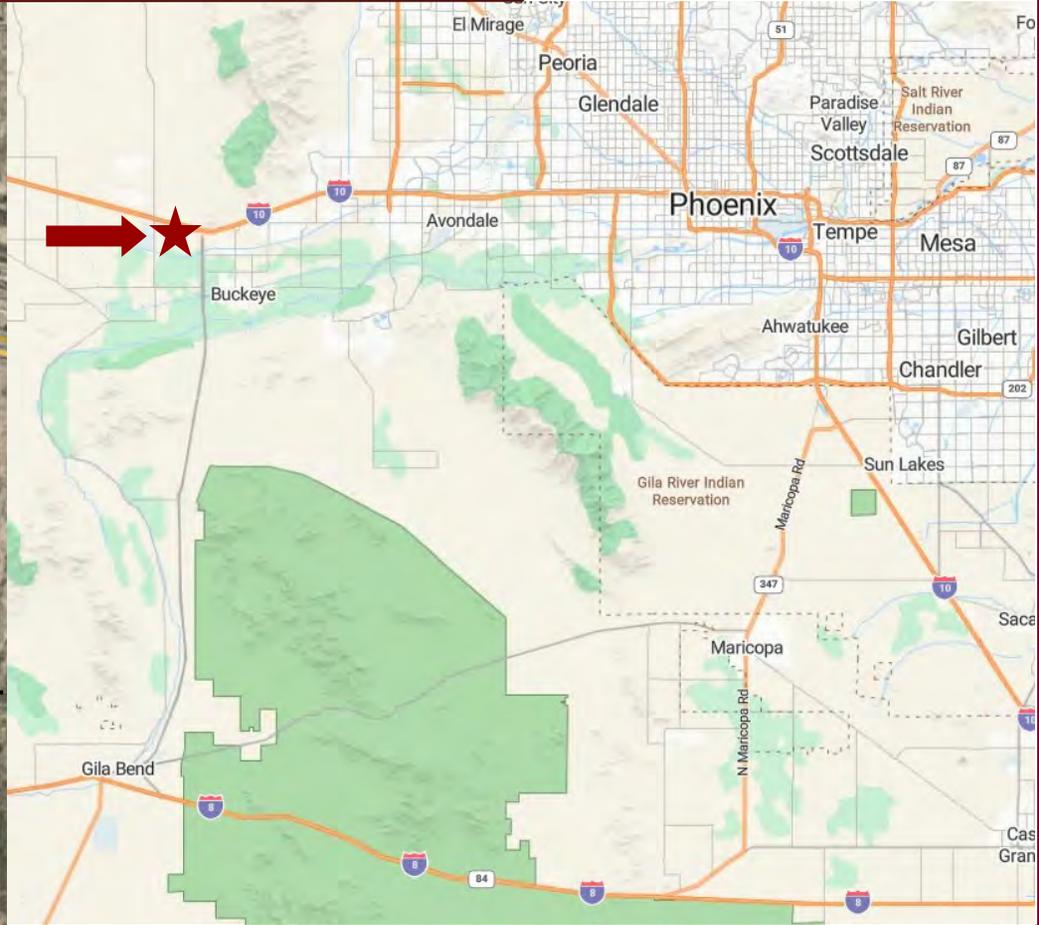


(ESEC) JOHNSON ROAD & YUMA ROAD BUCKEYE, ARIZONA



DETAILS

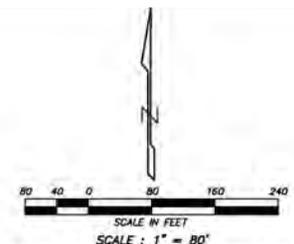
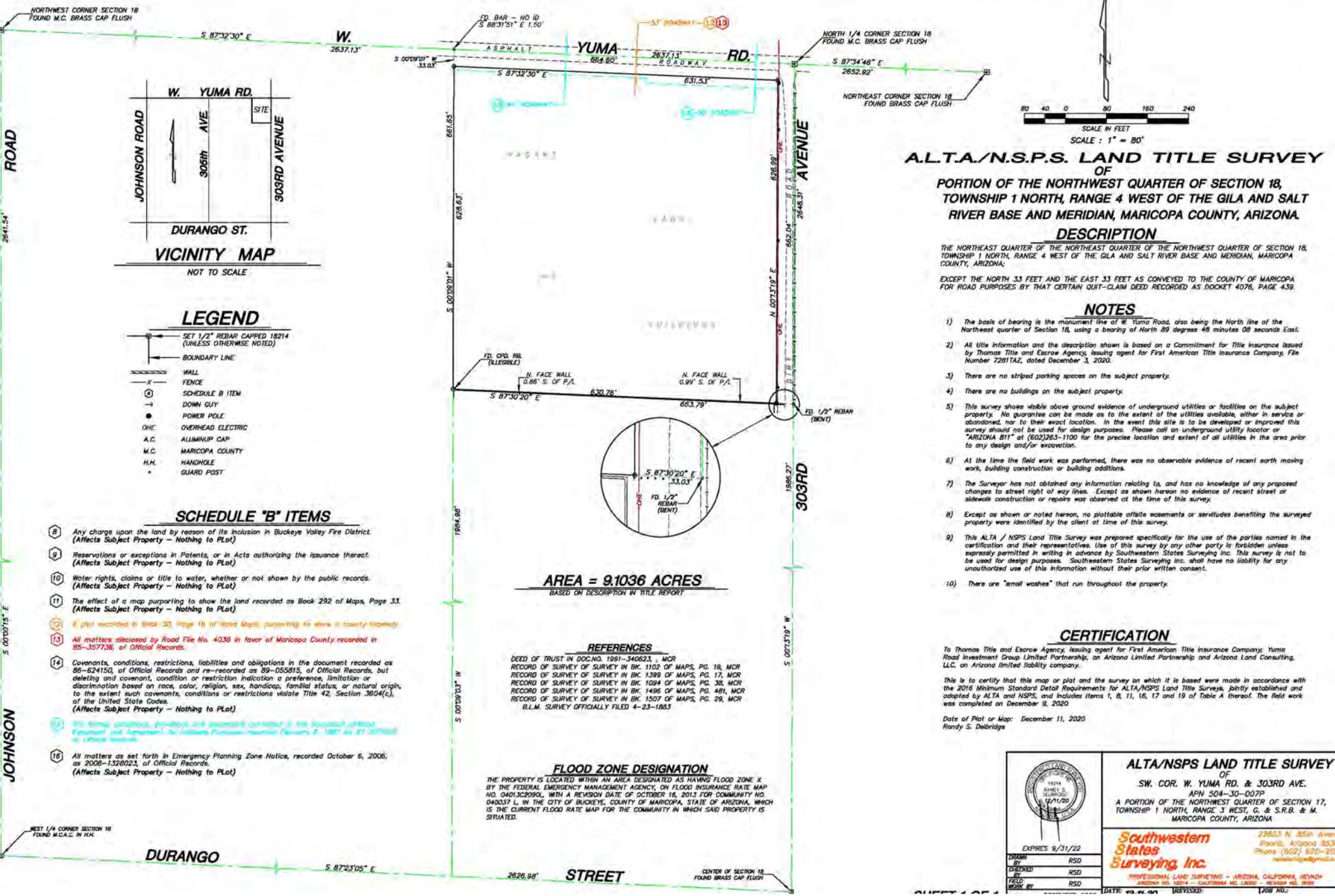
- **SIZE:** 9.10 +/- acres
- **PRICE:** \$1,300,000.00
- **ASSESSOR'S PARCEL NUMBERS:** 504-30-007P
- **ZONING:** RR (Recognized as Business Commerce in the City of Buckeye General Plan)
- **UTILITIES:** Power-APS

HIGHLIGHTS

- **Ideal industrial site.**
- **Easy access off of Interstate 10.**
- **Yuma Road paved frontage.**
- **Close to the City of Buckeye Municipal Airport.**
- **Flat, buildable, and no floodplain.**
- **Located in the Arizona Opportunity Zone.**



SCOTT TRUITT - DESIGNATED BROKER
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O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



A.L.T.A./N.S.P.S. LAND TITLE SURVEY
OF
PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET AND THE EAST 33 FEET AS CONVEYED TO THE COUNTY OF MARICOPA FOR ROAD PURPOSES BY THAT CERTAIN QUIT-CLAIM DEED RECORDED AS DOCKET 4076, PAGE 439.

NOTES

- 1) The basis of bearing is the monument line of W. Yuma Road, also being the North line of the Northwest quarter of Section 18, using a bearing of North 89 degrees 48 minutes 08 seconds East;
- 2) All title information and the description shown is based on a Commitment for Title Insurance Issued by Thomas Title and Escrow Agency, Issuing agent for First American Title Insurance Company, File Number 72817AZ, dated December 3, 2020.
- 3) There are no striped parking spaces on the subject property.
- 4) There are no buildings on the subject property.
- 5) 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 on underground utility locator or "ARIZONA 811" at (602)265-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- 7) 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.
- 8) Except as shown or noted hereon, no plottable offsite easements or servitudes benefiting the surveyed property were identified by the client at time of this survey.
- 9) 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 Southwestern States Surveying Inc. This survey is not to be used for design purposes. Southwestern States Surveying Inc. shall have no liability for any unauthorized use of this information without their prior written consent.
- 10) There are "small washes" that run throughout the property.

CERTIFICATION

To Thomas Title and Escrow Agency, Issuing agent for First American Title Insurance Company, Yuma Road Investment Group Limited Partnership, an Arizona Limited Partnership and Arizona Land Consulting, LLC, an Arizona limited liability 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, 8, 11, 16, 17 and 19 of Table A thereof. The field work was completed on December 9, 2020.

Date of Plat or Map: December 11, 2020
 Randy S. DeBridges

AREA = 9.1036 ACRES
 BASED ON DESCRIPTION IN TITLE REPORT

REFERENCES

- DEED OF TRUST IN DOC. NO. 1091-340623, MOR
- RECORD OF SURVEY OF SURVEY IN BK. 1102 OF MAPS, PG. 18, MOR
- RECORD OF SURVEY OF SURVEY IN BK. 1389 OF MAPS, PG. 17, MOR
- RECORD OF SURVEY OF SURVEY IN BK. 1094 OF MAPS, PG. 38, MOR
- RECORD OF SURVEY OF SURVEY IN BK. 1486 OF MAPS, PG. 481, MOR
- RECORD OF SURVEY OF SURVEY IN BK. 1507 OF MAPS, PG. 28, MOR
- B.L.M. SURVEY OFFICIALLY FILED 4-23-1883

FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 040322000L WITH A REVISION DATE OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040037 L, IN THE CITY OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

- SET 1/2" REBAR CAPPED 18214 (UNLESS OTHERWISE NOTED)
- BOUNDARY LINE
- WALL
- FENCE
- SCHEDULE B ITEM
- DOWN GUY
- POWER POLE
- OHE
- OVERHEAD ELECTRIC
- A.C.
- ALLUMINUM CAP
- M.C.
- MARICOPA COUNTY
- H.M.
- HANDHOLE
- GUARD POST

SCHEDULE "B" ITEMS

- 8 Any charge upon the land by reason of its inclusion in Buckeye Valley Fire District (Affects Subject Property - Nothing to Plot)
- 9 Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof. (Affects Subject Property - Nothing to Plot)
- 10 Water rights, claims or title to water, whether or not shown by the public records. (Affects Subject Property - Nothing to Plot)
- 11 The effect of a map purporting to show the land recorded as Book 292 of Maps, Page 33 (Affects Subject Property - Nothing to Plot)
- 12 (2) recorded in Book 30 Page 18 (of Road Maps, purporting to show in County Records)
- 13 All matters disclosed by Road File No. 4038 in favor of Maricopa County recorded in 85-397738, of Official Records.
- 14 Covenants, conditions, restrictions, liabilities and obligations in the document recorded as 85-824152, of Official Records and re-recorded as 89-055815, of Official Records, but deleting and covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or natural origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code. (Affects Subject Property - Nothing to Plot)
- 15 The terms, conditions, provisions and assessment contained in the recorded plat of the "Small Washes and Lanes" in the "Arizona Limited Partnership" (Survey 2-1887 as 87-07700) of Official Records.
- 16 All matters as set forth in Emergency Planning Zone Notice, recorded October 6, 2006, as 2006-1320023, of Official Records. (Affects Subject Property - Nothing to Plot)



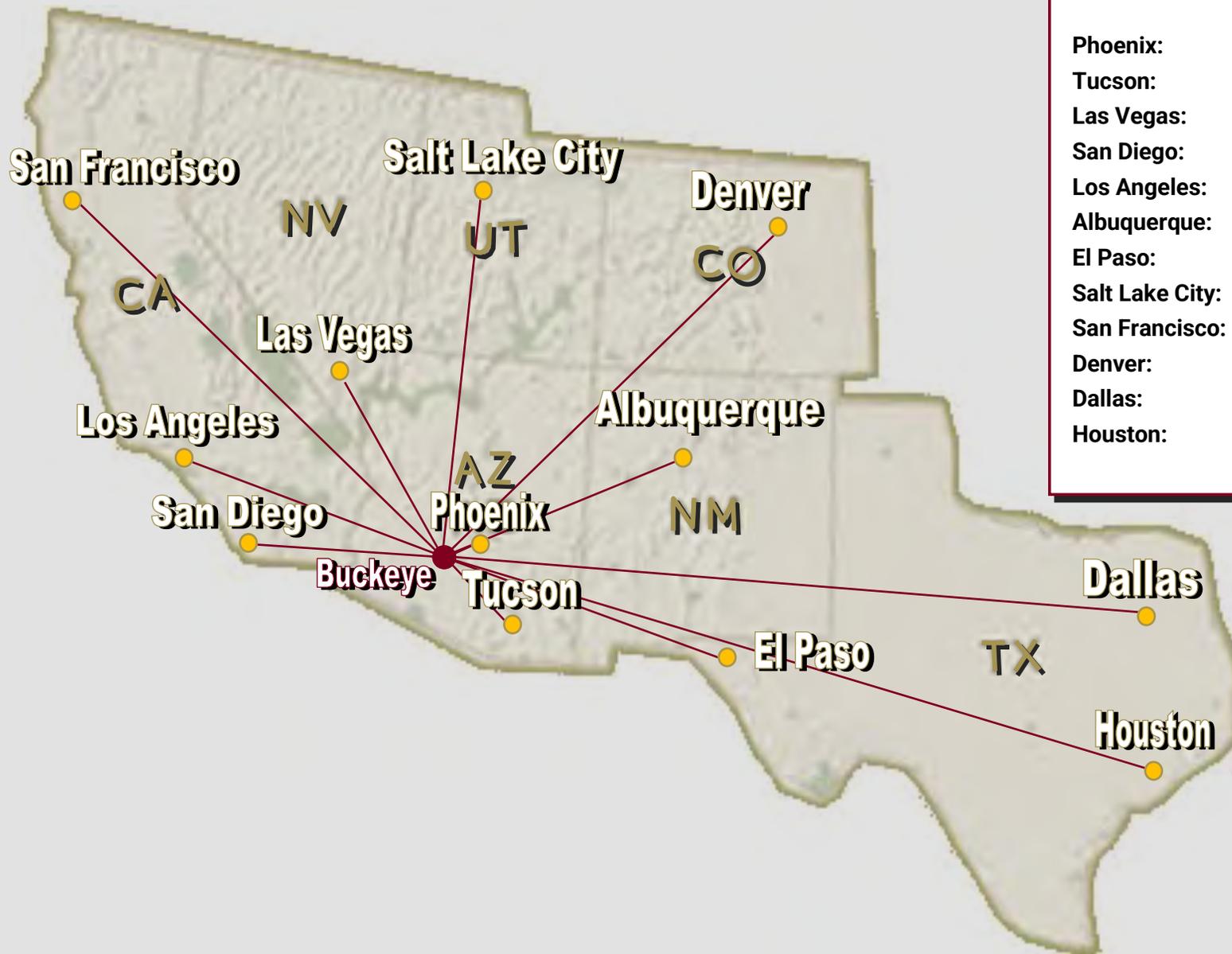
ALTA/NSPS LAND TITLE SURVEY
 OF
 SW. COR. W. YUMA RD. & 303RD AVE.
 APN 504-30-007P
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 1 NORTH, RANGE 3 WEST, G. & S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

Southwestern States Surveying, Inc.
 23623 N. 85th Avenue
 Phoenix, Arizona 85328
 Phone: (602) 670-2000
 southweststatesurveying.com

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
 ARIZONA REG. 12614 - CALIFORNIA REG. 12680 - NEVADA REG. 2889

DATE	12/11/20	UNREVISED	
DRAWN BY	RSD		
CHECKED BY	RSD		
FIELD BY	RSD		
RECORD BY			

DISTANCE AND DRIVE TIME TO MAJOR CITIES



Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours
Dallas:	1,105 miles / 15 hours
Houston:	1,216 miles / 17 hours

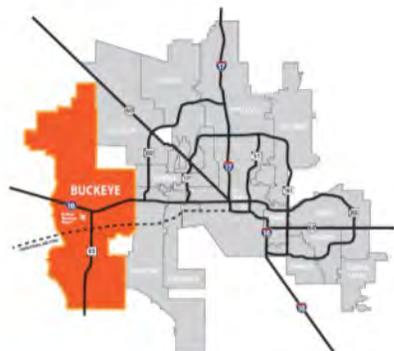


SCOTT TRUITT - OWNER/DESIGNATED BROKER
 8040 E MORGAN TRAIL, SUITE 22
 SCOTTSDALE, AZ 85258

OFFICE: 623-977-4900
 MOBILE: 602-622-9099
 FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Why invest in Buckeye, AZ?



- Buckeye is the largest city in Arizona by land area (642 square miles)
- 5th fastest growing city in the U.S. *
- #1 fastest growing city in Greater Phoenix *
- Projected to be the 3rd largest city in population by 2040
- Solid middle class demographics
- Rapidly growing labor force
- Strong city commitment to economic development initiatives



Opportunity Zones

What is an Opportunity Zone?

Arizona was one of the first states in the nation to have its Opportunity Zones officially designated by the U.S. Treasury Department. Opportunity Zones is a new community development program authorized under the Federal Tax Cuts and Jobs Act 2017, which is designed to encourage long-term investment into qualifying Census tracts. The program provides tax incentives on capital gains monies invested into these zones while bolstering economic development activity in local communities across the nation.

How do they work?

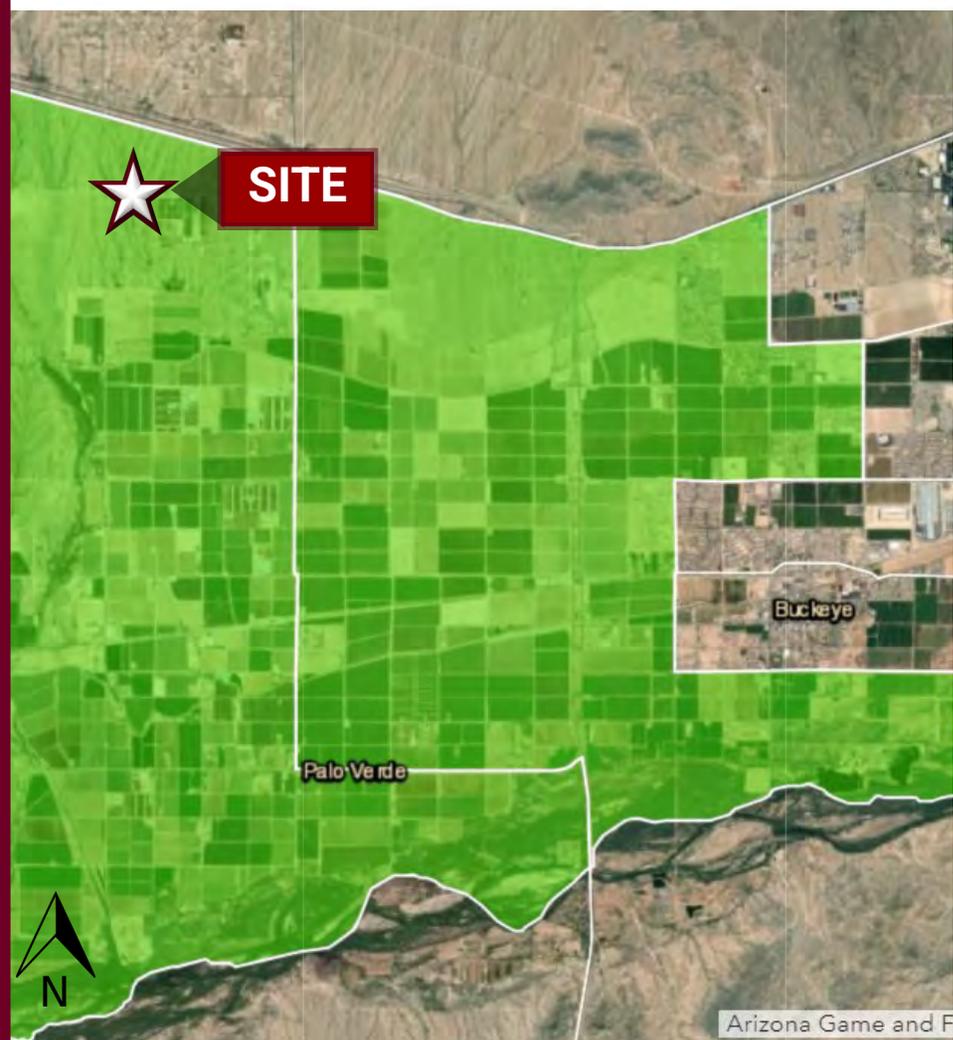
Qualified Opportunity Funds are investment vehicles, organized as a corporation or partnership, whose purpose is to invest in Qualified Opportunity Zone property; a wide variety of uses are eligible for this investment, including industrial, office, retail, and hotels.

As the program continues to be rolled out, the following are the Federal Tax Benefits an investor can benefit from when investing in an Opportunity Fund.

- | | |
|---|---|
| <p>1 DEFERRAL
Realize a capital gain, reinvest it in an opportunity fund. Taxation on that gain deferred until 2026.</p> | <p>2 10% REDUCTION
If opportunity fund investment held for 5 years by 12/31/26, tax on previous deferred gain reduced 10 percent.</p> |
| <p>3 15% REDUCTION
If opportunity fund investment held for 7 years, by 12/31/26, tax on previous deferred gain reduced 15 percent.</p> | <p>4 ELIMINATION
If opportunity fund investment is held for 10+ years, no capital gains tax assessed on <u>that</u> (second) investment.</p> |

A taxpayer, including individuals, corporations, and partnerships, that rolls over a gain within 180 days of a sale to an unrelated party into a qualified Opportunity Fund can receive this benefit. The theory is that a successful Opportunity Fund will earn enough over the 10 year period to pay off the original capital gains taxes owed and have enough remaining to realize the tax free earnings.

**Source: Arizona Commerce Authority and Steptoe & Johnson LL*



Opportunity Zones in Buckeye, AZ

The city of Buckeye has 3 Census tracts designated as Opportunity Zones (see attached map). These Opportunity Zones each provide unique opportunities and focus for investors. Properties located in the zone have entitlements in place which can support the development of your project within the 31 month development requirement.

Census Tract No.	Development Opportunity
506.09	Representing our I-10 Commerce Districts, this zone provides commercial and mixed-use development opportunities within both the Verrado Way and Watson Road corridors.
506.07	Overlaying our primary Industrial Rail Districts, the Airport Employment District, portions of the I-10 Commerce District and Buckeye Historic Downtown, this zone provides the largest investment opportunities on an acre basis.
506.04	Serving as a long-term investment opportunity, this zone incorporates the Airport Employment District, which is municipally owned.