

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

SHEELY CENTER 18

LOOP 101 AND McDOWELL ROAD

CITY OF PHOENIX, ARIZONA | ±17.7 ACRES

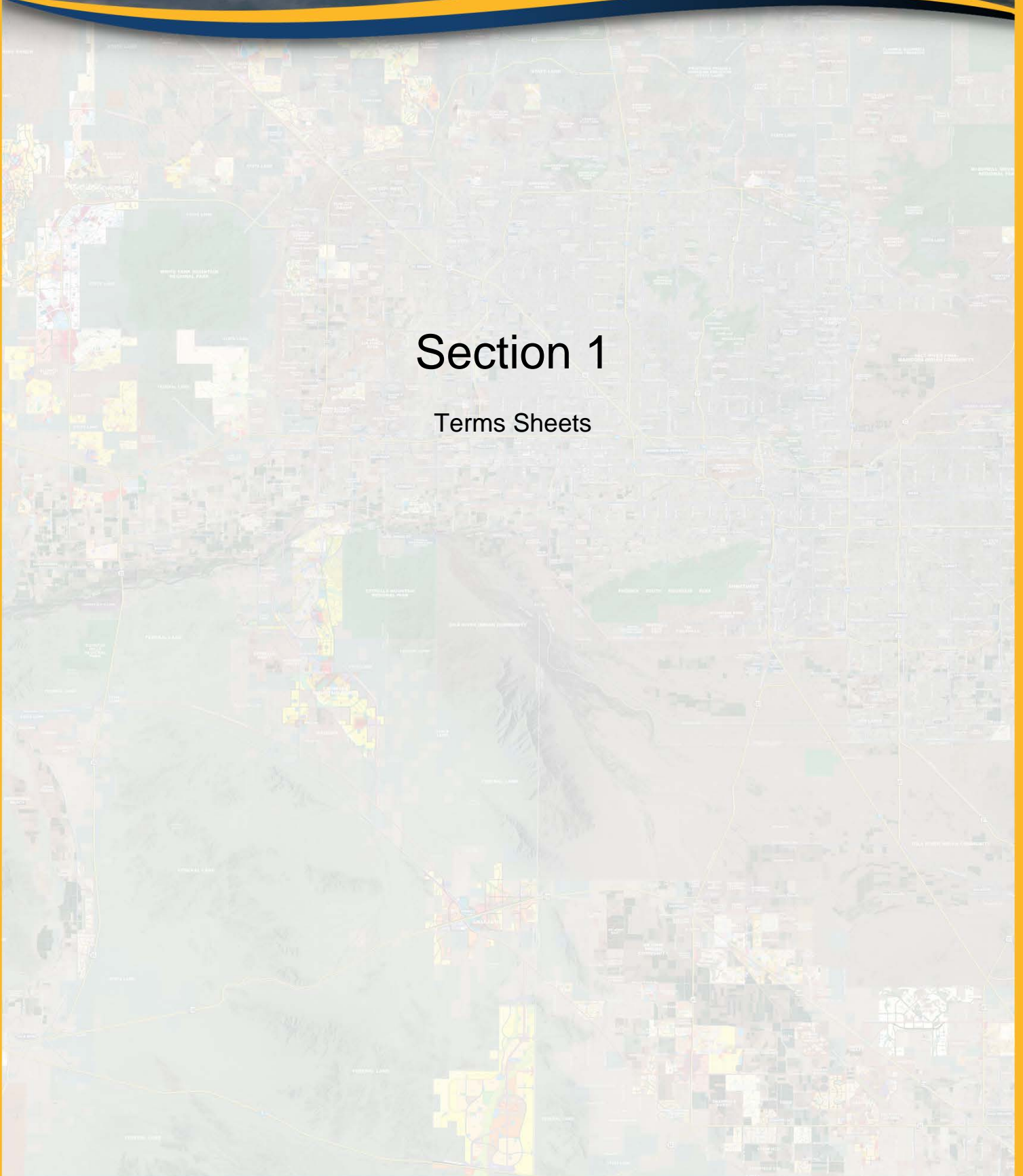


NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



Section 1

Terms Sheets





SHEELY CENTER 18

LOOP 101 AND MCDOWELL ROAD

LOCATION:

Located at the northwest corner of Loop 101 and McDowell Road in the City of Phoenix, Arizona.

SIZE:

±17.7 Acres (±771,012 SF)

* For more information on the entire 161-acre Sheely Center site or the 50-acre site within Sheely Center that are also available, [please click here for packages](#).

ASSESSOR PARCEL NUMBER:

102-33-003G

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:

\$10 per Square Foot or \$7,710,120

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: \$400.14

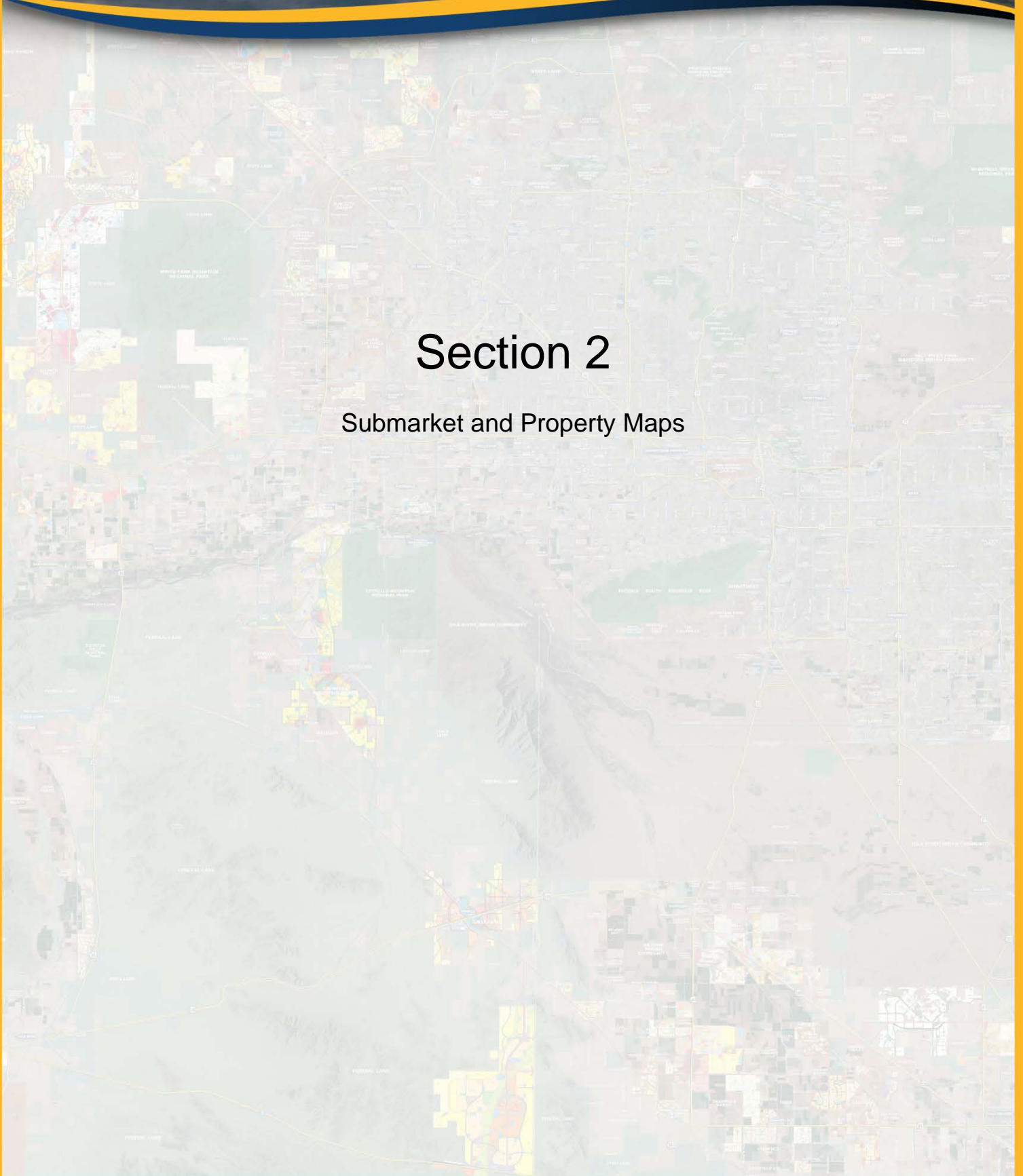
COMMENTS:

With excellent visibility and regional access, this +/-17.7-acre portion of the uniquely situated 164-acre Sheely Center site fronts Loop 101, McDowell 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. 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

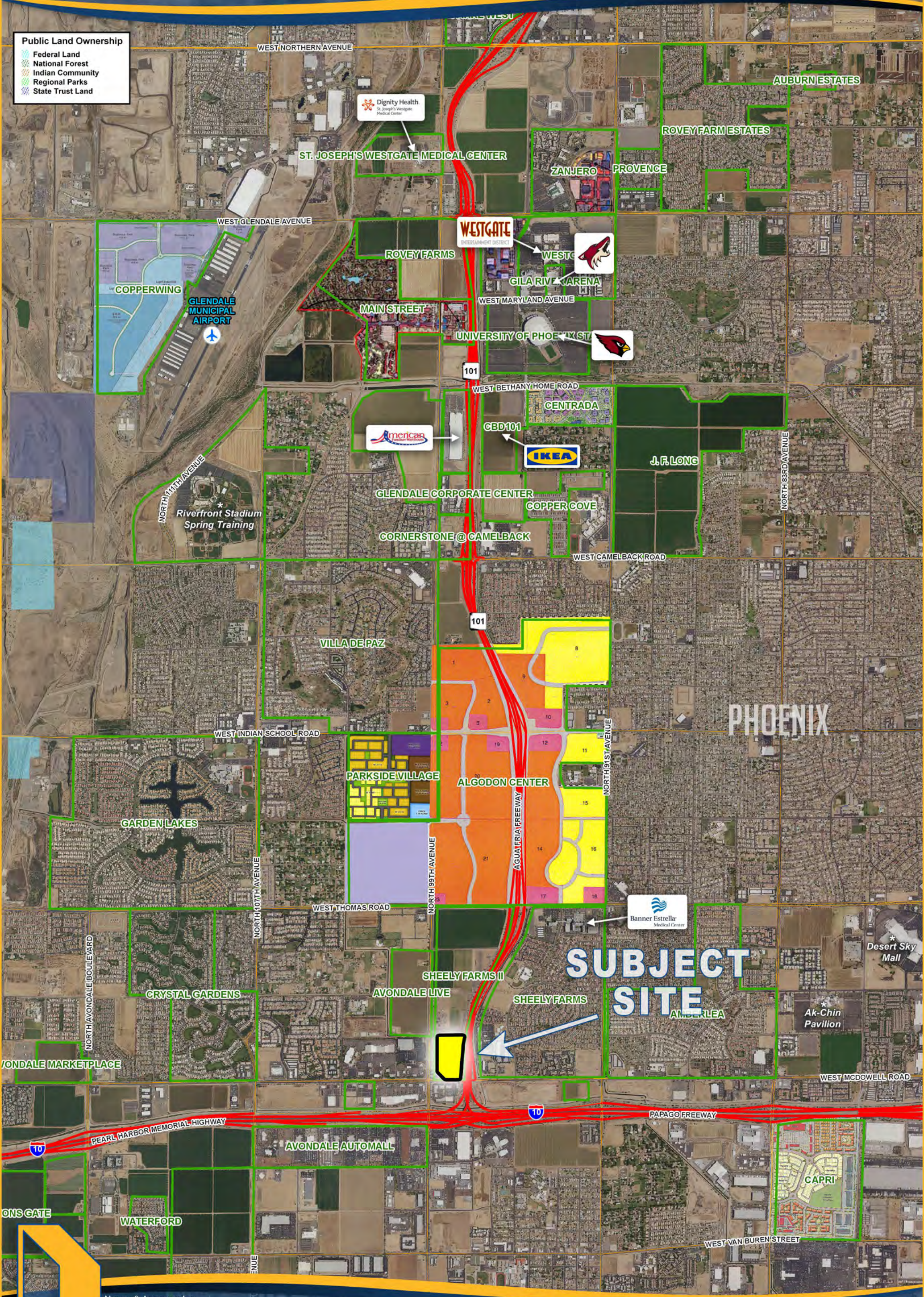
Submarket and Property Maps



LOOP 101 SUBMARKET

SHEELY CENTER 18

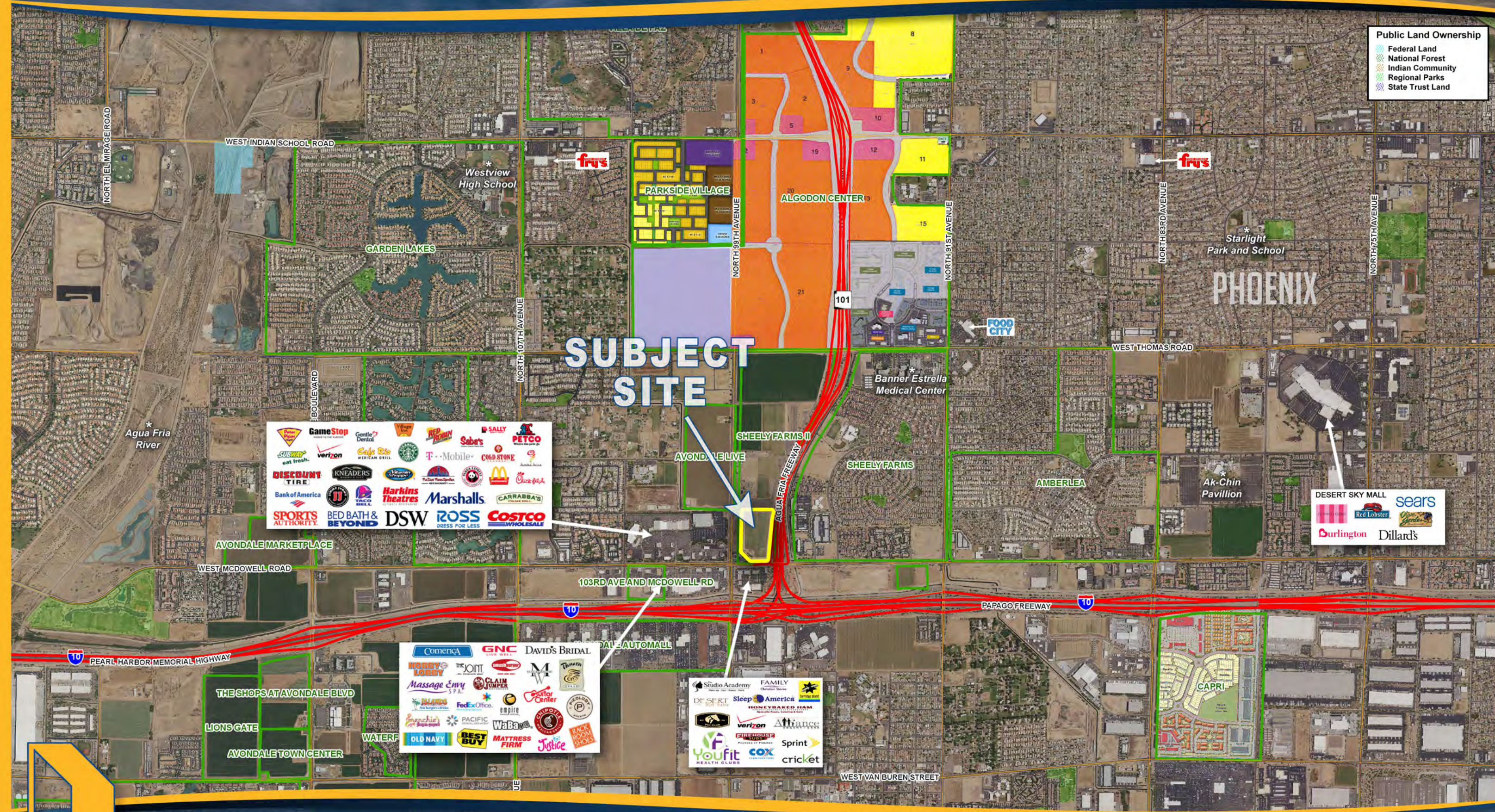
- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land



SHEELY CENTER 18

NWC LOOP 101 AND McDOWELL ROAD | ±17.7 ACRES

- Public Land Ownership
- Federal Land
 - National Forest
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 - State Trust Land



SUBJECT SITE

Brand logos located in the northern and western vicinity of the subject site, including:

- GameStop, Verizon, Kneaders, Bank of America, Sports Authority, Bed Bath & Beyond, DSW, Ross, Costco
- Starbucks, Dunkin', Cold Stone, Petco, Pet Supplies Plus, Petco
- Verizon, T-Mobile, Cold Stone, Petco, Pet Supplies Plus, Petco
- Verizon, T-Mobile, Cold Stone, Petco, Pet Supplies Plus, Petco
- Verizon, T-Mobile, Cold Stone, Petco, Pet Supplies Plus, Petco

Brand logos located in the southern and western vicinity of the subject site, including:

- Comerica, GNC, David's Bridal, Hobby Lobby, The Jo-Itt, Massage Envy, CLAM JUMPER, ISLANDS, FedEx Office, Empire, Waba, Justice
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham

Brand logos located in the southern and eastern vicinity of the subject site, including:

- Youfit Health Clubs, Cox, Cricket, Verizon, Attiance, Sprint
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
- Studio Academy, Sleep America, Honeybaked Ham, Sleep America, Honeybaked Ham
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SHEELY CENTER 18

NWC LOOP 101 AND McDOWELL ROAD

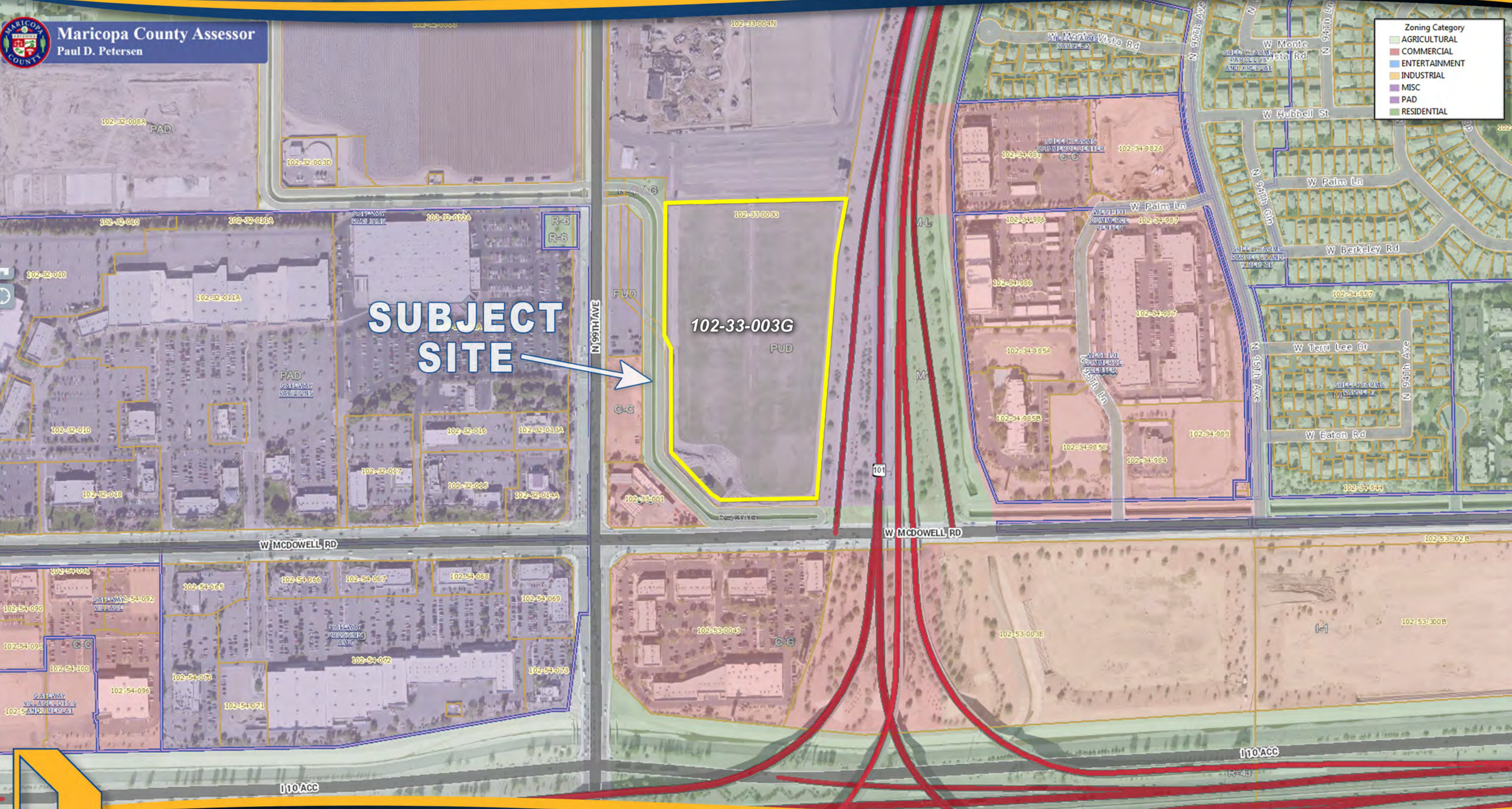

Maricopa County Assessor
 Paul D. Petersen

Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL

SUBJECT SITE



102-33-003G
PUD



NATHAN & ASSOCIATES, INC.
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
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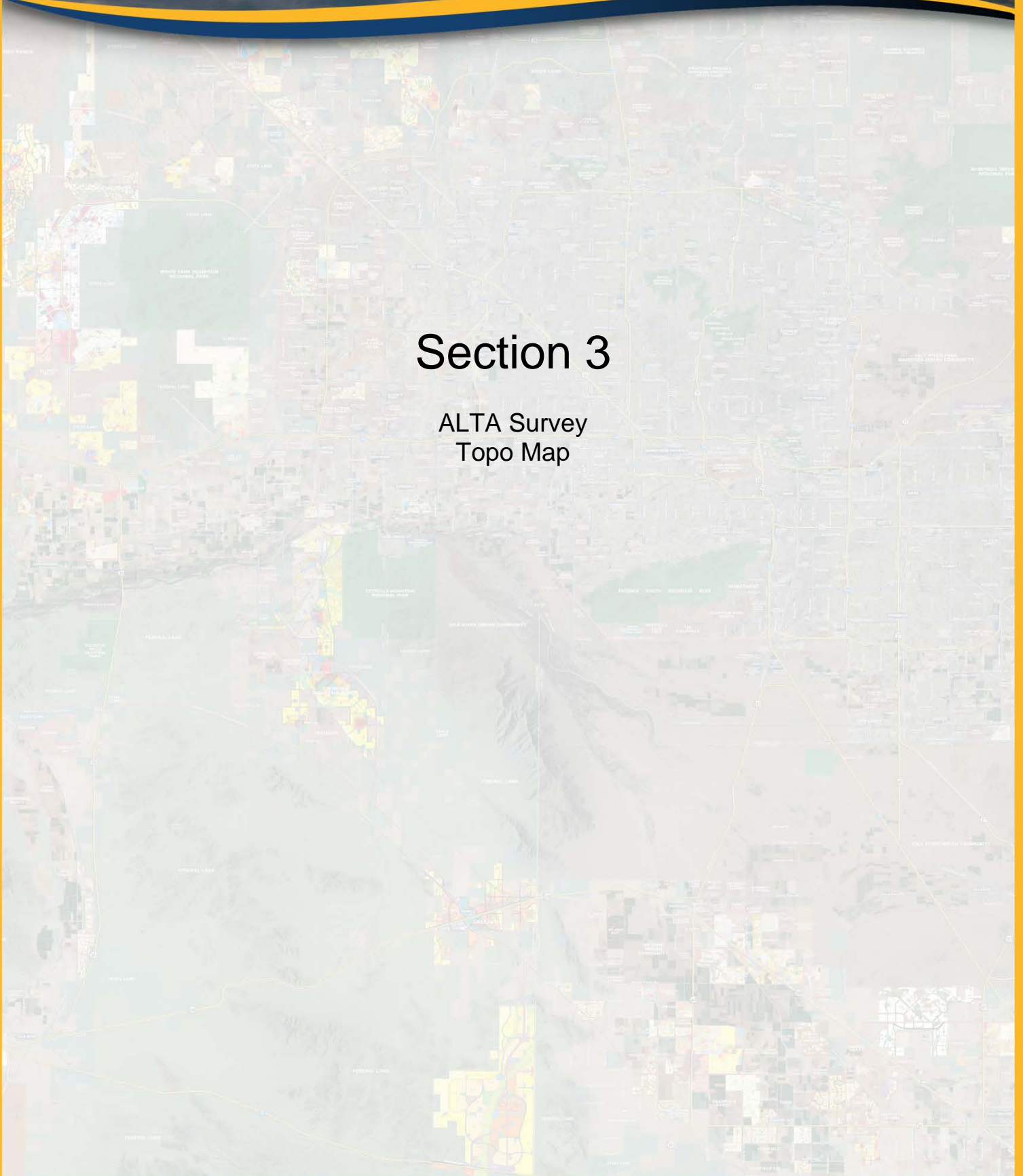
This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.





Section 3

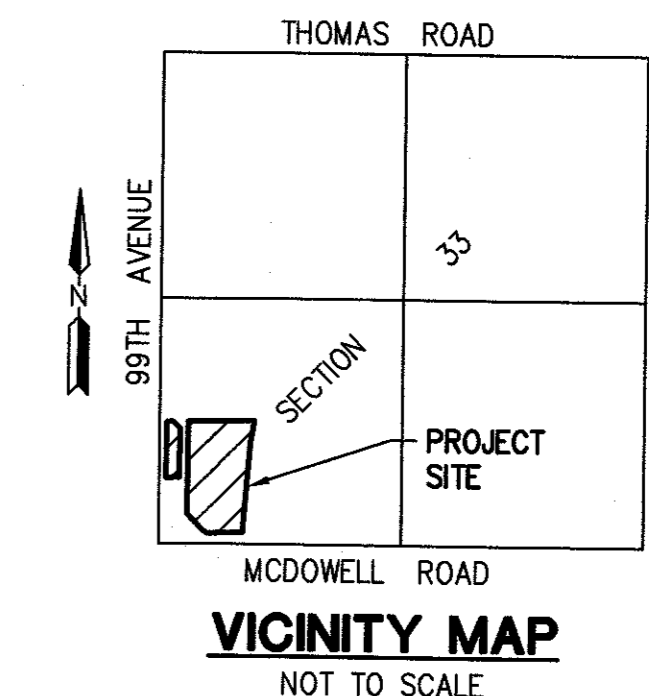
ALTA Survey
Topo Map



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF

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



TITLE REFERENCE

THIS SURVEY IS BASED UPON THE 1ST AMENDED TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 71002531-071-CH1, EFFECTIVE DATE MARCH 5, 2015.

HILGARTWILSON AND KIRK J. PANGUS (RLS) HAVE RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THAT PART OF PARCEL 3 LYING WEST OF THE WESTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED JULY 31, 1998 IN 98-0663064 OF OFFICIAL RECORDS, EXCEPTING ANY PART LYING IN THE RIGHT-OF-WAY OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

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, 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 120.00 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES WEST 367.70 FEET;

THENCE SOUTH 44 DEGREES 36 MINUTES EAST 189.60 FEET;

THENCE SOUTH 27 DEGREES 23 MINUTES EAST 88.90 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES EAST 416.71 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES EAST 246.60 FEET;

THENCE SOUTH 56 DEGREES 58 MINUTES EAST 54.85 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 2070.23 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES EAST 50.00 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 60.00 FEET (FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00 DEGREES 12 MINUTES WEST 160.00 FEET);

THENCE NORTH 00 DEGREES 12 MINUTES EAST ALONG THE MIDSECTION LINE OF SAID SECTION 33, A DISTANCE OF 1170.00 FEET TO THE 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 A RIGHT OF WAY FOR DITCH, LYING IMMEDIATELY WEST OF THE EAST LINE THEREOF AS CONVEYED TO THE UNITED STATES OF AMERICA BY THAT CERTAIN DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 90.00 FEET OF THE WEST 298.72 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 EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 208.72 FEET AND THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE WEST, ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 75.00 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 208.72 FEET THAT IS 75.00 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO THE POINT OF BEGINNING/INTERSECTION.

PARCEL NO. 4:

THOSE PORTIONS 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, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE WEST 208.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING WITHIN A STRIP OF LAND 90 FEET WIDE ON A CENTER LINE DESCRIBED AS FOLLOWS;

USING AS A BASE THE SOUTH HALF OF THE WEST LINE OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES EAST;

BEGINNING AT A POINT 256.90 FEET EAST OF AND 308.70 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 33, AND RUNNING;

THENCE NORTH 0 DEGREES 06 MINUTES WEST, 453.70 FEET TO A POINT;

THENCE NORTH 45 DEGREES 06 MINUTES WEST, 247.60 FEET TO A POINT;

THENCE PARALLEL TO AND 78.00 FEET EAST OF THE WEST LINE OF SAID SECTION 33, NORTH 00 DEGREES 04 MINUTES EAST 476.00 FEET;

EXCEPT THE WEST 65 FEET OF SAID SECTION 33.

PARCEL B:

THAT PART OF THE WEST 208.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING NORTH OF THE NORTH LINE OF THE SOUTH 717.44 FEET OF SAID SECTION 33 AND WEST OF PARCEL A AS DESCRIBED ABOVE;

EXCEPT THE WEST 65 FEET OF SAID SECTION 33.

SCHEDULE 'B' - EXCEPTIONS

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.
 1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2015.
 2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
 3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING NO.: BOOK 39 OF DEEDS, PAGE 576 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 ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (LENDER ONLY) (NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE)
 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (LENDER ONLY)
 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: RIGHT OF WAY FOR ROOSEVELT IRRIGATION DISTRICT CANAL AS DISCLOSED UPON ASSESSOR'S MAP.
 6. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 913 OF MAPS, PAGE 42 (NOT SHOWN - NOTHING PLOTTABLE) INTENTIONALLY DELETED.
 7. INTENTIONALLY DELETED.
 8. INTENTIONALLY DELETED.
 9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY UNDER PROPOSITION 207 RECORDING DATE: NOVEMBER 30, 2012 RECORDING NO.: 2012-1091434 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT SHOWN - NOTHING PLOTTABLE) INTENTIONALLY DELETED.
 10. INTENTIONALLY DELETED.
 11. INTENTIONALLY DELETED.
 12. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1158 OF MAPS, PAGE 43 (SHOWN - NORTH OF THE PROPERTY) INTENTIONALLY DELETED.
 13. INTENTIONALLY DELETED.
 14. INTENTIONALLY DELETED.
 15. INTENTIONALLY DELETED.
 16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (LENDER ONLY)
 17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (LENDER ONLY)
 18. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO AGUA FRIA FREEWAY (101), AS SET FORTH IN THE DOCUMENT RECORDING DATE: JULY 31, 1998 RECORDING NO.: 98-663064 (SHOWN - AFFECTS THE EAST LINE OF PARCEL 3)

BASIS OF BEARING

BASIS OF BEARING IS N00°25'36"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 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. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAPS 04013C2160L, PANEL NUMBER 2160 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

REFERENCE DOCUMENTS

1. RESULTS OF SURVEY PER BOOK 913, PAGE 42, M.C.R.
2. RESULTS OF SURVEY PER BOOK 1158, PAGE 43, M.C.R.
3. PLSS SUBDIVISION RECORD OF SURVEY PER BOOK 699, PAGE 26, M.C.R.

CLIENT/DEVELOPER

MUTUAL DEVELOPMENT COMPANY, LLC
2980 E. NORTHERN AVENUE, SUITE A
PHOENIX, AZ 85028
CONTACT: JOSEPH R. WALTERS

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

NOTES

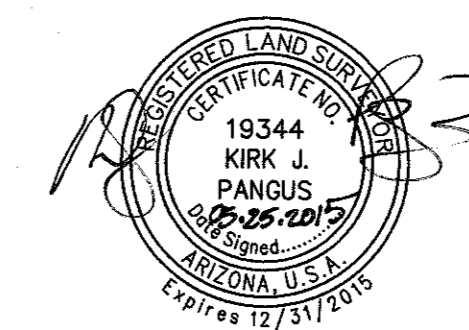
1. AREA IS 854,232 SQ. FT. OR 19.6105 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS OBSERVED ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT 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.
3. 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.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON IN MAY, 2015. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. THE ADDRESSES ARE 1819 & 1975 N. 99TH AVENUE, PHOENIX ARIZONA, 85037. (TABLE A ITEM #2)
9. THERE ARE NO BUILDINGS LOCATED ON THE SITE AT THIS TIME. (TABLE A ITEM 7(c))
10. THERE ARE NO PARKING SPACES LOCATED ON THE SITE AT THIS TIME. (TABLE A ITEM #9)
11. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS LOCATED ON THE SITE AT THIS TIME. (TABLE A ITEM #16)
12. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL LOCATED ON THE SITE AT THIS TIME. (TABLE A ITEM #18)

SURVEYOR'S CERTIFICATION

TO:

1. TED DON SHEELY AND DEBORAH SHEELY, HUSBAND AND WIFE
2. KENNETH WAYNE SHEELY, AS HIS SOLE AND SEPARATE
3. WILLIAM W. SHEELY AND ROSS A. SHEELY, TRUSTEES OF THE ROBERT M. SHEELY TRUST DATED JUNE 15, 2011
4. ROBERT M. SHEELY, WILLIAM W. SHEELY AND ROSS A. SHEELY, AS TRUSTEES OF THE JOHN H. SHEELY GRANDCHILDREN'S TRUST DATED JUNE 15, 2011
5. ROBERT M. SHEELY, A SINGLE MAN
6. WILLIAM W. SHEELY, HUSBAND OF MARY A. SHEELY, AS HIS SOLE AND SEPARATE PROPERTY
7. ROSS A. SHEELY, HUSBAND OF DANA S. SHEELY, AS HIS SOLE AND SEPARATE PROPERTY
8. WILLIAM W. SHEELY AS HIS SOLE AND SEPARATE PROPERTY
9. ROBERT M. SHEELY AS HIS SOLE AND SEPARATE PROPERTY
10. ROSS A. SHEELY AS HIS SOLE AND SEPARATE PROPERTY
11. TED DON SHEELY AS HIS SOLE AND SEPARATE PROPERTY
12. KENNETH WAYNE SHEELY AS HIS SOLE AND SEPARATE PROPERTY
13. FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL, 2015.



KIRK J. PANGUS
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com

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.

REV.:

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE, STE. 250 | P. 602.490.0535 / F. 602.368.2496
PHOENIX, AZ 85016
www.hilgartwilson.com

99TH & MCDOWELL
N.E.C. OF 99TH AVENUE & MCDOWELL ROAD
PHOENIX, ARIZONA

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

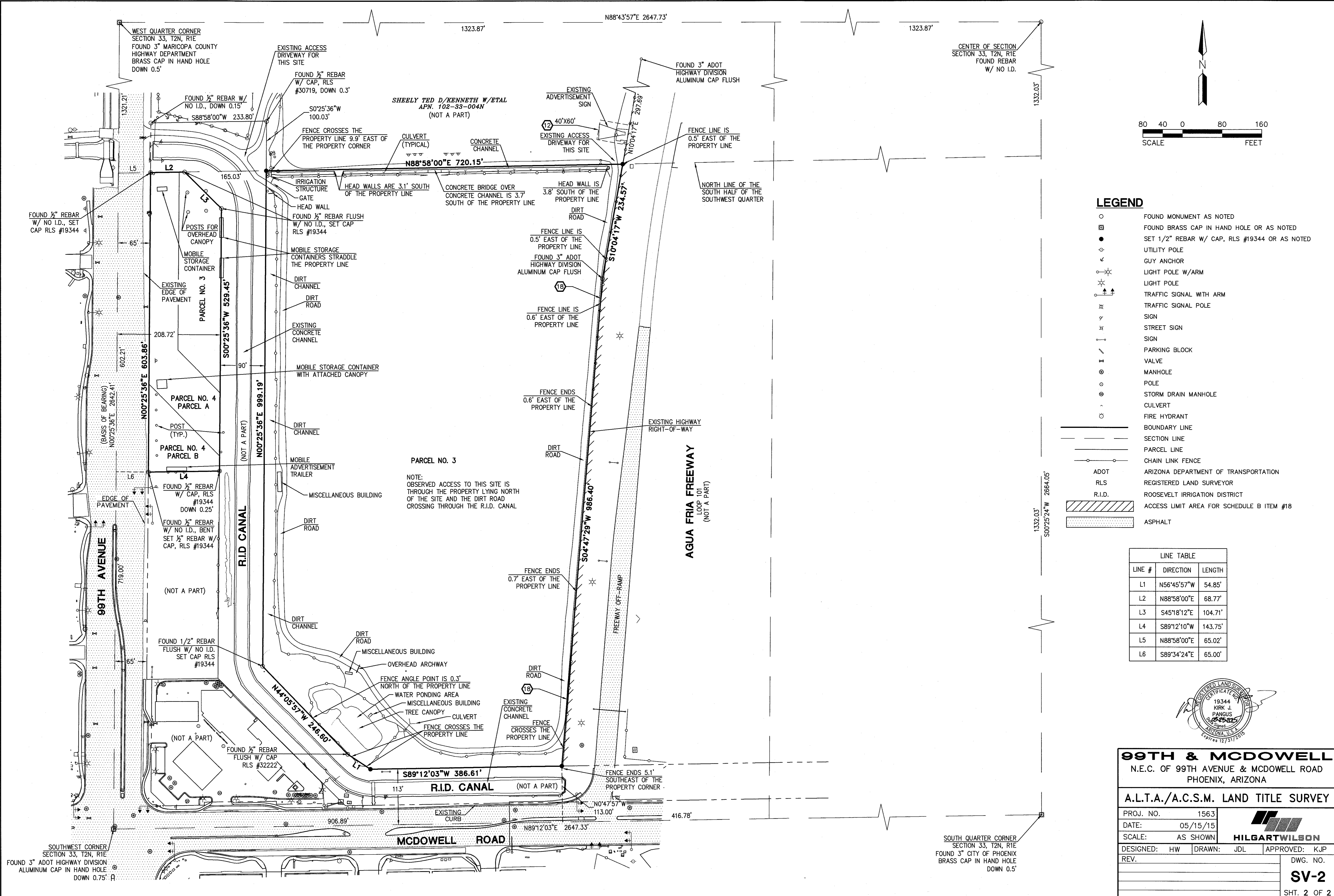
HILGARTWILSON
PROJ NO.: 1563
DATE: 05/15/15
SCALE: NONE
DRAWN: JDL
DESIGNED: HW
APPROVED: KJP

DWG. NO.

SV-1

SHT. 1 OF 2

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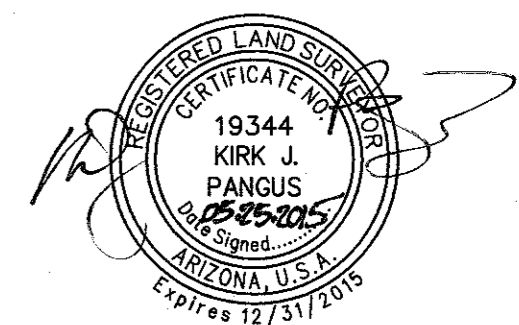


LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE OR AS NOTED
- SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
- UTILITY POLE
- ⊕ GUY ANCHOR
- ⊙ LIGHT POLE W/ARM
- ⊙ LIGHT POLE
- ⊙ TRAFFIC SIGNAL WITH ARM
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ SIGN
- ⊙ STREET SIGN
- ⊙ SIGN
- ⊙ PARKING BLOCK
- ⊙ VALVE
- ⊙ MANHOLE
- ⊙ POLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ CULVERT
- ⊙ FIRE HYDRANT
- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- CHAIN LINK FENCE
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- RLS REGISTERED LAND SURVEYOR
- R.I.D. ROOSEVELT IRRIGATION DISTRICT
- ▨ ACCESS LIMIT AREA FOR SCHEDULE B ITEM #18
- ▨ ASPHALT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N56°45'57"W	54.85'
L2	N88°58'00"E	68.77'
L3	S45°18'12"E	104.71'
L4	S89°12'10"W	143.75'
L5	N88°58'00"E	65.02'
L6	S89°34'24"E	65.00'



99TH & MCDOWELL
N.E.C. OF 99TH AVENUE & MCDOWELL ROAD
PHOENIX, ARIZONA

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

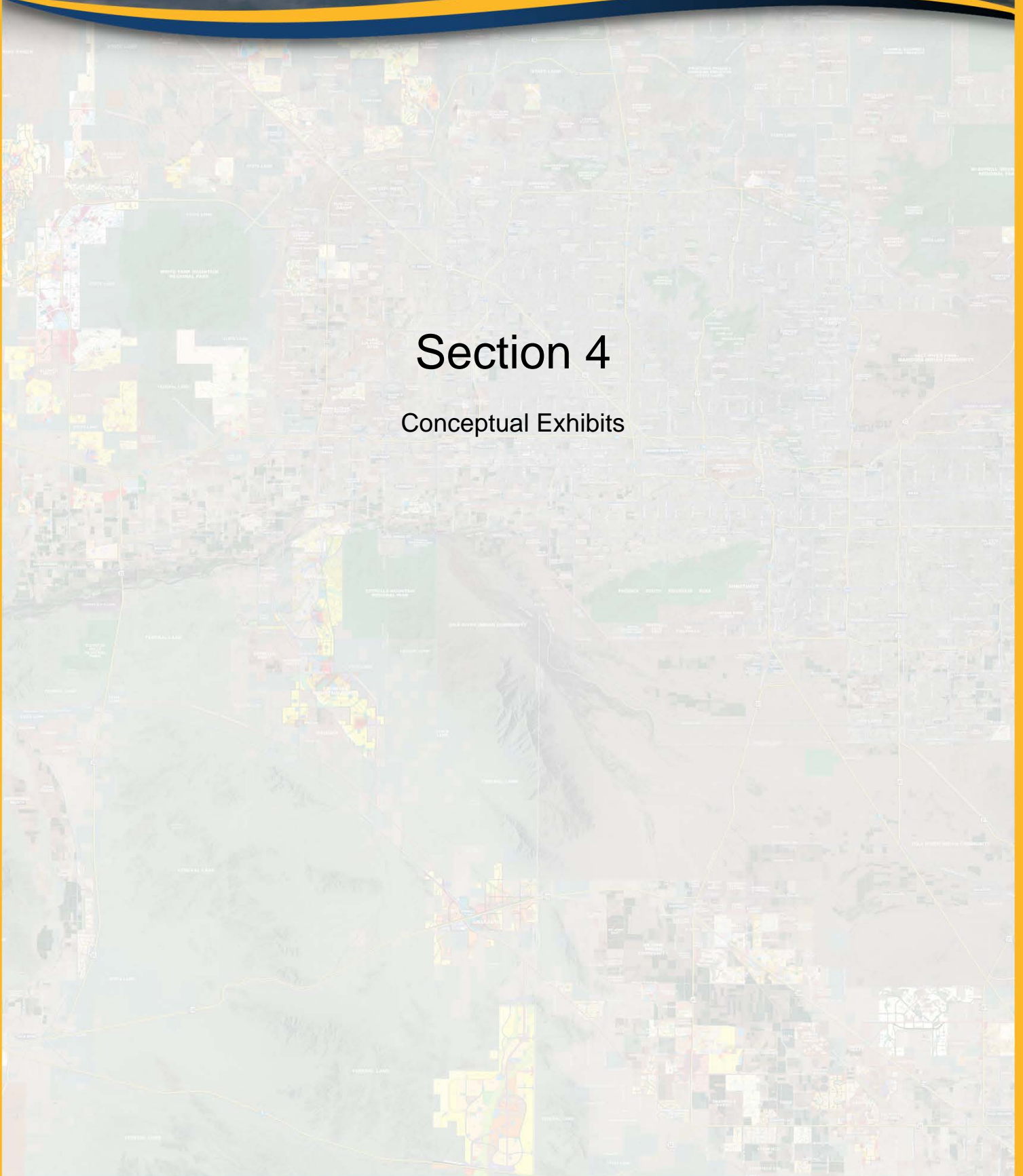
PROJ. NO.	1563	
DATE:	05/15/15	
SCALE:	AS SHOWN	HILGARTWILSON
DESIGNED:	HW	
REV.		DWG. NO.
		SV-2
		SHT. 2 OF 2





Section 4

Conceptual Exhibits

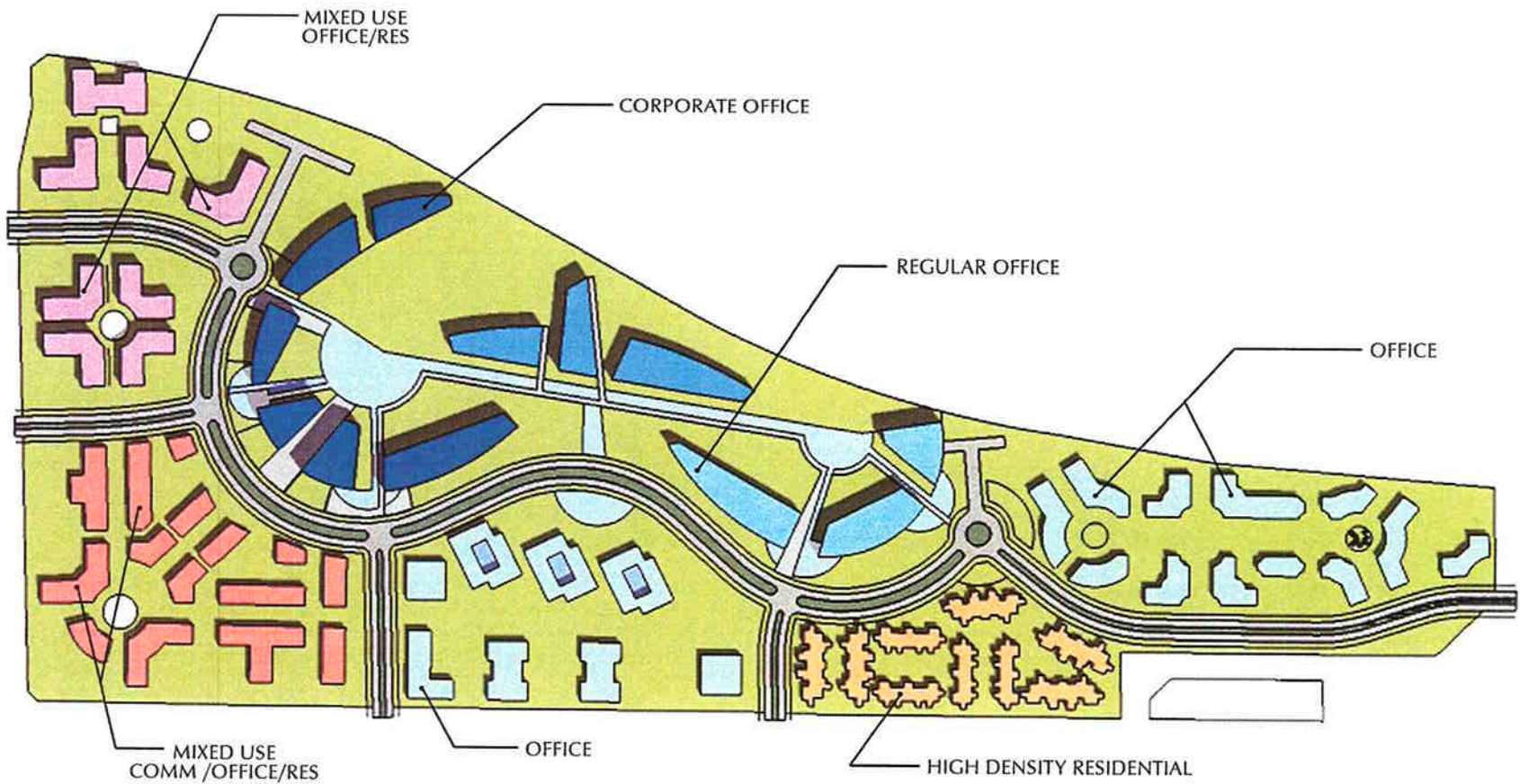




SHEELY

CONCEPTUAL SITE PLAN

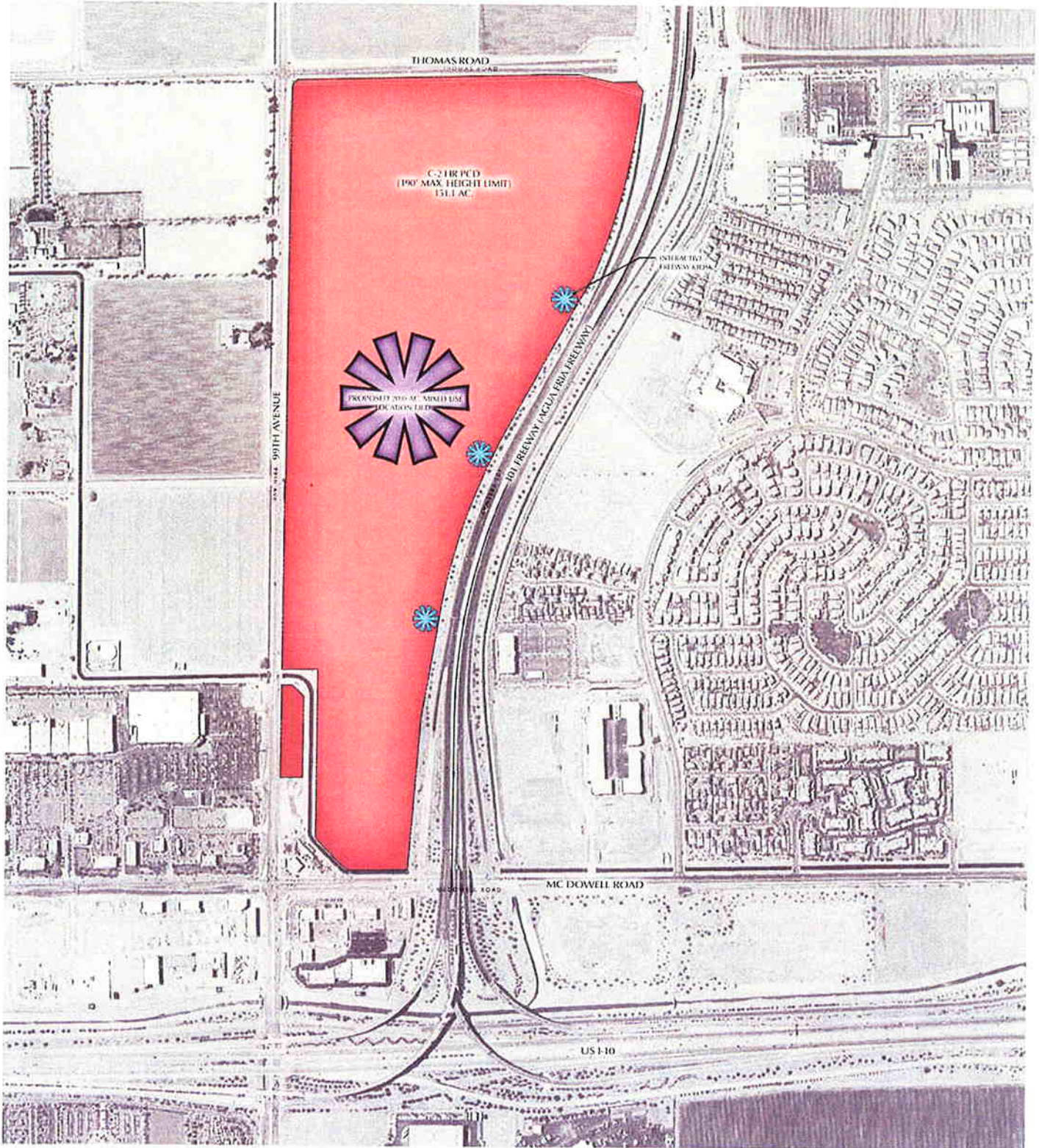
GREY PICKETT
LANDSCAPE ARCHITECTS COMMUNITY COLLEGE
November 15, 2007



S H E E L Y

CONCEPTUAL SITE PLAN

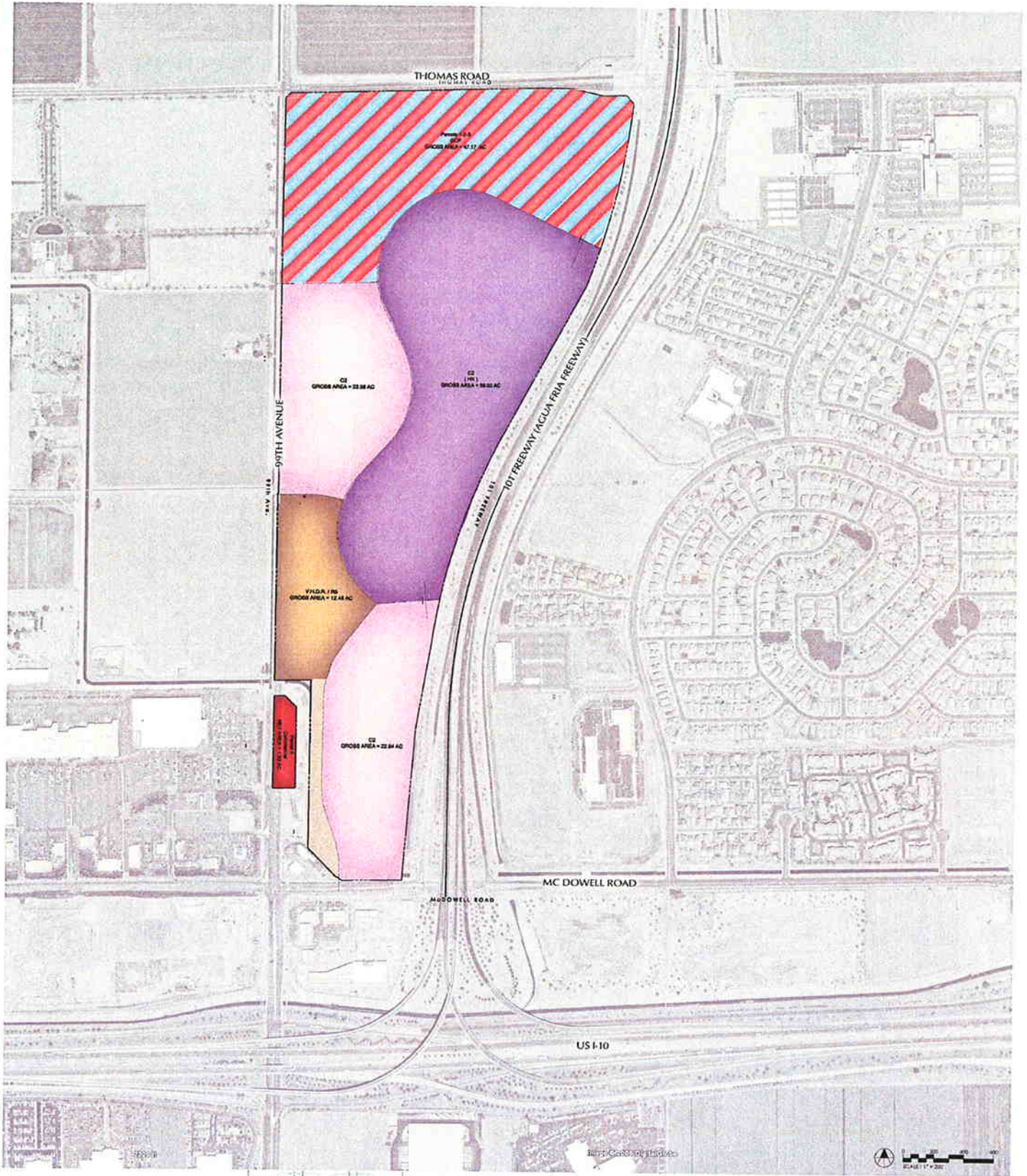
G. REEY PICKETT
ARCHITECTS
 JUNE 22, 2007



SHEELY

PROPOSED ZONING PLAN

GREY PICKETT
OCTOBER 4, 2007



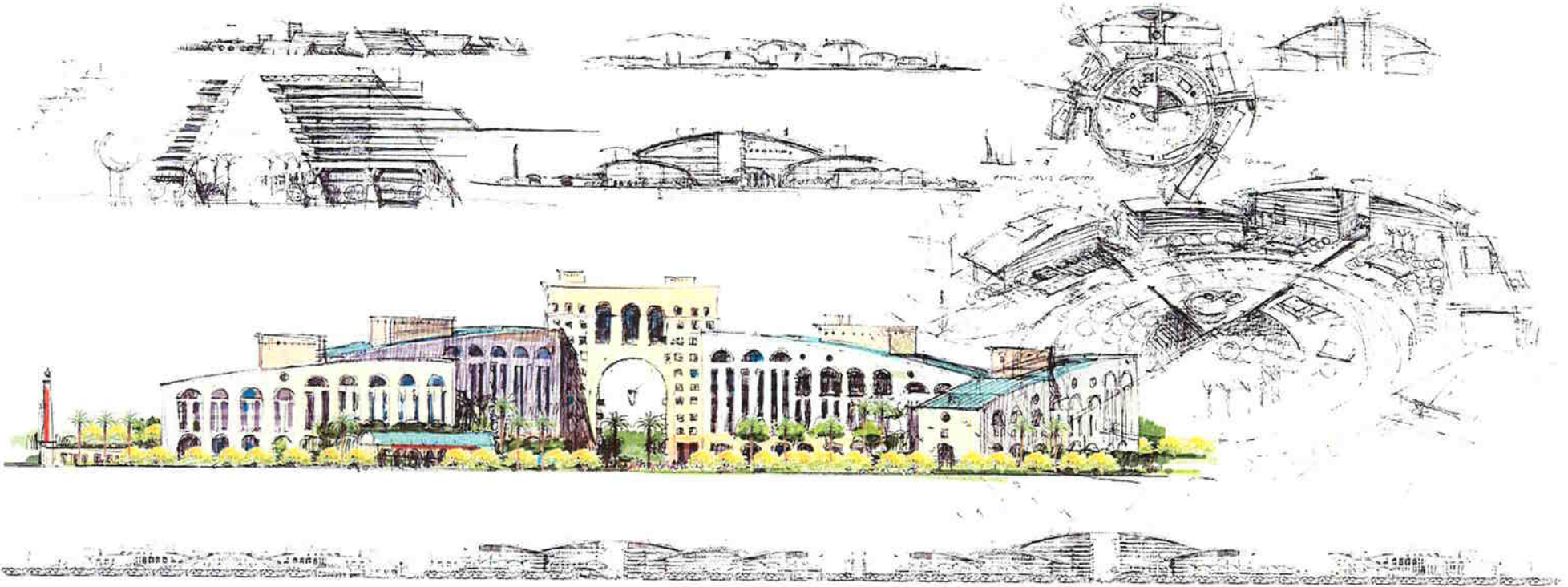
SHEELY

PROPOSED ZONING PLAN

GREYFICKETT
 JANUARY 22, 2010



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

GREY PICKEY
ARCHITECTS
FEBRUARY 22, 2007



S H E E L Y

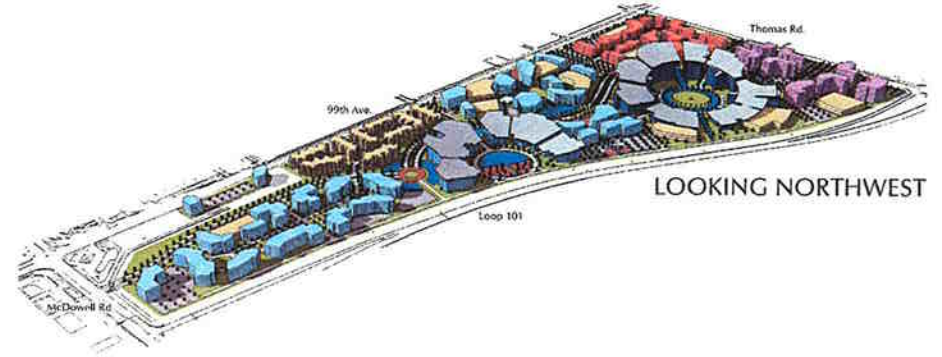
CONCEPTUAL BIRDSEYE ILLUSTRATIVE 'B'

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

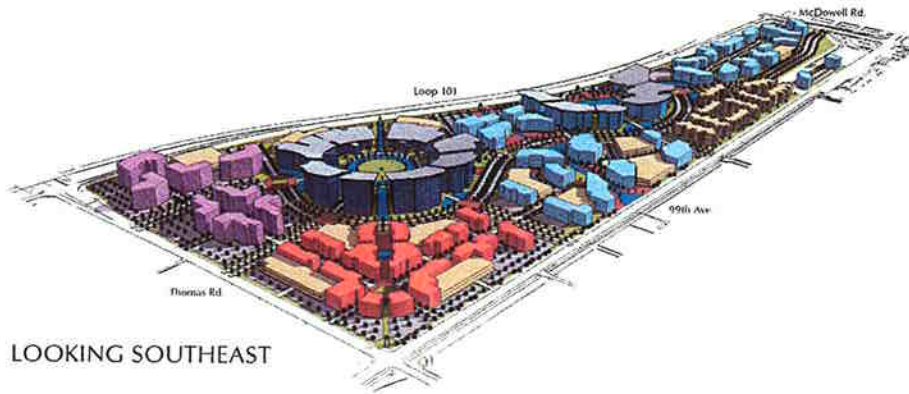
LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



S H E E L Y

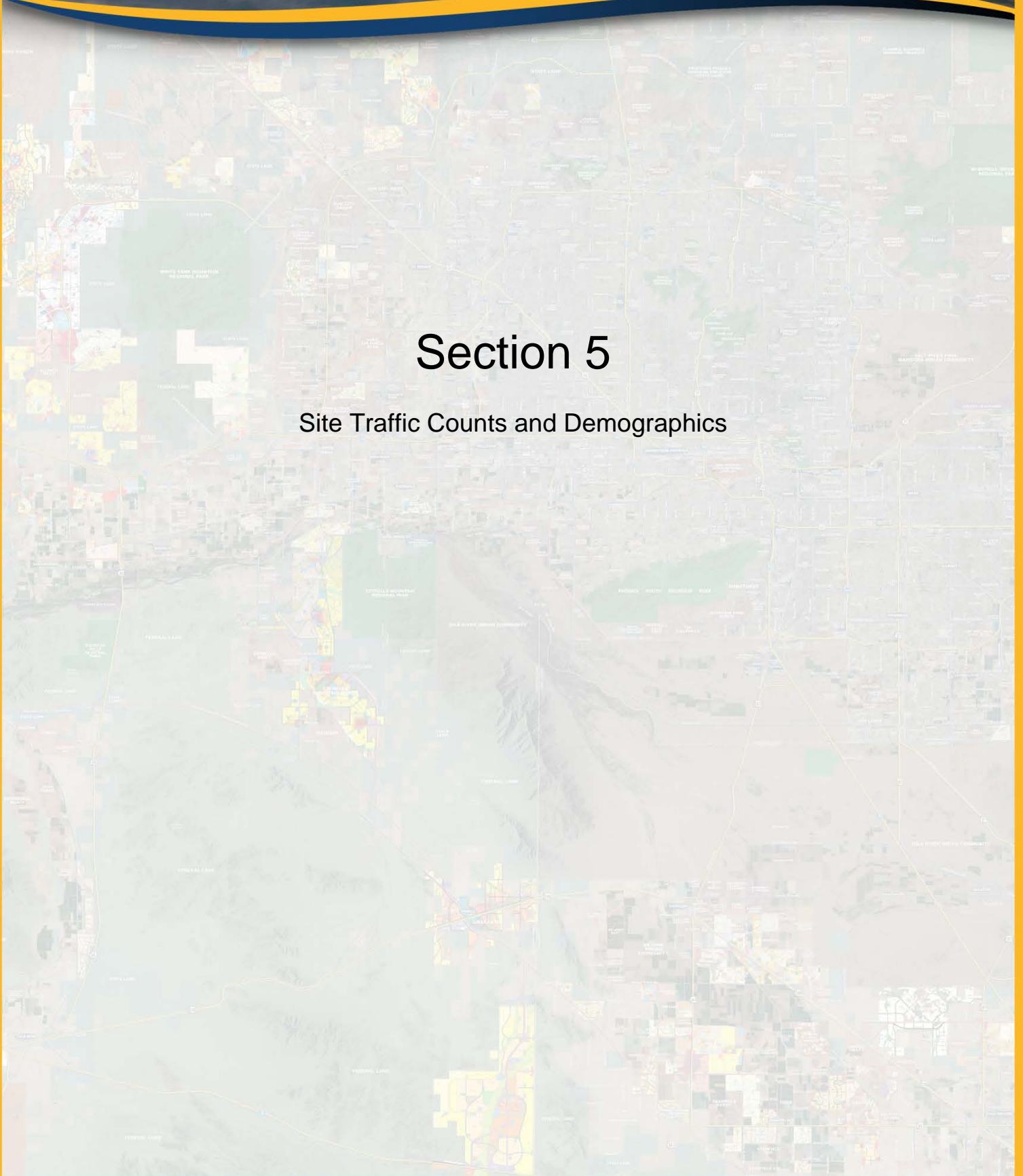
COMPUTER MODEL RENDERINGS

GREY PICKETT
November 20, 2007



Section 5

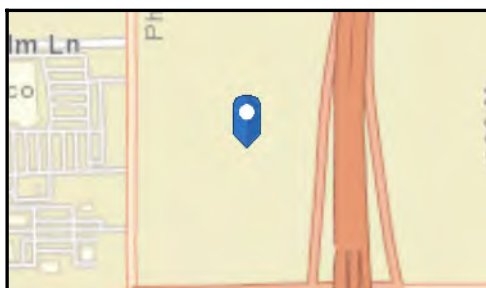
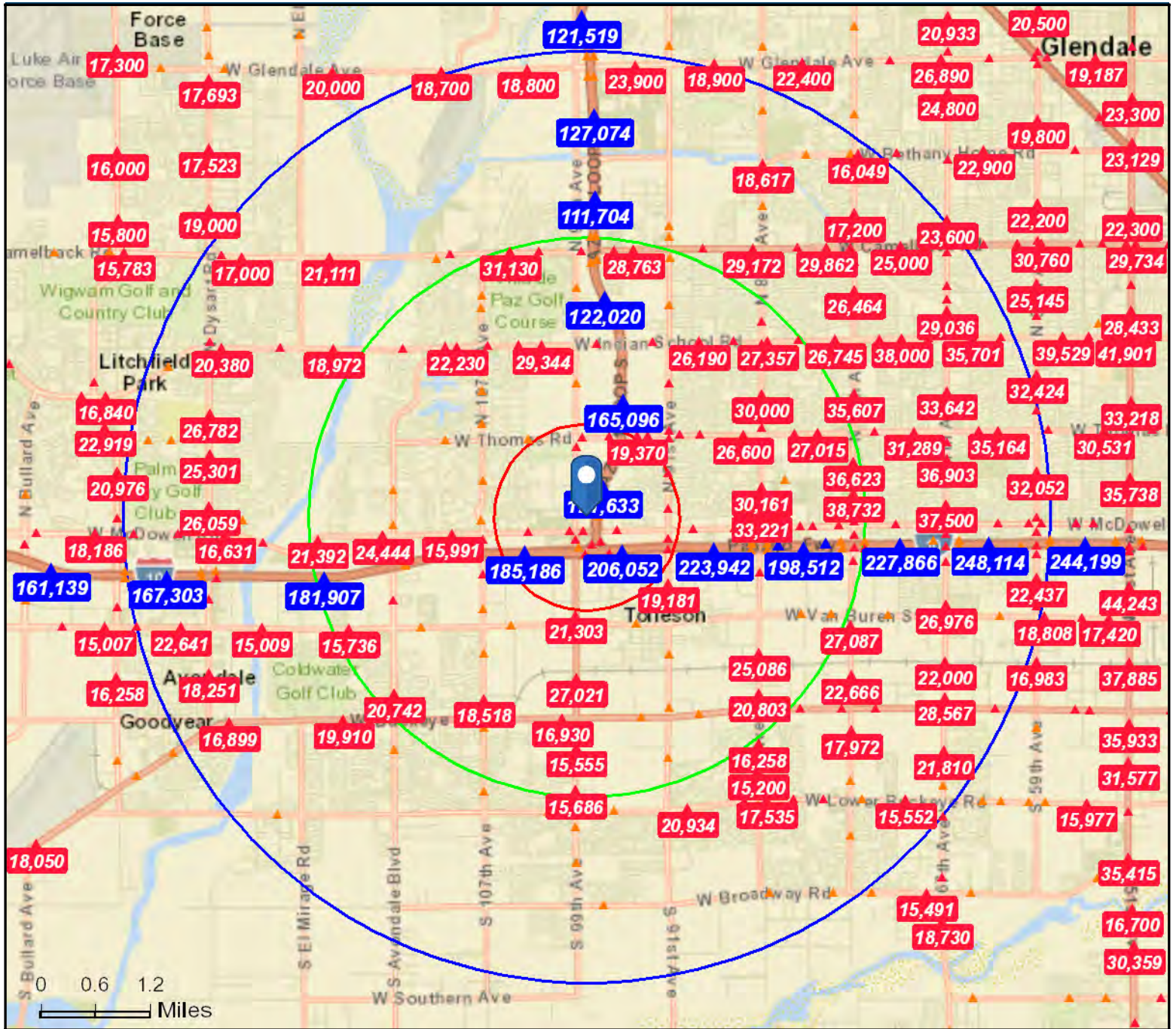
Site Traffic Counts and Demographics



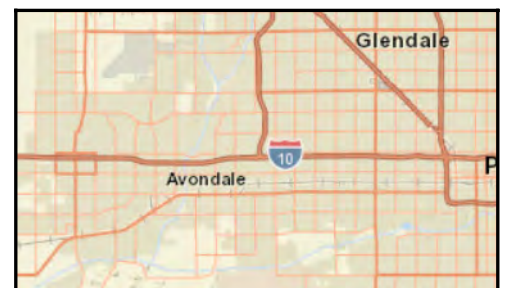
Loop 101 and McDowell
 85037, Phoenix, Arizona
 Rings: 1, 3, 5 mile radii

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.

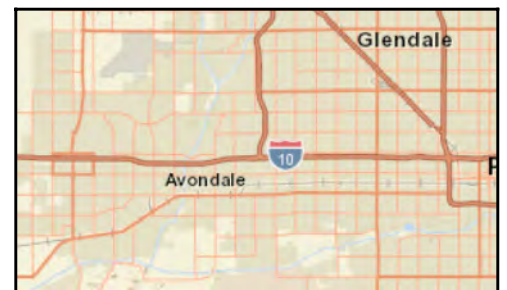
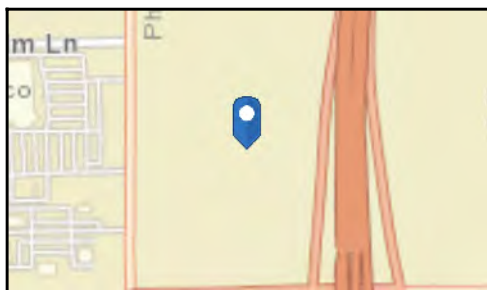
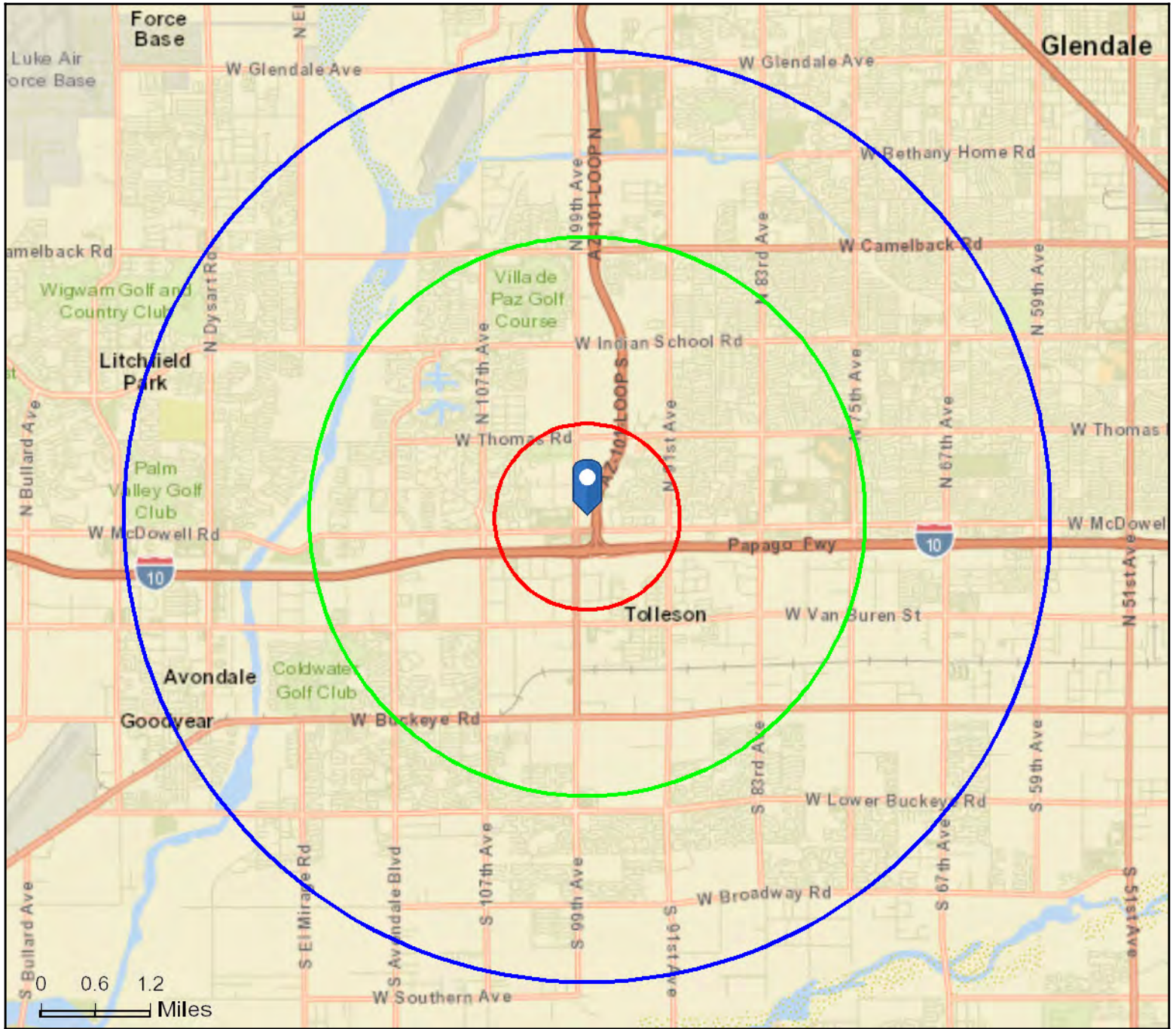
Source: ©2017 Kalibrate Technologies

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
Population			
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
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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

Housing			
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
Population Summary			
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
Household Summary			
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%
Housing Unit Summary			
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%
Median Household Income			
2017	\$49,436	\$49,778	\$50,428
2022	\$53,892	\$53,556	\$54,130
Median Home Value			
2017	\$174,700	\$152,744	\$153,187
2022	\$252,880	\$192,949	\$198,460
Per Capita Income			
2017	\$19,603	\$18,032	\$17,379
2022	\$22,300	\$20,255	\$19,592
Median Age			
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
2017 Households by Income			
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
2022 Households by Income			
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
2017 Owner Occupied Housing Units by Value			
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
2022 Owner Occupied Housing Units by Value			
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
2010 Population by Age			
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%
2017 Population by Age			
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%
2022 Population by Age			
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%
2010 Population by Sex			
Males	3,885	47,146	137,207
Females	4,000	48,331	139,932
2017 Population by Sex			
Males	4,205	52,651	152,653
Females	4,228	53,883	155,632
2022 Population by Sex			
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
2010 Population by Race/Ethnicity			
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
2017 Population by Race/Ethnicity			
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
2022 Population by Race/Ethnicity			
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
2010 Population by Relationship and Household Type			
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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	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
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%
2017 Population 15+ by Marital Status			
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%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	94.6%	93.0%	93.0%
Civilian Unemployed (Unemployment Rate)	5.4%	7.0%	7.0%
2017 Employed Population 16+ by Industry			
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%
2017 Employed Population 16+ by Occupation			
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%
2010 Population By Urban/ Rural Status			
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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2010 Households by Type			
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%
2010 Households by Size			
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%
2010 Households by Tenure and Mortgage Status			
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%
2010 Housing Units By Urban/ Rural Status			
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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Top 3 Tapestry Segments			
1.	Metro Fusion (11C)	Up and Coming Families	Up and Coming Families
2.	Up and Coming Families	Barrios Urbanos (7D)	Barrios Urbanos (7D)
3.	Southwestern Families (7F)	American Dreamers (7C)	American Dreamers (7C)
2017 Consumer Spending			
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.