



PV|303

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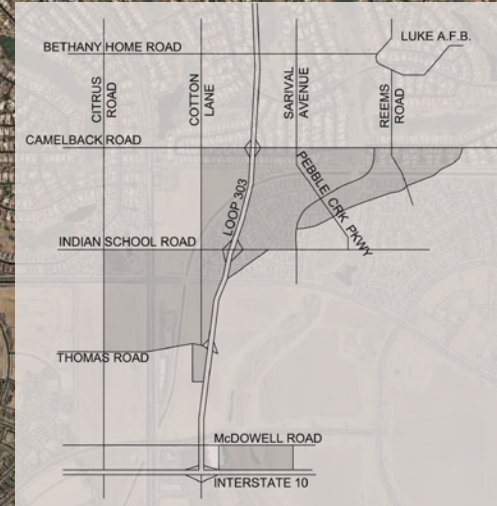
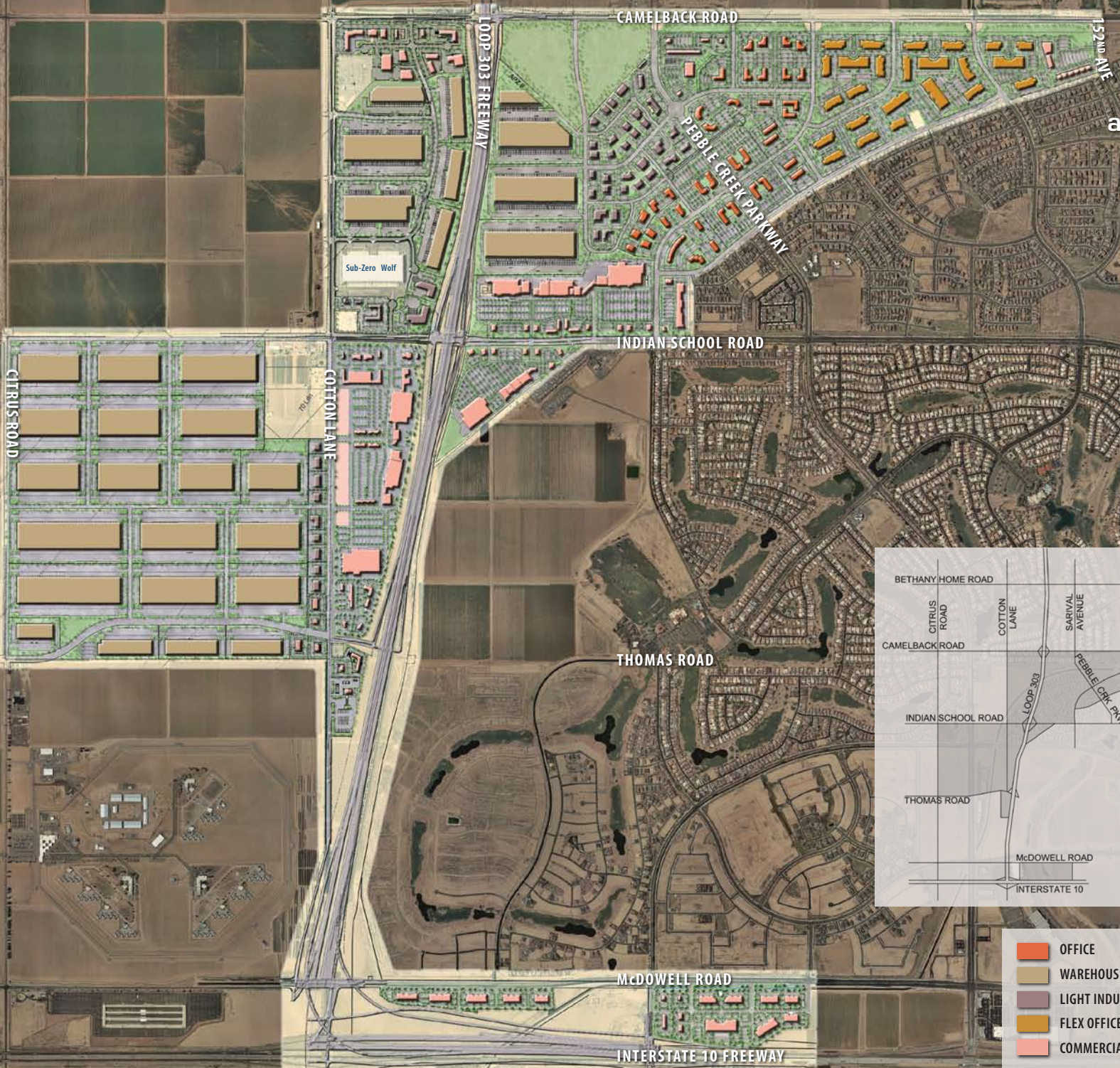
the interchange of business

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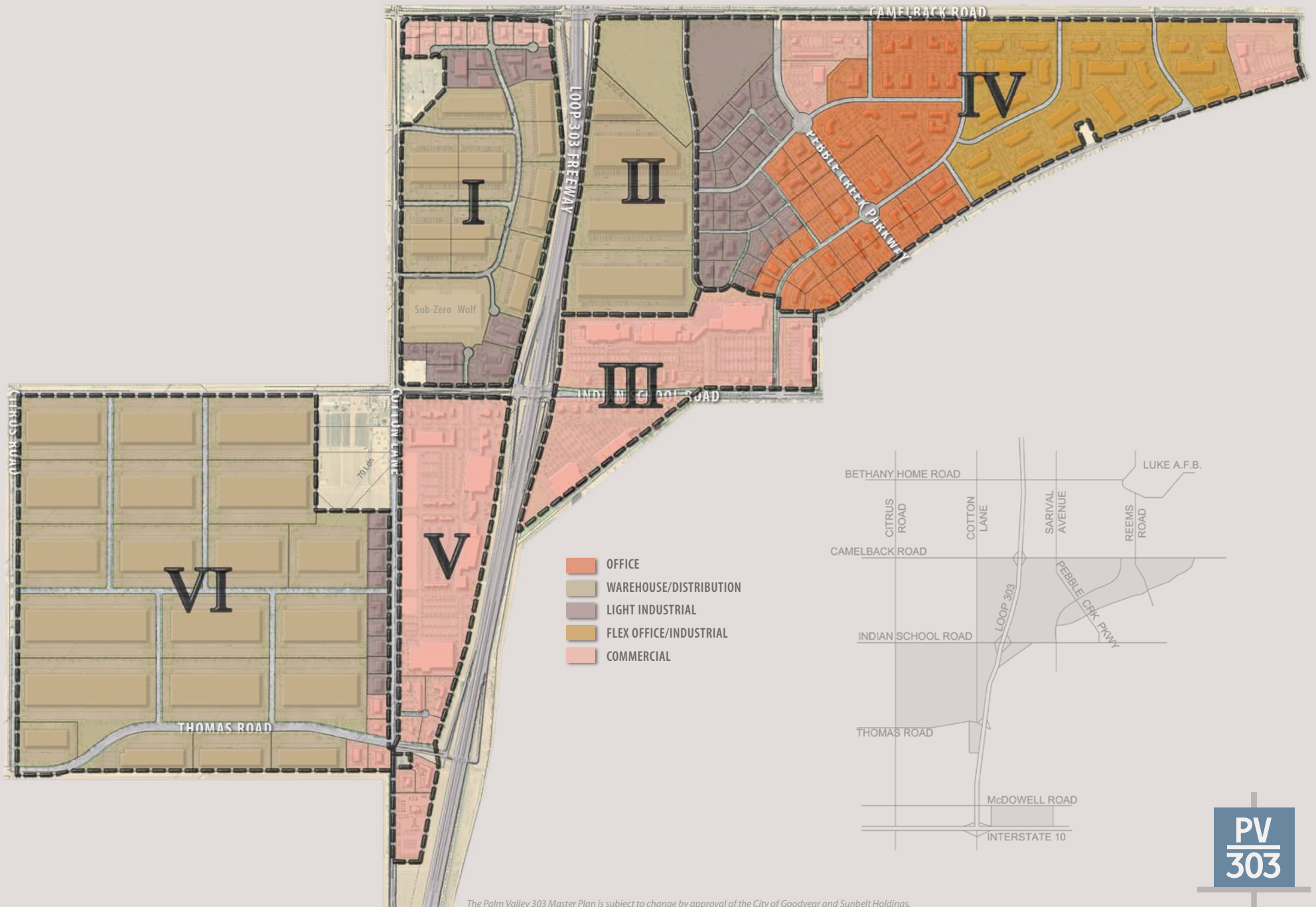
project overview

PV303 is a master planned business park designed to meet the growing demand for commercial and industrial opportunities in the greater Phoenix area. Located at the confluence of Interstate 10 and Loop 303 in Goodyear, Arizona, PV303 offers a total of 1,600 acres with 20 million-square-foot of office, retail and industrial space. PV303 is ideally situated to serve Arizona and key markets in the western United States such as the Ports of Long Beach, Los Angeles and San Diego, California; El Paso, Texas and Las Vegas, Nevada.

aerial/masterplan



- OFFICE
- WAREHOUSE/DISTRIBUTION
- LIGHT INDUSTRIAL
- FLEX OFFICE/INDUSTRIAL
- COMMERCIAL



The Palm Valley 303 Master Plan is subject to change by approval of the City of Goodyear and Sunbelt Holdings.

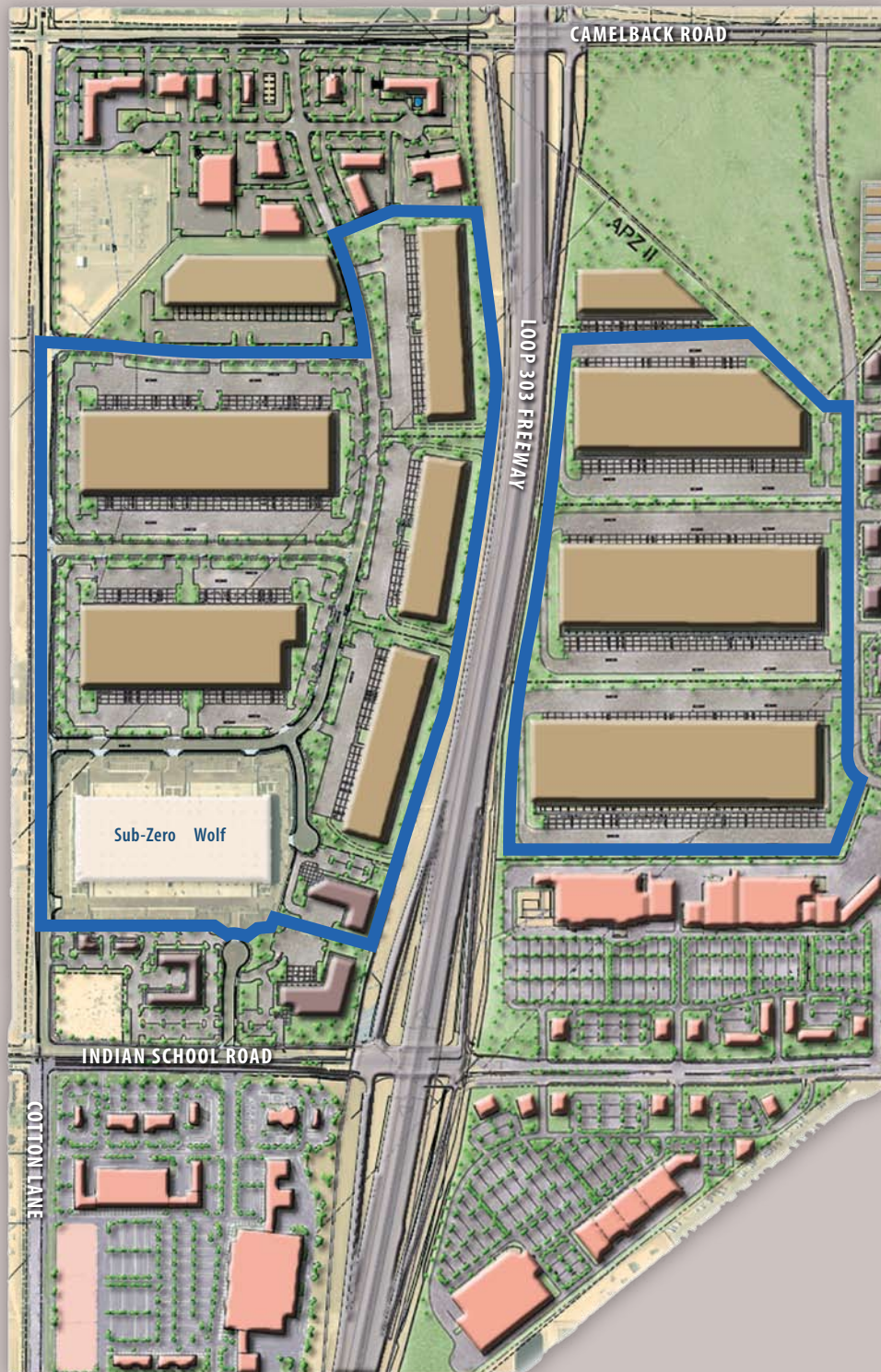




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foreign trade zone status *

Foreign Trade Zones (FTZs) provide special customs procedures to U.S. plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and then reexported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the U.S. market which helps offset customs advantages available to overseas producers who compete with domestic industry.

In Arizona, a Zone that is approved and activated may be re-classified down from 20% tax valuation to 5% valuation resulting in the tax benefit of a 75% reduction.

Some of the advantages may include:

- no time limit on goods stored inside a FTZ
- merchandise exempted from state and local taxes
- minimized costs while products wait for shipment
- quota restrictions waived for items entering FTZs

These (approved) activities can be conducted in a zone:

- assembling, packaging, destroying, storing, cleaning
- exhibiting, re-packing, distributing, sorting, grading
- testing, labeling, repairing
- combining with foreign or domestic content
- certain types of processing

** Final Foreign Trade Zone approvals expected December 2010*



- WAREHOUSE/DISTRIBUTION
- LIGHT INDUSTRIAL
- COMMERCIAL
- FOREIGN TRADE ZONE

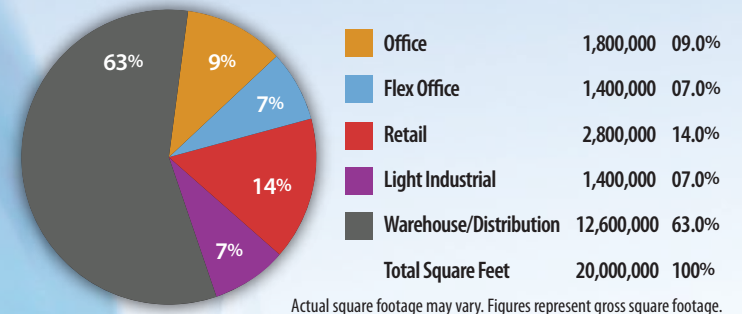
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project information

Driving Distances: PV303 to Key Western U.S. Markets



Categories and Square Footage



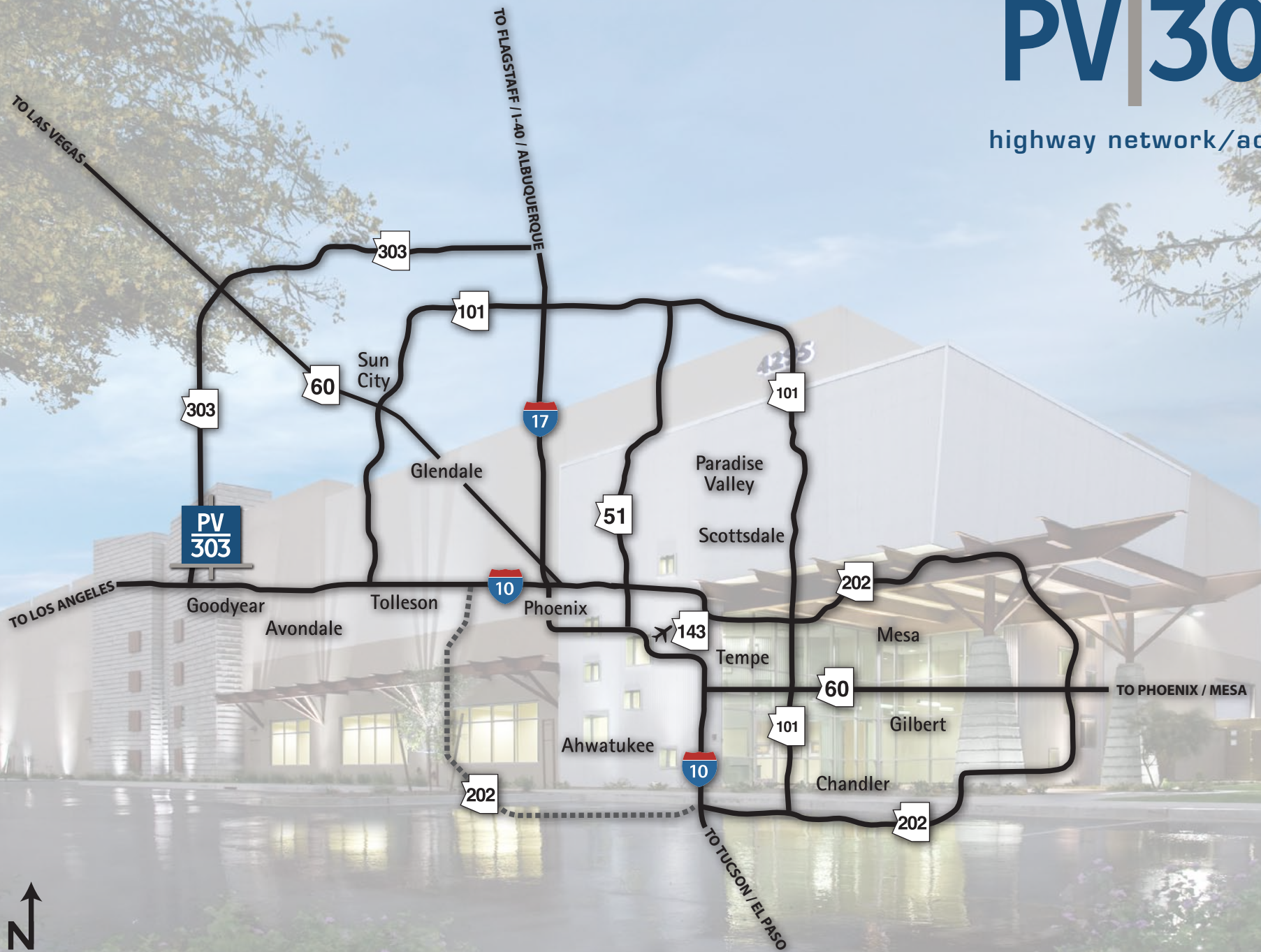
Key features and amenities include:

- 20 million square feet: office/retail/industrial space
- 2 miles of freeway frontage along Loop 303
- 2 miles north of Interstate 10
- 9 miles west of Loop 101
- 5.5 hours from Long Beach, California
- 4.7 hours from Las Vegas, Nevada
- 6.5 hours from El Paso, Texas
- 29 miles from Phoenix Sky Harbor Airport
- 9 miles from Phoenix Goodyear Airport
- Minutes from executive and employee housing

At final buildout, the 1,600 acre PV303 will be one of the largest business parks in the southwest. Proposed buildings range in size from 10,000 to 1 million square feet. Numerous quality amenities contribute to the overall convenience of PV303's location; including restaurants, retail operations, championship golf courses, hotels & resorts, local parks, award-winning schools, health care facilities and a variety of housing for executives and employees.

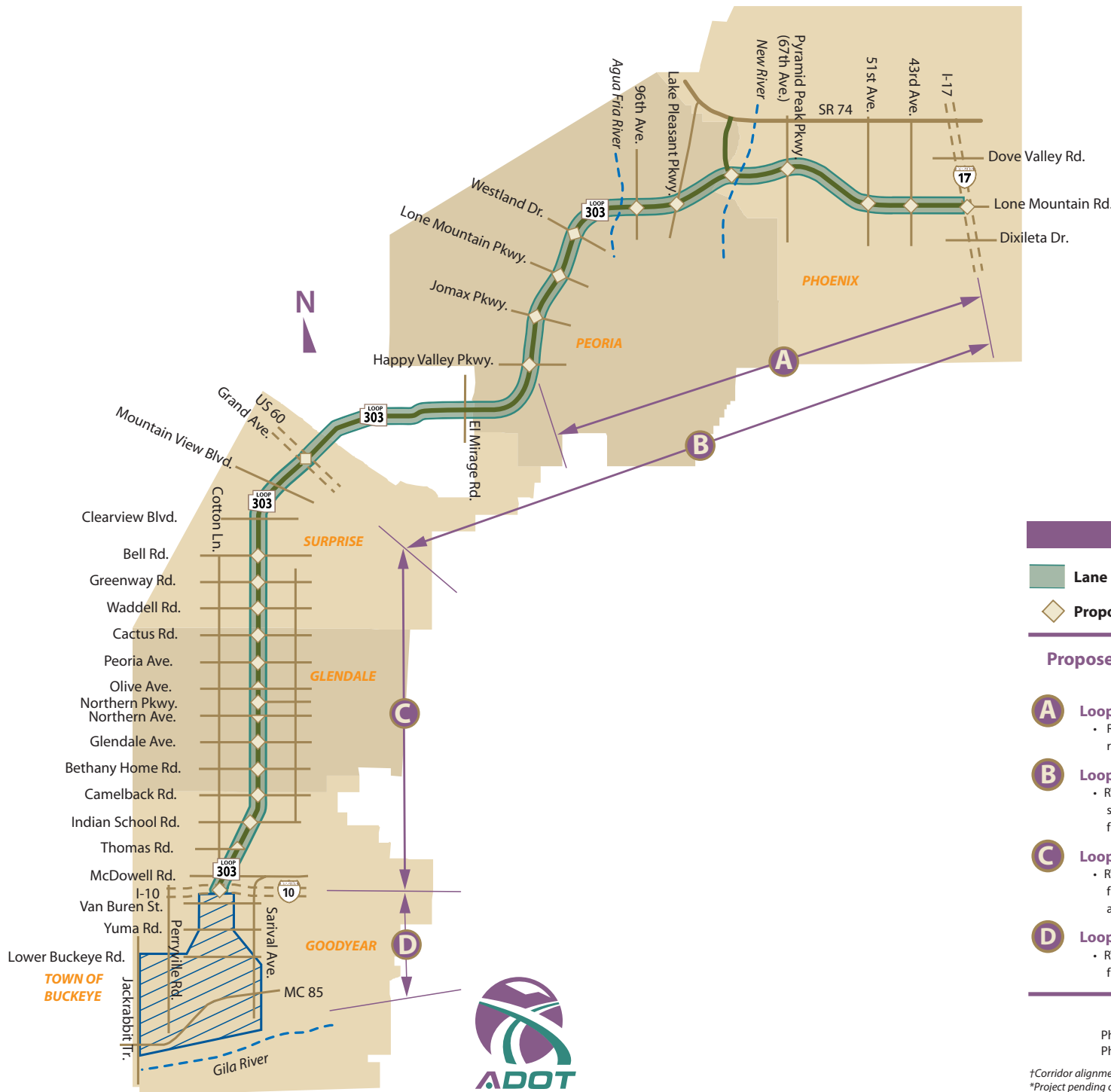
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highway network/access



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loop 303 improvements



LEGEND

- Lane Widening
- Alignment Study Area
- Proposed Traffic Interchange
- Half Interchange

Proposed Loop 303 Improvements SR 801 to I-17

- A Loop 303 - Happy Valley Parkway to I-17 – Phase I**
 - RTP funding to construct a proposed new four-lane divided roadway to serve as the interim Loop 303 connection to I-17.
- B Loop 303 - US 60 (Grand Avenue) to I-17 – Phase II***
 - RTP funding to construct a proposed project to complete this section of Loop 303 to a six-lane divided freeway with a freeway to freeway interchange at Loop 303 and I-17.
- C Loop 303 - I-10 to US 60 (Grand Avenue) – Phase II***
 - RTP funding to construct a proposed new six-lane divided freeway with a freeway-to-freeway interchange at Loop 303 and I-10.
- D Loop 303, SR 801 to I-10 – Phase III* †**
 - RTP funding to construct a proposed new six-lane divided freeway with a system interchange at Loop 303 and SR 801.

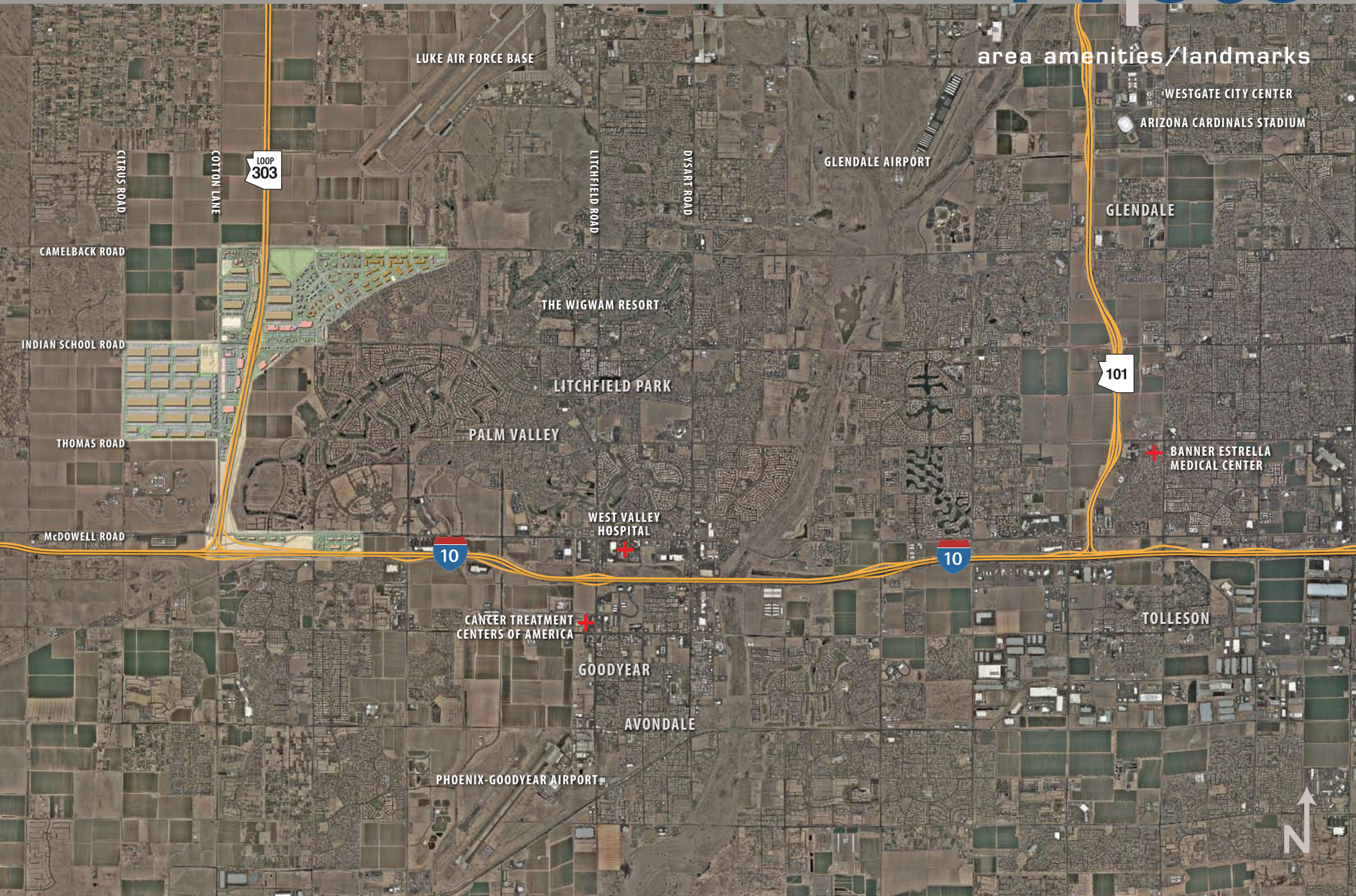
Regional Transportation Plan Phases

Phase I	2006 -2010	Phase III	2016-2020
Phase II	2011-2015	Phase IV	2021-2025

†Corridor alignment currently under study
*Project pending outcome of environmental process.



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area amenities/landmarks

LUKE AIR FORCE BASE

WESTGATE CITY CENTER

ARIZONA CARDINALS STADIUM

GLENDALE AIRPORT

GLENDALE

THE WIGWAM RESORT

LITCHFIELD PARK

PALM VALLEY

WEST VALLEY HOSPITAL

BANNER ESTRELLA MEDICAL CENTER

CANCER TREATMENT CENTERS OF AMERICA

GOODYEAR

TOLLESON

AVONDALE

PHOENIX-GOODYEAR AIRPORT

LOOP 303

101

10

10



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contact information

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