



Londen Land Company, LLC

COMMERCIAL LAND AVAILABLE
21.5+/- ACRES
City of Phoenix, AZ

LOCATION: Northwest Corner of 19th Ave and Southern Ave

SIZE: 21.5 +/- acres

CURRENT LAND USE: Commercial

ZONING: PSC, City will support rezoning

APN: 105-660-031A

IMPACT FEES: None

INFRASTRUCTURE: Utilities to the site; 19th Ave fully improved, Southern partially improved.

FOR INFORMATION CALL:

THE LONDEN COMPANIES
Jack Londen and Lynn Londen
602-957-1650

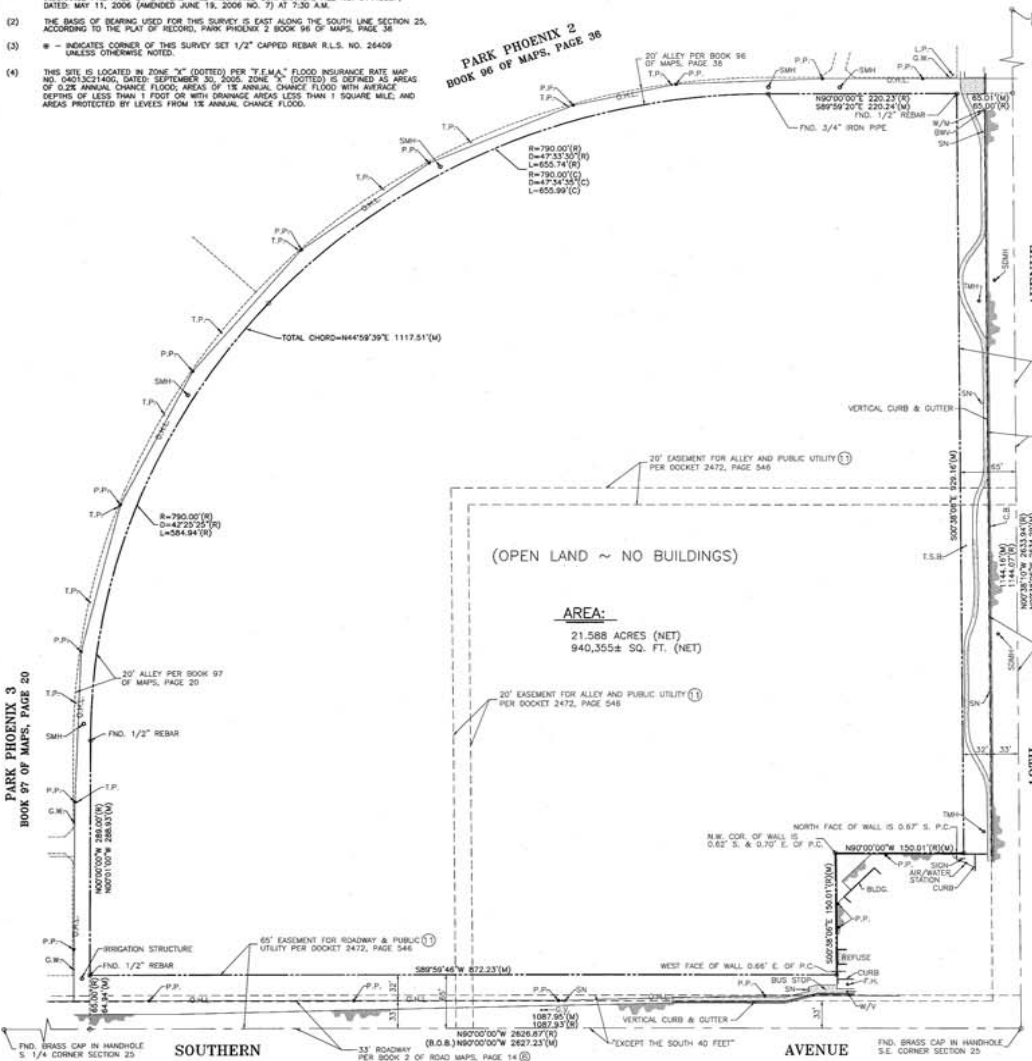
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.



NOTES

- (1) ALL TITLE INFORMATION USED ON THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWRENCE TITLE INSURANCE CORPORATION FILE NO. 01445888, DATED: MAY 11, 2006 (AMENDED JUNE 19, 2006 NO. 7) AT 7:30 A.M.
- (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS EAST ALONG THE SOUTH LINE SECTION 25, ACCORDING TO THE PLAT OF RECORD, PARK PHOENIX 2 BOOK 98 OF MAPS, PAGE 38
- (3) * - INDICATES CORNER OF THIS SURVEY SET 1/2" CAPPED REBAR R.L.S. NO. 26459 UNLESS OTHERWISE NOTED.
- (4) THIS SITE IS LOCATED IN ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 04032140G, DATED: SEPTEMBER 30, 2005. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.



A.L.T.A./A.C.S.M.
LAND TITLE SURVEY

OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP--1--NORTH, RANGE--2--EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 40 FEET THEREOF; AND EXCEPT THE SOUTH 215 FEET OF THE EAST 215 FEET THEREOF; AND EXCEPT THAT PART LYING WITHIN PARK PHOENIX 2, ACCORDING TO BOOK 98 OF MAPS, PAGE 38; AND EXCEPT THAT PART LYING WITHIN PARK PHOENIX 3, ACCORDING TO BOOK 97 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" SECTION II ITEMS

1. RESERVATIONS contained in the Patent from the United States of America, reading as follows: SUBJECT to any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts, and also subject to the right of the proprietor of a well or lode to extend and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
2. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
3. THE LIABILITIES, OBLIGATIONS AND BURDENS imposed upon said land by reason of inclusion within the Salt River Project Agricultural Improvement and Power District and Agricultural Improvement District.
4. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:
5. Intentionally Omitted.
6. RIGHT OF WAY for road as shown on Map recorded in:
Book 2 of Road Maps
Page 14
Purpose South 33 feet
(SHOWN HEREON)
7. RIGHT OF WAY for road as shown on Map recorded in:
Book 5 of Road Maps
Page 33
Purpose East 33 feet
(SHOWN HEREON)
8. Intentionally Omitted.
9. Intentionally Omitted.
10. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Book 113 of Deeds
Page 42
Purpose canal
(SHOWN HEREON)
11. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Book 545
Page 114-117
Purpose Roadway and Utilities
(SHOWN HEREON)
12. Intentionally Omitted.
13. Intentionally Omitted.
14. Intentionally Omitted.
15. RIGHTS OF PARTIES in possession.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part 1.
16. THE FOLLOWING MATTER(S) disclosed by survey of said land:
By Rick Engineering Company
Job Number 3423
Dated June 7, 2005
a) Bus Shelter located at the Southeast corner of said land.
17. Right of way for the Economical Operation and Maintenance of a ditch as disclosed in Book 319 of Deeds, page 439. (NOT LEGAL)

CERTIFICATION

Certified to: SOUTH PHOENIX RENEWAL, L.L.C., an Arizona limited liability company; SAGE ACQUISITIONS AND DEVELOPMENT, L.L.C., an Arizona limited liability company; Landmarkers Lawyers Title Insurance Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 6, 9, 10, 11 (above ground only), 13, 14 and 16 of Title A thereof, Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Steven C. Burford, R.L.S.
Arizona No. 26459



Adopted by the American Land Title Association on October 5, 2005.
Adopted by the board of Directors, National Society of Professional Surveyors on October 24, 2005.

RICK
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DATE: 7/24/06