Jeff Beach (602) 553-4120 | Office (602) 694-3941 | Mobile jbeach@hogangroupaz.com Kevin Hogan (602) 553-4115 | Office (480) 310-4999 | Mobile khogan@hogangroupaz.com Jim Tipton (602) 553-4110 | Office (480) 206-8630 | Mobile jtipton@hogangroupaz.com The Hogan Group 7114 East Stetson Drive Suite 400 (602) 553-4117 | Main (480) 634-4479 | Fax

Williams Gateway Self Storage FDIC ASSET EXCLUSIVELY LISTED

Location:

W/SWC of Pecos Rd & Ellsworth Rd, Mesa, AZ

Description:

9.07 Acres APN 304-62-785, 786, 787 ,& 788

Status:

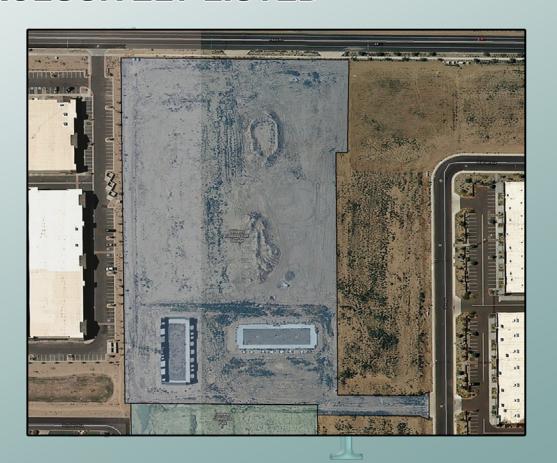
All offsites have been completed including sidewalk, road cuts and turn-ins. Construction on two of the buildings was started. One building has the exterior footings completed while the other has exterior vertical walls completed.

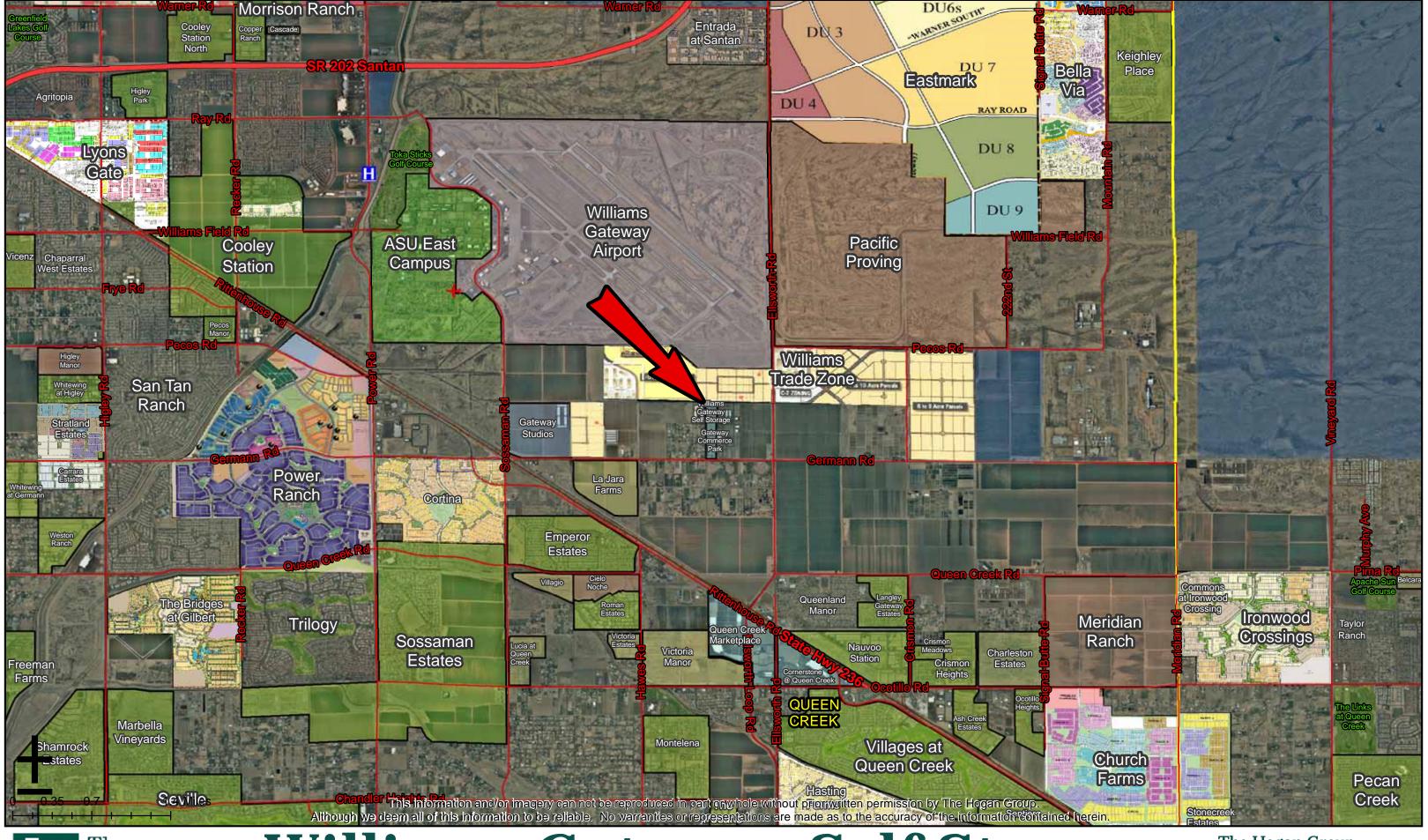
Carrying Costs:

2011 Taxes - \$20,970.90

Purchase Price:

\$550,000

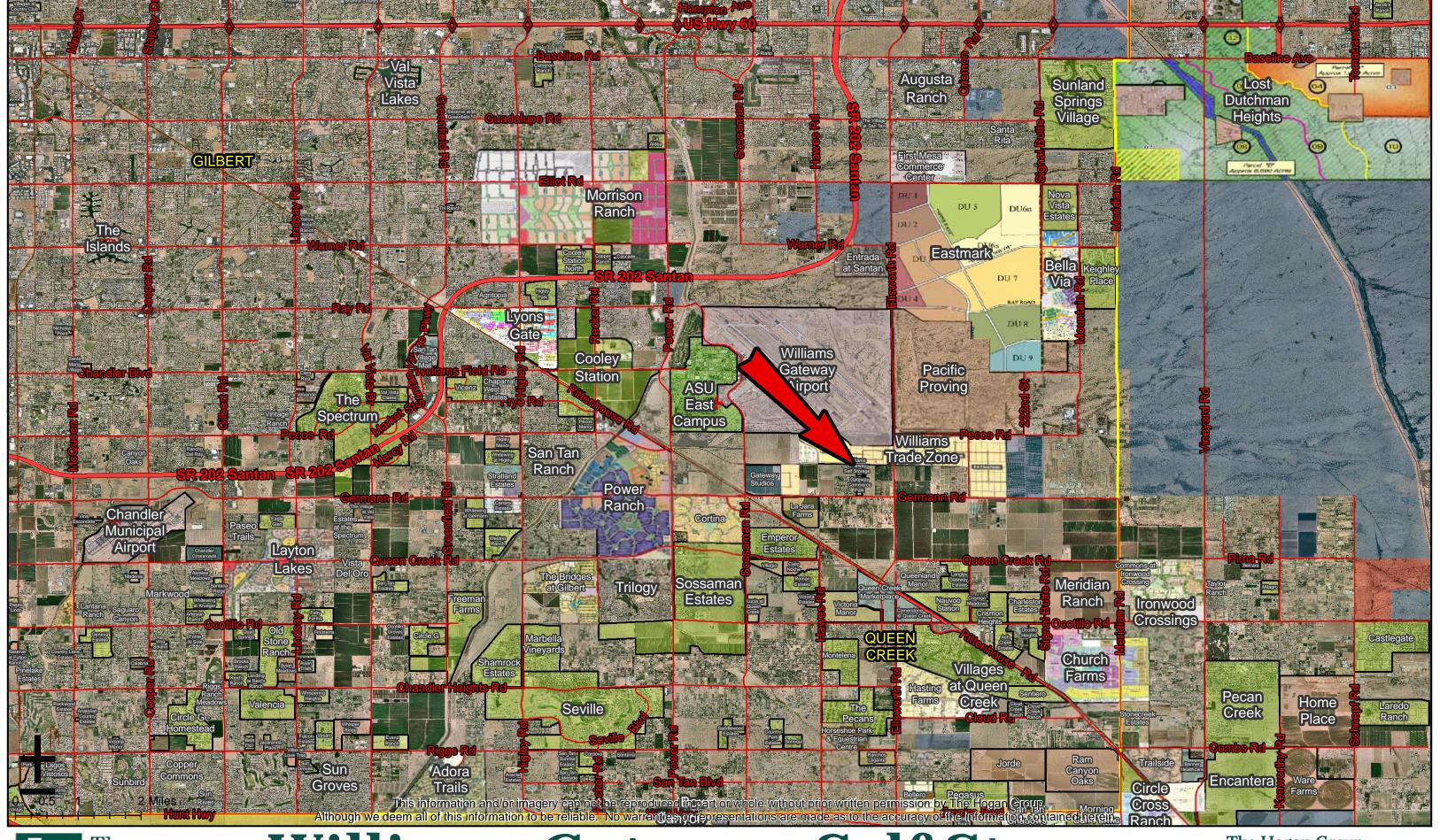






Williams Gateway Self Storage

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WILLIAMS GATEWAY SELF STORAGE

MARICOPA COUNTY, ARIZONA A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4. TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE G.&S.R.B.&M..



LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4, SAID FORTH BERGA A FOUND REDAR.

14. SAID FORTH BERGA FOR SAID SECTION 1.1 SECTION 1.1 SAID SECTION 1. THENCE SOUTH 00'41'35" EAST 65.01 FEET TO THE POINT OF

THENCE SOUTH 8973-00" EAST PARALLE, WITH AND 65.00 PERCESSION OF STATE OF SOUTH AND SECTIONS UNK OF SOUTH SOUTH AND SECTIONS UNK OF SOUTH TO THE CURVE, CONCAVE

FEET: THENCE NON-TANGENT TO SAID CURVE, SOUTH 00'40'36" EAST 69.29 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS. NON-TANGENT CURVE, CONCACE TO THE SOUTHWEST, A RADIAL TO SAID BEGINNING BEARS NORTH 52'2"13" EAST; THENCE NORTHWESTERY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF \$2'09'53" AN ARC DISTANCE OF 22.76 FEET:

FEET; THE TANGENT TO SAID CURVE, NORTH 89'41'09" WEST 213.44 FEET; THENCE NORTH 00'40'38" WEST 24.87 FEET; THENCE NORTH 89"41"09" WEST 400.55 FEET;
THENCE NORTH 00"41"35" WEST 854.89 FEET TO THE POINT OF

NOTE

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MANTENANCE OF ANY PRIVATE DRIBBADE PURPLEY FUEL OR THE LANDSCAPED AREAS WITHIN THE PURPLEY OR THE LANDSCAPED AREAS WITHIN THE PROJECT OR LANDSCAPENG WITHIN THE RIGHT OF WAY ALONG PECOS ROAD.
- AN AVIGATION EASEMBIT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF WILLIAMS GATEMAY ARPORT, DEFORMATION RECORDING ANCOMPT OPPARIONS AND ARPORT DEVINENT IS ANALABLE THROUGH THE ARPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION TO ACHIEVE A NOISE LEVEL REDUCTION OF 20 dB.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO WILLIAMS GATEMAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS.
- 5. THE RUNOFF FROM LOT 1 AND LOT 2 WILL BE RETAINED THE RUNOFF FROM LOT 1 AND LOT 2 WILL BE RETAINED BY TRACE "A" OF GATERWAY ARPORT COMMERCE PARK.
 BOOK 835, PG 34, LOTS 3 AND 4 WILL BE REQUIRED.
 LOTS. LOT 4 IS ALSO REQUIRED TO RETAIN THE RUNOFF FROM PECOS ROAD ADMICENT TO GATERWAY ARPORT COMMERCE PARK. DRANINGE AGREEMENT BETWEETH HIS SUBDIVISION AND CATERWAY ARPORT COMMERCE PARK IS RECORNED TO MICK, De-187913 ED.
- A PRIVATE RECIPROCAL BLANKET EASEMENT FOR INGRESS AND EGRESS EXISTS OVER LOTS 1 AND 2 AS RECORDED IN DKT. 07-0637621.
- A PRIVATE BLANKET DRAINAGE EASEMENT EXISTS OVER LOT 1 FOR THE PURPOSE OF CONVEYING DRAINAGE FROM LOT 2 AS RECORDED IN DKT. 07—0637621.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC ACENCIES AND UTILITY COMPANES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA

COUNTY OF MARCOPA ... ALL MEN BY THESE PRESENTS THAT: WO SELF STORAGE, INC., AS OWNER, HAS SUBDIVIDED UNDER THE MAME OF TWILLIAMS GENTRALY SELF STORAGE, TO CATE ON A PORTION OF THE SOUTHEAST CUARTER OF SECTION 4, TOWNSHIP 2 AND MERSON, MARCOPA COUNTY, ARZOUN, AS SERVIN PLATTED HEREON, AND HEREBY DECLARES THAT SUD PLAT SETS FORTH THE LOCATION AND ORFS THE DIMENSION OF THE LOTS, TRACES, SHEEKS, AND EXEMENTS CONSTITUTION SAME, BY THE NUMBER LITTER, OR HOME SOUTH TO CHARLE SKNOWN RESPECTIVELY ON SAID PLAT.

RESPECTIVELY OF SAUD PLANT.

WE SLIF STORAGE, NO, AS OWNER, HOREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTLIFTY AND FACULTIES TREASMONTS, PUBLIC UTLIFTY ESSENDENTS, CONTROLLED VEHICULAR ACCESS DISSEMENTS, AND PUBLIC DRAMMAGE SESSIONAL OF A PLAY AND INCLUDED IN THE ASSEMBNTS, SAYONEN ON SAN DIAT AND INCLUDED IN THE ASSEMBNTS, AS SOWEN ON SAN DIAT AND INCLUDED IN THE MERCEN COLORADE FOR THE PURPOSES SHOWN INFORMATION.

RESTRICTIVE COVENANT

- THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:
- THAT THE ORAMACE EASEMENTS SHOWN ON THIS PLAT AGE HERBY RESERVED AS DRABME FACILITIES AND AGE HERBY RESERVED AS DRABME FACILITIES AND STORAGE OF DRABMAGE FOR THIS SUBDOWND MAD FOR PUBLIC BIOHS—OF—MAY PER THE APPROVED IMPROVEMENT PLASS ON FILE WITH THE CITY OF MESS ACCOUNTED WITH THE RIGHT OF BOARDS AND COMESS TO MONITAIN SAID DRABMAGE FACILITIES AND RETERMINION AREAS
- 2) THAT THE DRANNGE FACULTIES AND RETEXTION AREAS SHALL BE JUNETAKED BY THE OWNER, HIS SUCCESSORS SHALL BE JUNETAKED BY THE OWNER, HIS SUCCESSORS SHALL BE JUNETAKED AND STOKEN THE STEED THE STATE OWNERS AND FRANKE RETEXTION BEAMS ADDICATE TO CONKY AND STOKE DRANNER FROM SUPPOSED FROM SHAPPING ROUTE OWNERS AND THE WITH THE APPROVED BIPPROVEDIT PLANS ON FILE WITH HE CITY OF MEDICAL STATE OF THE STATE OF THE
- THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BIRDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND
- THAT THIS COVENINT ON BE EMPORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OUT, AND CAN BRING PROCEEDINGS AT LAW OUT, AND CAN BRING PROCEEDINGS AT LAW OUT, THESE COVENINES, TO PRESENT HIM OF THEM FROM SID DRIVE, AND TO RECOVER DAMAGES FOR SIGN OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HERE UNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO MY DAMAGES, A REASONMEE SUM AS AND FOR ATTOMET'S PEEZ AND COUNTY COSTS.

IN WITNESS WHEREOF: WG SELF STORAGE, INC. HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE ITS PRESIDENT THEREUNTO AUTHORIZED.

EXECUTED AT MESA, ARIZONA, THIS 21 DAY OF TUAK

BY: By M Stever

rs: President

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

DEFORM THE PLANT OF THE PART OF THE PROPERTY O

BY: Claude That ATTEST THE CITY CLE

THIS IS TO CERTIFY THAT THE AREA PLATTED HERSON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

Dense Watts

COMMISSION EXPIRES: 9-18-09

APPROVALS

SHEET INDEX

COVER SHEET FINAL PLAT

DEVELOPER/OWNER:

WG SELF STORAGE, INC ATTH: BILLY M. STEVENSON JR. 20648 E. RYAN ROAD QUEEN CREEK, AZ. 85242 PHONE (480) 861–3421 FAX (480) 888–2014

ENGINEER:

GREG ALLEN
ALLEN CONSULTING ENGINEERS
2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1686
FAX (480) 830-8453

SITE DATA:

APN#: 304-62-007-S (A PORTION OF)
NET AREA: 9.0742 AC
GROSS AREA: 9.0742 AC
EXISTING ZONING: M-1
PROPOSED ZONING: M-1
PAD
ZONING CASE#: 206-06

LOT TABLE

NUMBER	SQ FOOTAGE	ACRES
1	68,465	1.5717
2	52,164	1,1975
3	196,577	4.5128
4	78,068	1.7922

BOOK 934 PAGE 12

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

2007-0761415

09:43 AM

DR06-37



2550 N. THUNDERBIRD CIRCLE #132 MESA, ARIZONA 85215

WILLIAMS GATEWAY SELF STORAGE

FINAL PLAT





I, GREGORY L. ALLEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF AREZONG THAT THE PLAT CONSISTING OF TWO (2) SHETS REPRESENTS, A SUMMEY PERFORMED LONGER OF SUBJECTION OF LINEAR CONTROL OF THE BEST OF MY NORWALDER AND RELETS LET CONTROL THAN COLUMNS THE BEST OF MY NORWALDER AND RELETS LET CONTROL TO BE MEDITAL THE SURVEY TO BE MEDITAL SHOWN AT THE CONTROL FOONTS AND LOT CORMERS SHALL BE LOCATED AS SHOWN AT THE OF CONSTRUCTION.

6.28.07

GREGORY I ALEN, P.E., R.L.S. LICENSE# 1 6097 ADDRESS: 2550 N. THUNDERBIRD

CIRCLE #132 MESA, ARIZONA 85215

