

Unofficial Document



OFF I
MARICOI
F
2008-0202302 03/00/00 03:37 PM
1 OF 4
MIRAMONTESA

After recordation, please return to:

Jeffrey Matura
Harper, Christian, Dichter & Graif, P.C.
2700 N. Central Avenue
Suite 1200
Phoenix, Arizona 85004

CAPTION HEADING:

NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT

DO NOT REMOVE

This is part of the official document.

KIVA Project Number 05-4724

Zoning Case Number Z-85-06-3

When recorded, mail to:
 CITY OF PHOENIX
 DEVELOPMENT SERVICES DEPT.
 200 West Washington Street, 3rd Floor
 Phoenix, Arizona 85003
 Attn: MARSHALL RIEGAL

NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT

All of the real property (the "Property") described in "Exhibit A" attached to this Notice, said property also to be known as CONTESSA BELLA, lies within the boundaries of the Public Airport Disclosure area for PHOENIX DEER VALLEY AIRPORT. The Property is located approximately 5.8 miles from PHOENIX DEER VALLEY AIRPORT.

The disclosure notice to prospective purchasers follows State guidelines regarding the properties in the City of Phoenix underlying the flight patterns of PHOENIX DEER VALLEY AIRPORT. The Public Airport Disclosure area is defined and prepared in accordance to Arizona Revised Statute, Section 28-8486, and generally depicts areas of numerous aircraft overflights or aircraft operations. As of the date of this filing, and attached as "Exhibit B" is the current Public Airport Disclosure Map which provides noise and overflight information. Updated copies of pertinent Airport Disclosure Maps are available from the Arizona Department of Real Estate's main office in Phoenix – 2910 N. 44th St., Suite 100, Phoenix, AZ 85018, or from their web site http://www.re.state.az.us/PUBLIC_INFO/PUBLIC_INFO.html.

Properties located within the boundaries of a Public Airport Disclosure Area will be subject to overflights of aircraft operating at the airport. People are often ^{Unofficial Document} irritated by repeated overflights regardless of the actual sound level at the overflight site.

Phoenix Sky Harbor International Airport is considered a busy large-hub airport, and one of the busiest airports in the nation. The airport is open twenty-four each day, so takeoffs and landings may occur at any hour of the day or night. There are a significant number of takeoffs and landings at the airport and the volume of traffic is expected to increase with time. Altitudes of individual aircraft will vary with meteorological conditions, aircraft performance and pilot proficiency.

Phoenix Deer Valley Airport, Phoenix Goodyear Airport, Glendale Municipal Airport, and Scottsdale Municipal Airport are considered busy general aviation/reliever airports. Operating hours vary for each airport; takeoffs and landings may occur at any hour of the day or night. Altitudes of individual aircraft will vary with meteorological conditions, aircraft performance and pilot proficiency.

The above mentioned airports have been at their present locations for many years. Future demand and airport operations are anticipated to increase significantly in the future.

Flight tracks and traffic patterns may extend several miles beyond the Airport boundary. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to these annoyances can vary from person to person.

When residential and other noise sensitive buildings are constructed within noise contours of 65 DNL or higher, steps should be taken to achieve reduced interior noise levels.

Any questions regarding the content of this Notice can be directed to the City of Phoenix, Aviation Department, Planning Division, at (602) 273-3340.



City of Phoenix

EXHIBIT A

ADDRESS: 16651 N. 20th Street
Phoenix, AZ 85022

LEGAL DESCRIPTION OF THE PROPERTY:

The North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 3, Township 3 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT The East 15 feet thereof;

And

Unofficial Document

EXCEPT The West 10 of the East 25 feet thereof

A portion of the Northeast quarter of Section 3, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Jeromy T. Sjolseth

February 29, 2008

Printed Name

Date

Member

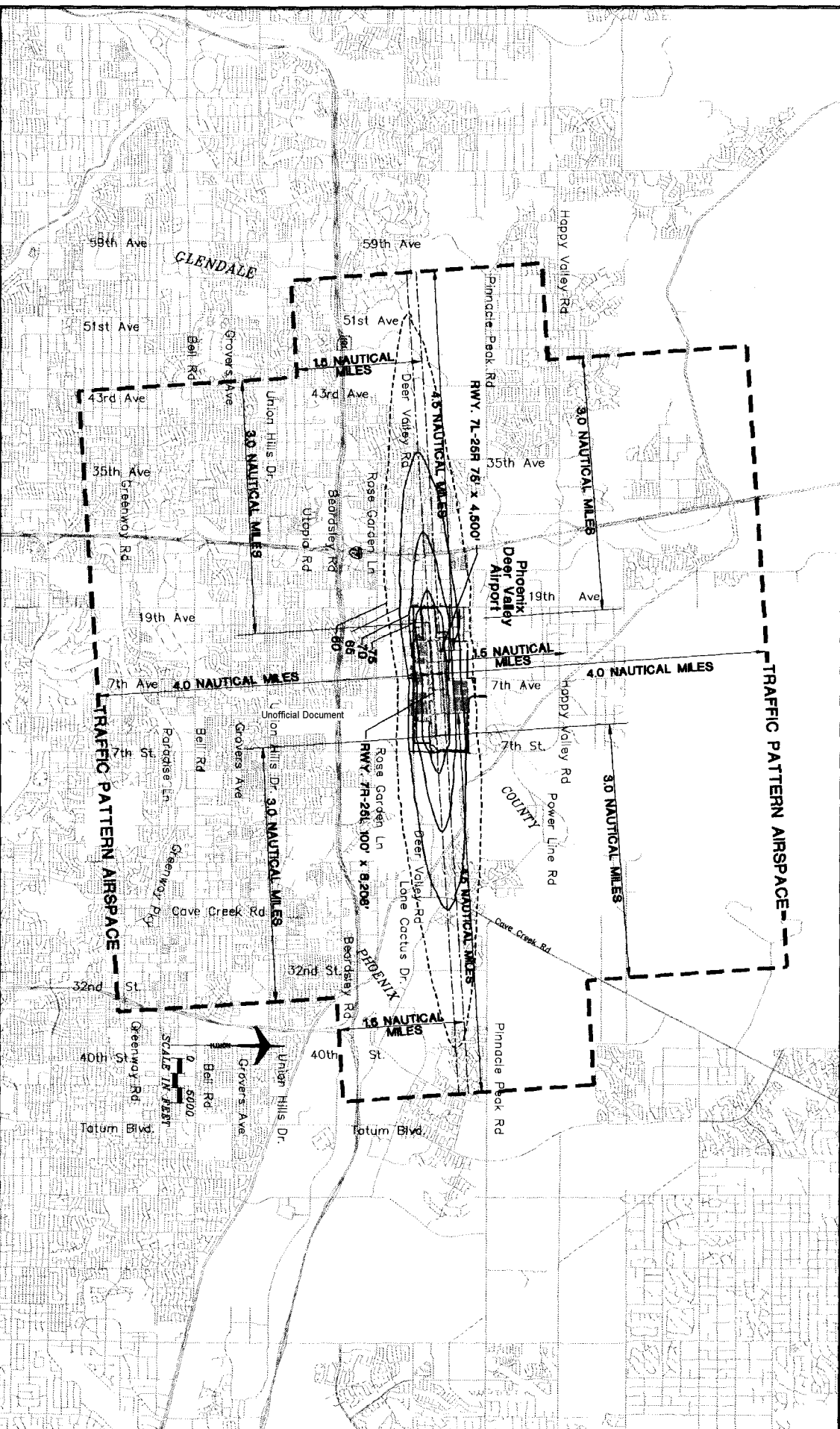
Midpoint Properties LLC

Title

Company/Organization

Signature

A handwritten signature in black ink, appearing to read "Jeromy T. Sjolseth", written over a horizontal line.



LEGEND:

- TRAFFIC PATTERN AIRSPACE
- NOISE CONTOURS DAY NIGHT LEVEL (DNL)
- EXISTING AIRPORT PROPERTY LINE
- EXTENDED RUNWAY CENTERLINE

NOTES:

1. This map was prepared in accordance with the A.R.S. Sect. 28-8486, related to public airport disclosure.
2. Traffic Pattern Airspace Boundaries have been established in accordance with the guidelines provided in FAA Order 7400.2F.
3. The Airport Noise Contours were developed with the Integrated Noise Model (Version 6.0) are based on Total Annual Operations (Take-off and Landings) of 520,000.
4. 1 nautical mile = 6,080 feet or 1.1516 statute miles.
5. Base map derived from electronic USGS mapping and the Mapping Association of Governments (MAG) street map.

PHOENIX DEER VALLEY AIRPORT PUBLIC AIRPORT DISCLOSURE MAP PHOENIX, ARIZONA

DEVELOPED BY: *Allyson Brown*
 APPROVED BY: *James H. Thomas, Sr.*
 January 25, 2007 Sheet 1 of 1

Collette
 ASSOCIATES
 Airport Consultants