

APPRAISAL COVER SHEET

TYPE OF REPORT: Appraisal for Market Value

ADOT PARCEL NO.: L-C-144

OWNER NAME: State of Arizona, by and through its Department of Transportation

NAME & LOCATION OF PROPERTIES: Disposal parcel consisting of approximately 45,321 square feet (1.04 acres) of residential zoned land. The disposal parcel is identified as "Tract B" of the Melrose Park Paradise subdivision, a 1970's residential development near the intersections of East Sweetwater Avenue and North 36th Street. According to the Maricopa County Assessor, the physical property address is 3524 East Sweetwater Avenue, Phoenix, Arizona 85032.

PROJECT: 51 MA 009 H2059 01R

HIGHWAY: STATE ROUTE 51 (SQUAW PEAK FREEWAY)

SECTION: SHEA BOULEVARD – THUNDERBIRD ROAD

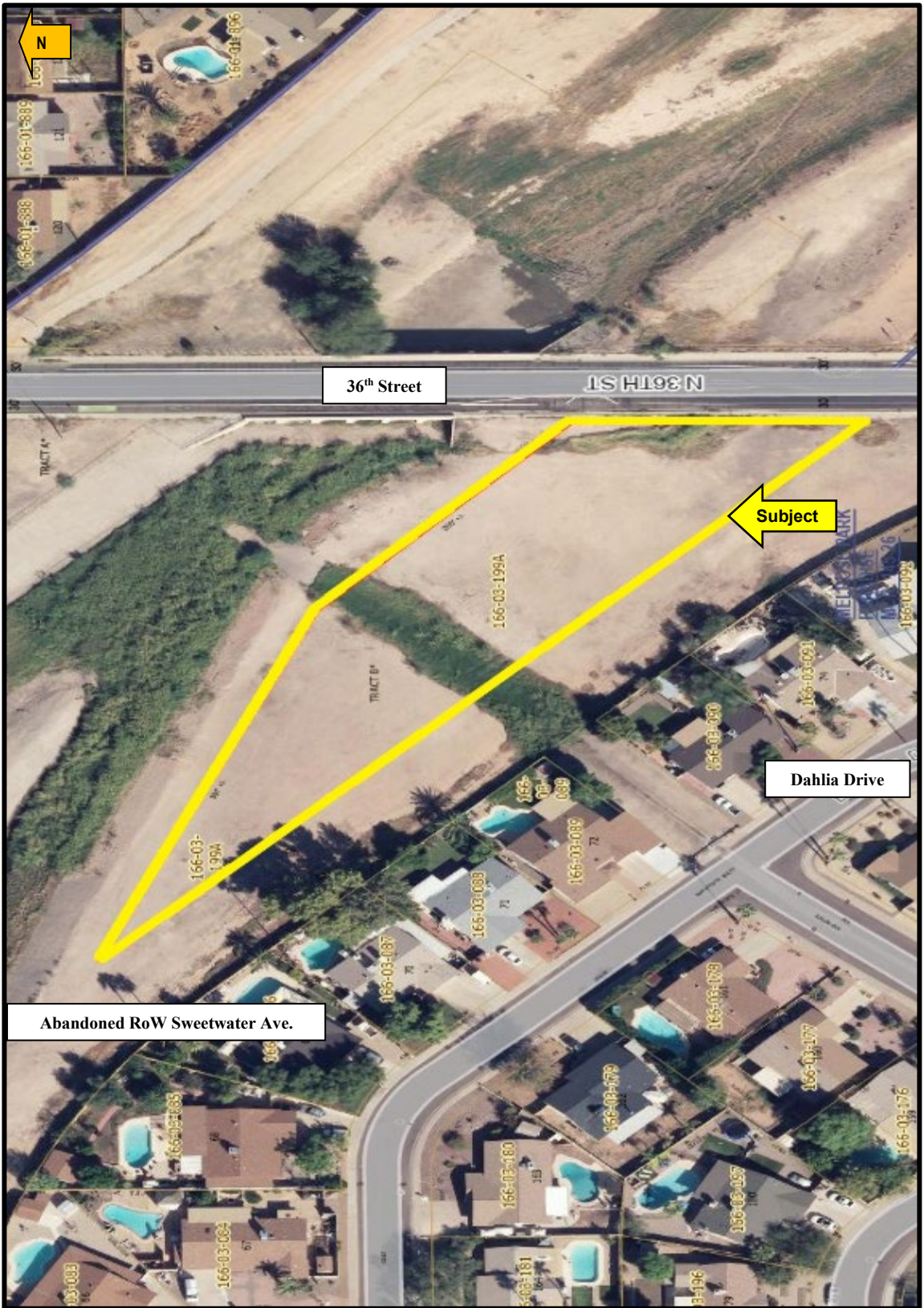
DATE OF APPRAISAL REPORT: December 6, 2023

EFFECTIVE DATE OF VALUE: November 17, 2023

APPRAISERS: Richard G. Lee
Certified General Real Estate Appraiser #31626

Steven R. Cole, MAI, SRA
Certified General Real Estate Appraiser #30130

AERIAL MAP – PROPERTIES APPRAISED



The lot boundaries in yellow are approximate

ADOT AERIAL EXHIBIT





P.O. Box 16156
TUCSON, ARIZONA 85732
(520) 327-0000
FAX (520) 327-3974

LETTER OF TRANSMITTAL

December 6, 2023

Mr. Jim Walcutt
Arizona Department of Transportation
205 South 17th Avenue, Room 331
Mail Drop #612E
Phoenix, Arizona 85007

RE: Appraisal of ADOT Parcel L-C-144. The subject's disposal parcel represents a residential zoned parcel of vacant, common area land, (Tract B), of the adjacent Melrose Park Paradise residential subdivision within the Paradise Valley Village area of northeast Phoenix near the intersections of East Sweetwater Avenue and North 36th Street, east of State Route 51 (Squaw Peak Freeway). According to ADOT, the disposal parcel area consists of 45,321 square feet, (1.04 acres). According to Maricopa County Assessor, the physical property address is 3524 East Sweetwater Avenue, Phoenix, Arizona 85032.

Appraiser's File No.: 23-168-L

Mr. Walcutt:

At your request, we have provided our market value opinion for the subject disposal parcel referenced above. The disposal area is a portion of the Melrose Park Paradise subdivision (Tract B, common area open space), located at 3524 East Sweetwater Avenue, Phoenix, Arizona 85032. It is physically situated on the west side of North 36th Street, south of Sweetwater Avenue, east of State Route 51 in northeast Phoenix. The disposal area is further identified as Maricopa County Assessor Parcel No.: 166-03-199A. The disposal area consists of a single vacant parcel of residentially zoned land identified as ADOT Parcel L-C-144, containing 45,321 square feet (1.04 acres).

Based on the zoning designation (R1-8, Single-Family Residence District), land area, street frontage and access to 36th Street, and the abandoned right-of-way of the Sweetwater Avenue re-alignment, and the comparable data reviewed, the highest and best use of the disposal area is to subdivide the parcel into 4 to 5, single-family residential lots consisting of approximately 8,000 square feet each. To the best of our knowledge, 4 to 5 residential lots would be permitted within the R1-8, Single-Family Residence District, which requires a minimum lot size of 8,000 square feet. Furthermore, the Paradise Valley Village Character Plan, the subject is designated as Residential 3.5 to 5 du/acre.

Physical & Legal Access

According to the City of Phoenix, Street Transportation Department, the subject's disposal parcel has existing legal and physical access along 36th Street and the dedicated right-of-way of the abandoned Sweetwater Avenue re-alignment. The Sweetwater Avenue re-alignment consists of a 60-foot-wide, right-of-way which extends southeast from the existing

Sweetwater Avenue to 36th Street. (See Plat Map provided in the report.) The Street Transportation Department indicated that should the property be developed with a 4 to 5 lot residential subdivision, (see the Extraordinary Assumption that the City of Phoenix would allow for a Final Site Plan re-plat that would exclude the subject parcel as common area open space for the existing Melrose Park Paradise subdivision), physical and legal access could be obtained from either or both frontages, (Sweetwater Avenue and 36th Street). The replat would need to meet the requirement to provide site improvements such as curbs, gutters, sidewalks and incidentals, and any additional dedications, as required.

The purpose of this appraisal is to provide a market value opinion for the subject disposal parcel identified in the ADOT Right of Way Disposal Report as of November 17, 2023, the effective date of value, pursuant to Arizona Revised Statute 28-7091, as follows:

"... 'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which 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 of the uses and purposes to which it was adapted and for which it was capable."

The intended users of the appraisal include the officials and agents of the Arizona Department of Transportation (ADOT). No other use or users are intended, and any unintended use may be misleading. The intended use of the appraisal is to utilize the market value estimate to assist in decisions regarding the disposition of the property identified herein.

This appraisal report is intended to comply with the requirements set forth in: (1) the Arizona Department of Transportation Appraisal Standards and Specifications; and (2) the *Uniform Standards of Professional Appraisal Practice 2020-2023* (USPAP), promulgated by the Appraisal Standards Board of the Appraisal Foundation. The Sales Comparison Approach is utilized to support our market value opinion contained herein.

This report or any portion thereof is for the exclusive use of the client and is not intended to be used, sold, transferred, given, or relied on by any other person other than the client without the prior, expressed written permission of the authors, as set forth within the Assumptions and Limiting Conditions contained in this report.

Based upon the data, analysis, opinions, and conclusions contained in this report, our market value opinion for the subject disposal parcel, as of November 17, 2023, is as follows:

ADOT PARCEL L-C-144, MARKET VALUE OPINION:

±45,321 SQUARE FEET (1.04 ACRES)\$410,000
This estimate of Market Value equals approximately\$9.05 Per Square Foot

An exposure time of 6 to 8 months is estimated for the sale of the subject's disposal parcel.

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.

This appraisal report is based on the following extraordinary assumptions:

- 1) *No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the disposal parcel.*
- 2) *No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the disposal parcel.*
- 3) *The disposal parcel was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption in this appraisal that there are no known environmental risks or hazardous conditions on the disposal parcel.*
- 4) *This appraisal relies on the site area provided by ADOT and the Maricopa County Assessor's records. It is an extraordinary assumption that the site area contained in this appraisal is accurate.*
- 5) *This appraisal assumes that the subject’s disposal parcel could be subdivided into 4 or 5 residential lots and developed with new single-family homes. This is considered to be the subject’s highest and best use. According to the City of Phoenix, Planning Department, Mr. Dominic Amodio, Planner II, the subject (“Tract B”) is part of the adjacent Melrose Park Paradise platted subdivision. The subject was intended to be common area open space within the Melrose Park Paradise subdivision. The disposal parcel was never improved with a common area amenity (i.e. swimming pool, park, playground, etc.), that has remained vacant since the 1970’s.*

In addition, there are two existing “large-scale” public parks in the immediate area. To the south of the subject, at the northwest corner of Cactus Road and 36th Street, is Roadrunner Park. Roadrunner Park features several amenities including lighted baseball fields, basketball courts, soccer fields, tennis/pickleball courts, sand volleyball, a lagoon/lake, playground, swimming pool, ramadas/picnic areas, and restrooms. To the north, across Sweetwater Avenue extending north/northwest to Thunderbird Road is the Indian Bend Wash Park, a linear park which offers walking paths, picnic areas, and a playground. Thus, the probability that the subject’s disposal parcel is no longer needed as open space for the Melrose Park Paradise subdivision is considered likely. Thus, the likely approval for a submission to re-plat the subject’s disposal parcel for a 4 to 5 residential lot subdivision is highly probable given the existing public parks in the immediate area and the need for more housing. Should this not be the case, the appraisers reserve the right to adjust the value accordingly.

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

“A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”¹

There are no hypothetical conditions that apply to this appraisal.


The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

We hereby certify that to the best of our knowledge and belief, all statements and opinions contained in this appraisal report are correct. This transmittal letter is not valid for any purpose unless accompanied by the appraisal referred to herein.

In order to guarantee the authenticity of this report, the designated appraisers have imprinted this letter of transmittal with an embossed seal. Any copy without same is not a certified copy and the appraisers assume no responsibility or liability for such a report.

Respectfully submitted,

Southwest Appraisal Associates, Inc.

By 
Richard G. Lee
Certified General Real
Estate Appraiser #31626

By 
Steven R. Cole, MAI, SRA
Certified General Real
Estate Appraiser # 30130

¹ *Uniform Standards of Professional Appraisal Practice, 2020-2023 Ed.*, Appraisal Foundation

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ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraisers appearing in the report is subject to the following conditions, and to such other specific and limiting conditions as are set forth by the Appraisers in the report.

This report is being prepared for the client. This report or any portion thereof is for the exclusive use of the client and is not intended to be used, sold, transferred, given or relied on by any other person than the client without the prior, expressed written permission of the authors, as set forth within the Limiting Conditions contained in this report.

The Appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the Appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised assuming responsible ownership, competent management, and adequate marketing typical for that type of property. The legal description provided is assumed to be correct. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

The Appraisers have made no survey of the property. Any sketch or map in the report may show approximate dimensions and is included for illustrative purposes only. It is the responsibility of a certified engineer, architect, or registered surveyor to show by a site plan the exact location of the subject property or any improvements or any proposed improvements thereon, or the exact measurements or calculations of estimated area of the site. In the absence of such a survey, the Appraisers may have utilized Tax Assessor's maps or other maps provided by the client which may not represent the exact measurements of the subject property, or other comparable information utilized to establish an opinion of value of the subject property. Any variation in dimensions or calculations based thereon may alter the value contained within the report.

In determining an opinion of market value of the subject property and in analyzing comparable information, the Appraisers have relied upon information from public and private planning agencies as to the potential use of land or improved properties. This information may include, but is not limited to, Area Plans, Neighborhood Plans, Zoning Plans and Ordinances, Transportation Plans, and the like. In the opinion of market value, the Appraisers may consider the extent to which a knowledgeable and informed purchaser or seller, as of the date of the appraisal, would reflect the reasonable probability of changes in such land uses becoming actualized in the future. To the extent that these plans may change, the value opinions of this report may also change.

In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraisers assume no responsibility for the actual availability of utilities, their capacity or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons. The Appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question unless prior arrangements have been made and confirmed in writing.

Any allocation of the valuation in the appraisal report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any appraisal and are invalid if so used. The Appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, potential flooding hazards, hydrology or structures which would render it more or less valuable. The Appraisers assume no responsibility for such conditions or for engineering which might be required to discover such factors. To the extent that published data from public agencies is available on the above, the Appraisers have made an effort to consult this information.

Unless otherwise stated within this report, the existence of hazardous materials, which may or may not be present within or on the property, will not be considered by the Appraisers. The Appraisers assume, and the client warrants, that no such materials adversely affect the utility, usability or developability of the property to the best of their knowledge. The Appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas or other potentially hazardous materials may affect the value of the property. The opinion of value has been predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility will be assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If at a later time hazardous materials or substances are discovered, the Appraisers reserve the right, for an additional agreed upon fee, to re-analyze and revalue said property, taking into account the discovery of such factor or factors and their effects on the value of the subject property.

The presence of barriers to the disabled, which may or may not be present within or on the subject property, will not be considered by me. The Appraisers assume, and the client warrants, that no such barriers adversely affect the utility, usability, or developability of the property to the best of their knowledge. The Appraisers are not qualified to analyze such barriers. The value opinion has been predicated on the assumption that there are no such barriers on or in the property that would cause a loss in value. No responsibility will be assumed for any such conditions, or for any expertise or architectural knowledge required to identify and analyze them. The client is urged to retain an expert in this field, if desired. If at a later time the presence of such barriers is surveyed by an expert, we reserve the right, for an additional agreed upon fee, to reanalyze and revalue said property, taking into account the discovery of such factors and their effects on the value of the subject property.

Information, estimates, and opinions furnished to the Appraisers and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Appraisers can be attributed to the Appraisers. Disclosures of the contents of the report by the Appraisers is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraisers are affiliated.

On all reports which are undertaken subject to satisfactory completion of, alterations of or repairs to improvements, the report and value conclusions contained in it are contingent upon completion of the improvements or of the repairs thereto or alterations thereof in a workmanlike manner and consistent with the specifications presented to the Appraisers.

Prospective value opinions are intended to reflect the current expectations and perceptions of market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecasts are realized. The appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the report.

The use of this report or its analysis and conclusions by the client or any other party constitutes acceptance of all the above limiting conditions.

EXTRAORDINARY ASSUMPTIONS/HYPOTHETICAL CONDITIONS

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.

This appraisal report is based on the following extraordinary assumptions:

- 1. No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the disposal parcel.*
- 2. No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the disposal parcel.*
- 3. The disposal parcel was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption in this appraisal that there are no known environmental risks or hazardous conditions on the disposal parcel.*
- 4. This appraisal relies on the site area provided by ADOT, and the Maricopa County Assessor's records. It is an extraordinary assumption that the site area contained in this appraisal is accurate.*
- 5. This appraisal assumes that the subject’s disposal parcel could be subdivided into 4 or 5 residential lots and developed with new single-family homes. This is considered to be the subject’s highest and best use. According to the City of Phoenix, Planning Department, Mr. Dominic Amodio, Planner II, the subject (“Tract B”) is part of the adjacent Melrose Park Paradise platted subdivision. The subject was intended to be common area open space within the Melrose Park Paradise subdivision. The disposal parcel was never improved with a common area amenity (i.e. swimming pool, park, playground, etc.), that has remained vacant since the 1970’s.*

In addition, there are two existing “large-scale” public parks in the immediate area. To the south of the subject, at the northwest corner of Cactus Road and 36th Street, is Roadrunner Park. Roadrunner Park features several amenities

including lighted baseball fields, basketball courts, soccer fields, tennis/pickleball courts, sand volleyball, a lagoon/lake, playground, swimming pool, ramadas/picnic areas, and restrooms. To the north, across Sweetwater Avenue extending north/northwest to Thunderbird Road is the Indian Bend Wash Park, a linear park which offers walking paths, picnic areas, and a playground. Thus, the probability that the subject's disposal parcel is no longer needed as open space for the Melrose Park Paradise subdivision is considered likely. Thus, the likely approval for a submission to re-plat the subject's disposal parcel for a 4 to 5 residential lot subdivision is highly probable given the existing public parks in the immediate area and the need for more housing. Should this not be the case, the appraisers reserve the right to adjust the value accordingly.

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

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There are no hypothetical conditions that apply to this appraisal.

The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

² *Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed., Appraisal Foundation*

EXECUTIVE SUMMARY

General

Identification/Location: The disposal parcel is identified as “Tract B” of the Melrose Park Paradise subdivision, a 1970’s residential development located near the intersections of East Sweetwater Avenue and North 36th Street. The physical property address is 3524 East Sweetwater Avenue, Phoenix, Arizona 85032.

Legal Description / Section, Township & Range: Tract B, Melrose Park Paradise, a Subdivision being Part of the Southwest Quarter of Section 13, Township 3 North, Range 3 East, G&SRB&M, Maricopa County, Arizona.

Assessor’s Parcel Numbers: The disposal area is further identified as Maricopa County Assessor Parcel No.: 166-03-199A

Subject Size & Shape: ±45,321 square feet, (1.04 acres) / Triangular

Effective Date of Value: November 17, 2023 (Date of inspection)

Interest Appraised: Fee Simple Estate

Intended Use of the Appraisal: The intended user of the appraisal includes the officials and agents of the Arizona Department of Transportation. No other use or users are intended, and any unintended use may be misleading.

Intended Use of the Appraisal: The intended use of the appraisal is to utilize the market value estimates to assist in decisions regarding the disposition of the disposal property identified herein.

Flood Insurance Zone: The subject’s disposal parcel area is identified as being located in the Flood Zone X (shaded) per FIRM Map Panel No.: 04013C1735L, dated October 16, 2013. Zone X (shaded) is an area defined by FEMA as 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Zoning: R1-8, Single-Family Residence District. The basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots. These regulations provide standards for dwellings built at low and moderate densities. While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits.

Highest and Best Use: 4 to 5 residential lots.

Market Value Opinion: ADOT PARCEL L-C-144, MARKET VALUE OPINION:

±45,321 SQ. FT. (1.04 ACRES).....\$410,000

THE APPRAISAL PROCESS

An appraisal is an opinion based upon research, judgment, and an analysis of factors influencing real estate value. These factors consider the four major forces at work in the economy: physical, legal/political, social, and economic forces.

The sections comprising the first portion of the report include: Date, Function and Purpose of the Appraisal, Property Identification, Scope of Work, Regional and Neighborhood Analysis, Site Analysis, and Highest and Best Use. The highest and best use of the subject disposal parcel is the basis upon which market value is determined.

The second portion of the report contains the approaches used to determine an opinion of market value of the fee simple interest in the subject disposal parcel. The fee simple interest is the unencumbered interest in a property. The three traditional approaches to value are considered. However, since the subject disposal parcel represent vacant land with no existing vertical improvements which does not actively generate any rental income, the only applicable approach to value is the Sales Comparison Approach.

In the Sales Comparison Approach, recent sales of similar parcels of vacant land, known as "comparables," are analyzed and adjusted to the subject's disposal parcel. This approach best represents the actions of buyers and sellers in the market for this type of property. The degree of similarity between the comparables and the subject determines the reliability of this approach.

PROPERTY IDENTIFICATION

The subject's disposal area is a portion of the platted Melrose Park Paradise subdivision (Tract B) located at 3524 East Sweetwater Avenue, Phoenix, Arizona 85032. It is physically situated on the west side of North 36th Street, south of Sweetwater Avenue, east of State Route 51 in northeast Phoenix. The disposal area is further identified as Maricopa County Assessor Parcel No.: 166-03-199A. The following legal descriptions for the subject's disposal parcel was provided by ADOT in the Right of Way Disposal Report and the recorded Warranty Deed as follows:

SCHEDULE A-1 LEGAL DESCRIPTION

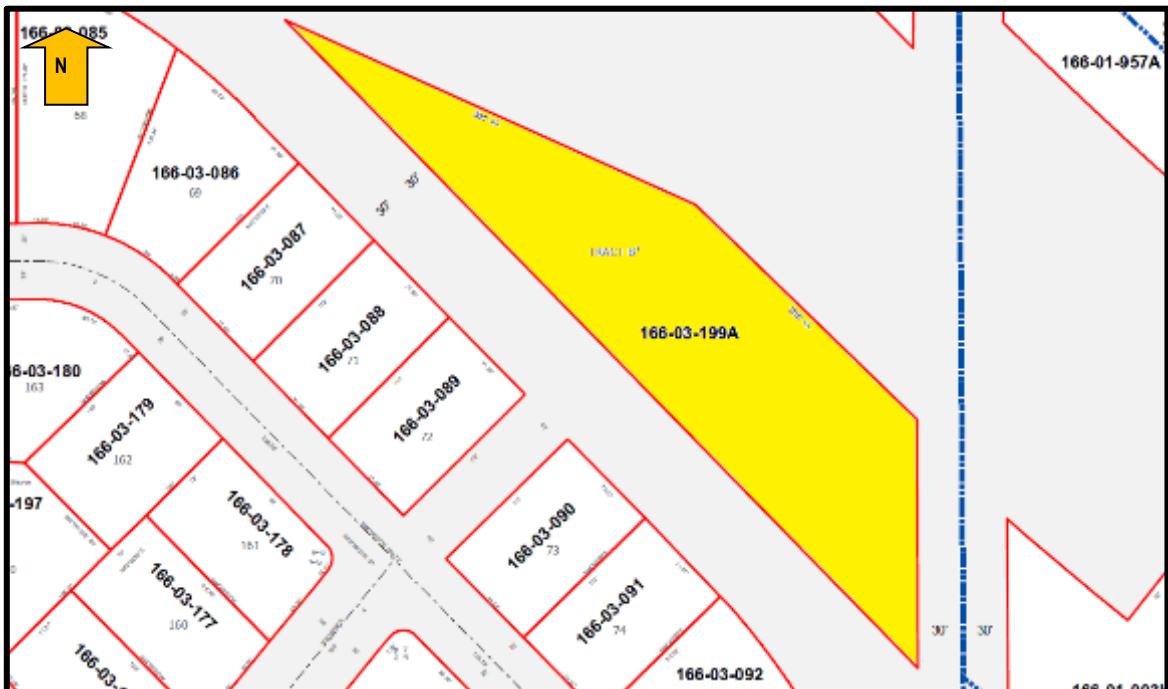
A portion of ADOT Parcel # 07-0848, as depicted on Exhibit "A" attached, Sheet 26 and Sheet 27 of ADOT Drawing # D-7-T-854 the Right of Way Plans of SQUAW PEAK - SHEA BLVD. - THUNDERBIRD RD., Project No. 51MA009H205901R

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

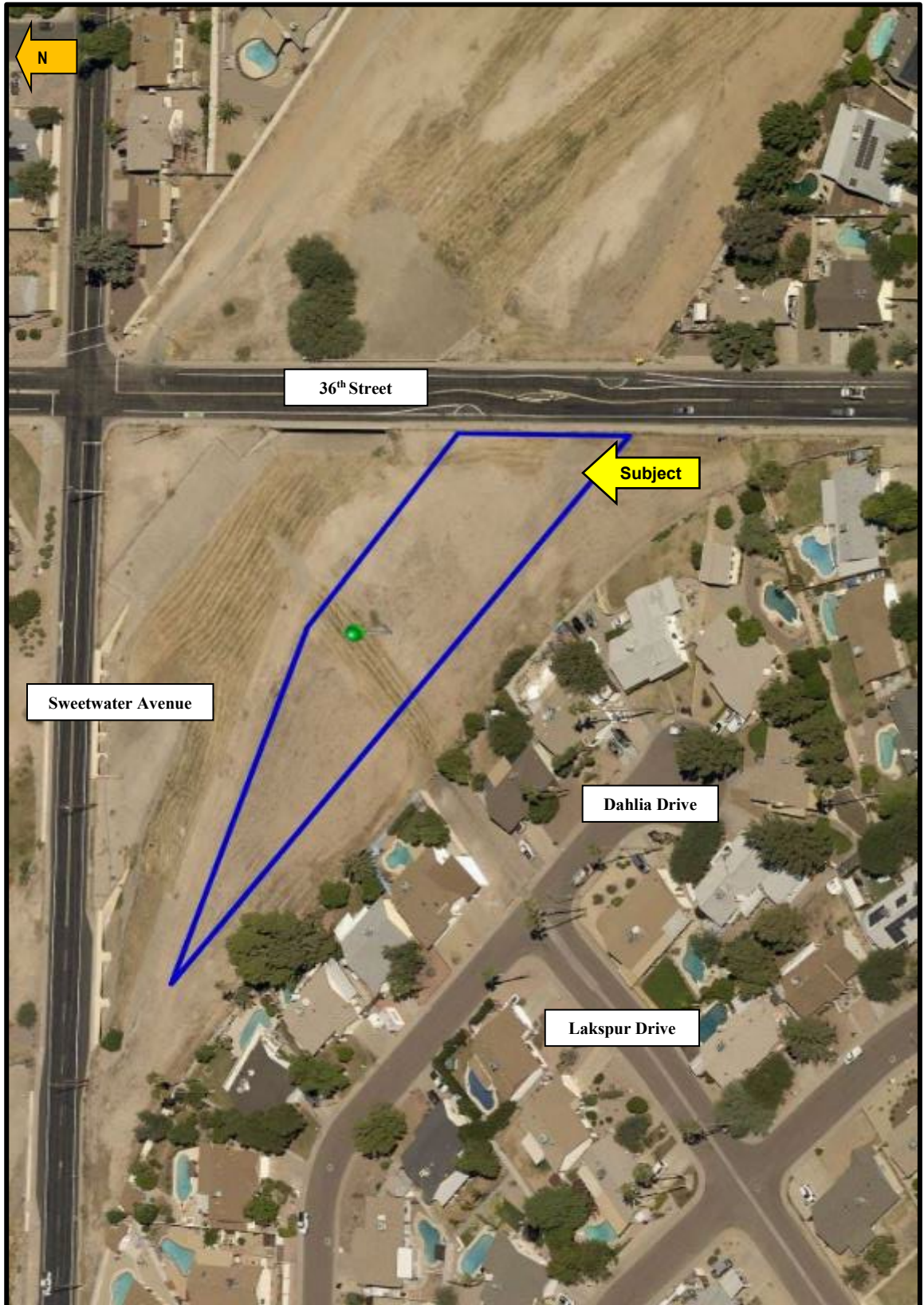
END OF SCHEDULE A-1

Tract A and Tract B, MELROSE PARK PARADISE, according to Book 145 of Maps, page 26, records of Maricopa County, Arizona.

PLAT MAP



3D AERIAL



The lot boundaries in blue are approximate

PURPOSE OF THE APPRAISAL

- Purpose of the Appraisal:*** The purpose of this appraisal is to estimate the market value of the fee simple estate.
- Intended User of the Appraisal:*** The intended user of the appraisal includes the officials and agents of the Arizona Department of Transportation. No other use or users are intended, and any unintended use may be misleading.
- Intended Use of the Appraisal:*** The intended use of the appraisal is to utilize the market value estimates to assist in decisions regarding the disposition of the disposal parcel identified herein.
- Date of Value Opinion:*** The effective date of the value opinion is November 17, 2023.
- Date of the Appraisal Report:*** The date of the appraisal report is December 6, 2023.

DEFINITIONS

Definition of Market Value:

Pursuant to Arizona Revised Statute 28-7091:

"... 'Market Value' means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which 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 of the uses and purposes to which it was adapted and for which it was capable."

Interest To Be Appraised:

The interest to be appraised for the subject disposal parcel is the fee simple estate interest, defined as follows:

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.³

³ *The Dictionary of Real Estate, 7th Ed.*, Appraisal Institute, 2022, p. 73.

OWNERSHIP HISTORY AND FIVE-YEAR CHAIN OF TITLE

ADOT Parcel L-C-144:

Title to subject disposal parcel is vested in the State of Arizona, by and through its Department of Transportation, through a Warranty Deed from Lennar Communities Development, Inc., dated January 18, 1996, recorded February 27, 1996 in Document No.: 96-0126101.

A Right of Way Disposal Report was provided to the appraisers. Based on our review of the report, public records, and other sources, there have been no other sales, title transfers, or offers to purchase the subject's disposal parcel for the five years prior to this appraisal. To the best of our knowledge, the subject's disposal parcel is not currently listed for sale.

RIGHT OF WAY / VESTING

1. Warranty Deed from Lennar Communities Development, Inc., a Delaware corporation, formerly known as Womack-Mastercraft, Inc. to the State of Arizona, by and through its Department of Transportation dated January 18, 1996, recorded February 27, 1996 in Fee No. 96-0126101. [Project No. 51MA009H205901R / Parcel 07-07848]

END OF RIGHT OF WAY / VESTING

SCOPE OF WORK

The Scope of Work for an appraisal is the extent of the process of collecting, confirming, and reporting data, as well as the methods used in supporting the value opinion. The Sales Comparison Approach is employed to estimate the market value for the subject disposal parcel, with a highest and best use to subdivide the parcel into 4 to 5, single-family residential lots of approximately 8,000 square feet each. The Cost and Income Approaches are excluded since the market does not rely on these approaches when valuing vacant land.

In accordance with *Uniform Standards of Professional Appraisal Practice* (USPAP), effective January 1, 2023, the scope of work for the appraisal includes, but is not limited to, the following:

- Inspection and analysis of the subject disposal parcel, market conditions, and other restrictions that affect value; and
- Research, analysis, and confirmation of comparable market data.

Research included the examination of sales and listing data published by ARMLS, Maricopa County records, and interviews with real estate participants and realtors/agents. Based on our conclusion of Highest and Best Use, similar land comparables throughout the central east and northeast Phoenix areas were selected.

The comparable land sales and other market data that is included in the analysis are considered to be the best available. The data selected is adequate to provide reliable indications of market value for the subject's disposal parcel. Overall, the market value opinion provided in this report is well supported.

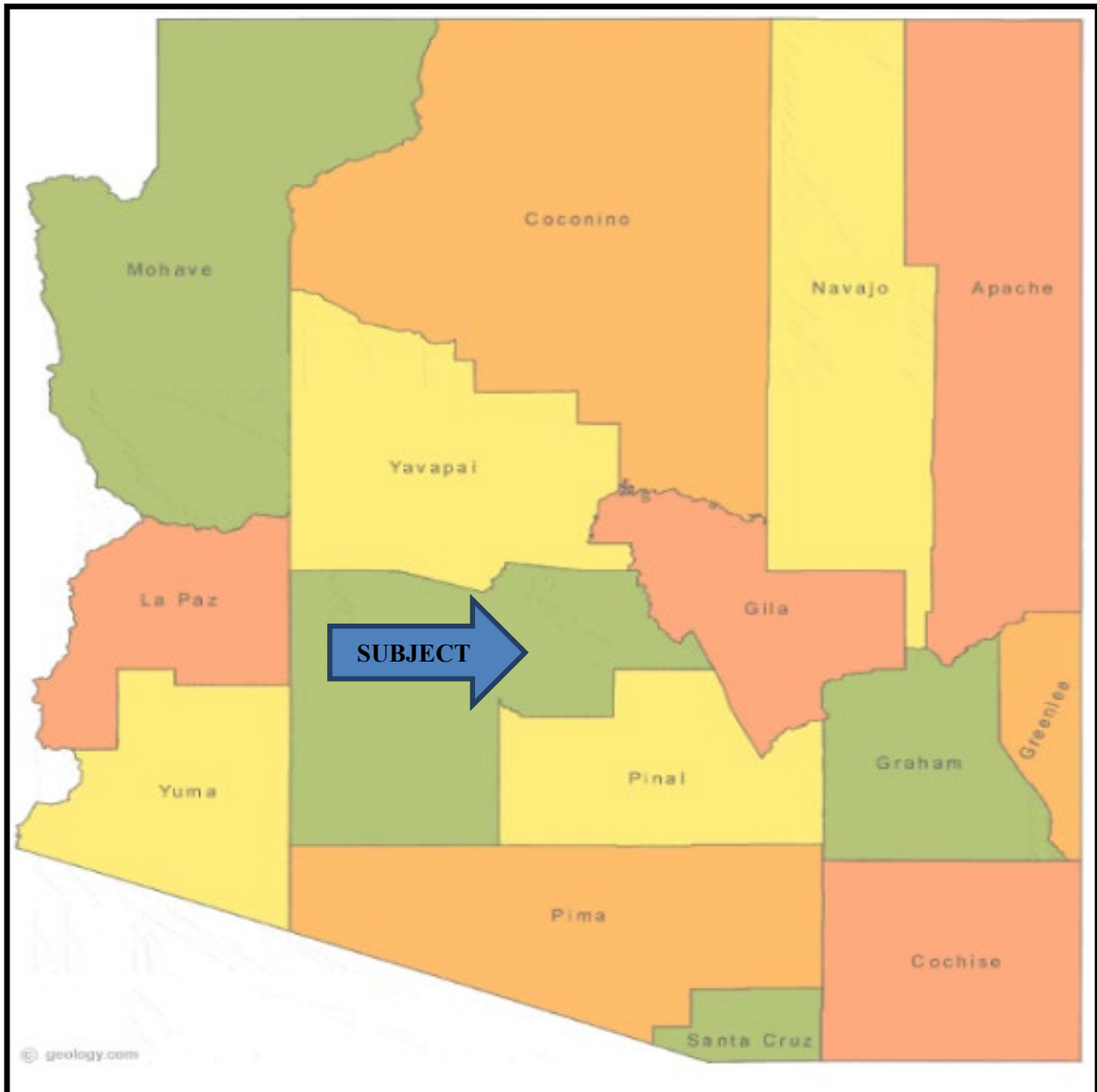
Limitation in Scope:

This report is a narrative appraisal report. There are no other limitations in the scope of the assignment, other than those discussed in the Assumptions and Limiting Conditions, Extraordinary Assumptions, and Hypothetical Conditions.

REGIONAL ANALYSIS

The subject disposal parcel is located within Maricopa County within the State of Arizona. This section presents an analysis of Maricopa County's growth and economic trends. The city of Phoenix is also reviewed here. Then, we provide a conclusion relating these area trends to the valuation of the subject disposal parcel.

ARIZONA COUNTY MAP



OVERVIEW – MARICOPA COUNTY

It is well known that the Maricopa real estate market has been volatile over the past three years. Real estate market volatility resulted from the COVID-19 pandemic, as well as other events such as energy price changes and record price inflation. Every day, there is greater clarity about their effects and expectations as evidenced by transaction activity, various data sources, and market participants.

Maricopa County, named after the Maricopa Tribe, was created from portions of Pima and Yavapai counties in 1871. It was the fifth county formed in Arizona, and eventually portions were used to create Gila and Pinal counties. In the late 19th century, citizens living far south of Prescott, the territorial capital and site of the Territorial Legislature, petitioned for a more local seat of government. Residents of the Salt River Valley and the Gila River area wanted a new county in their respective locations. After weighing both proposals, the legislature agreed with the Salt River Valley group and created Maricopa County. In 1889, Phoenix became the final site of the territorial capital and retains its status as Arizona's capital city.

More than half of the state's population resides in Maricopa County, which includes the cities of Phoenix, Mesa, Glendale, Scottsdale, Tempe, Chandler, Peoria and the town of Gilbert. This metropolitan area is the state's major center of political and economic activity. In addition to housing the state capital, the county is home to a growing high-tech industry; manufacturing and agricultural industries; 15 institutions of higher learning, including Arizona State University and the Thunderbird Garvin School of International Management; various cultural attractions; major league professional basketball (Phoenix Suns and Phoenix Mercury), football (Arizona Cardinals), hockey (Phoenix Coyotes) and baseball's 2001 World Champion Arizona Diamondbacks; and Phoenix Sky Harbor International Airport, fifth busiest in the world with over 1,300 daily flights.

Today Maricopa County measures 9,222 square miles, 98 square miles of which is water. Twenty-nine percent of this area is owned individually or by corporation, and 28 percent is owned by the U.S. Bureau of Land Management. The U.S. Forest Service and the State of Arizona each control 11 percent of the county; an additional 16 percent is owned by other public entities. Almost 5 percent is Indian reservation land.

POPULATION – MARICOPA COUNTY

The population for Maricopa County is detailed in the following table. The County has had positive population growth for the past ten years, albeit growth slowed over the past

few years due to the Covid-19 pandemic. The current population is 4,586,431. The five-year population growth was 8.4%.

Population Maricopa County			
<u>Year</u>	<u>Total Population</u>	<u>Numerical Increase</u>	<u>Percent Increase</u>
2013	3,945,153	Not. Applc.	Not. Applc.
2014	4,004,060	58,907	1.49%
2015	4,076,400	72,340	1.81%
2016	4,154,976	78,576	1.93%
2017	4,221,203	66,227	1.59%
2018	4,293,823	72,620	1.72%
2019	4,366,987	73,164	1.70%
2020	4,436,704	69,717	1.60%
2021	4,507,419	70,715	1.59%
2022	4,586,431	79,012	1.75%

Note: All estimates are as of July 2022.

Source: State of Arizona, Office of Employment & Population Statistic

<https://population.az.gov/population-estimates>

GROSS DOMESTIC PRODUCT – PHOENIX (MSA)

The primary measure of an area’s economic activity is Gross Domestic Product (GDP). GDP figures for the Phoenix Metropolitan Statistical Area, (MSA), are provided in the following table for the past seven years. The figures are in current dollars. Positive GDP growth was reported from 2015 to 2019, prior to pandemic. During 2020, the height of the pandemic, GDP declined well below annual averages. As of 2021, the GDP figure recovered. Overall, 2021 GDP growth in the Phoenix MSA was 6.93%, a trend that will likely continue through 2022 into 2023.

Gross Domestic Product Phoenix MSA			
<u>Year</u>	<u>Total</u>	<u>Numerical Increase</u>	<u>Percent Increase</u>
2015	\$207,170,720	---	---
2016	\$214,024,595	\$6,853,875	3.31%
2017	\$222,960,470	\$8,935,875	4.18%
2018	\$232,915,200	\$9,954,730	4.46%
2019	\$242,939,171	\$10,023,971	4.30%
2020	\$244,882,735	\$1,943,564	0.83%
2021	\$261,707,170	\$16,824,435	6.93%

Note: Dollars are in millions.

Source: U.S. Bureau of Economic Analysis

https://www.bea.gov/iTable/index_regional.cfm

EMPLOYMENT AND UNEMPLOYMENT – MARICOPA COUNTY

Total employment and unemployment rates for Maricopa County are provided in the following tables for the period from 2015 through 2022. Please note that all statistics are as of December. Maricopa County had positive employment growth in each of the years prior to 2020 and the pandemic, with an average annual employment growth of 3.22%. As of December 2022, the-year-over-year employment growth was 7.73%, a sign of recovery after posting negative 2.75% employment growth in 2020, during the height of the pandemic. Previous employment growth was in line with the national statistics.

Employment Maricopa County			
<u>Year</u>	<u>Total Employment</u>	<u>Numerical Increase</u>	<u>Percent Increase</u>
2015	\$1,817,078	---	---
2016	\$1,871,953	54,875	3.02%
2017	\$1,927,372	55,419	2.96%
2018	\$1,993,417	66,045	3.43%
2019	\$2,062,384	68,967	3.46%
2020	\$2,005,661	(56,723)	-2.75%
2021	\$2,083,731	21,347	1.06%
2022	\$2,166,728	161,067	7.73%

Note: All figures are as of December.

Source: U.S. Bureau of Labor Statistics.

<https://www.bls.gov/regions/west/arizona.htm>

Unemployment as of year-end 2022 was 3.4%, which was in-line with pre-Covid pandemic years. Unemployment has been steadily trending downward after a rise during the height of the pandemic in 2020. This is a trend that is likely to continue through 2023.

Unemployment Rates Maricopa County	
<u>Year</u>	<u>Unemployment Rate</u>
2015	5.2%
2016	4.7%
2017	4.3%
2018	4.2%
2019	4.2%
2020	7.3%
2021	4.6%
2022	3.4%

Note: All figures are as of December.

Source: U.S. Bureau of Labor Statistics.

<https://www.bls.gov/regions/west/arizona.htm>

RECENT PERFORMANCE

Phoenix MSA is enhancing its advantage over the region. Job growth has gained momentum, lifting payrolls further above their pre-pandemic peak. This stands in contrast to the region, which only recouped its COVID-19-induced job losses in July. Although job gains are broad-based, explosive growth in manufacturing has been the main driver as of late. Industry payrolls are a whopping 7% above February 2020 levels, boosted by a sharp rise in the past year. The unemployment rate is more than a full percentage point below its previous cyclical low, though it has ticked up as the labor force grows rapidly. The housing market is cooling as rising mortgage rates and declining affordability dampen demand.

MARKET COMPARISON

The following table illustrates key economic indicators and a comparison of the Phoenix MSA to the regional grouping as a whole. As indicated, Phoenix MSA is projected to outperform the West Region Metros in six of the eight performance categories shown over the next five years.

Comparison of Key Economic Indicators - Phoenix MSA Metro to West Region										
Indicator	Phoenix MSA			Annual Growth		West Region Metros			Annual Growth	
	2016	2021	2026	2016 - 2021	2021 - 2026	2016	2021	2026	2016 - 2021	2021 - 2026
Gross metro product (C125 bn)	205.4	238.8	306.8	3.1%	5.1%	4,450	5,178	6,109	3.1%	3.4%
Total employment (lths)	1,914.8	2,119.6	2,418.8	2.1%	2.7%	32,854	33,515	36,098	0.4%	1.8%
Unemployment rate (%)	5.2%	7.4%	3.5%			5.1%	6.4%	4.3%		
Personal income growth (%)	5.9%	10.1%	5.6%			4.3%	6.9%	4.9%		
Population (lths)	4,579.5	5,035.4	5,420.7	1.9%	1.5%	76,560	79,179	81,824	0.7%	0.7%
Single-family permits (#)	16,621	31,658	35,362	13.8%	2.2%	178,090	274,750	308,196	9.1%	2.3%
Multifamily permits (#)	5,781	16,561	10,479	23.4%	-8.7%	131,497	153,354	117,945	3.1%	-5.1%
FHFA house price (1995Q1=100)	221	321	412	7.6%	5.1%	487	661	734	6.3%	2.1%
Phoenix MSA outperforming West Region Metros										
Phoenix MSA underperforming West Region Metros										

Source: Moody's Analytics Phoenix US Metro; Compiled by Noverack

LARGEST EMPLOYERS – PHOENIX MSA

The 20 largest employers for The Phoenix MSA, as reported by Moody’s are noted in the table on the following page. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area. Job sector composition also gives an indication of the predominant drivers of current and future demand for supporting commercial real estate sectors. The top five largest private sector employers are Banner Health, Walmart Inc., Fry’s Food Stores, Wells Fargo, and Arizona State University.

Selected Major Employers: Phoenix MSA

Rank	Employer	Employees
1	Banner Health	45,894
2	Walmart Inc.	33,619
3	Fry's Food Stores	20,165
4	Wells Fargo	16,700
5	Arizona State University	14,889
6	HonorHealth	12,163
7	Dignity Health	10,598
8	Intel Corp.	10,400
9	Bank of America	10,000
10	JP Morgan Chase & Co.	10,000
11	Freeport-McMoran Copper & Gold Inc.	9,300
12	Grand Canyon Education	8,500
13	Bashas' Family of Stores	8,299
14	American Express	7,795
15	Honeywell Aerospace	7,792
16	Mayo Clinic Hospital	7,500
17	UnitedHealthcare of Arizona Inc.	7,302
18	State Farm	7,200
19	Arizona Public Service Co.	5,866
20	Salt River Project	5,239

Source: Moody's Analytics Precis@ US Metro

Phoenix MSA's core white-collar drivers are primed for solid growth in the near and medium term. Finance employment reversed course in the second quarter, regaining some momentum following a decline for the majority of last year. Credit intermediation accounts for the bulk of Phoenix MSA's finance employment, and its share of total jobs is nearly three times the national average. This sector will benefit from a rising interest rate environment as well as historically solid credit quality and credit growth, which will enable banks and credit card issuers to expand. Additionally, moderate business and living costs, a high quality of life, a strong labor pool, and a business-friendly climate will make Phoenix MSA a hub for expansions and relocations of back-office banking and insurance roles. Tech will offer additional support as many firms are opting to expand in the metro area given its cost advantage over other tech hubs through California.

Strong global demand for semiconductors will keep manufacturing on a growth trend. The industry is becoming increasingly important in the metro area, with job growth outpacing the overall labor market since 2016. The local semiconductor industry, Phoenix MSA's specialization, will benefit from solid demand and rising prices for chips used in automobiles and electronic devices. Phoenix MSA's reasonable costs, large labor pool, and abundance of available land are already enabling it to attract a vast amount of factory investment. Semiconductor producers Intel and Taiwan Semiconductor as well as battery cell maker KORE Power are the latest firms to choose Phoenix MSA. KORE Power and Intel are in the process of expansion, which will result in the addition of a few thousand

workers over the next few years. This will provide a generous tailwind to the rapidly growing industry.

Strong demographic tailwinds and robust income growth driven by expansion of high-paying industries will allow consumer industries to press ahead. Phoenix MSA's population will expand at three times the national pace in the coming years, while the addition of good-paying finance, tech and manufacturing jobs will allow incomes to grow faster than regionally and nationally. More residents will increase foot traffic at restaurants, stores and bars and boost demand for medical services, driving strong job growth in leisure/hospitality, retail and healthcare.

EMPLOYMENT GROWTH PROJECTIONS – MARICOPA COUNTY

The University of Arizona Eller College of Management tracks the Phoenix area economy. Employment figures were obtained from the Eller School of Management and are noted below. Employment growth is projected to continue at a more moderate pace than over the past few quarters this, as the economic slowdown decreases due to moderating inflation. Please note that the figures exclude agricultural jobs.

Employment Projections			
Maricopa County			
<u>Year</u>	<u>Total Nonfarm Employment</u>	<u>Numerical Increase</u>	<u>Percent Increase</u>
May-23	2,287,500	---	---
Jun-23	2,312,600	25,100	1.10%
Jul-23	2,313,600	1,000	0.04%
Aug-23	2,289,400	(24,200)	-1.05%
Sep-23	2,289,400	-	0.00%
Oct-23	2,274,600	(14,800)	-0.65%

Note: Excludes agricultural employment.

<https://www.azeeconomy.org/data/maricopa-county/>

Transportation – Phoenix MSA

Phoenix is well served by all major modes of transportation. Phoenix Sky Harbor International Airport is Arizona's largest and busiest airport, and among the largest commercial airports in the United States. The airport serves as a hub for American Airlines and a base for Southwest Airlines. In 2021, American Airlines carried approximately 43% of all Phoenix Sky Harbor passengers followed by Southwest Airlines with approximately 35%. Thus, American and Southwest are the airport's largest passenger carriers which provide domestic and international air services.

Interstate 10 connects Phoenix with California to the north and west and with Tucson

and New Mexico to the south and east. Interstate 17 connects Phoenix with Flagstaff to the north. The Phoenix area is further served by a highly functional light rail system, transit system, and arterial freeways, highways and state routes.

OVERVIEW – PHOENIX

With an outstanding quality of life, affordability and steady growth in job opportunities, more than 1.63 million people call Phoenix home. Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. As the fifth largest city in the country, Phoenix is emerging in a new economy with strengths in high technology, manufacturing, bioscience research and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it is not only a thriving business environment, but a great place to live.

Principal Economic Activities

Phoenix remains one of the nation's better-performing markets for employment growth recording more than 56,000 job additions in the trailing 12-month period ending April 2023. The labor market now has 151,700 more jobs than before the pandemic, the fourth-highest gain in the nation. The local economy was highly resilient during the pandemic, thanks to a diversified employment base across a broad range of industries. Metro Phoenix lost about a quarter million positions in March and April 2020 but by July 2021, Phoenix fully regained those losses, which was nearly a full year ahead of the U.S. This marks a stark contrast to its protracted recovery from the global financial crisis, when Phoenix didn't recoup its job losses until well after the broader nation did.

The competitive advantage and growth drivers that have historically stimulated growth in the Valley of the Sun remain strong. Affordability and job prospects are attracting people living in dense and expensive cities to Phoenix. The adoption of remote work has given more people mobility and has enticed residents in California or East Coast markets to relocate. Population growth, a diversifying economy, relative affordability, and business friendly regulation have strengthened the Phoenix value proposition. These characteristics attracted an average of 175 people to the Phoenix metro each day in 2022 and made Maricopa County the fastest-growing county in the country.

An influx of residents and the market's large educational institutions and colleges are significant contributors to the local talent pool. Metro Phoenix is home to the country's largest public and private universities: Arizona State University (ASU) and Grand Canyon

University (GCU). ASU enrollment surpassed 140,000 students in fall 2022, spread across five campuses and including online students. ASU's primary location in Tempe is the largest, with more than 57,000 students on campus. Beyond producing new graduates, the universities collaborate with local employers on research and classroom curricula.

Businesses are selecting Phoenix to expand because of the extensive labor pool and favorable regulatory treatment. Numerous employers have announced expansions and relocations since the pandemic. Taiwan Semiconductor Manufacturing Company (TSMC) made national headlines when it confirmed plans to build a second fabrication plant in north Phoenix. The move increases the firm's investment from \$12 billion to \$40 billion, creating 10,000 high-tech jobs. Preliminary estimates from city economic development officials indicate the investment by TSMC could bring up to 45 additional businesses to the Valley that support and supply the plant. Additionally, Intel is underway on a \$20 billion expansion at its Chandler campus where the semiconductor giant is building two new fabs alongside its four existing ones. Amazon recently opened several last-mile and fulfillment sites throughout the metro and leased a 95,000-SF office in Tempe, which will generate thousands of new jobs. Other companies that have added hundreds of new jobs over the past few years include Allstate, Deloitte, Choice Hotels, Mayo Clinic, Wells Fargo, Farmers Insurance, and USAA. Microsoft, Google, and Apple have invested in data centers throughout the metro. While labor is the primary driver behind the market's business attraction success, relative affordability and a more accommodating regulatory environment help tip the scale in favor of Phoenix when companies make their site selection decision.

The number of companies moving to metro Phoenix is noteworthy, but the diversity of industries has helped sustain the region's long-term stability. Phoenix was synonymous with cheap labor and land that attracted call centers and back-office operators more than a decade ago. The economy depended on industries associated with household growth, construction, lending, brokerage, tile and cabinet manufacturers, etc. Because of its past reliance on housing, Phoenix was among the hardest-hit metros during the Great Recession; the market lost more than 240,000 jobs, 25% of which were in the construction industry alone. Phoenix recovered from the Great Recession about two years after the U.S. The companies that Phoenix is attracting have evolved, and the market has emerged as a hub for advanced manufacturing, aerospace, life sciences, logistics, technology, and finance.

POPULATION – CITY OF PHOENIX

Population information for the City of Phoenix is provided in the following table for

the past 10 years. The City of Phoenix has the largest population in Maricopa County followed by the City of Mesa. The Phoenix’s current population is 1,634,061. The 11-year population growth totals 11.6%, or about 1.05% per year. The average annual growth rate is similar to the state level.

**Population
City of Phoenix**

Year	Total Population	Numerical Increase	Percent Increase
2013	1,482,253	Not. Applc.	Not. Applc.
2014	1,499,510	17,257	1.16%
2015	1,520,158	20,648	1.38%
2016	1,542,212	22,054	1.45%
2017	1,558,912	16,700	1.08%
2018	1,576,598	17,686	1.13%
2019	1,595,630	19,032	1.21%
2020	1,611,162	15,532	0.97%
2021	1,630,195	34,565	2.17%
2022	1,657,035	45,873	2.85%

Source: State of Arizona, Office of Employment & Population Statist
<https://population.az.gov/population-estimates>

Transportation – Phoenix MSA

Phoenix is well served by all major modes of transportation. Phoenix Sky Harbor International Airport is Arizona's largest and busiest airport, and among the largest commercial airports in the United States. In 2020, Phoenix Sky Harbor was the 8th-busiest airport in the U.S., and 24th-busiest in the world. The airport serves as a hub for American Airlines and a base for Southwest Airlines. In 2019, American employed nearly 9,500 people, making it the airport's largest carrier provides domestic and international air service.

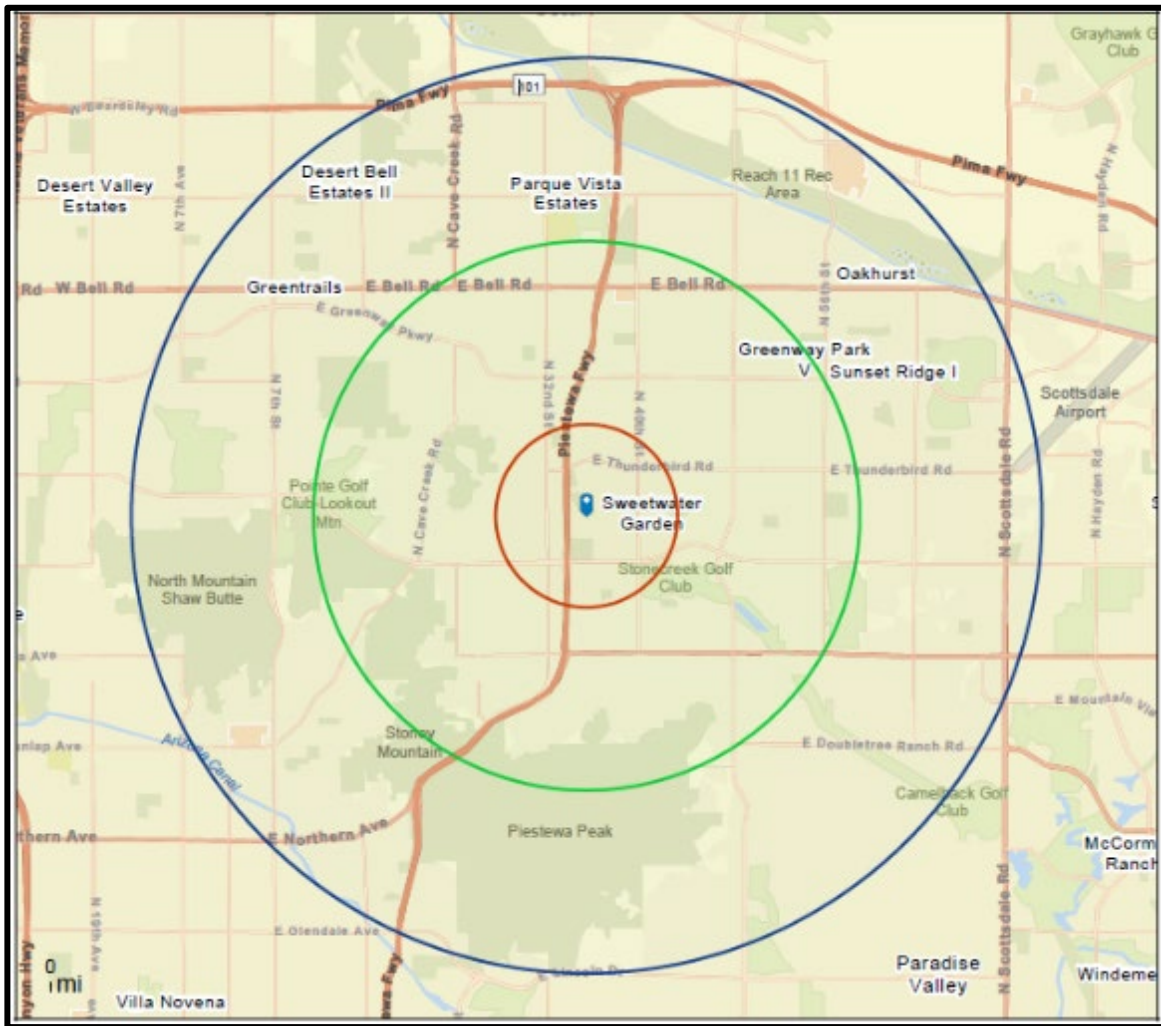
Interstate 10 connects Phoenix with California to the north and west and with Tucson and New Mexico to the south and east. Interstate 17 connects Phoenix with Flagstaff to the north. The Phoenix area is further served by a highly functional light rail system, transit system, and arterial freeways, highways and state routes.

CONCLUSION – REGIONAL IMPACT ON VALUE

Phoenix remains one of the nation's best-performing markets for job growth. The local economy has been one of the most resilient in the U.S. during the pandemic, thanks to a diversified job market. Affordability and job prospects are attracting people living in dense and expensive cities to Phoenix. While labor is the primary driver behind the market's business attraction success, relative affordability helps tip the scale in favor of Phoenix when companies make their site selection decision. Longer term, the Phoenix metro area will

outperform the U.S. thanks to lower living costs, solid population gains and the continued diversification of industry.

NEIGHBORHOOD ANALYSIS



The value of any property is not solely determined by the physical characteristics of the site. The environmental, social, economic, and governmental forces in the immediate area must also be analyzed as they can have direct and indirect effects on value.

Location:

The subject's disposal parcel is a portion of the platted Melrose Park Paradise residential subdivision (Tract B), located at 3524 East Sweetwater Avenue, Phoenix, Arizona 85032. It is physically situated on the west side of North 36th Street, south of Sweetwater Avenue, east of State Route 51 in northeast Phoenix.

Boundaries:

North: Greenway Road
South: Shea Boulevard and the Phoenix Mountain Preserve
East: Tatum Boulevard
West: State Route 51 (Piestewa Freeway)

General Description:

The surrounding area is viewed as suburban, with the immediate area around the subject described as primarily residential and commercial uses. The subject is located approximately 11 miles northeast of downtown Phoenix. The focal point of this neighborhood is the Paradise Village urban core. Intensive land use is concentrated in a core around Paradise Valley Mall, a regional mall, originally consisting of 1.36 million square feet situated at the northwest corner of Cactus Road and Tatum Boulevard. Paradise Valley Mall was built in 1979, and included anchor tenants Dillard's, JCPenney and Macy's. In April 2021, Macerich the owner, announced that it sold a majority stake of Paradise Valley Mall to Phoenix based developer RED Development Company for \$100 Million. RED Development has plans for a large-scale redevelopment and renovation project with redevelopment commencing in late-July 2021, which remains on-going.

Scottsdale Airport and the surrounding Scottsdale Airpark is the largest and most predominant development within the subject's area. Since its donation by the Seventh Day Adventist Church in the mid-1960s, the Scottsdale Airpark has become a model for airport-based business parks in the southwestern United States. Originally encompassing 439± acres, the Scottsdale Airpark now contains roughly 2,900 acres of commercial, office, industrial uses, and vacant land surrounding the airport. The Scottsdale Airport is a general aviation airport with a single runway measuring approximately 8,249 feet long, 100 feet wide. With approximately 152,568 takeoffs and landings occurring in 2014, Scottsdale Airport is one of the busiest corporate jet facilities in the state. Approximately 10,000 passengers a year travel through Scottsdale Airport to see the numerous sights across the State of Arizona. The total length of taxiways (combined airpark/airport) is nearly 7 miles, and the airport boasts one of the most complete facilities for the corporate/recreational aircraft operator in the United States.

Scottsdale Airport and its surrounding Commerce Airpark is a major economic asset for northeast Phoenix and Scottsdale. It is estimated that the economic benefits of the Scottsdale Airpark are approximately \$1.9 million daily. Centrally located in Scottsdale's only industrial-zoned area, the Airport and Commerce Airpark are primary sources of

employment. A surge of office development and home-furnishing businesses has helped push Scottsdale Airpark employment beyond 50,000 workers, years ahead of earlier forecasts. It is one of Arizona's largest employment centers, along with downtown Phoenix and the area surrounding Sky Harbor International Airport. While the airpark and associated industrial uses are the principal focus for the airpark, the range of business within the airpark includes financial, medical, legal service firms, publishing companies, and professional offices for architects, engineers, and numerous medical practitioners, as well as private business consultants and service firms, including stock brokerage houses, real estate firms and insurance firms.

The subject's location within the Paradise Valley Unified School District has four elementary schools located within the neighborhood boundaries, and Horizon and Shadow Mountain high schools are located within one mile radius of the subject. The nearest major medical facility is Paradise Valley North Hospital, a 151-bed community hospital, located at the southwest corner of 40th Street and Bell Road to the northeast of the subject. Numerous parks are located within the neighborhood.

The neighborhood has an adequate system of surface streets including major north/south arterials of 36th, 40th and 56th streets, and Tatum Boulevard. Major east/west arterials include Shea Boulevard, Cactus Road, Thunderbird Road, and Greenway Road. Tatum Boulevard provides direct access to the town of Paradise Valley, while Shea Boulevard, Cactus Road and Thunderbird Road provide direct access to State Route 51 (aka Piestewa Freeway). State Route 51 is a limited-access freeway, which extends between Interstate 10 in central Phoenix to the Pima Freeway (Arizona Loop 101) in north Phoenix. Access to the neighborhood is considered to be good.

Governmental Forces:

Police Protection:

City of Phoenix

Fire Protection:

City of Phoenix

Comment:

The subject is located within the City of Phoenix. Most of the land in the area is for residential uses with some low-intensity commercial and service-oriented uses located along major arterials.

Environmental Forces:

Quality of Surrounding Area:

Some environmental characteristics that influence value include land use patterns, topography, building densities, property maintenance, nuisances and hazards, and the

adequacy of transportation corridors. The improvements range from new to about 70 years old and are in fair to excellent overall condition.

Utilities:

The neighborhood is served with all municipal utilities including electric from Arizona Public Service (APS), natural gas from Southwest Gas, telephone from CenturyLink and other private providers. Water and sewer services are provided by the City of Phoenix.

The following data shows 2023 demographics within a one, three, and five-mile radius of the subject. All three demographic sets show household income and distribution to be higher than that of the Phoenix, MSA.

DEMOGRAPHICS

2023 Demographics: <i>Source: STDBOnline</i>	1-Mile Radius	3-Mile Radius	5-mile Radius
2023 Summary			
Population	16,764	107,741	265,080
Households	7,092	43,965	112,745
Families	4,066	27,104	65,616
Average Household Size	2.35	2.42	2.33
Owner Occupied Housing Units	4,654	30,056	71,108
Renter Occupied Housing Units	2,438	13,909	41,637
Median Age	39.3	42.7	42.1
Median Household Income	\$77,921	\$81,219	\$82,082
Average Household Income	\$95,233	\$118,066	\$121,634

CONCLUSION

The population within the subject neighborhood has experienced modest growth since 2010, a trend expected to continue for the next five years. The neighborhood has a middle to upper middle-income demographic profile, with a 2023 average household income of \$81,219 within a three-mile radius of the subject. Overall, the neighborhood outlook over the next several years is generally favorable, with modest growth and new infill development and redevelopment of older properties anticipated. As a result, the demand for existing developments is expected to be positive in the long-term. Generally, the neighborhood is expected to maintain a modest and relatively stable growth pattern for the foreseeable future.

SUBJECT PHOTOGRAPHS

Photo 1: View Northwest Across Disposal Parcel



Photo 2: View Southeast Across Disposal Parcel



Photo 3: View South Along 36th Street, Subject on Right



Photo 4: View Southeast Along Abandoned Sweetwater Avenue Right-of-Way, Subject on Left



Photo 5: View East Along Sweetwater Avenue, Subject to Right



Photo 6: View North Along Abandoned Sweetwater Avenue Right-of-Way, Subject on Right



Photo 7: View Northwest Across Disposal Parcel



Photo 8: View West Across Northwest Half of Disposal Parcel



Photo 9: View Southeast Across Southeast Half of Disposal Parcel



Photo 10: View South Across Drainage Area Toward Lakspur Drive, at Middle of Disposal Parcel



SITE ANALYSIS

Location: The disposal parcel is identified as “Tract B” of the Melrose Park Paradise subdivision, a 1970’s residential development located near the intersections of East Sweetwater Avenue and North 36th Street. The physical property addresses are 3524 East Sweetwater Avenue, Phoenix, Arizona 85032.

Parcel Size/Shape/Topography: ADOT Parcel L-C-144 – 45,321 sq. ft. or 1.04-acre lot is triangular shaped with level topography.

Access (Legal / Physical)/View Potential:

According to the City of Phoenix, Street Transportation Department, the subject’s disposal parcel has existing legal and physical access along 36th Street and the dedicated right-of-way of the abandoned Sweetwater Avenue re-alignment. The Sweetwater Avenue re-alignment consists of a 60-foot-wide, right-of-way which extends southeast from the existing Sweetwater Avenue to 36th Street (see Plat Map provided in the report).

The Street Transportation Department indicated that should the property be developed with a 4 to 5 lot residential subdivision, (this given the Extraordinary Assumption that the City of Phoenix would allow for a Final Site Plan re-plat that would exclude the subject parcel as common area open space for the existing Melrose Park Paradise subdivision), physical and legal access could be sought from either or both frontages (Sweetwater Avenue and 36th Street), but would need to meet the requirement to provide improvements (curbs, gutters, sidewalks and incidentals), and any additional dedications (as required).

Utilities:

Electric:	Arizona Public Service (APS)
Telephone:	Century Link and other providers
Gas:	Southwest Gas Corporation
Water:	City of Phoenix
Sewer:	City of Phoenix

Floodplain: The subject’s disposal parcel area is identified as being located in the Flood Zone X (shaded) per FIRM Map Panel No.: 04013C1735L, dated October 16, 2013. Zone X (shaded) is an area defined by FEMA as 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood

with average depth less than one foot or with drainage areas of less than one square mile.

Environmental Conditions:

No environmental reports were provided for our review. Lacking environmental reports, this appraisal assumes that there are no environmental conditions on or around the subject's disposal parcel that would adversely impact it's market value.

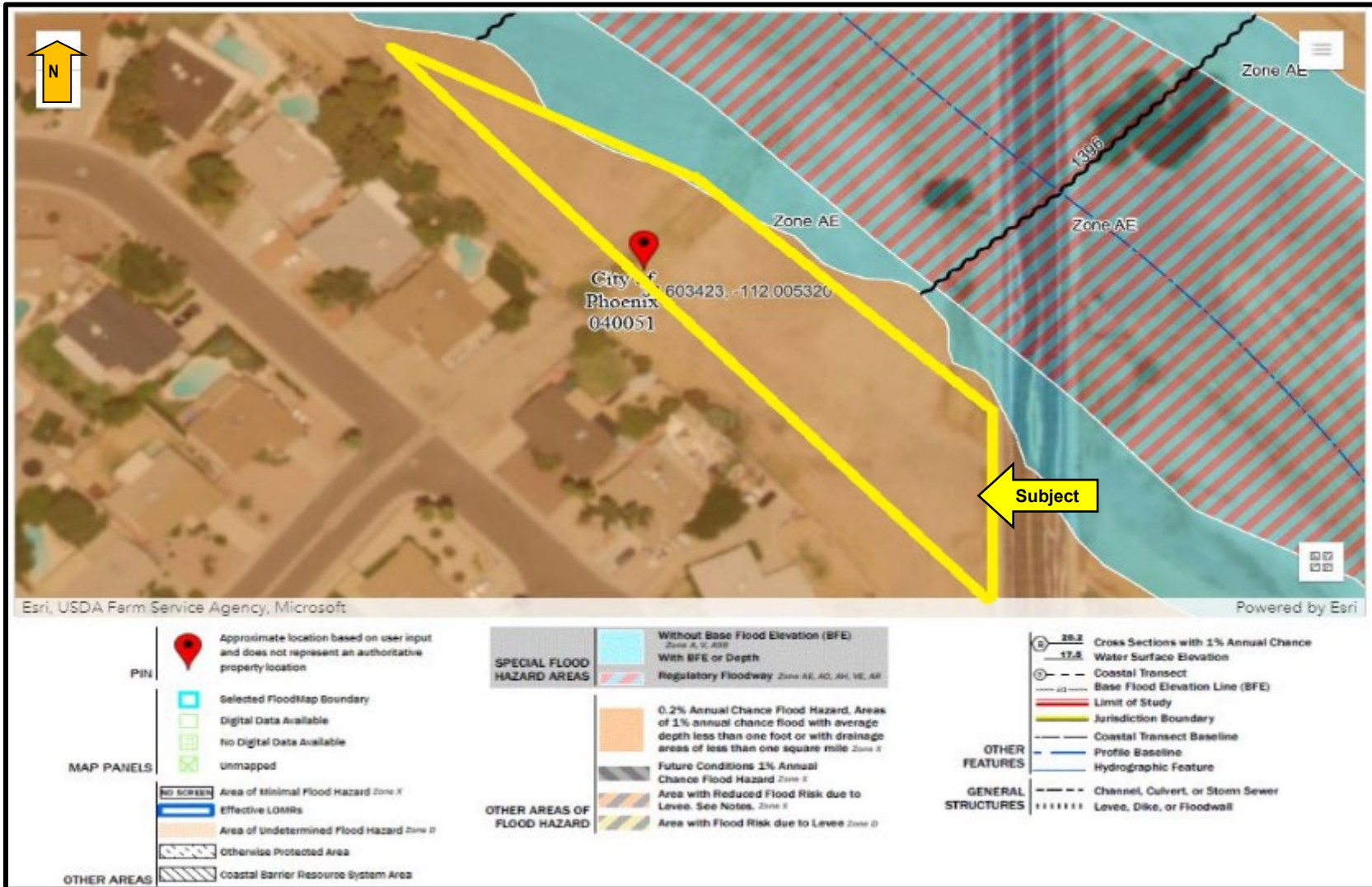
Soil & Subsoil Conditions:

No soils engineering reports were provided for our review. Thus, the soil and sub-soil conditions are not known. There is no visual evidence of adverse soil conditions on the subject's disposal parcel. The surrounding improved properties indicate that subsoil conditions support single-family residential home development.

Restrictions & Easements:

A Right Of Way Disposal Report was provided for our review. Based on the report reviewed, there are no adverse easements or encroachments identified or that were visually observed during the property inspection. This appraisal assumes that the subject's disposal parcel is encumbered by typical public utility, easements that do not adversely affect value.

FLOOD MAP



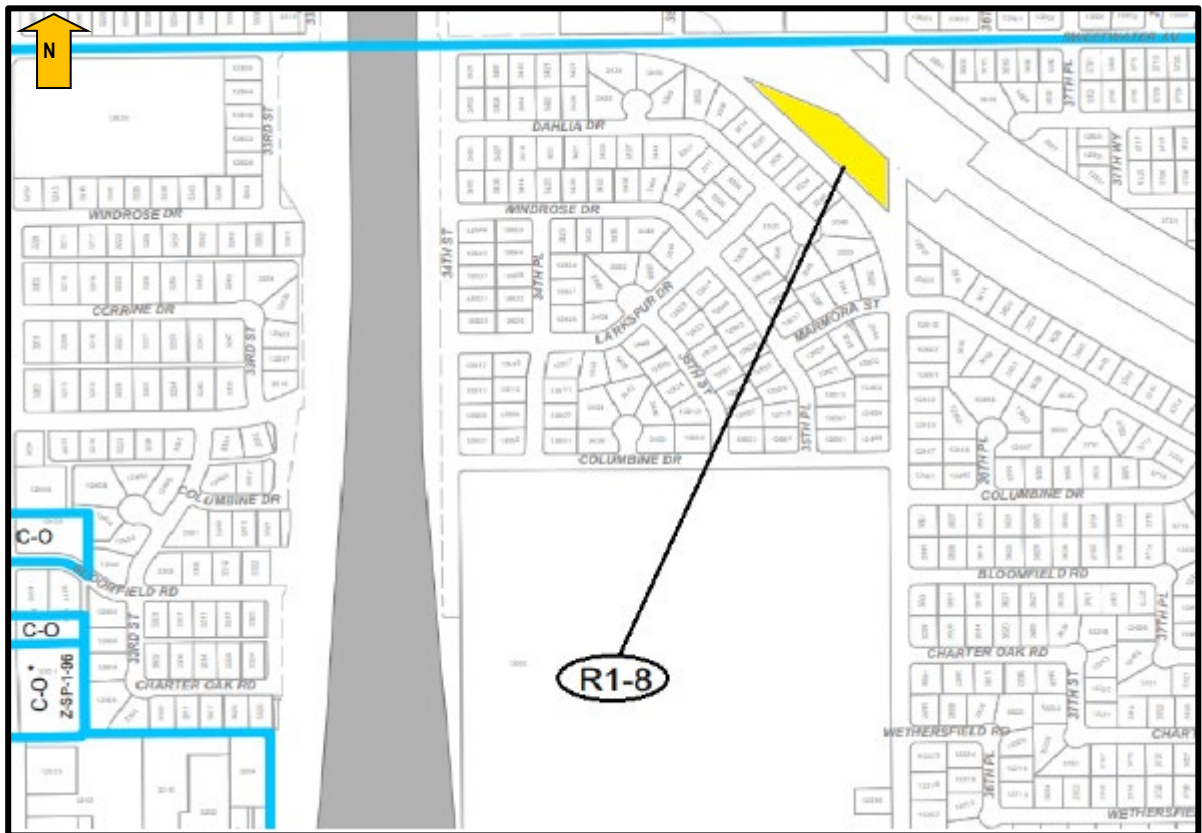
The lot boundaries in yellow are approximate

ASSESSED VALUATION & TAX DATA

The subject's disposal parcel represents vacant common area, (Tract B of the Melrose Park Paradise residential subdivision), open space land. The property owner, State of Arizona, is exempt from property taxation. It is an assumption of this appraisal that taxes for a non-exempt buyer would be assessed based on tax rates consistent with other properties in the immediate area.

ZONING

CITY OF PHOENIX ZONING MAP



ONE HOME PER 8,000 SF

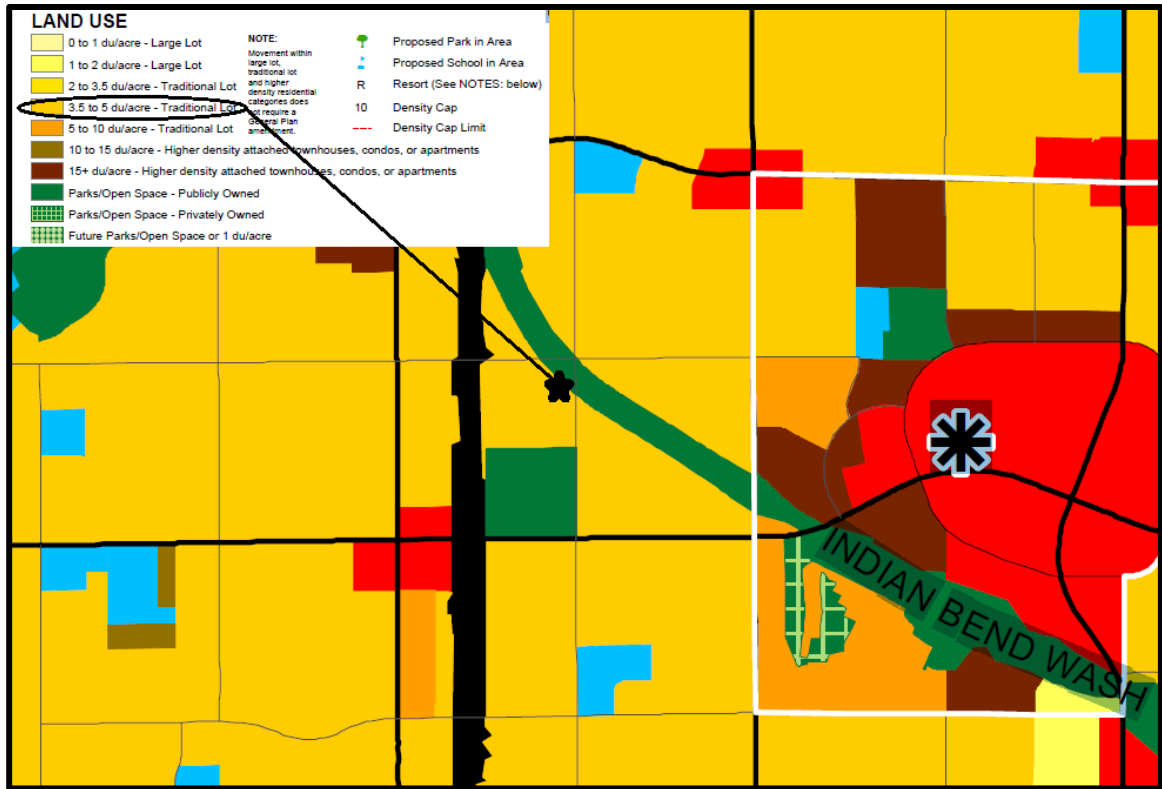
The subject's disposal parcel is zoned R1-8, Single-Family Residence District. The basic purpose of these regulations is to foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. An established pattern of living in this metropolitan area reflects a tradition of single-family occupied dwellings which also emphasize outdoor living. Many of these dwellings are thereby located on relatively large urban or suburban lots. These regulations provide standards for dwellings built at low and moderate densities.

While the predominant housing type is expected to be single-family dwelling, provisions are made for alternative housing types within the same density limits. The R1-8 development options are summarized in the following table.

Table 612.B R1-8 Development Options Single-Family Attached and Multi-Family Development, and Single-Family Detached Development (Subdivided Prior to June 2, 1999)			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street ⁽²⁾ ; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾ and duplex	Single-family attached; plus (a)	Multi-family plus (b)

The immediate area is expected to experience nominal growth in the near future due to the lack of land available for development. The location is conducive to a range of residential uses and densities.

PARADISE VALLEY VILLAGE PLAN



As previously stated, this appraisal assumes that the subject’s disposal parcel could be subdivided into 4 or 5 residential lots and developed with new single-family homes. This is considered to be the subject’s highest and best use. According to the City of Phoenix, Planning Department, Mr. Dominic Amodio, Planner II, the subject (“Tract B”) is part of the adjacent Melrose Park Paradise platted subdivision. The subject was intended to be common area open space within the Melrose Park Paradise subdivision. The disposal parcel was never improved with a common area amenity (i.e. swimming pool, park, playground, etc.), that has remained vacant since the 1970’s.

In addition, there are two existing “large-scale” public parks in the immediate area. To the south of the subject, at the northwest corner of Cactus Road and 36th Street, is Roadrunner Park. Roadrunner Park features several amenities including lighted baseball fields, basketball courts, soccer fields, tennis/pickleball courts, sand volleyball, a lagoon/lake, playground, swimming pool, ramadas/picnic areas, and restrooms. To the north, across Sweetwater Avenue extending north/northwest to Thunderbird Road is the Indian Bend Wash Park, a linear park which offers walking paths, picnic areas, and a playground.

Thus, the probability that the subject's disposal parcel is no longer needed as open space for the Melrose Park Paradise subdivision is likely. Thus, the potential to submit a records request to re-plat the subject's disposal parcel for a 4 to 5 residential lot subdivision is highly probable given the existing public parks in the immediate area and the need for more housing. Additional information may be obtained from the appropriate governmental authority.

MARKET ANALYSIS - RESIDENTIAL

“Market analysis is a process for the examination of the demand for, and supply of, a property type and the geographic market area for the property type.”⁴

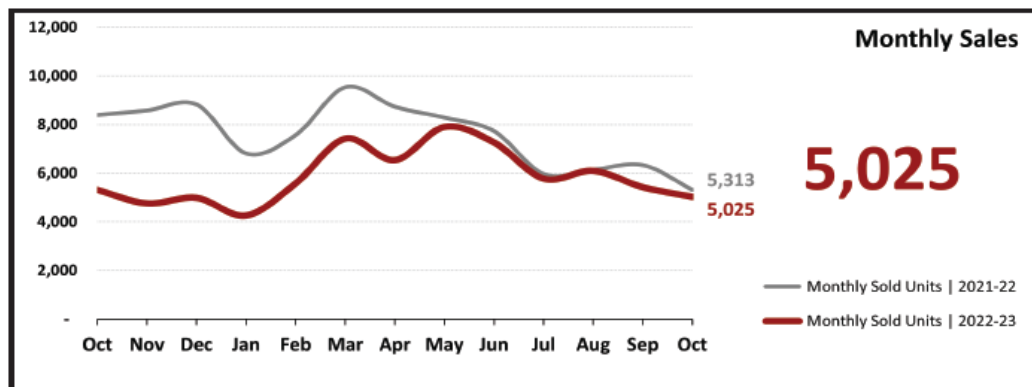
Subject Attributes

In our opinion, the subject disposal parcel's highest and best use is for development of 5 to 5 residential lots for improvement with new single-family homes (the highest and best use will be discussed in more detail in the following section). Thus, the focus of the market analysis is on the surrounding residential market.

PHOENIX METRO & ZIP CODE 85032 SINGLE-FAMILY REPORT (MACRO/MICRO)

As stated in the “Neighborhood Analysis” section, the subject disposal parcel is located in northeast Phoenix within the Paradise Valley Village Plan area in zip code 85032, as defined by the Arizona Regional MLS.

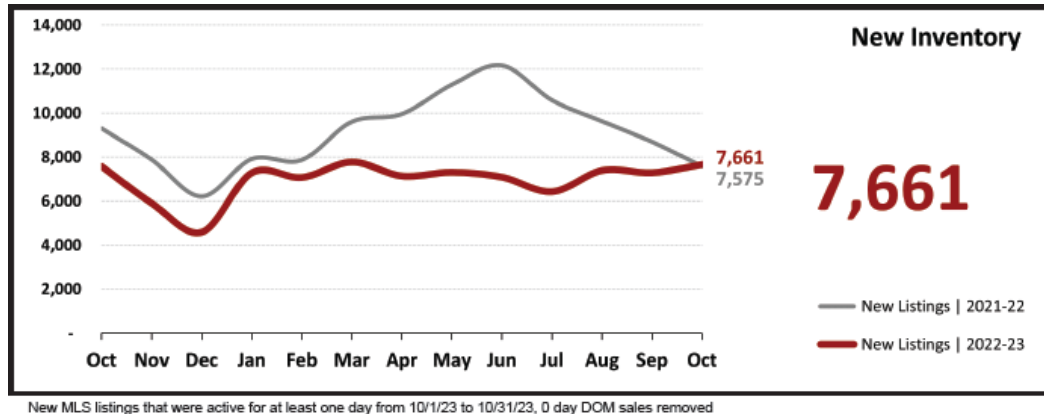
According to the ARMLS statistics for the Third Quarter 2023 and the October 2023 monthly statistics, home sales volume in metro Phoenix was down 7.3% month-over-month, while the year-over-year comparison decreased 5.4%.



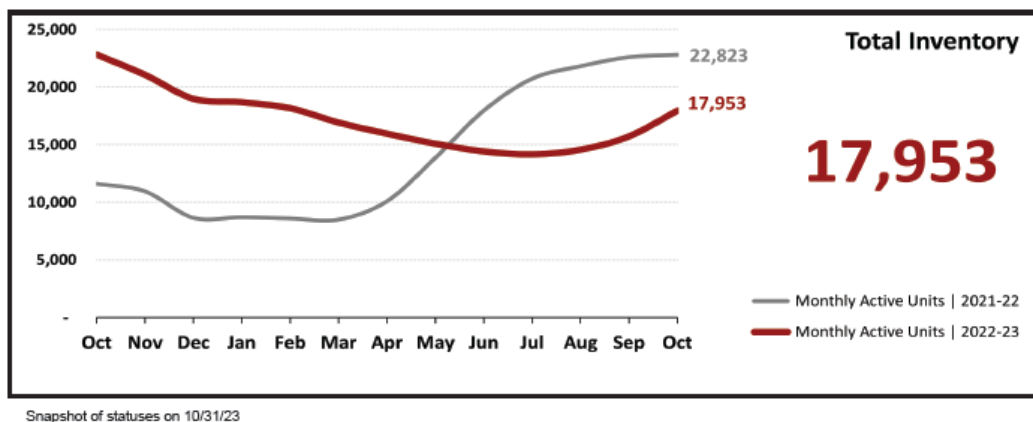
Closed MLS sales with a close of escrow date from 10/1/23 to 10/31/23, 0 day DOM sales removed

⁴ *The Appraisal of Real Estate, 14th Edition*, Appraisal Institute, P 299

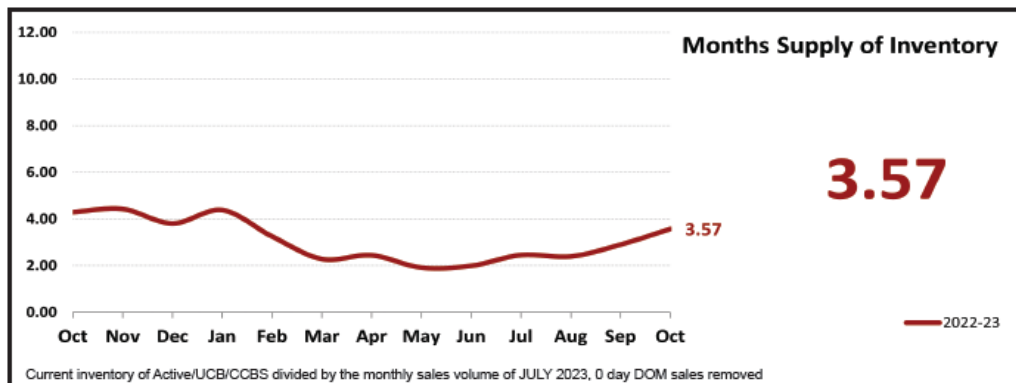
New home inventory in MLS increased 5.1% month-over-month, while the year-over-year comparison increased by only 1.1%.



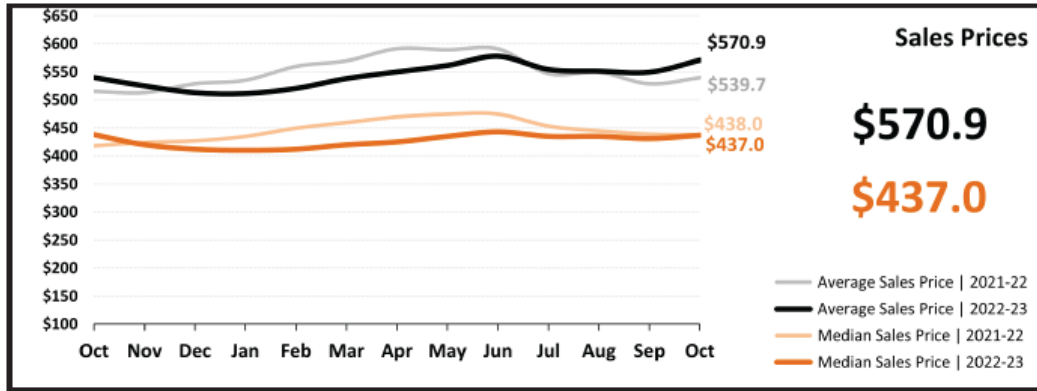
Total housing inventory available for sale in ARMLS had a month-over-month increase of 14.2%, while year-over-year reflects a decrease of -21.3%.



Monthly supply of housing inventory available for sale in ARMLS for September 2023 was 2.90, with October 2023 at 3.57 months.

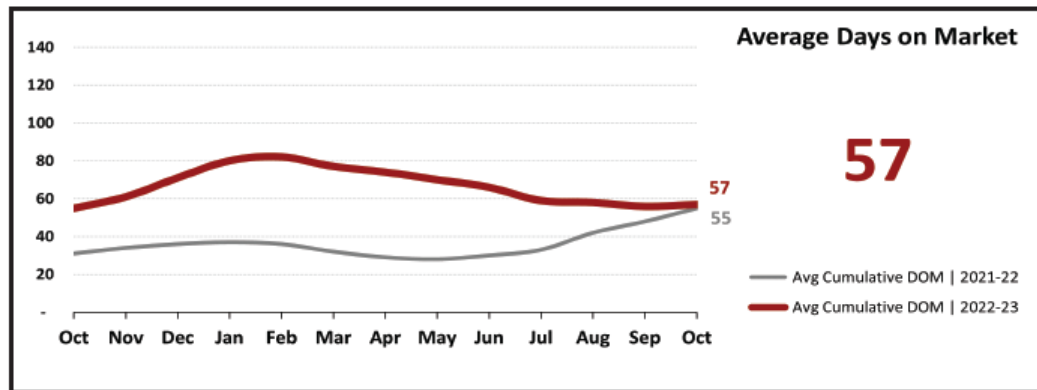


The average sales price increased 5.8% year-over-year, while the year-over-year median sales price decreased -0.2%.



MLS sales prices for closed listings with a close of escrow date from 10/1/23 to 10/31/23, 0 day DOM sales removed

Days-on-market increased to 57 days, a 2 day increase year-over-year, while month-over-month increased 1 day.



With high interest rates, all-cash transactions are gaining market share. The two data tables below show the method of financing as reported on the recorded affidavits of value for Maricopa County. The first table reports purchases for traditional buyers, where the buyer is either a single male, single female, or husband and wife (MFWR). The second table, All Sales, reports the financing for all purchases, this includes traditional buyers as well as homes purchased by companies. The percentage of traditional buyers purchasing with cash has risen from 14.55% in October 2020 to 21.60% this October. With higher mortgage rates, home buyers are seeking alternative ways to finance their home purchases. In October of this year, we even saw a few wraps.

MFWR:

Year	Allsales	Mfwsales	Percentagemfwr	Cash	Barter	Assumption	Sellercarry	Conventional	Hud	Va	Other	Percash	Perbarter	Perassumption	Persellercarry	Perconventional	Perhud	Perva	Perother
2020	11469	10195	0.8889	2463	1	0	56	6444	1343	680	188	0.1455	0.0001	0.0000	0.0026	0.6321	0.1317	0.0967	0.0384
2021	10496	7988	0.7611	1208	2	0	21	5326	749	522	160	0.1512	0.0003	0.0000	0.0026	0.6668	0.0938	0.0653	0.0200
2022	6181	5282	0.8546	905	2	1	27	3208	645	395	99	0.1713	0.0004	0.0002	0.0051	0.6073	0.1221	0.0748	0.0187
2023	5670	4755	0.8386	1027	2	12	39	2521	774	279	101	0.2160	0.0004	0.0025	0.0082	0.5302	0.1628	0.0587	0.0212

All Sales:

Year	Allsales	Mfwsales	Percentagemfwr	Cash	Barter	Assumption	Sellercarry	Conventional	Hud	Va	Other	Percash	Perbarter	Perassumption	Persellercarry	Perconventional	Perhud	Perva	Perother
2020	11469	10195	0.8889	2369	3	4	65	6565	1344	681	438	0.2066	0.0000	0.0003	0.0057	0.5724	0.1172	0.0594	0.0382
2021	10496	7988	0.7611	3230	2	1	27	5476	749	522	489	0.3077	0.0000	0.0001	0.0026	0.5217	0.0714	0.0497	0.0466
2022	6181	5282	0.8546	1480	2	1	42	3386	645	395	230	0.2394	0.0000	0.0002	0.0068	0.5478	0.1044	0.0639	0.0372
2023	5670	4755	0.8386	1552	4	18	53	2657	775	279	332	0.2737	0.0000	0.0032	0.0093	0.4686	0.1367	0.0492	0.0586

As for the Arizona Department of Housing’s 270,000 estimated housing shortage, a more recent report done by the Common-Sense Institute determined Arizona needs 74,419 additional housing units to meet demand in the state with affordable housing as part of that need.

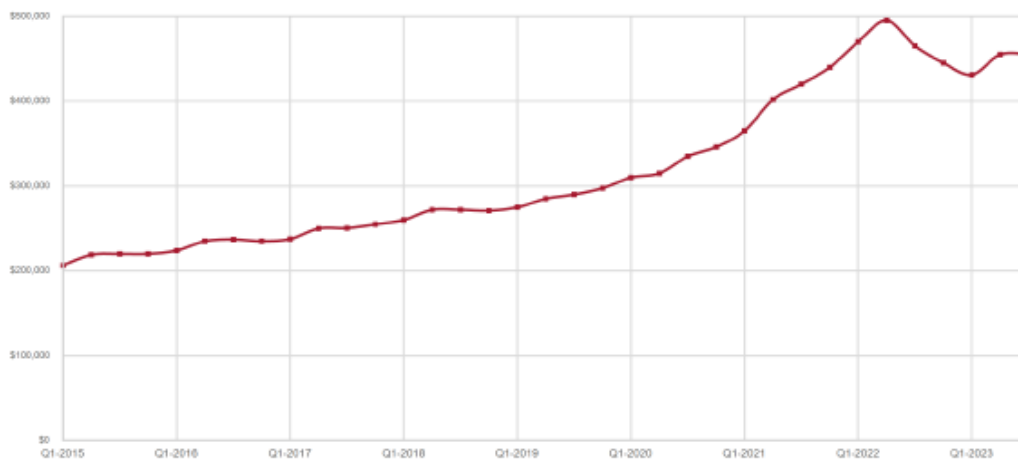
Maricopa County

Key Metrics	Q3-2023	1-Yr Chg
Median Sales Price	\$455,000	-2.2%
Average Sales Price	\$583,608	1.9%
Pct. of List Price Received	96.9%	1.6%
Days on Market	55	41.0%
Closed Sales	13,629	-8.5%
Homes for Sale	9,601	-30.2%
Months Supply	2.3	-26.5%

Market Activity



Historical Median Sales Price for Maricopa County



In the subject’s 85032 zip code, the average sales price of a single-family residence decreased 2.6% year-over-year to \$470,111, while the median sales price decreased 6.5%, to \$430,000 as of the 3rd Quarter 2023. The days-on-market increased to 45, an increase of 1.9%

from the prior year. Closed sales in the 3rd Quarter 2023 were 189, which represents a decline of 16% from the prior year.

Median Sales Price		Average Sales Price		Pct. of List Price Received		Days on Market		Closed Sales	
Q3-2023	1-Yr Chg	Q3-2023	1-Yr Chg	Q3-2023	1-Yr Chg	Q3-2023	1-Yr Chg	Q3-2023	1-Yr Chg
85031	\$350,000 ▲ 2.9%	\$319,194 ▲ 6.5%	98.6% ▲ 3.7%	31 ▼ -29.5%	48 ▼ -18.6%				
85032	\$430,000 ▼ -6.5%	\$470,111 ▼ -2.6%	96.6% ▲ 1.9%	45 ▲ 21.6%	189 ▼ -16.0%				
85033	\$335,000 ▲ 2.3%	\$324,113 ▲ 4.2%	99.1% ▲ 3.6%	29 ▼ -6.5%	75 ▼ -39.5%				

Conclusion

The housing market in metro Phoenix shows declines in total sales volume and average and median sales prices with increases in days-on-market. This is a trend that is likely to continue through year-end 2023. The long-term prospects for the metro Phoenix housing market remain favorable due to a shortage of resales and new homes, an issue that is not likely to be remedied in the foreseeable future.

Residential lot trends mirror the housing market but have been more resilient to recent declines due to a supply shortage. There is a shortage of vacant "ready to build" residential lots available within the subject's immediate market and surrounding submarkets. Most new home developments include the lot and the home which are sold as part of a package price. Thus, residential lot values have remained fairly stable even as interest rates rose beginning in March 2022. The four land comparables analyzed in the Land Analysis section transacted between December 2018 and December 2021. During this time period there has been a limited number of transactions due to a lack of infill parcels available for development. Land values appear to have remained stable with no discernable increases or decreases over the past 6 to 12 months.

HIGHEST AND BEST USE

According to *The Appraisal of Real Estate, 14th Edition*, published by the Appraisal Institute, highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use of the land as vacant must meet four criteria. The highest and best use must be:

- 1) **Legally Permissible:** What uses are permitted by zoning, private restrictions, historic districts, and environmental regulations on the site?
- 2) **Physically Possible:** Based on the physical characteristics of the site, what uses are physically possible?
- 3) **Financially Feasible:** Which uses meeting the first two criteria will produce a positive return to the owner of the site?
- 4) **Maximally Productive:** Among the feasible uses, which use will produce the highest price, or value, consistent with the rate of return warranted by the market? This use is the highest and best use.

AS VACANT

Legally Permissible

As vacant, the legally permissible uses of the subject's disposal parcel is to be subdivided into 4 to 5 residential lots and developed with new single-family homes this, as permitted by the R1-8, Single-Family Residence District. As previously discussed in the zoning section, the R1-8 zone is intended to provide areas of single-family residential development at moderate densities. To the best of our knowledge, the 4 to 5 proposed residential lots is legally conforming.

According to the City of Phoenix, Planning Department, Mr. Dominic Amodio, Planner II, the subject ("Tract B") is part of the adjacent Melrose Park Paradise platted subdivision. The subject was intended to be common area open space within the Melrose Park Paradise subdivision. The disposal parcel was never improved with a common area amenity (i.e. swimming pool, park, playground, etc.), that has remained vacant since the 1970's. In addition, there are two existing "large-scale" public parks in the immediate area. Thus, the probability that the subject's disposal parcel is no longer needed as open space for

the Melrose Park Paradise subdivision is considered likely. Thus, the potential to submit a records request to re-plat the subject's disposal parcel for a 4 to 5 residential lot subdivision is highly probable given the existing public parks in the immediate area and the need for more housing.

Physically Possible

The subject's disposal parcel is situated near the intersection of Sweetwater Avenue and 36th Street in a primarily residential area. The subject is triangular in shape and functional for single-family residential development.

According to the City of Phoenix, Street Transportation Department, the subject's disposal parcel has existing legal and physical access along 36th Street and the dedicated right-of-way of the abandoned Sweetwater Avenue re-alignment. The Sweetwater Avenue re-alignment consists of a 60-foot-wide, right-of-way which extends southeast from the existing Sweetwater Avenue to 36th Street. The Street Transportation Department indicated that should the property be developed with a 4 to 5 lot residential subdivision, (given the Extraordinary Assumption that the City of Phoenix would allow for a Final Site Plan re-plat that would exclude the subject parcel as common area open space for the existing Melrose Park Paradise subdivision), physical and legal access could be obtained from either or both frontages (Sweetwater Avenue and 36th Street). It would need to meet the requirement to provide improvements, curbs, gutters, sidewalks and incidentals, and any additional dedications if required.

Based on the zoning, location, physical characteristics and surrounding improved uses, the physically possible use, as vacant, is for single-family residential homes which conform to the zoning, surrounding uses, and physical constraints of the parcel.

Financially Feasible

Potential use of the two subject's disposal parcel is for a 4 to 5 lot residential subdivision. The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the previous market analysis, within the subject's 85032 zip code, the average sales price of a single-family residence decreased 2.6% year-over-year to \$470,111, while the median sales price decreased 6.5%, to \$430,000 as of the 3rd Quarter 2023. The days-on-market increased to 45, an increase of 21.6% from the prior year. Closed sales in the 3rd Quarter 2023 were 189, which represents a decline of 16% from the prior

year. A review of single-family home sales in the subject's subdivision, using ARMLS, indicated sale prices for resale homes of lot to mid-\$500's. These statistics indicate that demand for single-family homes is declining but the lack of supply of both new and resale homes available for purchase is keeping prices fairly stable. The market data supports development of single-family homes on the subject's disposal parcel.

Based on the zoning designation, land area, street frontage and access, and the comparable data reviewed, the highest and best use of the disposal area is to subdivide the parcel into 4 to 5, single-family residential lots consisting of approximately 8,000 square feet each. To the best of our knowledge, the proposed 4 to 5 residential lots would be permitted within the R1-8, Single-Family Residence District, which requires a minimum lot size of 8,000 square feet, with a maximum dwelling unit density of 4.3 units per acre.

Maximally Productive

The final test of highest and best use of the site, as vacant, is that the use be maximally productive, yielding the highest return to the land. Based on the information presented above, the appraisers conclude that the highest and best use, as vacant, is to subdivide the disposal into 4 to 5 residential lots and develop them with single-family homes in the near term. Our analysis of the subject disposal parcel and the respective market characteristics indicate the most likely buyer, as vacant, would be a smaller developer or home builder.

Conclusion, Highest and Best Use, As Vacant

Given the zoning, location, physical characteristics and general market conditions, the highest and best use, as vacant, is to subdivide the subject's disposal parcel into 4 to 5 residential lots and develop them with single-family homes.

LAND VALUATIONS

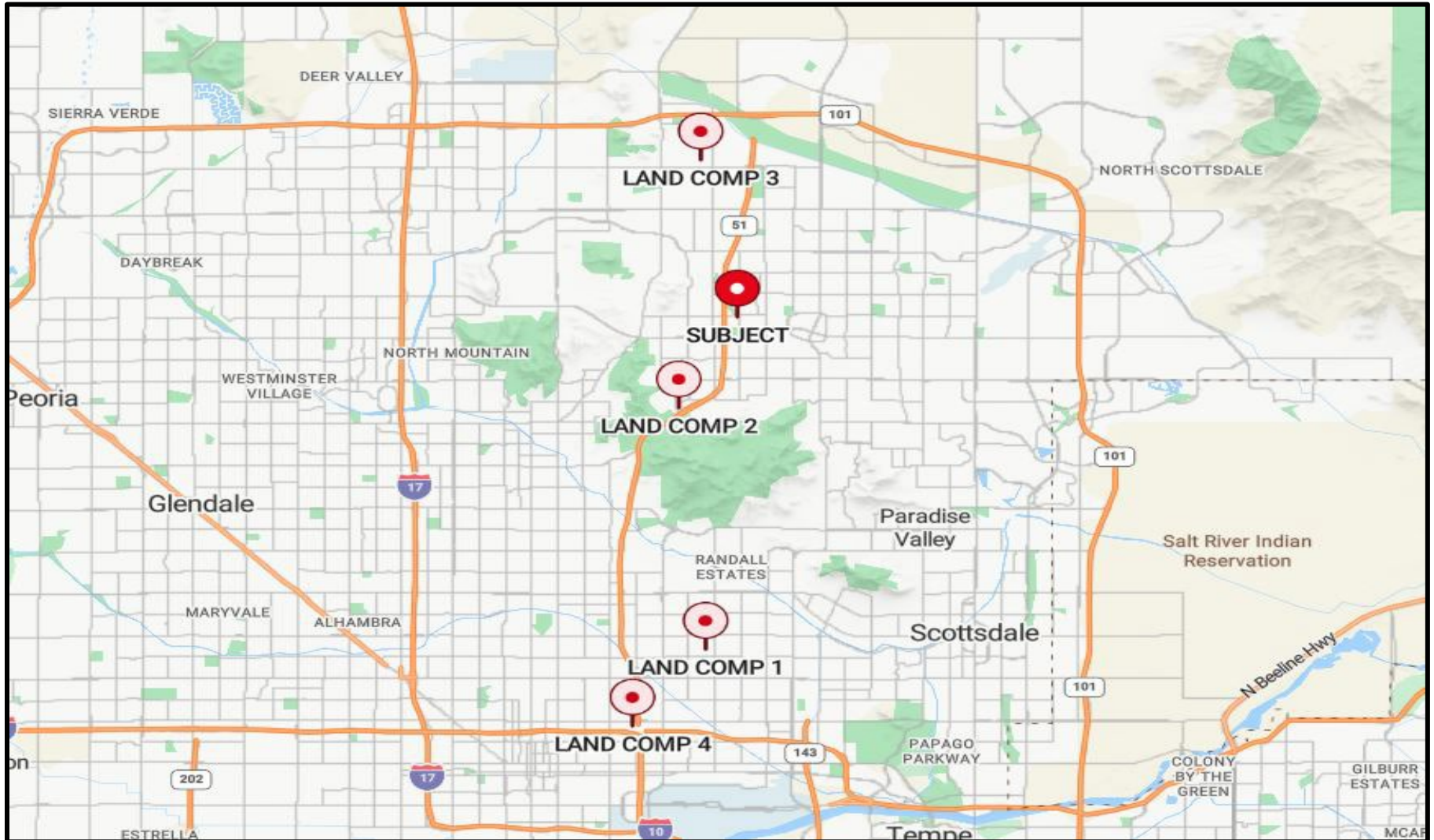
The Sales Comparison Approach is used to provide market value opinion for the subject's disposal parcel, as vacant land. This approach applies the principle of substitution which affirms that when a property can be replaced, its value tends to be set by the cost of acquiring an equally desirable substitute property without undue or costly delay. The sales comparison approach is the only applicable approach to valuing vacant residential land like the subject. Thus, neither a Cost nor Income Approach is applicable to the valuation of vacant land.

Adjustments are made to the comparable sales based on the following elements of comparison: property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, and zoning/planned use. The subject represent 45,321 square feet of residentially zoned infill land. Thus, the appropriate unit of comparison is the sales price per square foot of land area.

Search parameters for comparable residentially zoned infill land focused on sales and listings that are similar in location, size, and zoning to the subject. The search for recent land sales included immediate and surrounding areas that have similar demographics and are planned for similar small-scale residential subdivisions. Due to the lack of comparable land sales in the immediate and surrounding areas, the appraisers expanded their search to include land sales throughout the central east and northeast Phoenix market areas. The market data that is included in the analysis is considered to be the best available and provides a credible opinion of value.

A location map showing the land comparables relative to the subject and individual data sheets are presented on the following pages. The comparable adjustment matrix follows the land value analysis.

LAND COMPARABLE MAP



COMPARABLE LAND SALE



<p>COMPARABLE NUMBER: LOCATION: LEGAL DESCRIPTION: TAX CODE NUMBER(S): RECORDS: Instrument: Date Recorded: Affidavit of Fee No: SELLER: BUYER: SALE PRICE: INTEREST CONVEYED: TERMS: CONDITIONS OF SALE: SITE AREA IN SQ. FT.: SITE AREA IN ACRES: SALE PRICE PER SQ. FT.: PHYSICAL DESCRIPTION Location: Access / Visibility / Traffic: Site Utility (Shape / Topography): Utilities: Flood: ZONING / VILLAGE: PLANNED USE: THREE YEAR HISTORY: MARKETING TIME: CONFIRMED WITH: DATE CONFIRMED: COMMENTS:</p>	<p>LAND COMP 1 3602 N. 31st Street, Phoenix, AZ 85016 Lots 1 through 5, Inclusive & Tracts A through H, Enclave 31 Subdivision, According of Book 1291 of Maps, Page 5, records of Maricopa County, Arizona 119-08-361, -362, -363, -364, -365, -366, -367 & -368 Warranty Deed December 17, 2018 20180922096 3602 Development, LLC Blue Enterprises, LLC \$750,000 Fee Simple Cash to Seller Arm's-Length 47,199 1.08 \$15.89 Good / Camelback East Village Average / Fair / Light Rectangular / Level / Average All to Site Zone X (Shaded) R-2, Multi-Family Residential / Camelback East 5 SFR Lot Subdivision / 4.63 DUs/Acre No prior sales 20 months Raymond Cashen, Broker 602-393-4447 11/17/2023</p>
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This comparable represents the sale of 1.08 acres, (47,199 SF), of residential zoned land located on the west side of 31st Street, south of Clarendon Avenue, in the Camelback East Village area of north-central Phoenix, AZ. Zoned R-2, Multi-Family Residential by the City of Phoenix, the property is irregular in shape with average site utility. It sold in December 2018 for \$750,000, or \$15.89 PSF of land area. The buyer, purchased the site to develop 5 SFR lots (4.61 DUs/Acre) of 5,624 to 6,684 SF. The property sold below the list price of \$845,000 and was on the market about 20 months prior to the sale. The buyer paid cash for the site and no sale conditions were noted.

I.D. : 23-168-LC.1

COMPARABLE LAND SALE



COMPARABLE NUMBER:	LAND COMP 2
LOCATION:	9455 N. 26th Street, Phoenix, AZ 85028
LEGAL DESCRIPTION:	Lot 7 in the SW4 of Sec. 26, T3N, R3E, of G&SRB&M, Maricopa County, Arizona
TAX CODE NUMBER(S):	165-12-020F
RECORDS:	
Instrument:	Warranty Deed
Date Recorded:	July 17, 2020
Affidavit of Fee No:	2020643949
SELLER:	Apostolic Christian Church, Inc.
BUYER:	Hammer Homes, Inc.
SALE PRICE:	\$500,000
INTEREST CONVEYED:	Fee Simple
TERMS:	\$100,000 down (20%), Private loan
CONDITIONS OF SALE:	Below-Market
SITE AREA IN SQ. FT.:	65,216
SITE AREA IN ACRES:	1.50
SALE PRICE PER SQ. FT.:	\$7.67
PHYSICAL DESCRIPTION	
Location:	Above Average / Shea Heights
Access / Visibility / Traffic:	Average / Average / Light
Site Utility (Shape / Topography):	Irregular / Level to Rolling / Fair
Utilities:	All to Site
Flood Plain:	Zone X (Shaded)
ZONING / VILLAGE:	R1-6, Single-Family Residential / Paradise Village
PLANNED USE:	SFR Subdivision / 5.3 DUs/Acre
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	7 months
CONFIRMED WITH:	Michelle Hammer, Agent/Buyer 602-762-9880
DATE CONFIRMED:	11/17/2023

COMMENTS:
This comparable represents the sale of 1.50 acres, (65,216 SF), of residential zoned land located near the northeast corner of 26th Street and Northern Avenue in the Paradise Valley Village area of north-central Phoenix, AZ. Zoned R1-6, Single-Family Residential by the City of Phoenix, the property is irregular in shape with average site utility. It sold in July 2020 for \$500,000, or \$7.67 PSF of land area. The buyer, purchased the site to develop an SFR subdivision. The zoning permits a density of 5.3 DUs/Acre. The property sold below the list price of \$599,000 and was on the market about 7 months prior to the sale. The buyer obtain a private loan for \$400,000. No other sale conditions were noted.

I.D. : 23-168-LC.2

COMPARABLE LAND SALE



COMPARABLE NUMBER:	LAND COMP 3
LOCATION:	18809 N. 30th Street, Phoenix, AZ 85050
LEGAL DESCRIPTION:	W2, S2, S2, NW4, SE4, SE4 of Sec 26, T4N, R3E, G&SRB&M, Maricopa County, Arizona
TAX CODE NUMBER(S):	213-16-021W
RECORDS:	
Instrument:	Warranty Deed
Date Recorded:	December 18, 2020
Affidavit of Fee No:	20201245200
SELLER:	Mark J. LoRe, Successor Trustee of the MMJVCMT Trust
BUYER:	Hammer Homes, Inc.
SALE PRICE:	\$450,000
INTEREST CONVEYED:	Fee Simple
TERMS:	\$50,000 down (11.1%), Private loan
CONDITIONS OF SALE:	Below-Market
SITE AREA IN SQ. FT.:	49,464
SITE AREA IN ACRES:	1.14
SALE PRICE PER SQ. FT.:	\$9.10
PHYSICAL DESCRIPTION	
Location:	Average / Northgate Village
Access / Visibility / Traffic:	Average / Fair / Light
Site Utility (Shape / Topography):	Rectangular / Level / Average
Utilities:	All to Site
Flood Plain:	Zone X (Shaded)
ZONING / VILLAGE:	R1-8, Single-Family Residential / Paradise Village
PLANNED USE:	SFR Subdivision / 4.3 DUs/Acre
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	2 Days
CONFIRMED WITH:	Rose Derryberry, Agent 480-998-0676
DATE CONFIRMED:	11/17/2023

COMMENTS:
This comparable represents the sale of 1.14 acres, (49,464 SF), of residential zoned land located at the southeast corner of 30th Street and Rosemonte Drive in the Northgate Village area of north Phoenix, AZ. Zoned R1-8, Single-Family Residential by the City of Phoenix, the property is rectangular in shape with average site utility. It sold in December 2020 at the list price of \$450,000, or \$9.10 PSF of land area. The buyer, purchased the site to develop an SFR subdivision. The zoning permits a density of 4.3 DUs/Acre. The property was on the market 2 days prior to the sale. The buyer obtain a private loan for \$400,000. No other sale conditions were noted.

I.D. : 23-142-LC.3

COMPARABLE LAND SALE



COMPARABLE NUMBER:	LAND COMP 4
LOCATION:	1959 E. Willetta Street, Phoenix, AZ 85006
LEGAL DESCRIPTION:	Lots 5, 20, 22 and 24, & Portions of Lots 1, 3, 6, 8, 10, 12, 14, 16 & 18 of Block 1, Book 19 of Maps, Page 45, Records of Maricopa County, Arizona
TAX CODE NUMBER(S):	116-13-072A
RECORDS:	
Instrument:	Warranty Deed
Date Recorded:	December 27, 2021
Affidavit of Fee No:	20211369515
SELLER:	Cindy L. Ruiz as Trustee of the Horn Settlement Trust
BUYER:	Shadley AZ Investments, LLC
SALE PRICE:	\$575,000
INTEREST CONVEYED:	Fee Simple
TERMS:	Cash to Seller
CONDITIONS OF SALE:	Arm's-Length
SITE AREA IN SQ. FT.:	60,554
SITE AREA IN ACRES:	1.39
SALE PRICE PER SQ. FT.:	\$9.50
PHYSICAL DESCRIPTION	
Location:	Below Average / Coronado
Access / Visibility / Traffic:	Average / Average / Moderate
Site Utility (Shape / Topography):	Irregular / Level / Fair
Utilities:	All to Site
Flood Plain:	Zone X (Shaded)
ZONING / VILLAGE:	R1-6, Single-Family Residential / Central City
PLANNED USE:	SFR Subdivision / 5.3 DUs/Acre
THREE YEAR HISTORY:	No prior sales
MARKETING TIME:	14 months
CONFIRMED WITH:	Nick Yale, Agent 480-620-8075
DATE CONFIRMED:	11/17/2023

COMMENTS:

This comparable represents the sale of 1.39 acres, (60,554 SF), of residential zoned land located on the south side of Willetta Street and the east side of 19th Street being of the interchange of SR51 and I-10 in the Coronado area of central Phoenix, AZ. Zoned mostly R1-6, Single-Family Residential by the City of Phoenix, the property is irregular in shape with fair to average site utility. It sold in December 2021 for \$575,000, or \$9.50 PSF of land area. The buyer, purchased the site to develop an SFR subdivision. The zoning permits a density of 5.3 DUs/Acre, with a small portion at the NEC of the site zoned for 29 DUs/Acre. The property was on the market 14 months prior to the sale and sold below the list price of \$715,000. The buyer paid cash and no sale conditions were noted.

I.D. : 23-168-LC.4

LAND VALUE ANALYSIS

Value adjustments are considered to each comparable for differences between the subject's disposal parcel and the comparable land parcels for the following elements of comparison: property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, zoning/planned use.

SUMMARY OF LAND COMPARABLES							
LAND COMP	SALE DATE	PROPERTY LOCATION	ADJUSTED SALE PRICE ¹	SITE AREA (SQ. FT.)	SITE AREA (ACRES)	PRICE PER SQ. FT.	ZONING / GENERAL PLAN / PLANNED USE
1	12/17/18	3602 N. 31st Street, Phoenix, AZ 85016	\$750,000	47,199	1.08	\$15.89	R-2, Multi-Family Residential / Camelback East 5 SFR Lot Subdivision / 4.63 DUs/Acre
2	07/17/20	9455 N. 26th Street, Phoenix, AZ 85028	\$500,000	65,216	1.50	\$7.67	R1-6, Single-Family Residential / Paradise Village SFR Subdivision / 5.3 DUs/Acre
3	12/18/20	18809 N. 30th Street, Phoenix, AZ 85050	\$450,000	49,464	1.14	\$9.10	R1-8, Single-Family Residential / Paradise Village SFR Subdivision / 4.3 DUs/Acre
4	12/27/21	1959 E. Willetta Street, Phoenix, AZ 85006	\$575,000	60,554	1.39	\$9.50	R1-6, Single-Family Residential / Central City SFR Subdivision / 5.3 DUs/Acre
<small>¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)</small>							
Subject	---	3524 E. Sweetwater Avenue, Phoenix, AZ 85032	---	45,321	1.04	---	R1-8, Single-Family Residential / Paradise Village SFR Subdivision / 4.3 DUs/Acre Property Needs Final Plat Revision

Quantitative adjustments have been considered for elements of comparison including property rights conveyed, financing terms, conditions of sale, market conditions, location, and other physical differences. Here follows the analysis of the sales by each element of comparison. The adjustment matrix summarizing the adjustments as they apply to the land comparables precedes the conclusion of this analysis. Four land comparables are used in the analysis of the subject's disposal parcel.

Property Rights Conveyed

No price adjustments to any of the comparables are made for property rights conveyed. The fee simple interest was transferred for each of the four comparables.

Financing Terms

In accordance with the definition of market value, adjustments for financing terms assume all cash or cash to the seller with the buyer obtaining new conventional financing at prevailing interest rates. All four comparables were cash equivalent or assumed to be cash

equivalent. Thus, no price adjustments are necessary to any of the four comparables for financing terms.

Conditions Of Sale

An adjustment for conditions of sale is made if the transaction was influenced by outside factors such as financial duress, lack of a sales commission, a related-party transaction, or out of the ordinary motivations of the buyer or seller. Two of the four comparables represent arm's-length transactions with broker or agent commissions being paid. Thus, no price adjustments are necessary for conditions of sale to Land Comps One and Four. Land Comps Two and Three reportedly sold below market, as the sellers wanted to "cash-out" quickly and were willing to accept prices below market levels. Thus, upward price adjustments are made to Land Comps Two and Three for below market sale prices.

Market Conditions (Time)

An adjustment for market conditions considers any changes that occur in the marketplace over time. These changes include fluctuations in supply and demand, inflation, or deflation. Since the subject is appraised as of a specific date, the comparables must be analyzed to determine the direction of change, if any, during the period between the sale date and the date of valuation.

The four land comparables analyzed in this section transacted between December 2018 and December 2021. During this time period there has been an increase in demand for new housing with rising land values. Residential land values appears to have remained fairly stable over the past 6 months, as interest rates remain near 20-year highs. Thus, based on published data reviewed and conversations with market participants, the appraisers made upward adjustments of 3% to 9% for improving market conditions. The adjustment is based on an annual appreciation rate of 2%, or 0.167% per month.

Location & Access (Legal & Physical)/Visibility/Traffic

The subject's disposal parcel is located near the intersection of Sweetwater Avenue and 36th Street in a primarily residential area in northeast Phoenix with a stable housing base and above average median income levels.

Land Comp One is situated on the west side of 31st Street, north of Osborn Road, east of State Route 51, in the Camelback East Village area in central east Phoenix, AZ about 11 miles southwest of the subject. This parcel is in a more centralized location in an area with higher median income levels, higher median home and land values. Thus, the downward price adjustment for superior location.

Land Comp Two is situated on the east side of 26th Street, north of State Route 51 in northeast Phoenix, AZ about 3 miles southwest of the subject. This parcel is in a more centralized location in an area with higher median income levels, higher median home and land values. Thus, the downward price adjustment for superior location.

Land Comp Three is situated at the southeast corner of 30th Street and Rosemonte Drive, north of Union Hills Drive in northeast Phoenix, AZ about 4 miles northwest of the subject. This parcel is in a similar location with similar median income levels, home and land values. Thus, no adjustment is deemed necessary for location/access/visibility/traffic.

Land Comp Four is situated on the south side of Willetta Street, east of 19th Street, near the interchange of State Route 51 and Interstate 10 in central east Phoenix, AZ about 11 miles southwest of the subject. Although in a more centralized location, this parcel is situated in an area with lower median income levels, lower home and land values. Thus, an upward price adjustment for inferior location is made.

Physical Characteristics

Adjustments for physical characteristics include the size, topography/shape/potential view(s), zoning/planned use, availability of utilities, and floodplain issues.

Site Sizes

Generally, due to economies of scale, smaller parcels tend to sell at higher prices per square foot than larger ones this, as there are more potential buyers competing for smaller parcels. The subject's site area is 45,321 square feet, (1.04 acres). The four land comparables range from 47,199 to 65,216 square feet, (1.08 to 1.50 acres). Upward price adjustments are made to Land Comps Two and Four which are larger than the subject. No price adjustments are deemed necessary to Land Comps One and Three, as they are deemed to be similar in size to the subject.

Topography / Shape / Potential View(s)

The subject's disposal parcel has a triangular site shape with level topography, which is at street grade. There are limited views of the hills to the northwest. Land Comps One and Three are rectangular parcels with superior site shapes which are more easy to engineer and develop. Thus, the downward price adjustments for superior site utilities. Land Comps Two and Four are irregular in shape like the subject with similar site utilities. Thus, no price adjustments are made to Land Comps Two and Four.

Zoning / Village / Planned & Highest & Best Use

Again, the subject's disposal parcel will require a records request for a Final Site Plan revision and re-plat to exclude it as the common area open space for the Melrose Park Paradise residential subdivision. Thus, the appraisers accounted for the anticipated cost and time associated with the re-plat and adjusted all four comparables downward for this added expense. Furthermore, Land Comps Two and Four offer more intensive zonings which permit higher development densities. Thus, additional downward price adjustments are made to Land Comps Two and Four for superior zoning/permitted uses.

Utilities (Offsites)

As previously described in the "Site Analysis" section, the subject's disposal parcel has access to all municipal utilities which are on the property or in the adjacent rights-of-way. All four land comparables represent similar access to municipal utilities thus, no price adjustments are necessary.

Floodplain

The subject lots are outside the 100- and 500-year flood plains which are not required to carry flood insurance. All four land comparables have similar flood designations with no flood issues. Thus, no price adjustments are necessary to any of the four comparables for floodplain issues.

Here follows the Adjustment Matrix summarizing the adjustments as they apply to the comparables and the subject's disposal parcel.

LAND COMPARABLE ADJUSTMENT MATRIX

ELEMENTS OF COMPARISON	SUBJECT	LAND COMP 1		LAND COMP 2		LAND COMP 3		LAND COMP 4	
	3524 E. Sweetwater Avenue, Phoenix, AZ 85032	3602 N. 31st Street, Phoenix, AZ 85016	Price/sq ft / Adjustments	9455 N. 26th Street, Phoenix, AZ 85028	Price/sq ft / Adjustments	18809 N. 30th Street, Phoenix, AZ 85050	Price/sq ft / Adjustments	1959 E. Willetta Street, Phoenix, AZ 85006	Price/sq ft / Adjustments
SALE PRICE / PER SQUARE FOOT	N/A	\$750,000	\$15.89	\$500,000	\$7.67	\$450,000	\$9.10	\$575,000	\$9.50
PROPERTY RIGHTS CONVEYED <i>Adjustment</i>	Fee Simple	Fee Simple 0%	\$0.00	Fee Simple 0%	\$0.00	Fee Simple 0%	\$0.00	Fee Simple 0%	\$0.00
FINANCING TERMS <i>Adjustment</i>	Assume Cash to Seller	Cash to Seller 0%	\$15.89	\$100,000 down (20%), Private loan 0%	\$7.67	\$50,000 down (11.1%), Private loan 0%	\$9.10	Cash to Seller 0%	\$9.50
CONDITIONS OF SALE <i>Adjustment</i>	Assume Arm's-Length	Arm's-Length 0%	\$0.00	Below-Market 15%	\$7.67	Below-Market 10%	\$9.10	Arm's-Length 0%	\$0.00
MARKET CONDITIONS (TIME) <i>Adjustment</i>	November 17, 2023 Date of Value	December 17, 2018 9%	\$15.89	July 17, 2020 6%	\$8.82	December 18, 2020 5%	\$10.01	December 27, 2021 3%	\$9.50
			\$1.43		\$0.53		\$0.50		\$0.28
ADJUSTED SALE PRICE PER SF			\$17.32		\$9.35		\$10.51		\$9.78
LOCATION General Access/Visibility/Traffic <i>Adjustment</i>	Average / Southern East Average / Good / Moderate	Good / Camelback East Village Average / Fair / Light -30%	(\$5.20)	Above Average / Shea Heights Average / Average / Light -10%	(\$0.93)	Average / Northgate Village Average / Fair / Light 0%	\$0.00	Below Average / Coronado Average / Average / Moderate 5%	\$0.49
PHYSICAL CHARACTERISTICS Site Size in SF Site Size in Acres <i>Adjustment</i>	45,321 1.04	47,199 1.08 0%	\$0.00	65,216 1.50 5%	\$0.47	49,464 1.14 0%	\$0.00	60,554 1.39 5%	\$0.49
Site Utility (Shape / Topography / Views) <i>Adjustment</i>	Triangular / Level / Fair	Rectangular / Level / Average -10%	(\$1.73)	Irregular / Level to Rolling / Fair 0%	\$0.00	Rectangular / Level / Average -10%	(\$1.05)	Irregular / Level / Fair 0%	\$0.00
Zoning / Village Planned / H&BU Use <i>Adjustment</i>	R1-8, Single-Family Residential / Paradise Village SFR Subdivision / 4.3 DUs/Acre Property Needs Final Plat Revision	R-2, Multi-Family Residential / Camelback East 5 SFR Lot Subdivision / 4.63 DUs/Acre -5%	(\$0.87)	R1-6, Single-Family Residential / Paradise Village SFR Subdivision / 5.3 DUs/Acre -10%	(\$0.93)	R1-8, Single-Family Residential / Paradise Village SFR Subdivision / 4.3 DUs/Acre -5%	(\$0.53)	R1-6, Single-Family Residential / Central City SFR Subdivision / 5.3 DUs/Acre -10%	(\$0.98)
Utilities (Offsites) <i>Adjustment</i>	All to Site	All to Site 0%	\$0.00	All to Site 0%	\$0.00	All to Site 0%	\$0.00	All to Site 0%	\$0.00
Floodplain <i>Adjustment</i>	Zone X (Shaded) No Flood Issues	Zone X (Shaded) 0%	\$0.00	Zone X (Shaded) 0%	\$0.00	Zone X (Shaded) 0%	\$0.00	Zone X (Shaded) 0%	\$0.00
NET % ADJUSTMENT / ADJUSTED SALE PRICE / SF		-40.1%	\$9.53	3.6%	\$7.94	-1.8%	\$8.93	3.0%	\$9.78

Conclusion – ADOT Parcel L-C-144

After making adjustments for all of the appropriate elements of comparison, the adjusted price range from the comparable land sales is \$7.94 to \$9.78 per square foot, with an average of \$9.05, and a median of \$9.23. Most weight is applied to the adjusted value of Land Comp Three at \$8.93 per square foot, which required the least number of adjustments. Thus, the appraisers put most weight on the adjusted land value of Land Comp Three, which is deemed most similar to the subject.

Based on the foregoing data and analysis, it is our opinion that the subject’s disposal parcel market value is as follows.

ADOT PARCEL L-C-144, MARKET VALUE OPINION:

±45,321 SQUARE FEET (1.04 ACRES)\$410,000
This estimate of Market Value equals approximately\$9.05 Per Square Foot

EXPOSURE TIME

Exposure time is the estimated length of time the appraised property 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. The marketing times from the four of the five lot comparables are analyzed to estimate the exposure time for the six subject lots.

Lot Comps One, Two, Three and Four reported marketing periods of 2 days to 20 months, with an average of 13.6 months. If priced accordingly and offered on the open market, the subject’s disposal parcel should sell within 6 to 8 months.

AUDITING BREAKDOWN

The following is the Auditing Breakdown for the appraised disposal property.

ADOT PARCEL L-C-144, MARKET VALUE OPINION:

±45,321 SQUARE FEET (1.04 ACRES)\$410,000
This estimate of Market Value equals approximately\$9.05 Per Square Foot

PROJECT: 51 MA 009 H2059 01R
HIGHWAY: STATE ROUTE 51 (SQUAW PEAK FREEWAY)
SECTION: SHEA BOULEVARD – THUNDERBIRD ROAD
PARCELS: L-C-144
CONTRACT: JW-23-029

We hereby certify:

That we personally inspected the properties herein appraised. We also made personal field inspections of each of the comparables relied upon in making said appraisal. The comparables relied upon in making the appraisal were as represented by the photographs and aerials contained in the appraisal.

To the best of our 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 for the subject disposal parcel, subsoil, or structures were found or assumed to exist which would render the property more or less valuable; and we 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 materials, which may or may not be present on the properties, were not observed by the appraisers. The appraisers, however, are not qualified to detect such substances, the presence of which may affect the values of the properties. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

That our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Arizona Department of Transportation Appraisal Standard and Specifications and the Uniform Standards of Professional Appraisal Practice.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies, and procedures applicable to appraisal.

That we understand this appraisal may be used in connection with the potential disposal of the property by the State of Arizona.

That neither our employment nor our compensation for making the appraisal and report are in any way contingent upon the values reported herein.

That we 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 potential disposal of the property appraised herein.

That we have not revealed the findings and result of such appraisal to anyone other than the property officials of the Arizona Department of Transportation, and we will not do so unless so authorized by property State officials, or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.

That our opinions of the MARKET VALUE for the subject disposal parcel as of the 17th day of November, 2023, based upon our independent appraisal and the exercise of our professional judgment is as follows:

ADOT PARCEL L-C-144, MARKET VALUE OPINIONS:

±45,321 SQUARE FEET (1.04 ACRES)\$410,000
This estimate of Market Value equals approximately\$9.05 Per Square Foot



Richard G. Lee
Certified General Real
Estate Appraiser #31626



Steven R. Cole, MAI, SRA, AI-GRS
Certified General Real
Estate Appraiser #30130

CERTIFICATION

THE APPRAISERS CERTIFY TO THE BEST OF THEIR KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The reported valuations, assumptions and limiting conditions are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

We have **no** present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.

We have not performed services as appraisers regarding the subject disposal parcel which is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our compensation 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.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards and reporting requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Richard Lee and Steve Cole have made personal inspections of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person(s) signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is also subject to the requirements of the Arizona Board of Appraisal.

We hereby certify that we are competent to complete the appraisal assignment. The reader is referred to appraisers' Statement of Qualifications.

All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraisers whose signatures appear on the appraisal report, unless indicated as "Review Appraiser".

No change of any item in the appraisal report shall be made by anyone other than the Appraisers, and the Appraisers shall have no responsibility for any such unauthorized change.

As of the date of this report, Steve Cole, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Date: December 6, 2023



Richard G. Lee
Certified General Real
Estate Appraiser #31626



Steven R. Cole, MAI, SRA, AI-GRS
Certified General Real
Estate Appraiser #30130

QUALIFICATIONS OF STEVEN R. COLE, MAI, SRA, AI-GRS

FORMAL EDUCATION:

Bachelor of Arts Degree with high honors, University of California,
Santa Barbara, 1971

Master's Degree in Business Administration, University of California,
Los Angeles, 1973. Concentration: Urban Land Economics

PROFESSIONAL EDUCATION:

Successful Completion of Examinations for the following courses given by the
Appraisal Institute:

"Real Estate Appraisal Principles" and "Basic Valuation Procedures"

"Capitalization Theory & Techniques", Parts 1, 2, and 3

"Case Studies in Real Estate Valuation"

"Introduction to Real Estate Investments Analysis"

"Litigation Valuation"

"Standards of Professional Practice", Part A, B & C

"Market Analysis"

"Review Theory - General"

Attendance at Numerous Educational Seminars:

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute (MAI), Certification Number 6080. The institute conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic educational certification. As of this date, I have completed the requirements under the continuing education program of the Appraisal Institute. I am currently certified through December 31, 2021.

Senior Residential Appraiser (SRA), of the Appraisal Institute. This designation signifies expertise in the valuation of residential properties of 1 to 4 units.

General Review Specialist (AI-GRS), of the Appraisal Institute. This designation signifies expertise in the review of appraisals of general real estate properties.

EXPERIENCE:

Includes valuation of most types of urban real property: single and multi-family residential, commercial, industrial, and vacant land. Experience also includes special purpose properties, feasibility studies, Fee Simple and leasehold interest, counseling, and appraisal for condemnation since 1975.

ADDITIONAL EDUCATIONAL AND PROFESSIONAL ACTIVITY:

Publication of articles in Professional Journals:

“A New Methodology for Estimating Highest and Best Use”,
Real Estate Appraiser and Analyst, Summer, 1987

“Estimating the Value of Proposed Developments by Discounting
Cash Flow”, *Real Estate Review*, Summer, 1988.

Formerly a Certified Instructor with the Appraisal Institute for “Highest and Best Use Applications”, “Feasibility Analysis and Highest and Best Use- Nonresidential Properties”, and “Principals and Procedures of Real Estate Appraisal”.

Associate Faculty, Pima Community College for “Real Estate Appraisal Principals” and “Basic Valuation Procedures”, 2000-2006.

Instructor for Tucson Board of Realtors, American Bar Association, Brodsky School of Real Estate, and Hogan School of Real Estate. Appraisal Principles, Appraisal Procedures, Market Analysis. Using the Internet for Due Diligence.

President of Southern Arizona Chapter #116, Appraisal Institute, 1983-84.

President for the Arizona State Chapter #41, Appraisal Institute, 1990.

Chairman, Pima County Real Estate Council, 2003-2004, Director 1989-2007.

Chairman, Tucson Airport Authority Chairman, 2015.
Board of Directors, 2011-2016. Member, Tucson Airport Authority, 2007-2016.

APPROVED APPRAISER:

With most major commercial banks and mortgage companies in Arizona.

STATE CERTIFICATION:

Arizona Certified General Real Estate Appraiser Number 30130. Currently certified through August 31, 2024.

Department of Insurance and Financial Institutions
State of Arizona

CGA - 30130

This document is evidence that:
Arizona Revised Statutes, relating to the establishment and operation of a:

STEVEN R. COLE

has complied with the provisions of

Certified General Real Estate Appraiser

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

Certified General Real Estate Appraiser

STEVEN R. COLE

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

Expiration Date : **August 31, 2024**

QUALIFICATIONS OF RICHARD LEE

FORMAL EDUCATION:

Bachelor of Arts, Criminal Justice, The University of Reno, Reno, Nevada, 1997

PROFESSIONAL EDUCATION:

Classes Provided by The Appraisal Institute:

- Standards of Professional Practices – Part A& B
- Uniform Standards of Professional Appraisal Practices
- Real Estate Appraisal Principles
- Basic Valuation Procedures
- General Applications
- Basic & Advanced Income Capitalization
- Market Analysis and Highest and Best Use
- Computer-Enhanced Cash Flow Modeling
- Review Theory - General

EXPERIENCE:

1999 - 2001	Staff Appraiser, Baker, Peterson, Baker & Associates, Tucson, Arizona
2001 – 2007	Appraiser, Lipman Stevens & Carpenter, San Diego, California
2007 – 2007	Senior Analyst, Integra Realty Resources, San Diego, California
2007 - 2008	Appraiser, Capital Markets Group, Cushman & Wakefield, San Diego, California
2008 - 2013	Appraiser, Southwest Appraisal Associates, Tucson, Arizona
2013 - 2014	Senior Appraiser, Lefevers Viewpoint Group, Inc./Viewpoint Group, LLC, Phoenix, Arizona
2014 - 2019	Senior Appraiser, CBRE, Inc., Tucson, Arizona
2019 - 2021	Senior Appraiser, Southwest Appraisal Associates, Tucson, Arizona

Appraisal experience has been in the fee preparation of real estate appraisals, rent analyses, and feasibility studies for a variety of clients. Experience involves a broad spectrum of property types including retail centers, industrial buildings and facilities, traditional office buildings, medical offices and surgical centers, ground leases, convenience stores/gas stations, car washes, self-storage facilities, and vacant land. Experience also encompasses property types including mobile home/RV parks, residential subdivisions, master-planned communities, PUD's, assisted living facilities, private/charter schools, restaurants, apartments, automotive facilities, and a variety of special use properties with an emphasis in going-concern valuations.

PROFESSIONAL MEMBERSHIP:

Arizona Certified General Real Estate Appraiser, No. 31626, Expires April 30, 2024

Department of Insurance and Financial Institutions
State of Arizona

CGA - 31626

This document is evidence that:
Arizona Revised Statutes, relating to the establishment and operation of a:

RICHARD G LEE

has complied with the provisions of

Certified General Real Estate Appraiser

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

Certified General Real Estate Appraiser

RICHARD G LEE

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

Expiration Date : **April 30, 2024**

ADDENDA

PHOENIX, on 11/3/2023

CTR054974/ JW-23-029/ M697201X/ L-C-144/ Appraisal due 45 days from approval-SOUTHWEST APPRAISAL ASSOCIATES INC

SUPPLIER

SOUTHWEST APPRAISAL ASSOCIATES INC
Attn: STEVEN COLE
Address: Legal Address
 PO BOX 16156
 UNITED STATES
 TUCSON, Arizona 85732-6156
Phone: 5203270000
E-mail: STEVE@SWAA.BIZ

ORDER No. PO0000607064

(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
 1801 W Jefferson St
 UNITED STATES
 Phoenix, Arizona 85007
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	CTR054974-2	716135-1	CTR054974/ JW-23-029/ M697201X/ L-C-144/ Appraisal due 45 days from approval Commentaire : M697201X	1.0000	Total Cost		

Total before Tax	██████████
Non-Taxable - 0 %	0.00 USD
Total after Tax	██████████

DELIVERY CONDITIONS

Delivery Conditions	Date	Type	%	Amount	Item

PURCHASE ORDER TERMS AND CONDITIONS

State of Arizona
PURCHASE ORDER TERMS AND CONDITIONS
Applied to APP Purchase Orders on or after 11/10/2022

1. Modification. No modification of the purchase order shall bind State of Arizona Buyer (Buyer) unless Buyer agrees to the modification in writing.

2. Packing and Shipping. Seller shall be responsible for industry standard packing which conform to all legal requirements. Containers must be clearly marked with any required identifying information such as the lot number, destination address, and purchase order number.

3. Title and Risk of Loss. The title and risk of loss of the materials shall not pass to Buyer until Buyer physically receives the materials 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 materials and no payment will be made prior to receipt and acceptance of materials and correct invoice. Payment due dates, including discount periods, will be computed from date of receipt of materials or date of receipt of correct invoice (whichever is later) to date Buyer's warrant as 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 (A.R.S.), subject to the requirements and limitations of A.R.S. § 35-154. The Buyer's obligation is payable solely from funds appropriated for the purpose of acquiring the materials or services referred to in this Purchase Order; should Buyer's funding change, no legal liability on the part of the Buyer for any payment may arise under this Purchase Order until funds are made available for performance.

5. Inspection. All materials 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 similar expenses are the responsibility of the Seller.

6. No Replacement of Defective Tender. Every tender of materials 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. 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 the purpose of 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 canceled by Buyer pursuant to this provision, Buyer shall be entitled to recover or withhold from the Seller the amount of the gratuity, in addition to any other rights and remedies available under Arizona state law.

8. Warranties. Seller warrants that all materials and services delivered under this Purchase Order will conform to the requirements of this Purchase Order (including all applicable descriptions, specifications, drawing 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 materials or services by Buyer shall not alter or affect the obligations of Seller or the right of Buyer under the foregoing warranties.

9. E-Verify. In accordance with A.R.S. § 41-4401, Seller warrants compliance with all Federal immigration laws and regulations relating to employees and warrants its compliance with Section A.R.S. § 23- 214, Subsection A.

10. Protection of State Cybersecurity Interests. Seller shall comply with State Executive Order No. 2023-10, which includes, but is not limited to, a prohibition against (a) downloading and installing of TikTok on all State-owned and State-leased information technology; and (b) accessing TikTok through State information technology.

11. Assignment and 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 written permission of Buyer.

12. Third Party Antitrust Violations. Seller assigns to Buyer any claim for overcharges resulting from antitrust violations to the extent that those violations concern materials or services supplied by third parties to the Seller toward fulfillment of this Purchase Order

13. Interpretation – 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 course of dealing or usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding. Whenever a term defined by the Uniform Commercial Code (U.C.C.) is used in the Purchase Order, the definition contained in the U.C.C. is to control.

14. Non-Discrimination. The Seller shall comply with State Executive Orders No. 2023-09, 2023-01, 2009-09, and any and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

15. Indemnity. Seller agrees to indemnify and save 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 expense any legal action or suit against Buyer involving any such alleged patent infringement and will pay and satisfy any judgments rendered or settlements reached in any such legal actions or suits. Seller will indemnify Buyer against all claims for damages to persons or property resulting from defects in materials or workmanship

16. Liens. All delivered materials and services performed under this Purchase Order shall be free of all liens and if Buyer requests, a formal release of all liens shall be delivered to Buyer.

17. Contract Number. If an Arizona contract number appears on the face of this Purchase Order or the Purchase Order was placed against an existing Arizona contract, the terms of that contract are incorporated herein by this reference.

18. Taxes. Seller shall be responsible for paying any and all applicable taxes, including but not limited to state and local transaction privilege taxes.

19. Conflict of Interest. Pursuant to A.R.S. § 38-511, this Purchase Order is subject to cancellation by the buyer if any person significantly involved in initiation negotiating securing drafting or creating the contract on behalf of the State is at any time while the contract is in effect, an employee or any other party to the contract in any capacity or a consultant to any other party of the contract will respect to the subject matter of the contract.

20. Remedies and Applicable Law. This Purchase Order shall be governed by the law of the State of Arizona and suits pertaining to this Purchase Order may only be brought under Article 9 of the Arizona Procurement Code (A.R.S. §§ 41-2501 et

seq., and the rules thereunder, A.A.C. R2-7-101 et seq.)

21. Books and Records. Under A.R.S. § 35-214 and § 35-215, the Seller shall retain all books, accounts, reports, files and other records relating to the Purchase Order for five years after completion of the Purchase Order. These books and records shall be available at all reasonable times for inspection and audit by the State at such state offices designated by the State.

22. State Law Certifications. If Seller is a Company as defined in A.R.S. § 35-393, Contractor Seller certifies that it shall comply with A.R.S. § 35-394, regarding use of forced labor of ethnic Uyghurs, as applicable. If this purchase order is over \$100,000, Seller further certifies that it is not currently engaged in a boycott of Israel as described in A.R.S. §§ 35-393 et seq. and will refrain from any such boycott for the duration of this Purchase Order.

23. Arbitration. The Buyer and Seller agree to use arbitration as required by A.R.S. § 12-1518.



205 S. 17th Ave. Room: 331
Mail Drop: 612E
Phoenix, AZ 85007

August 17, 2023

Steven Cole
Southwest Appraisal Associates, Inc
P.O. Box 16156
Tucson, AZ. 85732-6156

RE: Appraisal Assignment No.: JW-23-029
PROJECT: H2059 01R
HIGHWAY: SQUAW PEAK FREEWAY
SECTION: Shea Boulevard - Thunderbird Road
PARCEL: L-C-144

Dear Steven Cole:

You are hereby requested to provide your fee quote to prepare an appraisal for the referenced parcel. Your appraisal report will need to reflect the market value using the current date of valuation, and be prepared in accordance with terms of this task; the ADOT Right of Way Procedures Manual Project Management Section Chapters Three and Four; The Federal Highway Administration (FHWA) Uniform Act, 49 CFR Part 24; the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) guidelines at the time of your valuation; and the enclosed scope of work and provided information.

The purpose of the appraisal report is to estimate the market value of the fee simple estate of the acquisition and its effect to the remaining property. The intended use of the appraisal report is to utilize value estimates to assist in decisions regarding the possible sale or disposal.

ADOT Procurement Group will issue a Purchase Order that will be your notice to proceed with the appraisal assignment. You may contact the property owners to arrange for the property inspection after you receive your notice to proceed from procurement. Inspection dates/times must be provided at least seven calendar days prior to inspection to the Property Owner and emailed to Vidal Mancilla (VMancilla@AZDOT.GOV); Vanessa Nunez (VNunez@AZDOT.GOV); Jim Walcutt (JWalcutt@AZDOT.GOV) and Timothy O'Connell (TO'Connell).

Please direct any questions regarding this appraisal assignment to Jim Walcutt, (520-591-7923, JWalcutt@AZDOT.GOV), ADOT R/W Review Appraiser. All changes must be in writing to prevent any miscommunications.

Additional information regarding the parcel is as follows:

Type of Report: Appraisal
Type of Property: VACANT LAND
Scope Notes:

The FHWA is to be named as an intended user of the appraisal. The appraisal report must include the ADOT Certificate of Appraiser immediately following the Auditing Breakdown section of the report. The addenda to the report is to include a current copy of the appraiser's State of Arizona Certified General Real Estate Appraiser license, a copy of the owner contact correspondence including Owner Contact Report Form(s), and a copy of the signed procurement purchase order.

Appraisal Contractor agrees that within any particular project wherein Contractor has provided appraisal or consulting services to ADOT, no other appraisal services may be provided to other clients/property owners in this project, without the written approval of ADOT. Any hypothetical assumptions, extraordinary limiting condition or jurisdictional exceptions of the appraisal must be pre-approved by the Review Appraiser prior to submittal of the appraisal report and identified in the appraisal report.

In the course of the appraisal assignment due diligence, if it is discovered that the property ownership has transferred to any entity other than that noted in the ADOT Title report, the Review Appraiser must be notified immediately. A new Title Report and Ownership Record Sheet will then be ordered for inclusion in the appraisal report.

Please note that there are changes to civil expert disclosure and discovery rules effective July 1, 2018. Please update your qualifications in the appraisal report to list all other cases in which you have testified as an expert witness at a hearing or trial during the previous four years.

A complete initial appraisal report in an electronic PDF file format is to be submitted by e-mail to the review appraiser by the appraisal due date. All subsequent appraisal report iterations are also to be e-mailed to the review appraiser. Within 5 business days after ADOT approves the acceptability for the initial report submittal, the Appraiser will deliver an electronic PDF file and four (4) bound color copies of the final report. The submitted final hard copies of the appraisal report are to include, a CD with a PDF copy of the appraisal report with the following naming convention:

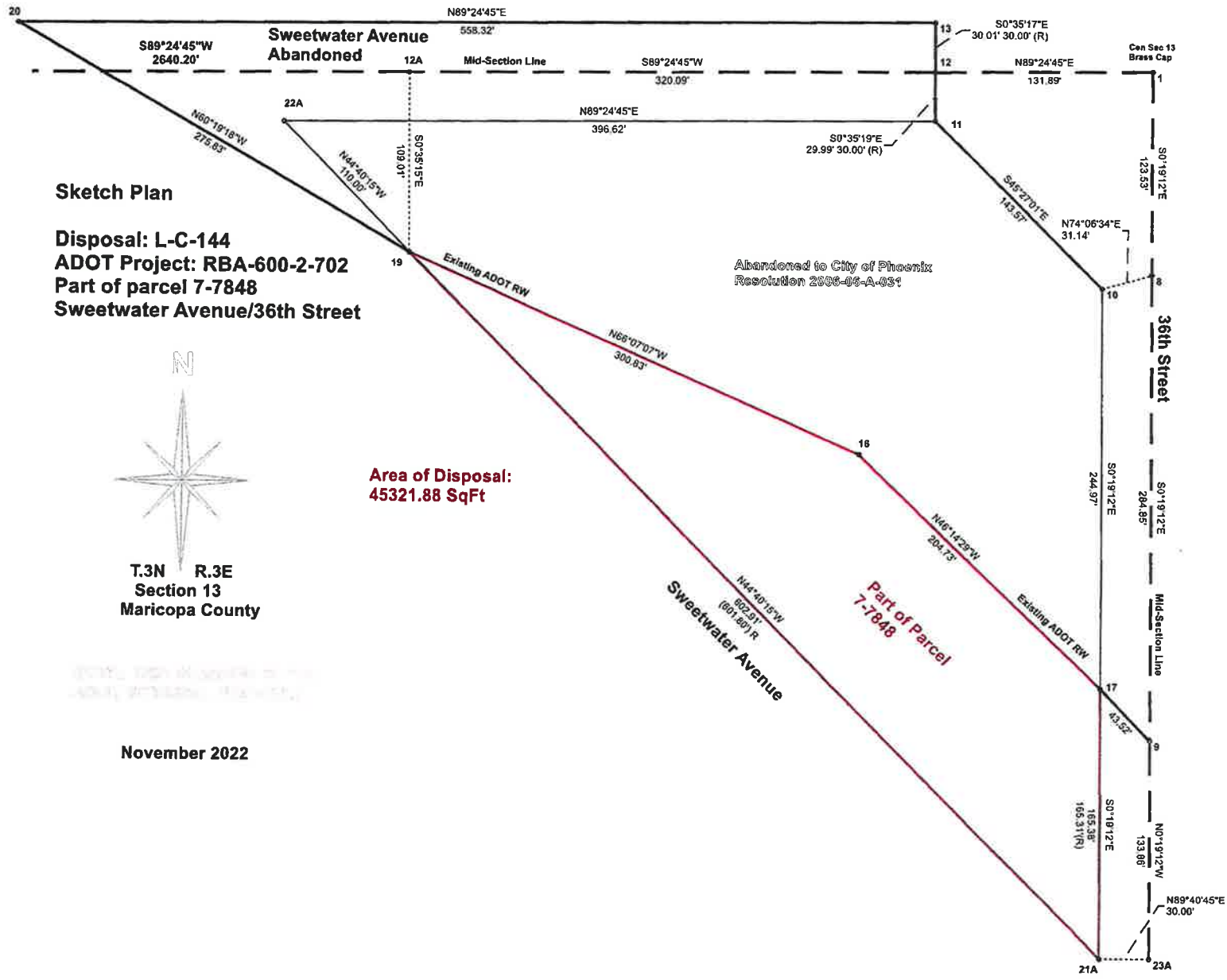
ADOT Parcel # Owner Name – (Appraisal Firm Name) – Date of Value - Date of Appraisal Report, eg; Owner Name - (Appraisal Firm) DOV xx-xx-2020 DOR xx-xx-2020.

The appraisal report package is to be addressed to ADOT Right of Way Operations - Appraisal, ADOT Mail Room, 1655 W. Jackson Street, Phoenix, AZ 85007. Packages must be marked Time Sensitive or Urgent. If a delivery service is utilized, a confirmation notice is to be e-mailed to the review appraiser.

Please complete the last page of this bid request with your quote and email to RightofWayContracts@azdot.gov no later than 5:00 p.m. on August 22, 2023.

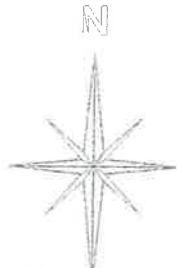
Sincerely,
Jim Walcutt
R/W Project Management Section

Enclosure(s)
cc: Esther Valencia, R/W Contracts Section



Sketch Plan

**Disposal: L-C-144
 ADOT Project: RBA-600-2-702
 Part of parcel 7-7848
 Sweetwater Avenue/36th Street**



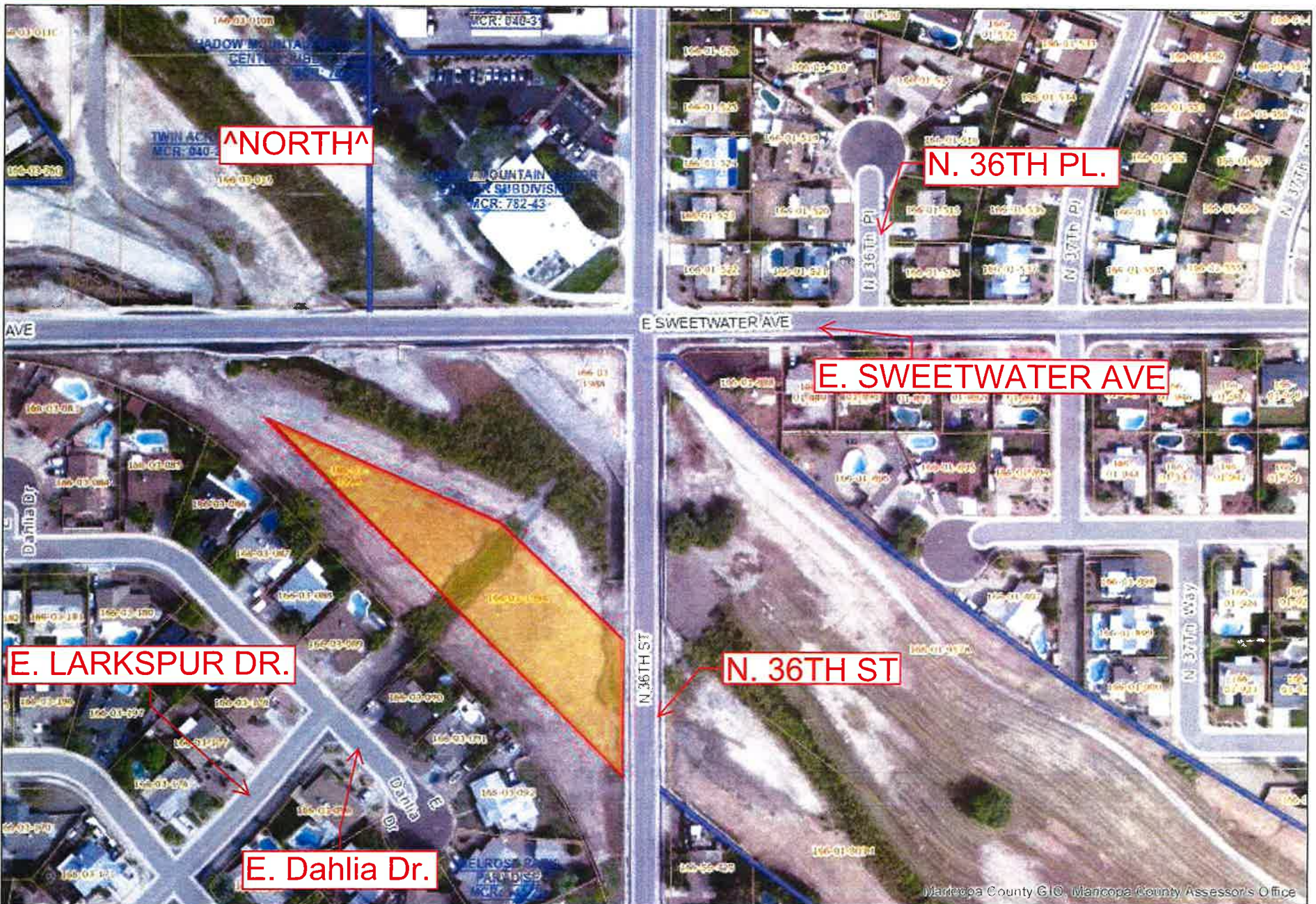
**T.3N R.3E
 Section 13
 Maricopa County**

**Area of Disposal:
 45321.88 SqFt**

November 2022

Abandoned to City of Phoenix
 Resolution 2006-04-A-031

**Part of Parcel
 7-7848**



EXCESS LAND= 

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.

Date of Search: 10/28/2021

Examiner: Sherry L Kinsella

Reviewer:

Update to:

Examiner:

Reviewer:

Update to:

Examiner:

Reviewer:

Update to:

Examiner:

Reviewer:

Update to:

Examiner:

Reviewer:

County: Maricopa

Tax Arb: 116-03-N/A

Disposal: N/A

Tracs No.: 51 MA 009 H2059 01R

Highway: SQUAW PEAK

Excess Land: L-C-144

Fed. No.: N/A

Section: Shea Blvd - Thunderbird Rd. **Parcel No.:** 07-07848

**SCHEDULE A-1
LEGAL DESCRIPTION**

A portion of ADOT Parcel # 07-0848, as depicted on Exhibit "A" attached, Sheet 26 and Sheet 27 of ADOT Drawing # D-7-T-854 the Right of Way Plans of SQUAW PEAK - SHEA BLVD. - THUNDERBIRD RD., Project No. 51MA009H205901R

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 Lennar Communities Development, Inc., a Delaware corporation, formerly known as Womack-Mastercraft, Inc. to the State of Arizona, by and through its Department of Transportation dated January 18, 1996, recorded February 27, 1996 in Fee No. 96-0126101. [Project No. 51MA009H205901R / Parcel 07-07848]

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 property being acquired more than eight years prior to this transaction, see item No. 1 of Right of Way/Vestings. [Project No. 51MA009H205901R / Parcel 07-07848]

END OF REQUIREMENTS

SCHEDULE B

1. Resolution No. 96-05-A-026 to establish of a portion of the State Route Preliminary Transportation Corridor of the Squaw Peak Highway, State Route 51, as a State Highway by Larry S. Bonine, Director, Arizona Department of Transportation dated May 16, 1996, recorded May 28, 1996 in Fee No. 96-0368579.
2. Resolution No. 2006-06-A-031 to abandon a portion of State Route 51 by Victor M. Mendez, Director, Arizona Department of Transportation dated June 23, 2006, recorded June 28, 2006 in Fee No. 2006-0871266.

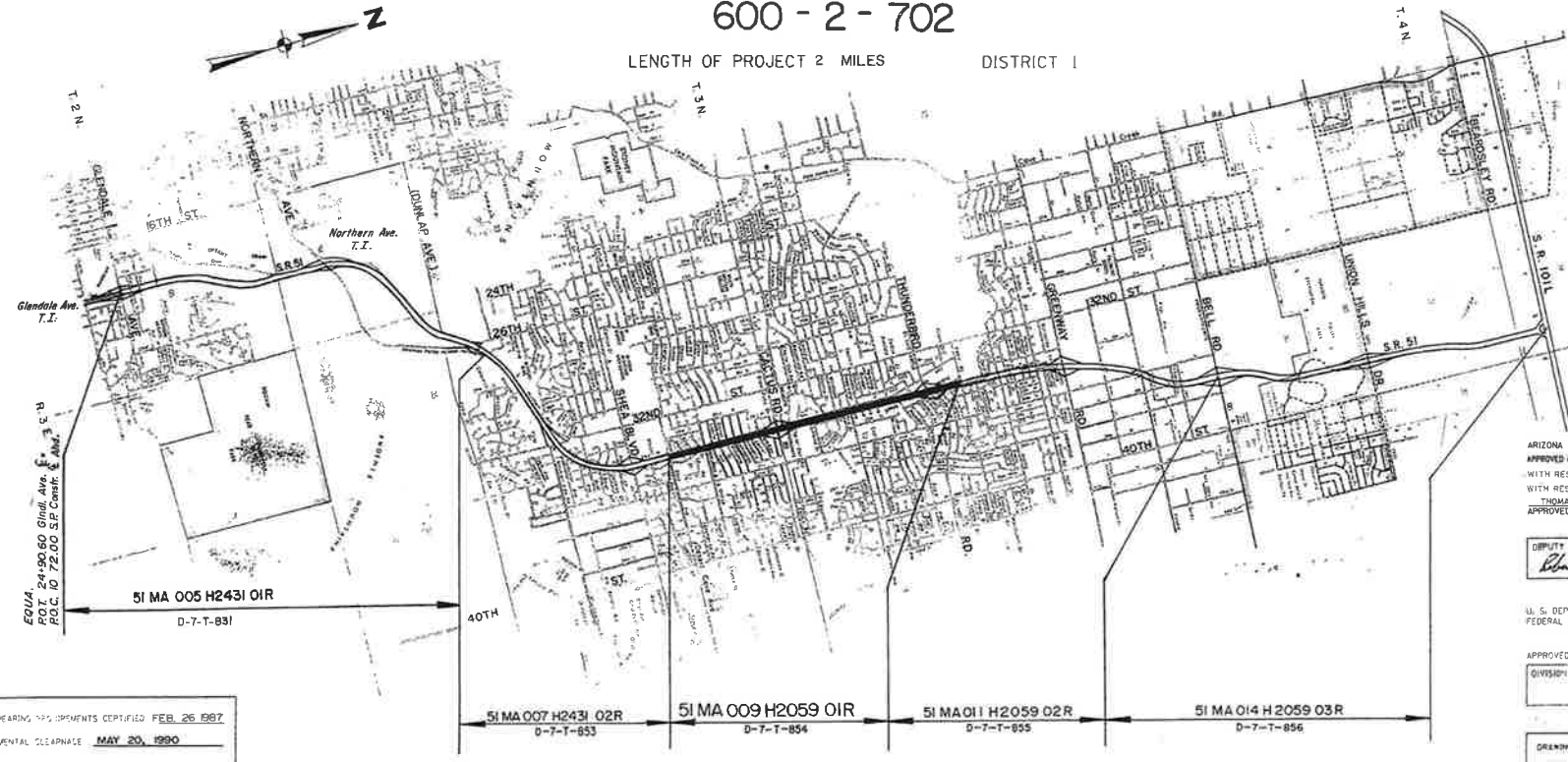
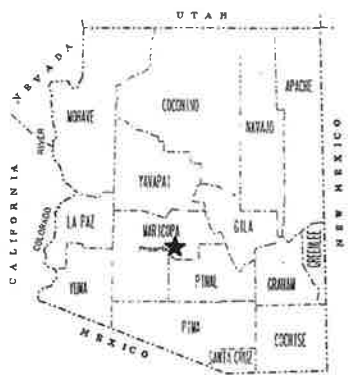
END OF SCHEDULE B

STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

F.A.R.A. NUMBER	STATE	FEDERAL REFERENCE NO.	SHEET NO.	TOTAL SHEETS	TYPICAL PLANS
9	ARIZ	600-2-702	1	38	



RIGHT OF WAY PLAN OF THE
SQUAW PEAK FREEWAY
SHEA BLVD.-THUNDERBIRD RD.
51 MA 009 H2059 01R
600 - 2 - 702



LENGTH OF PROJECT 2 MILES DISTRICT 1

PUBLIC HEARING IMPROVEMENTS CERTIFIED FEB. 26 1987
ENVIRONMENTAL CLEARANCE MAY 20, 1990

ARIZONA DEPARTMENT OF TRANSPORTATION BOARD
APPROVED FOR RIGHT OF WAY ACQUISITION IN ACCORDANCE
WITH RESOLUTION 87-05-A-02 DATED 2-22-87
WITH RESOLUTION 95-05-A-026 DATED 9-16-95
THOMAS A. BRYANT II STATE ENGINEER
APPROVED IN ACCORDANCE WITH ROADWAY PLANS
DATE 7/1/97

DEPUTY STATE ENGINEER
Robert P. Minkler

U. S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED DATE _____
DIVISION ADMINISTRATOR

DRAWING NO. D-7-T-854
SHEET NO. 1 OF 38

51 MA 005 H2431 01R
D-7-T-851

51 MA 007 H2431 02R
D-7-T-853

51 MA 009 H2059 01R
D-7-T-854

51 MA 011 H2059 02R
D-7-T-855

51 MA 014 H2059 03R
D-7-T-856

ADOT PARCEL 7-7848 L.C-144

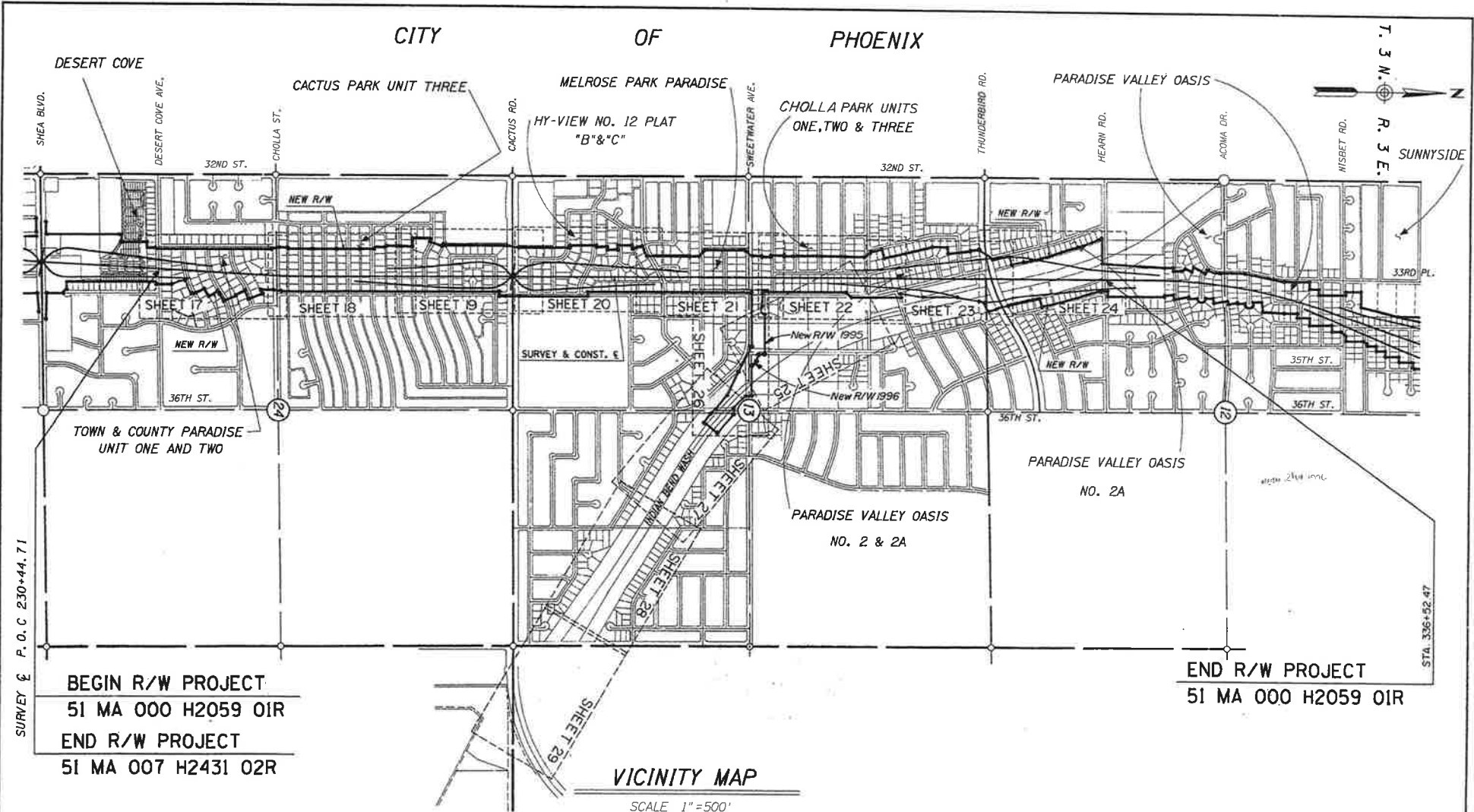
OWNERSHIP				RECORD				ACQUISITION RECORD						
PARCEL NUMBER	OWNER	DESCRIPTION	TOTAL AREA	AREA REQUIRED		EASEMENT AREA	REMAINDER		SHEET NO.	CHIEF R/W AGENT APPROVAL	INSTRUMENT		RECORDED	
				GROSS INCLUDING EXISTING R/W	NET EXCLUDING EXISTING R/W		LEFT	RIGHT			TYPE	DATE	DATE	DOCUMENT
7-6957	JOHN F. LONG PROPERTIES	TRACT C PDISE VAL. OASIS NO. 2-A W	171,711	171,711	171,711	DELETED	3-11-96		25					
7-6958	IRENE F. HEGEL et, al	TRACT C PDISE VAL. OASIS NO. 2-B	17,605		17,605				23		WD	11/1/95	95-0673347	
7-6959	JACOB F. LONG TRUST	TRACT C PDISE VAL. OASIS NO. 2-B	146,395	146,395	84,310	DELETED	12-15-95		24					
7-6960	IRENE F. HEGEL et, al	TRACT A PDISE VAL. OASIS NO. 2-B	15,292		15,292				23		WD	11/1/95	95-0673344	
7-6961	JACOB F. LONG TRUST	TRACT A PDISE VAL. OASIS NO. 2-B	129,681	129,681	102,109	DELETED	12-15-95		24					
7-6962	JOHN F. LONG PROPERTIES	TRACT D PDISE VAL. OASIS NO. 2-B	47,378	47,378	5,769	DELETED	12-15-95		24					
7-7266	GARY A. WEISGERBER et, ux.	LOT 4 CACTUS PARK UNIT THREE	8,036		8,036				17,18		WD	2/5/93	93-0071992	
7-7313	ALEXANDER B. LEIVAS et, ux.	LOT 15 CACTUS PARK UNIT THREE	8,000		8,000				18		WD	6/4/93	93-0353051	
7-7314	ARORA TRUST	LOT 87 CACTUS PARK UNIT THREE	8,430		8,430				18		WD	9/21/95	95-0573876	
7-7315	OLIVER K. PHELPS et, ux.	LOT 100 CACTUS PARK UNIT THREE	8,793		8,793				18		WD	6/20/95	95-0355150	
7-7602 to 7-7615	VARIOUS	PARADISE VALLEY OASIS NO. 2				DELETED	5-25-95		24					
7-7641	RANDALL RAY HEDDEN, et. ux.	LOT 132 CACTUS PARK UNIT THREE	12,709		12,709				19		WD	8/31/95	95-0531129	
7-7642	SANTIAGO PARRA, et. ux.	LOTS 4, 5 & 6, NAVAZO-PARRA HOMES	78,762*		39,282*			39,480*	26		WD	7/26/96	96-0524308	
7-7643	THE STOCKHOLDERS & THEIR SPOUSES, HARER INVESTMENT CO. INC.	PART OF LOT 6, TWIN ARCES	85,405*		45,479*			39,926*	25,26		WD	8/18/98	98-0722755	
7-7848	LENNAR COMMUNITIES DEVELOPEMENT, INC.	PART OF TRACTS A and B, MELROSE PARK PARADISE	96,433		46,200			50,233	25,27		W.D.	1-18-96	2-27-96	96-0126101
7-7849	GILLANDERS AND STARK DEVELOPEMENT CO., INC.	PART OF TRACTS A and B, PARADISE VALLEY VILLAGE	458,886		31,130			427,759	26,27					
7-7870	MAY CHERISH	PART OF SW SECTION 13				520	TCE		19,20					
7-7871	THE K.A.S.I.E. COMPANY	PART OF SW 1/4 SECTION 13				160	TCE		19,20					
7-7872	CHARLES M. PULLAN, et. ux.	PART OF SW 1/4 SECTION 13				400	TCE		19,20					

*Parcel to be Acquired as Total Take

REVISIONS				REVISIONS				DRAWING NO.		ARIZONA DEPARTMENT OF TRANSPORTATION	
C.O. NO.	DATE	BY	DESCRIPTION	C.O. NO.	DATE	BY	DESCRIPTION	HARD COPY	NO.	RIGHT OF WAY PLANS SECTION	
PM-22-193	8-9-2022	DC	Added Acquisition Records of the Parcels	8979	4-25-95	RPA	ADDED THIS SHEET	5459		SQUAW PEAK	
				9020	11-27-95	RPA	REVISED PARCEL 7-7849 NET & REM.			PROJECT NO. RBA-600-2-702	
				9020	12-15-95	RPA	ADDED PAR 7-7870, 7-7871 & 7-7872			SHEET NO. 51 MA 009 H2055 OIR	
				9020	12-15-95	RPA	DEL. PAR'S 7-6959, 7-6961 & 7-6962				
				9036	3-11-96	RPA	DEL. PARCEL 7-6957				
				9036	5-28-96	RPA	REV. TOTAL SHT NO. & TOTAL TAKE PARCEL 7-7642				
								ROUTE	SECTION	SHEA BLVD - THUNDERBIRD RD	
								SR 51			



CITY OF PHOENIX



VICINITY MAP

SCALE 1" = 500'

NOTE:
SEE PLAN SHEET FOR CURVE DATA

REVISIONS				REVISIONS			
C.O. NO.	DATE	BY	DESCRIPTION	C.O. NO.	DATE	BY	DESCRIPTION
9020	12-15-95	RPA	REVISED R/W LINE	8614	12-20-92	MNT	REVISED R/W
9020	12-15-95	RPA	ADDED NEW R/W/995 RT. SR 51 @ SWEETWATER AVE.	8978	3-29-95	ELG	ADDED NEW T.C.E. NORTH OF DESERT COVE RD.
9036	5-28-96	RPA	REVISED TOTAL SHEET NO., REVISED SHEET NO. ON	8979	4-25-95	JF	REVISED NEW R/W IN SEC. 12, 13 & 24
9036	5-28-96	RPA	VICINITY MAP & ADDED SHEET 25, 26, 27, 28 & 29	8979	4-25-95	RPA	REVISED TOTAL SHEET NO. & SHT. NO.
				8979	4-25-95	RPA	REVISED SHEET OUTLINE NO.'S & ADDED SHT. 22
				8979	4-25-95	RPA	ADDED END R/W PROJECT STA.

DRAWING NO.	D-7-T-854	ARIZONA DEPARTMENT OF TRANSPORTATION
HARD COPY	9469	HIGHWAYS DIVISION
DRAWN/DATE	M.A./M.L.M.	RIGHT OF WAY PLANS SERVICES
CHECKED/DATE	M.A.	PROJECT NO. SQUAW PEAK FREEWAY
		PROJECT NO. RBA-600-2-702
DESIGNER	RITTOCH-POWELL	
PROJECT LOCATION	S.R. 51 SHEA BLVD. - THUNDERBIRD RD.	



SHEET 18 OF 38

