

## SITE DESCRIPTION

The subject site is an 11.9644-acre site located within the Pinal Airpark. The property is further described as follows:

<b>Site Area:</b>	521,171 Square feet/11.9644 acres
<b>Shape/Dimensions:</b>	Irregular
<b>Topography:</b>	Generally level and at grade with surrounding properties, with the exception of the embankments created as a stop for discharged bullets.
<b>Soil:</b>	Typical for the area; the soil is assumed adequate to support potential improvements.
<b>Drainage:</b>	No adverse conditions noted; drainage is assumed adequate to protect potential improvements
<b>Type Lot:</b>	Interior lot
<b>Roadway Frontage:</b>	Adequate along the northeast side of an unnamed bladed gravel road
<b>Flight Line Access:</b>	None
<b>Traffic Count</b>	Not available
<b>Street Improvements:</b>	A bladed gravel roadway
<b>Flood Zone:</b>	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.
<b>General Plan Designation:</b>	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.
<b>Zoning:</b>	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 their 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 450 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: Undeveloped desert land  
South: Other portions of the Pinal Airpark, including residential uses, aviation-related uses and undeveloped land  
East: Undeveloped land desert land  
West: Other portions of the Pinal Airpark, including a driver training track, 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.

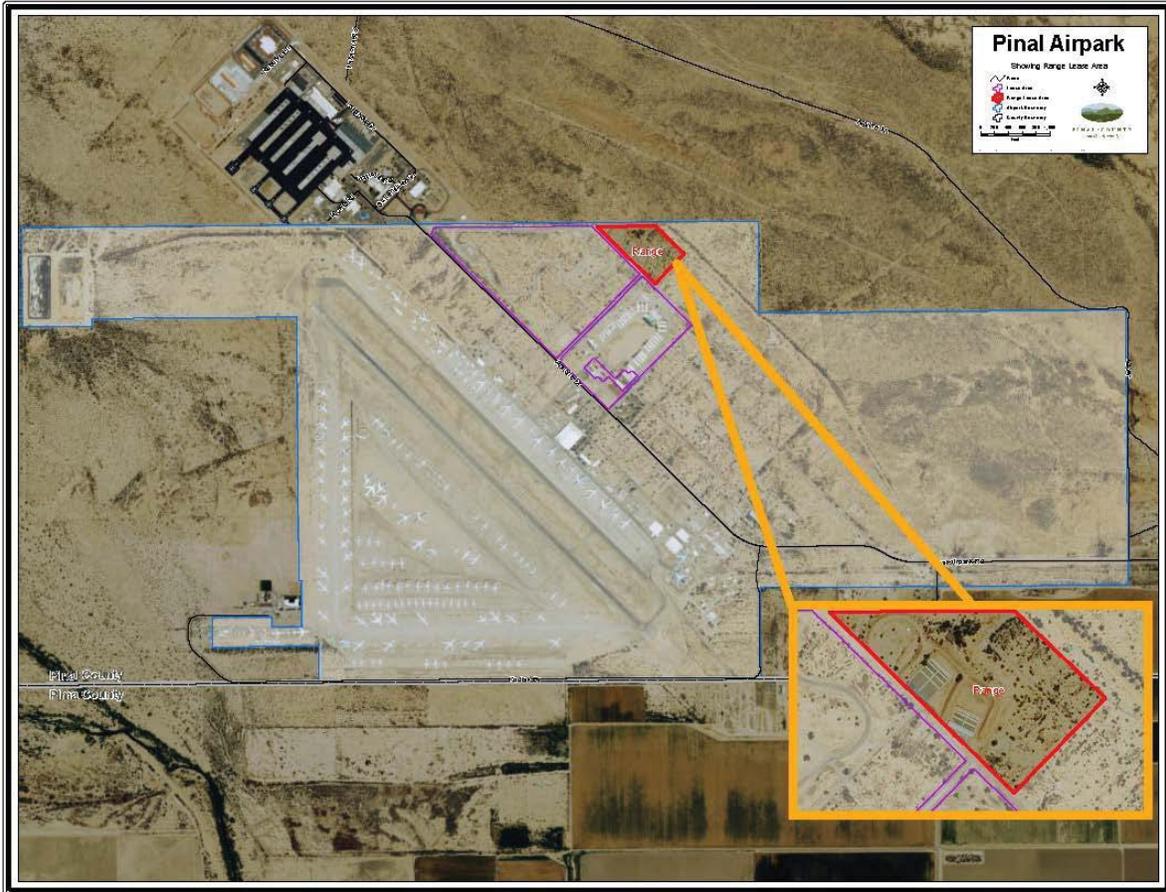
**Functional Adequacy and Utility:** Recognizing the fact that utilities in the airpark are unreliable and that the roadways adjacent to the subject property are bladed gravel and/or in fair condition, the functional adequacy and utility of the subject site are fair for potential uses.

**Site Accessibility:** The subject sites currently have 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.

# Aerial Photograph



## IMPROVEMENT DESCRIPTION

The subject property is improved with two canopy structures and miscellaneous site improvements. The larger structure is a wood structure with a concrete floor, 3,093 square feet of roof area and three enclosed storage areas totaling 657 square feet. The smaller structure is a metal canopy with a concrete floor. The improvements are further described as follows:

### Building Improvements

**Building Area:** The building and canopy areas are summarized as follows:

<u>Building</u>	<u>Description</u>	<u>Lease Area In Sq. Ft.</u>
Canopy 1		3,093
559 A	Storage	156
559B	Storage	304
559C	Storage	197
Canopy 2		1,512

**Foundations and Floors:** Concrete slab over ABC fill with continuous concrete footings (assumed).

**Building Type:** Wood canopy with storage areas and metal canopy

**Construction Year:** 1980

**Chronological Age:** Approximately 35 years

**Effective Age:** Approximately 30 years

**Economic Life:** Approximately 45 Years

**Remaining Economic Life:** Approximately 15 years

**Exterior Walls:** Wood (storage areas)

**Roof System:** Wood trusses or joists with asphalt shingles on wood structure; corrugated metal on metal structure

**Fire Protection:** No fire protection was noted at the time of inspection.

**Heating, Cooling, Air-Conditioning and Ventilation:** None

<b>Restrooms:</b>	None
<b>Electrical:</b>	120/240 Volt, 3-phase, 4-wire with 200 Amps of power; fluorescent lighting at ceilings and flood lighting at firing range
<b>Insulation:</b>	None
<b>Doors:</b>	All exterior and interior doors are wood doors in wood frames
<b>Windows:</b>	Glass in aluminum or steel frames.
<b>Site Improvements:</b>	<p>The site improvements consist of concrete walkways, bladed gravel parking areas, bladed gravel firing areas, embankments to stop discharged bullets and other miscellaneous improvements at firing areas. Based on dimensions scaled from the Pinal County GIS map, we have calculated the following quantities:</p> <ul style="list-style-type: none"> <li>• 6,900 Square feet of concrete</li> <li>• 31,800 Square feet of gravel ground cover</li> <li>• 1,273 Lineal feet of embankments with an estimated 9,500 cubic yards of dirt</li> </ul>
<b>Quality and Condition:</b>	The buildings are in average condition for their age.
<b>Non-apparent Adverse Conditions:</b>	We again refer the reader to the Underlying Assumptions and Contingent Conditions. We are not qualified to determine the presence of hazardous conditions within the structure(s) described. This would include, but would not be limited to, urea formaldehyde, asbestos, toxic chemicals of all kinds, dangerous electromagnetic fields, etc. Unless otherwise stated, the structures are assumed to be unaffected.