

When Recorded Return To:

Phoenix-Mesa Gateway Airport Authority
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Attn: Engineering & Facilities

For Recorder's Use

Avigation Notice Phoenix-Mesa Gateway Airport Overflight Area

All of the real property (the "Property") described in "Exhibit A" attached to this Notice lies within the boundaries of the Phoenix-Mesa Gateway Airport Overflight Area. This Notice and exhibit satisfies the requirements of Arizona Revised Statutes (A.R.S.) Sections 28-2485 & 28-2486, and is intended to provide disclosure regarding the characteristics of the flight operations in the vicinity of the airport and to provide notice to property owners regarding those activities.

Background

Williams Air Force Base was established in 1941 and became Williams Gateway Airport after the base closure in 1994 serving as a reliever airport for Phoenix Sky Harbor International Airport. The airport was later renamed Phoenix-Mesa Gateway Airport shortly after commercial airline service began to provide a better geographic reference. The airport currently has three parallel runways, each around two miles in length that can accommodate nearly any size of aircraft, and around 1,000 vacant acres available for additional growth and development.

Section 1: Operational Characteristics

Phoenix-Mesa Gateway Airport is currently one of the busiest airports in the United States in terms of operations (takeoffs and landings) with approximately 250,000-300,000 annual operations. The 2017 Phoenix-Mesa Gateway Airport Land Use Compatibility Plan Update determined an annual service volume, or reasonable capacity of operations, of 498,000 operations. The airport is open twenty-four hours a day, so operations may occur at any hour of the day or night.

Property within the boundaries of these overflight areas, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels and frequency that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets.

The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes.

Section 2: Phoenix-Mesa Gateway Airport Master Plan

Phoenix-Mesa Gateway Airport has an airport master plan that is updated periodically. The master plan provides information on future plans for the airport. Over the long-term, aircraft operations and the utilization of the Airport is expected to increase over time. The current airport master plan is available for review at the Airport's administrative office, located at 5835 South Sossaman Road in Mesa, or on the Airport's website (gatewayairport.com).

Section 3: Public Right of Transit

The property included in Exhibit A is subject to regulations under title 49 of United States Code, revised sections 40102 and 40103 (as amended), and 14 Code of Federal Regulations (CFR) Section 91.119, including airspace needed to ensure safety in the takeoff and landing of aircraft and the public right of transit through navigable airspace.

Section 4: Public Airport Disclosure

Exhibit A, the current disclosure notice and map to prospective purchasers, follows the State of Arizona guidelines regarding properties underlying the typical flight patterns for Phoenix-Mesa Gateway Airport. The Public Airport Disclosure Map is prepared in accordance to A.R.S. Sections 28-8485 & 28-8486, and generally depicts areas of aircraft overflights or aircraft operations. Public Airport Disclosure Maps are available from the Arizona Department of Real Estate's main office and website, currently at – 100 North 15th Avenue, Suite 201, Phoenix, AZ 85007, and <http://www.re.state.az.us/airportmaps/publicairports.aspx> .

Any questions regarding the content of this Notice can be directed to the Phoenix-Mesa Gateway Airport Authority, Engineering and Facilities Department, Airport Planning at (480) 988-7600 or (480) 988-7649