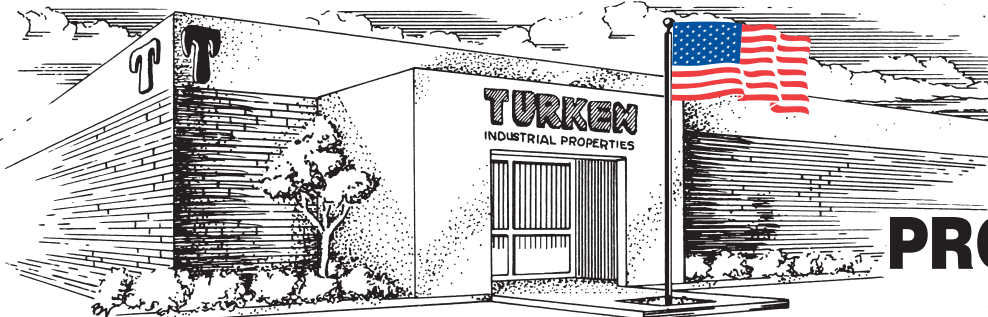


TURKEN INDUSTRIAL PROPERTIES, INC.

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FOOD FROM THE FIFTIES

I found another restaurant in the genre of Mel's Diner and The Encinitas Café. Here is the story.

I flew into LA for a business meeting. The guy I was meeting picked me up at LAX and said "I read your newsletter and I have a place to go that will beat the other two fifties' style diners that you have been writing about."

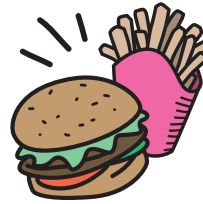
This place is called Dinah's. It is 2.75 miles south of LAX in the 6500 block of South Sepulveda Blvd. Dinah's is just as good as the others but it has a much bigger and broader menu.

I was going to have the liver 'n onions, which is highly recommended but it was only 10:30 a.m. Phoenix time so I decided against that. But I saw one order being served as we were leaving and here it is two weeks later and I keep fantasizing about it. Some Sunday I may just grab Kathy and fly over there for lunch and come back the same day.

I had the French toast. There were seven (yes that's correct: 7 of them) huge pieces of French toast. Absolutely delicious and served with lots of powdered sugar and maple syrup. Believe it or not, I could not finish the whole thing. WOW-burp!

I sat there and studied what everybody else was eating – OMG! Even something as simple as a BLT looked extraordinarily good. Dinah's was built in the 50's. It is in a working class neighborhood. It has a long counter where people come in and schmooze with their friends and long-time acquaintances. The service was superb. The food was mighty tasty with huge portions.

Great food and an ambience that brought back so many fond memories; what more could a guy want.



MOVIE CORNER



My Wee Irish wife and I saw a bunch of movies this month. We got lucky; all the movies we saw in February ranged from slightly above average to very-very-very good.

THE BLIND SIDE: Excellent movie.

However, I do not think it is Oscar Worthy. By the time you get this newsletter I predict that I will be proven wrong about this. The acting, filming and scenery was good, not great. The story was heart-warming, made even more so because it is a true story. Sometimes movies get Oscars not because of the artistic quality but because it is a good story. It is not a must see, in my opinion (bah-humbug!). I give this movie 3 ½ T's



THE HURT LOCKER: This movie did not draw a lot of moviegoers at first. It was re-released after it received more Oscar nominations than any other movie. This movie will win several Oscars. It is a story about daily life of a soldier in Iraq. It is fast moving, exciting, the scenery was absolutely great (although not pretty) and it portrayed the emotional strife that our soldiers are going through every day. It will help you understand what our boys are going through as they fight to defend our democratic way of life. I give this movie a full set of T's



BLOOD INTO WINE: This is a true story (documentary) about Maynard Keenan, a rock star with a group called Tool. I have never heard of either Maynard or Tool but apparently a lot of people, younger than me, have. Maynard was a big time rock star and made big bucks following his passion in the field of music. He switched careers and started a winery in Jerome, AZ with the same passion and the same success that he did with music. Being from AZ makes watching this movie even better. Old Marshall Trimble, Arizona's official Ambassador, was in this movie also. It may not sound good while reading this review but take my word for it; you will like the story, the people, the huge quantities of humor, some history of the Town of Jerome and you will learn a lot about wine (without the wine-snobbery). I give this movie 4 ½ T's. It is a must see.



THE LAST STATION: This is another one of those smaller, lesser-known movies that was just wonderful. It was about the last couple of years of the life of Leo Tolstoy. The acting, the scenery, the directing was all phenomenal. I particularly like movies that teach us history lessons. This movie was about the struggle that Tolstoy had reconciling his deep love for his longtime wife and his commitment to his ideal about fairness and equality among all people in Russia. I give this movie 4 ½ T's



SPECIAL     **SPECIAL**

MARCH SPECIAL

11,600 Sq Ft
32¢ Ind. Gross
2 years for this price
NEC 35th Ave. & Encanto
CALL MEYER

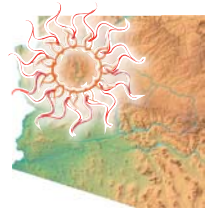
                   

SEE REVERSE SIDE FOR

- Artist's Corner
- It's Cooler Time
- Be Lucky - Call TIP

LOCAL MANAGEMENT IS BEST FOR ARIZONA ROOFS

As any of us Arizonan's know, the Valley's sun and dry heat can be extremely hard on any pliant material. Just as our human skin can shrivel, dry-up, and crack, so can single ply type roof membranes (TPO, EDPM, etc.) This is especially true if a lighter weight overlay is used or the material used is dark in color. We have recently documented a white overlay under two years old with surface drying, cracking, and powdering.



Whereas monolithic, monoform type roof resurfacing systems which are emulsion imbedded with polyester mesh or fiberglass threads covered by an aluminum or elastomeric top coating (here at TIP we call these systems "Chopped Glass"). They have proven to last 20 years plus at a cost of at least one-half of most single ply systems.

So - why the sudden profusion of single-ply roofs at such high cost? In my opinion, it is because many out-of-state corporate structures are making choices for Arizona properties. In my humble opinion, corporations and Arizona roofs would be better served by local management autonomy.

HAPPY ST. PATTY'S DAY

Ah tis a great honor to wish my wee Irish wife and my even wee'er Irish mother-in-law a Happy St. Patty's day in honor of their great heritage. My wee wife is a seventh generation Kathleen; we call her Kathy. Her mother of course is a sixth generation Kathleen; her family calls her Kay. Her mother was called Kate. A fine long line of people with beautiful names like Kathleen Mary Walsh Hanrahan Turken (!)?!

WE AT TIP WISH THE SPIRIT OF THE IRISH
TO BE BESTOWED TO ALL OF YOU.

This painting is something I copied off of a kitchen towel that my wee daughter Jennifer (no Irish background) gave to Kathy for St. Patty's Day a few years ago.

ARTIST'S CORNER:



YOU DON'T NEED THE LUCK OF THE IRISH You need TIP Maintenance

TIP's Roof Preventive Maintenance Program

- ♣ Extends the life of your roof
- ♣ WE, not YOU, are responsible for leaks
- ♣ Makes rainy days easy for you



TAKE ACTION NOW

To prevent roof damage that results from poor maintenance call Jackie, Juan or Meyer at 602.272.6601.



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READY FOR SUMMER

CALL TIP TO HAVE
YOUR COOLER SERVICED



☆☆☆ SPACE FOR LEASE ☆☆☆

MARCH 2010

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1,000 SF	EASY ACCESS TO I-17 AND I-10	100 % Refrigerated • Utility sink • Separate 36" loading door • Will lease Ind. Gr. or GrGrGr • Landlord pays utilities, maintenance & repairs • Call Meyer 602-272-6601 2515 W. Holly
2,500 SF	EASY ACCESS TO I-17 AND I-10	30% Office/showroom • Overhead door • McDowell Rd. frontage 2831 W. McDowell Rd
3,000 SF	NEAR I-10 AND I-17	Offices/warehouse • Overhead door • 14' clear height • A/C & Evap in warehouse (Piggy-back) • Common truckwell • 200 amp 3 phs elec. • Available Mid Feb • \$1,500 gross - No Cam or \$1,900 per month for Gross-Gross-Gross 1425 N. 27th Lane
2,500/ 5,000 SF	43RD AVENUE AND VAN BUREN	30% Office - showroom • 10' x 10' Overhead door • 200 amp 3phs • Can combine 4337 and/or 4339 W. Van Buren
3,750 SF	EASY ACCESS TO I-17 AND I-10	20% Office • Warehouse • Can combine to 7,500 SF 1918 N. 25th Drive
3,750 SF	EASY ACCESS TO I-17 AND I-10	35% Office, warehouse • Overhead door • Natural gas available 1920 N. 25th Drive
5,625 SF	EASY ACCESS TO I-17 AND I-10	10% Office • 10' x 12' Overhead door • 200 amp 3phs • Gas available • Fenced yard 1909 N. 25th Drive
6,000 SF	35TH AVENUE & ENCANTO	35th Ave Frontage • 15% Office • Warehouse • Overhead door • 15' clear height • Fenced storage • Truckwell • 200 Amp 3 phs electrical 2305 N. 35th Avenue
11,600 SF	NEC - 35TH AVE. & ENCANTO	8% Office • Evap cooled warehouse • 3 each 14x14 Overhead doors • Fire sprinklered 200 amp - 120 & 230 Volt -3 phs • Immediate occupancy • 32¢ IG-2 years 2323 N. 35th Avenue

SPECIAL

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