



7201 E. Camelback Rd., Suite 210, Scottsdale, Arizona 85251

Main: (480) 355-2222 www.citytocitycre.com

C-2 Land Available

+/- 10.29 Acres

West of the NWC of 67th Ave & Van Buren St, Phoenix, AZ

Property Summary

Size: +/- 10.29 Acres

Municipality: City of Phoenix

Zoning: C-2

APN: 102-41-001J

Taxes: \$18,385.94 (2015)

Utilities: All To Site
Water & Sewer: City of Phoenix
Power: SRP

Traffic Counts: 14,108 E/W Van Buren
26,953 N/S 67th Avenue

Billboard Income: \$3,000 annually

Price: \$1,376,073 (\$3.07/Sq. Ft)



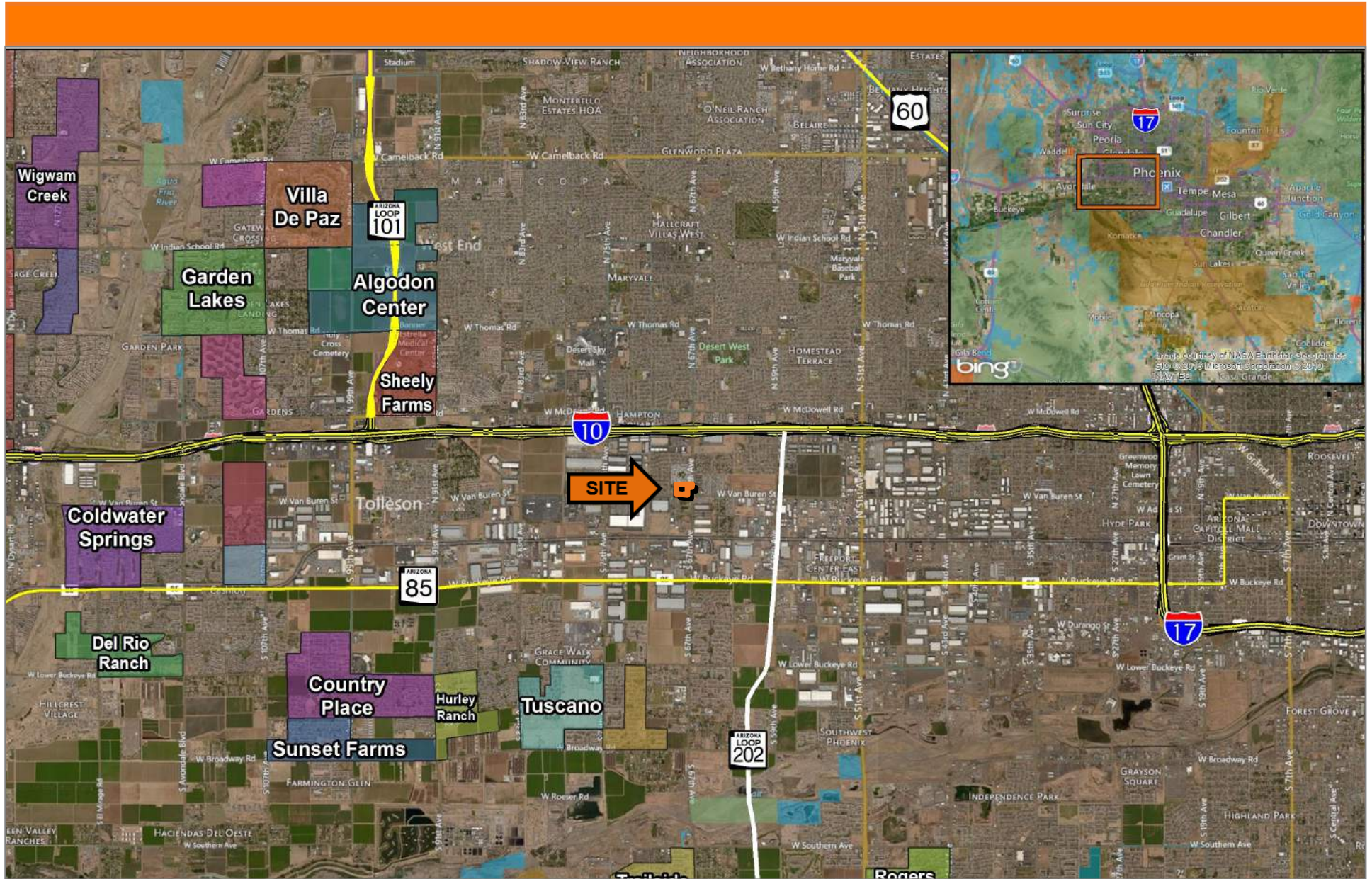
The information contained herein was obtained from sources deemed reliable, however, seller and/or agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal Buyer to independently verify all pertinent info.

Exclusively Available

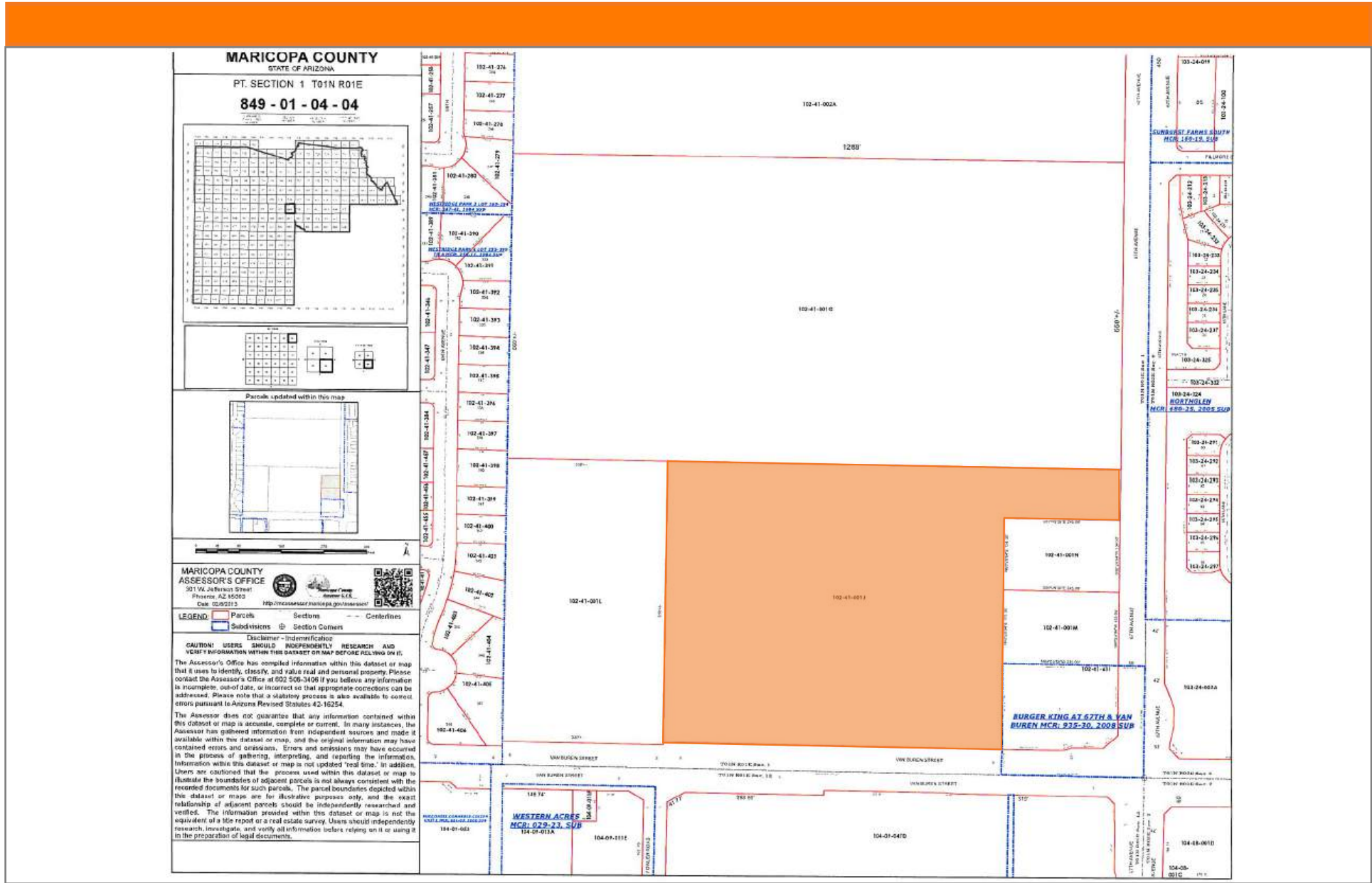
Jim Frazey

480-729-6803

jfrazey@citytocitycre.com







NOTES CORRESPONDING TO SCHEDULE B

- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLOSURE THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT RECREATIONAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE REGULATION BANKS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 83 OF MISCELLANEOUS, PAGE 28A. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS MORE PARTICULARLY SHOWN ON THE SURVEY.
- AN EASEMENT FOR TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 84 OF MISCELLANEOUS, PAGE 89. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS MORE PARTICULARLY SHOWN ON THE SURVEY.
- ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 385 OF MAPS, PAGE 38. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-1144090 OF OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS MORE PARTICULARLY SHOWN ON THE SURVEY.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-1144091 OF OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS MORE PARTICULARLY SHOWN ON THE SURVEY.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-1144092 OF OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS MORE PARTICULARLY SHOWN ON THE SURVEY.

- A DOCUMENT ENTITLED "ORDINANCE 5-35923" RECORDED MARCH 03, 2010 AS 2010-0182199 OF OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY PUBLIC RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ZONING

WAS NOT PROVIDED AT THE TIME OF THIS SURVEY

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILS.

BASIS OF BEARING

THE CORNER LINE OF VAN BUREN AVENUE ALSO BEING THE SOUTH LINE OF SECTION 1 BEARING N 89°00'00" W, RECORDED IN BOOK 48, PAGE 43 MARICOPA COUNTY RECORDERS OFFICE.

SURVEYORS NOTES

- (SNI) ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- (SN2) THERE IS NO EVIDENCE OF EARTH MOVING WORK.
- (SN3) THERE IS NO EVIDENCE OF A DEVIANCE/OVERAL GROUND.
- (SN4) NO OBSERVED EVIDENCE OF ANY SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- (SN5) THERE ARE NO DRAINAGES IN STREET RIGHT-OF-WAYS, BY CITY, COUNTY OR STATE AS OF THIS SURVEY.
- (SN6) NO ADDRESS AND NAME WERE OBSERVED. THE PROPERTY AT NORTH WEST CORNER OF 67TH AVENUE AND VANBUREN IS VACANT LAND, HAVING AN AREA OF 404314 SQ. FT. 10.3 ACRES.

Significant Observations

- (SO1) NOTE: IRON FENCE AT THE SOUTHWEST CORNER CROSSES OVER THE PROPERTY LINE.

PARKING INFORMATION

PARKING = 0 SPACES (VACANT LAND)

RECORD LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE SOUTH 544 FEET OF THE EAST 310 FEET AND
EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AND
EXCEPT THE SOUTH 55 FEET, AND
EXCEPT THE EAST 55 FEET.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN FIRST ARIZONA TITLE INSURANCE COMPANY, COMMITMENT NO. 105-785271-07 EFFETIVE DATE, JUNE 09, 2011 AT 7:00 A.M.

ALTA/ACSM LAND TITLE SURVEY

NWC 67TH & VAN BUREN
PROJECT #15-0384-SITE #001
N. 67TH AVE. & VAN BUREN
PHOENIX, AZ 85043
COUNTY OF MARICOPA

SURVEYOR CERTIFICATION

I, ROY PRODIGIS, S.P., A DECLARANT LIMITED PARTNERSHIP, PINKADE INCORPORATED, INC., AN ARIZONA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, CAPITAL INCOME INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND CRESURVEYS, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REGULATORY REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AEA AND ASEA, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2015.

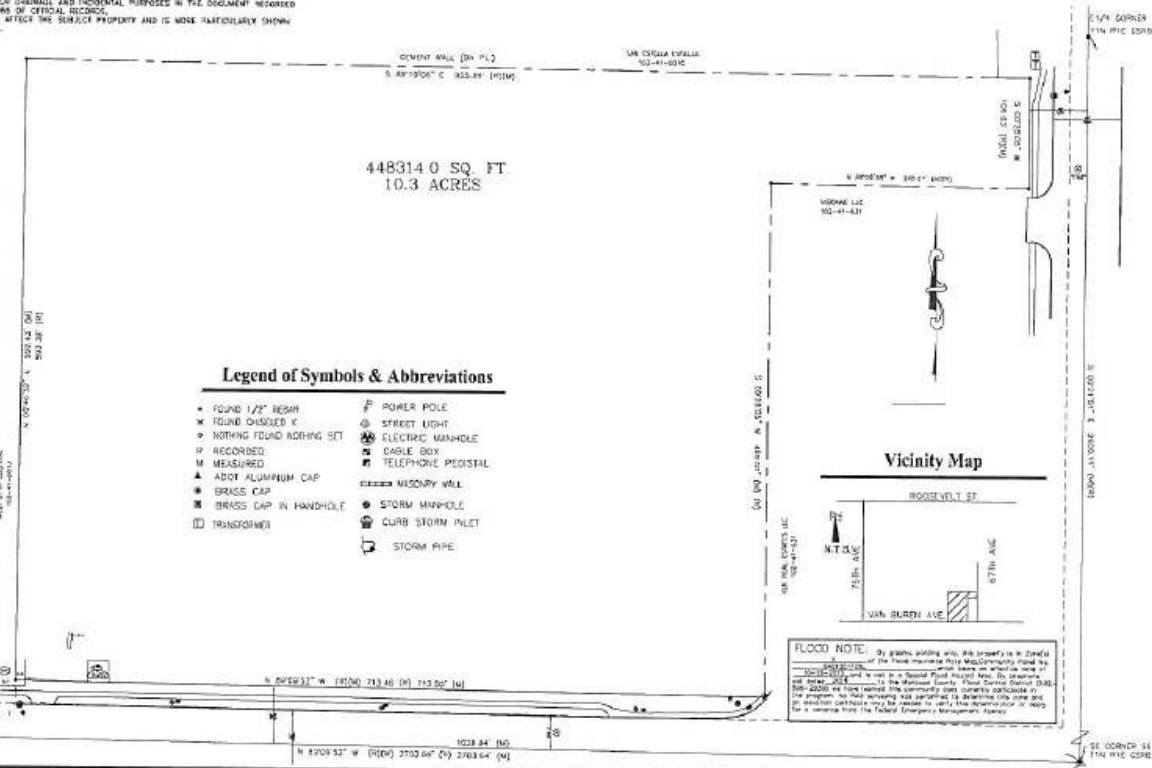
Surveyor & Surveyor
Registration No. 18733
With the State of Arizona
No. 000000000000000000
Title Commitment # 105-785271-07
Survey Produced By:
ROY PRODIGIS, S.P.
1000 N. BLACK LANTERN DRIVE
SUITE 5
PHOENIX, AZ 85028
DATE OF SURVEY: JUNE 25, 2015
DATE OF EAST REVISION: 07/24/15



(919) 766-0605



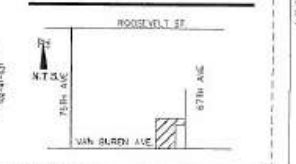
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (919) 766-0605
P.O. BOX 793 LAKEMORE, OH 44250



Legend of Symbols & Abbreviations

- FOUND 1/2" REBAR
- ★ FOUND CHISELED K
- NOTHING FOUND AROUND SET
- R RECORDED
- M MEASURED
- ▲ ADJUST ALUMINUM CAP
- BRASS CAP
- ⊞ BRASS CAP IN HANDHOLE
- TRANSFORMER
- ⊕ POWER POLE
- ⊙ STREET LIGHT
- ⊚ ELECTRIC MANHOLE
- ⊛ CABLE BOX
- ⊜ TELEPHONE POST/SIAL
- ▬ MASONRY WALL
- ⊕ STORM MANHOLE
- ⊙ CURB STORM INLET
- ⊚ STORM PIPE

Vicinity Map



FLOOD NOTE: If a public building with this property is in Zone A of the Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency (FEMA) and is not in a Special Flood Hazard Area, the date of the most recent update to the National Flood Hazard Mitigation Plan (NFHM) 2015 has been obtained from the community plan currently in effect. The plan has been reviewed and approved by the community plan. Any changes to the plan may be subject to the plan's approval or denial by a committee from the Federal Emergency Management Agency.