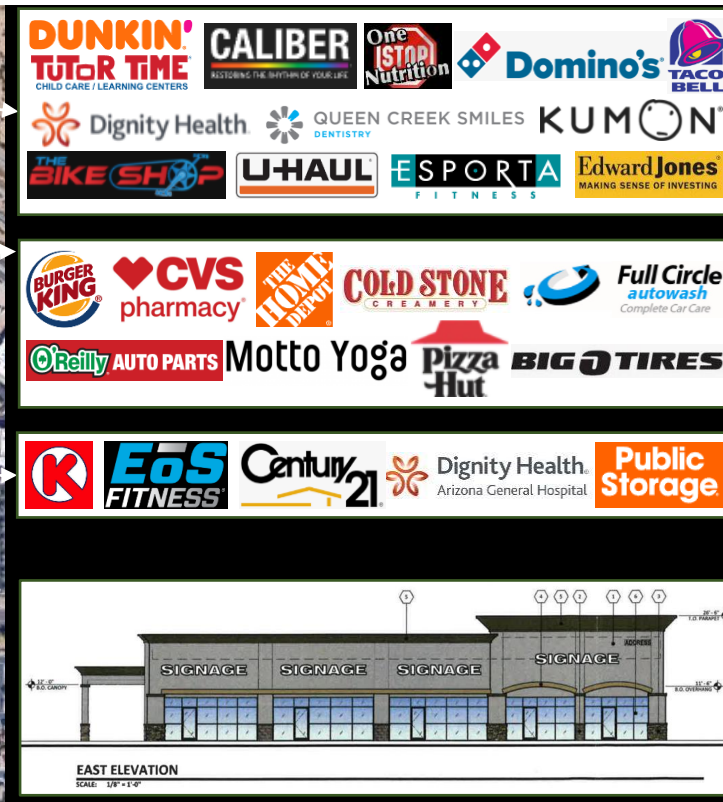


NWC Power & Germann

Gilbert, Arizona

D. L. Slaughter
Company

Power Ranch New PADS & Shops – Including Drive-Thru End-Cap



Property Highlights:

- Dynamic Power Ranch trade area - Avg Inc \$119,267 w/in (3) miles
- Rare Power Road pads and shops available with full access
- Excellent access and visibility to most significant Power Ranch retail intersection.
- Nearby retailers and anchors include EOS Fitness, Home Depot, LA Fitness, Dignity Health, and many other national pad users.
- Germann pad available

For more information please contact:

Mike Ord
mike@dlslaughter.com
C: 602-421-2788

4742 North 24th Street
Suite 315
Phoenix, AZ 85016

O: 602.957.3553

www.dlslaughterco.com

NWC Power & Germann

Gilbert, Arizona

D. L. Slaughter
Company



Demographics:

- Average Income

1 mile
\$101,271

3 mile
\$119,267

5 mile
\$124,790

- Population

1 mile
13,440

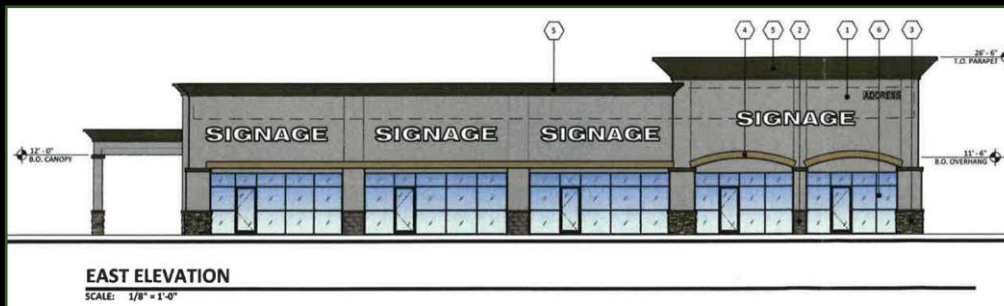
3 mile
77,152

5 mile
197,138

Over 12 Million SF of Industrial Business Park proposed and under Development in TRADE AREA = an estimated 15,000 additional Daytime Employees!"

Available:

Pads Available
and New Shops
for Lease



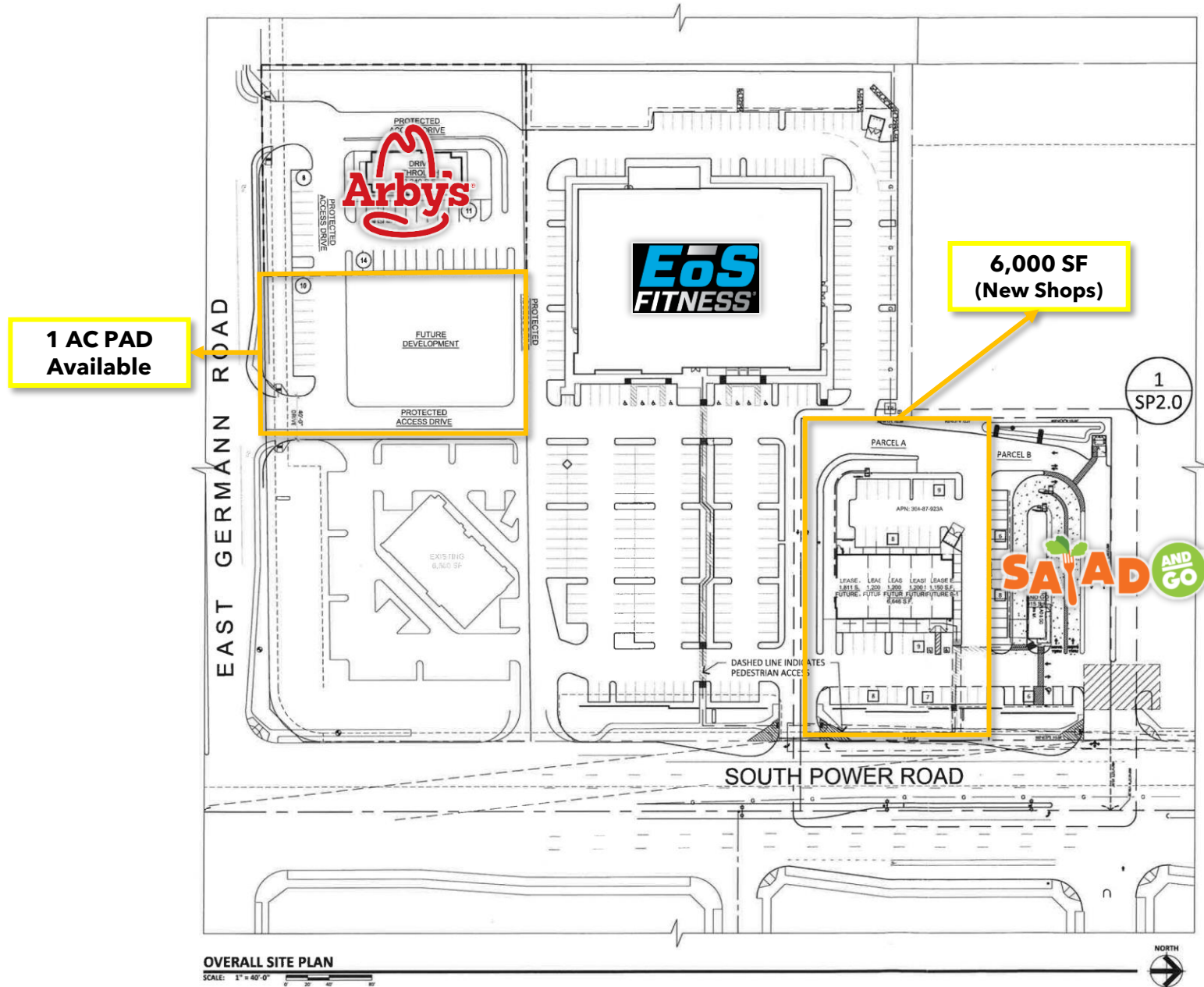
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LANDSCAPE LEGEND

- EXISTING TREE
PROJECT FROM
CONSTRUCTION
- EXISTING SHRUB
PROJECT FROM
CONSTRUCTION
- CERCIIDIMUM HYBRID
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T., 4.5W (QTY. 13)
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5T., 4W (QTY. 3)
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
1.5" CALIP., 8T., 3.5W (QTY. 10)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY. 19)
- CAESALPIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (QTY. 14)
- LEUCOPHYLLUM FRUESCENS
GREEN CLOUD
5 GALLON (QTY. 56)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 37)
- ECHINOCACTUS GRISONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (QTY. 22)
- DASTURION WHEELERII
DESERT SPOON
5 GALLON (QTY. 14)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (QTY. 19)
- LANIANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (QTY. 161)
- MATCH EXISTING STREET FRONTAGE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

TOWN OF GILBERT
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFLOWING. A CD BY PFD FORMER RECORD DRAWINGS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY, AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEDUCTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA, SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS, CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

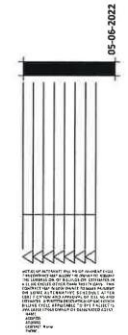
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (48697) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE. CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX).

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

SITE DATA

NET SITE AREA:	86,998 SQ. FT.
ON-LANDSCAPE AREA:	34,429 S.F.
OFF-SITE LANDSCAPE AREA:	1,607 S.F.
PERCENT LANDSCAPE:	13%



NEW COMMERCIAL CENTER
NWC POWER AND BERMAN BOARDS
GILBERT, ARIZONA 85297
PARCEL - 210050



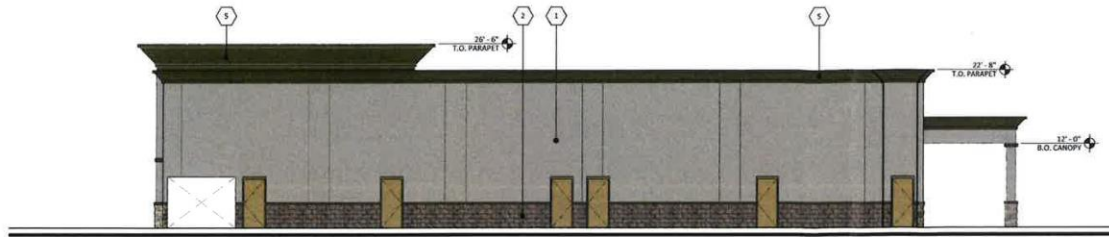
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
19450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)285-0820
EMAIL: tsmcqueen@tjma.net



design by: RH
drawn by: RH
checked by: BAW
EXHIBIT 6
La.01
project #: 20091.50

LANDSCAPE PLAN
1"=20'-00"





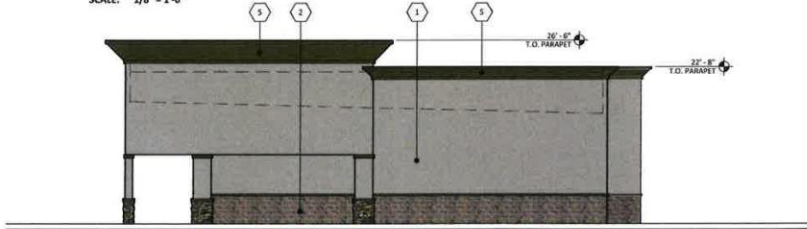
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

1 STUCCO - PAINT COLOR TO MATCH: MANUF: SHERWIN WILLIAMS FINISH: SAND COLOR: SW 7066 GRAY MATTERS	4 STUCCO - PAINT COLOR TO MATCH: MANUF: PPG FINISH: LIGHT DASH COLOR: STONE GRAY SPEC: P-1023-S
2 CMU: MANUF: SUPRETE FINISH: SPLIT FACE COLOR: COCOA BROWN	5 METAL CANOPY (PAINT TO MATCH): MANUF: PPG FINISH: LIGHT DASH COLOR: BARK SPEC: 1007-7
3 DRY-STACK STONE VENEER: MANUF: THURM STONE E.D. STYLE: SUPER-STAK COLOR: SIENNA	6 STOREFRONT MAILBOX: MANUF: KAWNEER COLOR: DARK BRONZE

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE OWNER IS TO BE RESPONSIBLE FOR CONSTRUCTION, PERMITS ONLY AND IS NOT TO BE HELD RESPONSIBLE FOR ANY LEGALLY BINDING OBLIGATIONS.

Demographic Summary Report

D. L. Slaughter
Company

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	13,841		80,797		208,394	
2023 Estimate	13,440		77,152		197,138	
2010 Census	10,515		52,241		119,419	
Growth 2023 - 2028	2.98%		4.72%		5.71%	
Growth 2010 - 2023	27.82%		47.68%		65.08%	
2023 Population by Hispanic Origin	2,561		13,536		37,128	
2023 Population	13,440		77,152		197,138	
White	10,934	81.35%	63,923	82.85%	162,421	82.39%
Black	742	5.52%	3,713	4.81%	9,662	4.90%
Am. Indian & Alaskan	216	1.61%	1,117	1.45%	2,655	1.35%
Asian	918	6.83%	5,149	6.67%	14,542	7.38%
Hawaiian & Pacific Island	50	0.37%	203	0.26%	494	0.25%
Other	580	4.32%	3,046	3.95%	7,364	3.74%
U.S. Armed Forces	0		57		138	

Households						
2028 Projection	4,802		28,795		72,833	
2023 Estimate	4,605		27,216		68,408	
2010 Census	3,244		16,632		38,138	
Growth 2023 - 2028	4.28%		5.80%		6.47%	
Growth 2010 - 2023	41.95%		63.64%		79.37%	
Owner Occupied	3,028	65.75%	21,184	77.84%	52,941	77.39%
Renter Occupied	1,577	34.25%	6,032	22.16%	15,467	22.61%

2023 Households by HH Income						
Income: <\$25,000	362	7.86%	1,792	6.58%	4,228	6.18%
Income: \$25,000 - \$50,000	648	14.07%	3,239	11.90%	7,605	11.12%
Income: \$50,000 - \$75,000	895	19.44%	3,965	14.57%	9,866	14.42%
Income: \$75,000 - \$100,000	1,024	22.24%	4,272	15.70%	9,763	14.27%
Income: \$100,000 - \$125,000	384	8.34%	4,023	14.78%	10,399	15.20%
Income: \$125,000 - \$150,000	426	9.25%	3,018	11.09%	7,861	11.49%
Income: \$150,000 - \$200,000	580	12.60%	3,936	14.46%	9,751	14.25%
Income: \$200,000+	286	6.21%	2,971	10.92%	8,937	13.06%
2023 Avg Household Income	\$101,271		\$119,267		\$124,790	
2023 Med Household Income	\$84,704		\$102,113		\$106,594	

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