

±151 ACRES OF COMMERCIAL LAND FOR SALE

N/NEC I-40 & SHINARUMP DRIVE, MOHAVE COUNTY, AZ



LOCATION N/NEC I-40 & Shinarump Drive, Mohave County, AZ

PRICE \$1,200,000 (7,935 per acre)

SIZE ±151.21 acres

ZONING General Commercial, Mohave County (Commercial Industrial in McConnico Area Plan)

PARCEL 206-12-027

TAXES \$8,944 (2017)

COMMENTS

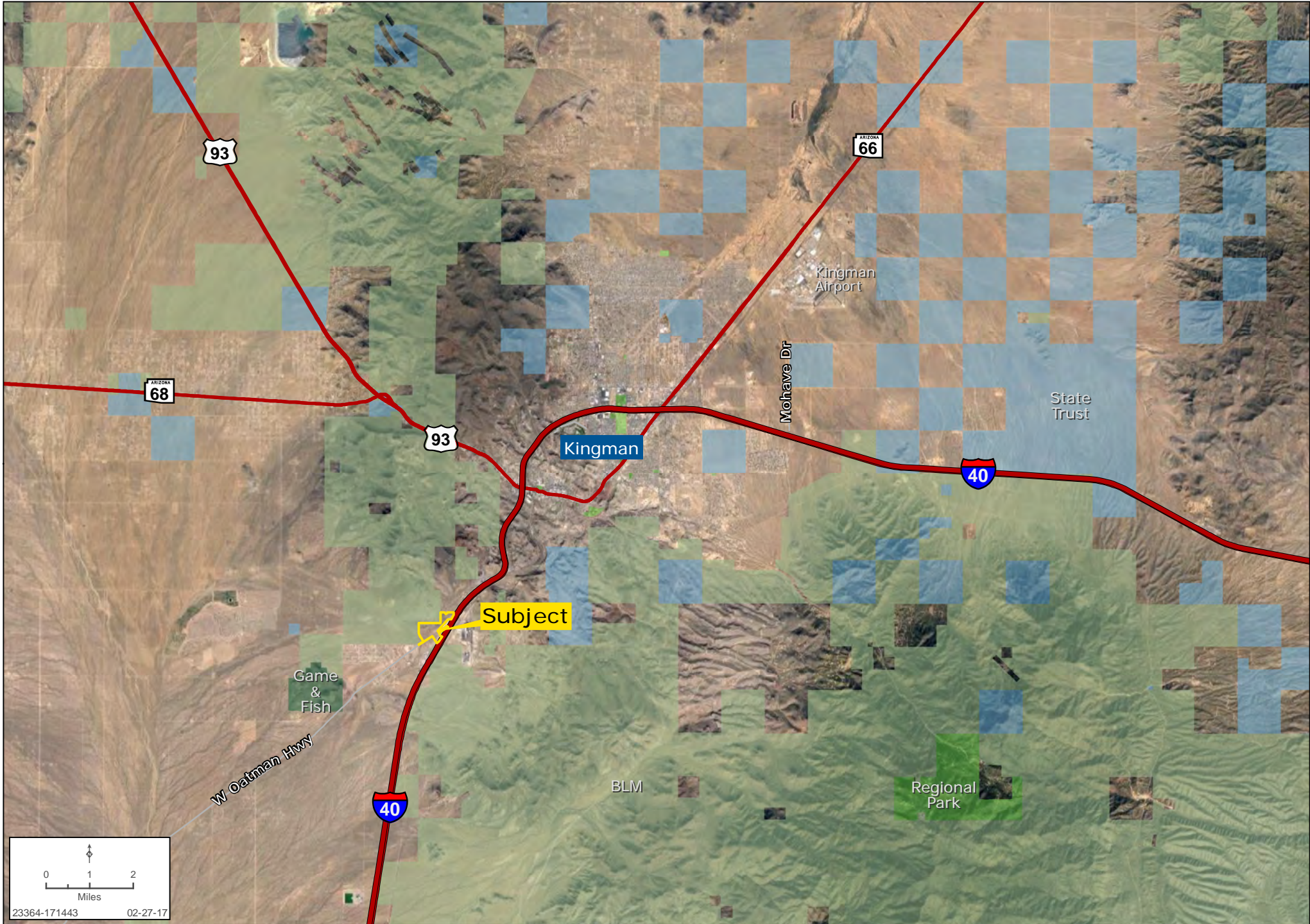
- Located along the west side of Interstate 40, approximately ±3.5 miles south of Kingman, AZ
- Property is accessible via full interchange at Shinarump Drive

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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. AZ-Mohave-171443-2.16.18

REGIONAL MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 5, ASSESSORS PARCEL NUMBER 206-12-023
 MOHAVE COUNTY RECORDERS OFFICE, TOWNSHIP 20 NORTH, RANGE 17 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 # CTM2011009510 6/29/2012

DEED & ORIGINAL PROPERTY DESCRIPTION FOUND IN BOOK 2480 OF OFFICIAL RECORDS, PAGES 148-160 IN THE OFFICE OF THE RECORDER, MOHAVE COUNTY, AZ. THE FOLLOWING DESCRIPTIONS DESCRIBE THE REMAINDER OF THE PROPERTY IN A MORE RELEVANT MANNER FOR TODAY'S OWNERSHIP & FUTURE CONCERNS..

ALTERNATE TITLE PROPERTY DESCRIPTION:

PORTION 1: (PARCEL B)
 A PORTION OF SECTION 5, KNOWN AS PARCEL "B" AS SHOWN ON THE RECORD OF SURVEY FOUND IN BOOK 40, PAGE 51 IN THE OFFICE OF THE RECORDER, TOWNSHIP 20 NORTH, RANGE 17 WEST OF THE G&SRM, MOHAVE COUNTY, ARIZONA.

PORTION 2: (PARCEL C)
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 17 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA. SAID POINT BEING A FOUND U.S.G.L.O. BC, 1915. Thence North 0° 09'33" West along the west line of said Section 5, a distance of 25.34 feet to the TRUE POINT OF BEGINNING and a set 5/8" rebar with cap stamped LS 25074, called (mon. 1) In this description.
 Thence North 0° 09'33" West along the west line of said Section 5, a distance of 1109.82 feet to a (mon. 1); Thence South 28° 30'28" East along the westerly right-of-way line of Shinarump Drive, a distance of 39.73 feet to a found 5/8" rebar with cap stamped LS 24514 called (mon. 2) In this description.
 Thence along a curve left, an arc distance of 372.38 feet, having a radius of 3769.72 feet and a central angle of 5° 39'35" to a point of long-sight and a (mon. 2);
 Thence South 32° 10'03" East along said right-of-way, a distance of 519.77 feet to a (mon. 2);
 Thence South 57° 50'02" West along the northerly right-of-way line of route 86, a distance of 565.36 feet returning to the TRUE POINT OF BEGINNING.

PORTION 3: (PARCEL D)
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 17 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA. SAID POINT BEING A FOUND U.S.G.L.O. BC, 1915. Thence North 0° 09'33" West along the west line of said Section 5, a distance of 1370.27 feet to the TRUE POINT OF BEGINNING and a found 5/8" rebar with cap stamped LS 24514, called (mon. 2) In this description.
 Thence North 0° 09'33" West along the west line of said Section 5, a distance of 1271.50 feet to a found U.S.G.L.O. BC, 1915 (THE WEST 1/4 CORNER).
 Thence South 89° 53'48" East along the east-west mid section line, a distance of 2641.93 feet to a (mon. 2), said point being the center 1/4 of said Section 5;
 Thence North 0° 08'50" West along the north-south mid section line, a distance of 1321.47 feet to a (mon. 2), said point being the common corner for gov. lots 6,7,10,11 of said Section 5;
 Thence South 89° 58'13" East along the north line of gov. lot 10, a distance of 512.84 feet to a (mon. 2), said point being a point of the southwestern property line of that property shown on R.O.S. 5/81;
 Thence South 38° 18'23" East along said property line, a distance of 249.46 feet to a found 3/4" pipe;
 Thence North 52° 32'32" East along the southeastern property line of that property shown on R.O.S. 5/81, a distance of 374.41 feet to a (mon. 2) said point on the north line of said gov. lot 10;
 Thence South 89° 58'13" East along the north line of gov. lot 10, a distance of 402.40 to a (mon. 2) said point being a common corner for gov. lots 7,8,9,10;
 Thence South 89° 58'13" East along the north line of gov. lot 9, a distance 309.52 feet to a (mon. 2);
 Thence South 0° 08'53" East, a distance of 358.23 feet to a found 5/8" rebar, said point being a point on the westerly right-of-way line of Oatman Road / Interstate 40 Highway;
 Thence South 29° 51'28" West along said right-of-way line, a distance of 839.93 feet to a (mon. 2);
 Thence along a non-tangent curve to the left, an arc distance of 400.58 feet, having a radius of 2778.00 feet and a central angle of 8° 15'32" to a (mon. 2), the chord bears North 86° 28'57" West, a distance of 400.23 feet;
 Thence South 41° 09'15" West, a distance 1872.17 feet to (mon. 2);
 Thence South 28° 27'58" West, a distance 163.53 feet to a (mon. 2) point on the northerly right-of-way line of the Oatman Highway;
 Thence South 57° 28'30" West along the said right-of-way, a distance of 2161.77 feet to a (mon. 2);
 Thence North 32° 10'03" West along the easterly right-of-way line of Shinarump Drive, a distance of 519.15 feet to a (mon. 2);
 Thence along a curve right an arc distance of 372.38 feet, having a radius of 3769.72 feet and a central angle of 5° 39'35" to a (mon. 2);
 Thence North 28° 30'28" East along said right-of-way line, a distance of 241.63 feet returning to the TRUE POINT OF BEGINNING;

SAID PARCELS ARE SUBJECT TO THE EASEMENTS OF RECORD, AND THOSE HELD PRIVATELY BY THE A.T.&S.F. RAIL ROAD AND NOTED ON THE DEED FOUND IN BOOK 2480 OF OFFICIAL RECORDS, PAGES 148-160 IN THE OFFICE OF THE RECORDERS, MOHAVE COUNTY, ARIZONA. (ITEMS 1-30 ON EXHIBIT B)

ADJOINING PROPERTY OWNERS:

NORTHEAST ADJOINER = U.S.A. LANDS, SIDNEY C. CRANSTON JR. AND WILLIAM J. ZUMWALT
 NORTHWEST ADJOINER = U.S.A. LANDS
 SOUTHEAST ADJOINER = U.S. INTERSTATE 40, JANE ROBERTS - KINGMAN LLC SO
 SOUTHEAST ADJOINER = ECHO LEASE. LLC
 SOUTHWEST ADJOINER = ARNOLD HOLDING CO. LIMITED PARTNERSHIP

SUBJECT PROPERTY AREA:

SUBJECT PROPERTY "PARCEL B" CONTAINS 14.09 ACRES, MORE OR LESS.
 SUBJECT PROPERTY "PARCEL C" CONTAINS 5.93 ACRES, MORE OR LESS.
 SUBJECT PROPERTY "PARCEL D" CONTAINS 137.12 ACRES, MORE OR LESS.
TOTAL = 157.14 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE WESTERLY-SOUTH SECTION LINE COMMON TO SECTIONS 5 & 6, T20N, R17W OF THE G&SRM PER THIS SUBJECT SURVEY DEED.
 THE SURVEYOR OF RECORD IS RAND W. HOLMQUIST, LS 25074.
 THIS SURVEY WAS MADE IN NOVEMBER, 2013.
 ● = LOCATION OF POWER POLE.
 ◊ = LOCATION OF POWERLINE TOWER.
 ■ = LOCATION OF TELEPHONE RISER.

MONUMENTATION:

● = FOUND & ACCEPTED 5/8" REBAR W/CAP LS 24514.
 ● = FOUND U.S.G.L.O. 3" BRASS CAP ON PIPE STAMPED, 1915.
 ○ = FOUND OR SET 5/8" REBAR W/CAP, LS 25074.
 ● = FOUND A.D.O.T. 4" ALUM. CAP IN CONCRETE.

FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY PARCEL A, FALLS WITHIN FLOOD ZONES "X" & "A" AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 04015C-4565G.
 THE SUBJECT PROPERTY PARCEL B, FALLS WITHIN FLOOD ZONE X AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 04015C-4565G.
 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.

ZONING:

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

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 STRUCTURES 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.

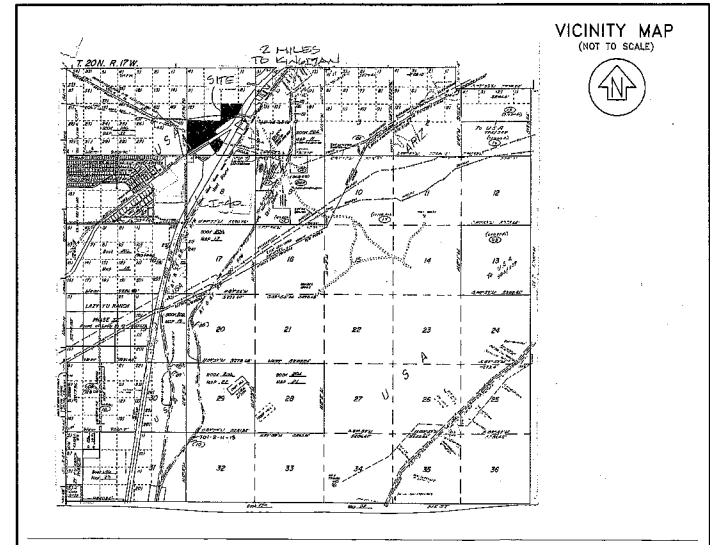
- = TELEPHONE RISER
- = WATER VALVE
- = ELECTRIC CONTROL BOX

LINE DESCRIPTIONS:

TELEPHONE LINE = ————
 WATER LINE = ————
 POWER LINE = ————

PARKING SPACE DATA:

NONE EXIST



CERTIFICATION:

The undersigned, a Land Surveyor registered by the State of Arizona, does hereby certify to **AR-HAVASU KINGMAN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** and **NVRA VENTURES I, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, its successors and/or assigns as their respective interests may appear and **CHICAGO TITLE INSURANCE COMPANY**, its successors and/or assigns as their interests may appear as follows with respect to that certain survey entitled "ALTA TITLE SURVEY", which Survey was prepared on **SEPTEMBER 28, 2013**.

- That the survey was made upon the ground and that it and the information, courses and distances shown thereon are correct;
- That the title lines and lines of actual possession are the same;
- 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");
- 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;
- 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;
- That the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage;
- That no discharge into streams, rivers, or any other conveyances systems was found on the Survey;
- That parts of the Property does lie within a flood hazard area in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps";
- That this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 3, 4, 9, 11 & 15-18 table a thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and effect on the date of this certification, further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allow Positional Tolerance.

Witness the due execution hereof as of this the 3rd day of December, 2013

Rand W. Holmquist
 RAND W. HOLMQUIST, RLS 25074



REVISION: 3 of ORIGINAL



R.W. HOLMQUIST & ASSOC.
 LAND SURVEYING & RIGHT-OF-WAY SERVICES
 112 NORTH 8TH STREET - KINGMAN, ARIZONA - 86401
 (928) 753-7779, 297-0773 FAX

ARIZONA TITLE INSURANCE COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 INH FINANCIAL CORPORATION
 TITLE NO. CTM2011009510
 T.O. FRANK ROBBINS
 SHEET 1 OF 2



F) - ALSO THERE IS A NEW FIBER OPTIC LINE. NO EASEMENT FOUND TO DATE, LOCATED ALONG THE SOUTHERLY EDGE OF THE EXISTING ROAD.

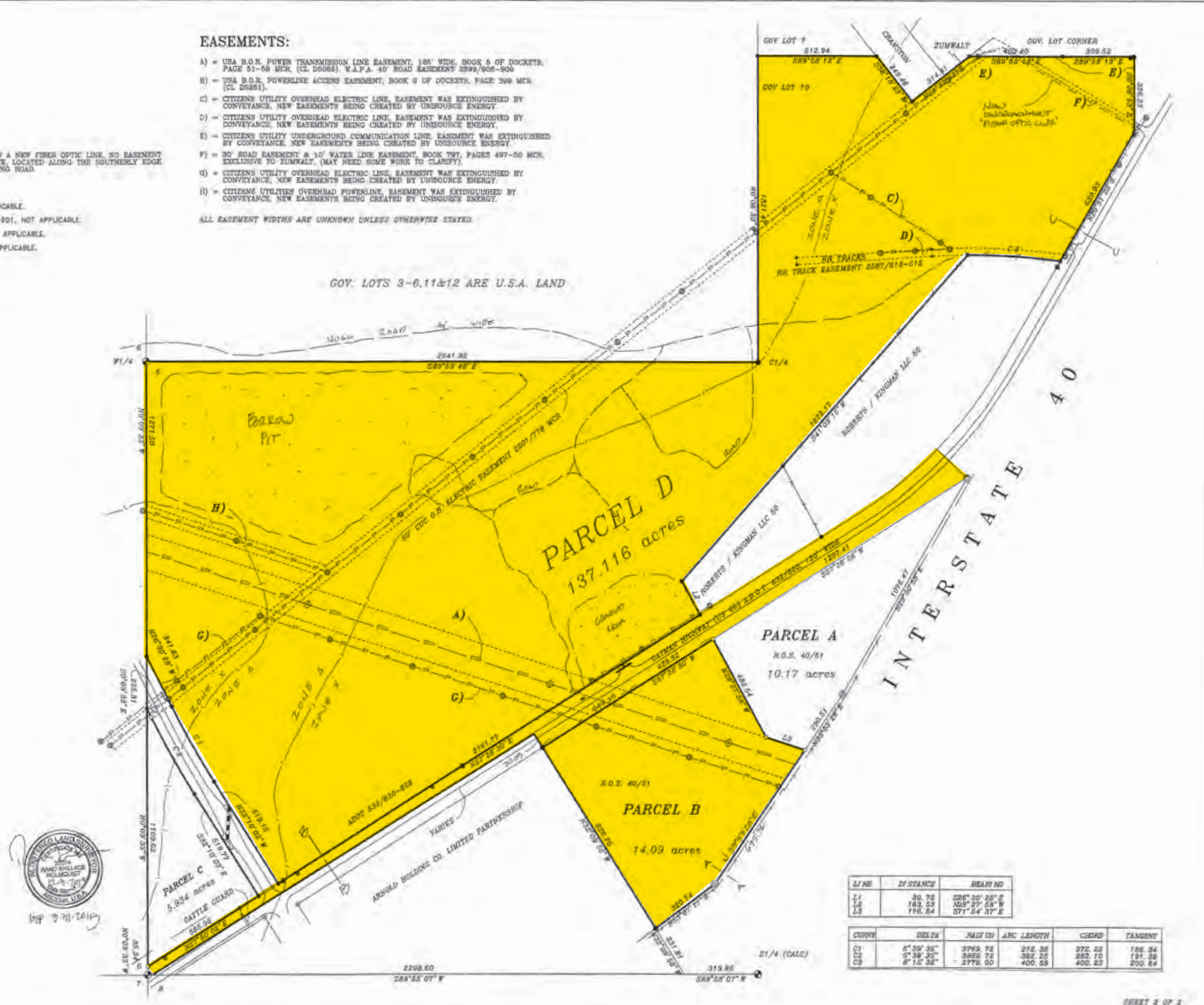
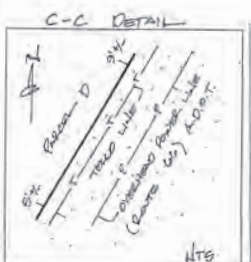
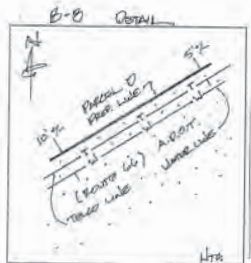
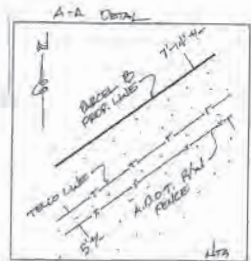
W.A.P.A. SUBSTATION EASEMENT 2889/910-915, NOT APPLICABLE.
 U.S.A. DEPT. OF ENERGY POWER TRANSMISSION 2899/892-901, NOT APPLICABLE.
 U.S.A. DEPT. OF ENERGY SUBSTATION 2899/901-905, NOT APPLICABLE.
 NORTH STAR STEEL R.R. EASEMENT 2480/148-160, NOT APPLICABLE.

EASEMENTS:

- A) - USA B.O.R. POWER TRANSMISSION LINE EASEMENT, 125' WIDE, BOOK 6 OF DOCKETS, PAGE 51-56 MCR. (CL 50068). W.A.P.A. 40' ROAD EASEMENT 2899/892-901.
- B) - USA B.O.R. POWERLINE ACCESS EASEMENT, BOOK 6 OF DOCKETS, PAGE 398 MCR. (CL 50261).
- C) - CITIZENS UTILITY OVERHEAD ELECTRIC LINE. EASEMENT WAS EXTINGUISHED BY CONVEYANCE. NEW EASEMENTS BEING CREATED BY UNISOURCE ENERGY.
- D) - CITIZENS UTILITY OVERHEAD ELECTRIC LINE. EASEMENT WAS EXTINGUISHED BY CONVEYANCE. NEW EASEMENTS BEING CREATED BY UNISOURCE ENERGY.
- E) - CITIZENS UTILITY UNDERGROUND COMMUNICATION LINE. EASEMENT WAS EXTINGUISHED BY CONVEYANCE. NEW EASEMENTS BEING CREATED BY UNISOURCE ENERGY.
- F) - 30' ROAD EASEMENT & 10' WATER LINE EASEMENT, BOOK 787, PAGES 497-50 MCR. EXCLUSIVE TO ZUMWALT. (MAY NEED SOME WORK TO CLARIFY).
- G) - CITIZENS UTILITY OVERHEAD ELECTRIC LINE. EASEMENT WAS EXTINGUISHED BY CONVEYANCE. NEW EASEMENTS BEING CREATED BY UNISOURCE ENERGY.
- H) - CITIZENS UTILITIES OVERHEAD POWERLINE. EASEMENT WAS EXTINGUISHED BY CONVEYANCE. NEW EASEMENTS BEING CREATED BY UNISOURCE ENERGY.

ALL EASEMENT WIDTHS ARE UNKNOWN UNLESS OTHERWISE STATED.

GOV. LOTS 3-6, 11 & 12 ARE U.S.A. LAND



LI NO	DISTANCE	BEARNG
L1	86.78	S26°35'28\" E
L2	183.23	N67°27'08\" E
L3	198.84	S71°54'37\" E

CURVE	BEGIN	END	ARC LENGTH	CORD	TANGENT
C1	6°39'36\"	3765.72	376.38	372.02	186.34
C2	1°18'25\"	3869.72	382.25	382.10	191.28
C3	8°12'32\"	2776.00	400.28	400.23	200.69