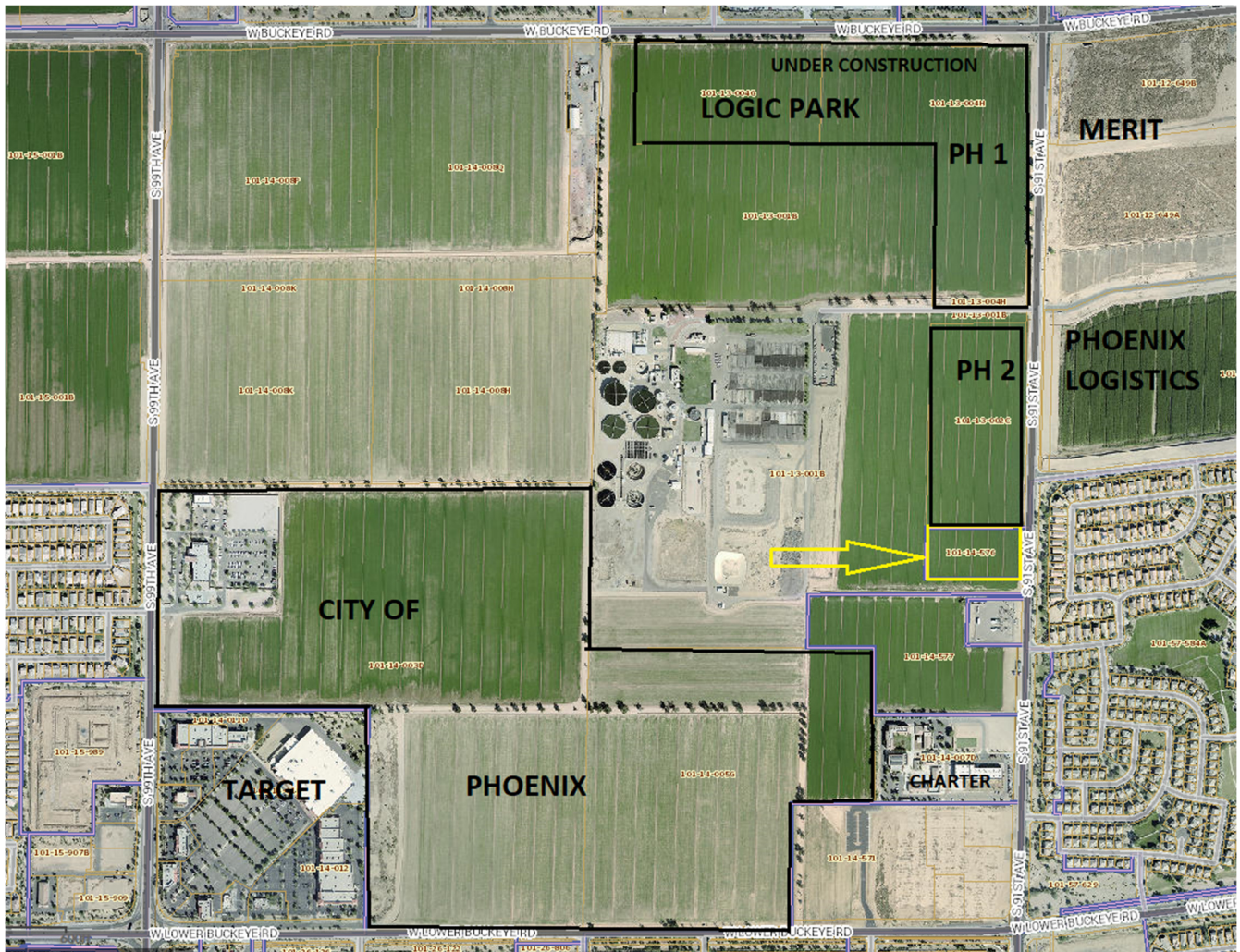


Small site industrial/self storage land for sale

3.85 +- acres

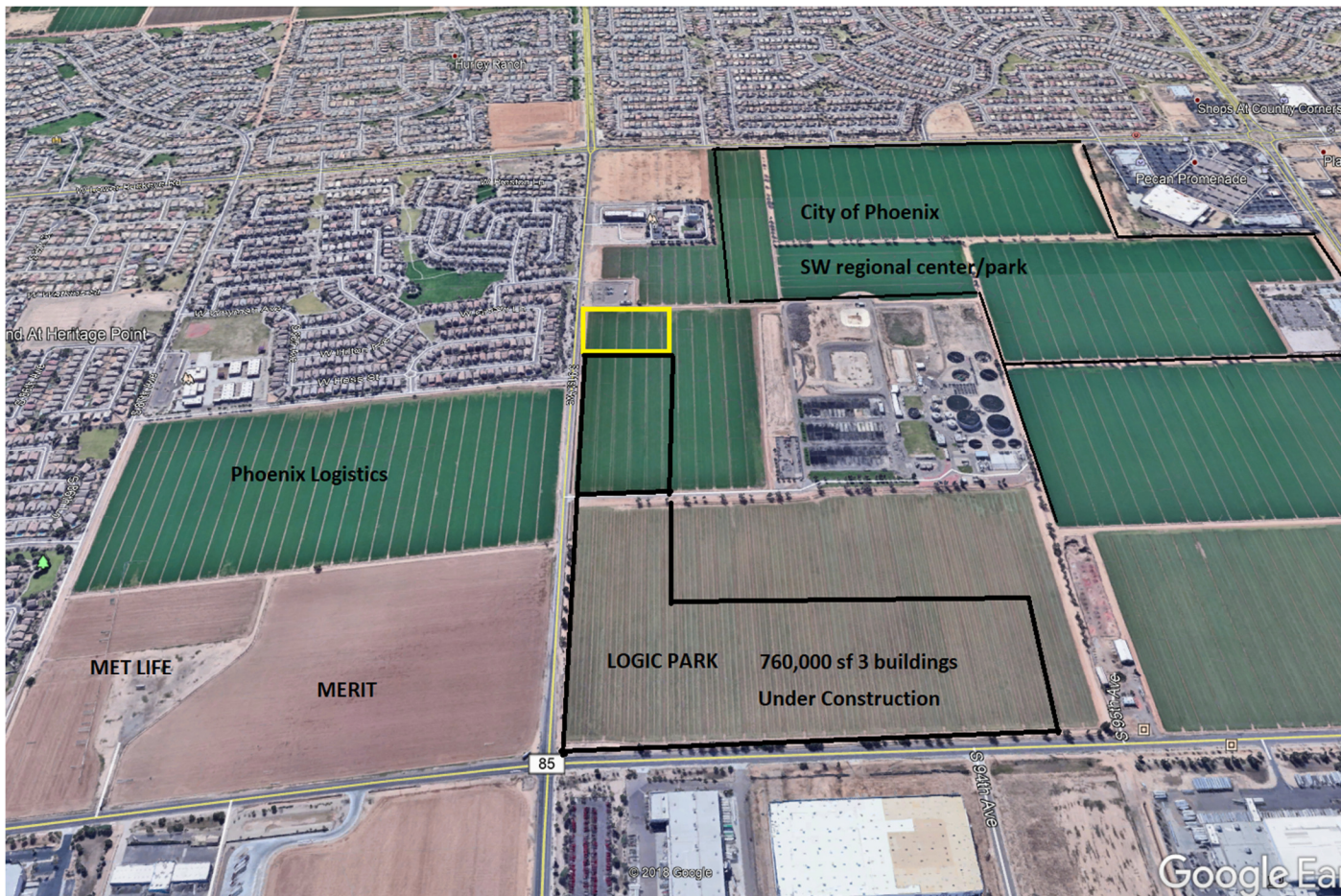


High visibility site on 91st Ave ½ mile south of Buckeye Rd (MC 85) in Phoenix, AZ
Utilities to the site.

Exclusively Offered at \$662,000 or \$3.95 psf.



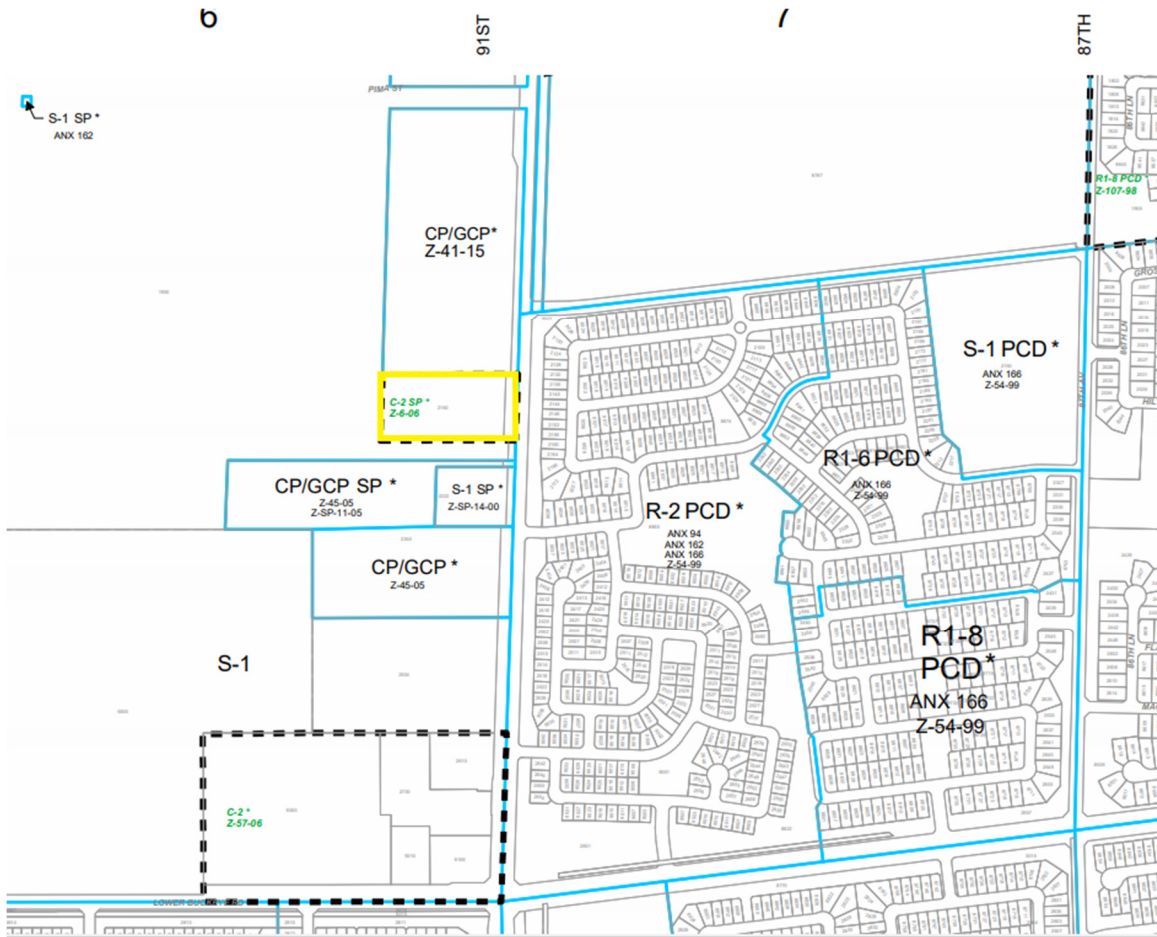
Contact George Quinif
Tel. (602) 952-0123
Email quinif@peakaz.com
Visit www.peakaz.com



Neighbors include Logic Park (under construction). Phoenix Logistics/Merit Partners. City of Phoenix SW regional park coming soon. Country Place master planned community. Site is currently approved for self storage facility – need site plan approval. Will be rezoned to CP / GCP in Phoenix.

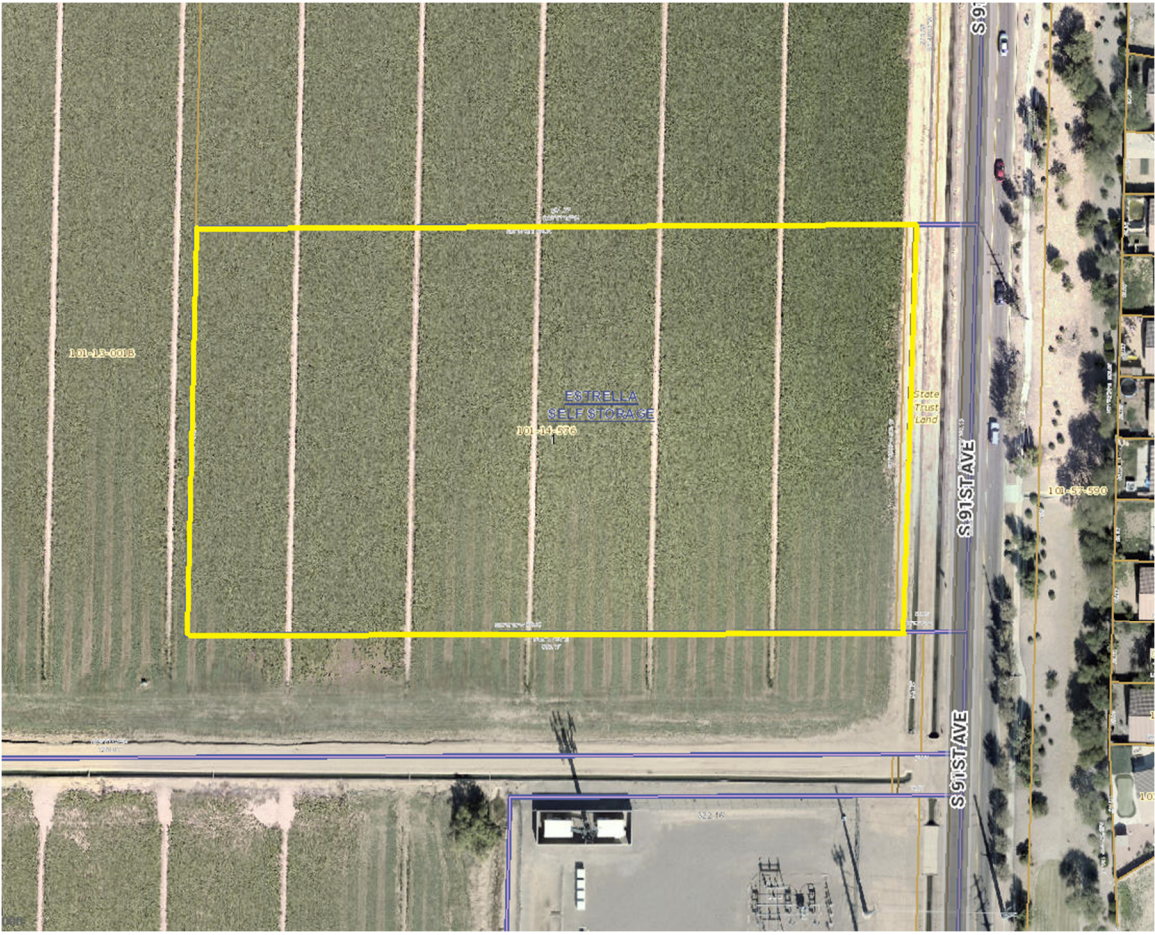
Tax parcel # 101-12-649C 2020 Re taxes to be Agriculture.

Contact: George Quinif - 602-952-0123 or quinif@peakaz.com

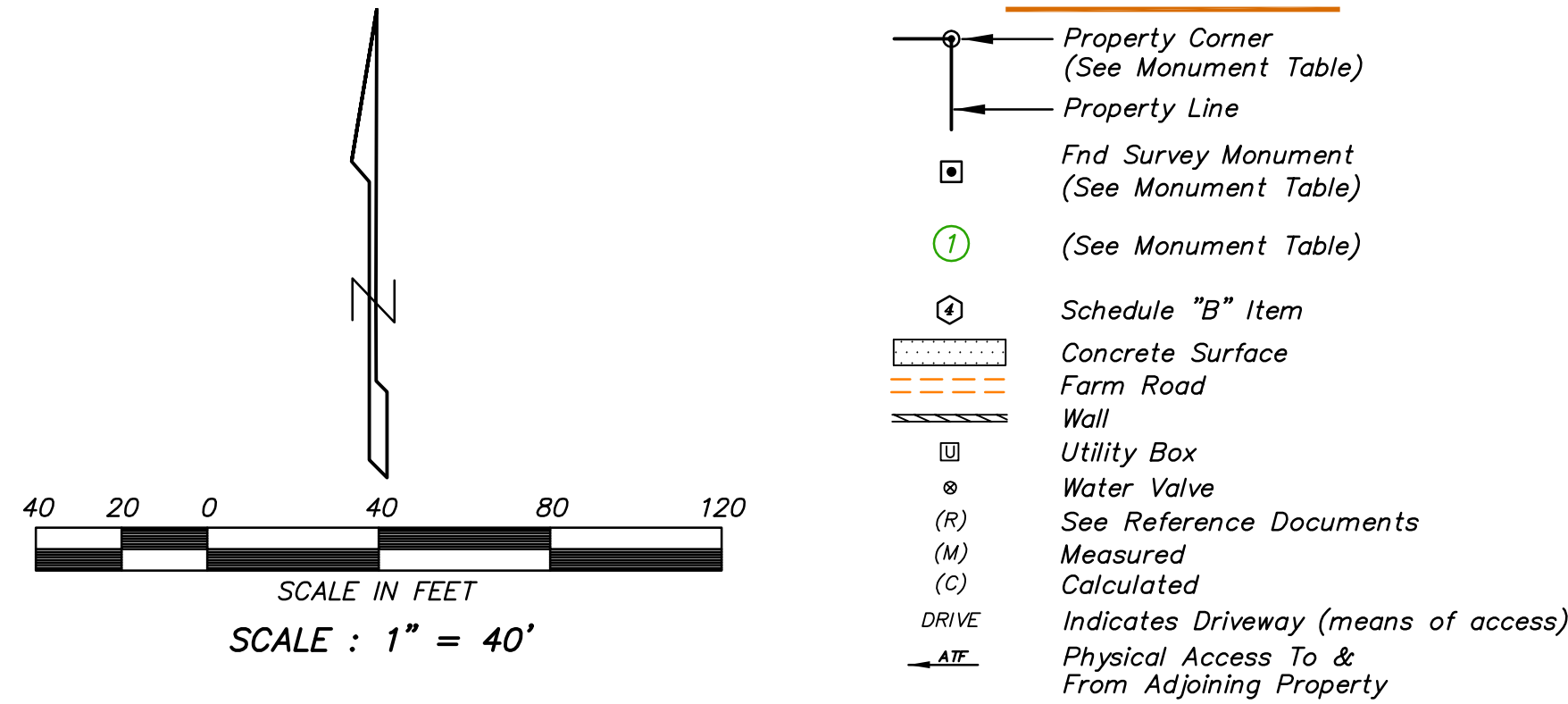


George Quinif
Peak Group LLC

Tel. 602-952-0123
Email: quinif@peakaz.com
WWW.peakaz.com

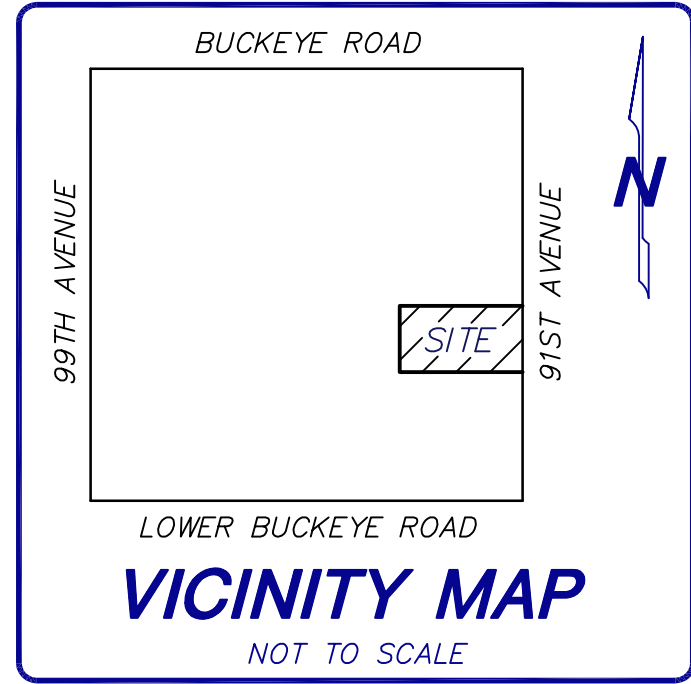


LEGEND



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 55002041-055-KG2-DW, dated October 23, 2019.
- BASIS OF BEARING:** The monument line of 91st Avenue, using a bearing of North 01 degrees 48 minutes 03 seconds East, per the Plat of ESTRELLA SELF STORAGE, recorded in Book 1033, Page 23, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

PARCEL DESCRIPTION

That portion of the Southeast quarter of Section 16, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the monumented East quarter corner of said Section 16;
Thence South 01 degrees 48 minutes 03 seconds West, along the East line of the said Southeast quarter of Section 16, a distance of 275.42 feet;
Thence South 89 degrees 57 minutes 02 seconds West, a distance of 33.02 feet to a point on the Westerly right of way line of 91st Avenue, said point being the POINT OF BEGINNING;
Thence South 01 degrees 48 minutes 03 seconds West, along said Westerly right of way line, a distance of 300.16 feet;
Thence South 89 degrees 57 minutes 02 seconds West, a distance of 580.11 feet;
Thence North 01 degrees 33 minutes 40 seconds East, a distance of 300.12 feet;
Thence North 89 degrees 57 minutes 02 seconds East, a distance of 281.37 feet to the POINT OF BEGINNING;

EXCEPT all minerals, oil and gas and hydrocarbon substances as reserved in the Patent and reserved in Deed recorded in Docket 1952, page 192.

NOTE: The surveyor observed two topographical errors which have been corrected hereon. The locations of the revisions are indicated with underlined text.

REFERENCE DOCUMENTS

- (R) DESCRIPTION IN THE TITLE COMMITMENT
(R1) PLAT PER BOOK 1033, PAGE 23, M.C.R.
(R2) UNRECORDED ALTA SURVEY PREPARED BY BRADY AULERICH & ASSOCIATES, JOB NO. 050736, DATED 08/10/05
(R3) R.O.S. PER BOOK 1105, PAGE 2, M.C.R.
(R4) PLAT PER BOOK 1303, PAGE 43, M.C.R.

SITE INFORMATION

ADDRESS: UNAVAILABLE - No buildings were observed on the surveyed property.

A.P.N.: 101-14-576

LAND AREA:
GROSS AREA = 4.000 ACRES - 174,223 SQ. FT.
NET AREA = 3.848 ACRES - 167,620 SQ. FT.
NET AREA IS THE GROSS AREA LESS THE 55' RIGHT OF WAY DEDICATED PER PLAT BOOK 1033 OF MAPS, PG. 23, M.C.R.

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

CERTIFICATION

TO:
Legacy Holdings, LLC; J & L Storage Investments LLC, an Arizona limited liability company; Fidelity National Title Agency, Inc.; and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on November 14, 2019.

November 26, 2019
G. Bryan Goetzenberger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
91ST AVENUE & BUCKEYE ROAD, TOLLESON, ARIZONA



SHEET: 1 of 1 DATE: 11-26-19 JOB NO: 191114

REV.
REV.
REV.

LOT 1 "ESTRELLA SELF STORAGE" BK 1033, PG. 23, M.C.R.

9 EASEMENT FOR IRRIGATION

10 PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT

55' RIGHT OF WAY - NOT EXCEPTED FROM THE PARCEL DESCRIPTION

40' EASEMENT FOR IRRIGATION LINES

10 EASEMENT FOR TEMPORARY CONSTRUCTION

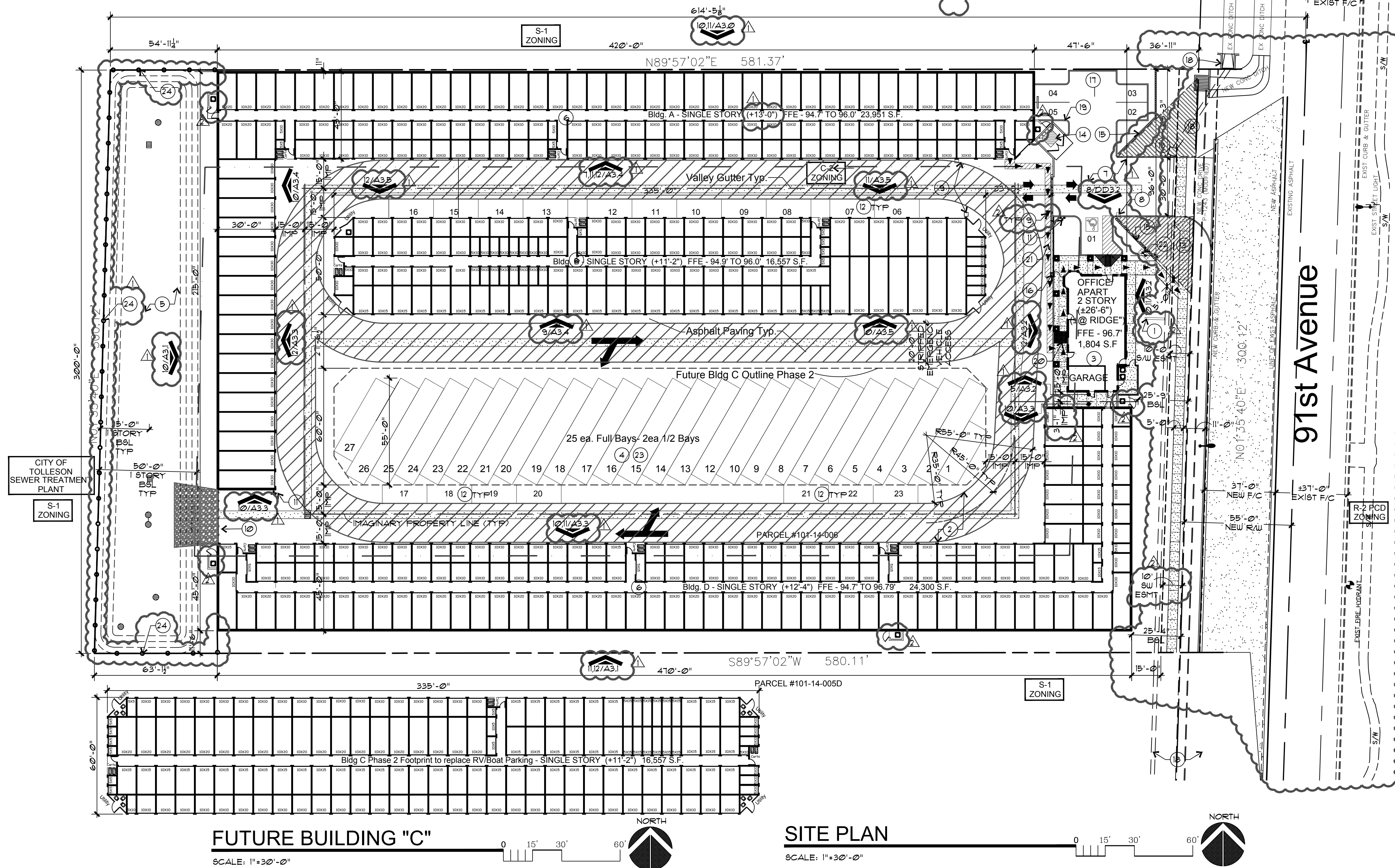
55' RIGHT OF WAY DEDICATED PER PLAT (R1) - NOT EXCEPTED FROM THE PARCEL DESCRIPTION

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: State of Arizona To: E. C. Mann Recording Date: February 17, 1922 Recording No: Book 165 of Deeds, page 524 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: 84-027671 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters contained in that certain document Entitled: Irrigation Line Easement Recording Date: January 9, 2009 Recording No: 20090019558 (DOES NOT AFFECT THE SUBJECT PROPERTY - PLOTTABLE MATTERS SHOWN HEREON)
- Matters contained in that certain document Entitled: Easement Agreement Recording Date: January 9, 2009 Recording No: 20090019559 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Irrigation Recording Date: May 6, 2009 Recording No: 20090406510 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters contained in that certain document Entitled: Temporary Construction and Irrigation Line Easement Recording Date: June 4, 2009 Recording No: 2009-0506036 (DOES NOT AFFECT THE SUBJECT PROPERTY - PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on record of survey: Recording No.: Book 1033 of Maps, page 23 (PLOTTABLE MATTERS SHOWN HEREON)

LINE	BEARING	DISTANCE
L1	S 89°57'02" W	33.02'
L2	S 01°48'03" W	300.16'
L3	S 89°57'02" W	580.11'
L4	N 01°33'40" E	300.12'
L5	N 89°57'02" E	581.37'
L6	N 89°57'02" E	559.35'
L7	N 89°57'02" E	22.01'
L8	S 01°48'03" W	300.16'
L9	S 89°57'02" W	22.01'
L10	S 89°57'02" W	558.10'
L11	N 89°57'02" E	33.02'
L12	N 01°30'07" W	22.04'

MONUMENT TABLE	
1	E. 1/4 COR. SEC. 16 - FND BRASS CAP FLUSH
2	SE. COR. SEC. 16 - CALC'D POSITION PER (R4)
3	FND 1/2" REBAR WITH DESTROYED CAP
4	FND 1/2" REBAR WITH NO I.D.
5	SET 1/2" REBAR W/CAP L.S. 31020
6	FND BRASS CAP FLUSH
7	S. 1/4 COR. SEC. 16 - FND BRASS CAP FLUSH



FUTURE BUILDING "C"

SITE PLAN

KEYNOTES

- MONUMENT SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
- FIRE LANE TURN RADIUS, 35' INSIDE, 55' OUTSIDE.
- OFFICE BUILDING & APARTMENT. REFER TO A 20 SHEET A20
- R.V. PARKING, LOCATION OF FUTURE STORAGE BUILDING "C".
- RETENSION BASIN 3'-0" MAX DEPTH REFER TO CIVIL PLANS.
- NEW PRE-MANUFACTURED STORAGE BUILDING, REFER TO K.C. STEEL DRAWINGS, REFER TO STRUCTURAL FOR FOUNDATION.
- REFER TO SHEET A11 FOR DIMENSIONED PARKING THIS LOCATION. INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- ENTRY KEYPAD & INTERCOM.
- EXIT KEYPAD
- 8'-0"H WROUGHT IRON MAINTENANCE GATE.
- FIRE HYDRANT PROVIDE STEEL PROTECTION BOLLARDS.
- 9'-6"x23'-0" PARALLEL PARKING SPACE TYP.
- 40'x40' ENHANCED LANDSCAPE TRIANGLE, SEE LANDSCAPE PLANS.
- TRASH DUMPSTER - SEE A11
- 3'-0"HIGH PARKING SCREEN WALL SEE A11
- ELECTRIC GATE EQUIPMENT FOR SLIDING GATE. EXACT LAYOUT AND DETAILS TO BE PROVIDED BY GATE MANUFACTURER. PROVIDE REFLECTIVE TAPE EACH SIDE OF GATE.
- VEHICLE 3-POINT TURN AROUND SPACE.
- NEW HEAD WALL AND/OR UNDERGROUND IRRIGATION PIPE. REFER TO CIVIL FOR ADDITIONAL INFO.
- 6" VERTICAL CONCRETE CURB TYP.
- A.D.A. COMPLIANT RAMP W/ DETECTABLE WARNING. MAX SLOPE 1:12.

KEYNOTES

- PROVIDE 43'-0" WIDE ACCESSIBLE ROUTE FROM OFFICE BUILDING TO BUILDING "A" STRIPES TO BE PAINTED @ 2'-0" O.C. IN A CONTRASTING COLOR THAT IS DISTINGUISHED FROM THE PARKING SPACES AND PAINTED FIRE LANE.
- BACKFLOW PREVENTER - REFER TO CIVIL PLANS.
- THE LARGEST VEHICLE TO BE STORED AT THIS FACILITY WILL AN R.V. - DIMENSIONS = 40'-0"L x 8'-6"W x 11'-6"H.
- 6'-0"HIGH CHAIN LINK FENCE
- ARROWS INDICATE ACCESSIBLE ROUTE.

CITY OF PHOENIX GENERAL NOTES

- REFER TO SHEET A11 FOR ADDITIONAL NOTES REQUIRED BY CITY OF PHOENIX
- REFER TO SHEET A11 FOR ZONING STIPULATIONS

FIRE DEPARTMENT GENERAL NOTES

- THE INSTALLATION OF CONTROLLED ACCESS GATES ACROSS FIRE ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MEET THE REQUIREMENTS OF SECTION 511. CALL 602-618-0886 FOR ALL ACCESS GATE QUESTIONS.
- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, PAINTED CURBS AND APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED FOR THE FIRE APPARATUS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MARKING OF FIRE LANES SHALL BE IN ACCORDANCE WITH SECTION 503.3. SIGNS OR NOTICES SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITIONS AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. CALL 602-618-0780 FOR FIRE LANE MARKING QUESTIONS.

GENERAL NOTES

- REFER TO SHEET A11 FOR REZONING CASES Z-6-06 & Z-SF-2-06 REQUEST AND STIPULATIONS.
- PROVIDE POWERED GATE WITH A "PRE-EMPTION DEVICE" KNOX OVERRIDE SWITCH TO ALLOW FIRE DEPARTMENT ACCESS TO FACILITY.
- PROVIDE KNOX LOCK BOX AT GATED ENTRANCES TO FACILITY FOR FIRE DEPARTMENT ACCESS.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WITH WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- SIGNS REQUIRE SEPARATE PERMIT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ALL BUILDINGS SHALL BE FIRE SPRINKLERED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITHIN 200'-0" OF FIRE HYDRANTS.
- GATE ACCESS SHALL BE REQUIRED FOR FIRE DEPARTMENT USE. REFLECTORS ON GATE, PAINT STRIPES, HOURS OF OPERATION, LIGHTING & ENTRY GATE MUST BE VISIBLE FROM STREET.
- ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH THE CITY OF PHOENIX'S "DARK SKY REGULATIONS" PER CIT CODE, PART II, SECTION 23-100, ARTICLE VII.
- MAX HEIGHT FOR LIGHT POLES SHALL BE 15'-0" MAX WITHIN 150'-0" OF A RESIDENTIAL DISTRICT.

PROJECT SCOPE

SCOPE OF WORK IS AS FOLLOWS:
DEVELOPE A VACANT PARCEL INTO A NEW STORAGE FACILITY WITH MULTIPLE UNIT SIZES, R/V PARKING WITH PLANS FOR A FUTURE STORAGE BUILDING, NEW OFFICE WITH APARTMENT ABOVE, NEW PARKING LOT AND STREET IMPROVEMENTS.

LEGAL DESCRIPTION - PARCEL #101-14-006

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENTED EAST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 01°48'03" WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 2754.2 FEET;
THENCE SOUTH 89°57'02" WEST, A DISTANCE OF 3302 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 91ST AVENUE, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 01°48'03" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3001.6 FEET;
THENCE SOUTH 89°57'02" WEST, A DISTANCE OF 580.11 FEET;
THENCE NORTH 01°33'40" EAST, A DISTANCE OF 300.12 FEET;
THENCE NORTH 89°57'02" EAST, A DISTANCE OF 58137 FEET TO THE POINT OF BEGINNING.

SAID LOT LYING WITHIN AND BEING A PART OF THE CITY OF PHOENIX, ARIZONA AND CONTAINING 174222 SQUARE FEET OR 3.9996 ACRES MORE OR LESS.

SAID LOT SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

COPYRIGHT REPRODUCTION

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

PROJECT DATA

PROJECT NAME / ADDRESS
STORAGE SOLUTIONS
2150 SOUTH 91ST AVENUE
PHOENIX, ARIZONA

BLDG NAME	SF.	CONST TYPE	OCCUPANCY	OCC LOAD	BLDG HEIGHT
OFFICE/APARTMENT - 1ST FLOOR					
OFFICE	1076 SF.	V-B FULLY SPRINK.	B	/100 = 11	N/A
RESIDENTIAL ENTRY/ GARAGE	728 SF.	V-B FULLY SPRINK.	A-U	N/A	N/A
TOTAL	1804 SF.			11	N/A

OFFICE/APARTMENT - 2ND FLOOR					
APARTMENT	1433 SF.	V-B FULLY SPRINK.	R-3	N/A	N/A
TOTAL BOTH FLOORS	3237 SF.			11	34'-6"

NON-SEPARATED USES (B1R-3): PER IBC, SECTION 203.3.1 AND TABLE 503, THE ENTIRE BUILDING CAN BE CLASSIFIED AS AN R-3 OCCUPANCY. THEREFORE A FIRE SEPARATION IS NOT REQUIRED BETWEEN OCCUPANCIES.

ALLOWABLE AREAS	TOTAL AREA
B UNLIMITED	
R-3 9000 SF	R-3/B 3263 SF

STORAGE "A" (NO A/C)	8801 SF.	I-B FULLY SPRINK.	S-1	N/A	
STORAGE "A" (A/C)	15150 SF.	I-B FULLY SPRINK.	S-1	/500 = 31	14'-0"
TOTAL	23951 SF.				

STORAGE "B" (NO A/C)	10287 SF.	I-B FULLY SPRINK.	S-1	N/A	
STORAGE "B" (A/C)	6270 SF.	I-B FULLY SPRINK.	S-1	/500 = 13	11'-2"
TOTAL	16557 SF.				

(FUTURE) STORAGE "C"	16557 SF.	I-B FULLY SPRINK.	S-1	-	11'-2"
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STORAGE "D" (NO A/C)	5510 SF.	I-B FULLY SPRINK.	S-1	N/A	
STORAGE "D" (A/C)	18790 SF.	I-B FULLY SPRINK.	S-1	/500 = 38	14'-0"
TOTAL	24300 SF.				11'-2"

EXCEPTION: SECTION 503.6 TABLE 503 ALLOWABLE INCREASE OF FULLY SPRINKLERED BLDG. 17500 SF. x 300% = 52500 ALLOWED FOR S-1

TOTAL BUILDING AREA: 83169 SF. TOTAL OCCUPANTS: 93

EMERGENCY LIGHTING:	YES
FIRE HYDRANTS:	YES
FIRE SPRINKLERS:	YES (NFPA 13)
FIRE ALARMS:	YES (NFPA 72)

TOTAL SITE AREA: 174240 SQFT. 4.0 ACRES (NET) 183823 SQFT. 4.22 ACRES (GROSS)
TOTAL BUILDING AREA: 83169 SQFT. 4.77% OF TOTAL NET SITE AREA
TOTAL LANDSCAPE AREA: 32756 SQFT. 18.8% OF TOTAL NET SITE AREA
MAX SITE AREA = 500%
SEE VARIANCE #Z-SP-2-06-7 FOR APPROVAL TO EXCEED 50% COVERAGE
NOTE: TOTAL BUILDING AREA EXCLUDES 2ND FLOOR APARTMENT AND INCLUDES FUTURE BUILDING "C"

ZONING: C-2 CASE # Z-06-06-7 & Z-SP-6-06-7 (PREVIOUSLY S-1)

PARKING CALCS

REQUIRED:	FACTOR
OFFICE	1 PER 300 SF. 1076 / 300 = 4
APARTMENT/CARETAKER	2 - = 2
STORAGE UNIT	1 PER 35 UNITS 604 / 35 = 18
TOTAL:	24
PROVIDED:	
STANDARD SPACE	21
STANDARD SPACE FOR CARETAKER	1
GARAGE SPACE FOR CARETAKER	1
H/C SPACE	1
TOTAL:	24

VICINITY MAP



APPROVALS

BRENT KLEINMAN ARCHITECT & PLANNER EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF BRENT KLEINMAN ARCHITECT & PLANNER. ©

NEW STORAGE FACILITY

FOR:

STORAGE SOLUTIONS
91ST AVENUE & BUCKEYE ROAD
PHOENIX, ARIZONA

Date: 04/02/07		
Job No: -		
No.	Revision	Date
1	CITY COMMENTS	04/04/2008
2	CITY COMMENTS	10/01/2009

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 561-6441
fax:(602) 943-7290 mobile:(602) 561-6441



EXPIRES 6-30-12

A1.0