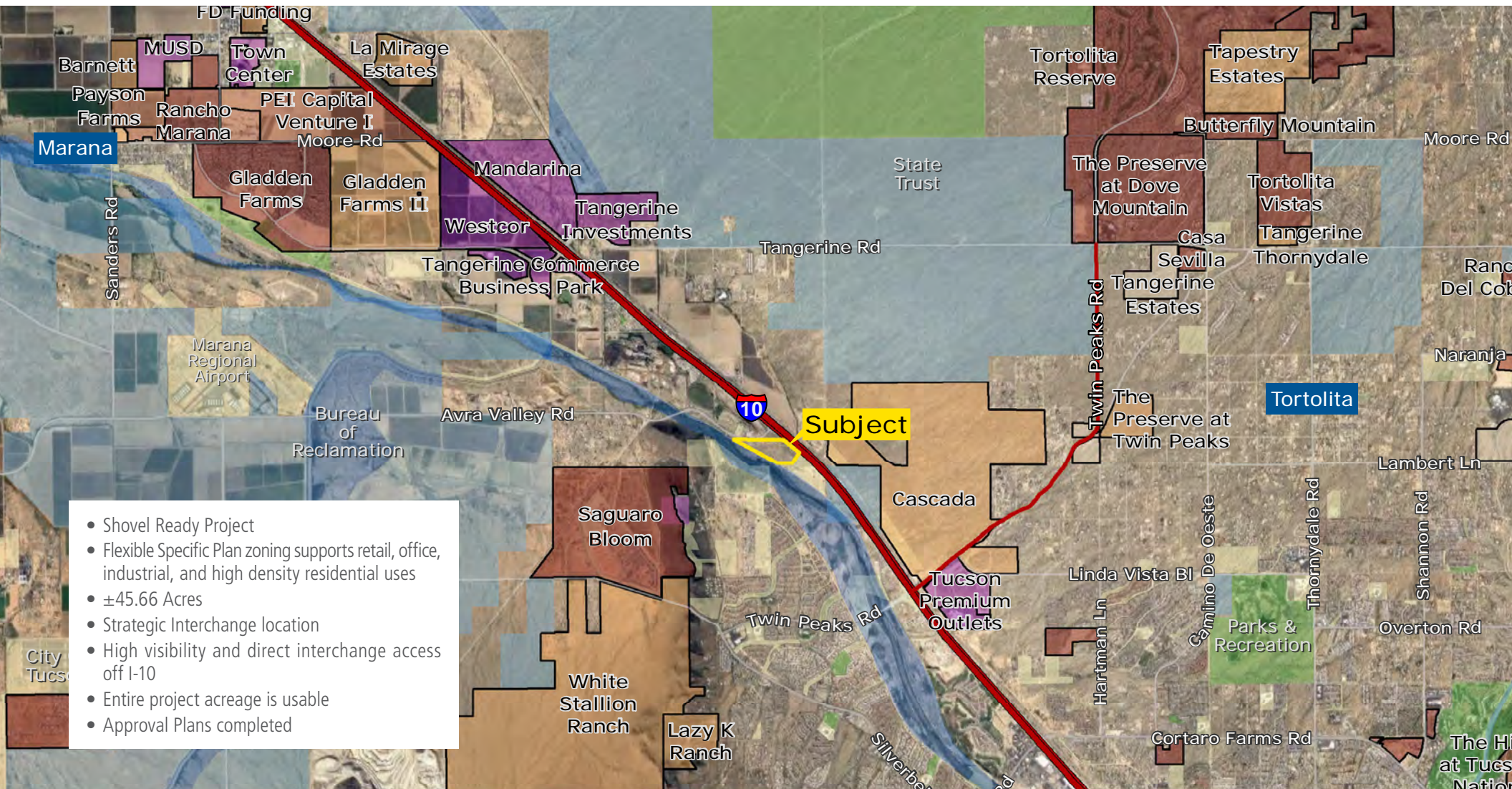


AVRA VALLEY COMMERCIAL ±45 ACRES

EXCLUSIVE LISTING | SWC INTERSTATE-10 & AVRA VALLEY ROAD | MARANA, ARIZONA



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LOCATION Avra Valley Gateway is located in Pima County within the North Marana submarket directly west of the Interstate 10 and the Avra Valley Road interchange.

SIZE ±45.66 acres (1,988,950 square feet).

* *Entire project acreage is usable and may be graded.*

All dedications and requirements are complete to support full usage including: open space dedication, Santa Cruz River Park corridor dedication, offsite drainage retention/detention provisions.

PRICE \$8,472,332 (\$3.95 per square foot).

ZONING Avra Valley Gateway Specific Plan- Specific Plan Designation (Pima County). This flexible zoning plan supports a wide range of commerce center opportunities including retail and/or office complex and industrial uses, as well as high density residential uses.

SHOVEL READY Ownership has completed the Shovel-Ready and Fast Track Permitting Program application process through Tucson Regional Economic Opportunities Inc (TREO). The pre-development application requirements allow the Property to become certified under this program. This addresses the needs of targeted industries for certified, high quality information about Avra Valley Gateway and for assured quick turnaround on facility permitting (Fast Track Permitting) and construction based upon very tight timelines.



ACCESS There are 2 points of access from the I-10 frontage road and 1 point of access off of W. Avra Valley Road.

HEIGHT RESTRICTIONS The site is permitted to build a 6 story building.

HIGHWAY SIGNS Two highway signs up to 80 ft. approved from Pima County Board of Adjustments.

EXISTING USES Currently, the portion of the Property along Avra Valley Road is being used by Kalamazoo Materials, a holdover tenant with a lease from ASARCO. The remainder of the project site is vacant. Kalamazoo operations are planned to remain on site until new construction begins.

DEVELOPMENT AGREEMENT OVERVIEW

1. Pima County Economic Development Agreement
 - Approves adoption of the Avra Valley Gateway Specific Plan (Zoning)

- Dedicates 9.9 acre Biological Corridor Property to Pima County
- Dedicates 32 acres west of the Linear Park lying within the channel of the Santa Cruz River to Pima County Regional Flood Control District
- Provides for payment by Developer to County of an Enhancement Contribution equal to 2% of revenues generated on the Property

2. Pima County Draft First Amendment to Development Agreement

- Provides retail Outlet Center Developers the opportunity to allow a portion of the Enhancement Contribution as agreed to in Development Agreement to be retained by Developer to service the debt to be incurred to construct certain public infrastructure in connection with the development. A prepared pricing summary estimates a total of \$13,000,000 available towards project construction funding through retention of a portion of the Enhancement Contribution.
- Conveys to Pima County the 3.58 Option Parcel

WATER Water service will be provided via onsite wells. An existing registered well (55-606088) and a second proposed well adjacent to the proposed water plant (see Avra Valley Gateway- Water & Sewer Layout Exhibit) provides on-site water capacity meeting Pima County standards (PC Code, Chapter 15.20).

SEWER Capacity is available for this project. Pima County Wastewater will provide sewage service.

EASEMENT BENEFIT Owner has an easement over the 9.9 acre dedicated Biological Corridor Property to drain into and run sewer through to Property. Ownership also has an easement to utilize the in-line retention/detention area adjacent and along the Property's western border. It is anticipated that a small onsite retention/detention facility will be necessary to support development of the entire Property making approximately 95% of the site available for improvements outside of drainage retention/detention requirements.

FLOODPLAIN The Lower Santa Cruz River Flood Control levee was completed in 2000. This levee is located along the eastern border of the Santa Cruz River that forms the Property's western border. This levee serves to remove the Property from the 100-year floodplain. The Property is not impacted by jurisdictional waters of the U.S. (404 Jurisdictional Delineation).

TRANSPORTATION/INTERSTATE 10 Access into the site is planned via Avra Valley Road and the West I-10 Frontage Road. The main driveway along Avra Valley Road is proposed to be located approximately 900 feet west of the existing West 1-10 Frontage Road intersection. This driveway is anticipated to provide full access to the property even during the eventual widening of Avra Valley Road to a four lane arterial.

Interstate 10 is a major highways that connects the southern part of the United States, from Florida to California, with all parts of the United States. It is also proposed to have a parallel highway named I-11 becoming an important linkage in the CANAMEX, or connection of Mexico with Canada, trade routes, linking Mexico through Nogales, Arizona and Sonora, through Tucson and Phoenix, eventually connecting with Canada.

SUBMARKET INDUSTRIAL/COMMERCIAL OPPORTUNITIES Tucson is Arizona's second largest city with a metropolitan area of 1,000,000 people and growing. Tucson has a unique advantage to support a growing population while leveraging its position between Phoenix and Mexico. Tucson is also located along the California and Texas transportation corridor, commonly referred to as the Western Canamex Corridor. Metropolitan Tucson encompasses an expansive science and industrial

AVRA VALLEY COMMERCIAL

center featuring Aerospace, Bio-Industry, Environmental Technology, Optics, Plastics, Software Development, and Telephone Services. The Tucson economy will continue to be driven by future population and job growth with a major focus in the northwest corridor. The subject property is perfectly positioned in the northwest area of Tucson. As development continues throughout the Tucson area, many of the Commercial and Industrial companies focus is shifting from central to the northwest.

Commercial: Marana Center is home to the Tucson Premium Outlets approximately 2.5 miles south of the subject property. Marana Center, a 170-acre mixed-use commercial center, was developed by Vintage Partners. The first phase of this project, Tucson Premium Outlets, developed by Simon Group. The retail project opened October 2015 containing 90 stores offering a mix of product categories including apparel and shoes, fashion accessories, leather goods, home furnishings, and specialty. In all, there is 366,000 square feet of leasable space, included a food pavilion.



The balance of Marana Center has plans for hotel, retail, and approximately 30 dedicated acres for an auto mall. The infrastructure is to be completed by Q4 2017. This project is a significant retail amenity for the northwest side of Tucson and the region. It is conveniently located less than 2 miles from the property.



Industrial Center: The location of this project is optimal for providing industrial users with ease of access to interstate highway and air cargo facilities with proximity to Tucson, Mexico and the west coast of the United States. The area has a rapidly growing workforce population and a climate that allows for year-round production.

Tangerine Commerce Park Ventana Medical System Distribution Center - The center will be located in the Tangerine Commerce Park on Tangerine Road near Interstate 10. Construction has begun on a 60,000-square-foot logistics and distribution center. Ventana will be the first tenant within the 100-acre business park.

Office Complex: The proximity of the project site to both the Interstate and Marana Regional Airport make this a prime location for corporate offices and headquarters. Office uses will also benefit from the proximity to Tucson, Marana, and Oro Valley for customers and workforce support. The Avra Valley Gateway project is a unique offering in that there are few industrial/commercial opportunities available within this northwest submarket that are not currently controlled by end-users. Specifically, there are only two sites located within this submarket. Of these two sites, one does not have legal access while the other is made up of a number of owners and is not currently assembled as a single offering. Besides these two properties, there are no other commercially zoned properties within the greater northwest submarket not controlled by developers.

High Density Residential: Located in a prime submarket, with a 15 minute drive to downtown Tucson, this site offers an ideal high-density or multi-family opportunity. The property includes easy I-10 access, and majestic mountain views from every direction. The Santa Cruz Pathway abuts the west end of the property, and provides 1 mile of riverwalk for cyclist, hikers, and horseback riders. The Marana Unified School District is known for a standard of excellence. MUSD continually receives national and statewide acclaim for their innovative practices and state of the art technology. Their moto remains "Inspiring students to learn today and lead tomorrow," and helps make Marana one of the most desirable places to live.

MARANA REGIONAL AIRPORT The Marana Regional Airport (AVQ) is classified as a general aviation reliever airport for Tucson International. It is located approximately 15 nautical miles northwest of Tucson and is 5 miles west of Interstate 10 on Avra Valley Road. The airport is home to more than 260 based aircraft and had more than 90,000 takeoffs and landings in 2014. The airport's main runway is 6,901 feet and the crosswind runway is 3,892 feet.

Master Plan Timeline | 20 year plan of development. The steps below will forecast, Identification of assets and deficiencies, Consideration of development alternatives & Preparation of a financial development plan. The time to look thoughtfully into each step is estimated to a year.

The steps are :

- Notice to Proceed (NTP) – July 2015 | **Completed**
- Committee meeting no. 1 – August 2015 | **Completed**
- Working paper no. 1 – November 2015
- Working paper no. 2 – January 2016
- Committee meeting no. 2 – February 2016
- Working paper no. 3 – May 2016
- Committee meeting no. 3 – June 2016
- Draft final report – July 2016
- Final report – third quarter of 2016

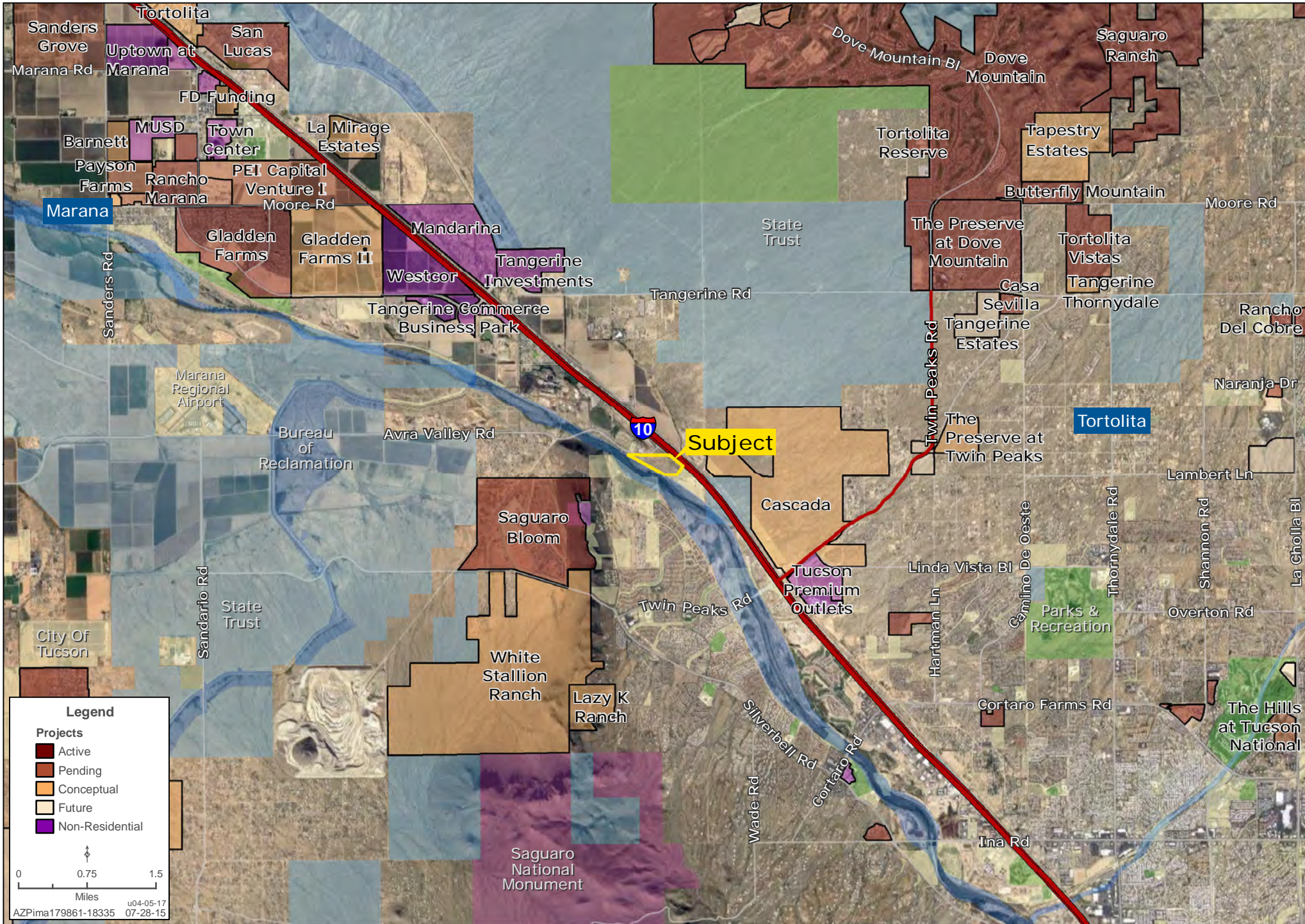
STUDIES/PLANS AVAILABLE UPON REQUEST

- On / Off site Grading, Paving, Drainage, Sewer & Water construction plans – 'PRE-CEG' Engineering
- ALTA/ACSM Survey - OPW Engineering LLC
- Mass Grading Plan - The WLB Group
- Avra Valley Gateway Specific Plan - Carl Winters & Associates
- Pima County Economic Development Agreement
- Pima County Draft First Amendment to Development Agreement
- Sales Tax Sharing Bonds- Stifel, Nicolaus & Company, Inc
- Native Plant Preservation Plan (NPPP) - Novak Environmental, Inc.
- Riparian Habitat Mitigation Plan - Novak Environmental, Inc.
- Master Water & Sewer Development Plan - WLB Group
- Non-Jurisdictional Delineation Letter (Army Corps of Engineers) & Interstate 10 & Avra Valley Road Section 404 Jurisdictional Delineation Map (WestLand Resources Inc.)
- Tucson Regional Economic Opportunities Inc (TREO) Shovel-Ready Application and Fast Track Permitting Program
- ADEQ & ADWR Well Information

ECONOMIC NEWS With the expansion of several major companies, economic outlook is bright in Tucson. Among these companies are Raytheon, Caterpillar, Home Goods, Banner Health, and the bio-tech company Monsanto. It is estimated that Tucson will see over 3,500 new jobs over the next 5 years. This expansion will be a major boost to the Tucson economy, and is the foundation for a very optimistic future.

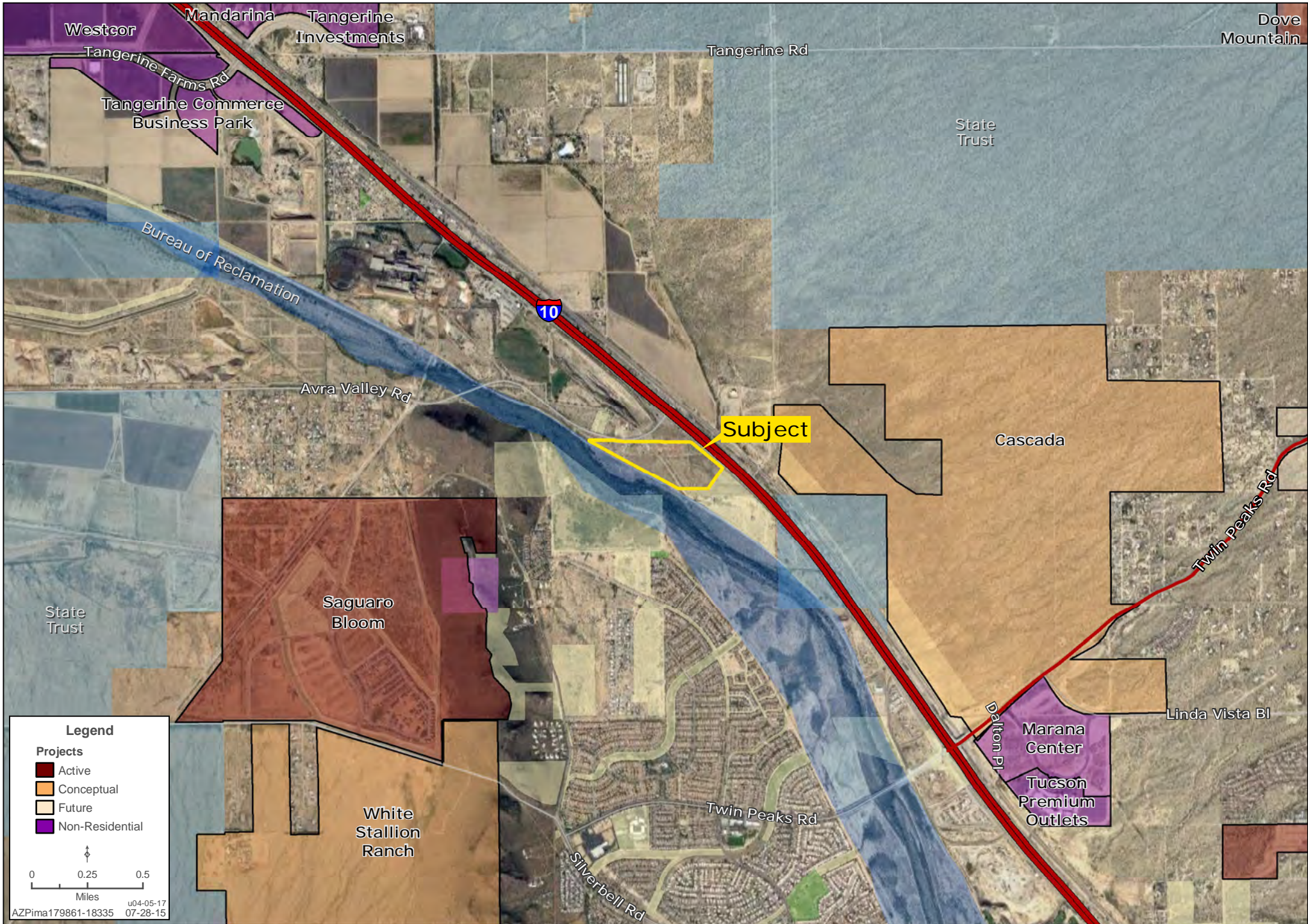
I-10 | AVRA VALLEY SURROUNDING DEVELOPMENT MAP

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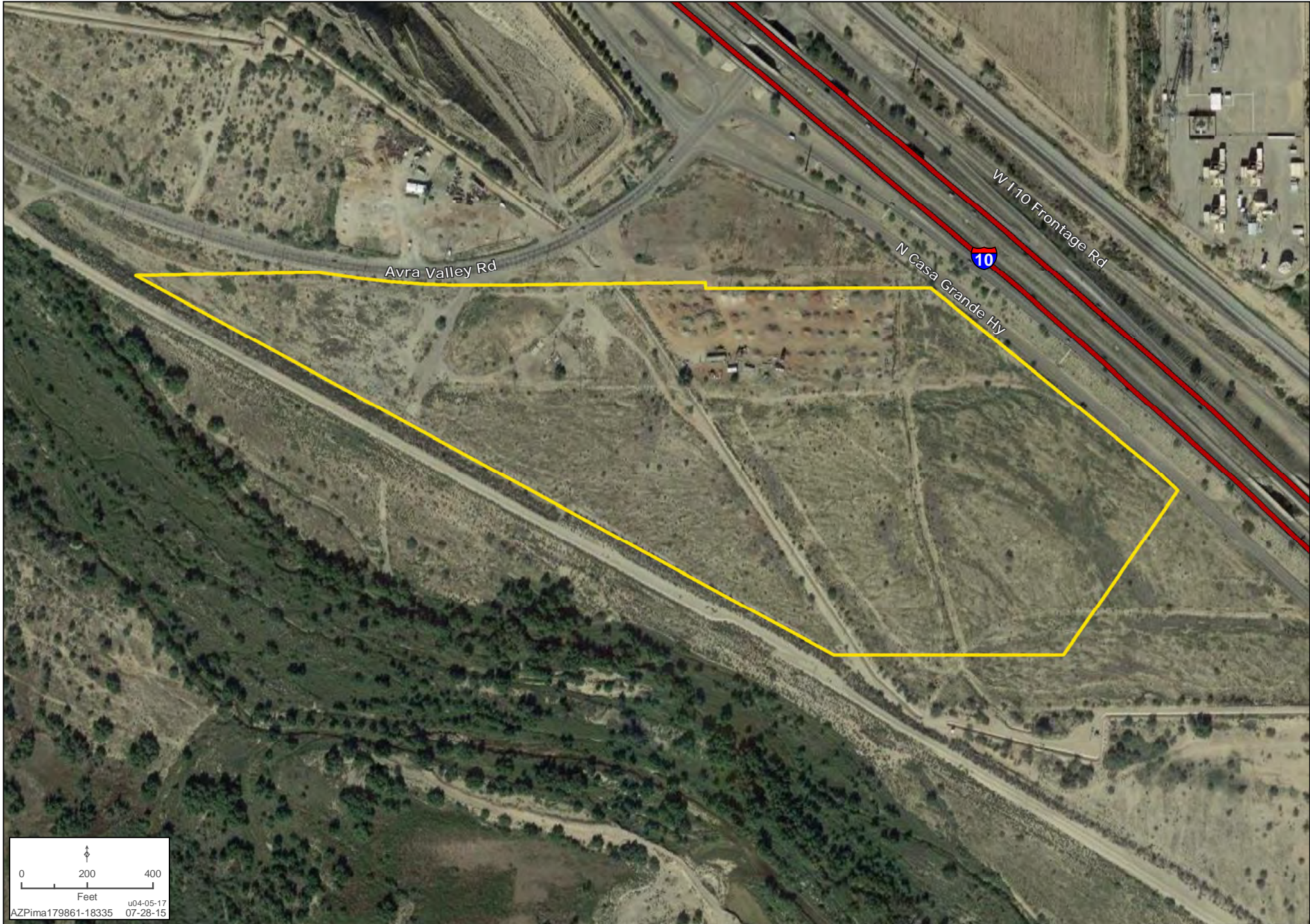
I-10 | AVRA VALLEY SURROUNDING AREA MAP

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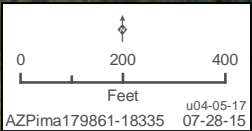
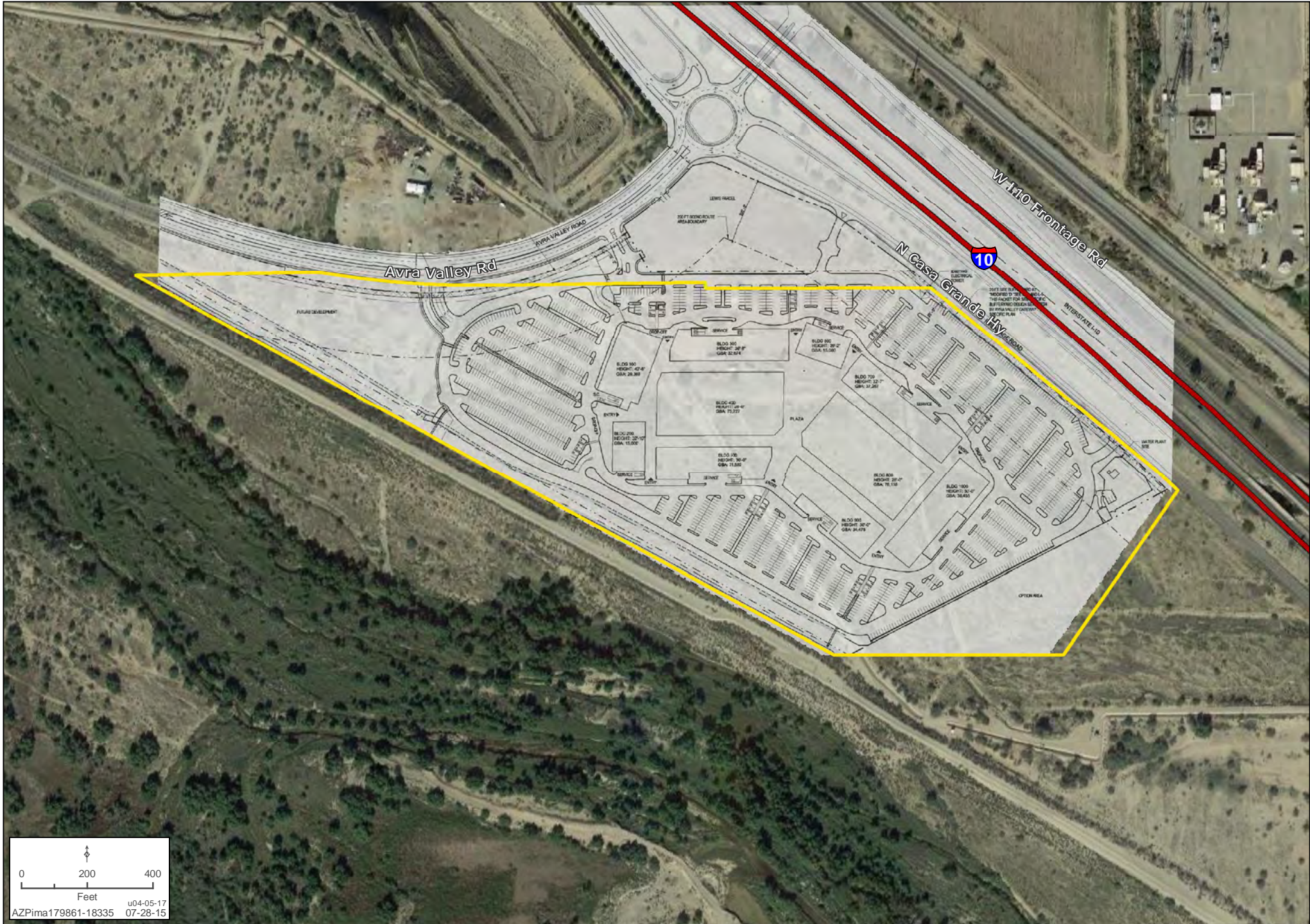
I-10 | AVRA VALLEY PROPERTY DETAIL MAP

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I-10 | AVRA VALLEY OVERLAY MAP

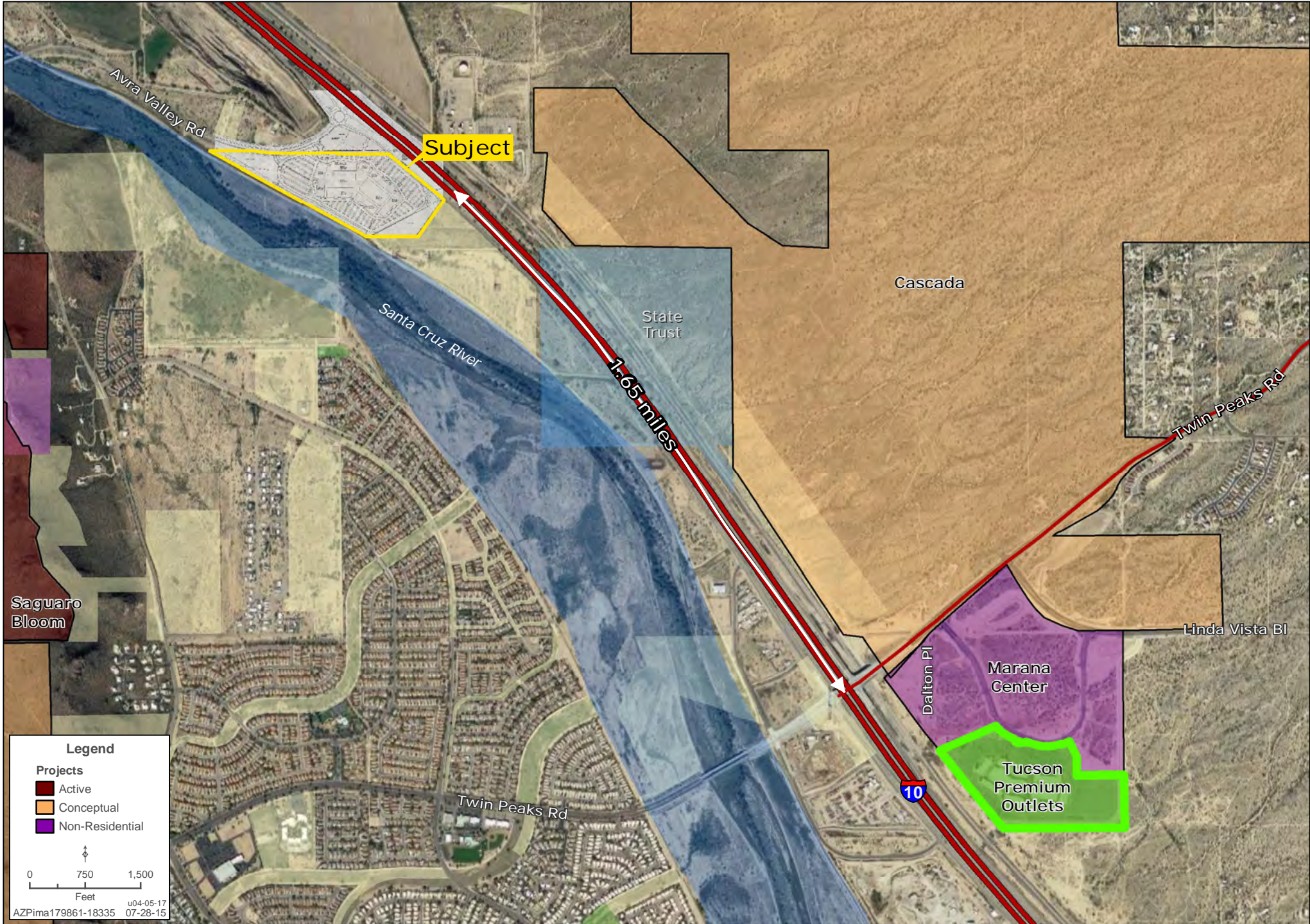
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I-10 | AVRA VALLEY MARANA CENTER DISTANCE MAP

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I-10 | AVRA VALLEY SUBMARKET PROJECTS

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Legend

- Future Roads
- Projects**
 - Active
 - Pending
 - Conceptual
 - Future
 - Non-Residential
 - Builtout

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I-10 | AVRA VALLEY OBLIQUE MAP

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