

**Tinian Cliff Line Ocean Frontage LOT
South – Tinian, CNMI**



LOT 057-T-83

PRICE NEGOTABLE per sqm

Lot Size = 10,000sqm, \$250K *REDUCED PRICE*



DATA SHEET – LAND ONLY

Date: 12/1/2017

Property Lot # 057-T-83, **Lot Size:** 10,000sqm total **Price:** **REDUCED** \$ 25. PER SQM for up to 10,000 sqm only. Original Price \$50 per sqm \$500,000

Commercial bldg: No **Location:** South tip of Tinian **Stories:** Land only.

Government: by local law, owns 70ft from the ocean edge inward.

Current Building usage: (X) Land / farming

Current tenants: (1) None

Property Details: Developers heaven - Property can be used for Residential Housing or apartments. Great location right on the ocean cliff line looking at Goat Island, the lot has water and power and a road to the lot. Would be great tourist destination location for tourist activity or Golf course if neighbouring properties were bought as well. If you put a pier, could be great for water tourism. The lot is very private and untouched by man. I can sell or lease whole property at one time for the reduced price or you can opt to purchase a partial lot out of the whole lot at the original price of \$50 per sqm. Property has a million dollar view, looking towards Rota and Guam as well as Goat island.

The US military is looking at making a small base on the northern part of the island near the Air port. This property would be great to get in on, prior to their build up and has the potential to earn whoever buys it at the current reduced price, a substantial gain in equity later in time. Very safe property at these prices to invest at the ground floor and wait for the economy to boom.

Parking space(s): **Bldg Construction:** None.

Commission agreed upon () 10% () 6% () Other- Exclusive contract

If Exclusive: () 3 months () 6 Months (X) 2 year. () None

*Note: Exclusive will require non - refundable deposit

Marketing: () to Foreign Investors only (X) Guam / Saipan / Foreign Investors

Saipan Property Investments Group
Saipan, CNMI 96950

EXHIBIT "A"

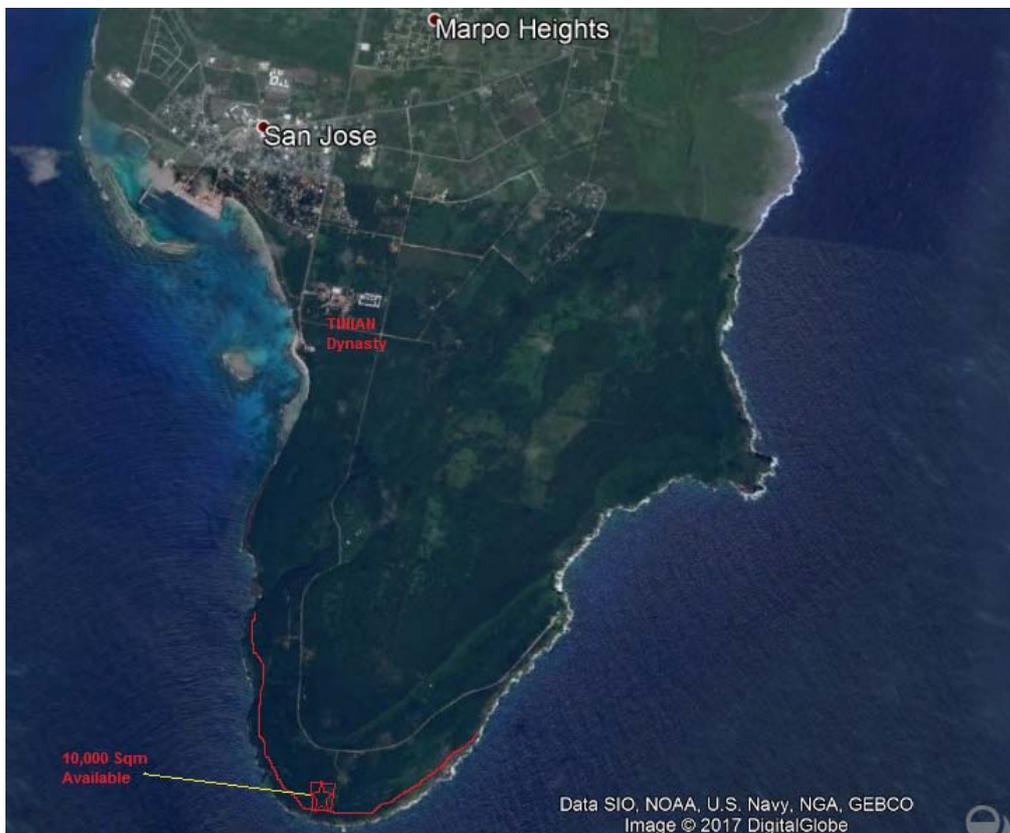
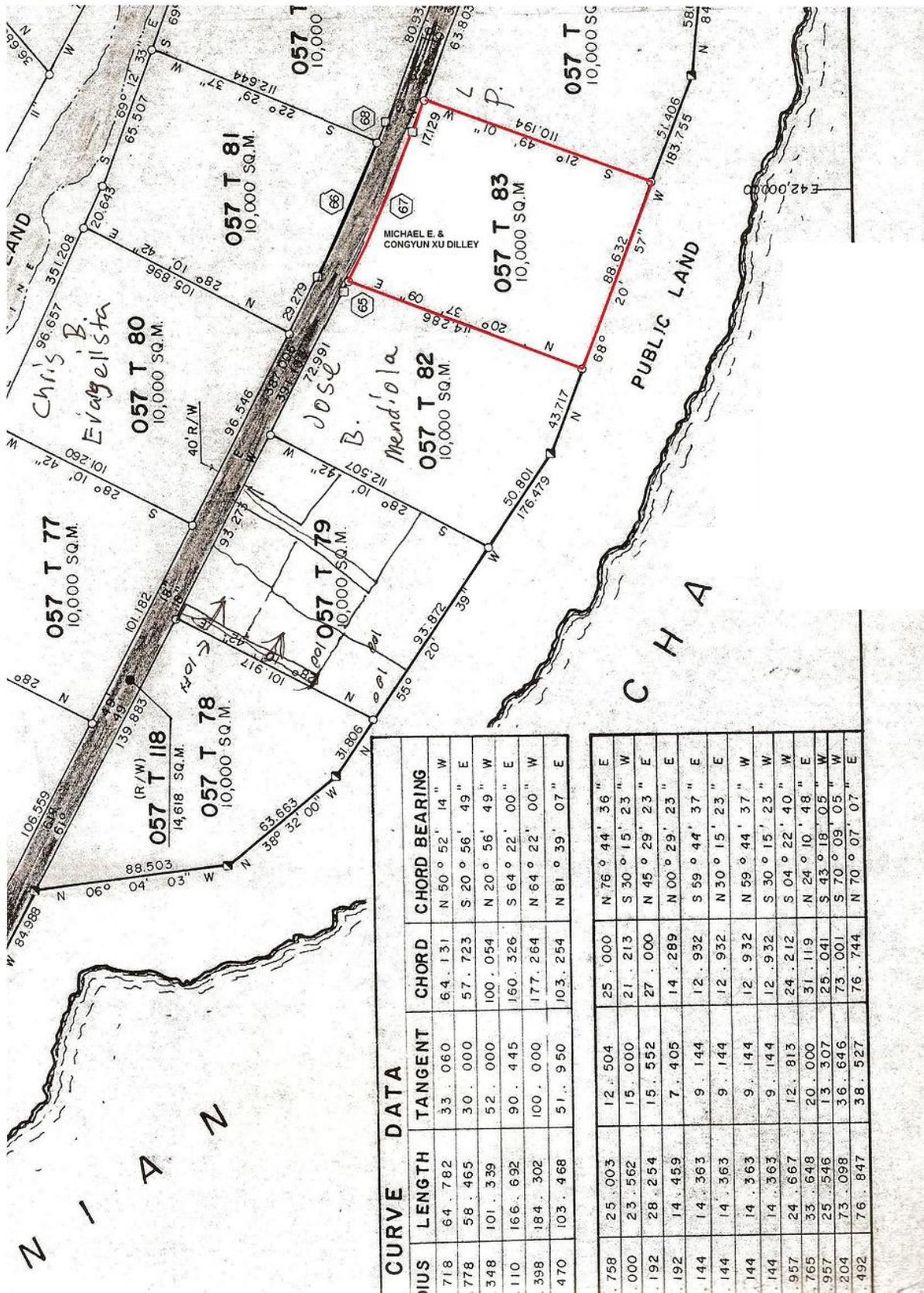


EXHIBIT "B"



EXHIBIT "C"



CURVE DATA			
PIUS	LENGTH	TANGENT	CHORD BEARING
718	64.782	33.060	N 50° 52' 14" W
778	58.465	30.000	S 20° 56' 49" E
348	101.339	52.000	N 20° 56' 49" W
110	166.692	90.445	S 64° 22' 00" E
398	184.302	100.000	N 64° 22' 00" W
470	103.468	51.950	N 81° 39' 07" E
758	25.003	12.504	N 76° 44' 36" E
000	23.562	15.000	S 30° 15' 23" W
192	28.254	15.552	N 45° 29' 23" E
192	14.459	7.405	N 00° 29' 23" E
144	14.363	9.144	S 59° 44' 37" E
144	14.363	9.144	N 30° 15' 23" E
144	14.363	9.144	N 59° 44' 37" W
144	14.363	9.144	S 30° 15' 23" W
957	24.667	12.813	S 04° 22' 40" W
765	33.648	20.000	N 24° 10' 48" E
957	25.546	13.307	S 43° 18' 05" W
204	73.098	36.646	S 70° 09' 05" W
492	76.847	38.527	N 70° 07' 07" E

EXHIBIT "D"

PACIFIC AMERICAN
TITLE INSURANCE & ESCROW COMPANY
THE CLOSING PROFESSIONALS



Sept 05, 2007

GG0398

Michael Dally
PMB 469, Box 10003
Saipan, MP 96950

INVOICE

Lot Search: Lot 057 T 83 – Manglona, Norbert **\$50.00**

TOTAL DUE: \$50.00

Note: The data contained in this list is as complete and accurate as we have been able to make it. However, given the state of the records of land transactions in the Commonwealth of the Northern Mariana Islands, we cannot and will not be responsible for any errors or omissions which are due to inaccuracies or omissions in the land records. In addition to the foregoing, in connection with the preparation and dissemination of this list, we make no warranties, expressed or implied, as to the accuracy or completeness of the data contained in this list, and we will not be responsible for any damage, cost or expense from claims, losses or liability (including, but not limited to, any based upon any negligence by us) which may result from any use to which you may put the data contained herein.

Feel free to call if there are any questions concerning this billing.
Thank you for using Pacific American Title.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Jordan", is written over a circular stamp or seal. The signature is fluid and cursive.

Phone (670) 235-5787
Fax (670) 235-6787
pati@saipan.com

PMB 211 Box 10000
Saipan, MP 96950
6th Floor Nauru Bldg., Susupe

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Manglona, Norbert K.

Printed Date: 9/5/07
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				Pacific American Title Insurance					
Doc No.	Doc Type	Grantor	Grantee	Bk	Page	Description	Is I/VIII	✓	Amount/Remarks
91-2247	GC	MPLC	Manglona, Norbert K	5	30	Lot 004 T 015 (899sq2)	/		
98-3390	GC	DPL	Manglona, Norbert K	9	86	Lot 057 T 83	/		
06-1927	M	Manglona, Norbert K	CNM	13	150	Lot 057 T 83	/		10,000.00 cc no. 06-0172T

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