

Cell: 602.377.6553

## **Retail Corner**

Location:

VARD REAL ESTATE

& DEVELOPMENT COMPANY

Southeast corner of Pecos Road and Cooper Road: City of Chandler Pecos Road: 15,000 cars per day Cooper Road: 20,000 cars per day signalized intersection

Pad sites:

- Corner Gas / Convenience store site 81,251, square feet \$1,300,016 (\$16.00 per square foot)
- 2) Restaurant or Bank site 45,867 square feet \$550,404 (\$12.00 square foot)
- 3) Pharmacy or Bank site 79,103 square feet \$870,133 (\$11.00 per square foot)

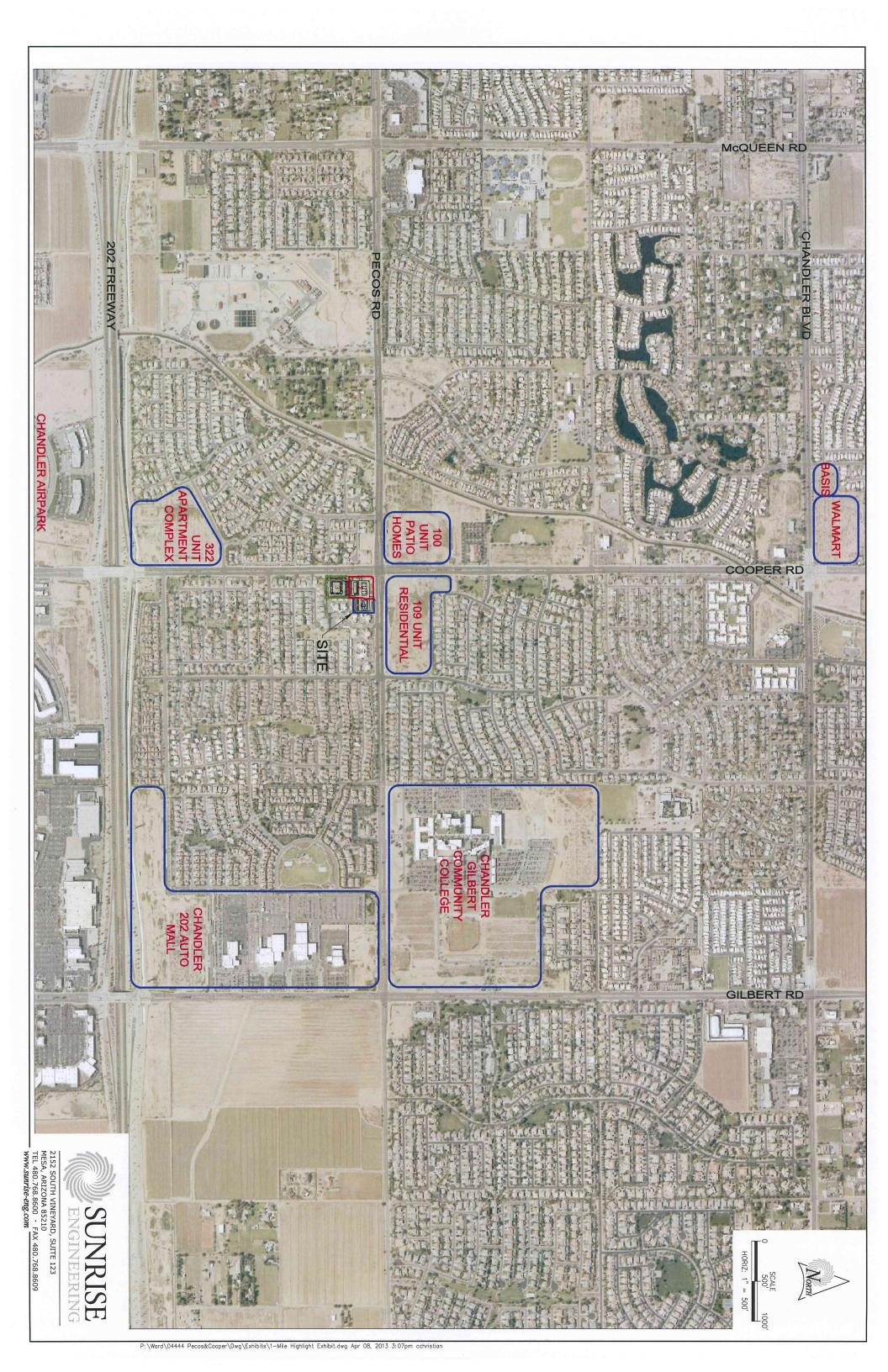
Improvements:

Street Improvements are complete. (Curb, gutter, sidewalks, street lights, sewer, water, electric, telephone and natural gas are in)

Comments:

Tremendous retail corner in the heart of Chandler. New residential communities in all directions. One mile north of the 202 Freeway and the Chandler Airpark. Chandler/Gilbert Community College is one mile to the east. The site is surrounded by the San Tan Crossing Office Park. There are two new dealers in the Chandler Auto Mall.

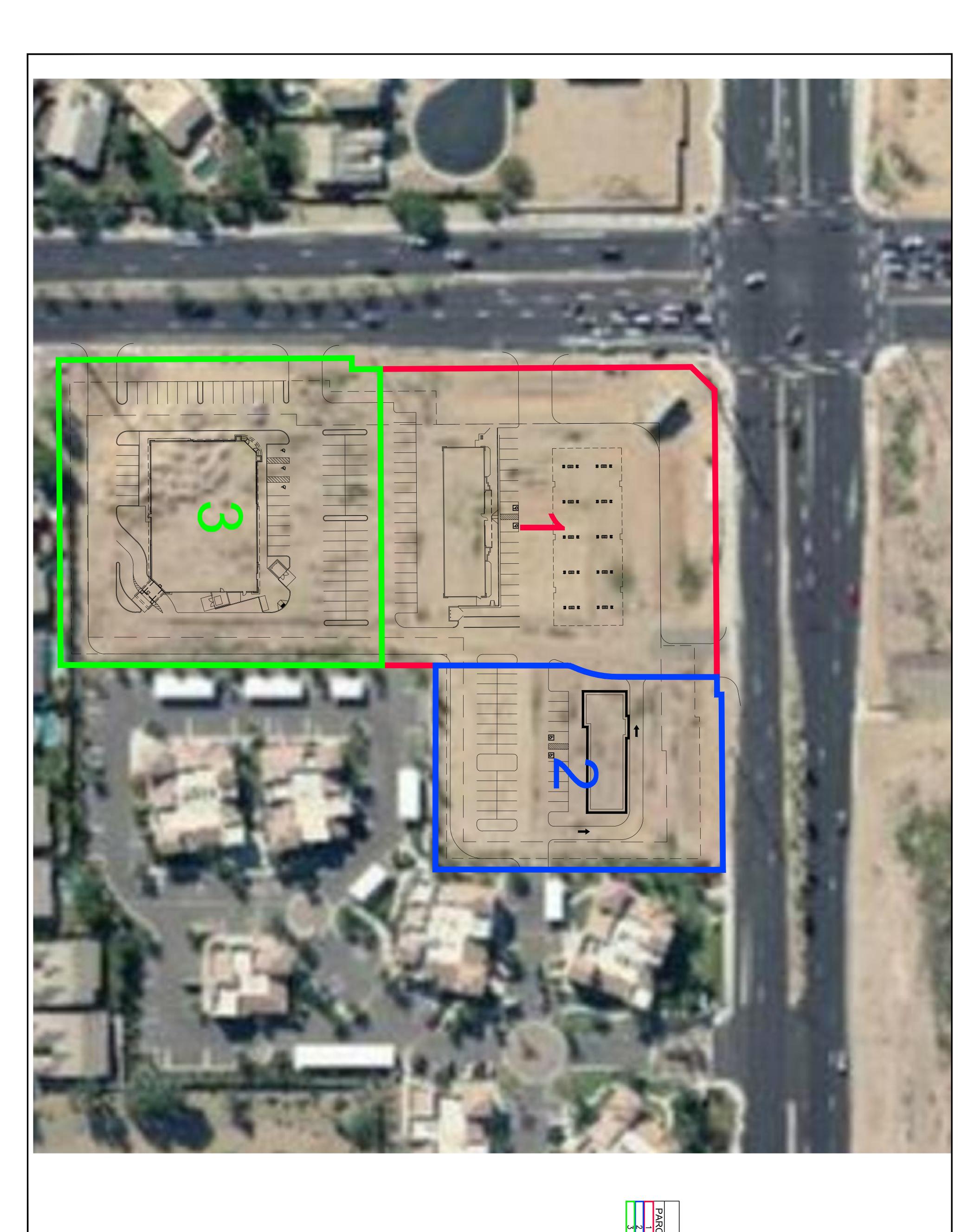
by Scott F. Ward





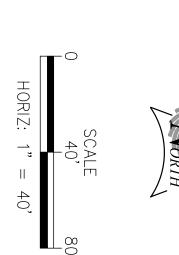


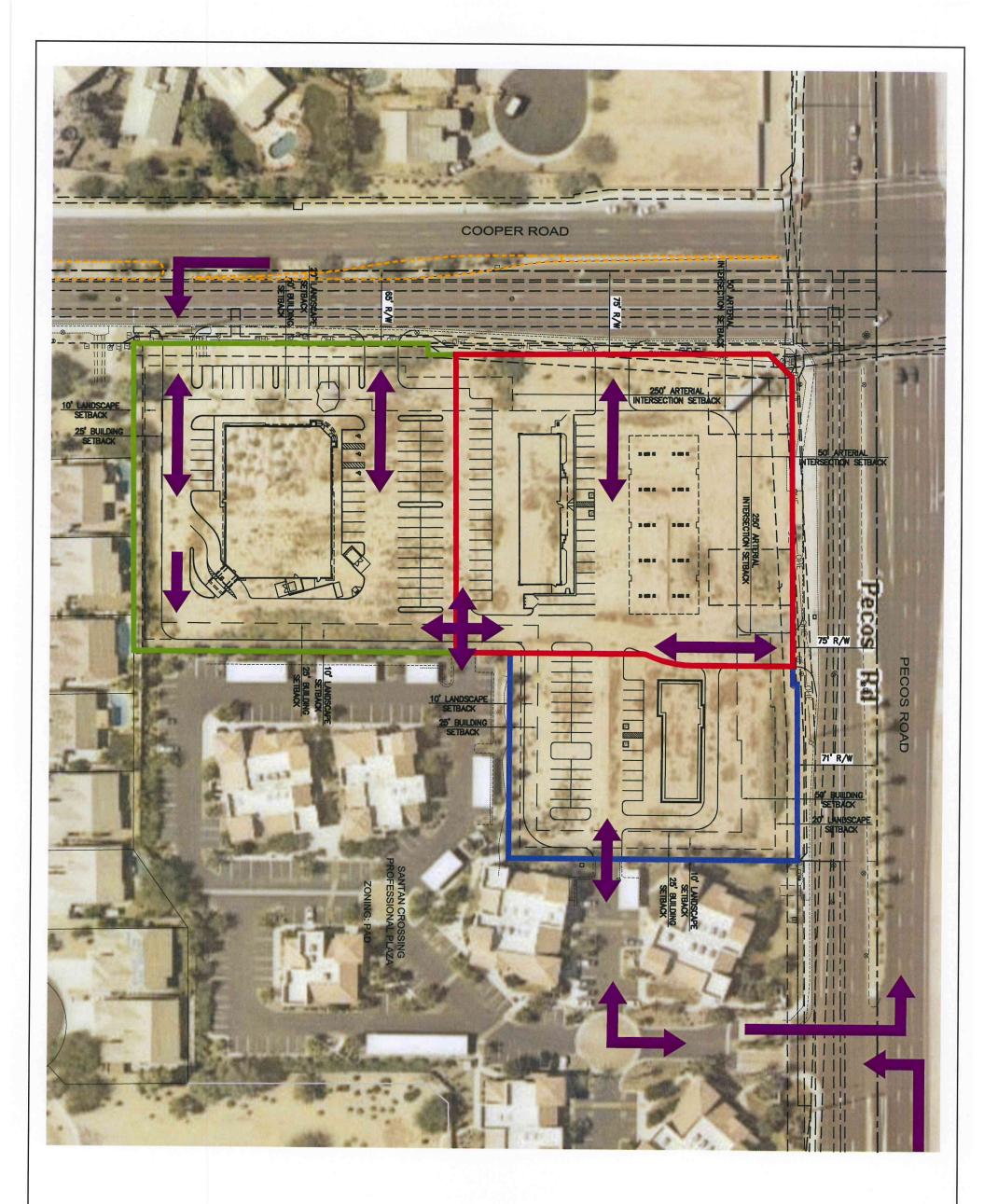
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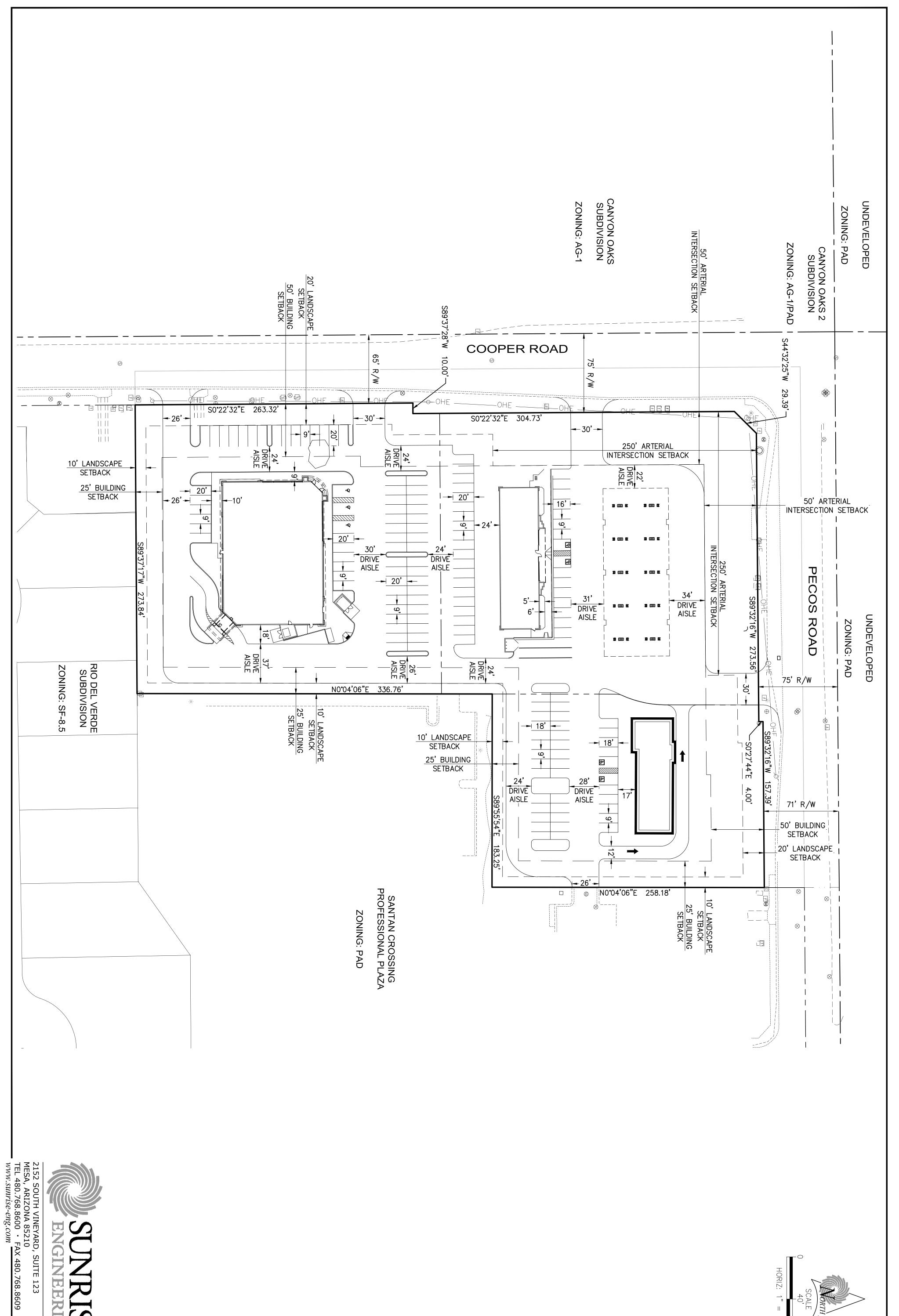
	PARCEL DATA	A
CEL	USE	AREA (SF)
	GAS/CONVENIENCE STORE	81,251
2	FAST FOOD	45,867
3	PHARMACY	79,103



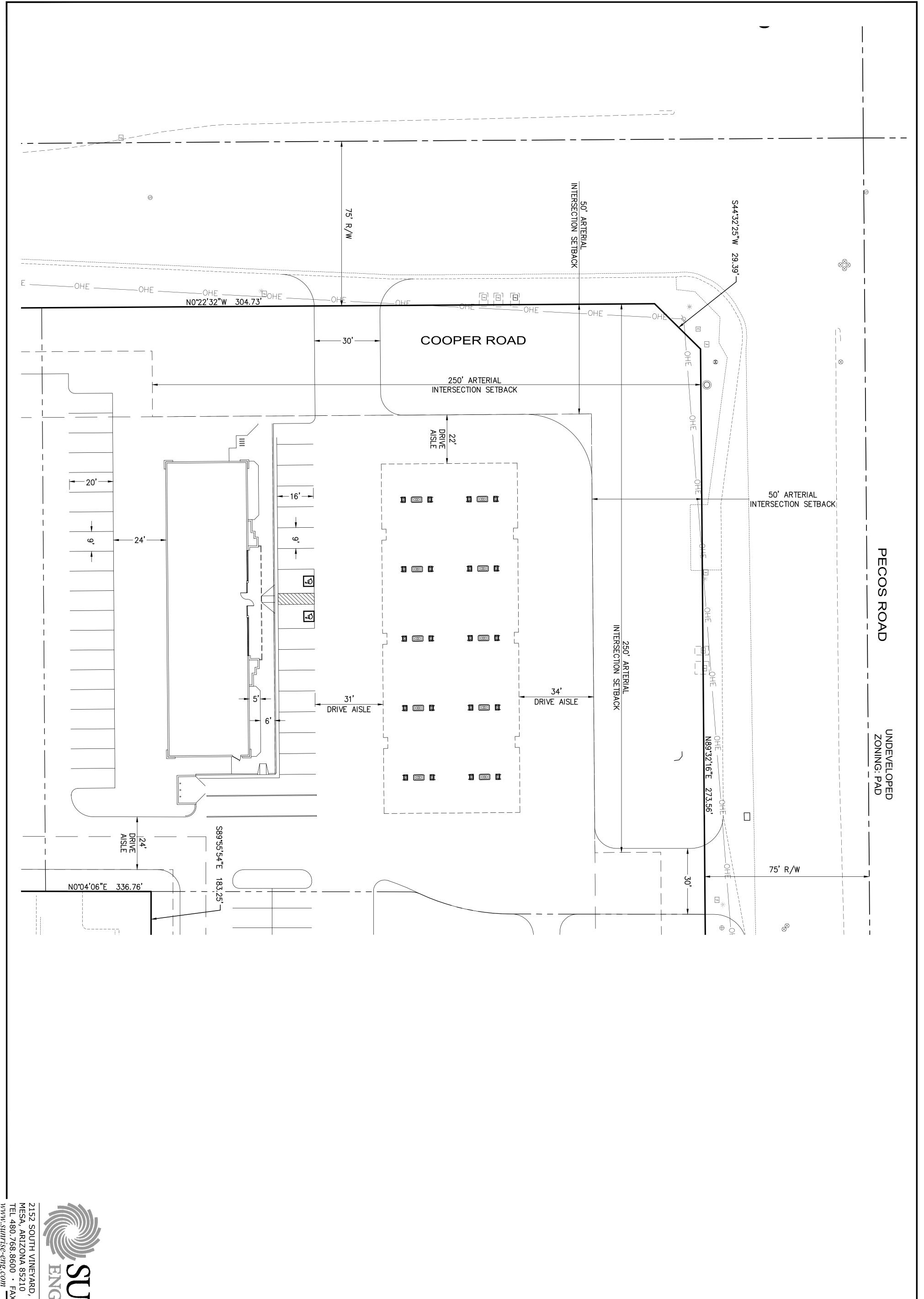


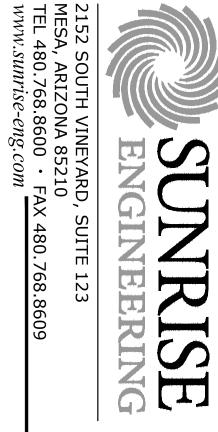


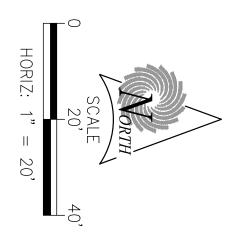


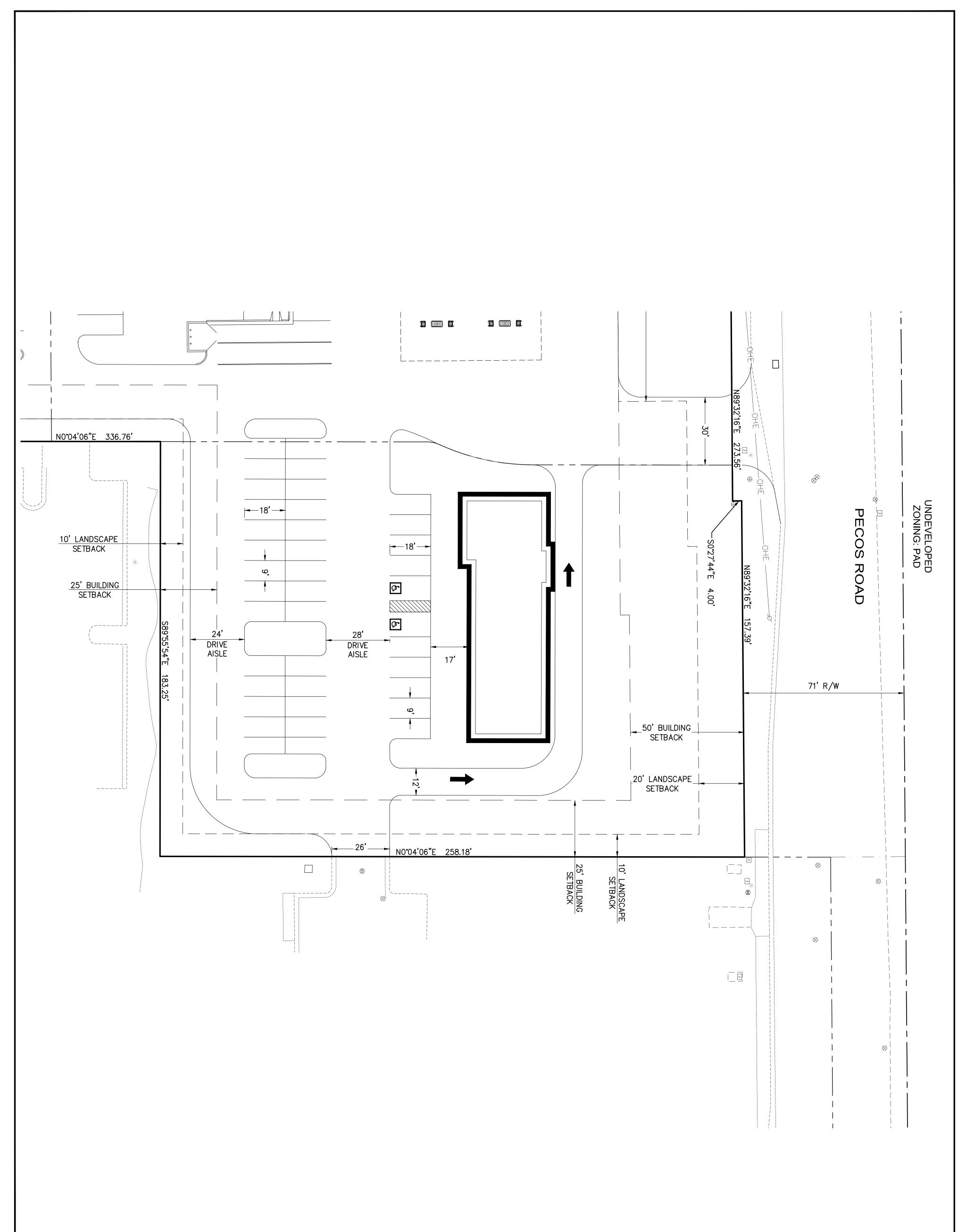


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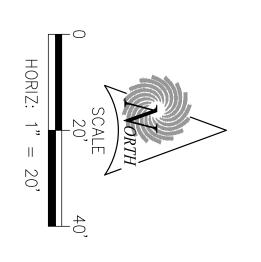


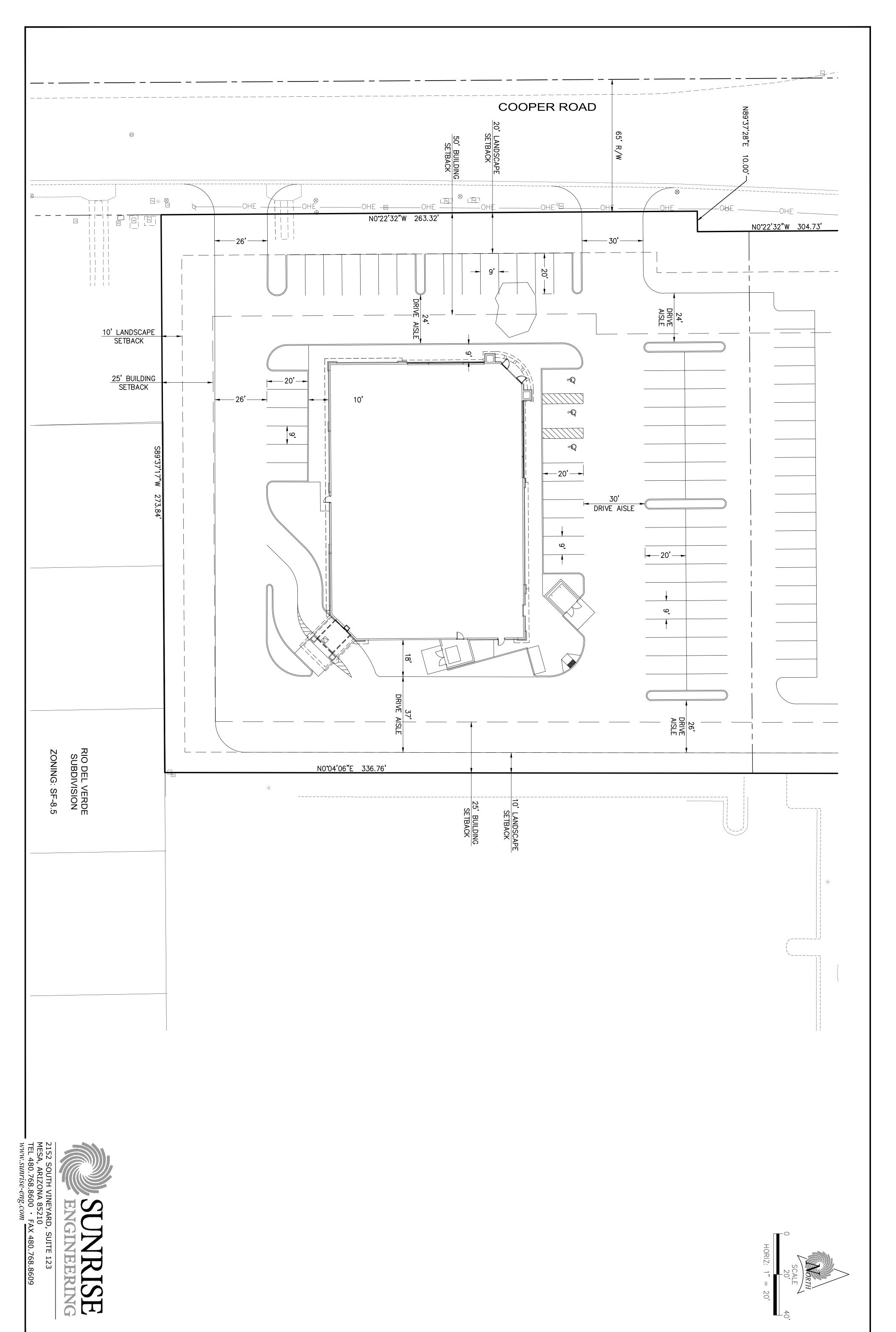












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# ALTA/ACSM LAND TITLE SURVEY

RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,

A PORTION OF THE NORTHWEST CHARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE CILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THENCE SOUTH 89 DECREES 38 MINUTES 42 SECONDS WEST OF 579.87 FEET; THENCE SOUTH 00 DECREES 21 MINUTES 22 SECONDS EAST 384.95 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1325,34 FEET;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE SOUTH 54 DEGREES 41 MINUTES 05 SECONDS WEST 85,32 FEET; THENCE SOUTH B9 DECREES 33 MINUTES 11 SECONDS WEST 140.00 FEET; THENCE SOUTH OD DECREES 26 MINUTES 53 SECONDS EAST 213.18 FEET; HENCE SOUTH 41 DEGREES 17 MINUTES 04 SECONDS WEST 26.37 FEET:

EXCEPT THE NORTH 33.00 FEET AND THE WEST 33.00 FEET OF THE LAND DESCRIBED ABOVE; THENCE NORTH OO DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE DF 663.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 33 MINUTES 11 SECONDS WEST 517.31 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1;

A PRRIND OF LAWD LOCATED IN THE NORTHWEST GUARIER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE CIJL, AND SALT RIKER BUSE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AND EXCEPT THE FOLLOWING

COMMENCING AT THE KIRCHINEST CONNER OF SAID SECTION 1, A BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF COOPER MOAN AND PECCS ROAD, FROM WHOLE A BRASS CAP HANDHOLE AT THE KIRCHI GUARTER CORNER OF SAID SECTION 1, BEARS NORTH 89 DEDREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 2585.59 FEET. THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 528.84 FEET;

THENCE SOUTH OD DEGREES 31 MANIES SO SECONDS EAST, LEANNG SHID SECTION LINE, A DISTANCE OF 33,00 FEET TO A POINT ON THE SOUTH RICHT OF WAY LINE OF SAID FECOS ROAD AND THE POINT OF BECHANIC, THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY JNE, A DISTANCE OF 798.21 FEET TO A POINT ON THE MONUMENT LINE OF COTTONWOOD STREET;

HENCE SOUTH BO DEGREES 38 MINUTES 42 SECONDS WEST, LEAVING SAID MONUMENT UNE, A DISTANCE OF 570.76 FEET; THENCE SOUTH 00 DECREES 21 WINUTES 15 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 351.95 FEET;

THENCE SOUTH 80 DECREES 26 WINNIES 53 SECONDS EAST, A DISTANCE OF 213.18 FEET, THENCE SOUTH 89 DECREES 33 WINNIES 11 SECONDS WEST, A DISTANCE OF 140.00 FEET, THENCE SOUTH 89 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 178,51 FEET; THENCE SOUTH 54 DEGREES 41 MINUTES O5 SECONDS WEST, A DISTANCE OF 85.32 FEET; THENCE SOUTH 41 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 26.37 FEET;

THENCE EAST, A DISTANCE OF 183.25 FEET; THENCE NORTH, A DISTANCE OF 338.76 FEET;

THENCE NORTH, A DISTANCE OF 296.18 FEET TO THE POINT OF BEGINNING

# LEGAL DESCRIPTION (CONTINUED)

## AND EXCEPT THE FOLLOWING;

PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED #05—0616180, RECORDS OF MARICOPA TY, ARZIONA LOCATED IN THE MORTHWEST GUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, ES EAST OF THE GUA. AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMEDICATE AT THE KORTHWEST CORNER OF SECTION I, BEING MOMMEDITED WITH A BRASS CAP
IN HAND HOLE, FROM WHICH THE KORTH GUNETRE CORNER OF SECTION I BEINGS HORTH 59
BEGGRESS 32 MUNITES A ESCONOS ECSTA IN SECTION I SECURISTICS TEST, SAND UNE BRIDG THE KORTH
LUBE OF THE KORTHWEST CHARTER OF SAND SECTION I A MOD THE BASSS OF BEARING FOR THIS
DESCRIPTION;

THENCE NORTH 80 DEGREES 32 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 528.94 FEET;

THENCE SOUTH OO DEGREES 22 MINUTES 33 SECONDS EAST, PARALLEL TO AND 75.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 304,73 FEET; THENCE SOUTH 44 DEGREES 32 MINUTES 24 SECONDS WEST, A DISTANCE OF 29.39 FEET;

## SCHEDULE B EXCEPTIONS

THENCE SOUTH 80 DEGREES 32 MINUTES 24 SECONDS WEST, PARALLEL TO AND 71.00 FEET SOUTH OF THE MORTH LINE OF THE MORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 157,39 FEET; THENCE SOUTH OO DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 33.00 FEET;
THENCE SOUTH OO DEGREES 04 MINUTES 14 SECONDS WEST, A DISTANCE OF 38.00 FEET;

PHEVICE SOUTH 80 DEGREES 37 WHINTES 24 SECONDS WEST, PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST GUARTER OF SAID SECTION 1, A DISTANCE OF 273.56 FEET; THENCE SOUTH OO DECREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 4.00 FEET;

THENCE MORTH OD EIGERES 22 MINNIES 33 SECONOS WEST, PARALLE, TO AND 11.00 FEET FAST THE WEST LINE OF THE MERTHERES LOWARREN OF SADS SECTION 1, ALONG THE EAST ROBHET-OF-MAY LINE OF COOPER ROAD, A DISTANCE OF 530.77 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY UNE OF PEEDS ROAD. THENCE SOUTH 89 DECREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH OO DEGREES 22 MINUTES 33 SECONDS EAST, PARALLEL TO AND 85.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 283.32 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE MORTH 80 DEGREES 32 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-MAY UNE OF PECOS ROAD, PARALLE, 170 AND 300 FEET SOUTH OF THE MORTH UNE OF THE MORTHMEST CHARTER SAID SECTION 1, A DISTANCE OF 493.99 FEET TO THE TRUE POINT OF BEDINNING.

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

2. THE LUMBLITS AND GRUCHOUS WORDEN UPON SOOD LAND BY RESIGN OF (A) NATURAN TREESE WITHIN THE ROUNDARKS OF THE CALL THOSE ROBERT AND THE CHARLEST CHARLEST AND THE CHARLEST CHARLEST AND THE CHARLEST CHARLEST AND THE CHARLEST CHARLE

THE TERMS AND PROMSIONS CONTAINED IN THE DOCUMENT ENTITLED "EXCLUSIVE EASEMENT AGREEMENT" RECORDED MARCH 31, 2000 AS 2000-242289 OF OFFICIAL RECORDS. (PLOTTED)

ALL MATTERS AS SET FORTH IN AGREEMENT FOR WAIVER OF CLAIM UNDER A.R.S. 12—1134, RECORDED RCH THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SYSTEM DEVELOPMENT CREDIT REMEMBER EXCORDED MAY 02, 2007 AS 2007—512353 OF OFFICIAL RECORDS. (PLOTTED)

AN EASEMENT FOR LINE OF POLES WITH WIRES, APPURITENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3447 AND PAGE 25. (PLOTTED)

8. AN EASEMENT FOR INGRESS, ECRESS, DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DOCKET 10580 AND PAGE 212. (PLOTTED) ), an easement for roadway and incidental purposes in the document recorded. As 86–062791 of detical records, (plotted) AS

AN EASEMENT FOR ANCHORS, APPURITEMANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 95-135654 OF OFFICIAL RECORDS. (NOT PLOTTED-AFFECTS FIRST EXCEPTION PARCEL)

II. AH EASUAHT FOR LIVE OF POLES WITH WRES, UNDERGROUND CONDUITS, CABLES, APPURTEMANCES AND INCORAFIA, PURPOSES, IN THE DOCUMENT RECORDED. AS SE-1386SS OF OFFICIAL RECORDS, (NOT PLOTTED-AFFECTS FIRST EXCEPTION PARCEL)

AN EASEMENT FOR STORM WATER DRAINAGE, RETENTION BASIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007—512352 OF OFFICIAL RECORDS. (PLOTTED)

14. AN EASEMENT FOR NORESS, EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2007-541579 OF OFFICIAL RECORDS. (PLOTTED)

AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2007–821420 OF OFFICIAL RECORDS. (PLOTTED)

 AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2007—892138 OF OFFICIAL RECORDS. (PLOTTED) , AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE CUMENT RECORDED. AS 2007—821422 OF OFFICIAL RECORDS, (PLOTTED)

18. AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2007—892141 OF OFFICIAL RECORDS, (PLOTTED)

 AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2007—892160 OF OFFICIAL RECORDS. (PLOTTED) AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE JMENT RECORDED AS 2007—892155 OF OFFICIAL RECORDS. (PLOTTED)

22. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)

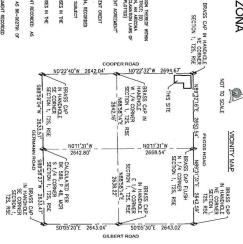
23. TAXES FOR THE FULL YEAR OF 2013. (THE FIRST HALF IS DUE OCTOBER 1, 2013 AND IS DELINQUENT NOVEMBER 1, 2013. THE SECOND HALF IS DUE MARCH 1, 2014 AND IS DELINQUENT MAY 1, 2014.) NOT PLOTTED

23, 2009 AS 2009-255594 OF OFFICIAL RECORDS. (NOT PLOTTED-AGREEMENT OVER ENTIRE SUBJECT PROPERTY)

7. AN EASEMENT FOR LINE OF POLES WITH WIRES, APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS DOCKET 10320 AND PAGE 101. (PLOTTED)

AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-035739 OFFICIAL RECORDS AND RE-RECORDED AS 2000-103747 OF OFFICIAL RECORDS, (PLOTTED)

AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED. AS 2009—0970481 OF OFFICIAL RECORDS. (PLOTTED)



# SURVEYOR CERTIFICATION

DATE OF PLAT OR MAP: FEBRUARY 2013 TO: PECOS/COOPER WAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BANK AMERICA, N.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY

ABEL BECERRA ARIZONA RLS 47290



COOPER & PECOS ALTA-COVER

