

SITE DESCRIPTION

The subject property is a developed site located within the Pinal Airpark. The property is further described as follows:

Site Area:	3,114,687 Square feet/71.5034 acres
Shape/Dimensions:	Irregular
Topography:	Generally level and at grade with surrounding properties.
Soil:	Typical for the area; the soil is assumed adequate to support potential improvements.
Drainage:	No adverse conditions noted; drainage is assumed adequate to protect potential improvements
Type Lot:	Interior lot
Roadway Frontage:	Adequate along the northeast side of East Pinal Airpark Road and along unnamed bladed gravel roads
Flight Line Access:	None
Traffic Count	Not available
Street Improvements:	
Pinal Airpark Road:	A two-lane, asphalt paved roadway within no curbs, gutters, sidewalks or street lights in average condition
Flood Zone:	According to Federal Emergency Management Agency Flood Insurance Rate Map Number 04019C0415L, dated June 16, 2011, the subject property is located in Flood Zone X.
General Plan Designation:	According to the Pinal County Comprehensive Plan map, the subject is located in an area targeted for Employment Uses. Employment uses include a combination of office and light industrial uses.

Zoning: The property is zoned GR (Rural-General) by Pinal County. The General Rural District is a low-density residential classification that allows single-family residential uses, agricultural uses and public uses.

Probability of Zoning Changes: Recognizing the comprehensive plan designation for employment uses and the location of the property within the Pinal Airpark, a zoning change to allow a variety of employment uses is likely.

Easements and Restrictions: Based on our inspection, the subject property does not appear to be affected by any atypical easements or restrictions that would adversely affect its highest and best use or marketability; however, we were not provided a title report or ALTA survey.

Utilities:

Water: MAS (from wells)
Sanitary Sewer: MAS (with drainage pond northwest of airpark)
Electric: Trico Electric to Pinal Airpark, distributed and sub-metered by MAS within the airpark
Telephone: Unknown. We observed telephone boxes in the airpark; however, some appeared to be in disrepair.

Comments: According to the client, water and sewer services are approximately 650 feet from the property.

The utilities throughout the airpark are reportedly antiquated and require upgrades. The utilities experience frequent outages. The sewer lines are reportedly very shallow. Use of the sewer lines may require development of a lift station or extending lines beyond the boundaries of the property. The utility services are maintained and operated by MAS.

Adjacent Land Uses:

North: National Guard facility and undeveloped desert land
South: Other portions of the Pinal Airpark, including residential uses, aviation-related uses and undeveloped land
East: Other portions of the Pinal Airpark, including residential uses, a firing range and undeveloped land

West:	Other portions of the Pinal Airpark, including undeveloped land and aviation-related uses
Compatibility:	The subject property is generally compatible with other uses in the Pinal Airpark.
Apparent Adverse Factors:	None noted other than those items already identified that would affect the utility of the property
Unapparent Adverse Factors:	We again refer the reader to the Underlying Assumptions and Contingent Conditions. We repeat that we are not qualified to determine the presence of hazardous substances as they affect the site. This would include, but not be limited to, toxic chemicals, radon gas, methane, etc. Unless otherwise stated, the site is assumed to be unaffected by these substances.
Functional Adequacy and Utility:	Recognizing the fact that utilities in the airpark are unreliable and that the roadways adjacent to the property is bladed gravel and/or in fair condition, the functional adequacy and utility of the subject site are fair for potential uses.
Site Accessibility:	The subject site currently has adequate access from adjacent roadways.
Assessor's Parcel Number:	410-08-007G (portion of)
Full Cash Values And Real Estate Taxes:	As county owned land occupied by a non profit organization, real estate taxes and full cash values for the subject property were not available.
Improvements:	The subject site is currently improved with an asphalt-paved driver training track and minor observation structures. The track is in fair condition. Overall, it is our opinion that the existing improvements are only an interim use of the property, until the property is developed, and contribute no significant value to the property.

Aerial Photograph

