

Land Purchase - Prod Final

Page 1 of 3

Instructions

The State Land Department encourages you to contact the Department's Commercial Leasing Administrator at (602) 542-3000 prior to submittal of your application. The Commercial Leasing Administrator may be able to address questions or concerns regarding the land you wish to purchase prior to your expenditure of the non-refundable filing fee. Completion of this application does not in any way obligate the Arizona State Land Department to approve the application.

NON-REFUNDABLE FILING FEE must be submitted with your application.

Trust land sales are subject to the Arizona Revised Statutes §§ 37-231 through 241, 243 through 247, 249 through 261, 322.02 and 322.04, and the Administrative Rules described therein. Starting with their appraised value, Trust lands are sold at public auction with competitive oral bidding.

Expenses Borne by the Applicant:

1. Application to Purchase filing fee: \$2,000.00 (non-refundable)
2. Cost of preparing a certified land survey or ALTA survey, Phase 1 ESA, and other due diligence, if required
3. Cost of conducting an archaeological survey, if required
4. Appraisal: approximately \$5,000.00
5. Legal advertising: approximately \$5,000.00
6. Sales administrative fees of 3% of purchase price

Application Process:

1. Each purchase application is reviewed on a case-by-case basis. Evaluation of the merits of each application includes: income potential to the Trust; proposed use; impact to adjacent Trust lands; availability of utilities/infrastructure; access; proximity to existing development; parcel size; and conformance with local jurisdiction regulations.
2. The time required to process a purchase application may exceed twelve months.
3. All Trust lands shall be sold at public auction, and only after: completion of a comprehensive staff evaluation; a formal appraisal has been prepared and accepted, receipt of State Board of Appeals and State Land Commissioner approval; and all legal advertising requirements have been met.
4. Method of payment will be either cash or terms as determined by the State Land Department and published in the public auction sales notice. The State Treasurer establishes the interest rate.
5. The auction notice shall be published once each week for not less than ten successive weeks in a newspaper of general circulation, published regularly at the State Capitol, and in a newspaper of like circulation regularly published nearest the location of the lands to be sold. Additional marketing may be funded by the Department on selected land.

Additional Information that the State Land Department Will Consider

Location:

1. Is the land applied for adjacent to any existing commercial, industrial or homesite development?
2. Is it within the corporate boundaries of a city or town?
3. Is it adjacent to the corporate boundaries of a city or town?
4. What is the distance from corporate boundaries?

Current Lessee:

1. If you are the current State lessee of the land, is your rent current?
2. In consideration of favorable action, do you agree to surrender your lease on the date of the sale even if you are not the successful bidder?
3. Are there any improvements on the land?

Note: pursuant to A.R.S. Â§ 37-322.02, the purchaser is required to reimburse the previous Lessee for improvements.

Conditions of the Land:

1. Water and Sewer: The provider (Contact Information and copy of service boundary map from Arizona Corporation Commission if private utility), location and diameter of line to service proposed development, and if there is adequate capacity
2. Existing general plans, area plans or neighborhood plans and proposed uses
3. Transportation plans

For additional information call: Sales & Commercial Leasing Section at (602) 542-3000

I have read and understand the instructions provided for this application.

I have read and understand the instructions for this application.

Show Applicant

No

Application Record Type Id

012r00000004qkKAAQ

Account Id

001t000000DsV1eAAF

Contact Id

003t000000HMqHUAA1

Show Contact Information

No answer given

Step 1

No answer given

Step2

No answer given

Step 3

True

Application Type

No answer given

Business Account Type

No answer given

Person Account Type

No answer given

Page 2 of 3

Application Details

Pending Application No

No answer given

Existing Lease No
No answer given

Application Type:
New

Broker/Salesperson

Is applicant represented by a Broker/Salesperson?
Yes

Broker Registration Questions

Brokerage Name:
James L. Adams

Brokerage Address:
5209 N. 24th Street #208, Phoenix, AZ 85016

Salesperson

Salesperson:
James L. Adams

License Number:
SE006213000

Designated Broker

Designated Broker:
James L. Adams

License Number
BR006213000

The Broker Registration/Bidder Certification Form **must** be submitted to ASLD within seven (7) business days of the electronic submission of the purchase/long-term lease application.

The full A.C.C. rule, regarding broker commissions offered by ASLD, and the Broker Registration/Bidder Certification Form, are located within the Broker Registration Packet, available on the ASLD website at <https://land.az.gov/sites/default/files/Broker%20Registration%20Packet%2008-25-2016.pdf>

You are required to submit the original, hard-copy Broker Registration Form for this purchase application, within seven (7) business days of the submission of this application. I also understand that original signatures of the salesperson, designated broker, and potential bidder must all appear on one Broker Registration/Bidder Certification form, and that facsimiles or photocopies will not be accepted.

I Acknowledge

Failure to submit an accurate Broker Registration/Bidder Certification form within seven (7) business days of the submission of this application, will signify that the applicant is not represented by a broker.

I Acknowledge

Offer and payment of a broker commission is wholly within the ASLD's Commissioner's discretion.

I Acknowledge

Pursuant to A.A.C. R12-5 413 (E), A broker shall not register the following:

- A potential purchaser or lessee who is registered with another broker for the same auction.

Current Lessee

Are you the current State lessee of the land?

No

Lease Number

000-000000-00

Do you own or lease adjacent land?

No

Are there any mortgages or liens on the requested property?

No

Have you previously submitted an application for this State Trust Land?

No

Infrastructure in the Area

Is there legal access to the land?

Yes

Please state your legal access route:

Pima Road & East Trailside View

Is access to the land an improved dedicated public street?

Yes

Are utilities available to the property?

No

Provide distance to service

approximately 1/4 mile south of subject property

v_Provider

Potable:0Sewer:0Electric:0Gas:0

Is the land encumbered?

Yes

Check all that apply:

FEMA Floodplain,Easements

List all applicable FEMA floodplain designations:

AO

Describe easements:

Utility easements

v_encumbered

Slopes:0Fema:AOEasements:Utility easements

Please list current General Plan designation(s), zoning and allowable uses:

The subject property consists of multiple zoning designations including I-1, Industrial Park/PCD Planned Community District; and PRC, Planned Regional Center/PCD, Planned Community

District, a portion of which has ESL, Environmentally Sensitive Lands and HD, Hillside District overlays, by the city of Scottsdale.

Please list adjacent General Plan designation(s) and zoning

Surrounding land uses include: undeveloped land owned by the Arizona State Land Department (State Trust Land), to the north, across Pima Road; vacant land, followed by multi-family housing and higher-priced single-family housing to the east, a business park (McDowell Mountain Business Park to the south, across Bell Road, and Loop 101 followed by office properties within the Perimeter center to the west. The highly desirable master planned communities of DC Ranch and McDowell Mountain Ranch are located a short distance to the northeast and southeast, respectively.

Describe surrounding land uses

multi family, single family, master planned community; business park, office properties

Proposed Use of Land

Describe in detail the proposed use and reason for purchasing this State Land:

Development and proposed mixed use, commercial, industrial and/or related uses. Final uses to be determined.

Describe proposed project description and timeline for development:

Project description to be determined for final use; i.e., mixed use, commercial, industrial and/or related uses. Timeline: Post auction: entitlements approx. 12 months; project development approximately 5 years.

Note: Upon submitting this application please upload site plan or layout if available and any additional information pertinent to the evaluation of this application.

Qualifications

Please describe your experience and capability to fulfill the proposed use associated with this application:

Over 25 years of successful development of commercial, industrial, residential and mixed use projects in the Phoenix metropolitan area.

Extraordinary Characteristics

Are there any drainage, floodplain or other constraints on the land?

Yes

Please list all known constraints:

to be determined

What is the estimated number of waterways/washes and their size?

to be determined

Special Considerations and Other Factors

Some Section

In your opinion, what is the value of this land?

600,000.00

(Select type)

per acre

Identify source of estimated land value below: ("Unknown" is not an appropriate answer)

Based on current knowledge of the market, as well as prior appraisals within the last 18 months.

Why are you requesting that this property be sold at this time? (Please upload supporting market data)

The subject property is market ready and has reached highest and best use potential at this time. With the substantial development in the area within recent years, it present development opportunities.

Funding

What are the funding mechanisms that will assist and or pay for this land purchase?

Private investment funding

Are there constraints, stipulations or deadlines associated with the funding?

No

Page 3 of 3

Arizona State Land Department Environmental Disclosure Questionnaire

The purpose of this questionnaire is to give the Department an opportunity to detect proposed land uses that may have potential environmental impacts and risks, and to consider these impacts and risks in the processing of the application.

If you have questions regarding this questionnaire, please contact the State Land Department, Environmental Section at (602) 542-2119. Other Federal, State, County and local agencies may also need to be contacted regarding environmental regulations.

Please indicate below the type(s) of potential environmental impacts from your current or proposed use:

Will your use involve any of the following environmental impacts

WASTE TIRES (The collection of waste tires?)

No

LEAD ACID BATTERIES (The sale and disposal of lead acid batteries?)

No

DISCHARGE IMPACTING GROUNDWATER (Generating a discharge that may potentially impact groundwater?)

No

PESTICIDES?

No

DRY WELLS?

No

POTABLE WATER (DRINKING WATER) SYSTEMS?

No

WASTEWATER COLLECTION AND TREATMENT SYSTEMS (Wastewater collection and/or treatment?)

No

AIR CONTAMINANTS/AIR POLLUTION CONTROL

No

SOLID WASTE – GENERAL (Solid waste generation, transportation, treatment, recycling, storage or disposal?)

No

SOLID WASTE - MEDICAL WASTE (Medical waste generation, transportation, treatment, recycling, storage or disposal?)

No

SOLID WASTE - SEWAGE SLUDGE/SEPTAGE ((Septic Tank Waste) Sewage sludge/septage generation, transportation, treatment, storage, use or disposal?)

No

USED OIL (Used oil generation, transportation, storage, recycling, use, disposal, marketing or burning?)

No

RECYCLING ACTIVITIES?

No

SPECIAL WASTE (Special waste (asbestos, motor vehicle shredding waste) generation, transportation, treatment, recycling, storage or disposal?)

No

HAZARDOUS WASTE GENERATOR (Generating hazardous waste?)

No

HAZARDOUS WASTE TREATMENT, STORAGE, OR DISPOSAL?

No

HAZARDOUS WASTE TRANSPORTATION?

No

UNDERGROUND STORAGE TANK (UST)?

No

ABOVEGROUND STORAGE TANK (AST)?

No

HAZARDOUS SUBSTANCES?

No

CURRENTLY UNCLASSIFIED WASTE

No

Will your use involve currently unclassified waste containing the following? (A.R.S. §49-854) If yes, check appropriate waste category:

No answer given

SUPERFUND SITES (Is the State Trust land located in a National Priority List (NPL, Federal Superfund) area or in a Water Quality Assurance Revolving Fund (WQARF, State Superfund) study area?)

No

LAND DISTURBANCE (If land disturbance will occur, will it be on previously undisturbed land?)

Yes

Please explain

Development of raw land

WATER WELLS (Are there open and/or abandoned water wells on the property?)

No

ADJACENT LAND USES (To the best of your knowledge, are adjacent lands subject to any of the above-referenced environmental impacts?)

No

ON-SITE INSPECTION/ENVIRONMENTAL ASSESSMENT (To the best of your knowledge, has an on-site inspection and/or an environmental site assessment been performed at this location?)

No

PREVIOUS ENVIRONMENTAL IMPACT (To the best of your knowledge, has any environmental impact been reported previously to ADEQ?)

No

Additional Comments

No answer given

Do not click back button after clicking submit