

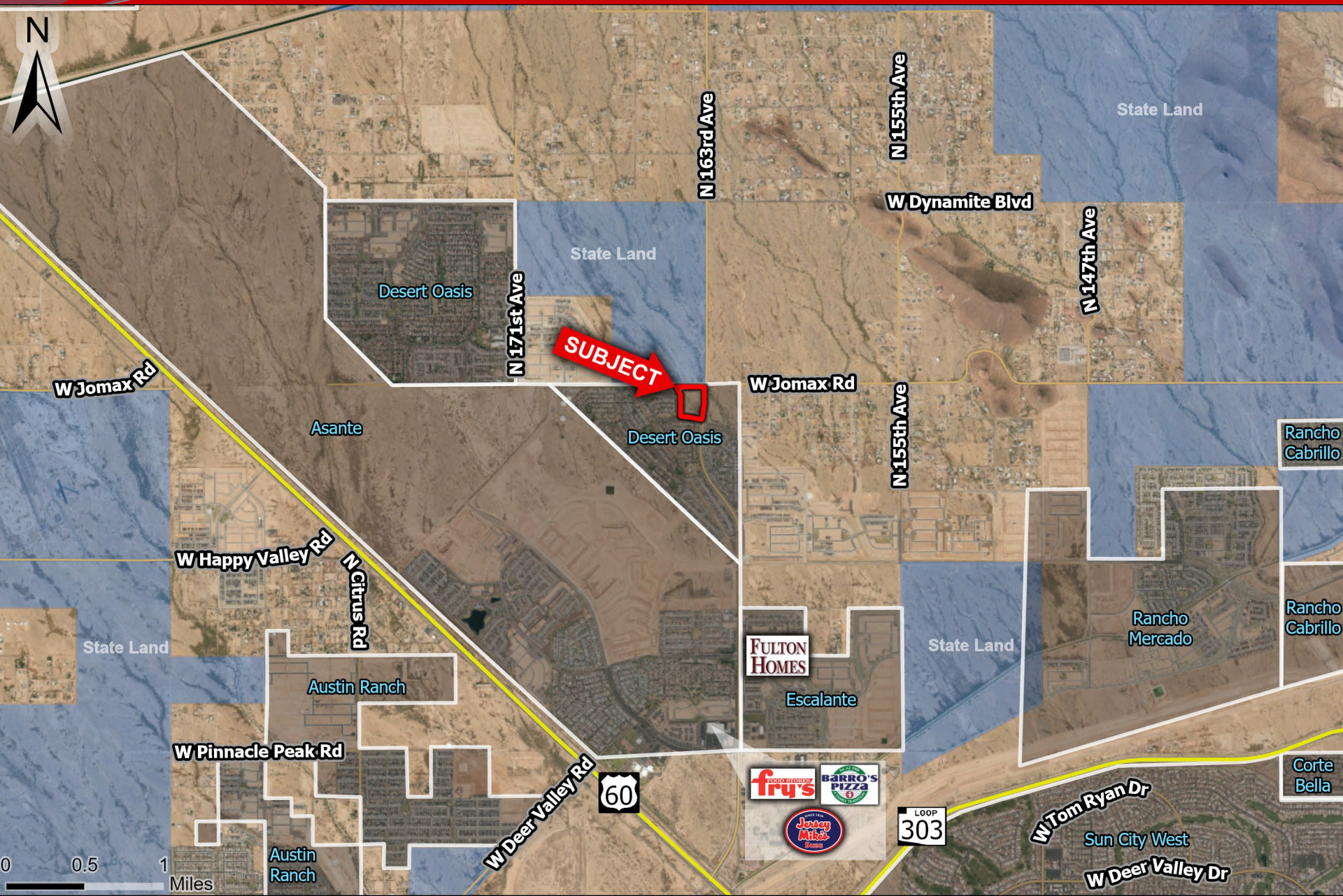
- **Location:** SWC Jomax Rd & 163rd Avenue
- **Parcel Size:** 9.866 Net Acres (429,763 s.f.)
(Gross Acreage 13.135 Acres)
- **Zoning:** Commercial PAD
- **Traffic Counts:**
163rd Ave – 13,600 VPD
Jomax Rd – 11,400 VPD
- **Price:** \$4,300,000 (\$10.00/PSF)
- **Terms:** Submit
- **Comments:**
 - ✓ Commercial parcel located in the Desert Oasis master planned community. Loop 303/US 60 Interchange access. Utilities are to sites. Lighted intersection.
 - ✓ 75 ft. drainage channel will be required along western and southern boundary.
 - ✓ CLOMR is currently being completed by Erie and associates.

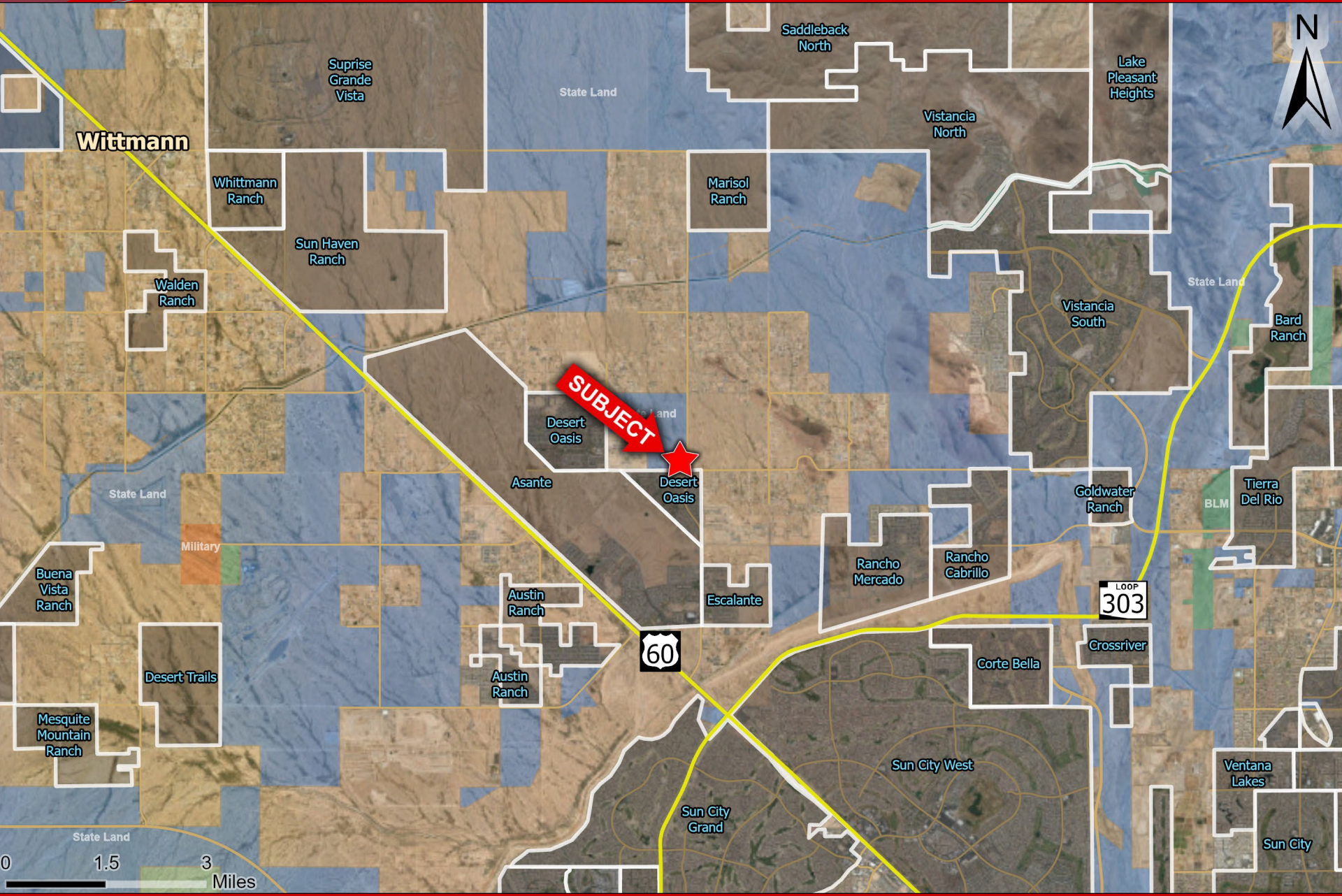
Great Investment Opportunity | Exclusively Available

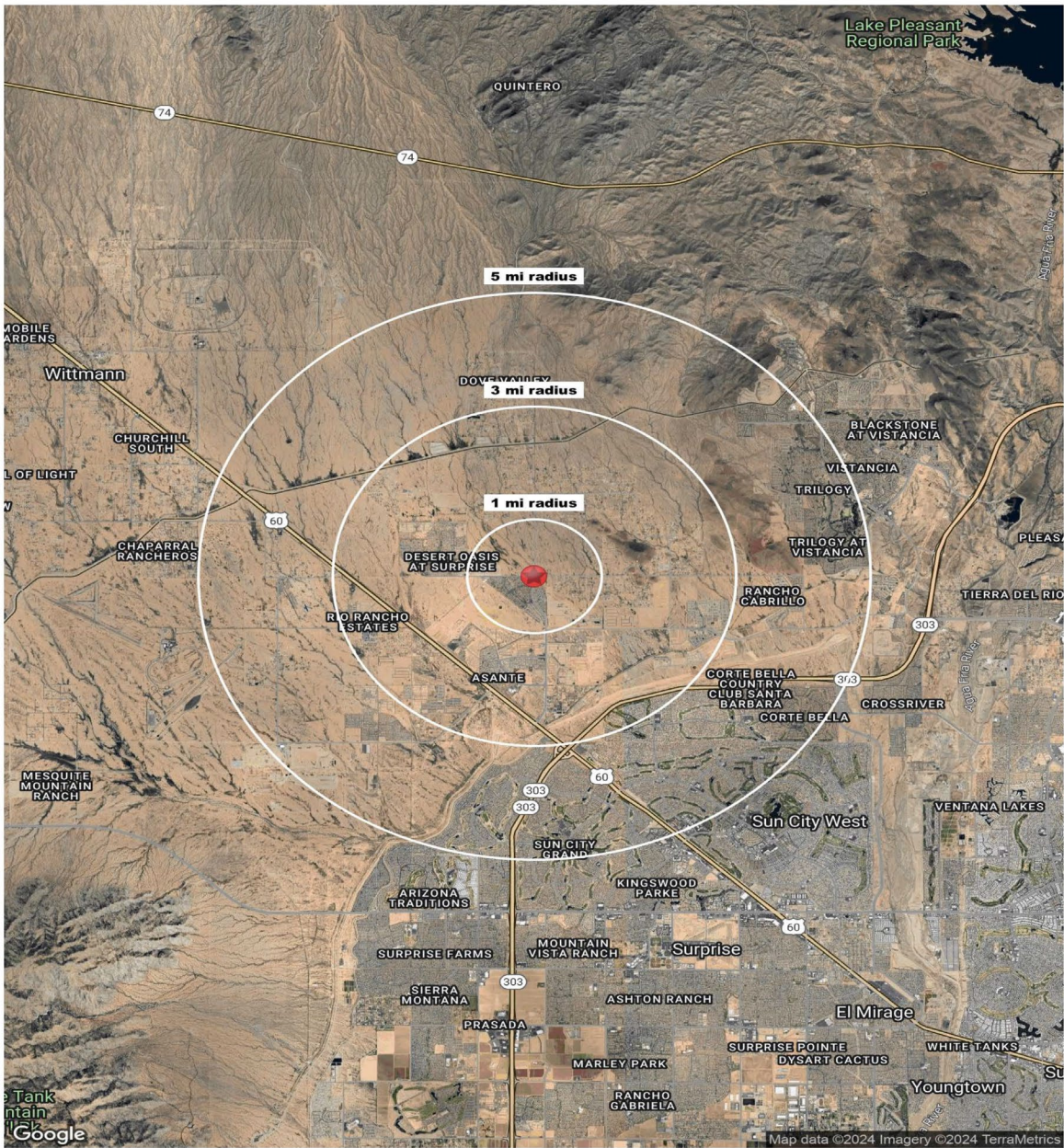
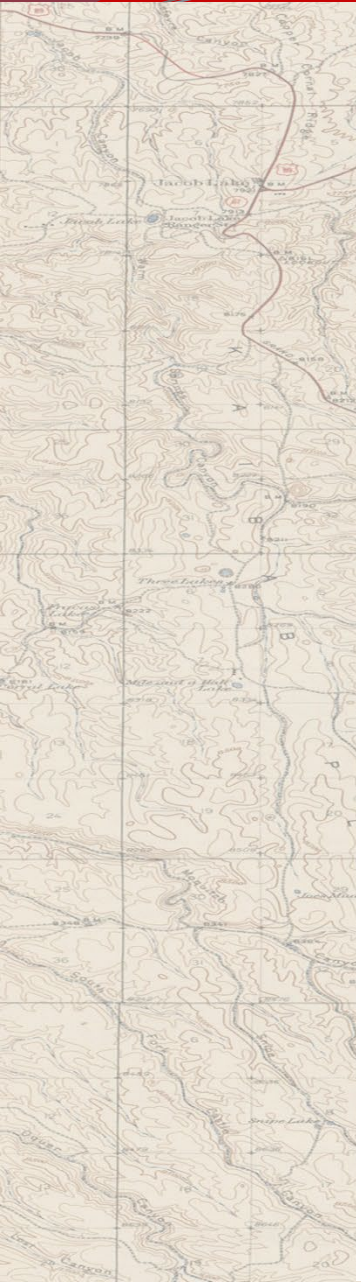
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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MIKE ALLEN
Direct: 602-385-1513
mallen@insightland.com



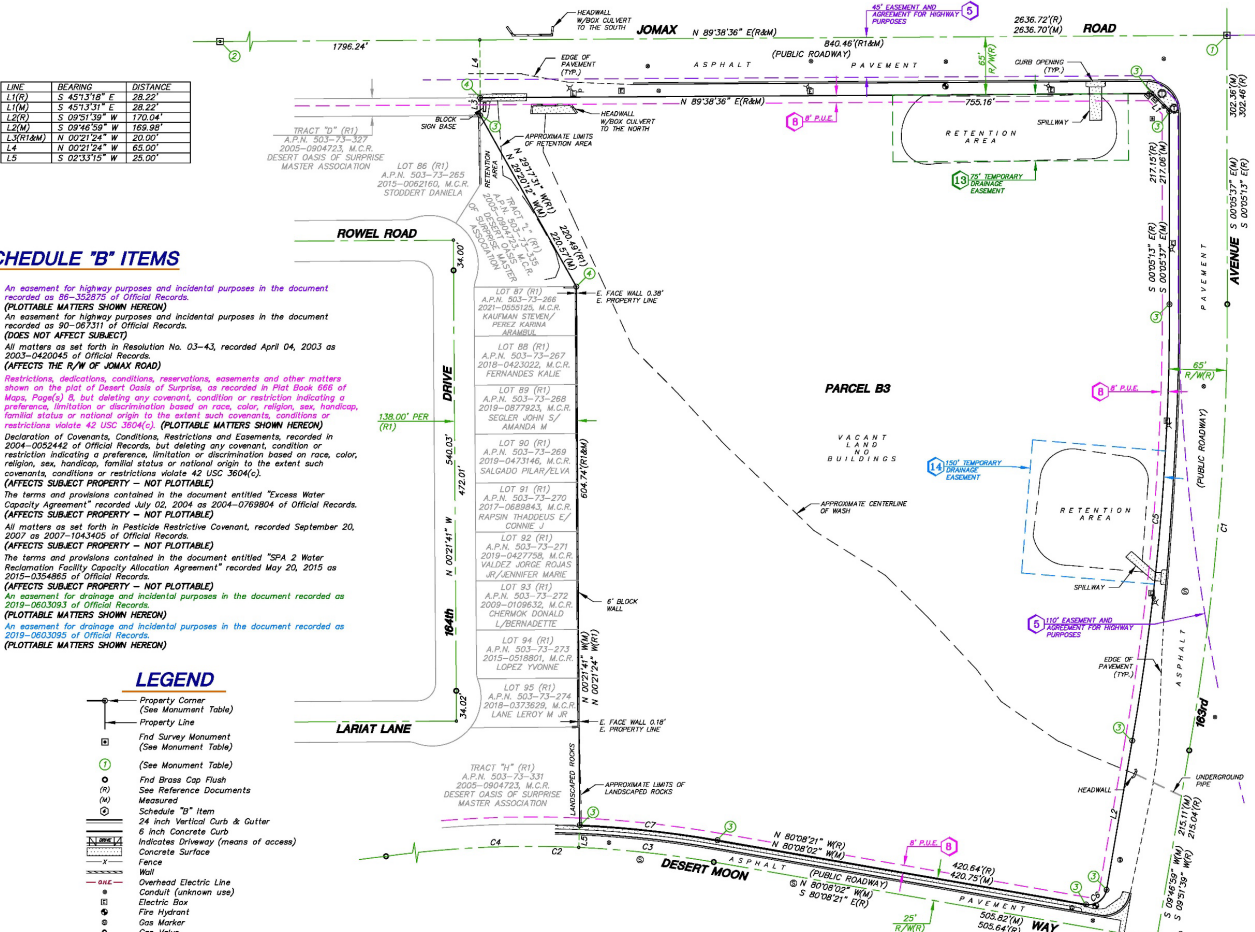




CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	2500.00'	503.53'	009°56'54"	S 04°53'19" W	502.87'
C2(M)	2500.00'	503.53'	009°56'54"	S 04°53'19" W	502.87'
C3(M)	1200.00'	1194.62'	057°02'20"	S 71°30'09" W	1145.89'
C4(M)	1200.00'	1194.62'	057°02'20"	S 71°30'09" W	1145.89'
C5(M)	1200.00'	152.89'	007°18'00"	N 83°47'44" W	152.79'
C6(M)	1200.00'	1041.61'	049°44'00"	S 04°53'22" W	1009.22'
C7(M)	1200.00'	1041.61'	049°44'00"	S 04°53'22" W	1009.22'
C8(M)	2835.00'	492.21'	009°56'54"	S 04°53'22" W	491.59'
C9(M)	2835.00'	492.21'	009°56'54"	S 04°53'22" W	491.59'
C10(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C11(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C12(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C13(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C14(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C15(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C16(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C17(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C18(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C19(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C20(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C21(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C22(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C23(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C24(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C25(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C26(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C27(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C28(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C29(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C30(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C31(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C32(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C33(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C34(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C35(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C36(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C37(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C38(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C39(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C40(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C41(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C42(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C43(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C44(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C45(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C46(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C47(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C48(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C49(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C50(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C51(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C52(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C53(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C54(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C55(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C56(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C57(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C58(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C59(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C60(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C61(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C62(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C63(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C64(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C65(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C66(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C67(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C68(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C69(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C70(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C71(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C72(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C73(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C74(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C75(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C76(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C77(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C78(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C79(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C80(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C81(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C82(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C83(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C84(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C85(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C86(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C87(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C88(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C89(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C90(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C91(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C92(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C93(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C94(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C95(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C96(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C97(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C98(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C99(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'
C100(M)	20.00'	31.44'	090°04'59"	S 54°49'29" W	28.30'

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



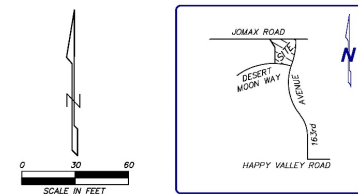
SCHEDULE 'B' ITEMS

1. An easement for highway purposes and incidental purposes in the document recorded as 86-353875 of Official Records.
2. An easement for highway purposes and incidental purposes in the document recorded as 80-353875 of Official Records.
3. (Does Not Affect Subject)
4. All matters as set forth in Resolution No. 03-43, recorded April 04, 2003 as 2003-0420045 of Official Records.
5. (Affects the R/W of Jomax Road)
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Desert Oasis of Surprise, as recorded in Plat Book 666 of Maps, Page 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in 2004-0052442 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. The terms and provisions contained in the document entitled "Excess Water Capacity Agreement" recorded July 02, 2004 as 2004-0769804 of Official Records.
9. (Affects Subject Property - NOT PLOTTABLE)
10. All matters as set forth in Pesticide Restrictive Covenant, recorded September 20, 2007 as 2007-1043405 of Official Records.
11. (Affects Subject Property - NOT PLOTTABLE)
12. The terms and provisions contained in the document entitled "SPA 2 Water Reclamation Facility Capacity Allocation Agreement" recorded May 20, 2015 as 2015-0354863 of Official Records.
13. (Affects Subject Property - NOT PLOTTABLE)
14. An easement for drainage and incidental purposes in the document recorded as 2019-0603093 of Official Records.
15. (Affects Subject Property - NOT PLOTTABLE)
16. An easement for drainage and incidental purposes in the document recorded as 2019-0603093 of Official Records.
17. (Affects Subject Property - NOT PLOTTABLE)

LEGEND

- Property Line (See Monument Table)
- Property Line (See Monument Table)
- Find Survey Monument (See Monument Table)
- Find Survey Monument (See Monument Table)
- (See Monument Table)
- Find Brass Cap Flush
- See Reference Documents
- Measured
- Schedule "B" Item
- 24 inch Vertical Curd & Gutter
- 6 inch Concrete Curd
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Conduit (unknown use)
- Electric Box
- Fire Hydrant
- Gas Marker
- Gas Valve
- Light Pole
- Sewer Manhole
- Traffic Signal Pole
- Water Meter
- Water Valve
- Water Stop
- Public Utility Easement

MONUMENT TABLE	
1	SE. COR. SEC. 36 T5N, R2W - FND BRASS CAP IN HANDHOLE
2	S. 1/4 COR. SEC. 36 T5N, R2W - FND G.L.D. BRASS CAP
3	SET 1/2" REBAR W/CAP L.S. 31020
4	SET PK NAIL & WASHER L.S. 31020



PARCEL DESCRIPTION

PARCEL B3 OF DESERT OASIS OF SURPRISE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 666 OF MAPS, PAGE 8, EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by First American Title Insurance Company, File No: NCS-1067776-PHX1, dated May 13, 2021.
2. BASIS OF BEARING: The monument line of Jomax Road, with a bearing of North 88 degrees 38 minutes 30 seconds East, per the Plat of DESERT OASIS OF SURPRISE, recorded in Book 666, Page 8, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
5. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the survey referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the State of Arizona as an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-191).

SITE INFORMATION

No buildings were observed on the surveyed property.
A.P.N.: 503-73-172
LAND AREA: 13.135 ACRES - 572,156 SQ. FT.
STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 666, PAGE 8, M.C.R.
- (R) PLAT PER BOOK 665, PAGE 37, M.C.R.
- (R2) R.O.S. PER BOOK 1300, PAGE 12, M.C.R.
- (R3) DEED 2004-0025535, M.C.R.

CERTIFICATION

TO: Langley Ventures Group, LLC, an Arizona limited liability company, 171st Avenue & Jomax, L.L.C., an Arizona limited liability company and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ASPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on May 25, 2021.

June 1, 2021
G. Bryn Goetzinger
R.L. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
SWG, 163RD AVENUE & JOMAX ROAD, ARIZONA

ALLIANCE
LAND SURVEYING LLC

163RD AVENUE, SUITE 100
GLendale, AZ 85305
PH: 602.955.0000
WWW.ALLIANCELANDSURVEYING.COM

