

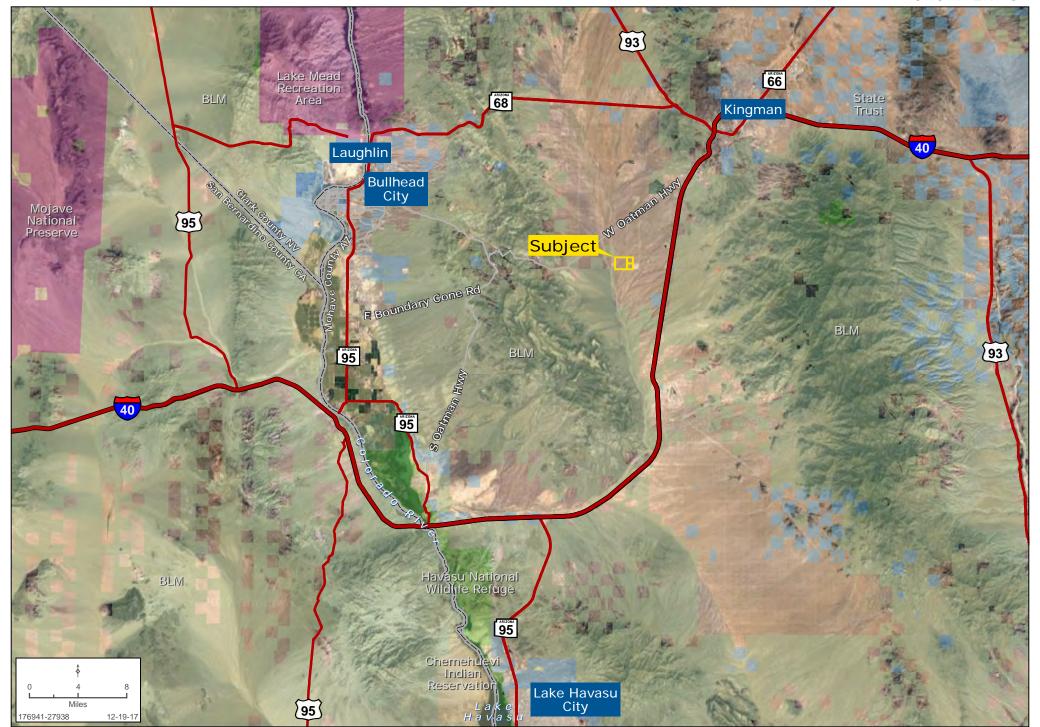
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMohave176941-2.27.18



# **REGIONAL MAP**

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# **SURROUNDING AREA MAP**

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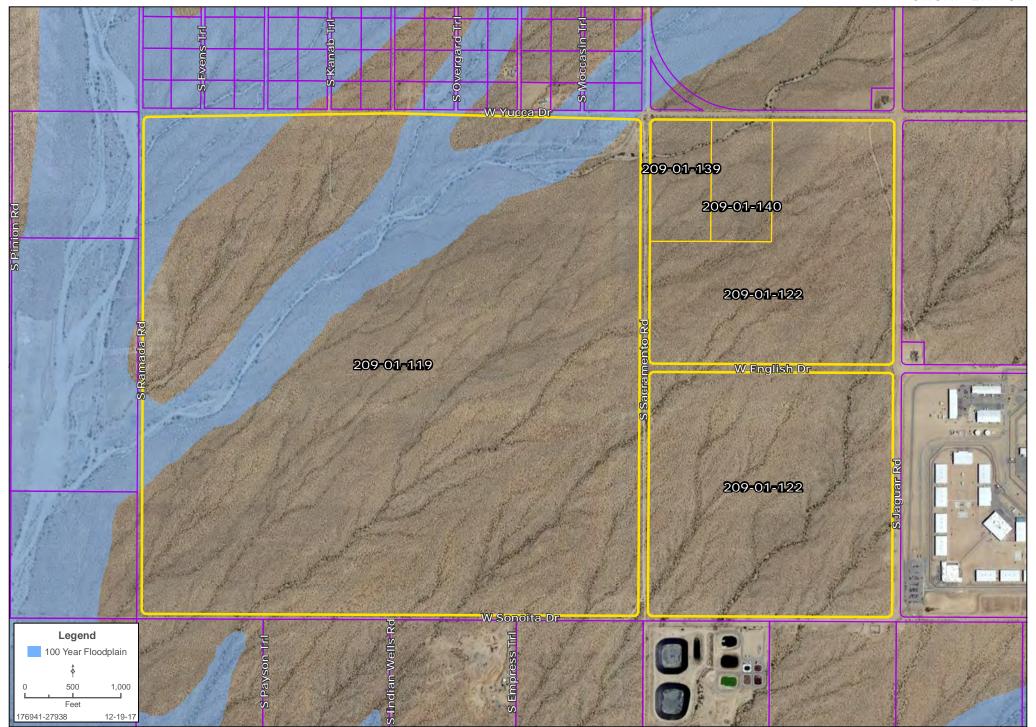




# **PROPERTY DETAIL MAP**

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## **ALTA SURVEY**



## ALTA/ACSM LAND TITLE SURVEY

SECTION 16 AND THE WEST 1/2 OF SECTION 15, ASSESSORS PARCEL NUMBERS 209-01-119, 122, 139 & 140 MOHAVE COUNTY RECORDERS OFFICE, TOWNSHIP 19 NORTH, RANGE 18 WEST, OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA THIS SURVEY WAS BASED ON ACTUAL FIELDWORK, AND THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY # CTM2011008292 10/28/2013

THE DESCRIPTIONS LISTED BELOW REPRESENT THE PROPERTY DESCRIBED IN THE TITLE REPORT LISTED HEREIN. THE ALTERNATE DESCRIPTIONS MORE CLEARLY REPRESENTS OWNERSHIP & FUTURE CONVEYANCE.

## TITLE / PROPERTY DESCRIPTION:

209-01-119:

SECTION 16, TOWNSHIP 19 NORTH, RANGE 18 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, AZ. EXCEPT THE MORTH, SOUTH, EAST & WEST 50' FEET AND THE FILETS OF INTERSECTION CURVES, RADIUS OF 50' FEET THEREOF.

THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA.

EXCEPT THE SOUTH AND WEST 50' FEET AND THE NORTH AND EAST 43' FEET AND THE FILETS OF INTERSECTION CURVES, RADIUS OF 50' FEET HEREOF.

209-01-122 (PARCEL 15B):

203-01-122 (FARCEL 190): THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA. EXCEPT THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; ALSO EXCEPT THE NORTH & WEST 50° FEET AND THE EAST & SOUTH 43° FEET AND THE FILETS OF INTERSECTION

CURVES, RADIUS OF 50' FEET THEREOF.

209-01-140 (PARCEL 15C):

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 WEST OF THE GILA & SALT RIVER MERDIDAN, MOHAVE COUNTY, ARIZONA.
EXCEPT THE NORTH 30° FEET INTERCOF.

209-01-139 (PARCEL 15D):

209-01-13 (CARLELL 1907).

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 19 WEST OF THE GILD & SALT RIVER WERDIDAN, MORAVE COUNTY, ARZONA FOR EXCEPT THE NORTH AND WEST SO' FEET AND THE FILETS OF THE INTERSECTION CURVE, RADIUS 50' FEET THEREOF.

#### EASEMENTS / DEDICATIONS:

A) = 50' DEDICATION TO MOHAVE COUNTY PER ~ 1602/864, 3191/637, 3238/416-418. B) = 43' DEDICATION TO MOHAVE COUNTY PER ~ 3191/637, 3238/416-418.

YUCCA ROAD COUNTY HIGHWAY PER B.O.S. RESOLUTION 3107/151.

(SECTION 16) 40' I & E EASEMENT PER ~ 283/932, UNDERLINED AROUND THE PERIMETER. NOT SHOWN HEREIN. AND 40' INGRESS & EGRESS AND UTILITIES PER ~ NOT SHOWN HEREON (BOTH EXTINOUISHED BY DEDICATIONS).

ALSO SEE-

RECORD OF SURVEYS 17/97, 17/98, 17/99 & 2011-058491

STREET NAMES

PER RESOLUTION 85-201, JANUARY 6, 1986.

## FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONES "X & A" AS SHOWN ON THE FEMA FIRM MAP, COMMUNITY PANEL, NUMBER 04015C-4850G.

FLOOD ZONE "A" IS AN AREA WHERE NO BASE FLOOD ELEVATIONS EXIST. FLOOD ZONE "X" IS AN AREAS OF A 0.2% ANNUAL CHANCE OF FLOODING.

#### RELATED INSTRUMENTS:

BODK 10 OF DEEDS, PAGES 607-613 (R.R. TRACK & STATION RETENTION) NOT APUCABLE FOR SECTIONS 15 & 16.
BODK 54 OF DEEDS, PAGE 406-409 (WHERAL RIGHTS EXCEPTION) FOR SECTION 16 ONLY, STARTING 500' BELOW SURFACE.
BODK 325 OF DEED, PAGE 166-169 (MIRELAR RIGHTS EXCEPTION) SECTION 15 ONLY,
BODK 3338 OF DEE, PAGES 38-40 (MADIS CURVE DEDICATIONS) SECTION 15 INTERSECTIONS.
UNS ELEC, LESSENINT AT FEE NO 2012-053056-9, SOUTH LINE SECTION 16.

#### ZONING:

PARCELS 150 & 15D ARE ZONED AR-36 (NON-CONFORMING TO CURRENT SIZE).

SECTION 16 AND PARCELS 15A & 15B; THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PARCELS IS M-X, (HEAVY MANUFACTURING) THE BLDG, SET-BACKS ARE: REAR SIDE = 0', STREET SIDES = 0', SIDE YARD = 0' MAX. BUILDING HEIGHT = 124'

### PARKING SPACE DATA:

NONE EXIST

#### SURVEYOR'S NOTES:

BASIS OF BEARINGS IS WGS-84 AS MEASURED ALONG THE NORTHERLY COMMON LINE BETWEEN SAID SECTIONS 15 & 16 THIS SURVEY.

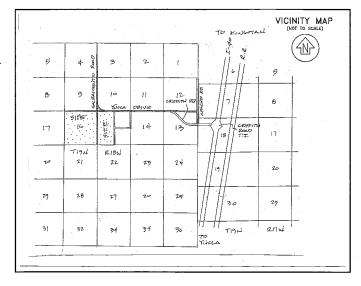
THE SURVEYOR OF RECORD IS RAND W. HOLMQUIST, LS 25074. THIS SURVEY WAS MADE IN NOVEMBER, 2013.

■ LOCATION OF POWER POLE.

- ⋈ = LOCATION OF TELEPHONE VAULT.
- . = LOCATION OF SEWER MAN-HOLE.

#### MONUMENTATION:

- = FOUND & ACCEPTED BRASS CAP, LS 6452.
- ◆ = FOUND U.S.G.L.O. STONE & CAIRN.
- o = FOUND OR SET 5/8" REBAR W/CAP, LS 25074.
- = FOUND BLM 4" BRASS CAP ON PIPE.



#### UTILITIES:

THE ONSITE UTILITIES ARE SHOWN HEREIN AT DESIGNED LOCATIONS; THE ACTUAL LOCATIONS FOR UNDERGROUND UTILITIES CAN NOT BE DETERMINED WITHOUT SITE EXCAVATION OR BLUE-STAKE MARKINGS. THE UTILITY LOCATIONS SHOWN WERE BASED ON THIS ACTUAL SURVEY.
I FOUND NO EVIDENCE OF ANY SRUCTURES EVER BEING ON THIS SITE. THERE IS NO PUBLIC STORM WATER SERVICE TO THIS PROPERTY. IT UNCLEAR BY VISIBLE EVIDENCE WHERE GAS SERVICE IS, IF ANY.

- = TELEPHONE RISER
- @ = WATER VALVE
- S = ELECTRIC CONTROL BOX

## LINF DESCRIPTIONS:

SEWER LINE = -55--55--55--55-

### CERTIFICATION:

The undersigned, a Land Surveyor registered by the State of Arisana, dan inverby certly, in AS-IMABIN MINGMAN, LLG, AN ARISANA LIMITED LIBBUILT COMPANY and NAME METURES, I. LLG. A DELANGE LIMITED LIBBUILT COMPANY, the successors under aristones there respective interests may appear and CHILLOO TITLE NUMBERS. COMPANY 2018. A STATE COMPANY CO

- a) That the survey was made upon the ground and that it and the information, courses and distances shown thereon are correct. b) That the title lines and lines of actual possession are the same:
- a) That the size, location and type of buildings and improvements are as shown on the Survey and all are within the boundary lines
  of the property depicted on the Survey (the "Property"), none found; d) That there are no easements, encroachments or uses affecting the property which appears, from careful physical inspection of the same, other than those shown and depicted on the Survey;
- e) That all utility services required for the operation of the Property may not be available to the Property without the need for easements across the land of others;
- f) That the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and
- turfuse distings;

  3) That in discharge into streams, risers, or any other conveyances aystems was found on the Survey.

  3) That is discharge into streams, risers, or any other conveyances aystems was found on the Survey.

  3) That parts of the Property do lie untils, of flood hazard one of more converse, with the document entitled "Department of Housing and Orient Department, Pediate Immunity, Pediate Imm
- i) That this map or plat and the survey on which it is based were made in accordance with 'Minimum' Clandard Institution AIL/ACCEL Land NULL Survey. Signify established and adopted by AIL/A, ACCEL and AIL/A, AI

Witness the due execution hereof as of this the 390 Per Openhore, 2019





REVISION: 3 of ORIGINAL

R.W. HOLMOUIST & ASSOC. LAND SURVEYING & RIGHT-OF-WAY SERVICES 112 NORTH 8TH STREET - KINGMAN, ARIZONA - 86401 (928) 753-7779, 297-0773 FAX CHICAGO TITLE INSURANCE COMPANY IMH FINACIAL CORPORATION

RAND W. HOLMQUIST AZ. RLS 25074

SHEET 1 OF 2

# **ALTA SURVEY**



