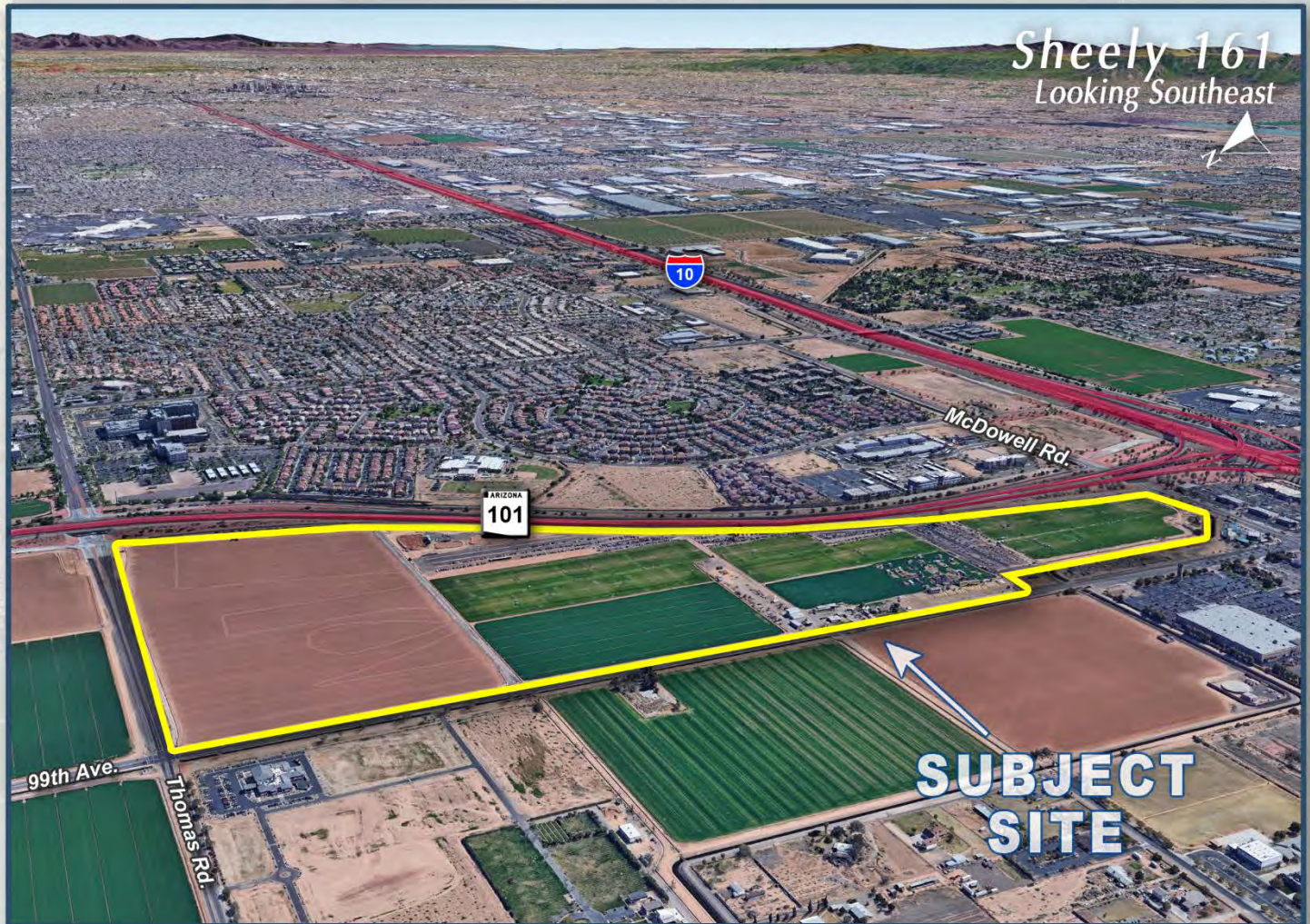


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# SHEELY CENTER 161

## LOOP 101 AND McDOWELL ROAD

CITY OF PHOENIX, ARIZONA | ±160.89 ACRES



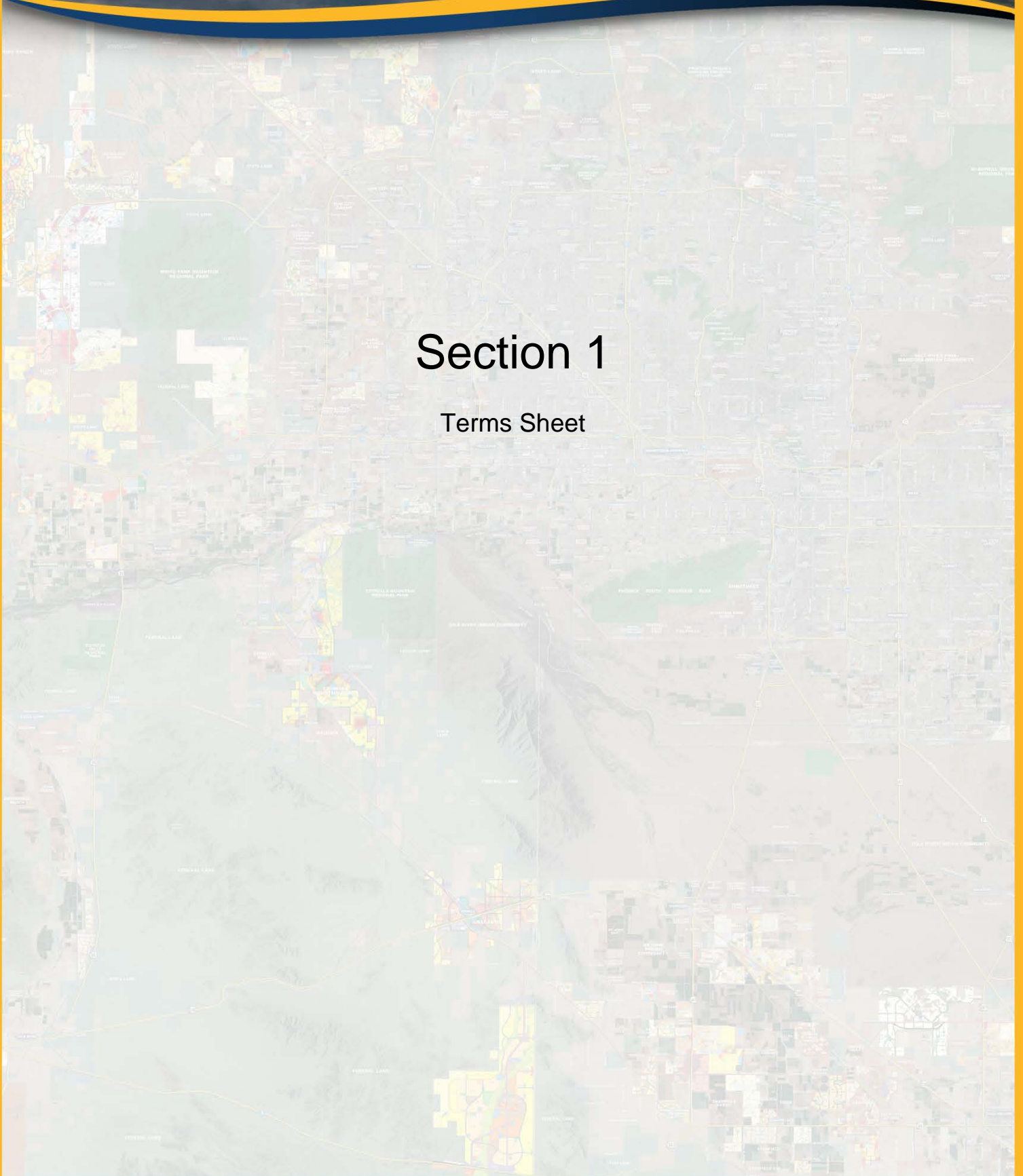
**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE · ARIZONA · 85258-2156  
OFFICE: 480.367.0700 · FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)





# Section 1

Terms Sheet





# SHEELY CENTER 161

99<sup>TH</sup> AVENUE AND MCDOWELL ROAD

## LOCATION:

Located at the northwest corner of 99<sup>th</sup> Avenue and McDowell Road in the City of Phoenix, Arizona.

## SIZE:

±160.89 Acres

\* For more information on the two smaller sites within Sheely Center that are also available, [please click here](#).

## ASSESSOR PARCEL NUMBERS:

102-33-003G, 102-33-003N, 102-33-004F, 102-33-004G, 102-33-004J, 102-33-004N and 102-34-002E

## ZONING:

PUD | City of Phoenix

PUD, City of Phoenix, allows up to 3.8 million square feet of office space, 1.2 million square feet of retail space, 1,000 hotel rooms and up to 1,375 residential units.

\* [Please click for details](#).

## PRICE:

Submit

## TERMS:

Cash

## UTILITIES:

Buyer and Seller will split the cost (50/50) to run a water line underneath the Loop 101 and bring it down to the north boundary of the property. For Existing Utilities Exhibit, Offsite Water Exhibit and Preliminary Cost Estimate [click here](#).

## PROPERTY TAXES:

2017 Assessment: \$5,653.82

## COMMENTS:

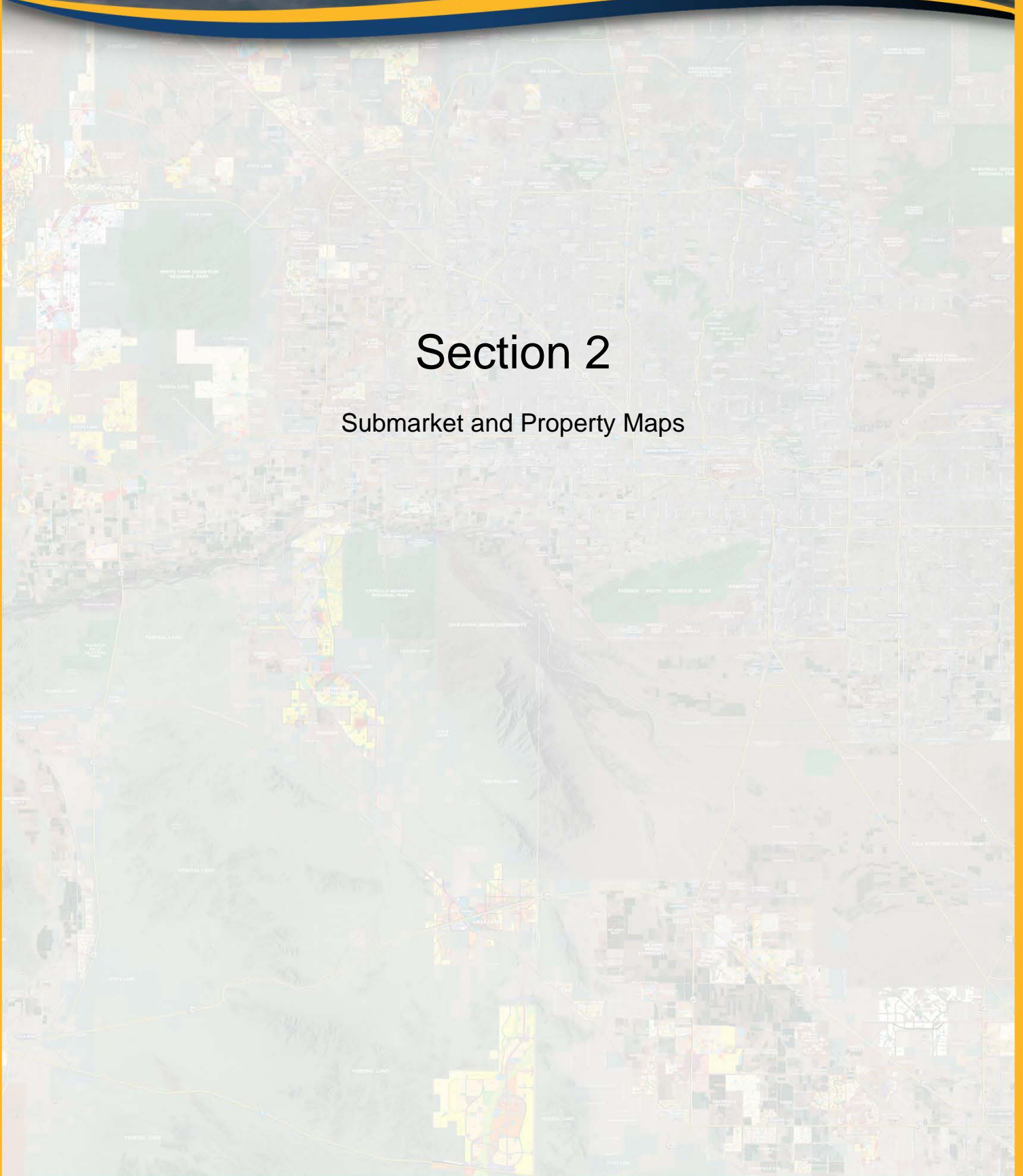
With excellent visibility and regional access, the uniquely situated 164-acre Sheely Center fronts Loop 101, McDowell Road, Thomas Road and 99th Avenue in Phoenix. Phase I, known as Sheely Farms, is located on the east side of Loop 101 and includes Banner Estrella Medical Center Hospital and residential, multi-family, office, retail and educational uses. Costco Wholesale and Harkins Gateway Pavilions 18 lie just to the west and the Algodon Commerce Park is located to the north. The University of Phoenix Cardinals Stadium, Westgate Center, Gila River hockey and entertainment arena, and the Peoria Sports Complex are just a few miles north on the Loop 101.





## Section 2

Submarket and Property Maps



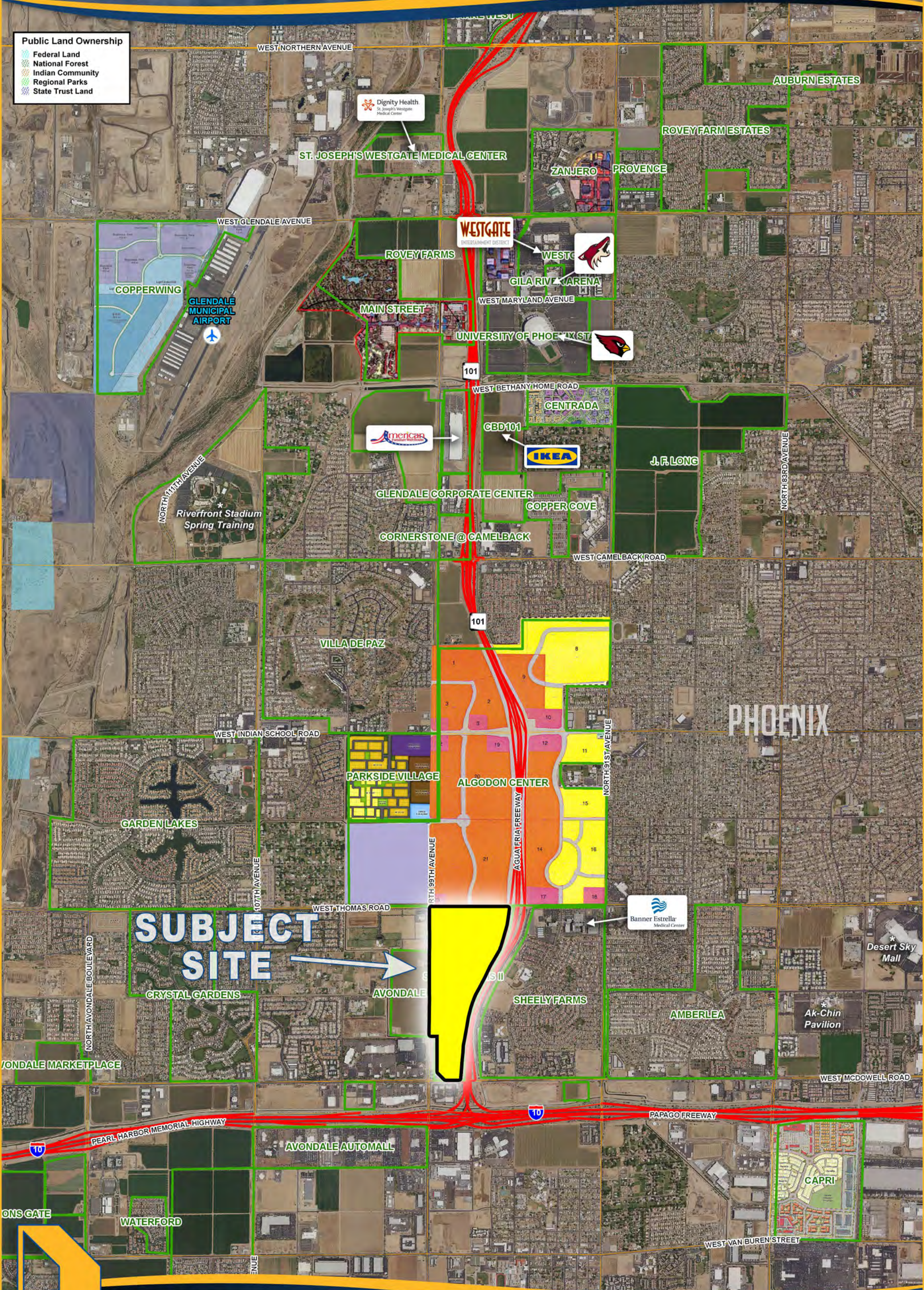


# LOOP 101 SUBMARKET

## SHEELY CENTER 161

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



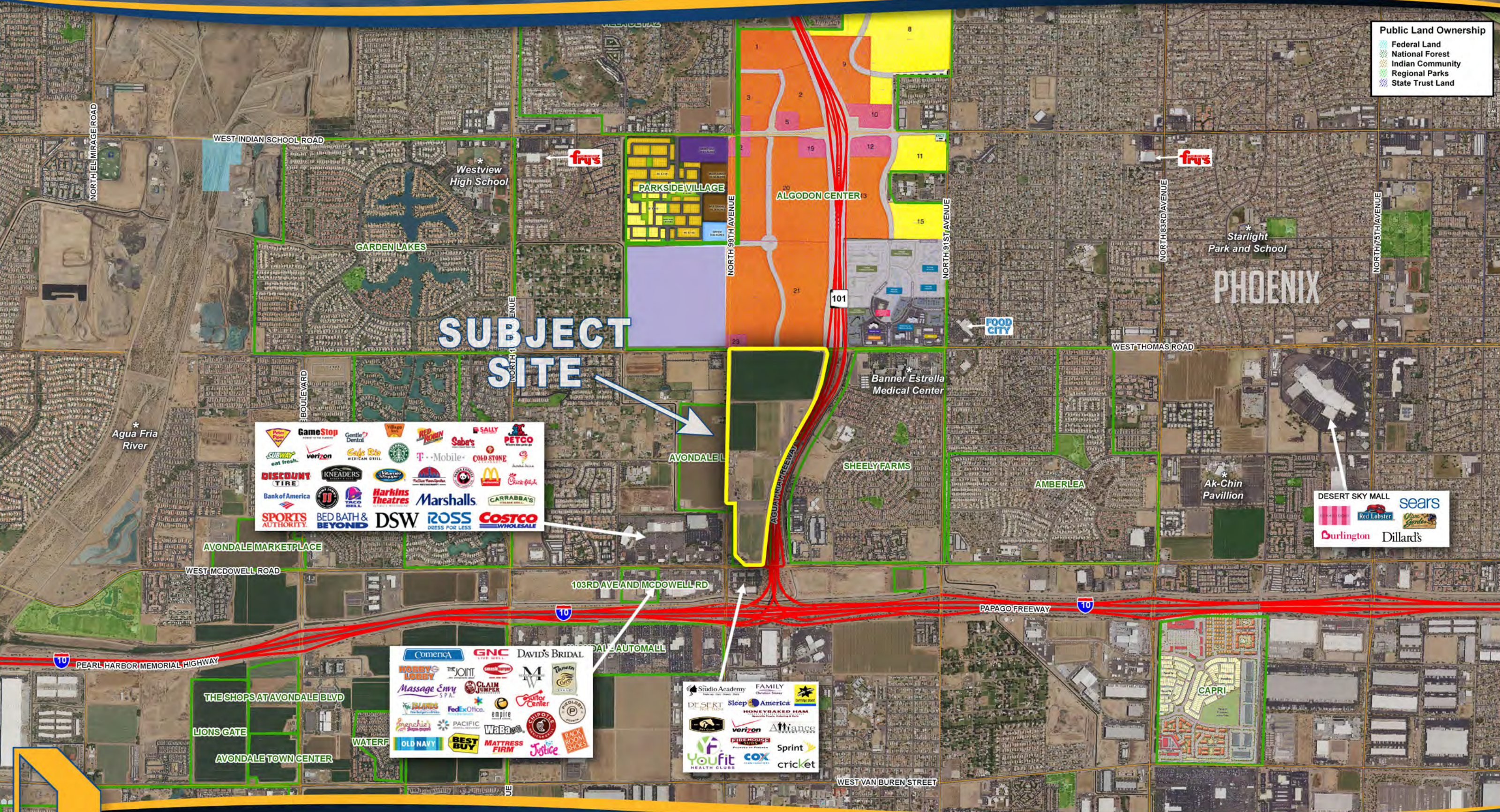
**SUBJECT SITE**



# SHEELY CENTER 161

## NWC LOOP 101 AND McDOWELL ROAD

- Public Land Ownership**
- Federal Land
  - National Forest
  - Indian Community
  - Regional Parks
  - State Trust Land



**SUBJECT SITE**

Logos for various retail and service brands including: GameStop, Petco, Costco, DSW, Ross, and many others.

Logos for various retail and service brands including: Old Navy, Best Buy, and many others.

Logos for various retail and service brands including: Youfit Health Clubs, Cox, and many others.

Logos for various retail and service brands including: Sears, Dillard's, and many others.

NATHAN & ASSOCIATES, INC.  
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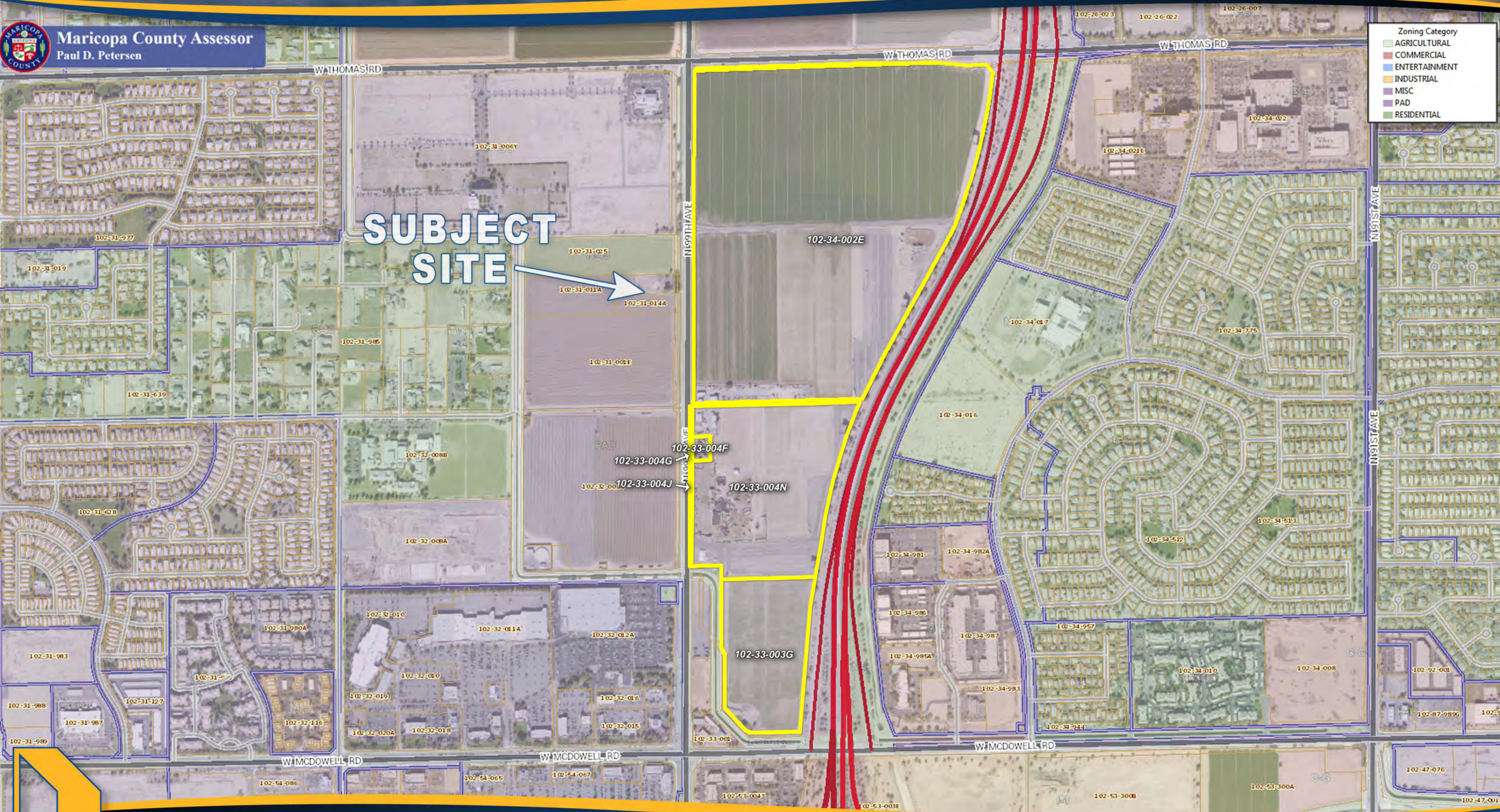
# SHEELY CENTER 161

## NWC LOOP 101 AND McDOWELL ROAD


**Maricopa County Assessor**  
 Paul D. Petersen

Zoning Category	
<span style="color: green;">■</span>	AGRICULTURAL
<span style="color: red;">■</span>	COMMERCIAL
<span style="color: blue;">■</span>	ENTERTAINMENT
<span style="color: orange;">■</span>	INDUSTRIAL
<span style="color: purple;">■</span>	MISC
<span style="color: grey;">■</span>	PAD
<span style="color: lightgreen;">■</span>	RESIDENTIAL

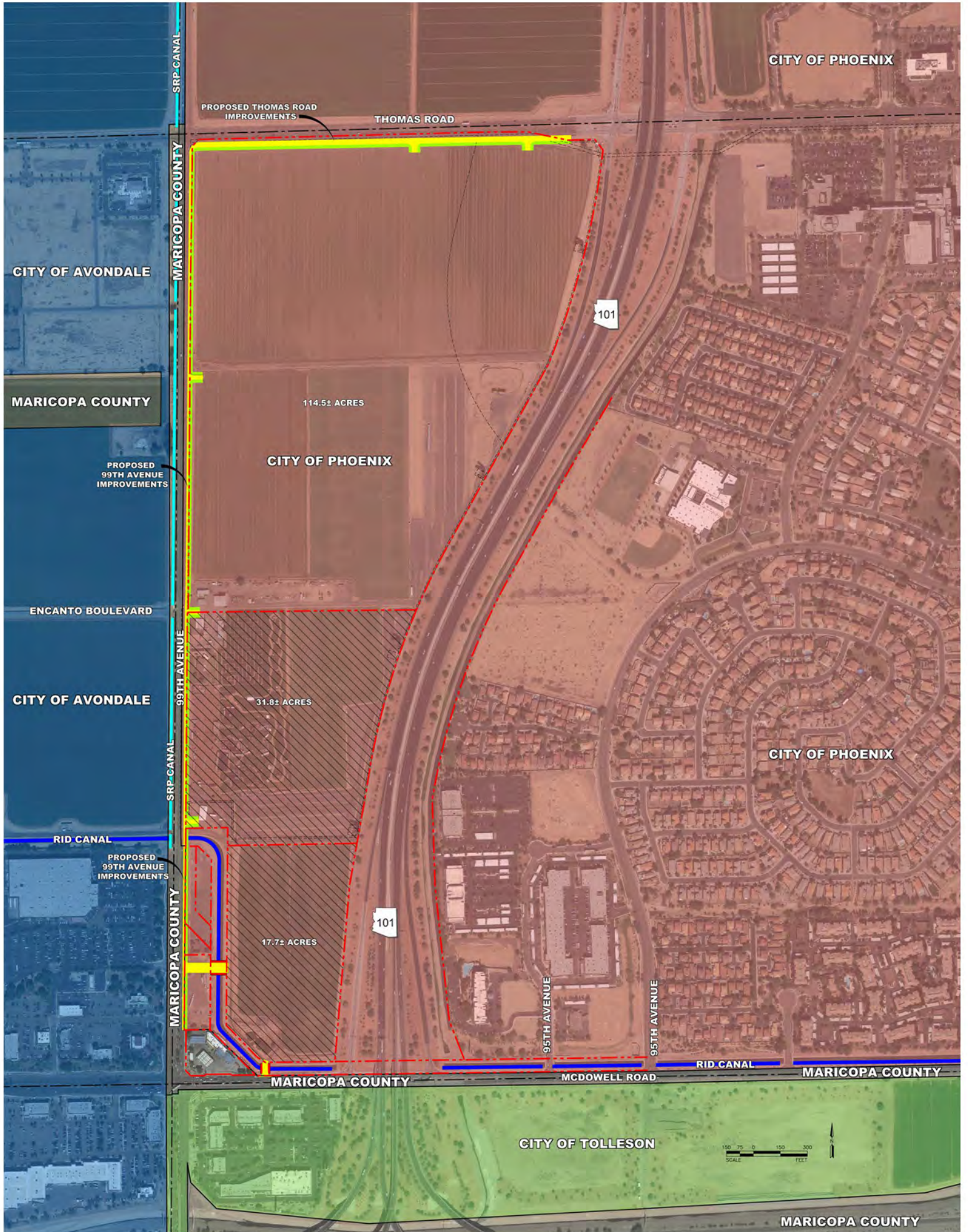
**SUBJECT SITE**

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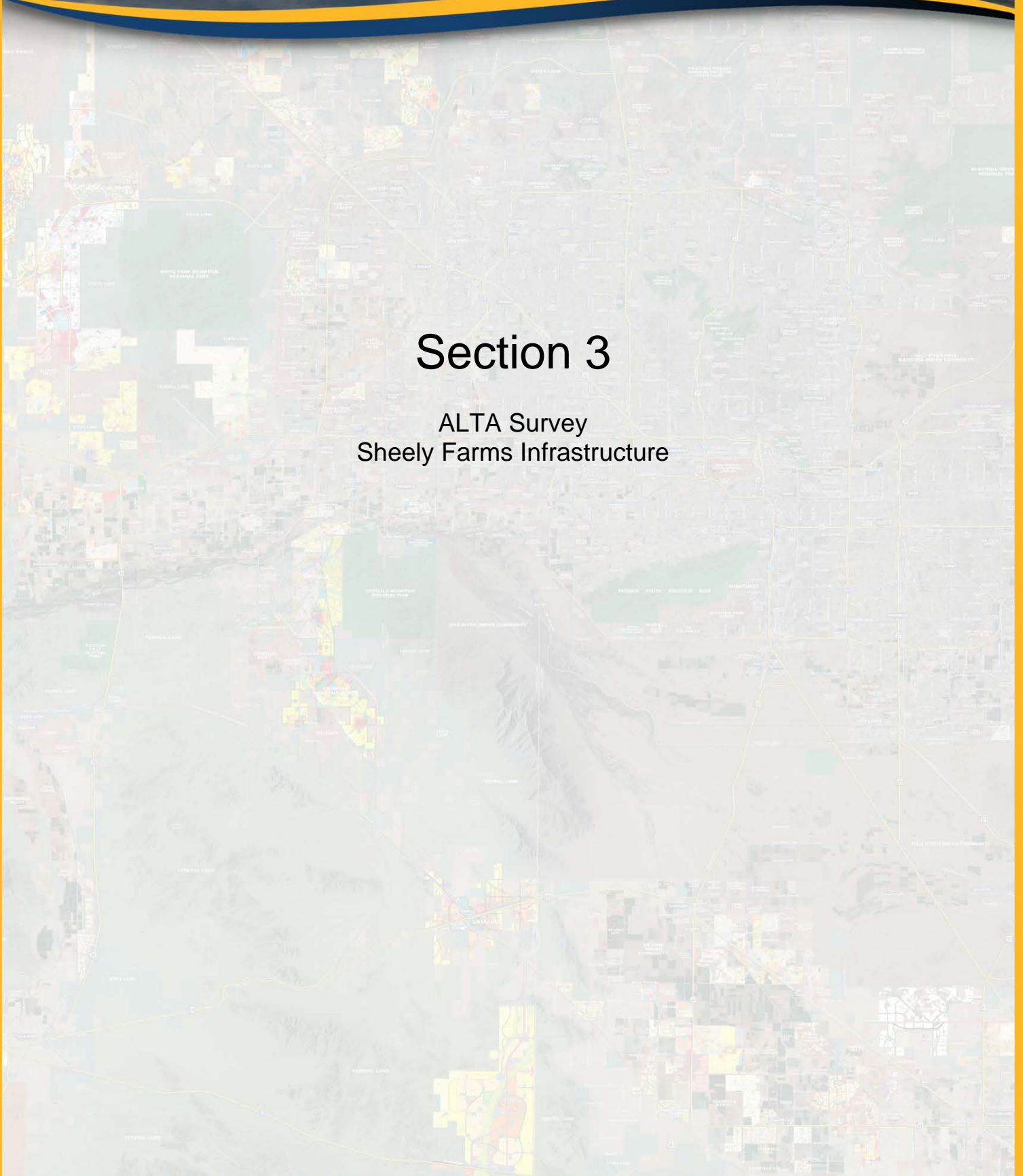






# Section 3

ALTA Survey  
Sheely Farms Infrastructure





# ALTA/ACSM LAND TITLE SURVEY

OF

A PORTION OF SECTION 33, TOWNSHIP 2 NORTH,  
RANGE 1 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA



## LEGAL DESCRIPTION

THAT PART OF PARCELS 1, 2 AND 3 LYING WEST OF THE WESTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED JULY 31, 1995 # 88-863064 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL.

### PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET AND THE WEST 70 FEET; AND

EXCEPT A TRIANGULAR SHAPED PARCEL OF LAND DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 200.00 FEET AND THE EAST LINE OF THE WEST 70 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 5 FEET ALONG SAID SOUTHERLY LINE OF THE NORTH 200.00 FEET TO A POINT;

THENCE IN A SOUTH-SOUTHWESTERLY DIRECTION TO A POINT ON THE EAST LINE OF THE WEST 70 FEET THAT IS 800.00 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION; AND

BEGINNING A PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 75 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 35 FEET ALONG SAID SOUTH LINE OF THE NORTH 33 FEET TO A POINT;

THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 75 FEET THAT IS 35 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION; AND

EXCEPT THE EAST 5 FEET OF THE WEST 75 FEET OF THE SOUTH 187.00 FEET OF THE NORTH 200.00 FEET OF SAID SECTION 33.

### PARCEL NO. 2:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 100 FEET OF THE WEST 294.72 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT, BY THAT CERTAIN DEED RECORDED IN BOOK 218 OF DEEDS, PAGE 366, RECORDS OF MARICOPA COUNTY, ARIZONA; AND INSTRUMENT 84-3648; AND

EXCEPT RIGHT OF WAY FOR DITCH EXTENDING FROM NORTH TO SOUTH BOUNDARIES OF THE SOUTHWEST QUARTER OF SAID SECTION 33, ALONG AND IMMEDIATELY WEST OF THE EAST LINE, THEREOF AS CONVEYED TO UNITED STATES OF AMERICA BY THAT CERTAIN DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 428, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE WEST 85 FEET.

### PARCEL NO. 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 BEARS SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 120 FEET;

THENCE SOUTH 0 DEGREES 11 MINUTES WEST 347.70 FEET;

THENCE SOUTH 44 DEGREES 38 MINUTES EAST 186.80 FEET;

THENCE SOUTH 27 DEGREES 23 MINUTES EAST 88.90 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES EAST 418.71 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES EAST 246.80 FEET;

THENCE SOUTH 58 DEGREES 58 MINUTES EAST 54.85 FEET;

## LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 89 DEGREES 00 MINUTES EAST 2070.23 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES EAST 50 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 80 FEET (FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 0 DEGREES 12 MINUTES WEST 180 FEET);

THENCE NORTH 0 DEGREES 12 MINUTES EAST ALONG THE MISECTION LINE OF SAID SECTION 33, A DISTANCE OF 1170 FEET TO NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2525.89 FEET TO THE PLACE OF BEGINNING;

EXCEPT RIGHT OF WAY FOR DITCH LYING IMMEDIATELY WEST OF THE EAST LINE CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 428, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 85 FEET OF THE WEST 288.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

ALSO BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 288.72 FEET AND THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 75 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 288.72 FEET THAT IS 75 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO THE POINT OF INTERSECTION.

## TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-192457-PHX1, DATED OCTOBER 4, 2005.

CMX LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREIN. CMX LLC AND BRIAN J. BENEDICT (SLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

## SCHEDULE "B" - EXCEPTIONS

- ① EASEMENT FOR ROADWAY (DOES NOT AFFECT) DOCUMENT NO. 84-3645
- ② EASEMENT FOR ELECTRICAL TRANSMISSION DOCUMENT NO. 98-504349
- ③ THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, RESTRICT OR CONTROL ACCESS TO THE AGUA FRIA FREEWAY DOCUMENT NO. 1988-663064
- ④ TERMS AND PROVISIONS CONTAINED IN "PESTICIDE RESTRICTIVE COVENANT" DOCUMENT NO. 2004-788380

## BASIS OF BEARING

BASIS OF BEARING IS N00°23'34"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## NOTES

- AREA IS 7,142,470 SQ. FT. OR 163,9656 ACRES.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- NO VISIBLE EVIDENCE OF WASTE DUMP OR LANDFILL WAS NOTED ON THE SITE.
- THIS SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED STREET RIGHT-OF-WAY LINE CHANGES. NO INQUIRY HAS BEEN MADE CONCERNING PROPOSED RIGHT-OF-WAY CHANGES.

## SURVEYOR'S CERTIFICATION:

- TO:
- JOHN H. SHEELY
  - WILLIAM W. SHEELY
  - ROBERT W. SHEELY
  - ROSS A. SHEELY
  - TED DAN SHEELY
  - KENNETH WAYNE SHEELY
  - JAMES PATRICK SHEELY
  - FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 2005 AND INCLUDES ITEMS 1, 2, 4, 5, 10, 11(6), 13, 16, 17 & 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



*Brian J. Benedict*  
BRIAN J. BENEDICT  
PL# 02222  
CMX, LLC  
7740 NORTH 18TH STREET, SUITE 100  
PHOENIX, ARIZONA 85020  
P. 602.5871900

NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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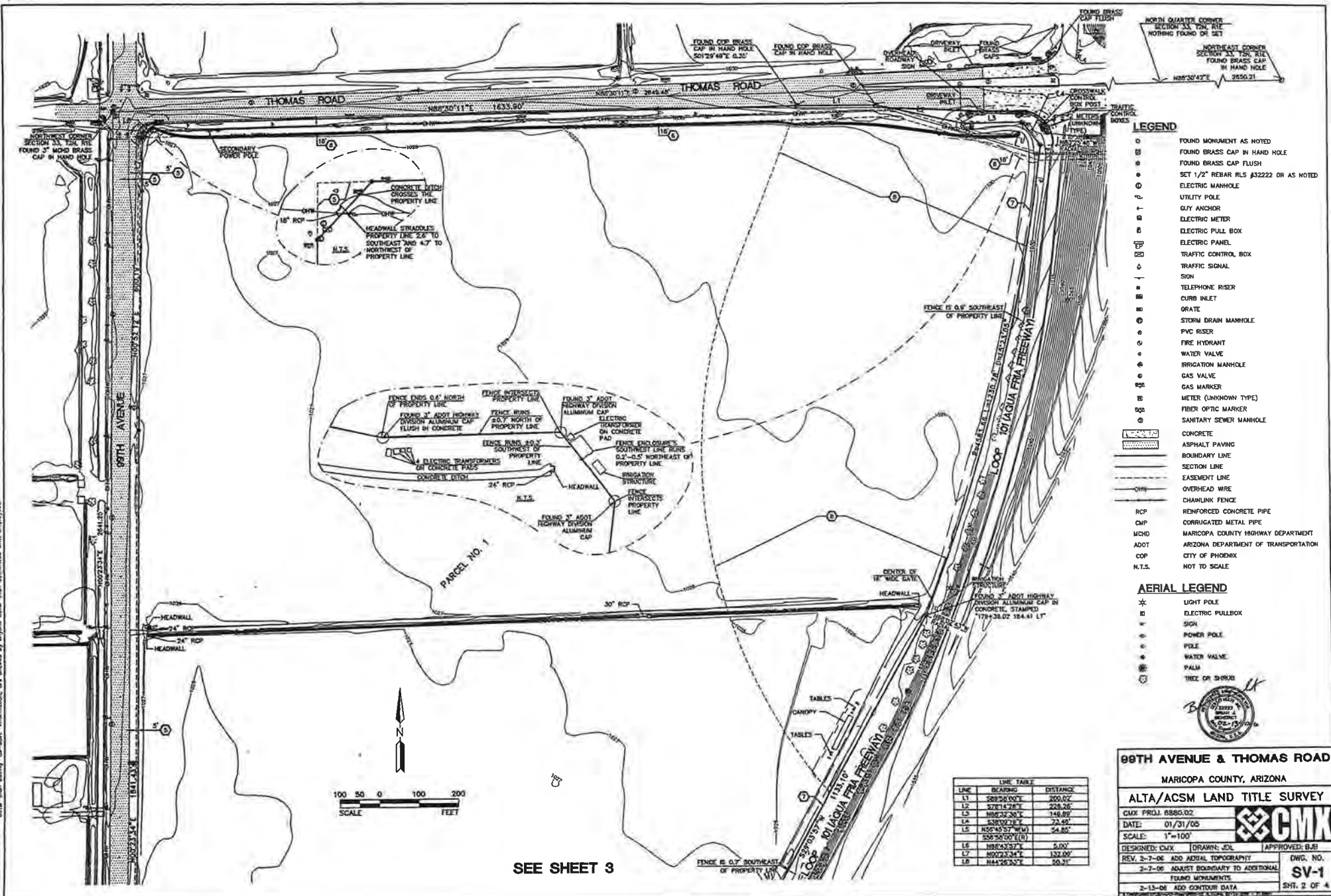
89TH AVENUE & THOMAS ROAD  
MARICOPA COUNTY, ARIZONA  
ALTA/ACSM LAND TITLE SURVEY

CMX PROJ: 6860.02	DATE: 07/31/08	SCALE: AS SHOWN
DESIGN: CMX	DRAWN: JKL	APPROVED: BJB
REV: 2-7-08	ADD AERIAL TOPOGRAPHY	
2-9-08	ADJUST BOUNDARY TO ADDITIONAL TENSURANTE	
2-13-08	ADD CONTIGUOUS DATA	

DWG. NO. **SV-1**  
SHT. 1 OF 4



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- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊗ FOUND BRASS CAP IN HAND HOLE
  - ⊕ FOUND BRASS CAP FLUSH
  - ⊙ SET 1/2" REBAR RLS #32222 OR AS NOTED
  - ⊖ ELECTRIC MANHOLE
  - ⊕ UTILITY POLE
  - ⊖ GUY ANCHOR
  - ⊕ ELECTRIC METER
  - ⊖ ELECTRIC PULL BOX
  - ⊕ ELECTRIC PANEL
  - ⊖ TRAFFIC CONTROL BOX
  - ⊕ TRAFFIC SIGNAL
  - ⊖ SIGN
  - ⊕ TELEPHONE RISER
  - ⊖ CURB INLET
  - ⊕ GRATE
  - ⊖ STORM DRAIN MANHOLE
  - ⊕ PVC RISER
  - ⊖ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊖ IRRIGATION MANHOLE
  - ⊕ GAS VALVE
  - ⊖ GAS MARKER
  - ⊕ METER (UNKNOWN TYPE)
  - ⊖ FIBER OPTIC MARKER
  - ⊕ SANITARY SEWER MANHOLE
- [Pattern] CONCRETE  
 [Pattern] ASPHALT PAVING  
 [Pattern] BOUNDARY LINE  
 [Pattern] SECTION LINE  
 [Pattern] EASEMENT LINE  
 [Pattern] OVERHEAD WIRE  
 [Pattern] CHAINLINK FENCE  
 RCP REINFORCED CONCRETE PIPE  
 CMP CORRUGATED METAL PIPE  
 MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT  
 ADOT ARIZONA DEPARTMENT OF TRANSPORTATION  
 COP CITY OF PHOENIX  
 N.T.S. NOT TO SCALE

- AERIAL LEGEND**
- ☆ LIGHT POLE
  - ⊖ ELECTRIC PULLBOX
  - ⊕ SIGN
  - ⊖ POWER POLE
  - ⊕ POLE
  - ⊖ WATER VALVE
  - ⊕ PALM
  - ⊖ TREE OR SHRUB

**89TH AVENUE & THOMAS ROAD**  
 MARICOPA COUNTY, ARIZONA

**ALTA/ACSM LAND TITLE SURVEY**

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 SCALE: 1"=100'

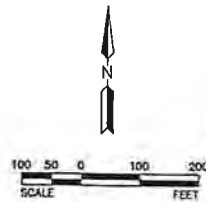
DESIGNED: CMX DRAWN: JDL APPROVED: BJB  
 REV. 2-7-06 ADD AERIAL TOPOGRAPHY DWG. NO.  
 2-7-06 ADJUST BOUNDARY TO ADDITIONAL SV-1  
 FOUND MONUMENTS  
 2-13-06 ADD CONTOUR DATA SH. 2 OF 4

LINE	BEARING	DISTANCE
L1	S89°38'00"E	200.02'
L2	S72°14'24"E	228.80'
L3	N85°32'30"E	148.89'
L4	S38°02'12"E	72.42'
L5	N87°43'37"W	24.85'
L6	S20°50'00"E	5.00'
L7	N00°23'34"E	132.00'
L8	N44°26'25"E	50.21'

SEE SHEET 3



SEE SHEET 2



**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR PLS #32222 OR AS NOTED
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC PULL BOX
- ELECTRIC PANEL
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL SIGN
- TELEPHONE RISER
- CURB INLET
- GRATE
- STORM DRAIN MANHOLE
- PVC RISER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION MANHOLE
- GAS VALVE
- GAS MARKER
- METER (UNKNOWN TYPE)
- FIBER OPTIC MARKER
- SANITARY SEWER MANHOLE
- CONCRETE
- ASPHALT PAVING
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- OVERHEAD WIRE
- CHAINLINK FENCE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- COP CITY OF PHOENIX
- N.T.S. NOT TO SCALE

**AERIAL LEGEND**

- ✱ LIGHT POLE
- ELECTRIC PULLBOX
- SIGN
- POWER POLE
- POLE
- WATER VALVE
- PALM
- TREE OR SHRUB



**99TH AVENUE & THOMAS ROAD**

MARICOPA COUNTY, ARIZONA

**ALTA/ACSM LAND TITLE SURVEY**

CMX PROJ. 6880.02  
 DATE: 01/31/05  
 SCALE: 1"=100'

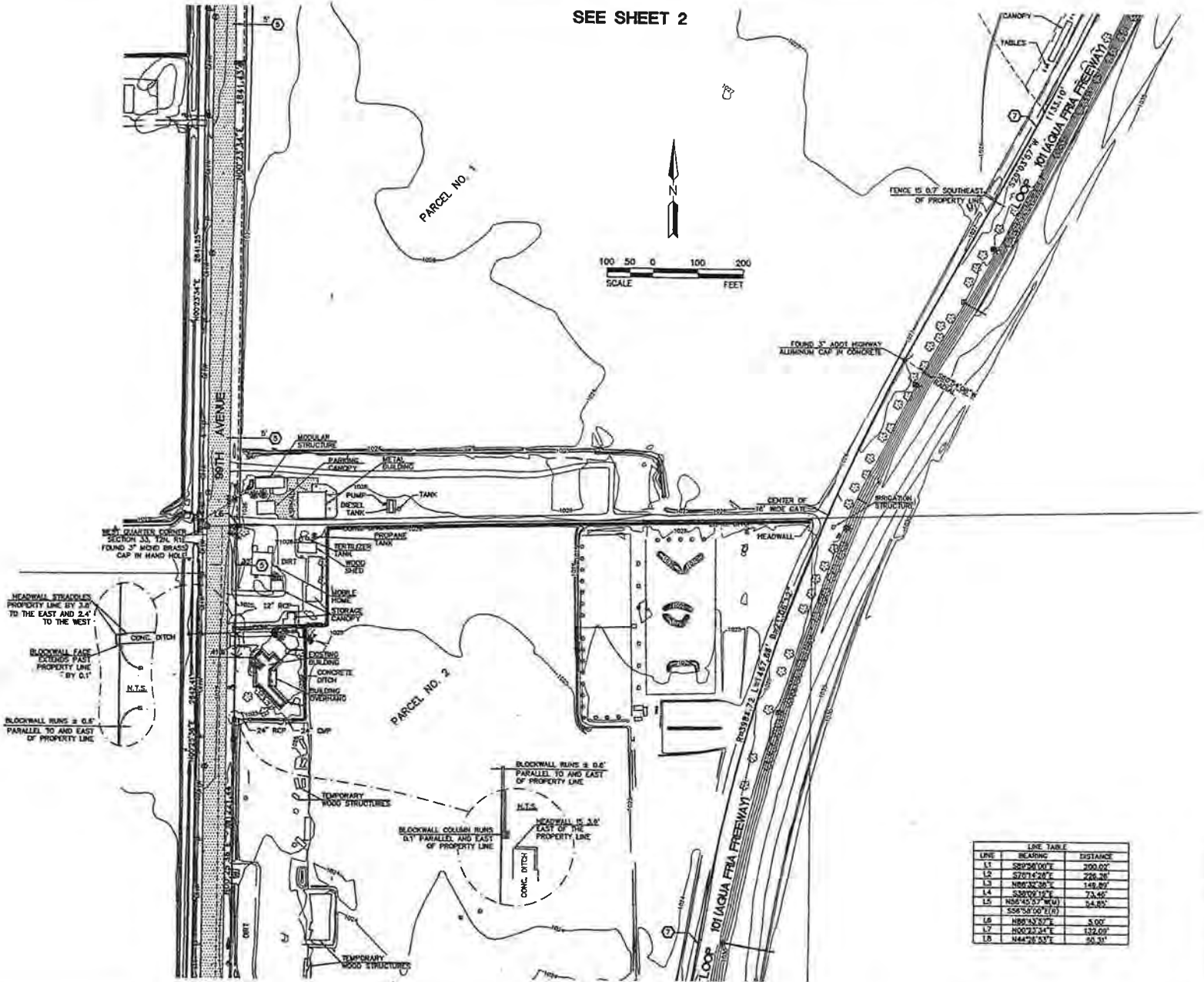


DESIGNED: CMX DRAWING: JDL APPROVED: BJB  
 REV. 2-7-06 ADD AERIAL TOPOGRAPHY DWG. NO.  
 2-7-06 ADJUST BOUNDARY TO ADDITIONAL FOUND MONUMENTS  
 2-13-06 ADD CONTOUR DATA  
**SV-1**  
 SHEET 3 OF 4

LINE	BEARING	DISTANCE
L1	S28°29'00"E	200.00'
L2	S70°15'20"E	226.38'
L3	N66°32'30"E	149.89'
L4	S38°00'12"E	73.45'
L5	N82°53'57"W	54.85'
558'58'00" (T.O.)		
L6	N89°42'57"E	3.00'
L7	S00°02'24"E	132.00'
L8	N44°20'33"E	50.31'

SEE SHEET 4

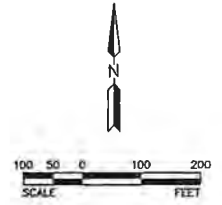
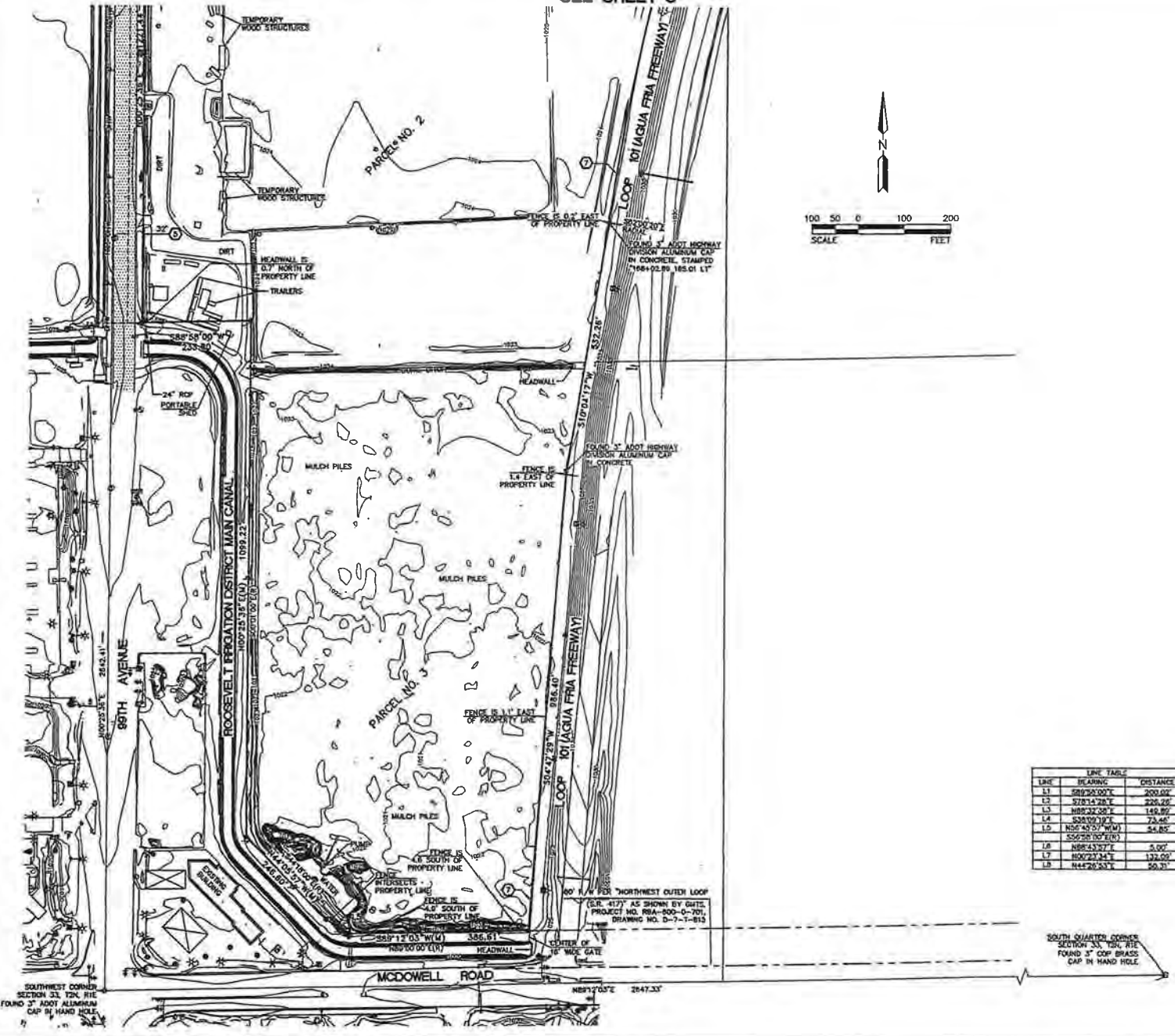
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SEE SHEET 3



**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊖ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS #32222 OR AS NOTED
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PULL BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRAFFIC CONTROL BOX
- ⊙ TRAFFIC SIGNAL
- ⊙ SIGN
- ⊙ TELEPHONE RISER
- ⊙ CURB INLET
- ⊙ GRATE
- ⊙ STORM DRAIN MANHOLE
- ⊙ PVC RISER
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- ⊙ WATER VALVE
- ⊙ IRRIGATION MANHOLE
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ METER (UNKNOWN TYPE)
- ⊙ FIBER OPTIC MARKER
- ⊙ SANITARY SEWER MANHOLE
- CONCRETE
- ASPHALT PAVING
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- OVERHEAD WIRE
- CHAINLINK FENCE
- REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- MOCD MARICOPA COUNTY HIGHWAY DEPARTMENT
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- CDP CITY OF PHOENIX
- N.T.S. NOT TO SCALE

**AERIAL LEGEND**

- ⊙ LIGHT POLE
- ⊙ ELECTRIC PULLBOX
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ POLE
- ⊙ WATER VALVE
- ⊙ PALM
- ⊙ TREE OR SHRUB

LINE	BEARING	DISTANCE
L1	S78°20'00"E	220.02'
L2	S78°14'26"E	220.26'
L3	N89°32'28"E	149.87'
L4	S34°00'00"E	74.45'
L5	N56°42'57"W (W/1)	54.85'
	S56°20'00"E (E1)	
L6	N89°43'27"E	5.00'
L7	N00°22'34"E	131.00'
L8	N44°20'53"E	50.31'



**89TH AVENUE & THOMAS ROAD**  
 MARICOPA COUNTY, ARIZONA

**ALTA/ACSM LAND TITLE SURVEY**

CMX PROJ. 6980.02  
 DATE: 01/31/05  
 SCALE: 1"=100'

DESIGNED: CMX DRAWN: JDL APPROVED: BJB  
 REV. 2-7-06 ADD AERIAL TOPOGRAPHY DWG. NO.  
 2-7-06 ADJUST BOUNDARY TO ADDITIONAL SV-1  
 FOUND MONUMENTS  
 2-13-06 ADD CONTIGUOUS DATA SHT. 4 OF 4



**NOTES**

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT OR AREA WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR AREA. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR AREAS. PRIMARY MAINTENANCE RESPONSIBILITY FOR DRAINAGE EASEMENTS OR AREAS SHALL BE AS PROVIDED IN THE DRAINAGE AREA MAINTENANCE AGREEMENT RECORDED BY SEPARATE INSTRUMENT.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- EACH PARCEL WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING OR ASPHALT. LANDSCAPING ALLOWED AS APPROVED BY D.S.D. LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE WATER AND SEWER EASEMENTS EXCEPT PAVEMENT, NOR ANY PLANTING AREAS EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- THIS PLAT DEDICATES THE REQUIRED COLLECTOR AND ARTERIAL STREET RIGHTS-OF-WAY REQUIRED FOR DEVELOPMENT WITHIN THE SHEELY FARMS PLANNED DEVELOPMENT. THIS PLAT DOES NOT DEDICATE LOCAL STREETS OR INDIVIDUAL LOTS AND MAY NOT BE USED FOR OBTAINING BUILDING PERMITS.
- OVER EXCEPTION #1, A PERPETUAL EASEMENT WILL BE GRANTED TO SUNBELT/SHEELY L.L.C. FOR CONSTRUCTION AND TO THE CITY OF PHOENIX FOR ROADWAY EASEMENTS BY SEPARATE INSTRUMENT.

**LEGEND**

- ▲ - INDICATES SECTION CORNER FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- - INDICATES CORNER OF THIS SUBDIVISION SET 1/2" IRON BAR (UNLESS OTHERWISE NOTED).
- ⊙ - INDICATES FOUND EXISTING BRASS CAP
- ⊙ - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "B" UNLESS OTHERWISE NOTED.
- ⊙ - INDICATES CORNER OF THIS SUBDIVISION FOUND EXISTING IRON BAR (UNLESS OTHERWISE NOTED).
- - INDICATES SUBDIVISION BOUNDARY
- - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "A"
- C.S. - INDICATES CORNER OF THIS SUBDIVISION
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- C1 - INDICATES CURVE NUMBER
- ① - INDICATES SIGHT VISIBILITY TRIANGLE CALLOUT
- S/W - INDICATES SIDEWALK
- ESM/T - INDICATES EASEMENT
- LS - INDICATES LANDSCAPE
- IRRI - INDICATES IRRIGATION
- R.I.D. - ROOSEVELT IRRIGATION DISTRICT
- C.O.P. - CITY OF PHOENIX

**TYPICAL PUBLIC UTILITY EASEMENT DETAIL**  
(NOT TO SCALE)



**VICINITY MAP**  
(NOT TO SCALE)

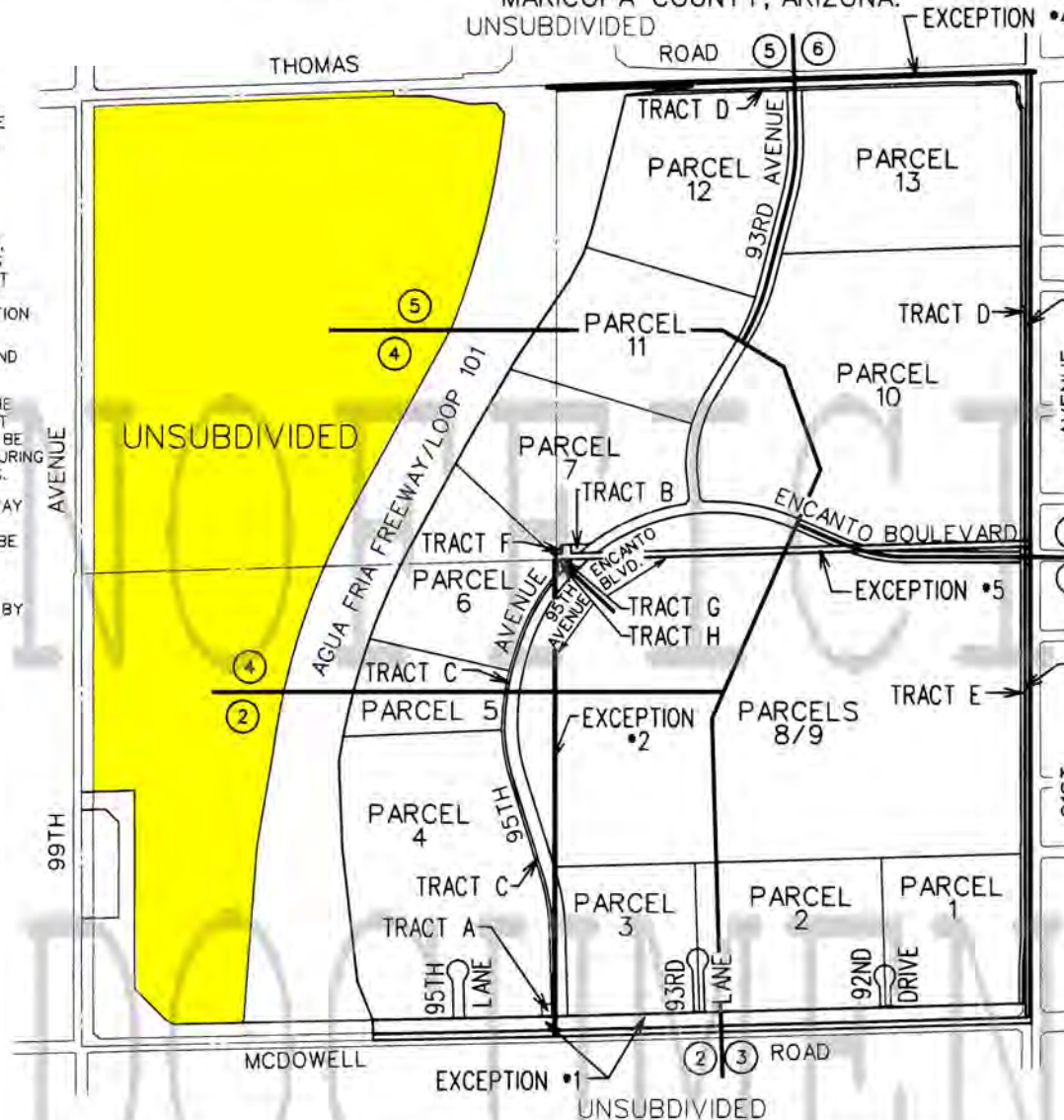
**3' HIGH VISIBILITY RESTRICTION**  
(NOT TO SCALE)

- ① 33'x 33' TRIANGLE
- ② 15'x 33' TRIANGLE

# "SHEELY FARMS INFRASTRUCTURE"

## A PLANNED DEVELOPMENT SUBJECT TO DESIGN REVIEW

A SUBDIVISION OF A PORTION OF SECTION 33,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



**TRACT TABLE**

AREA	DESCRIPTION/USE
TRACT A - 0.085 AC.	R.I.D. WELLSITE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT B - 0.087 AC.	R.I.D. WELLSITE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT C - 0.932 AC.	FUTURE U.S.A. FEE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT D - 1.528 AC.	FUTURE U.S.A. FEE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT E - 1.172 AC.	FUTURE U.S.A. FEE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT F - 0.036 AC.	R.I.D. WELLSITE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT G - 0.038 AC.	R.I.D. WELLSITE-TO BE DEEDED BY SEPARATE INSTRUMENT
TRACT H - 0.053 AC.	FUTURE U.S.A. FEE-TO BE DEEDED BY SEPARATE INSTRUMENT
TOTAL - 3.930 AC.	

**EXCEPTION TABLE**

ITEM	DESCRIPTION/USE
EXCEPTION #1	R.I.D. FEE TITLE
EXCEPTION #2	U.S.A. FEE TITLE
EXCEPTION #3	U.S.A. FEE TITLE
EXCEPTION #4	U.S.A. FEE TITLE
EXCEPTION #5	R.I.D. FEE TITLE

**DEVELOPER**

SUNBELT/SHEELY, L.L.C.  
6720 N. SCOTTSDALE ROAD, SUITE 167  
SCOTTSDALE, ARIZONA 85253  
PH. (480) 905-0770

**ENGINEER**

COE & VAN LOO CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
PH. (602) 264-6831

BOOK 561 PAGE 42  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
2001-0367416  
05/02/2001 03:27



**DEDICATION**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNBELT/SHEELY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY SUNBELT HOLDINGS MANAGEMENT INC., ITS MANAGER, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SHEELY FARMS INFRASTRUCTURE", A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SHEELY FARMS INFRASTRUCTURE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH PARCEL, TRACT AND STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT SUNBELT/SHEELY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY SUNBELT HOLDINGS MANAGEMENT INC., ITS MANAGER, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

DRAINAGE, WATERLINE AND SEWERLINE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC WHERE SHOWN.

TRACTS "A", "B", "F", AND "G" SHALL BE DEEDED TO THE ROOSEVELT IRRIGATION DISTRICT BY SEPARATE INSTRUMENT.

TRACTS "C", "D", "E", AND "H" SHALL BE DEEDED BY SEPARATE INSTRUMENT TO THE U.S.A. SURFACE DRAINAGE AND LANDSCAPING WITHIN THESE TRACTS SHALL BE MAINTAINED BY THE OWNER OF THE INDIVIDUAL PARCEL IT ABUTS OR THE OWNERS ASSOCIATION ESTABLISHED FOR SUCH PARCEL.

IN WITNESS WHEREOF:

SUNBELT/SHEELY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY SUNBELT HOLDINGS MANAGEMENT INC., ITS MANAGER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 13th DAY OF April, 2001.

SUNBELT/SHEELY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
BY: SUNBELT HOLDINGS MANAGEMENT INC., ITS MANAGER

BY: John W. Scher DATE 4/13/01

ITS: President

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, 2001 BY John W. Scher OF SUNBELT HOLDINGS MANAGEMENT INC., THE MANAGER OF SUNBELT/SHEELY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER, FOR AND ON BEHALF THEREOF, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER.

BY: Julie M. King DATE 3/14/2005  
NOTARY PUBLIC MY COMMISSION EXPIRES:

**CERTIFICATION**

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF (6) SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 1999 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Kristian P. McRae  
REGISTERED LAND SURVEYOR  
REGISTRATION #34558  
COE & VAN LOO CONSULTANTS, INC.



**APPROVALS**

APPROVED BY: [Signature] DATE 4/13/01  
FOR DEVELOPMENT SERVICES DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THIS

18th DAY OF April, 2001.

ATTEST: [Signature]  
CITY CLERK

SEE SHEET 3 FOR CURVE TABLE

SHEET 1 OF 6

GROSS AREA  
400.228 AC.

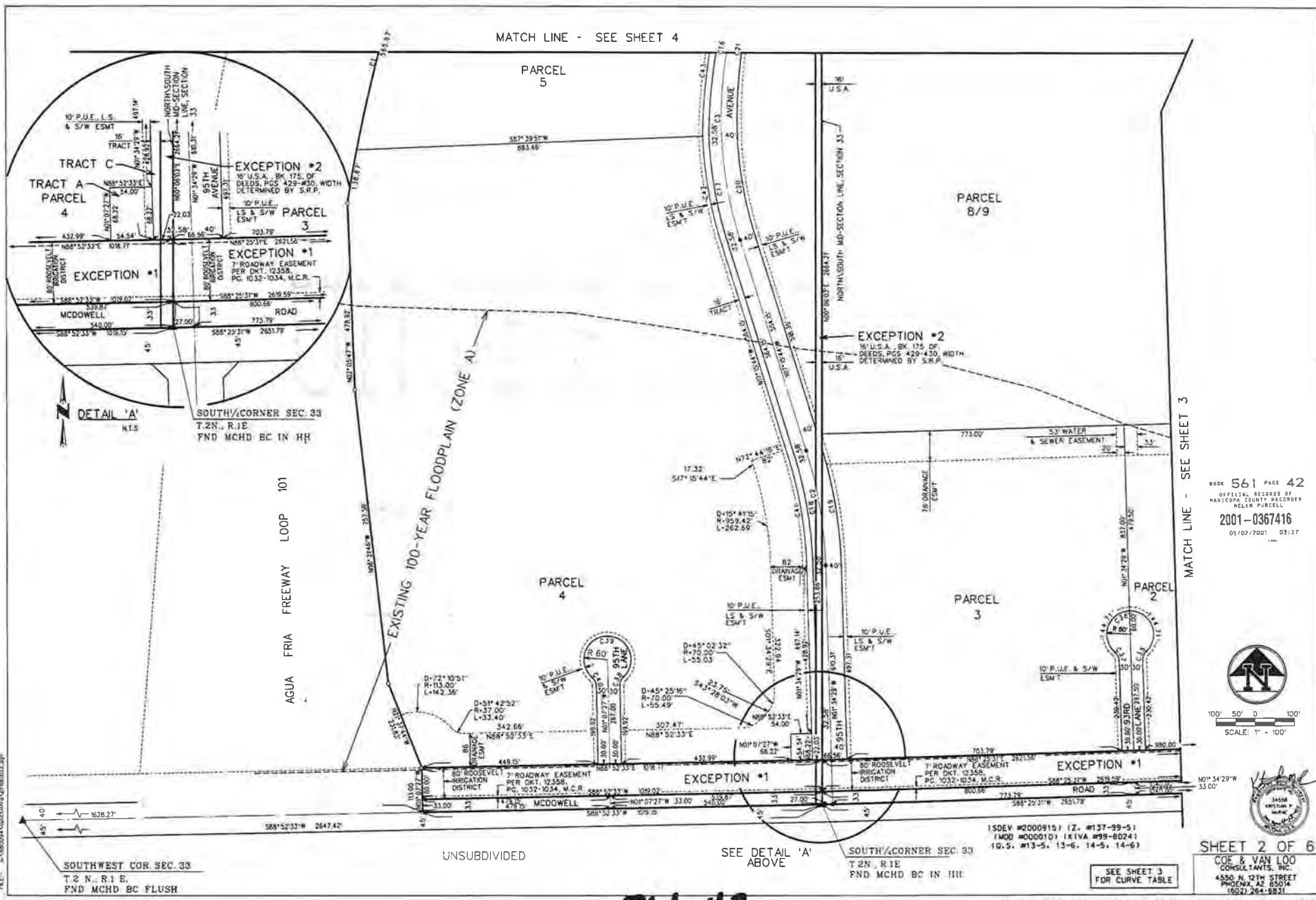
COE & VAN LOO  
CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, AZ 85014  
(602) 264-6831

(SDEV #2000915) (Z. #137-99-5)  
(MOD #000010) (KIVA #99-8024)  
(O.S. #13-5, 13-6, 14-5, 14-6)

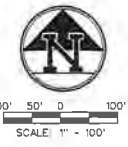
561-42



MATCH LINE - SEE SHEET 4



BOOK 561 PAGE 42  
 OFFICIAL RECORDS OF  
 HARRIS COUNTY RECORDER  
 HELEN PURCELL  
 2001-0367416  
 01/02/2001 03:27



SHEET 2 OF 6  
 COE & VAN LOO  
 CONSULTANTS, INC.  
 4550 N. 12TH STREET  
 PHOENIX, AZ 85014  
 (602) 264-8831

561-42



DATE: 01-13-2001  
 TIME: 10:33:39  
 FILE: n:\860094\New\Info\PLAT0003.dgn

MATCH LINE - SEE SHEET 2

CURVE TABLE

NO.	RAD. US.	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	3858.88	172.53	019°48'07"	868.91	1317.98	N16°51'15.57"W
2	1708.00	101.77	015°41'15"	151.44	100.24	N02°25'04.57"W
3	1950.00	115.47	031°15'44"	318.93	608.89	N00°27'52.07"W
4	1125.00	180.37	007°14'10"	1276.87	1686.22	N64°57'05.07"E
5	950.00	189.40	023°50'32"	137.68	167.06	S75°11'06.07"E
6	750.00	485.12	036°54'36"	250.24	474.84	N17°35'03.07"E
7	1250.00	158.15	016°27'42"	180.82	152.82	N32°44'18.57"E
8	1200.00	181.28	018°19'38"	172.15	140.80	N01°20'47.07"E
9	1182.00	130.55	016°19'38"	186.47	129.44	S05°20'47.07"W
10	1250.00	359.14	018°27'42"	180.82	332.32	S22°44'18.57"W
11	150.00	592.47	035°54'36"	250.20	493.83	N12°41'03.07"W
12	1155.00	863.15	032°53'48"	340.99	854.08	S65°05'04.07"W
13	1150.00	28.38	002°53'42"	29.19	28.36	S44°41'38.07"W
14	1150.00	42.61	004°05'48"	41.52	42.59	S41°11'23.07"W
15	1150.00	432.09	021°51'30"	218.87	428.55	S27°05'10.07"W
16	1388.58	453.15	018°41'51"	228.65	451.14	S09°58'29.57"W
17	1083.28	282.03	014°55'35"	181.87	281.23	S04°47'08.57"E
18	1087.42	282.26	011°41'14"	147.65	284.35	S09°26'05.57"E
19	1140.00	304.23	015°17'25"	153.03	303.37	N01°13'11.57"W
20	1210.00	283.12	014°55'35"	170.21	283.38	N09°47'56.57"W
21	1355.00	411.70	018°40'33"	211.78	429.39	N03°25'05.57"E
22	1095.00	338.04	017°54'59"	189.35	334.22	N05°07'18.57"E
23	1095.00	773.82	014°19'44"	37.84	773.13	N47°33'25.07"E
24	1082.00	1125.21	005°58'44"	844.84	1111.43	N63°09'18.07"E
25	880.00	348.11	020°05'18"	73.33	341.36	N21°47'14.07"E
26	870.00	194.06	005°36'20"	55.09	198.01	N80°38'12.07"W
27	920.00	25.18	007°40'17"	81.88	123.08	N70°15'58.57"W
28	1125.00	144.42	037°05'10"	127.02	538.81	N16°58'09.07"W
29	770.00	463.83	035°54'36"	240.28	459.85	N12°31'03.07"E
30	1240.00	358.15	018°27'42"	180.82	357.92	N22°44'28.57"E
31	1240.00	358.15	018°27'42"	180.82	357.92	N22°44'28.57"E
32	10.00	25.23	048°11'23"	13.42	24.49	N22°17'12.07"E
33	60.00	289.42	77°27'46"	...	80.30	S88°25'31.07"W
34	30.00	25.23	048°11'23"	13.42	24.49	S25°40'10.37"E
35	30.00	25.23	048°11'23"	13.42	24.49	N02°17'12.07"E
36	30.00	25.23	048°11'23"	13.42	24.49	N02°17'12.07"E
37	30.00	25.23	048°11'23"	13.42	24.49	S25°40'10.37"E
38	30.00	25.23	048°11'23"	13.42	24.49	S25°40'10.37"E
39	30.00	25.23	048°11'23"	13.42	24.49	S25°40'10.37"E
40	30.00	25.23	048°11'23"	13.42	24.49	S25°40'10.37"E
41	1051.42	282.88	015°41'15"	144.84	158.98	N09°25'08.57"W
42	1082.58	282.19	014°55'35"	143.91	283.20	N09°47'56.57"W
43	1404.58	151.53	015°38'25"	157.57	139.18	N01°20'47.07"E
44	1404.58	151.53	015°38'25"	157.57	139.18	N01°20'47.07"E
45	1172.58	458.53	022°31'12"	232.26	458.58	N22°15'26.57"E
46	1168.58	14.35	000°43'19"	7.18	14.36	N40°25'42.07"E

MATCH LINE - SEE SHEET 4

EXCEPTION #5  
 R.I.D. EXCEPTION  
 PER BK. 214 OF  
 DEEDS, PG. 235

BOOK 561 PAGE 42  
 OFFICIAL RECORD AT  
 HARTCOPE COUNTY RECORDS  
 HELIX PURCELL  
 2001-0367416  
 01/02/2001 05:07



SHEET 3 OF 6  
 COE & VAN LOO  
 CONSULTANTS, INC.  
 4500 N. 21TH STREET  
 PHOENIX, AZ 85014  
 (602) 264-6821

SNEELY FARMS INFRASTRUCTURE - FINAL PLAT - C.V.L. JOB# 980094

561-42

UNSUBDIVIDED

EXISTING 100-YEAR  
 FLOODPLAIN  
 (ZOND A)

PARCEL 2

PARCEL 1

PARCELS  
 8 & 9

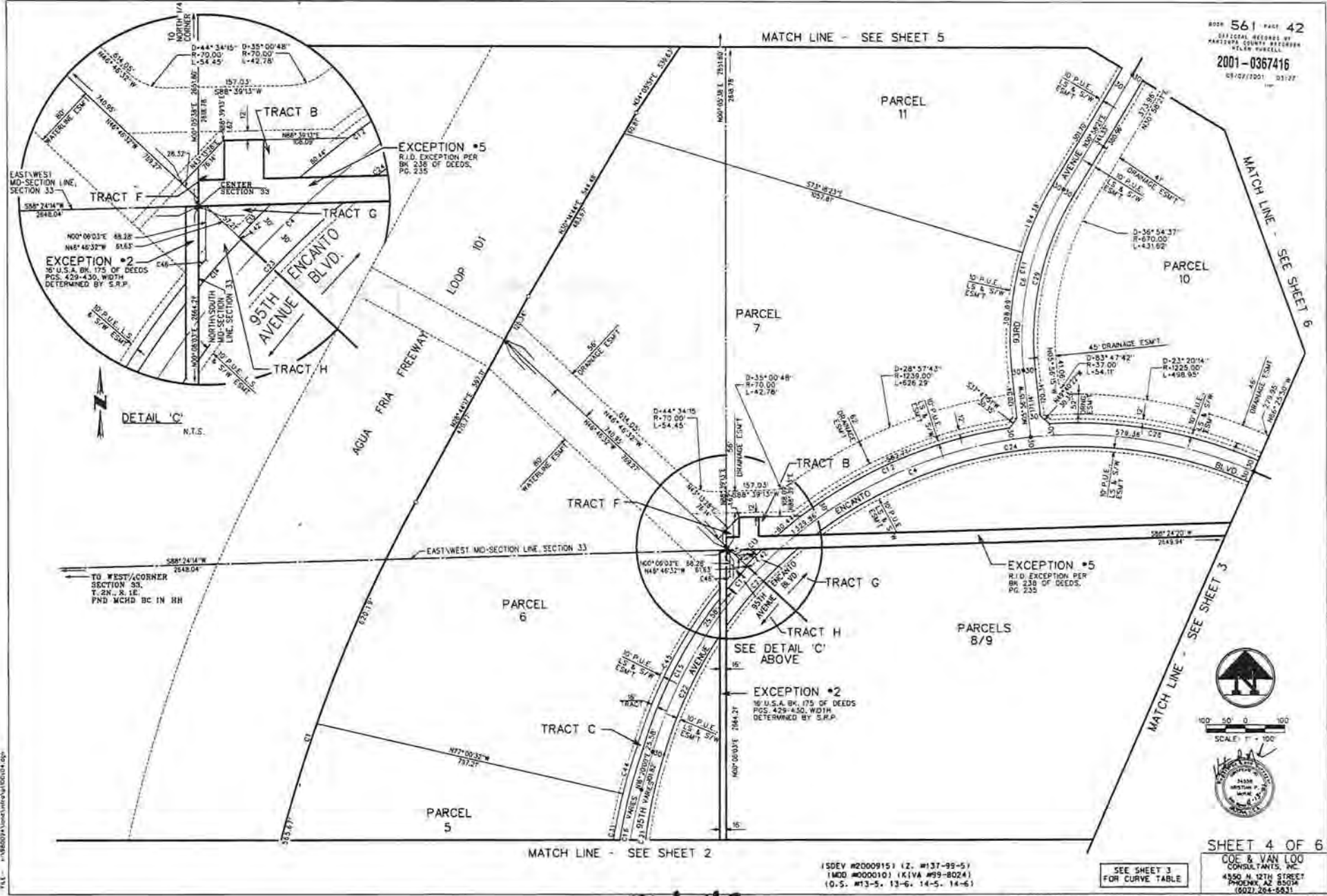
TRACT E

SOUTHEAST COR. SEC. 33  
 T.2N., R.1E.  
 FND MCHD BC IN HH

SEE DETAIL 'B'  
 ON SHEET 6

(SDEV #2000915) (Z. #137-99-51  
 (MOO #000010) (K1VA #99-8024)  
 (I.O.S. #13-5, 13-6, 14-5, 14-6)





DATE: Aug. 13, 2001  
 TIME: 10:03 AM  
 FILE: \\HARTSOG\Projects\GIS\2001\42.dwg

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 6

ISDEV #2000915) (2. #131-99-5)  
 TMD# M000010) (KIVA #99-8024)  
 (O.S. #13-5, 13-6, 14-5, 14-6)

SEE SHEET 3  
 FOR CURVE TABLE



SHEET 4 OF 6

COE & VAN LOO  
 CONSULTANTS, INC.  
 4850 N. 12TH STREET  
 PHOENIX, AZ 85018  
 (602) 264-5531

SHEELY FARMS INFRASTRUCTURE - FINAL PLAT - C.V.L. JOB# 980094

561-42



UNSUBDIVIDED

EXCEPTION #4  
 16' U.S.A. BK. 113 OF  
 DEEDS, PGS. 378-379

NORTH 1/4 CORNER SEC 33  
 T.2N., R.1E.  
 FND 1" IRON BAR

THOMAS ROAD

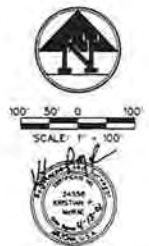
TRACT D

PARCEL 12

PARCEL 11

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4



SHEET 5 OF 6

COE & VAN LOO  
 CONSULTANTS, P.C.  
 4550 N. 12TH STREET  
 PHOENIX, AZ 85014  
 (602) 264-6631

SEE SHEET 3 FOR CURVE TABLE

(SOE) #2000915) (2. #137-99-5)  
 (MCO #000010) (KIVA #99-8024)  
 (O.S. #13-5, 13-6, 14-5, 14-6)

561-42

DATE: Nov 13, 2001  
 TIME: 11:02:55  
 FILE: \\S:\PROJ\1001\1001\1001\1001.dwg

NORTHWEST COR. SEC 33  
 T.2N., R.1E.  
 FND MCHD BC IN HH

ACQUA FRIA FREEWAY LOOP  
 NORTH/SOUTH MID-SECTION LINE, SECTION 13

N88°10'32"E 2649.64'

N88°10'32"E 13.92'

S68°10'33"W 763.58'

N67°37'10"E 381.52'

N88°10'55"E 2649.97'

N88°10'55"E 100.00'

S91°08'00"E 332.85'

S46°10'00"E 241.85'

S46°10'00"E 40.00'

S46°10'00"E 40.00'

S46°10'00"E 40.00'

S46°10'00"E 40.00'

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S46°10'00"E 40.00'

S46°10'00"E 40.00'

S46°10'00"E 40.00'

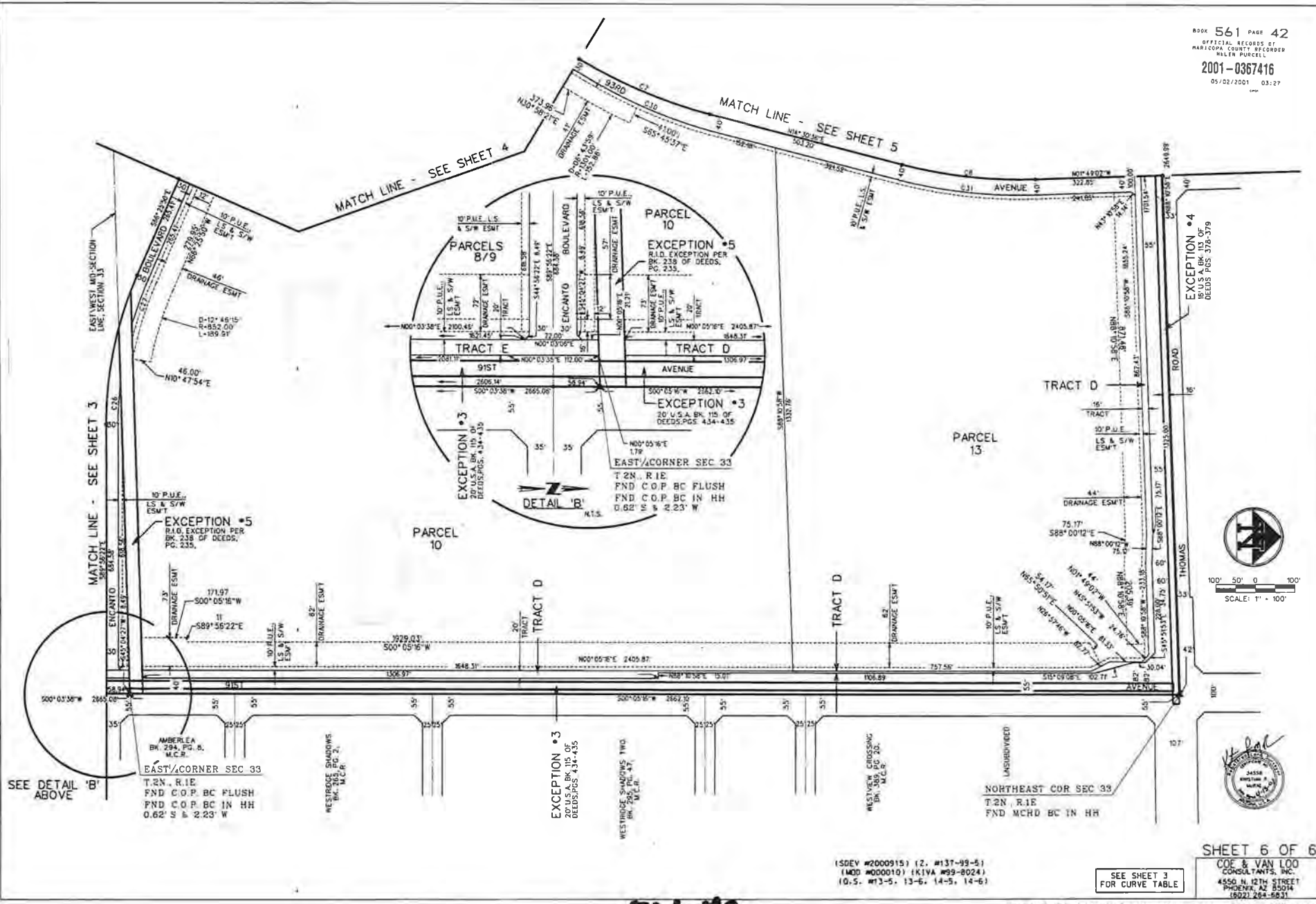
S46°10'00"E 40.00'

S46°10'00"E 40.00'

S46°10'00"E 40.00'

S46°10'00"E 40.00'





DATE: 05/13/2001  
 TIME: 08:10:06  
 FILE: \\N80094\Users\mtr\p1\DOB08.dwg

SEE DETAIL 'B' ABOVE

EAST/CORNER SEC 33  
 T.2N., R.1E  
 FND C.O.P. BC FLUSH  
 FND C.O.P. BC IN HH  
 0.62' S & 2.23' W

WESTROSE SHADOWS  
 BK. 294, PG. 8,  
 M.C.R.

EXCEPTION #3  
 2015.5 A BK. 10 OF  
 DEEDS, PGS. 434-435

WESTROSE SHADOWS TWO  
 BK. 294, PG. 47,  
 M.C.R.

WESTVIEW CROSSING  
 BK. 294, PG. 20,  
 M.C.R.

NORTHEAST COR SEC 33  
 T.2N., R.1E  
 FND MCHD BC IN HH

(SDEV #2000915) (2, #137-99-5)  
 (MOD #000010) (KIVA #99-8024)  
 (O.S. #13-5, 13-6, 14-5, 14-6)

SEE SHEET 3 FOR CURVE TABLE

SHEET 6 OF 6  
 COE & VAN LOO  
 CONSULTANTS, INC.  
 4550 N. 12TH STREET  
 PHOENIX, AZ 85014  
 (602) 264-6631

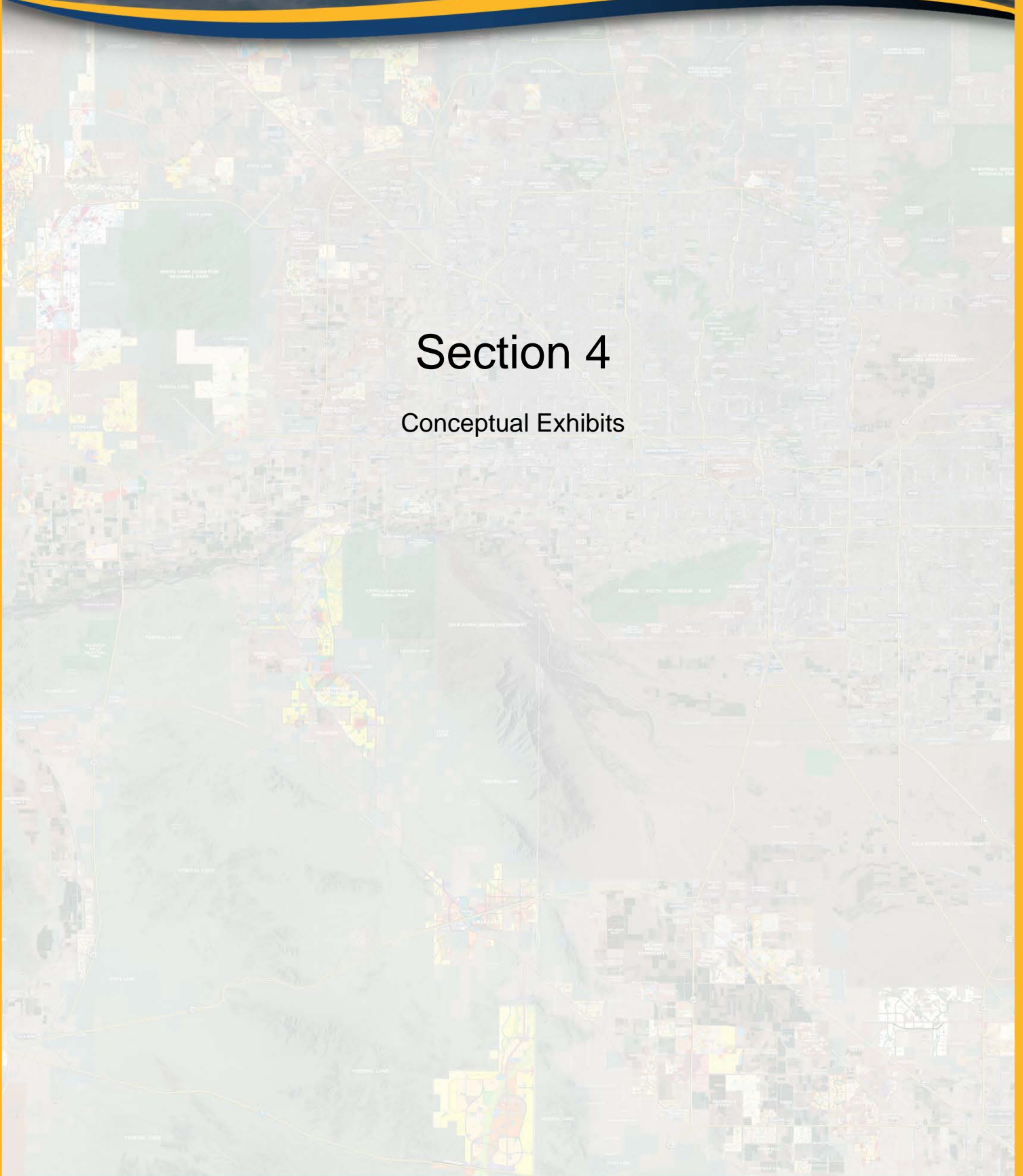
561-92





# Section 4

## Conceptual Exhibits





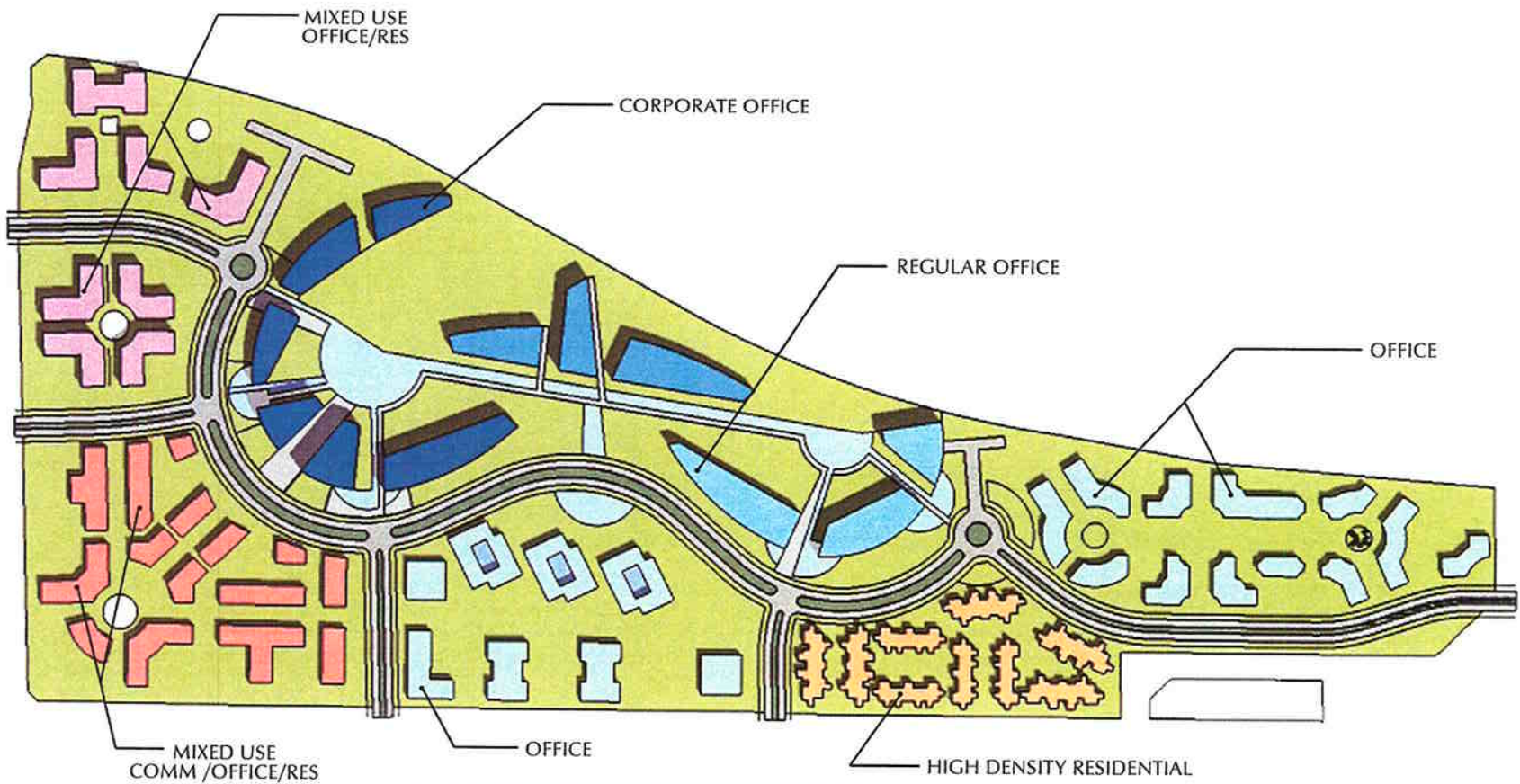


# SHEELY

## CONCEPTUAL SITE PLAN

GREY PICKETT  
LANDSCAPE ARCHITECTS COMMUNITY COLLEGE  
November 15, 2007



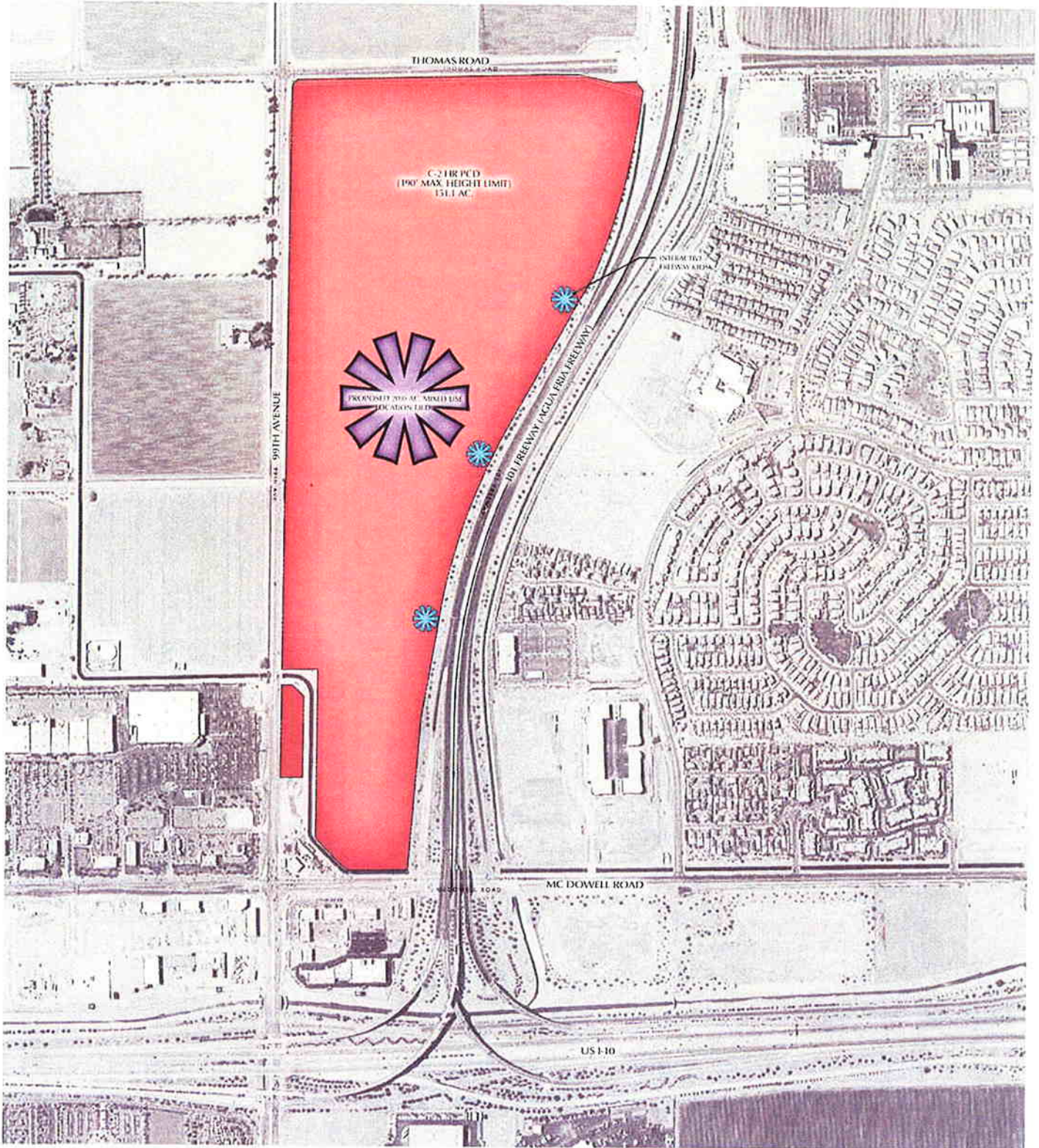


S H E E L Y

CONCEPTUAL SITE PLAN

G. REEY | PICKETT  
ARCHITECTS  
 JUNE 22, 2007



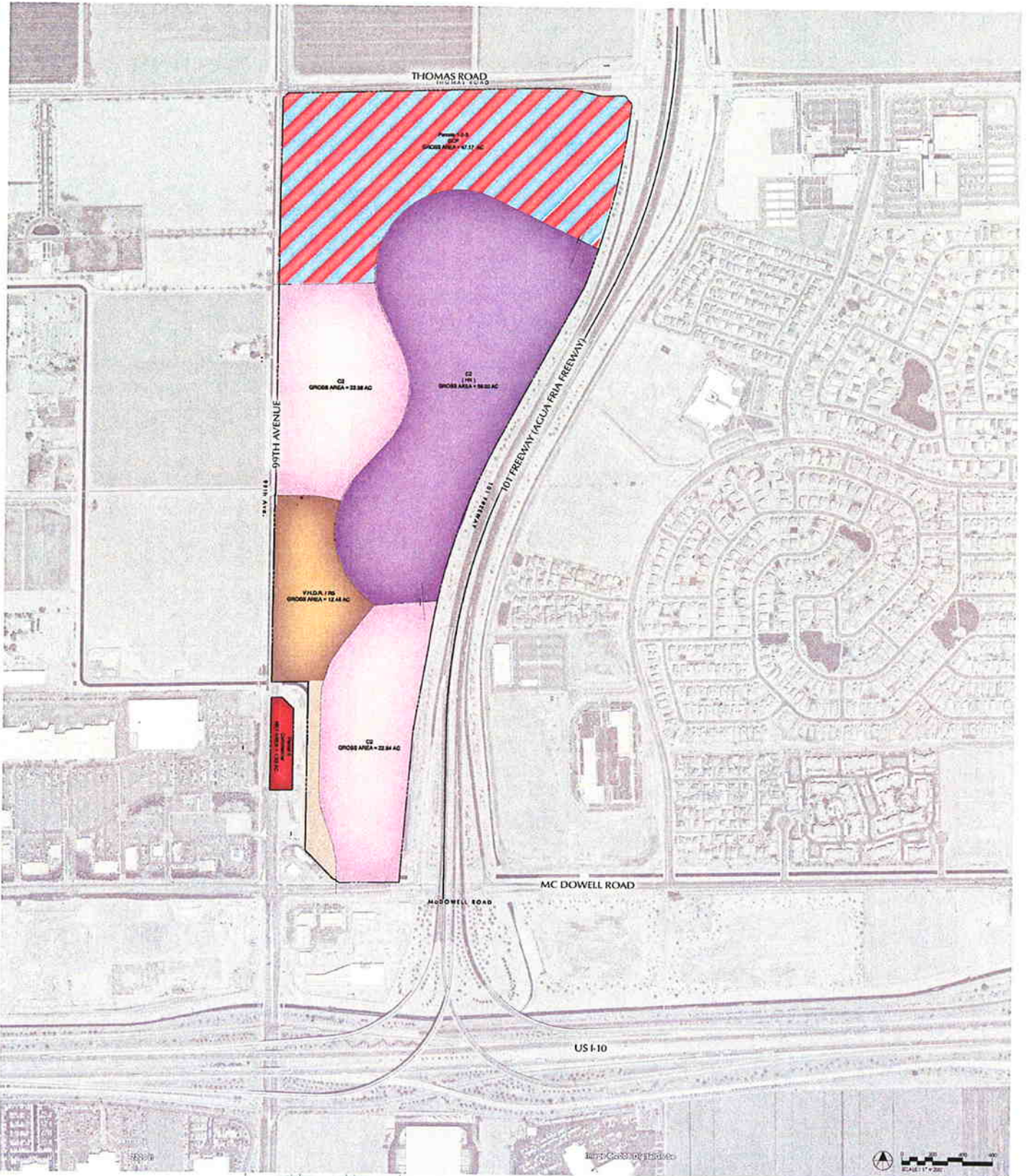


SHEELY

PROPOSED ZONING PLAN

GREENPICKETT  
OCTOBER 4, 2007





SHEELY

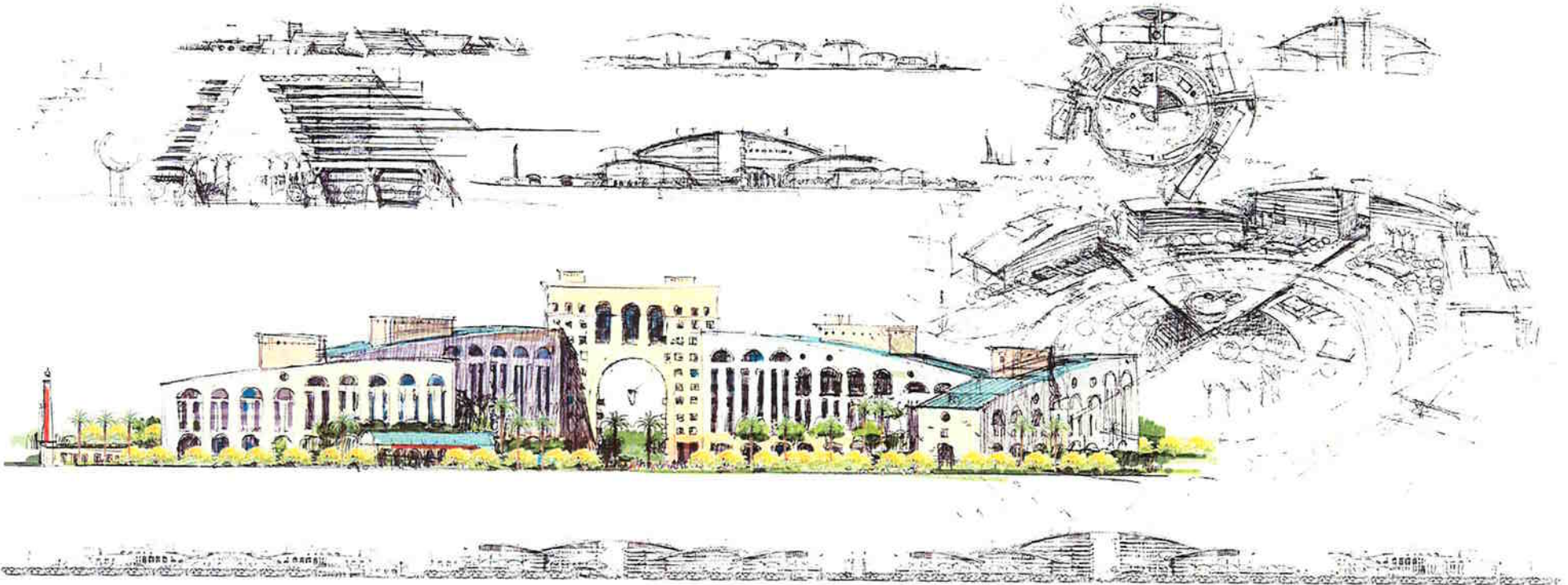
PROPOSED ZONING PLAN

GREYFICKETT  
JANUARY 22, 2017





C O N C E P T I M A G E S      S H E E L Y   C O R P O R A T E   C E N T E R

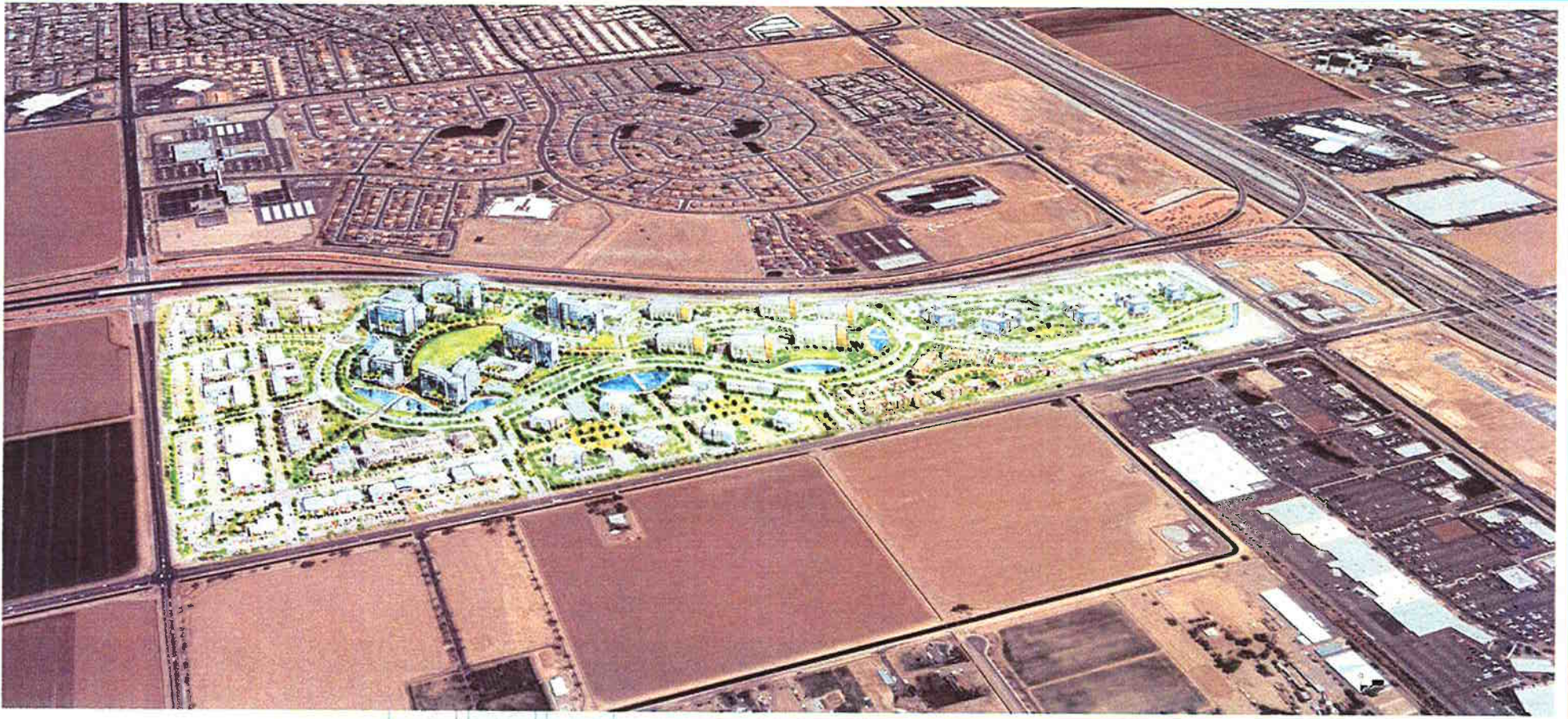


S H E E L Y

CONCEPTUAL ELEVATIONS

GREY PICKETT  
ARCHITECTS  
October 3, 2007





S H E E L Y

CONCEPTUAL BIRDSEYE ILLUSTRATIVE

G R E Y P I C K E T T  
ARCHITECTS  
FEBRUARY 22, 2007





S H E E L Y

CONCEPTUAL BIRDSEYE ILLUSTRATIVE 'B'

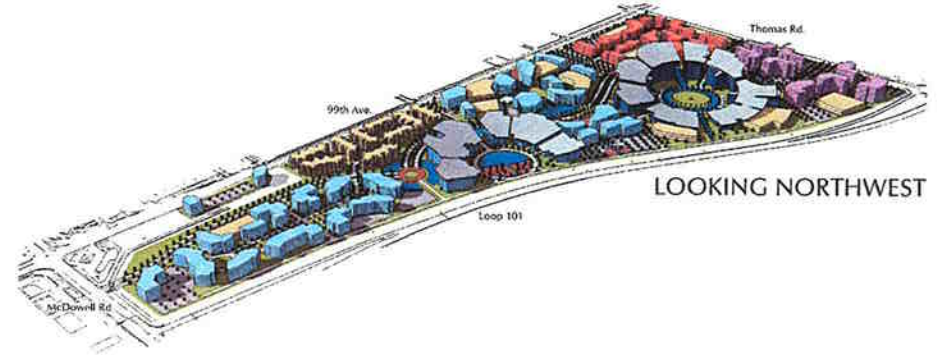
G R E E Y | P I C K E T T  
LANDSCAPE ARCHITECTURE | ARCHITECTURE | INTERIOR DESIGN  
JUNE 14, 2007



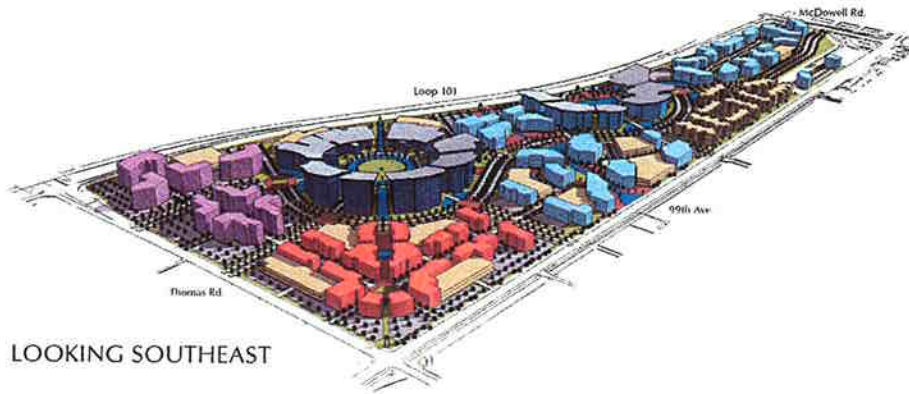
LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



S H E E L Y

COMPUTER MODEL RENDERINGS

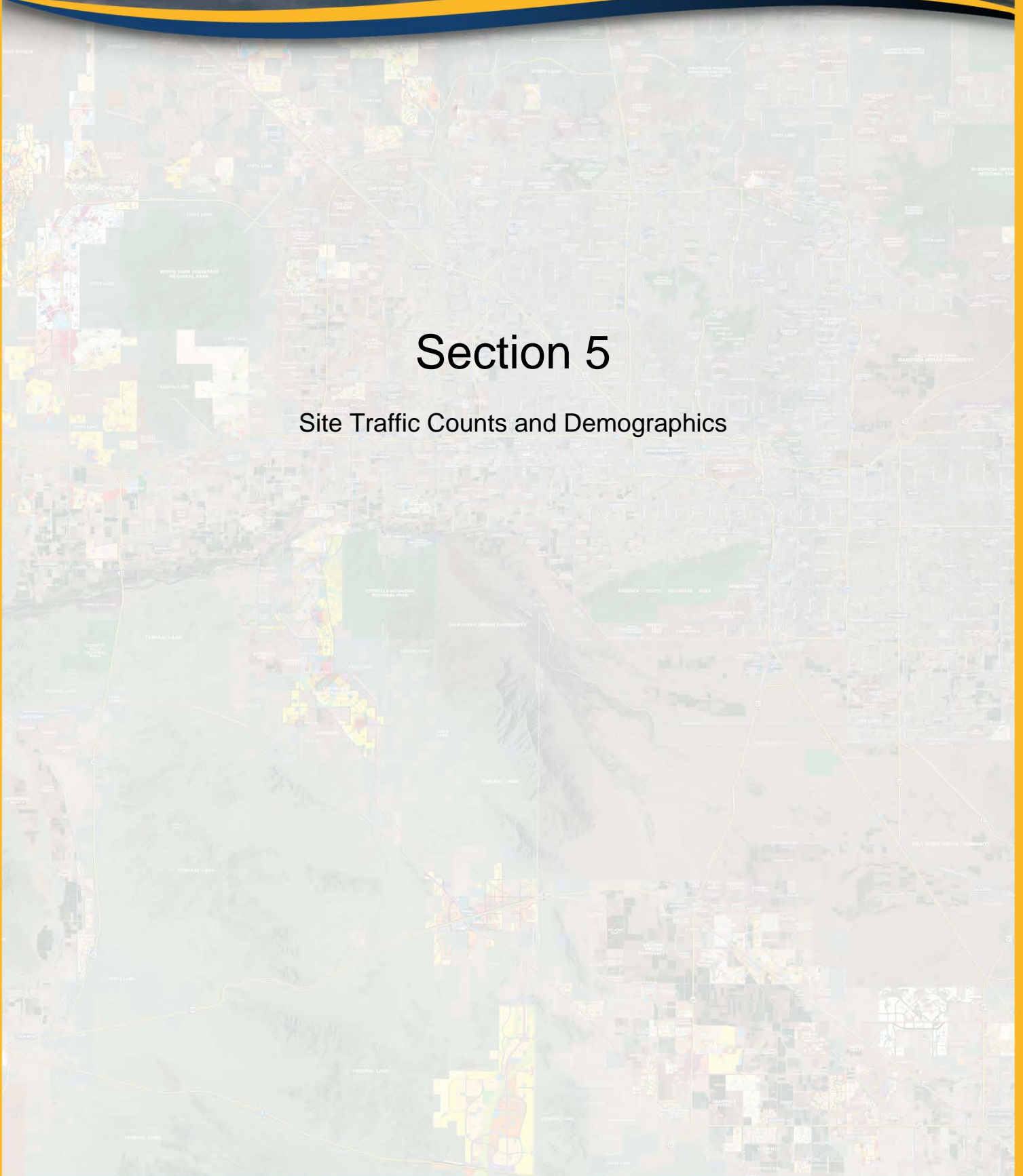
GREY PICKETT  
November 20, 2007





# Section 5

## Site Traffic Counts and Demographics

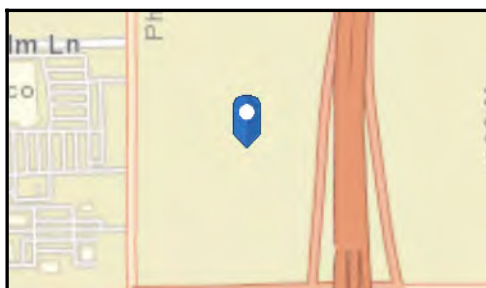
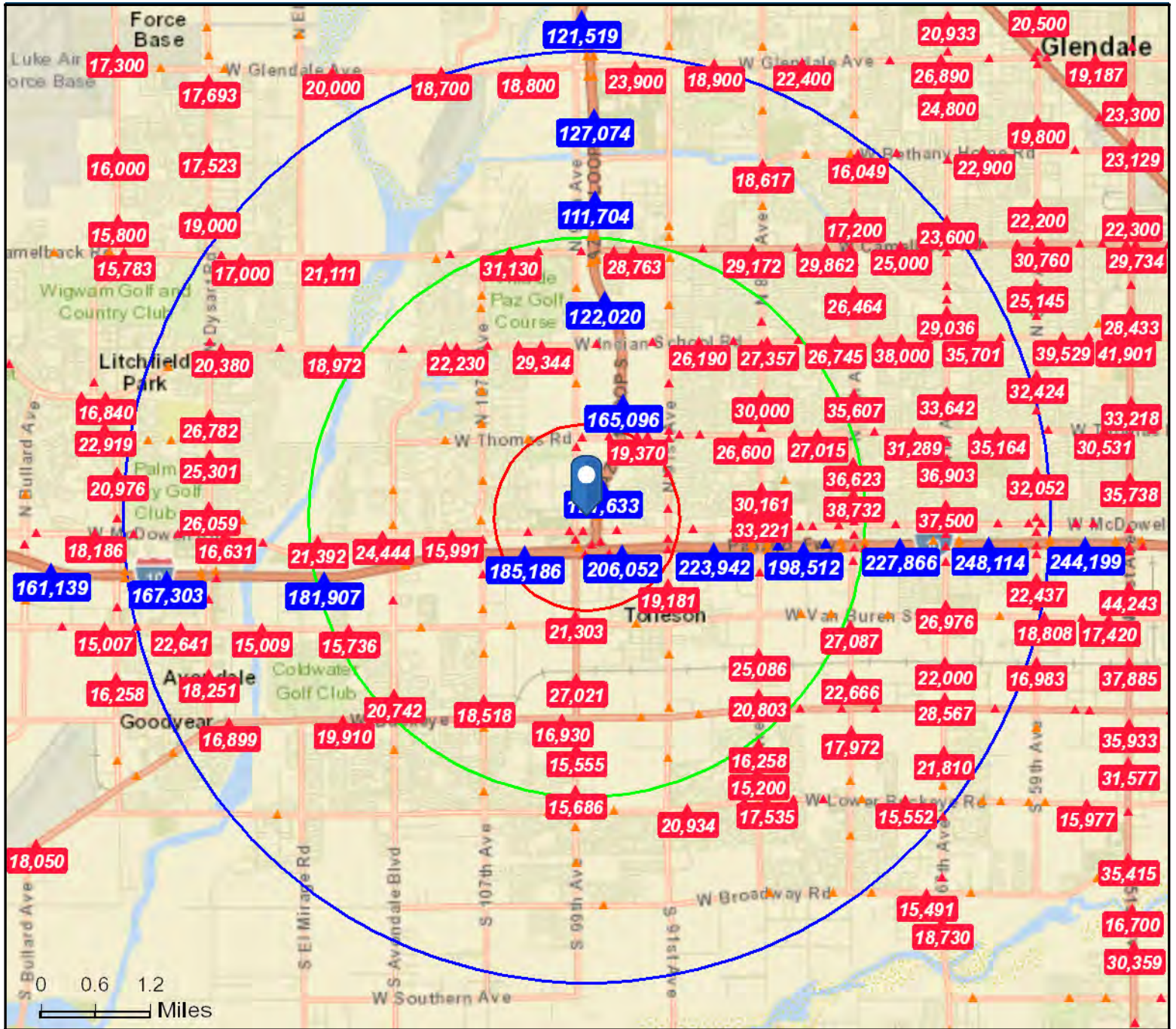




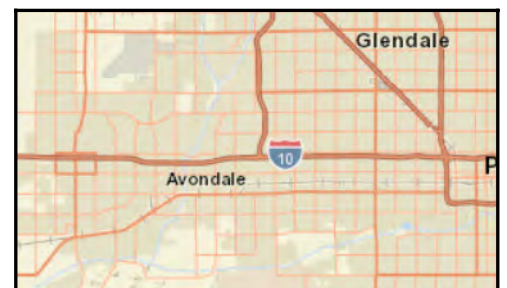
Loop 101 and McDowell  
 85037, Phoenix, Arizona  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
 Longitude: -112.27048



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

April 16, 2018





# Traffic Count Profile

Loop 101 and McDowell  
 85037, Phoenix, Arizona  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
 Longitude: -112.27048

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Agua Fria Fwy	W Thomas Rd (0.87 miles N)	2015	11,398
0.13	Agua Fria Fwy	W Thomas Rd (0.89 miles N)	2015	8,947
0.15	W McDowell Rd	N 99th Ave (0.08 miles W)	2015	24,599
0.24	W McDowell Rd	N 99th Ave (0.07 miles E)	2014	23,398
0.27	N 99th Ave	Frontage Rd (0.08 miles S)	2014	32,853
0.28	N 99th Ave	W Encanto Blvd (0.10 miles N)	2015	12,364
0.29		(0.00 miles )	2015	22,302
0.29		(0.00 miles )	2015	36,721
0.33	Frontage Rd	N 99th Ave (0.03 miles W)	2015	13,309
0.35	W McDowell Rd	N 95th Ln (0.05 miles W)	2010	20,231
0.36	N 95th Ave	W Palm Ln (0.06 miles N)	2014	3,415
0.38	Agua Fria Fwy	W Thomas Rd (0.57 miles NE)	2017	121,633
0.40	Frontage Rd	N 99th Ave (0.10 miles W)	2015	21,060
0.42	Frontage Rd	N 99th Ave (0.13 miles W)	2015	13,108
0.46	Frontage Rd	N 99th Ave (0.37 miles W)	2015	36,742
0.52	I- 10	N 91st Ave (0.50 miles E)	2016	206,052
0.65	W McDowell Rd	N 103rd Ave (0.01 miles E)	2014	22,379
0.70	Frontage Rd	N 91st Ave (0.24 miles E)	2015	2,131
0.70	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
0.73	Frontage Rd	N 91st Ave (0.25 miles E)	2015	2,260
0.76	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.77	N 99th Ave	W Thomas Rd (0.10 miles N)	2010	18,666
0.80	I- 10	N 107th Ave (0.40 miles W)	2013	6,391
0.82		(0.00 miles )	2015	3,633
0.85		(0.00 miles )	2015	3,460
0.86	W Thomas Rd	N 99th Ave (0.07 miles W)	2010	15,958
0.88	N 91st Ave	W Granada Rd (0.04 miles S)	2012	18,303
0.90	W Thomas Rd	Agua Fria Fwy (0.13 miles E)	2015	17,721
0.91	N 93rd Ave	West Virginia Ave (0.04 miles S)	2013	3,758
0.91	N 91st Ave	Frontage Rd (0.04 miles S)	2014	17,435

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2017 Kalibrate Technologies

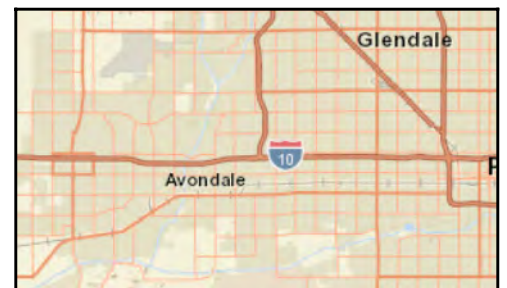
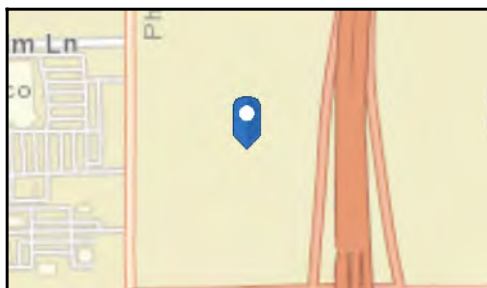
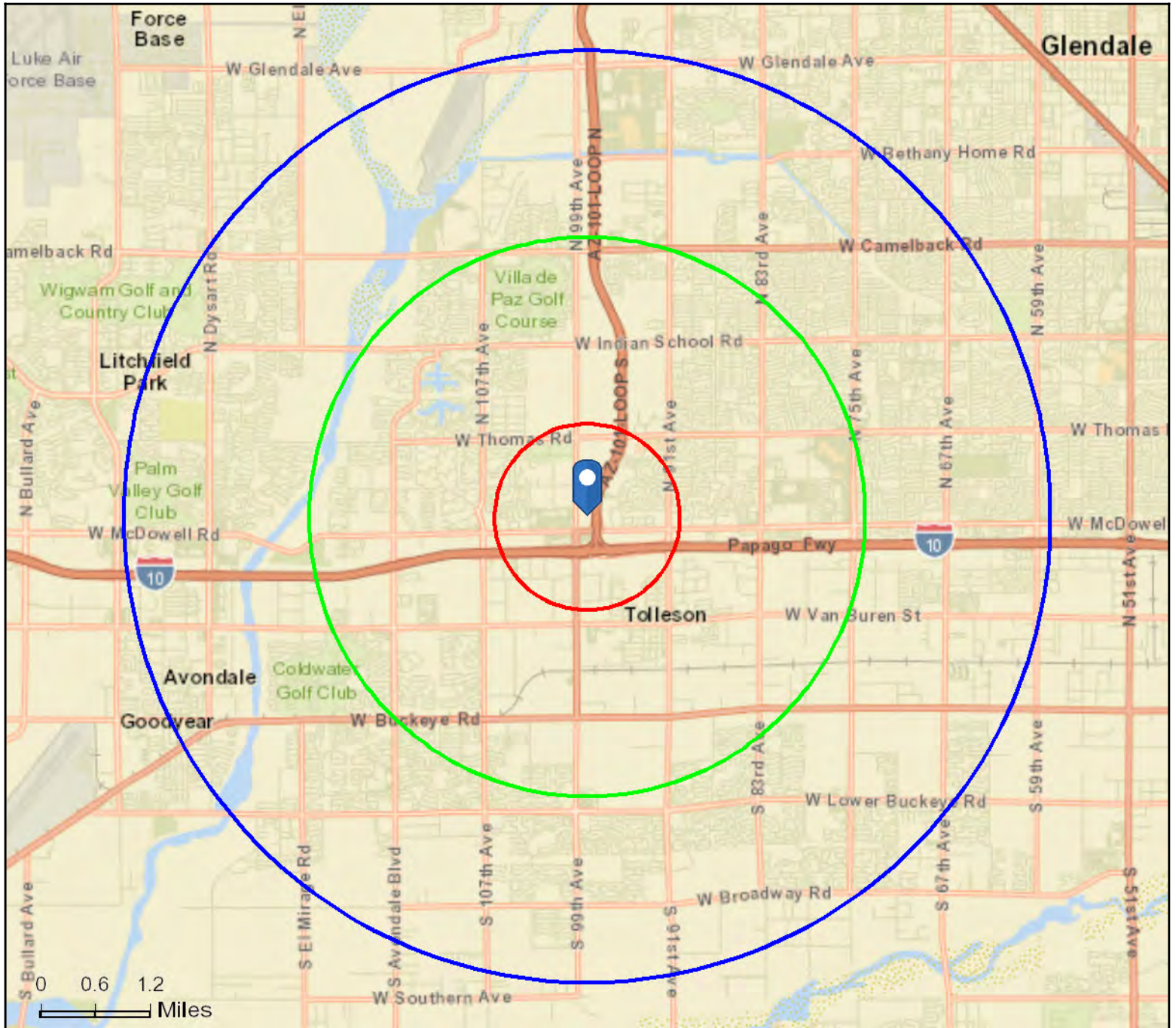


Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689

Longitude: -112.27048







# Executive Summary

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,330	60,499	172,509
2010 Population	7,885	95,477	277,139
2017 Population	8,434	106,534	308,285
2022 Population	8,960	115,141	332,751
2000-2010 Annual Rate	19.48%	4.67%	4.85%
2010-2017 Annual Rate	0.93%	1.52%	1.48%
2017-2022 Annual Rate	1.22%	1.57%	1.54%
2017 Male Population	49.9%	49.4%	49.5%
2017 Female Population	50.1%	50.6%	50.5%
2017 Median Age	27.3	28.9	28.3

In the identified area, the current year population is 308,285. In 2010, the Census count in the area was 277,139. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 332,751 representing a change of 1.54% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 27.3, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	48.4%	51.1%	52.0%
2017 Black Alone	12.9%	9.2%	8.7%
2017 American Indian/Alaska Native Alone	2.4%	1.9%	1.9%
2017 Asian Alone	4.3%	3.3%	2.9%
2017 Pacific Islander Alone	0.4%	0.2%	0.2%
2017 Other Race	25.5%	29.6%	29.6%
2017 Two or More Races	6.1%	4.7%	4.6%
2017 Hispanic Origin (Any Race)	58.7%	62.1%	63.9%

Persons of Hispanic origin represent 63.9% 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 85.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	370	17,855	49,953
2010 Households	2,565	28,586	79,228
2017 Total Households	2,746	31,766	87,247
2022 Total Households	2,921	34,327	93,939
2000-2010 Annual Rate	21.36%	4.82%	4.72%
2010-2017 Annual Rate	0.94%	1.47%	1.34%
2017-2022 Annual Rate	1.24%	1.56%	1.49%
2017 Average Household Size	3.07	3.35	3.53

The household count in this area has changed from 79,228 in 2010 to 87,247 in the current year, a change of 1.34% annually. The five-year projection of households is 93,939, a change of 1.49% annually from the current year total. Average household size is currently 3.53, compared to 3.49 in the year 2010. The number of families in the current year is 68,587 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$49,436	\$49,778	\$50,428
2022 Median Household Income	\$53,892	\$53,556	\$54,130
2017-2022 Annual Rate	1.74%	1.47%	1.43%
<b>Average Household Income</b>			
2017 Average Household Income	\$60,532	\$60,560	\$61,165
2022 Average Household Income	\$68,813	\$68,042	\$69,164
2017-2022 Annual Rate	2.60%	2.36%	2.49%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$19,603	\$18,032	\$17,379
2022 Per Capita Income	\$22,300	\$20,255	\$19,592
2017-2022 Annual Rate	2.61%	2.35%	2.43%

### Households by Income

Current median household income is \$50,428 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,130 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$61,165 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$69,164 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$17,379 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$19,592 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	385	18,751	52,441
2000 Owner Occupied Housing Units	282	14,531	37,380
2000 Renter Occupied Housing Units	87	3,325	12,574
2000 Vacant Housing Units	16	895	2,487
2010 Total Housing Units	2,894	32,970	91,104
2010 Owner Occupied Housing Units	965	16,967	48,024
2010 Renter Occupied Housing Units	1,600	11,619	31,204
2010 Vacant Housing Units	329	4,384	11,876
2017 Total Housing Units	3,075	36,045	99,051
2017 Owner Occupied Housing Units	893	17,184	48,920
2017 Renter Occupied Housing Units	1,852	14,581	38,327
2017 Vacant Housing Units	329	4,279	11,804
2022 Total Housing Units	3,272	38,636	106,026
2022 Owner Occupied Housing Units	933	18,285	52,227
2022 Renter Occupied Housing Units	1,988	16,042	41,712
2022 Vacant Housing Units	351	4,309	12,087

Currently, 49.4% of the 99,051 housing units in the area are owner occupied; 38.7%, renter occupied; and 11.9% 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 91,104 housing units in the area - 52.7% owner occupied, 34.3% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 3.79%. Median home value in the area is \$153,187, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.31% annually to \$198,460.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.





# Market Profile

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,330	60,499	172,509
2010 Total Population	7,885	95,477	277,139
2017 Total Population	8,434	106,534	308,285
2017 Group Quarters	9	42	518
2022 Total Population	8,960	115,141	332,751
2017-2022 Annual Rate	1.22%	1.57%	1.54%
2017 Total Daytime Population	11,118	94,295	256,188
Workers	6,673	36,304	81,238
Residents	4,445	57,991	174,950
<b>Household Summary</b>			
2000 Households	370	17,855	49,953
2000 Average Household Size	3.59	3.39	3.45
2010 Households	2,565	28,586	79,228
2010 Average Household Size	3.07	3.34	3.49
2017 Households	2,746	31,766	87,247
2017 Average Household Size	3.07	3.35	3.53
2022 Households	2,921	34,327	93,939
2022 Average Household Size	3.06	3.35	3.54
2017-2022 Annual Rate	1.24%	1.56%	1.49%
2010 Families	1,762	22,013	62,867
2010 Average Family Size	3.67	3.74	3.85
2017 Families	1,859	24,146	68,587
2017 Average Family Size	3.68	3.77	3.90
2022 Families	1,964	25,935	73,534
2022 Average Family Size	3.69	3.78	3.91
2017-2022 Annual Rate	1.10%	1.44%	1.40%
<b>Housing Unit Summary</b>			
2000 Housing Units	385	18,751	52,441
Owner Occupied Housing Units	73.2%	77.5%	71.3%
Renter Occupied Housing Units	22.6%	17.7%	24.0%
Vacant Housing Units	4.2%	4.8%	4.7%
2010 Housing Units	2,894	32,970	91,104
Owner Occupied Housing Units	33.3%	51.5%	52.7%
Renter Occupied Housing Units	55.3%	35.2%	34.3%
Vacant Housing Units	11.4%	13.3%	13.0%
2017 Housing Units	3,075	36,045	99,051
Owner Occupied Housing Units	29.0%	47.7%	49.4%
Renter Occupied Housing Units	60.2%	40.5%	38.7%
Vacant Housing Units	10.7%	11.9%	11.9%
2022 Housing Units	3,272	38,636	106,026
Owner Occupied Housing Units	28.5%	47.3%	49.3%
Renter Occupied Housing Units	60.8%	41.5%	39.3%
Vacant Housing Units	10.7%	11.2%	11.4%
<b>Median Household Income</b>			
2017	\$49,436	\$49,778	\$50,428
2022	\$53,892	\$53,556	\$54,130
<b>Median Home Value</b>			
2017	\$174,700	\$152,744	\$153,187
2022	\$252,880	\$192,949	\$198,460
<b>Per Capita Income</b>			
2017	\$19,603	\$18,032	\$17,379
2022	\$22,300	\$20,255	\$19,592
<b>Median Age</b>			
2010	25.6	27.4	26.9
2017	27.3	28.9	28.3
2022	28.3	29.9	29.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# Market Profile

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>2017 Households by Income</b>			
Household Income Base	2,746	31,766	87,247
<\$15,000	6.4%	10.4%	10.7%
\$15,000 - \$24,999	9.4%	9.2%	10.4%
\$25,000 - \$34,999	14.2%	12.1%	12.0%
\$35,000 - \$49,999	20.4%	18.5%	16.3%
\$50,000 - \$74,999	22.4%	21.3%	21.9%
\$75,000 - \$99,999	10.8%	13.4%	13.4%
\$100,000 - \$149,999	11.9%	10.9%	10.8%
\$150,000 - \$199,999	3.8%	2.9%	2.9%
\$200,000+	0.6%	1.2%	1.5%
Average Household Income	\$60,532	\$60,560	\$61,165
<b>2022 Households by Income</b>			
Household Income Base	2,921	34,327	93,939
<\$15,000	6.2%	10.2%	10.4%
\$15,000 - \$24,999	8.5%	8.5%	9.7%
\$25,000 - \$34,999	12.5%	10.6%	10.4%
\$35,000 - \$49,999	17.8%	16.3%	14.3%
\$50,000 - \$74,999	22.1%	21.3%	21.8%
\$75,000 - \$99,999	12.7%	15.3%	15.0%
\$100,000 - \$149,999	14.7%	12.8%	12.8%
\$150,000 - \$199,999	4.7%	3.5%	3.6%
\$200,000+	0.8%	1.5%	1.9%
Average Household Income	\$68,813	\$68,042	\$69,164
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	893	17,182	48,911
<\$50,000	2.7%	5.7%	7.2%
\$50,000 - \$99,999	10.2%	19.2%	19.5%
\$100,000 - \$149,999	23.3%	23.7%	21.9%
\$150,000 - \$199,999	28.0%	24.1%	21.3%
\$200,000 - \$249,999	6.6%	10.9%	12.9%
\$250,000 - \$299,999	15.0%	7.8%	7.3%
\$300,000 - \$399,999	10.5%	6.3%	6.5%
\$400,000 - \$499,999	2.9%	1.4%	1.7%
\$500,000 - \$749,999	0.8%	0.7%	1.4%
\$750,000 - \$999,999	0.0%	0.0%	0.1%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$197,396	\$167,802	\$172,714
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	933	18,283	52,217
<\$50,000	0.9%	2.6%	3.7%
\$50,000 - \$99,999	4.0%	10.4%	11.4%
\$100,000 - \$149,999	11.8%	17.0%	15.4%
\$150,000 - \$199,999	23.5%	23.3%	20.2%
\$200,000 - \$249,999	8.6%	15.2%	17.7%
\$250,000 - \$299,999	23.3%	13.3%	12.1%
\$300,000 - \$399,999	20.0%	13.1%	12.9%
\$400,000 - \$499,999	6.3%	3.4%	3.4%
\$500,000 - \$749,999	1.7%	1.5%	2.6%
\$750,000 - \$999,999	0.0%	0.0%	0.2%
\$1,000,000 +	0.0%	0.2%	0.4%
Average Home Value	\$251,581	\$214,200	\$220,729

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# Market Profile

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	7,885	95,479	277,136
0 - 4	10.0%	9.6%	10.2%
5 - 9	10.0%	9.5%	9.9%
10 - 14	9.0%	9.3%	9.5%
15 - 24	19.6%	17.6%	17.4%
25 - 34	19.6%	16.4%	16.2%
35 - 44	14.3%	14.2%	14.3%
45 - 54	9.1%	11.3%	11.0%
55 - 64	5.1%	7.2%	6.9%
65 - 74	2.0%	3.3%	3.2%
75 - 84	0.9%	1.3%	1.3%
85 +	0.3%	0.3%	0.3%
18 +	65.8%	66.3%	64.9%
<b>2017 Population by Age</b>			
Total	8,432	106,534	308,285
0 - 4	9.7%	9.2%	9.8%
5 - 9	8.4%	8.6%	9.1%
10 - 14	8.1%	8.2%	8.5%
15 - 24	18.6%	16.2%	16.2%
25 - 34	20.5%	18.3%	17.7%
35 - 44	14.2%	13.5%	13.5%
45 - 54	10.1%	11.0%	10.8%
55 - 64	6.2%	8.3%	7.9%
65 - 74	2.9%	4.7%	4.4%
75 - 84	1.0%	1.6%	1.5%
85 +	0.3%	0.4%	0.4%
18 +	69.2%	69.4%	67.9%
<b>2022 Population by Age</b>			
Total	8,960	115,143	332,751
0 - 4	9.9%	9.4%	10.0%
5 - 9	8.6%	8.7%	9.2%
10 - 14	7.5%	8.1%	8.5%
15 - 24	16.7%	14.9%	14.9%
25 - 34	21.1%	18.7%	18.5%
35 - 44	14.3%	14.3%	14.2%
45 - 54	10.2%	10.3%	10.0%
55 - 64	6.6%	8.1%	7.7%
65 - 74	3.6%	5.2%	4.7%
75 - 84	1.2%	2.0%	1.8%
85 +	0.3%	0.4%	0.4%
18 +	69.9%	69.4%	67.7%
<b>2010 Population by Sex</b>			
Males	3,885	47,146	137,207
Females	4,000	48,331	139,932
<b>2017 Population by Sex</b>			
Males	4,205	52,651	152,653
Females	4,228	53,883	155,632
<b>2022 Population by Sex</b>			
Males	4,441	56,796	164,644
Females	4,519	58,345	168,106

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# Market Profile

Loop 101 and McDowell  
85037, Phoenix, Arizona  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689  
Longitude: -112.27048

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	7,885	95,477	277,139
White Alone	51.0%	54.0%	54.7%
Black Alone	11.9%	8.3%	7.9%
American Indian Alone	2.2%	1.7%	1.8%
Asian Alone	4.0%	2.9%	2.6%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	24.8%	28.5%	28.6%
Two or More Races	5.7%	4.3%	4.3%
Hispanic Origin	57.7%	60.3%	62.4%
Diversity Index	85.8	84.4	83.7
<b>2017 Population by Race/Ethnicity</b>			
Total	8,434	106,534	308,286
White Alone	48.4%	51.1%	52.0%
Black Alone	12.9%	9.2%	8.7%
American Indian Alone	2.4%	1.9%	1.9%
Asian Alone	4.3%	3.3%	2.9%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	25.5%	29.6%	29.6%
Two or More Races	6.1%	4.7%	4.6%
Hispanic Origin	58.7%	62.1%	63.9%
Diversity Index	87.0	85.7	85.0
<b>2022 Population by Race/Ethnicity</b>			
Total	8,959	115,141	332,750
White Alone	46.6%	49.2%	50.3%
Black Alone	13.6%	9.9%	9.4%
American Indian Alone	2.5%	1.9%	2.0%
Asian Alone	4.7%	3.6%	3.2%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	25.8%	30.2%	30.1%
Two or More Races	6.4%	4.9%	4.8%
Hispanic Origin	59.5%	63.3%	65.1%
Diversity Index	87.7	86.4	85.6
<b>2010 Population by Relationship and Household Type</b>			
Total	7,885	95,477	277,139
In Households	99.9%	100.0%	99.8%
In Family Households	86.0%	90.3%	91.4%
Householder	22.2%	23.0%	22.7%
Spouse	13.1%	14.7%	14.7%
Child	39.5%	40.6%	41.7%
Other relative	7.2%	7.9%	8.2%
Nonrelative	4.0%	4.1%	4.2%
In Nonfamily Households	13.9%	9.6%	8.4%
In Group Quarters	0.1%	0.0%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.0%	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





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<b>2017 Population 25+ by Educational Attainment</b>			
Total	4,660	61,535	173,689
Less than 9th Grade	6.6%	11.3%	12.1%
9th - 12th Grade, No Diploma	12.3%	14.8%	14.8%
High School Graduate	20.6%	23.0%	24.2%
GED/Alternative Credential	8.2%	4.4%	4.5%
Some College, No Degree	28.3%	24.2%	23.1%
Associate Degree	6.2%	7.7%	7.0%
Bachelor's Degree	14.8%	10.1%	9.7%
Graduate/Professional Degree	3.1%	4.5%	4.5%
<b>2017 Population 15+ by Marital Status</b>			
Total	6,231	78,820	223,737
Never Married	38.8%	40.3%	41.3%
Married	47.0%	44.6%	44.9%
Widowed	4.3%	3.4%	3.2%
Divorced	10.0%	11.7%	10.6%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.6%	93.0%	93.0%
Civilian Unemployed (Unemployment Rate)	5.4%	7.0%	7.0%
<b>2017 Employed Population 16+ by Industry</b>			
Total	4,062	49,356	135,568
Agriculture/Mining	3.1%	1.2%	0.8%
Construction	6.7%	8.2%	8.9%
Manufacturing	4.8%	7.4%	7.7%
Wholesale Trade	4.6%	3.1%	3.3%
Retail Trade	12.4%	12.8%	12.9%
Transportation/Utilities	11.0%	8.2%	8.2%
Information	1.2%	1.7%	1.5%
Finance/Insurance/Real Estate	7.7%	7.4%	7.7%
Services	41.5%	44.5%	43.7%
Public Administration	7.0%	5.3%	5.2%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	4,061	49,356	135,566
White Collar	46.9%	49.6%	49.0%
Management/Business/Financial	11.4%	8.3%	9.2%
Professional	12.5%	14.8%	13.5%
Sales	6.1%	8.4%	9.0%
Administrative Support	16.9%	18.1%	17.3%
Services	22.1%	19.6%	20.6%
Blue Collar	31.0%	30.8%	30.4%
Farming/Forestry/Fishing	2.4%	1.0%	0.7%
Construction/Extraction	4.3%	6.9%	7.8%
Installation/Maintenance/Repair	4.9%	4.2%	4.2%
Production	5.6%	6.1%	6.2%
Transportation/Material Moving	13.7%	12.6%	11.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	7,885	95,477	277,139
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





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<b>2010 Households by Type</b>			
Total	2,565	28,585	79,227
Households with 1 Person	21.9%	16.1%	14.4%
Households with 2+ People	78.1%	83.9%	85.6%
Family Households	68.7%	77.0%	79.4%
Husband-wife Families	40.5%	49.3%	51.5%
With Related Children	26.7%	30.8%	33.3%
Other Family (No Spouse Present)	28.2%	27.7%	27.9%
Other Family with Male Householder	9.0%	8.8%	9.1%
With Related Children	6.3%	6.2%	6.5%
Other Family with Female Householder	19.2%	18.9%	18.8%
With Related Children	15.9%	14.5%	14.6%
Nonfamily Households	9.4%	6.9%	6.2%
All Households with Children	49.8%	52.2%	55.2%
Multigenerational Households	7.6%	9.5%	10.1%
Unmarried Partner Households	12.4%	10.7%	10.6%
Male-female	11.2%	9.9%	9.8%
Same-sex	1.1%	0.8%	0.8%
<b>2010 Households by Size</b>			
Total	2,565	28,587	79,229
1 Person Household	21.9%	16.1%	14.4%
2 Person Household	24.3%	24.5%	23.0%
3 Person Household	17.9%	17.5%	17.3%
4 Person Household	15.2%	17.4%	18.3%
5 Person Household	10.3%	12.0%	12.9%
6 Person Household	5.3%	6.4%	7.1%
7 + Person Household	5.0%	6.1%	7.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,565	28,586	79,228
Owner Occupied	37.6%	59.4%	60.6%
Owned with a Mortgage/Loan	34.2%	52.5%	53.2%
Owned Free and Clear	3.4%	6.9%	7.4%
Renter Occupied	62.4%	40.6%	39.4%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,894	32,970	91,104
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





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<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Metro Fusion (11C)	Up and Coming Families	Up and Coming Families
<b>2.</b>	Up and Coming Families	Barrios Urbanos (7D)	Barrios Urbanos (7D)
<b>3.</b>	Southwestern Families (7F)	American Dreamers (7C)	American Dreamers (7C)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,825,741	\$54,620,110	\$151,679,930
Average Spent	\$1,757.37	\$1,719.45	\$1,738.51
Spending Potential Index	81	80	80
Education: Total \$	\$2,956,122	\$32,740,759	\$89,038,719
Average Spent	\$1,076.52	\$1,030.69	\$1,020.54
Spending Potential Index	74	71	70
Entertainment/Recreation: Total \$	\$6,390,229	\$73,922,238	\$205,176,827
Average Spent	\$2,327.10	\$2,327.09	\$2,351.68
Spending Potential Index	75	75	75
Food at Home: Total \$	\$11,334,820	\$125,323,853	\$346,217,178
Average Spent	\$4,127.76	\$3,945.22	\$3,968.24
Spending Potential Index	82	78	79
Food Away from Home: Total \$	\$7,560,457	\$84,437,838	\$233,651,676
Average Spent	\$2,753.26	\$2,658.12	\$2,678.05
Spending Potential Index	83	80	80
Health Care: Total \$	\$10,700,080	\$127,238,554	\$354,063,098
Average Spent	\$3,896.61	\$4,005.49	\$4,058.17
Spending Potential Index	70	72	73
HH Furnishings & Equipment: Total \$	\$4,065,179	\$47,361,435	\$131,725,773
Average Spent	\$1,480.40	\$1,490.95	\$1,509.80
Spending Potential Index	76	77	78
Personal Care Products & Services: Total \$	\$1,691,064	\$19,244,536	\$53,314,746
Average Spent	\$615.83	\$605.82	\$611.08
Spending Potential Index	77	76	77
Shelter: Total \$	\$36,193,960	\$403,135,864	\$1,110,980,017
Average Spent	\$13,180.61	\$12,690.80	\$12,733.73
Spending Potential Index	81	78	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,528,718	\$53,862,093	\$149,891,556
Average Spent	\$1,649.21	\$1,695.59	\$1,718.01
Spending Potential Index	70	72	73
Travel: Total \$	\$3,917,403	\$47,313,728	\$131,900,536
Average Spent	\$1,426.59	\$1,489.45	\$1,511.81
Spending Potential Index	69	72	73
Vehicle Maintenance & Repairs: Total \$	\$2,263,555	\$25,860,761	\$71,650,279
Average Spent	\$824.31	\$814.10	\$821.23
Spending Potential Index	77	76	77

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.