LAND PROPERTY INSPECTION REPORT

Inspection Co.:	A. Anthony Corp.	*Management Co.:*	CB Richard Ellis
Address:	530 Columbia Dr, Suite 101	*Address:*	2001 Ross Avenue, Suite 3300
City/State/Zip:	Johnson City, NY 13790	*City/State/Zip:*	Dallas, TX 75201
Telephone #:	800-818-4563	*Telephone #:*	214.863.3023
Inspector (Print):	Al Atkison	*Contact:*	Preston Pillsbury

Asset Number:	910013020	*Property Name:*	.8 ac Fountain Hills
Inspection Date:	7/10/2011 *(mm/dd/yyyy)*	*Address:*	13545 N Fountain Hills Blvd
FDIC Contact:		*City/State/Zip:*	Fountain Hills, AZ 85268

General Information

Property Type: **Land - improved**

Land Area: .8 ac

Known or Observed Code Violations: None

Known or Observed Environmental Conditions:	None
(Check for Spills, Contaminated Soil, Chemicals)	***None Visible***
(Check for Water Accumulation, Wetland Areas)	***None***
(Check for Fuel Tanks Above or Below Ground)	***None Visible***
(Check for Landfills & Environmental Hazard Signs)	***None Visible***

Comments:

Photos Taken and Submitted? Yes *(Y/N)*

Inspected By: Al Atkison *(Sign)*

Inspection Date: 7/10/11

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

A vacant lot on a main road in Fountain Hills. This property is between a main grocery store shopping center that has near full occupancy and a small strip mall that is mostly vacant. This lot is sloped from the street up to the back of the lot with a fairly steep slope to the grocery store shopping center on the north side.

II. PROPERTY OBSERVATIONS

A. Accessibility:

i. Is the property accessible from a road? Yes

ii. What is the condition of the road? Very Good

iii. Can a vehicle enter onto the property? Yes but it would have to hop a curb.

iv. Is the property landlocked? No

v. Are there sidewalks? Yes along the street in the front.

Comments:

B. Fencing:

	Front?	Back?	Sides?
i. Is part/all of the property fenced?	No	No	No
ii. What portion is fenced?	None	None	None
iii. Fence Type:	N/A	N/A	N/A
iv. Condition of the fence(s):	N/A	N/A	N/A

Comments:

C. Visibility:

i. Is the property visible from a road? Yes

ii. What portion of the property is visible? All

Comments:

D. Signage:

i. Type:

	Number:	Size:	Condition:
a. For Sale	1	6' X 4'	Good
b. No Trespass/Dumping	None	None	N/A
c. Other	None	None	N/A

ii. Visibility: Very Good

iii. Is signage adequate for the circumstances? Yes

Comments:

E. Mowing Status:

i. Has the property been mowed? No

ii. Is the property located in a zoned area or a community? Yes

iii. Is the property in compliance with local mowing laws? It appears to be.

Comments:

F. Improvements:

i. Have any improvements been made to the property? No

ii. Are they habitable? N/A

iii. Do they constitute a nuisance? N/A

iv. Are they secure? N/A

Comments:

II. PROPERTY OBSERVATIONS CONT'D

G. List Personal Property: None

List Debris Requiring Removal: None

If condition is less than acceptable, describe deficiencies:

III. ADDITIONAL PROPERTY INSPECTION COMMENTS

A. Liability Issues:

i. Ponds, pools, water retention areas: None

ii. Steep terrain: Sloped on one side but not steep enough to be a liabilty issue.

iii. Hunting: No

iv. Well traveled trails: No

v. Other evident hazards: No

vi. Fencing required: No

Comments:

B. Other Notes:

D. Location: On a busy street next to one of the major grocery stores for this town.

How Does the Location affect the value? Positively

E. Marketing:

i. How does the property present itself? Well

V. OTHER COMMENTS: (Special Issues)

Instructions: Fill in all items pertaining to the type of property. If the item does not apply, write N/A. If the information is not obtainable, write N/O. Be as complete as possible and do not abbreviate any response. Use attachments for responses requiring additional space. Use "Enter" key to move around on protected sheet!

VI. PICTURES TAKEN

[Insert hard copies and add pages for file copy OR Attach electronically]

Fountain Hills, AZ

7/10/2011

Sign on Fountain Hills Blvd

Looking north down sidewalk in front of the lot. Grocery store parking lot in the background.

Sewer manhole at SE corner of property. Looking north across the back edge of lot.

NE corner looking west. Steep slope to neighboring parking lot.

View from NE corner across to SW corner.

NW corner looking up along north border, significant slope.

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SW corner looking NE

Middle south looking north to grocery shopping center.

NW corner looking SE. Small strip mall on the right.

The reason the city is called Fountain Hills.

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