

**AN APPRAISAL REPORT**

**OF**

**79.19 ACRES OF VACANT LAND**

**LOCATED ON THE WEST SIDE OF STATE ROUTE 85, NORTH OF  
RIGGS ROAD, BUCKEYE, MARICOPA COUNTY, ARIZONA**

**FOR**

**ARIZONA DEPARTMENT OF TRANSPORTATION  
205 S. 17TH AVENUE, ROOM 306  
MAIL DROP 612E PHOENIX, AZ 85007**

**ADOT PARCEL: L-Y-014  
PURCHASE ORDER NO: PO0000382383  
HIGHWAY: GILA BEND – BUCKEYE HIGHWAY  
SECTION: LEWIS PRISON – GILA RIVER**

**OWNERSHIP: STATE OF ARIZONA  
TAX PARCEL NUMBERS: 401-64-011; -012D; 012E**

**EFFECTIVE DATE OF APPRAISAL  
DECEMBER 27, 2021**

**DATE OF REPORT  
JANUARY 14, 2022**

**BAKER, PETERSON, BAKER & ASSOCIATES, INC.**  
*Tucson, Arizona*

# BAKER, PETERSON, BAKER & ASSOCIATES, INC.

REAL ESTATE APPRAISERS - CONSULTANTS

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January 17, 2022

Mr. Timothy O'Connell  
Arizona Department of Transportation  
Right of Way Group, Appraisal Section Supervisor  
205 S. 17th Avenue, Room 306  
Mail Drop 612E  
Phoenix, AZ 85007

RE: An appraisal report of 79.19 acres of vacant land located on the west side of  
State Route 85, north of Riggs Road, in Buckeye, Maricopa County, Arizona  
*Purchase Order No:* PO0000382383  
*Highway:* GILA BEND – BUCKEYE HIGHWAY  
*Section:* Lewis Prison – Gila River  
*Parcel:* L-Y-014  
*Tax Parcel Codes:* 401-64-011; -012D; -012E  
*Ownership:* State of Arizona  
*Effective Date of Appraisal:* December 27, 2021  
*Date of Report:* January 17, 2022

Dear Mr. O'Connell:

In response to your authorization, I have conducted the required inspection, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value of the fee simple interest in the above-named property. This report is intended for use only by the intended user, the Arizona Department of Transportation. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting in decision making purposes regarding potential disposition of the subject property. It is not intended for any other use.


Arizona Department of Transportation  
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I have formed the opinion that, as of the effective date of the appraisal, December 27, 2021, in its "as is" condition, based on a six to eighteen month market period, and subject to the assumptions and limiting conditions set forth in the report, the subject property has a market value of:

FIVE HUNDRED FIFTEEN THOUSAND DOLLARS  
(\$515,000)

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report (USPAP) and the Arizona Department of Transportation Appraisal Standards and Specifications. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

Respectfully submitted,



Thomas A. Baker, MAI, SRA  
Certified General Real Estate Appraiser  
Certificate Number 30139  
Designated Supervisory Appraiser  
Registration Number DS0007

C218075

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## **PART I - APPRAISAL ABSTRACT**

### **CLIENT**

Arizona Department of Transportation  
Right-of-Way Operations Section

### **APPRAISER**

Thomas A. Baker, MAI, SRA

Baker, Peterson, Baker & Associates, Inc.  
4547 East Fort Lowell Road, Suite 401  
Tucson, Arizona 85712

### **SUBJECT PROPERTY**

Vacant land consisting of 79.19 acres located on the west side of State Route 85, north of Riggs Road, in Buckeye, Maricopa County, Arizona.

### **LAND AREA**

79.19 acres (per information provided by the Arizona Department of Transportation)

### **ZONING**

CC and GC (Buckeye)

### **LEGAL DESCRIPTION**

The portion of sections 26 and 27, Township 2 South, Range 4 West, Gila and Salt River Meridian, Maricopa County, Arizona (see addenda for full legal description)

### **OWNERSHIP**

According to information provided by the client, title to the subject property is in the name of The State of Arizona, by and through its Department of Transportation.

### **SALES/LISTING HISTORY**

No known sales of the subject property have occurred within the last five years. The subject property was listed as available for sale during most of the calendar year of 2021. The agent represented by ADOT was Ms. Kathy Kline. Conversations with Kathy Kline indicate the minimum bidding price was \$630,000, which was based upon the opinion of value from an appraisal. Ms. Kline indicated there was interest in the subject property, but there were no offers that were accepted by Ms. Kline. The subject property is not currently listed as of the date of value. No current listings, options, or agreements of sale of the subject property were discovered in the course of this analysis.

### **TAX PARCEL NUMBERS**

401-64-011; -012D; -012E

**FULL CASH VALUE**

Parcel	Full Cash Value (2022)
401-64-011	\$439,400
401-64-012D	\$32,600
401-64-012E	\$740,300
Total FCV - 2022	\$1,212,300

**LIMITED CASH VALUE**

Parcel	Limited Cash Value (2022)
401-64-011	\$78,397
401-64-012D	\$29,538
401-64-012E	\$393,984
Total FCV - 2022	\$501,919

**REAL ESTATE TAXES**

There are currently no taxes as this property is owned by a government entity which is tax exempt.

**DELINQUENT TAXES**

None

**SPECIAL ASSESSMENTS**

None

**LIMITING CONDITIONS**

Subject to those assumptions and limiting conditions contained in the "*Assumptions and Limiting Conditions*" section of this report.

**PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to provide the appraiser's opinion of the market value of the subject real property as of the effective date of the appraisal, December 27, 2021.

**MARKET VALUE DEFINITION**

*Market value*, as utilized in this appraisal, and as defined in Arizona Revised Statute 28-7091 is as follows:

For the purposes of this article, "market value" means the most probable price estimated in terms of cash in the United States dollars or comparable market financial arrangements that the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all the uses and purposes to which it was adapted and for which it was capable.

**INTENDED USE AND USER OF REPORT**

This report is intended for use only by the intended user, the Arizona Department of Transportation. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting in decision making purposes regarding potential disposition of the subject property. It is not intended for any other use.

**INTEREST VALUED**

Fee Simple Interest. *Fee Simple Interest*, as defined in The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, page 90, is "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

**EFFECTIVE DATE OF APPRAISAL**

December 27, 2021

**DATE OF INSPECTION**

December 27, 2021

## PART II - SCOPE OF THE APPRAISAL

Scope of work is identified by USPAP as the "amount and type of information researched and the analysis applied in an assignment." According to the scope of work rule as defined by USPAP, "For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- 1) identify the problem to be solved;
- 2) determine and perform the scope of work necessary to develop credible assignment results; and
- 3) disclose the scope of work in the report."

This appraisal assignment has been completed in response to authorization by the Arizona Department of Transportation, in a contract executed by Thomas A. Baker, MAI, SRA, for Baker, Peterson, Baker and Associates, Inc. The assignment includes appraisal of the property herein described, and the preparation of a report which describes the property being appraised, analyzes appropriate data, and offers an opinion of the market value of the property as of the effective date specified in the report. The appraisal is prepared and reported according to the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation, the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute, and the Arizona Department of Transportation Appraisal Standards and Specifications.

This report is intended for use only by the intended user, the Arizona Department of Transportation. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting in decision making purposes regarding potential disposition of the subject property. It is not intended for any other use. The purpose of the appraisal is to provide the appraiser's opinion of the market value in fee simple interest of a specific property which has been previously identified in this report, and is referred to as the subject property, the subject, or the property.

The exact nature of, and interest in, the subject property is defined elsewhere in this report. The appraisal provides an opinion of the market value of the subject property using the sales comparison approach, which is defined in the report. In completing this assignment, the appraiser inspected and photographed the subject property, reviewed and confirmed data relative to metropolitan Phoenix (from economic and demographic data, including COMPS® Commercial Property Information Services, Multiple Listing Service (MLS), the neighborhood and the site.

An opinion of the "highest and best use" of the property was formed, utilizing resources to identify such factors as land use, supply and demand, governmental requirements, environmental concerns, and economic elements, present and anticipated, which may impact upon the marketability of the property.

In the sales comparison approach, there was a thorough search for sale and listing data considered directly competitive to the subject property. This data was confirmed with one or



more parties related to the transaction and (in the case of sales) by review of deeds and records of the County Assessor. The analysis then compared each sale considered a reliable indicator of the value to the subject property in terms of those factors which were superior to the subject, inferior to the subject, and equal or offsetting.

The cost approach is not applicable as this property consists of vacant land. The income approach is not applicable as this type of land is typically not leased.

The sales comparison approach provided an opinion of the market value of the subject property to arrive at a final opinion of market value. To develop the opinion of value, the appraiser performed an appraisal process as defined by the Uniform Standards of Professional Appraisal Practice. This appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. The appraiser's file retains supporting documentation.

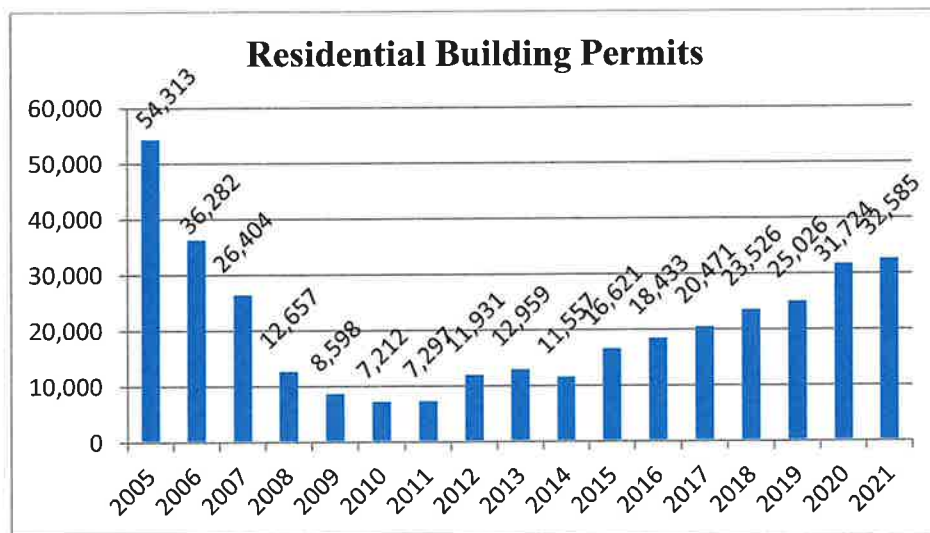
## PART III - DESCRIPTION OF REAL ESTATE APPRAISED

### PHOENIX OVERVIEW:

Metropolitan Phoenix is located in Maricopa County which is also known as the Valley of the Sun. Maricopa County is located in south central Arizona and contains approximately 9,200 square miles of land area. Phoenix is the state capital, county seat and the largest city in the state. Maricopa County has grown to become the 4th largest county in the country in terms of population. Growth has been attributed to a variety of factors, including favorable cost of living, healthy life style, weather and availability of employment. According to the 2020 U.S. Census, the population of Maricopa County was 4,420,568.

The official town site was originally selected in 1870, although several people were living in the area in the early 1860's. In the late 1860's, the Swilling Irrigation Canal Company was organized and is responsible for giving Phoenix its name. The new city was to be located on top of ancient canals and villages of a vanished civilization and therefore rise upon the ashes of the old - just as the legendary Phoenix Bird, when consumed by fire, rose from its own ashes. Phoenix was incorporated in 1881.

Starting in 2006, fewer single-family residential permits were issued due to the current oversupply of lots and residential homes on the market. According to the United States Census Bureau, Building Permits Survey, the number of single-family residential permits declined through 2010. There was limited new single-family construction from 2009 through 2014. The number of permits remained mostly stable before gradually increasing, with a greater increase in 2020. There is currently strong demand for residential properties due to low interest rates. The 2021 data is through November 2021.



Overall, housing permits and sales had been increasing and a period of substantial growth occurred during 2004 and 2005 with unprecedented price increases experienced for most areas of Phoenix. Building permit activity declined steadily after this due in part to the difficulty in obtaining financing and, to a larger extent, a decrease in demand from primary

home buyers and speculative home purchases by out of state buyers and an oversupply of available homes on the market, resulting in declining home prices. The number of permits had been gradually increasing. Building permit activity for single family residences increased in 2020 and the 2021 data through November indicates a further slight increase in 2021. There is strong demand for residential houses due to low interest rates.

### ***Office Market***

Overall, the Maricopa County *office market* experienced net positive absorption of 981,757 square feet in the Fourth Quarter of 2021, according to *CoStar*. This compares to net negative absorption of 181,687 square feet in the third quarter of 2021, net negative absorption of 581,319 square feet in the Second Quarter of 2021, net negative absorption of 970,337 square feet in the First Quarter of 2021, net negative absorption of 289,279 in the Fourth Quarter of 2020, net negative absorption of 168,067 square feet in the Third Quarter of 2020, net positive absorption of 325,532 square feet in the Second Quarter of 2020, net negative absorption of 217,879 square feet in the First Quarter of 2020, net positive absorption of 1,450,744 square feet in the Fourth Quarter of 2019, net positive absorption of 874,929 square feet in the Third Quarter of 2019, net positive absorption of 515,312 in the Second Quarter of 2019, net positive absorption of 1,092,776 in the First Quarter of 2019, net positive absorption of 243,872 square feet in the Fourth Quarter of 2018, and net positive absorption of 1,437,240 square feet in the Third Quarter of 2018.

The following figure shows trends in the vacancy rates for office properties in Maricopa County through the Fourth Quarter of 2021. The vacancy rate increased from 2006 until 2010 and then declined gradually through 2019. The vacancy rate increased in 2020 and the first three quarters of 2021 but declined slightly in the fourth quarter of 2021.

**Office Vacancy Rate**



Five new buildings containing 307,300 square feet were completed in the Fourth Quarter of 2021. This compares to eight new buildings containing 415,653 square feet in the Third Quarter of 2021, ten new buildings containing 294,678 square feet in the Second Quarter of 2021, ten new buildings containing 1,405,160 square feet in the First Quarter of 2021, six

new buildings containing 167,693 square feet in the Fourth Quarter of 2020, 12 new buildings containing 476,964 square feet in the Third Quarter of 2020, 17 new buildings containing 839,593 square feet in the Second Quarter of 2020, ten new buildings containing 1,022,487 square feet in the First Quarter of 2020, six new buildings containing 918,279 square feet in the Fourth Quarter of 2019, seven new buildings containing 534,189 in the Third Quarter 2019, 12 new buildings containing 634,100 square feet in the Second Quarter 2019, 15 new buildings totalling 805,818 square feet in the First Quarter 2019, ten new building containing 355,851 square feet in the Fourth Quarter 2018, and seven new buildings containing 218,329 square feet in the Third Quarter 2018.

There was a decline in demand for owner/user office buildings, which had made up a majority of office sales in 2006 and 2007. Market conditions stabilized and then began to slowly improve, with greater improvement in later years. In 2020, the vacancy rate increased. With many office employees currently working from home during the pandemic, it is not yet known if work from home will remain in strong demand, permanently impacting office trends and demand.

### ***Retail Market***

*Retail* space had maintained more constant levels of growth and absorption, with decreasing vacancy rates observed prior to mid-2007. In general, the market turned down starting at the end of 2007. Some signs for a decline in market conditions includes contracts cancelled, development projects put on hold with reasons including reduced demand and increased competition of other developments coming out of the ground, offers and counter offers at considerably below the listing price, listings being repriced at lower levels, existing tenants looking for rental relief, businesses closing their stores and vacating the premises, and excess developed land without demand. In recent years, demand had increased for many types of retail properties and remained stable for less desirable retail uses. In March 2020, the Covid-19 pandemic impacted the world. After a pause as market participants waited to see how the retail market was impacted, demand remained for some retail uses. While some retail uses were impacted by Covid-19, demand remained for many other retail uses that were less impacted by Covid and market conditions have improved since that time for many retail uses.

There was net positive absorption of 1,054,154 square feet in the Fourth Quarter of 2021 in Maricopa County, according to CoStar. This compares to net positive absorption of 975,561 square feet in the Third Quarter of 2021, net negative absorption of 722,831 square feet in the Second Quarter of 2021, net positive absorption of 447,249 square feet in the First Quarter of 2021, net positive absorption of 112,922 square feet in the Fourth Quarter of 2020, net negative absorption of 298,853 square feet in the Third Quarter of 2020, net negative absorption of 358,070 square feet in the Second Quarter of 2020, net positive absorption of 363,1701 square feet in the First Quarter of 2020, net positive absorption of 522,355 square feet in the Fourth Quarter of 2019, net positive absorption of 182,456 square feet in the Third Quarter of 2019, net positive absorption of 358,341 square feet in the Second Quarter of 2019, net positive absorption of 95,466 square feet in the First Quarter of 2019, net negative absorption of 353,536 square feet in the Fourth Quarter of 2018, and net positive absorption of 803,568 square feet in the Third Quarter of 2018.

In the Fourth Quarter 2021, 18 new buildings containing 264,729 square feet were completed. This compares to 26 new buildings containing 189,165 square feet completed in the Third Quarter of 2021, 26 new buildings containing 317,910 square feet completed in the Second Quarter of 2021, 31 new buildings containing 365,172 square feet in the First Quarter of 2021, 31 new buildings containing 356,432 square feet in the Fourth Quarter of 2020, 26 new buildings containing 473,918 square feet in the Third Quarter 2020, 29 new buildings containing 276,196 square feet in the Second Quarter 2020, 56 new buildings containing 556,858 square feet in the First Quarter of 2020, 42 new buildings containing 467,703 square feet in the Fourth Quarter of 2019, 32 new buildings containing 289,044 square feet in the Third Quarter of 2019, 30 new buildings containing 350,619 square feet in the Second Quarter of 2019, 36 new buildings containing 322,921 square feet in the First Quarter of 2019, 38 new buildings containing 290,075 square feet in the Fourth Quarter of 2018, and 40 new buildings containing 428,060 square feet in the Third Quarter 2018.

The following shows trends in the vacancy rate for retail properties in the Maricopa County market between late 2006 and Fourth Quarter 2021, according to *Costar*.



This chart shows that the vacancy rate for retail properties increased through mid-2011. The retail vacancy rate declined since that time through mid-2018 before remaining mostly stable. Most recently, the vacancy rate increased slightly in the first part of 2020 before declining very slightly in first quarter of 2021 followed by a slight increase in the second quarter of 2021. The vacancy rate declined since that time through the fourth quarter of 2021. It is unknown if there will be any long-term changes to the retail market due to Covid-19 with an increase in online shopping.

### ***Industrial Market***

Phoenix has seen growing industrial development in recent years, particularly in 2020 and 2021. Most recently in Maricopa County there were 16 new buildings containing 3,718,133 square feet completed in the Fourth Quarter 2021. This compares to 24 buildings containing 4,241,923 square feet in the Third Quarter of 2021, 19 buildings containing 3,876,436 square feet in the Second Quarter of 2021, 14 new buildings containing 2,106,856 square feet



completed in the First Quarter of 2021, 22 new buildings containing 6,589,518 square feet completed in the Fourth Quarter of 2020, 20 new buildings containing 3,940,146 square feet completed in the Third Quarter of 2020, 29 new building containing 4,570,219 square feet completed in the Second Quarter of 2020, 16 new buildings containing 1,840,686 square feet in the First Quarter of 2020, 12 new building containing 1,931,096 square feet completed in the Fourth Quarter of 2019, 22 new buildings containing 3,042,764 square feet in the Third Quarter of 2019, 21 new buildings containing 2,077,722 square feet in the Second Quarter of 2019, 7 new buildings containing 549,695 square feet completed in the First Quarter of 2019, 15 new buildings containing 3,615,913 square feet in the Fourth Quarter of 2018, and 10 new buildings containing 1,097,479 square feet in the Third Quarter of 2018, according to *CoStar*.

There was net positive absorption of 4,561,223 square feet in the Fourth Quarter of 2021. This compares to net positive absorption of 6,557,009 square feet in the Third Quarter of 2021, net positive absorption of 6,004,197 square feet in the Second Quarter of 2021, net positive absorption of 4,427,061 square feet in the First Quarter of 2021, net positive absorption of 7,363,246 square feet in the Fourth Quarter of 2020, net positive absorption of 2,728,389 square feet in the Third Quarter of 2020, net positive absorption of 3,944,963 square feet in the Second Quarter of 2020, net positive absorption of 1,426,637 square feet in the First Quarter of 2020, net positive absorption of 1,937,561 square feet in the Fourth Quarter of 2019, net positive absorption of 1,484,137 square feet in the Third Quarter of 2019, net positive absorption of 1,002,450 square feet in the Second Quarter of 2019, net positive absorption of 409,224 square feet in the First Quarter of 2019, net positive absorption of 2,365,342 square feet in the Fourth Quarter 2018, and net positive absorption of 413,184 square feet in the Third Quarter 2018, according to *CoStar*.

The following chart shows trends in the industrial vacancy rate in Phoenix from 2006 through Fourth Quarter 2021, according to *CoStar*.



Overall, the industrial vacancy rate increased through early 2010. The vacancy rate then declined through 2018. The vacancy rate increased slightly through mid-2020 before declining slightly through 2021. Demand remained for the general industrial market during 2020 and the uncertainty of Covid-19. There may potentially be long-term impacts due to changing demand for warehouses and cold storage due to potential changes in supply chains and delivery and storage models.

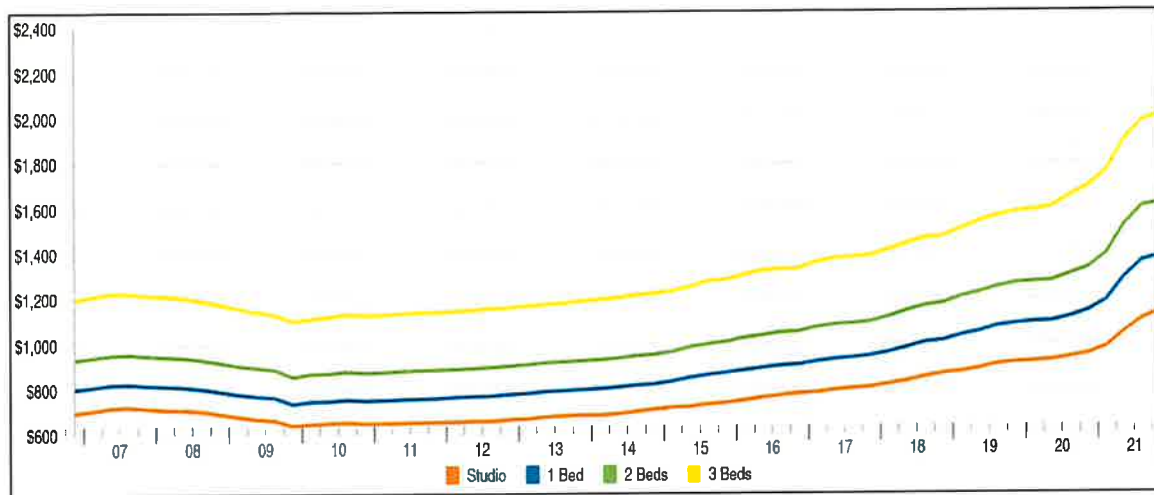
### ***Multi-Family Market***

Vacancy rates for apartment properties in the Phoenix area peaked in 2009 before slowly declining. The chart below shows the stabilized vacancy rate in Maricopa County between 2006 and Fourth Quarter 2021.

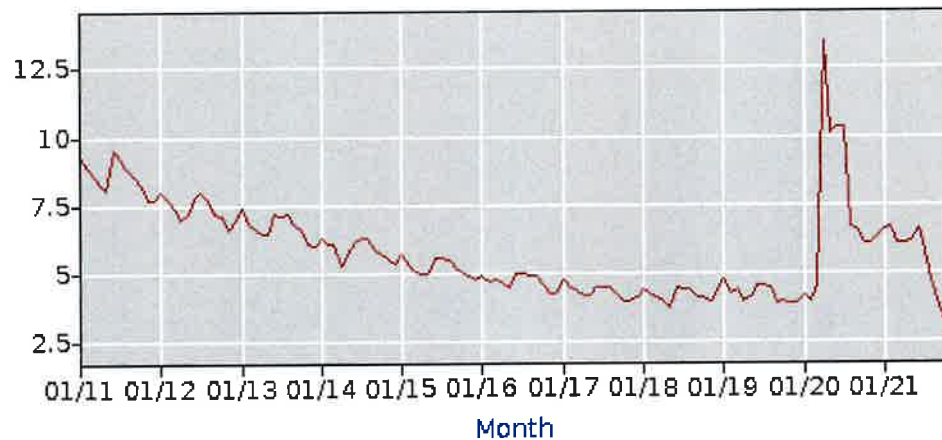


The vacancy rate peaked in late 2009 and generally declined since that time. The vacancy rate decreased at a faster pace since mid-2020 due to an increase in market demand for apartment sales and for apartment rental units. The vacancy rate increased slightly in the second half of 2021 but remains low.

Rents have gradually increased since 2010, with a more significant increase since mid-2020. There continues to be construction of new apartment complexes, along with some older complexes purchased to renovate and lease at higher rental rates.

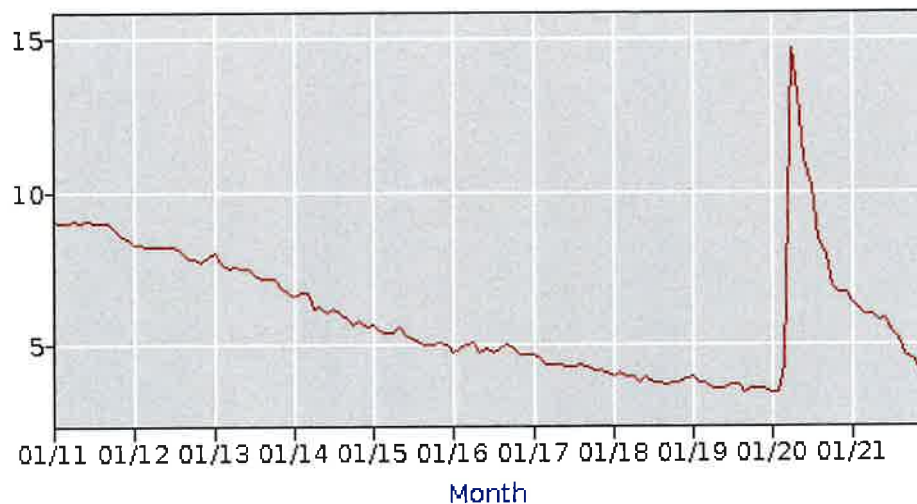


According to the Bureau of Labor Statistics, the (not seasonally adjusted) unemployment rate for metropolitan Phoenix was as follows:





This data shows that the unemployment rate in the Phoenix area had been slowly declining several years. However, due to the shutdown of many businesses due to Covid-19, unemployment began to increase significantly in mid-March 2020. The unemployment rate peaked at 13.5% in April 2020. After declining to 10.1% in May 2020, the rate increased slightly to 10.3% in June 2020. The unemployment rate declined to 6.7% in August and again to 6.1% in October. The unemployment rate was 6.4% in December 2020, 6.6% in January 2021, 6.2% in May 2021, 5.7% in July 2021, 3.8% in September 2021, and 3.2% in October 2021. Areas with significant increases in unemployment during the pandemic include hospitality, restaurant, and retail jobs, although many job categories have seen increases in unemployment. There has been some recovery in these areas in the last year.



According to the United States Department of Labor, Bureau of Labor Statistics, the national seasonally adjusted unemployment rate also increased through late 2009. The unemployment rate remained high and started to decline slowly in late 2010. The unemployment rate has declined and is below 2007 levels. The seasonally adjusted unemployment rate was 3.5% in February 2020 and 4.4% in March 2020. This increased to a peak of 14.8% in April 2020, then declined slightly to 13.3% in May 2020 and 10.2% in July 2020. The unemployment rate declined to 8.4% in August 2020 and 6.9% in October 2020. The unemployment rate declined to 6.3% in January 2021, 6.1% in April 2021, 5.4% in July 2021, 4.6% in October 2021, and 3.9% in December 2021.

Overall, the commercial real estate markets reveal that most investors held a cautionary but positive outlook with improving values for most property types. While market conditions were uncertain and even declined for certain property types in spring 2020 due to Covid-19, market conditions remained strong for other property types and have started to improve for other property types. Market conditions are projected to continue to improve. Projections are for good prospects for the Phoenix market in the long term. The long-term result should be a balanced level of supply and demand - more conducive to steady long-term development. Factors such as climate, health and educational facilities, and the availability of housing are positive influences which will result in long-term economic growth for metropolitan Phoenix.

## **MARKET AREA**

The subject market area is located within the southern portion of the City of Buckeye. Buckeye is an incorporated city within Maricopa County and is located approximately 30 miles west of the central business district of Phoenix. According to the United States Census Bureau, the population of Buckeye was 91,502. This is approximately an 80% increase from the population in 2010, which, according to the United States Census Bureau, was 50,876. The majority of land uses within Buckeye is for agricultural uses, although most new development is for residential and commercial uses such as retail and industrial. Most new development within Buckeye is occurring north of the Gila River, south of Interstate-10, and east of State Route 85, and is a mix of both residential uses and commercial uses. The majority of commercial development is located along or within close proximity of the east and west bound streets of Monroe Avenue, also known as MC-85, and Yuma Road. According to the City of Buckeye general plan, there are 29 approved master planned communities and area plans within the City of Buckeye, all of which are generally north of the Gila River.

The subject market area is that area within the southern portion of the City of Buckeye. The subject market area boundaries include the Gila River to both the north and west, Woods Road and the Woods Road alignment to the south, and the North Maricopa Mountains to the east. The subject market area contains mostly vacant land and open space, with mostly agricultural uses to the west that are along the Gila River. There are some industrial and commercial uses that are along State Route 85. The Lewis Arizona State Prison-Complex is located south of the subject property and is considered to be a Medium-Security prison and the Southwest Regional Landfill is located just east of the subject property on the east side of State Route 85 and serves as a regional landfill for Maricopa County. The town of Gila Bend is located approximately 20 miles south of the subject market area and is concentrated at the intersections of Interstate 8 and State Route 85.

The City of Buckeye is considered to be one of the fastest growing cities within the United States, according to the United States Census Bureau. The majority of demand for new development is north of the subject market area, with new development expected to continue to expand within the City of Buckeye. Within the City of Buckeye north of the subject market area, there is ample vacant land available that is part of an approved master planned community or an approved area plan.

## **SITE DESCRIPTION**

The site is a mostly rectangular shaped property with 1,124 feet of frontage on State Route 85 along the eastern property line. The site has a depth of 3,017 feet along the southern property line, a length of 3,206 feet along the northern property line and a width of 1,109 feet along the western property line (see Exhibits). The property is located on the west side of State Route 85, north of Riggs Road. The site contains a total area of 79.19 acres, per information provided by the Arizona Department of Transportation. The site does not have direct access from State Route 85. Access to the site would be from West Patterson Road, south of the subject property, which is accessed off State Route 85, approximately 1.5 miles south of the subject property. Patterson Road runs adjacent and parallel with State Route 85. West Patterson Road is a Two Lane asphalt paved roadway which ends south of the southeast

corner of the site. The remaining access to the site is from a two-lane dirt roadway which extends from where Patterson Road and Riggs Road intersect. Any improvements to this two-lane dirt roadway extension would require approved plans and permits with ADOT. There is a 30 foot wide ingress and egress which runs along the southern property line and has a 30 foot opening at the southeast corner of the site to provide for access. State Route 85 is a four-lane, asphalt-paved, state highway. State Route 85 has a 2020 traffic count of 18,200 vehicles per day in the vicinity of this site, according to the Arizona Department of Transportation. Riggs Road is a two-lane dirt gravel roadway. There is no traffic count available for Riggs Road in the vicinity of this site. Soil conditions appear to be typical of the area. Properties bordering the subject property include a drainage way, approximately 100 feet wide, Riggs Road, followed by the Lewis Prison to the south, The Southwest Regional Landfill followed by vacant land to the east, vacant land to the north, and both vacant land and a recreational use (Arizona Cycle Park), followed by the Gila River to the southwest and west.

Utilities available in the vicinity of the property include electric (Arizona Public Service). There are power lines that cross the subject. The site does not have access to water or sewer. A septic system would be required for any development of the site and there is a well in the western portion of the site that has been capped and is considered to not be active. Any development of the site would require an engineering study to determine the availability and adequacy of utilities.

According to FEMA Flood Insurance Rate Map 04025C2070G, dated September 3, 2010, the land is located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain (see Exhibits). The property is in a seismic zone which is considered to have a low probability of seismic activity. There are utilities lines which bisect the middle of the eastern portion of the site in a northeast/southwest orientation. This is considered to not have an adverse impact due to the size of the subject property. There are easements for the power lines that cross the subject and there are no known easements or encumbrances that adversely affect the subject property.

## **ZONING**

The west portion of the subject property is zoned Commercial Center (CC) and the east portion of the subject property is zoned General Commerce (GC). These zoning designations are considered obsolete zoning districts but have been carried over from the previous Buckeye development code. Conditional and permitted uses are allowed for these zoning designations, subject to development requirements for setback, lot size, landscaping, and building height limitations. The Commercial Center Zoning is designed to accommodate a variety of commerce and specialized development. The General Commerce designation is designed to accommodate general commercial and employment uses and compatible industrial uses to which public services are available.

## **EXPOSURE/MARKETING TIME**

*Marketing time*, as utilized in this appraisal, is defined as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. <sup>1</sup>

The reasonable *exposure time* is the period a property is on the market until a sale is consummated and as utilized in this appraisal, is defined as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. <sup>2</sup>

The reasonable exposure and marketing time is estimated to be six to eighteen months based on the sales used in this report and based on conversations with brokers familiar with properties similar to the subject property. This is consistent with the location, property type, physical characteristics, and overall market conditions.

## **HIGHEST AND BEST USE**

The Sixth edition of The Dictionary of Real Estate Appraisal (Appraisal Institute; 2015, p. 109), defines highest and best use as:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

An analysis of market data supports the conclusion of highest and best use.

### ***Highest and Best Use as Vacant***

#### ***Legal Considerations***

The west portion of the subject property is zoned Commercial Center (CC) and the east portion of the subject property is zoned General Commerce (GC). The Commercial Center Zoning is designed to accommodate a variety of commerce and specialized development.

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1. The Dictionary of Real Estate Appraisal (Appraisal Institute, Sixth Edition, 2015), p. 140

2. Ibid, p. 83

The General Commerce designation is designed to accommodate general commercial and employment uses and compatible industrial uses to which public services are available. The site could legally be developed with a residential use and various commercial or industrial uses.

### *Physical Considerations*

The site is a mostly rectangular shaped property with 1,124 feet of frontage on State Route 85 along the eastern property line. The site has a depth of 3,017 feet along the southern property line, a length of 3,206 feet along the northern property line and a width of 1,109 feet along the western property line (see Exhibits). The property is located on the west side of State Route 85, north of Riggs Road. The site contains a total area of 79.19 acres, per information provided by the Arizona Department of Transportation. The site does not have direct access from State Route 85. Access to the site would be from West Patterson Road, south of the subject property, which is accessed off State Route 85, approximately 1.5 miles south of the subject property. Patterson Road runs adjacent and parallel with State Route 85. West Patterson Road is a Two Lane asphalt paved roadway which ends south of the southeast corner of the site. The remaining access to the site is from a two-lane dirt roadway which extends from where Patterson Road and Riggs Road intersect. Any improvements to this two-lane dirt roadway extension would require approved plans and permits with ADOT. There is a 30 foot wide ingress and egress which runs along the southern property line and has a 30 foot opening at the southeast corner of the site to provide for access. State Route 85 is a four-lane, asphalt-paved, state highway. State Route 85 has a 2020 traffic count of 18,200 vehicles per day in the vicinity of this site, according to the Arizona Department of Transportation. Riggs Road is a two-lane dirt gravel roadway. There is no traffic count available for Riggs Road in the vicinity of this site. Soil conditions appear to be typical of the area. Properties bordering the subject property include a drainage way, approximately 100 feet wide, Riggs Road, followed by the Lewis Prison to the south, The Southwest Regional Landfill followed by vacant land to the east, vacant land to the north, and both vacant land and a recreational use (Arizona Cycle Park), followed by the Gila River to the southwest and west.

Utilities available in the vicinity of the property include electric (Arizona Public Service). There are power lines that cross the subject. The site does not have access to water or sewer. A septic system would be required for any development of the site and there is a well in the western portion of the site that has been capped and is considered to not be active. Any development of the site would require an engineering study to determine the availability and adequacy of utilities.

According to FEMA Flood Insurance Rate Map 04025C2070G, dated September 3, 2010, the land is located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain (see Exhibits). The property is in a seismic zone which is considered to have a low probability of seismic activity. There are utilities lines which bisect the middle of the eastern portion of the site in a northeast/southwest orientation. This is considered to not have an adverse impact due to the size of the subject property. There are easements for the power lines that cross the subject and there are no known easements or encumbrances that adversely affect the subject property.

The site could physically be developed with any commercial or industrial use. However, the site lacks utilities for any immediate development to occur. Substantial costs would be incurred for any large scale development to occur on the property to provide adequate utility services. A lower intensity use such as a storage yard or contractors yard would require less costs for utility services.

*Financial Feasibility*

Due to the lack of available utilities and the remote nature of the subject property, the subject property would likely be purchased for long term investment, with potential for future development. There is a large supply of vacant land in areas with better demand and better access to utilities that would likely be developed with a commercial or industrial use before any development of the subject property. The subject is not located in the path of current development in Buckeye. There is limited demand for land in the area of the subject. Therefore, the subject would be purchased for long term investment.

*Maximally Productive*

Therefore, the maximally productive highest and best use of the subject site is for long term investment with potential for future development. Development will occur when demand increases in the area of the subject property.

## PART IV - SUMMARY OF ANALYSIS AND VALUATION

### SALES COMPARISON APPROACH

The sales comparison approach to value considers what a typical well-informed purchaser would pay for a property, based on an analysis of similar properties. This approach reflects the application of the principle of substitution, which affirms that when a property can be replaced, its value tends to be set by the cost of acquiring an equally desirable substitute property.

This approach analyzes sales and listings of properties similar to the subject. This analysis uses those sales most relevant as indicators of value of the subject property, making adjustments for dissimilarities such as terms of sale, site size, location, zoning, and utility. Sales used in this approach must contain these elements; 1) both parties are typically motivated; 2) both parties are well-informed; 3) a reasonable market exposure time is allowed; 4) payment is made in cash or its equivalent; and 5) financing reflects terms typically available, and not affected by special or unusual terms. The summary below illustrates the comparable sales used in this report.

**Table of Comparable Land Sales**

<b>Sale No.</b>	<b>Sale Date</b>	<b>Property Location</b>	<b>Sale Price</b>	<b>Site Size (Acres)</b>	<b>Price/ Acre</b>	<b>Zoning</b>
1.	04/20	Northwest corner of Interstate 10 and Houser Road - Eloy	\$775,000	98.4	\$7,876	I-1
2.	07/21	Southeast corner of Houser Road and Highway 84 – Eloy	\$980,000	125.98	\$7,779	R1-6, R1-12
3.	11/21	West side of Old US 80, north of the Patterson Road alignment - Buckeye	\$320,000	79.50	\$4,025	RU-43
4.	11/21	Northeast corner of Interstate 8 and Cemetery Road – Gila Bend	\$169,740	73.83	\$2,299	AG
5.	*01/22	Northwest corner of Interstate 8 and Butterfield Trail – Gila Bend	\$1,868,500	186.85	\$10,000	I-2, B-2
<b>Subject Property</b>				<b>79.19</b>		<b>GC, CC</b>
<i>*in escrow</i>						

## COMPARABLE LAND SALES LOCATION MAP



- Subject:** West side of State Route 85, north of Riggs Road, Buckeye
- Sale 1:** Northwest corner of Interstate 10 and Houser Road
- Sale 2:** Southeast corner of Houser Road and Highway 84
- Sale 3:** West side of Old US 80, North of the Patterson Road Alignment - Buckeye
- Sale 4:** Northeast corner of Interstate 8 and Cemetery Road, Gila Bend
- Sale 5:** Northwest corner of Interstate 8 and Butterfield Trail, Gila Bend



## COMPARABLE LAND SALES

### LAND COMPARABLE NUMBER ONE (SALE)

ID: PIL 0227 8075

LOCATION: Northwest corner of Interstate 10 and Houser Road

LEGAL DESCRIPTION: A portion of Section 28, Township 7 South, Range 7 East, G&SRB&M, Pinal County, Arizona

STATE TAX PARCEL: 403-07-160B; -160G & 403-24-305; -360

RECORD DATA: Fee number 2020-032117

DATE OF SALE: April 2, 2020

SELLER: The Endodontic Association, P.A. 401(K) Profit Sharing Plan

BUYER: Louis A. Tsakiris Family Partnership LTD

CONFIRMED BY: Ken Reycraft, listing broker (602-385-1529)  
TFH; January, 2022

LAND DESCRIPTION: This site is an irregular, somewhat triangular shaped, property with over 4,000 feet of frontage on Interstate 10 along the eastern property line, about 2,600 feet of frontage on Houser Road along the southern property line, and about 1,700 feet of frontage on Topawa Drive along the western property line. Interstate 10 is a six-lane, asphalt-paved freeway. Interstate 10 has a 2020 traffic count of 40,324 vehicles per day in the vicinity of this site, according to the Arizona Department of transportation. Houser Road and Topawa Drive are both two-lane, dirt gravel, roadways. There are no traffic counts available for Houser Road and Topawa Drive in the vicinity of this site. All utilities are available to the site. According to FEMA Flood Insurance Rate Maps 04021C1570F and 04021C1590F, dated May 16, 2019, the majority of the land is located in Zone A which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with no base flood elevations determined. The remainder of the site, mostly along the eastern portion of the site, is located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain.

LAND SIZE:	98.4 acres, or 4,286,304 square feet
ZONING:	I-1 (light industrial), City of Eloy
REPORTED SALE PRICE:	\$775,000
PRICE PER ACRE:	\$7,876
PRICE PER SQ. FT.:	\$0.18
MARKETING TIME:	798 days
TERMS OF SALE:	Cash
PRIOR SALE:	Records of the Pinal County Assessor indicate that no market transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
INTENDED USE:	Speculative land investment with potential long term development.
COMMENTS:	The listing broker indicated that although utilities were available, the capacity of the utilities for development was not determined. The buyer purchased the site to hold for investment.



LOCATION: Southeast corner of Houser Road and Highway 84

LEGAL DESCRIPTION: The northwest quarter of Section 36 and a portion of Section 35, Township 7 South, Range 7 East, G&SRB&M, Pinal County, Arizona

STATE TAX PARCEL: 404-23-001A & 404-12-007

RECORD DATA: Fee number 2021-085521

DATE OF SALE: July 8, 2021

SELLER: T.E.S Farms

BUYER: ENCHOLDINGS LLC

CONFIRMED BY: Ken Reycraft, listing broker (602-385-1529)  
TFH; January, 2022

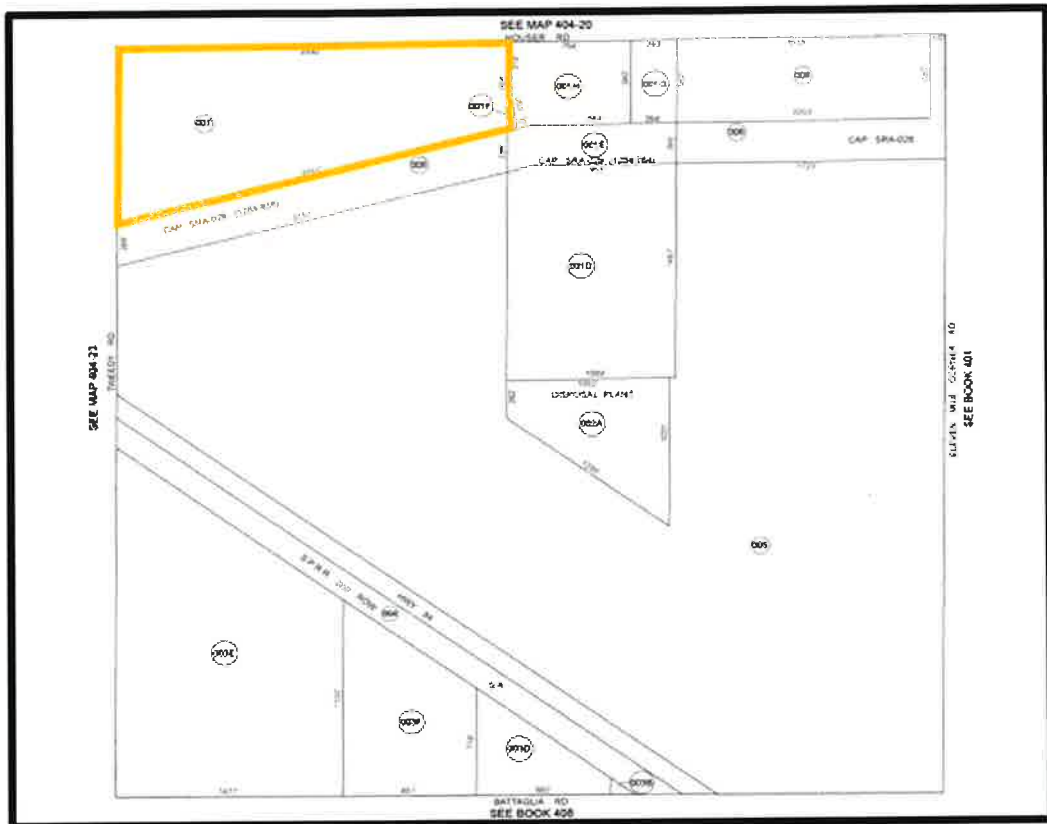
LAND DESCRIPTION: This site is an irregular shaped property with 5,847 feet of frontage on Houser Road along the northern property line and 2,633 feet of frontage on Casa Grande – Picacho Highway 84, also known as Frontier Street. The site has a length of 3,800 feet along the southern property line and a width of 609 feet along the eastern property line. Tumbleweed Road runs north and south and bisects through the eastern portion of the site and has a length of 1,222 feet. The site is located at the southeast corner of Houser Road and Highway 84, which is a minor corner. Highway 84, Houser Road, and Tumbleweed Road are all two-lane, asphalt-paved roadways with no concrete curbs, sidewalks, or street lights in the vicinity of this site. There is no traffic count available for Highway 84, Houser Road, or Tumbleweed Road in the vicinity of this site. All utilities are available to the site. According to FEMA Flood Insurance Rate Maps 04021C1590F, dated May 16, 2019, the land is located in Zone X (unshaded) which are areas determined to be outside the 0.2 percent annual chance floodplain.

LAND SIZE: 125.98 acres, or 5,487,689 square feet.

ZONING:	R1-6, R1-12, City of Eloy
REPORTED SALE PRICE:	\$980,000
PRICE PER ACRE:	\$7,779
PRICE PER SQ. FT.:	\$0.18
MARKETING TIME:	422 days
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Pinal County Assessor indicate that no market transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
INTENDED USE:	Speculative land investment with potential long term development
COMMENTS:	The listing broker indicated that although utilities were available, the capacity of the utilities for development was not determined. The buyer purchased the site to hold for investment.







LOCATION: West side of Old US 80, North of the Patterson Road Alignment - Buckeye

LEGAL DESCRIPTION: Lot 1 of Spring Mountain Ski Ranch Phase Three and Four Replat (919/46) Maricopa County, Arizona

STATE TAX PARCEL: 401-62-088A portion of 501-04-009U

RECORD DATA: Fee number 2021-1197060

DATE OF SALE: November 15, 2021

SELLER: Spring Mountain Partners LLC

BUYER: Brooks Land Holdings LLC

CONFIRMED BY: Bobby Miller, listing agent (602-377-7547)  
TFH; January, 2022

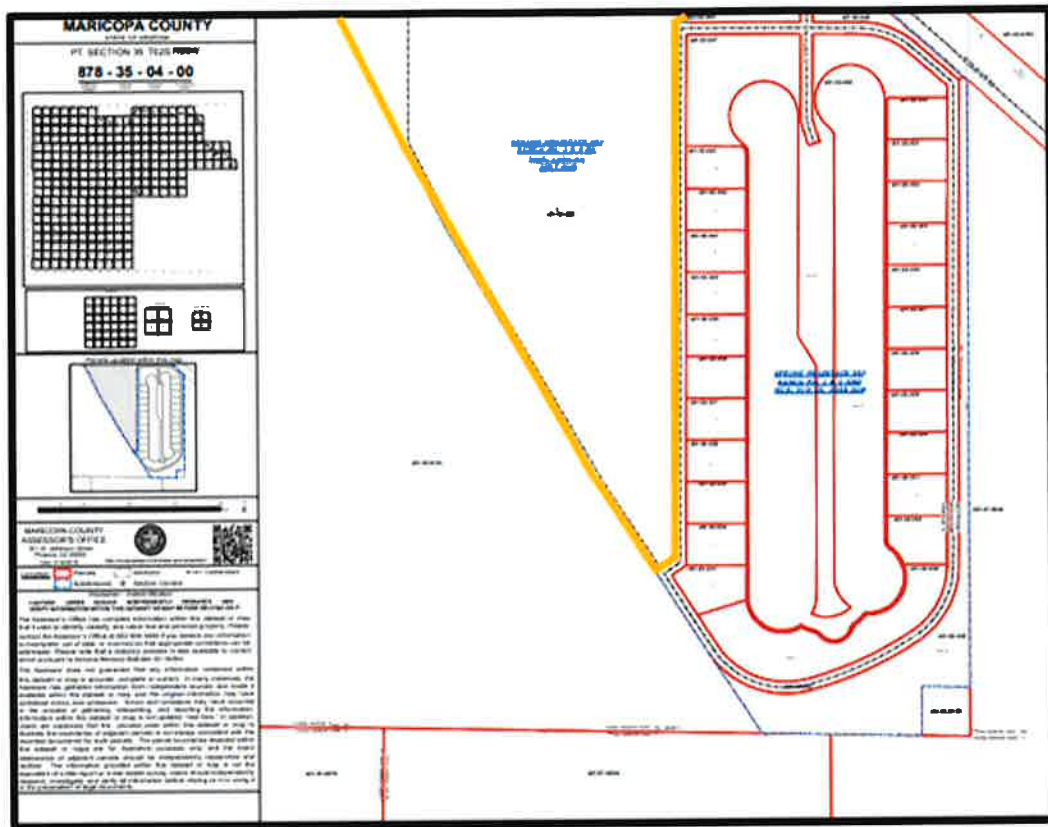
LAND DESCRIPTION: This site is an irregular shaped property with approximately 100 feet of frontage on Old US 80 along the northeastern property line. The site has a length of about 3,000 feet along the eastern property line, a length of about 3,700 feet along the western property line. The site has a width of about 725 feet along the north/north western property line. The site is located on the west side of Old US 80, north of the Patterson Road alignment. The site does have direct access from Old US 80. Old US 80 is a two-lane, asphalt-paved roadway with no concrete curbs, sidewalks, or streetlights in the vicinity of this site. There is no traffic count available for Old US 80 in the vicinity of this site. The topography is mostly level. Electric is available to the site. Water and sewer are not available. Any development would require a septic system for sewer and wells for water. There are some minor improvements on the site which include some masonry walls along the perimeter. According to FEMA Flood Insurance Rate Map 04013C2930L, dated October 16, 2013, the site is located in Zone X (shaded) which are



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.

LAND SIZE:	79.50 acres, or 3,463,020 square feet.
ZONING:	RU-43, Maricopa County
REPORTED SALE PRICE:	\$320,000
PRICE PER ACRE:	\$4,025
PRICE PER SQ. FT.:	\$.09
MARKETING TIME:	158 days
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Maricopa County Assessor indicate that no transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
INTENDED USE:	Purchased for residential development.
COMMENTS:	The listing broker indicated the site had an inactive domestic well, and that the buyers planned to start their own water company to provide water to any future development of the site.





LOCATION: Northeast corner of Interstate 8 and Cemetery Road – Gila Bend

LEGAL DESCRIPTION: Lot 5 and the Southeast Quarter of Section 6, Township 6 South, Range 4 West, G&SRB&M, Maricopa County, Arizona

STATE TAX PARCEL: 402-21-011Z

RECORD DATA: 20211212967

DATE OF SALE: November 12, 2021

SELLER: Gila Bend 75 LLC

BUYER: DP Commercial TP\_ML1, LLC

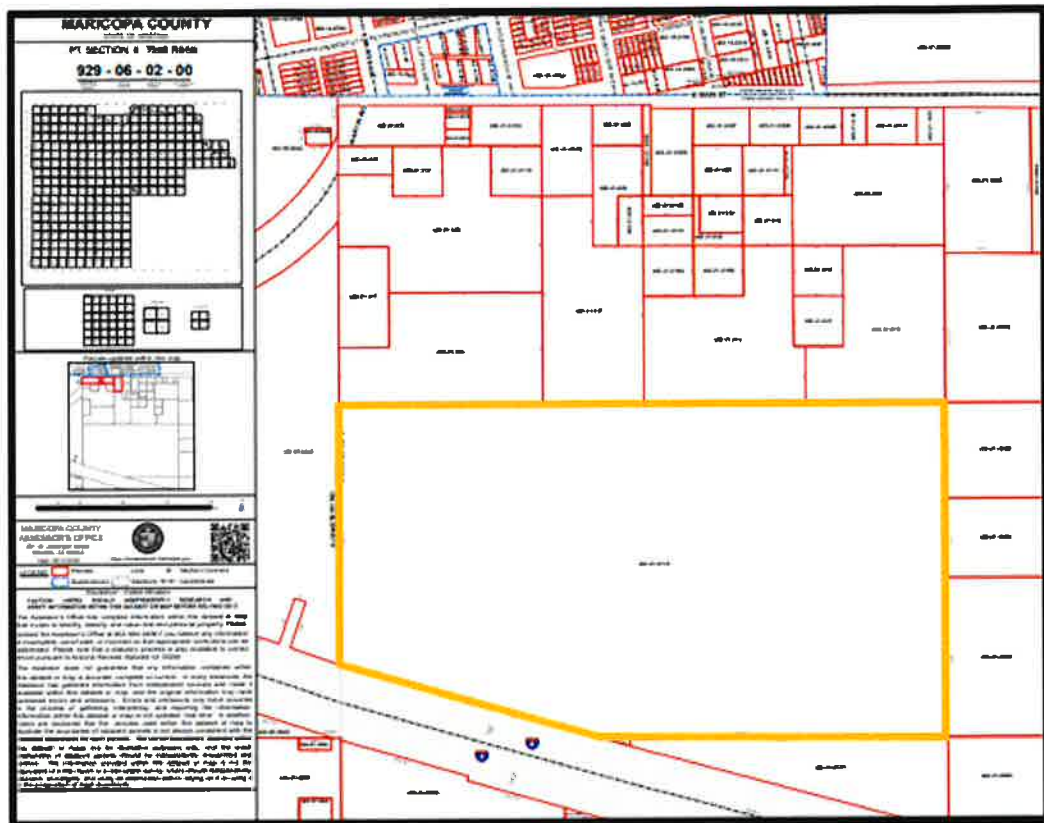
CONFIRMED BY: Clayton Rawlings, listing broker (623-977-4900)  
TFH; January, 2022

LAND DESCRIPTION: This site is a mostly rectangular shaped property with approximately 1,010 feet of frontage on Interstate 8 along a portion of the southern property line in the western half of this site, with the remaining southern property line in the east half having a length of about 1,630 feet. The site has about 1,320 feet of frontage on Cemetery Road along the western property line and a length of about 2,640 feet along the northern property line. The site does not have direct access from Interstate 10. The site is accessed from Cemetery Road. Interstate 8 is a four-lane, asphalt-paved freeway. Interstate 8 has a 2019 traffic count of 6,704 vehicles per day in the vicinity of this site according to the Arizona Department of Transportation. Cemetery Road is a two-lane, dirt graded roadway with no concrete curbs, sidewalks, or streetlights in the vicinity of this site. There is no traffic count available for Cemetery Road in the vicinity of this site. The topography is mostly level. Utilities available to the site include Electric which runs down Cemetery Road. Water and sewer are to the north in Main Street. According to FEMA Flood Insurance Rate Map 04013C3555L, dated October 16, 2013, the majority of the site is located in Zone X (shaded) which

are 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. The eastern and western ends of the site are located in Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. A portion of the site on the western end is located in a Zone AE floodway area, which is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

LAND SIZE:	73.83 acres, or 3,216,035 square feet
ZONING:	AG, Maricopa County
REPORTED SALE PRICE:	\$169,740
PRICE PER ACRE:	\$2,299
PRICE PER SQ. FT.:	\$.053
MARKETING TIME:	46 days
TERMS OF SALE:	This was an all cash to the seller transaction.
PRIOR SALE:	Records of the Maricopa County Assessor indicate that no transaction has occurred within three years of the date of valuation.
CONDITIONS OF SALE:	This sale is reported to have occurred under normal market conditions.
INTENDED USE:	Purchased for investment with possible long term development.





LOCATION: Northwest corner of Interstate 8 and Butterfield Trail – Gila Bend

LEGAL DESCRIPTION: A portion of Section 4 and Section 5, Township 6 South, Range 4 West, G&SRB&M, Maricopa County, Arizona

STATE TAX PARCEL: 402-24-002G, 402-25-003J; -007Q; -006

RECORD DATA: N/A

DATE OF ESCROW: November 2021

SELLER: Creosote Flats Land & Development Co. LLP & Duane P Holt and Judy Holt

BUYER: N/A

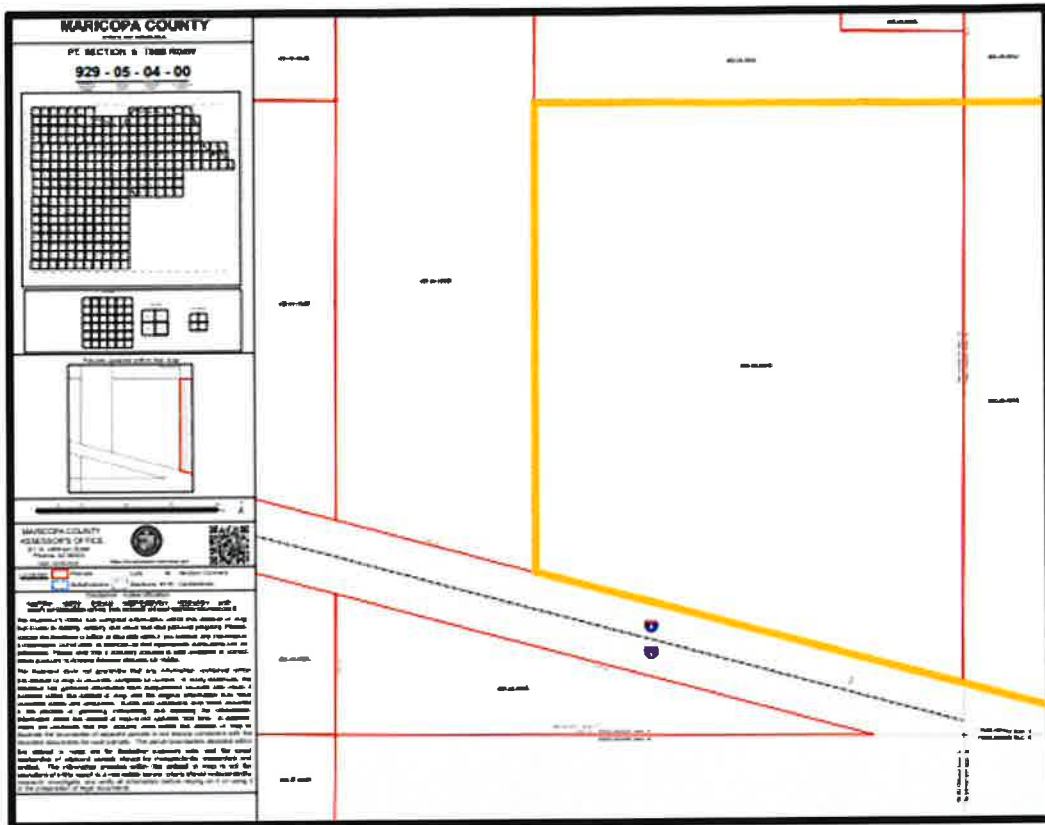
CONFIRMED BY: Stan Sanchez, listing agent (602-222-5023)  
TFH; January, 2022

LAND DESCRIPTION: This site is an irregular shaped property with combined frontage of around 2,500 feet on Butterfield Trail along the eastern property line and around 4,500 feet of frontage on Interstate 8 along the southern property line. The site is located at the northwest corner of Interstate 8 and Butterfield Trail. The site does not have direct access from Interstate 8 but does have direct access from Butterfield Trail. Butterfield Trail can be directly accessed from Interstate 8 from exit ramps available for both the east bound and west bound direction of Interstate 8. Interstate 8 is a four-lane, asphalt-paved highway. Interstate 8 has a 2019 traffic count of 6,704 vehicles per day in the vicinity of this site according to the Arizona Department of Transportation. Butterfield Trail is a two-lane, asphalt-paved roadway. There is no traffic count available for Butterfield Trail in the vicinity of this site. The topography is mostly level. All utilities are available to this site. According to FEMA Flood Insurance Rate Map 04013C3566L, dated October 16, 2013, the majority of the site is located in Zone X (shaded) which are 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. There are small portions of the site that are located in Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with Base Flood Elevations determined.

LAND SIZE:	186.85 acres, or 8,139,186 square feet.
ZONING:	I-2 & B-2, Maricopa County
LISTING PRICE:	\$1,868,500
LISTING PRICE PER ACRE:	\$10,000
LISTING PRICE PER SQ. FT.:	\$0.23
MARKETING TIME:	295 days
TERMS OF SALE:	TBD
PRIOR SALE:	A portion of this property previously transferred for \$200,000 in May of 2020. This sale appears to be an internal transaction and not a market sale.
CONDITIONS OF SALE:	The listing broker indicated the escrow price was slightly below the list price.
INTENDED USE:	Purchased for long term investments, with plans for future commercial development.
COMMENTS:	The site is located in a location that has good access and exposure from I-8







## COMPARABLE SALES ADJUSTMENT GRID

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	*Comp 5
<b>Sale Date</b>		04/2020	07/2021	11/2021	11/2021	01/2022
<b>Site Size (Acres)</b>	79.19	98.4	125.98	79.50	73.83	186.85
<b>Zoning</b>	GC/CC	I-1	R1-6, R1-12	RU-43	AG	I-2,B-2
<b>Site Utility</b>	Fair	Superior	Superior	Similar	Inferior	Superior
<b>Sale Price</b>		\$775,000	\$980,000	\$320,000	\$169,740	\$1,868,500
<b>Price per Acre</b>		\$7,876	\$7,779	\$4,025	\$2,299	\$10,000

*\* in escrow*

### *Summary of Adjustments*

<b>Unadjusted Price / Acre</b>	\$7,876	\$7,779	\$4,025	\$2,299	\$10,000
<b>Property Rights</b>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Price	\$7,876	\$7,779	\$4,025	\$2,299	\$10,000
<b>Financing</b>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Price	\$7,876	\$7,779	\$4,025	\$2,299	\$10,000
<b>Conditions of Sale</b>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>-5%</u>
Adjusted Price	\$7,876	\$7,779	\$4,025	\$2,299	\$9,500
<b>Date/Market Conditions</b>	<u>6%</u>	<u>1.5%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Price	\$8,349	\$7,896	\$4,025	\$2,299	\$9,500
<b>Physical Adjustments (%)</b>					
Location/Visibility	-10	-5	20	25	-25
Zoning	0	0	20	20	0
Site Size	5	10	0	0	20
Site Utility	<u>-15</u>	<u>-25</u>	<u>0</u>	<u>50</u>	<u>-25</u>
Net Adjustment	-20%	-20%	40%	95%	-30%
<b>Indicated Value / Sq. Ft.</b>	<b>\$6,679</b>	<b>\$6,317</b>	<b>\$5,635</b>	<b>\$4,483</b>	<b>\$6,650</b>

This analysis compares five sales of similar vacant land parcels to the subject property on a price per acre basis. This is the sale price divided by the acreage of the site. Sales prices range from \$2,299 to \$10,000 per acre before adjustment. The adjustment grid on the previous page reflects the adjustments. An upward adjustment indicates that the comparable is inferior to the subject; a downward adjustment indicates that the comparable is superior to the subject; and no adjustment (0) indicates the comparable is similar or equal to the subject.

*Comparable Sale One* requires an upward adjustment for date/market conditions as market conditions for this type of property have improved between the date of this sale and the date of value. Physical adjustments include a downward adjustment for location as this property is located in an area with better demand compared to the subject property. There is an upward adjustment for site size as this sale is larger than the subject property. Larger properties tend to sell for less on a price per acre basis compared to smaller properties, all else being equal. This sale warrants a downward adjustment for site utility as this property has better physical access and better access to utilities compared to the subject property, with this being partially offset as this property is more flood prone than the subject. Overall, this sale price per acre indicates a downward adjustment in comparison to the subject property.

*Comparable Sale Two* requires an upward adjustment for date/market conditions as market conditions for this type of property have improved between the date of this sale and the date of value. Physical adjustments include a downward adjustment for location as this property is located in an area with better demand compared to the subject property. There is an upward adjustment for site size as this sale is larger than the subject property. Larger properties tend to sell for less on a price per acre basis compared to smaller properties, all else being equal. This sale warrants a downward adjustment for site utility as this property has better physical access and better access to utilities compared to the subject property. Overall, this sale price per acre indicates a downward adjustment in comparison to the subject property.

*Comparable Sale Three* does not require an adjustment for date/market conditions as market conditions for this type of property are similar between the date of this sale and the date of value. Physical adjustments include an upward adjustment for location as this property is located in an area with inferior demand compared to the subject property. This sale warrants an upward adjustment for zoning as this sale has inferior zoning compared to the zoning of the subject property. This sale has offsetting utility adjustments compared to the subject property, with this sale having better physical access which is offset by the inferior shape of this sale compared to the subject property. Overall, this sale price per acre indicates an upward adjustment in comparison to the subject property.

*Comparable Sale Four* does not require an adjustment for date/market conditions as market conditions for this type of property are similar between the date of this sale and the date of value. Physical adjustments include an upward adjustment for location as this property is located in an area with much inferior demand compared to the subject property. This sale warrants an upward adjustment for zoning as this sale has inferior zoning compared to the zoning of the subject property. There is an upward adjustment for utility as this sale has

inferior physical access, inferior access to utilities, and more flood prone compared to the subject property. Overall, this sale price per acre indicates an upward adjustment in comparison to the subject property. Overall, this sale price per acre indicates an upward adjustment in comparison to the subject property.

*Comparable Sale Five* is currently in escrow and requires a downward adjustment for conditions of sale as the listing broker indicated the escrow price was slightly lower than the listing price. This sale does not require an upward adjustment for date/market conditions as market conditions for this type of property have not changed between the date of escrow and the date of value. There is an upward adjustment for site size as this sale is larger than the subject property. Larger properties tend to sell for less on a price per acre basis compared to smaller properties, all else being equal. There is a downward adjustment for utility as this sale has better physical access and better access to utilities compared to the subject property. Overall, this escrow price per acre indicates a downward adjustment in comparison to the subject property.

#### *Sales Comparison Approach Summary*

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Adjusted Sale Price / Acre	\$6,679	\$6,317	\$5,635	\$4,483	\$6,650

These five comparable sales indicate a price range of \$4,483 to \$6,679 per acre after adjustment. Comparable Sales One, Two, and Five are given the most weight as these sales required the least amount of adjustments. Comparable sales Three and Four are given secondary weight as these sales required a greater magnitude of adjustments. After analyzing the comparable sales, the conclusion of market value of the subject property by the sales comparison approach, as of December 27, 2021, is \$6,500 per acre, times 79.19 acres, equaling \$514,735, rounded to \$515,000.

#### **MARKET VALUE CONCLUSION**

Therefore, based on the above analysis and subject to the assumptions and limiting conditions contained in this report, the opinion of market value of the subject property, as of the effective date of the appraisal, December 27, 2021, is \$515,000.

OPINION OF MARKET VALUE OF SUBJECT PROPERTY,  
AS OF DECEMBER 27, 2021:

FIVE HUNDRED FIFTEEN THOUSAND DOLLARS  
(\$515,000)



Project No.: 085 MA 138 H5675 – ADOT Project No. S-085-B-701  
Parcel No.: L-Y-014

I hereby certify:

That I personally inspected the property herein appraised, and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I also made a personal field inspection of each comparable sale relied upon in making said appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained in the appraisal.

That I have given consideration to the value of the property the damages and benefits to the remainder, if any; and accept no liability for matters of title or survey. That, to the best of my knowledge and belief, the statements contained in said appraisal are true and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

That no hidden or unapparent conditions of the property, subsoil, or structures were found or assumed to exist which would render the subject property more or less valuable; and I assume no responsibility for such conditions, or for engineering which might be required to discover such factors. That, unless otherwise stated in this report, the existence of hazardous material, which may or may not be present in the property, was not observed by myself or acknowledged by the owner. The appraiser, however, is not qualified to detect such substances, the presence of which may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

That my analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the ADOT ROW Procedures Manual, Chapters 3 and 4, Appraisal Standards and Specifications (2016); the Federal Highway Administration (FHWA) Uniform Act, 49 CFR Part 24; and the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021) guidelines.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that, to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established laws of said State.

That I understand this appraisal may be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Arizona with the assistance of Federal aid highway funds or other Federal funds. That neither my employment nor my compensation for making the appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in the property that is the subject of this report, or any benefit from the acquisition of the property appraised herein.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Arizona Department of Transportation or officials of the Federal Highway Administration, and I will not do so unless so authorized by proper State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the Market Value of the property as of December 27, 2021 is \$515,000, based on my independent appraisal and the exercise of my professional judgment.

Date: January 14, 2022

Signature: \_\_\_\_\_



THOMAS A. BAKER, MAI, SRA  
ARIZONA CERTIFIED GENERAL REAL ESTATE  
APPRAISER #30139

**Department of Insurance and Financial Institutions**  
**State of Arizona**

**CGA - 30139**

This document is evidence that: **THOMAS A. BAKER** has complied with the provisions of  
Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**THOMAS A. BAKER**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as  
provided by law.

Expiration Date : **August 31, 2022**

## PART V - ASSUMPTIONS AND LIMITING CONDITIONS

1. **Type of Report.** This is an appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. **Definitions.** "Appraisal," as herein defined, is the process of completing a service; namely, a valuation assignment. "Subject property" refers to the property which is the subject of the assignment. "Appraisers" are those persons, whether one or more, who have accepted the assignment and who have participated in the analyses, opinions, and conclusions formed in the appraisal. "Company" refers to Baker, Peterson, Baker & Associates, Inc. "Report" refers to this written document containing the analyses, opinions, and conclusions which constitute the appraisal.
3. **Liability.** The liability of Baker, Peterson, Baker & Associates, Inc., including any or all of its employees, and including the appraiser responsible for this report, is limited to the Client only, and to the fee actually received by the Company. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of any person other than the Client, the Client is responsible for making such party aware of all assumptions and limiting conditions related thereto. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of any type present in the subject property, whether physical, financial, or legal.
4. **Title.** No opinion as to title is rendered. Data related to ownership and legal description was provided by the Client or was obtained from available public records and is considered reliable. Unless acknowledged in this report, no title policy or preliminary title report were provided. Title is assumed to be marketable and free and clear of all liens, encumbrances, and restrictions except those specifically discussed in the report. The property is appraised assuming responsible ownership, competent management and ready availability for its highest and best use.
5. **Survey or Engineering.** No survey or engineering analysis of the subject property has been made by the appraiser. It is assumed that the existing boundaries are correct and that no encroachments exist. The appraiser assumes no responsibility for any condition not readily observable from customary investigation and inspection of the premises which might affect the value thereof, excepting those items which are specifically mentioned in the report.



6. **Data Sources.** The report is based, in part, upon information assembled from a wide range of sources and, therefore, the incorporated data cannot be guaranteed. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the Client consider independent verification within these categories prior to any transaction involving a sale, lease, or other significant commitment of the subject property, and that such verification be performed by appropriate recognized specialists.
7. **Subsequent Events.** The date of valuation to which the conclusions and opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring after the date of valuation which may affect the opinions in this report. Further, in any prospective valuation assignment, the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the date of valuation. Such prospective value estimates are intended to reflect the expectations and perceptions of market participants along with available factual data, and should be judged on the market support for the forecasts when made, not whether specific items in the forecasts are realized.
8. **Adjustments.** The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data which may become available subsequent to issuance of the report.
9. **Special Rights.** No opinion is expressed as to the value of any subsurface (oil, gas, mineral) or aerial rights or whether the property is subject to surface entry for the exploration or removal of materials except where expressly stated in the report.
10. **Value Distribution.** The distribution of total value in this report between land and improvements applies only under the specified highest and best use of the subject property as herein described. The allocations of value among the land and improvements do not apply to any other property other than the property which is the subject of this report.
11. **Legal or Special Opinions.** No opinion is intended to be expressed for matters which require legal expertise, specialized investigation, or a level of professional or technical knowledge beyond that customarily employed by real estate appraisers.
12. **Personal Property.** Unless expressly stated within this report, no consideration has been given as to the value of any personal property located on the premises, or to the cost of moving or relocating such personal property. Only the real property has been considered.

13. **Soil Conditions.** Unless expressly stated within this report, no detailed soil studies covering the subject property were available to the appraiser. Therefore, it is assumed that existing soil conditions are capable of supporting development of the subject property in a manner consistent with its highest and best use without extraordinary foundation or soil remedial expense. Further, it is assumed that there are no hidden or unapparent matters (hazardous materials, toxic substances, etc.) related to the soil or subsurface which would render the subject more or less valuable by knowledge thereof.
14. **Court Testimony.** Testimony or attendance in court or at any other hearing (including depositions) is not required by reason of rendering this appraisal or issuing this report, unless such arrangements have previously been made and are part of a contract for services.
15. **Exhibits.** Maps, floor plans, photographs, and any other exhibits contained in this report are for illustration only, and are provided as an aid in visualizing matters discussed within the report. They should not be considered as surveys or scale renderings, or relied upon for any other purpose.
16. **Statute, Regulation, and License.** Unless otherwise stated within the report, the subject property is assumed to be in full and complete compliance with all applicable federal, state, and local laws related to zoning, building codes, fire, safety, permits, and environmental regulations. Further, it is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authorizations have been, or can be, readily obtained or renewed as related to any use of the subject property on which the value estimate contained herein is based.
17. **Hidden or Unapparent Conditions.** It is assumed that there are no hidden or unapparent conditions which, if known, would affect the analyses, opinions or conclusions contained in this report. This includes, but is not limited to, electrical, mechanical, plumbing, and structural components.
18. **Hazardous/Toxic Substances.** In this appraisal assignment, no observation was made of the existence of potentially hazardous material used in the construction and/or maintenance of the improvements, or from any other source, whether borne by land or air, including, but not limited to, asbestos, lead, toxic waste, radon, and urea formaldehyde. While not observed, and while no information was provided to confirm or deny the existence of such substances (unless expressly stated herein), it is emphasized that the appraiser is not qualified to detect or analyze such substances. Unless otherwise stated, no consideration has been given to the presence of, nature of, or extent of such conditions, nor to the cost to "cure" such conditions or to remove any toxic or hazardous substances which could potentially affect the value or marketability of the property. Any such conclusions must be based upon the

professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired. This value estimate assumes that there is no such material on or in the property.

19. ***Americans with Disabilities Act of 1990.*** The ADA became effective on January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
20. ***Disclosure.*** Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, including the value estimate, the identity of the appraisers or their professional designations, or the company with which the appraisers are associated, shall be used for any purpose by anyone other than the Client as herein stated, without the prior written consent of the appraisers. Nor shall it be conveyed, in whole or in part, in the public through advertising, news, sales, listings, or any other media without such prior written consent. Possession of this report does not carry with it any right of public distribution.
21. ***Endangered and Threatened Species.*** The appraisers have not made a specific survey of the subject property to determine whether or not it has any plant or wildlife which are identified as an endangered or threatened species by the U. S. Fish and Wildlife Service. While not observed and while no information was provided to confirm or deny the existence of any endangered or threatened species on the subject property (unless expressly stated herein), it is emphasized that the appraisers are not qualified to detect or analyze such plants or wildlife. Any such conclusions must be based upon the professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired. It is possible that a survey of the property could reveal that the site contains endangered or threatened plants or wildlife. If so, this fact could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible endangered or threatened species in estimating the value of the property.
22. ***Acceptance of Report.*** Acceptance and/or use of this report by the Client or any third party constitutes acceptance of all of the above conditions.

## PART VI - CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) of The Appraisal Foundation, the Code of Ethics and Standards of Professional Practice of the Appraisal Institute, and any other specifications submitted by the Client, including Title XI, FIRREA.
8. The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
9. In accord with the Uniform Standards of Professional Appraisal Practice, I have the experience and knowledge to complete this assignment in a credible and competent manner.
10. As of the date of this report, I have completed requirements of the continuing education program of the Appraisal Institute.
11. The effective date (date of valuation) of this appraisal is December 27, 2021.
12. I have made a personal inspection of the property that is the subject of this report.

13. Our firm has not appraised the subject property within three years prior to this assignment.
14. It is noted that Timothy Hale, Certified General Real Estate Appraiser (Certificate 1023143), assisted significantly with this report by performing the following tasks under the direction of the appraiser, researched the subject and comparable sales information and provided assistance with the development of the report. The final analysis and value conclusion is that of Thomas A. Baker, MAI, SRA.
15. I am a Certified General Real Estate Appraiser in the State of Arizona.

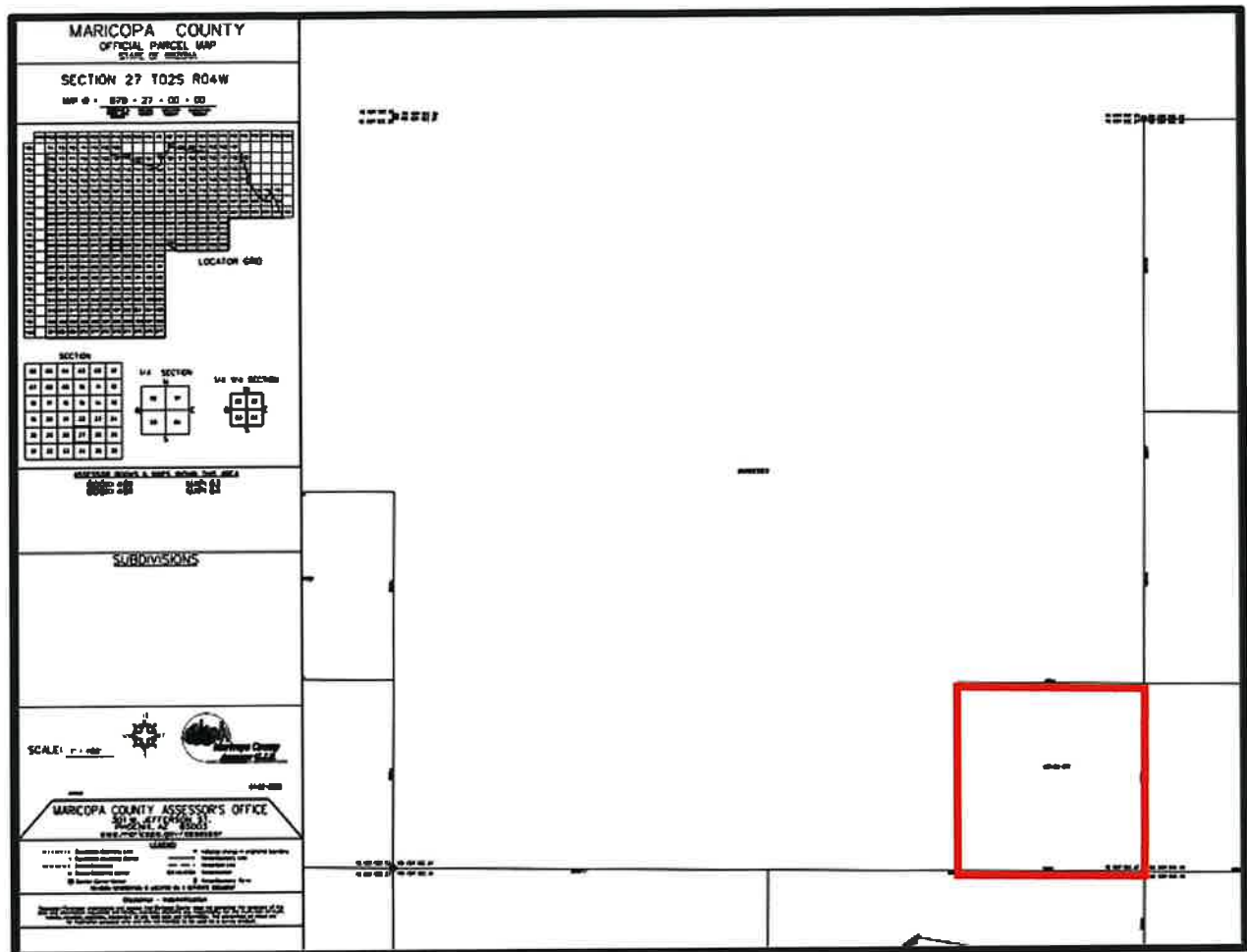


Thomas A. Baker, MAI, SRA  
Certified General Real Estate Appraiser  
Certificate Number 30139  
Designated Supervisory Appraiser  
Registration Number DS0007

## **PART VII – EXHIBITS**

Exhibit A	Subject Plat map
Exhibit B	Aerial Photograph
Exhibit C	Legal Description of Subject Property
Exhibit D	FEMA Flood Plain Map
Exhibit E	Aerial Survey
Exhibit F	Subject Photographs
Exhibit G	Purchase Order
Exhibit H	Qualifications

**EXHIBIT A - SUBJECT PLAT MAPS**





This is a detailed site plan of a property, likely a residential or commercial development. The plan shows several lots, each labeled with a unique identifier (e.g., LOT 100, LOT 101, LOT 102). The lots are arranged around a central road or driveway. The plan includes lot boundaries, lot numbers, and various structures or features within the lots. The plan is oriented with North at the top.

Key features and labels include:

- Lot Numbers:** LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200.
- Structures/Features:** LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200.
- Other Labels:** LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200.



## EXHIBIT B - AERIAL PHOTOGRAPH



**EXHIBIT C - LEGAL DESCRIPTION OF SUBJECT PROPERTY**

(see following pages)

**ARIZONA DEPARTMENT OF TRANSPORTATION**  
**RIGHT OF WAY GROUP**  
**RIGHT OF WAY DISPOSAL REPORT**

**The undersigned has examined the title to the property described in SCHEDULE A-1 herein, and the fee owner is:**

The State of Arizona, by and through its Department of Transportation

**Address:** 205 South 17th Avenue, Mail Drop 612E, Phoenix, Arizona 85007-3212

**By virtue of that certain:** See Right of Way / Vesting Section.

Upon compliance with REQUIREMENTS herein, satisfactory title will vest in the proposed buyers.

**LEGAL DESCRIPTION**

SEE SCHEDULE A-1 ATTACHED

**REMARKS:** The Schedule B Items shown, if any, reflect only those matters that have occurred subsequent to the acquisition of the subject property.

4/21/2020 Updated with no change through the plant date of 4/15/2020. JG

10/27/2021 Updated with no change through the plant date of 10/22/2021. JG

**Date of Search:** July 18, 2019

**Examiner:** Jim Gregg

**Reviewer:**

**Update to:** April 15, 2020

**Examiner:** Jim Gregg

**Reviewer:**

**Update to:** October 22, 2021

**Examiner:**

**Reviewer:**

**Update to:**

**Examiner:**

**Reviewer:**

**Update to:**

**Examiner:**

**Reviewer:**

**County:** Maricopa

**Tax Arb:** 401-64-011, 012D and 012E

**Disposal:** N/A

**Tracts No.:** 085MA138H5675

**Highway:** GILA BEND-BUCKEYE HIGHWAY

**Excess Land:** L-Y-014

**Fed. No.:** N/A

**Section:** Lewis Prison-Gila River

**Parcel No.s:** 07-9861 and 07-10229

**SCHEDULE A-1  
LEGAL DESCRIPTION**

That portion of Sections 26 and 27, Township 2 South, Range 4 West, Gila and Salt River Meridian, Maricopa County, Arizona as depicted on Sheets PAR-1, P-9, and P-24 of ADOT Drawing D-7-T-940, the Right of Way Plans of GILA BEND-BUCKEYE HIGHWAY, Section Lewis Prison-Gila River, Project 085MA138H5675 01R / ADOT Parcel No.s 07-9861 and 07-10229.

**NOTE: The legal description of the area to be disposed will be produced by the ADOT Right of Way Delineation Unit.**

**END OF SCHEDULE A-1**

## **RIGHT OF WAY / VESTING**

- 1.) Warranty Deed from Alexander Compost, L.L.C., an Arizona Limited Liability Company to the State of Arizona, by and through its Department of Transportation, dated August 12, 2004, recorded October 18, 2004, in Document No. 2004-1211225.  
[Parcel 085MA138H5675, Project 07-10229]
- 2.) Final Order of Condemnation in Civil Case No. CV2005-008778 of the Arizona Superior Court, Maricopa County, entitled the State of Arizona, ex rel., Victor M. Mendez, Director, Department of Transportation, Plaintiff, vs. BACA Enterprises, L.L.C., an Arizona Limited Liability Company; and Maricopa County, Defendants, dated April 8, 2008, recorded April 24, 2008, in Document No. 2008-361727.  
[Parcel, Project 07-9861]

## **END OF RIGHT OF WAY / VESTING**

## **REQUIREMENTS**

1. Record Deed from the State of Arizona, by and through its Department of Transportation to the proposed buyer(s).

**NOTE:** Repurchase rights do **not** apply due to the property being acquired more than eight years prior to this transaction.

## **END OF REQUIREMENTS**

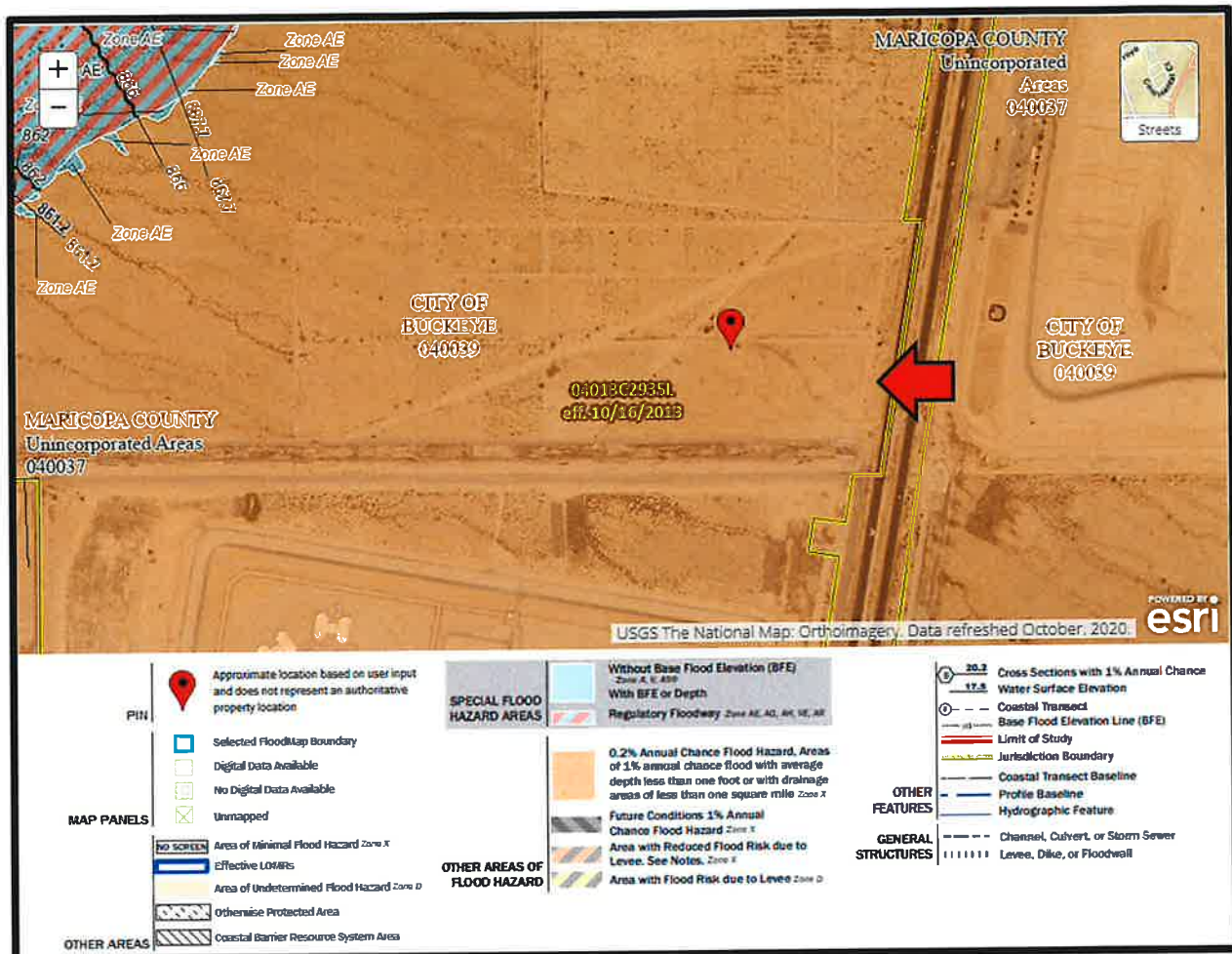
## **SCHEDULE B**

1. **Lack of access for the parcel of land described in Schedule A-1 due to failure to disclose valid access by a means of recorded documentation to a public right of way.**
2. **Ingress-Egress Easement from the State of Arizona, by and through its Department of Transportation to the State of Arizona, acting by and through its State Land Department, dated April 23, 2008, recorded May 14, 2008 in Document No. 2008-426425.**

**END OF SCHEDULE B**

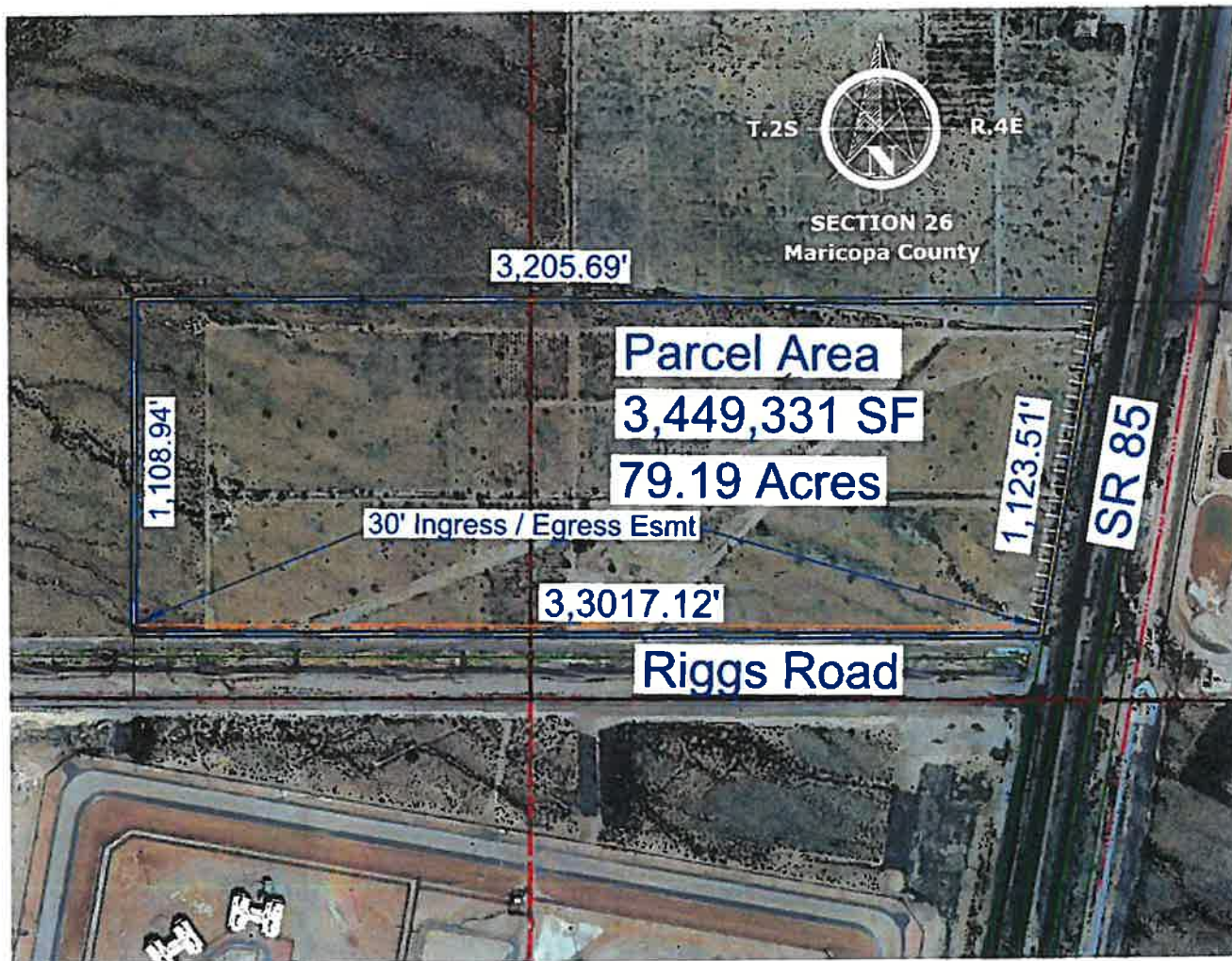


## EXHIBIT D - FEMA FLOOD PLAIN




## **EXHIBIT E - AERIAL SURVEY**

(see following page)



PLEASE NOTE: This exhibit is intended for Appraisal purposes only. Refer to Final Right-of-Way Plans for additional information.

 <b>ADOT</b> Right Of Way <small>THIS SKETCH PLAN IS FOR ADOT INTERNAL USE ONLY</small>	DISPOSAL #		L-Y-014	HIGHWAY NAME:	
	EXHIBIT #		Exh-19-066	GILA BEND - BUCKEYE	
	DATE		01/12/22	PROJECT NO.	
				085 MA 138 H5672 02R	
ROUTE NO : SR 85	LOCATION: Lewis Prison - Gila River			FEDERAL AID NO.:	S 085-B-701
				SHEET NO.	1 OF 1

\\NFFLSP66008\EngGroups\9340\PROJECTS\MARICOPA (7\085 MA 138 H5675 02R Lewis Prison - Gila River)\Exhibit\L-Y-014\L-Y-014 Aerial exhibit.dgn



**EXHIBIT F - SUBJECT PHOTOGRAPHS**

**PHOTO 1 – VIEW FROM STATE ROUTE 85**



**PHOTO 2 – SOUTH ALONG STATE ROUTE 85**



PHOTO 3 – VIEW SOUTHWEST FROM PATTERSON AND RIGGS



PHOTO 4 – VIEW SOUTHWEST ACROSS SUBJECT



PHOTO 5 – VIEW SOUTHWEST ACROSS SUBJECT



PHOTO 6 – VIEW SOUTH OF SUBJECT





PHOTO 7 – DRAINAGE WAY SEPERATING RIGGS ROAD FROM SUBJECT



PHOTO 8 – VIEW NORTH WHERE PATTERSON ENDS





PHOTO 9 – SOUTH ALONG PATTERSON



PHOTO 10 – WEST ALONG RIGGS ROAD



PHOTO 11 – VIEW SOUTHWEST FROM RIGGS



PHOTO 12 – VIEW NORTH ALONG RIGGS



## **EXHIBIT G – PURCHASE ORDER**

(see following pages)



## PURCHASE ORDER

PHOENIX, on 11/24/2021  
CTR054963/ TO-22-021/ M697201X/ L-C-105, L-Y-014/ Appraisal due 1/10/22-BAKER PETERSON  
BAKER AND ASSOCIATES INC

### SUPPLIER

**BAKER PETERSON BAKER AND ASSOCIATES**  
**Attn: THOMAS BAKER**  
**Address:** Legal Address  
4547 E FT LOWELL RD STE 401  
UNITED STATES  
TUCSON, Arizona 85712  
**Phone:**  
**E-mail:** TBAKER@BAKERPETERSON.COM

### ORDER No. PO0000382383

(please refer to this number on all documents)

**Amendment:**  
**Requestor:** ESTHER VALENCIA  
**Agency:** Department of Transportation  
**Division:** Infrastructure Delivery & Operations  
Division Construction  
**Department:** Right Of Way  
**Site:** RIGHT OF WAY  
**Phone:** 6027128793  
**Email:** EVALENCIA@AZDOT.GOV

### DELIVER TO

(unless specified differently per item)

**Address:** RIGHT OF WAY  
205 S 17TH AVE  
MD 612E RM 331  
UNITED STATES  
PHOENIX, Arizona 85007-3212  
**Deliver To:**  
**Requested Delivery Date:**

(Unless specified differently per item in section delivery details)

### BILL TO

**Address:** RIGHT OF WAY  
205 S 17TH AVE  
MD 612E RM 331  
UNITED STATES  
PHOENIX, Arizona 85007-3212  
**Payment Terms:** Net 30

ITEM	CONTRACT ID	CODE/SKU	REFERENCE AND DESCRIPTION	QTY	UNIT	UNIT PRICE (USD)	TOTAL (USD)
1	CTR054963	458147-1	CTR054963/ TO-22-021/ M697201X/ L-C-105, L-Y-014/ Appraisal due 1/10/22 Commentaire : L-C-105, L-Y-014	1.0000	Total Cost	7,000.0000	7,000.0000

**Total before Tax** 7,000.0000 USD

**Non-Taxable - 0 %** 0.0000 USD

**Total after Tax** 7,000.0000 USD

DELIVERY CONDITIONS

Delivery Conditions	Date	Type	%	Amount	Item



## PURCHASE ORDER TERMS AND CONDITIONS

Revised January 10, 2011

1. **Modification.** No modification of the purchase order shall bind Buyer unless Buyer agrees to the modification in writing.
2. **Packing and Shipping.** Seller shall be responsible for industry standard packing which conform to requirements of carriers' tariffs and ICC regulations. Containers must be clearly marked as to lot number, destination address and purchase order number.
3. **Title and Risk of Loss.** The title and risk of loss of the goods shall not pass to Buyer until Buyer actually received the goods at the point of delivery.
4. **Invoice and Payment.** A separate invoice shall be issued for each shipment. No invoice shall be issued prior to shipment of goods and no payment will be made prior to receipt of goods and correct invoice. Payment due dates, including discount periods, will be computed from date of receipt of goods or date of receipt of correct invoice (whichever is later) to date Buyer's warrant is mailed. Unless freight and other charges are itemized, any discount provided will be taken on full amount of invoice. Payment shall be subject to the provisions of Title 35 of Arizona Revised Statutes. The Buyer's obligation is payable solely from funds appropriated for the purpose of acquiring the goods or services referred to in this Purchase Order.
5. **Inspection.** All goods are subject to final inspection and acceptance by Buyer. Material failing to meet the requirements of this Purchase Order will be held at Seller's risk and may be returned to Seller. If so returned, the cost of transportation, unpacking, inspection, repacking, reshipping or other like expenses are the responsibility of the Seller.
6. **No Replacement of Defective Tender.** Every tender of goods must fully comply with all provisions of Purchase Order as the time of delivery, quantity, quality and the like. If a tender is made which does not fully conform, it shall constitute a breach and Seller shall not have the right to substitute a conforming tender.
7. **Force Majeure.** Neither party shall be held responsible for any losses resulting if the fulfillment of any terms or conditions of the Purchase Order are delayed or prevented by any cause not within the control of the party whose performance is interfered with and which, by the exercise of reasonable diligence, that party is unable to prevent.
8. **Gratuities.** The Buyer may, by written notice to the Seller, cancel this Purchase Order if it is found by Buyer that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of the State of Arizona with a view toward securing an order or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with the respect to the performing, of such order. In the event this Purchase Order is cancelled by Buyer pursuant to this provision, Buyer shall be entitled in addition to any other rights and remedies to recover or withhold from the Seller the amount of the gratuity.
9. **Warranties.** Seller warrants that all goods delivered under this Purchase Order will conform to the requirements of this Purchase Order (including all applicable descriptions, specifications, drawings and samples) will be free from defects in material and workmanship and will be free from defects in design and fill for the intended purposes. Any inspection or acceptance of the goods by Buyer shall not alter or affect the obligations of Seller or the right of Buyer under the foregoing warranties.
10. **Assignment – Delegation.** No right or interest in this Purchase Order shall be assigned by Seller without the written permission of Buyer, and no delegation of any duty of Seller shall be made without permission of Buyer.
11. **Interpretation – Parole Evidence.** This Purchase Order is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in this Purchase Order. Acceptance or acquiescence in a course of performance rendered under this Purchase Order shall not be relevant to determine the meaning of this Purchase Order even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in the Purchase Order the definition contained in the Code is to control.
12. **Non-Discrimination.** Seller agrees not to discriminate against any employee or applicant for employment in violation of the terms of Federal Executive Order 11246, State Executive Order No. 2009-09 and A.R.S. Section 41-1461 et seq.

**13. Indemnity.** Seller agrees to indemnify and save the Buyer harmless from any loss, damage or expense whatsoever resulting to the Buyer from any and all claims and demands on account of infringement or alleged infringement of any patent in connection with the manufacture or use of any product included in this Purchase Order and upon written request Seller will defend at its own cost the expense any legal action or suit against the Buyer involving any such alleged patent infringement, and will pay and satisfy any and all judgments or decrees rendered in any against such legal actions or suits. Seller will indemnify Buyer against all claims for damages to person or property resulting from defects in materials or workmanship.

**14. Liens.** All goods delivered and labor performed under this Purchase Order shall be free of all liens, and if Buyer requests, a formal release of all liens will be delivered to Buyer.

**15. Contract Number.** If an Arizona contract number appears on the face of this Purchase Order, the terms of that contract are incorporated herein by this reference.

**16. Taxes.** The State of Arizona is exempt from Federal Excise Tax.

**17. Conflict of Interest.** Pursuant of A.R.S. Section 38-511 this Purchase Order is subject to cancellation by the Buyer if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the state is, at any time while the contract is in effect, an employee of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract.

**18. Remedies and Applicable Law.** This Purchase Order shall be governed by, and Buyer and Seller shall have all remedies afforded each by, the Uniform Commercial Code as adopted in the State of Arizona except as otherwise provided in this Purchase Order or in statutes pertaining specifically to the State. This Purchase Order shall be governed by the law of the State of Arizona, and suits pertaining to this Purchase Order may be brought only in the courts of the State of Arizona.

**19. Arbitration.** The parties must use arbitration as required by A.R.S. Section 12-1518.



## **EXHIBIT H - QUALIFICATIONS**

**BAKER, PETERSON, BAKER & ASSOCIATES, INC.** serves a wide variety of clients in Arizona, providing real estate appraisal and consultation services relating both to commercial and to residential properties. We also provide a wide variety of appraisal services relating to right of way acquisitions for multiple government agencies across Arizona. These clients include governmental agencies, utility companies, right of way companies, attorneys, CPA's, banks, credit unions, developers, real estate brokers, corporate and legal professionals, and numerous individuals. More than forty years of such services are represented by those presently associated with the firm, which was founded in 1974.

**THOMAS A. BAKER, MAI, SRA**, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 30139). He is a graduate of the University of Arizona, with a Master's Degree in Business Administration (MBA) with a specialty in Real Estate Finance. He holds the MAI and SRA Designations of the Appraisal Institute. He qualifies as an expert witness in United States District Court, the Superior Courts of Pima County, Maricopa County, Pinal County and Santa Cruz County, and United States Bankruptcy Court. He is Past President of the Tucson Chapter of the Society of Real Estate Appraisers and is Past President of the Southern Arizona Chapter of the Appraisal Institute.

**SARA R. BAKER, MAI, SRA**, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. She is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 31679). She holds the MAI and SRA Designations of the Appraisal Institute. She qualifies as an expert witness in the Superior Court of Pima County. She is a Past President of the Appraisal Institute, Southern Arizona Chapter. She graduated from Washington University in St. Louis with a Bachelor's Degree in Comparative Literature and earned a Master's Degree at the University of California at Los Angeles.

**DAN F. ORLOWSKI** is a staff appraiser specializing in valuation and consultation services related to commercial and income-producing properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 32195). He graduated from San Diego State University with a Bachelor's Degree in Business Administration and also received a Master's Degree from the University of Phoenix in Accountancy.

**TIM HALE** is a staff appraiser specializing in valuation and consultation services related to commercial and income-producing properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 1023143). He graduated from Arizona State University with a Bachelor's Degree in Justice Studies.

**ROBERT PARKER** and **JOSHUA BAKER** are production coordinators and support technicians.