

## Executive Summary

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### Kingman, AZ

**Narrative:** The property consists of a 19,424 square foot office building located behind the Kingman Branch of the National Bank of Arizona. The main floor consists of 7,520 square feet, the finished basement consists of 7,520 square feet and the second level consists of 4,384 square feet. The total parcel consists of approximately 1.55 acres and is located on the west side of Stockton Hill Road between Kino Road and Gordon Drive. This property is zoned C-1 (Commercial). Please call listing office for more information.

**Address:** 3825 Stockton Hill Road (Rear Building)  
Kingman, AZ 86409

**Parcels:** A portion of 320-03-228 & 320-03-140

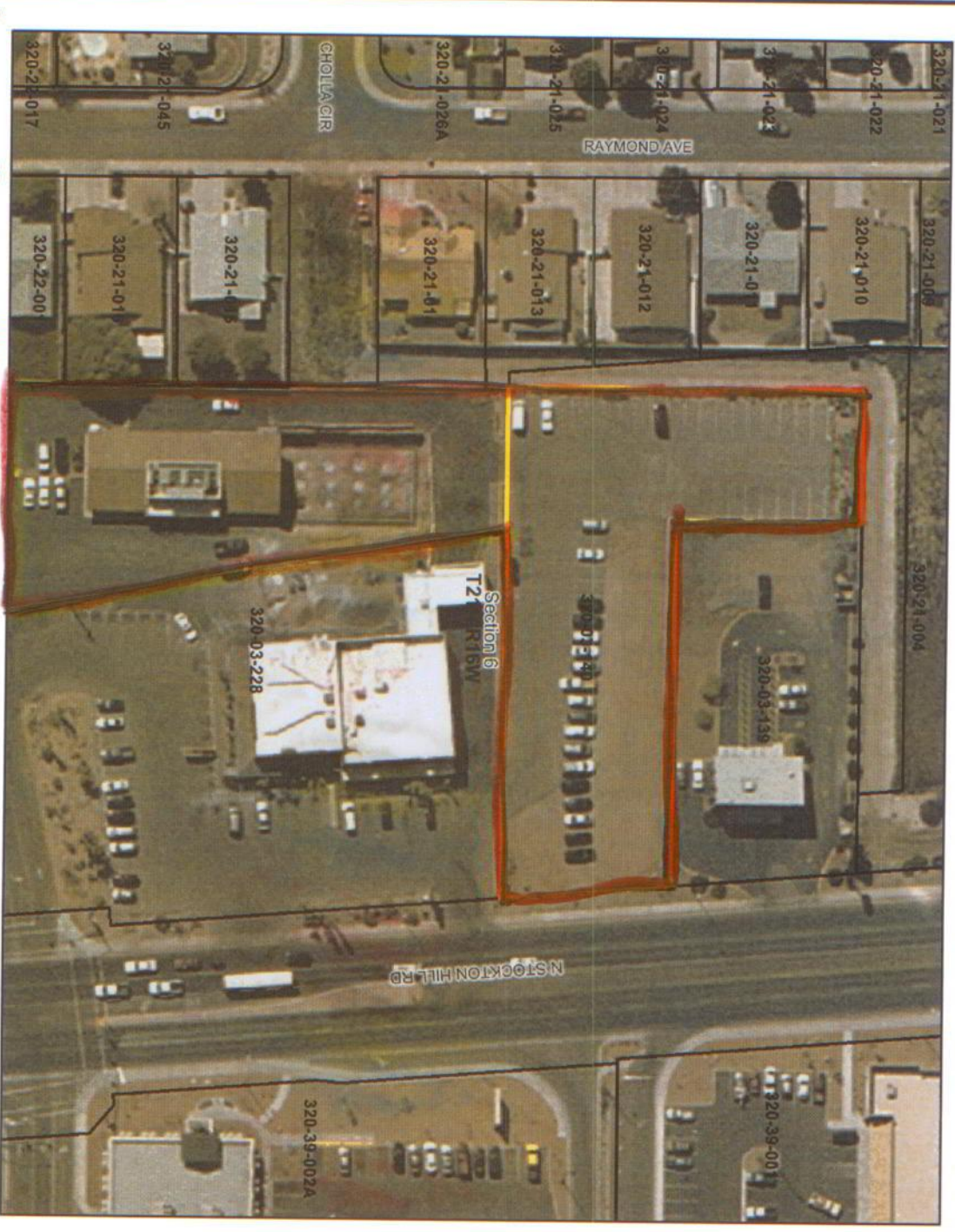
<b>Property:</b>	Commercial	1.55 Acre
	Square Feet (Building)	19,424
	Lot Dimension Approximate	Irregular
	<b>Total Gross Acres</b>	<b>± 1.55 Acre</b>

<b>Price:</b>	\$ 1,400,000.00
Per Square Foot	\$ 72.07
<b>Total Price</b>	<b>\$ 1,400,000.00</b>
<b>Terms</b>	Cash, CNV

**ELIO S. KHALIFE**  
**FIRST AMERICAN INVESTMENT, LLC**  
**3200 Lakeside Village Drive, Suite 201**  
**Prescott, AZ. 86301**  
**Phone (928) 541-1557**  
**Fax: (928) 541-1561**  
**[www.firstamericaninvestment.com](http://www.firstamericaninvestment.com)**

The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.

County of Mohave, Arizona  
 Geographic Information Systems  
**Kingman NBA**



Map created on: Mar 12, 2010

Map center: 35° 14' 5.0" N, 114° 2' 16.6" W



- Incorporated Cities
- Centerline
- Railroads
- Tax Parcels
- Township/ Range
- Sections
- Federal Lands
  - Indian Reservations BIA
  - National Monument NPS/BLM
  - National Park NPS
  - National Recreation Area NPS
  - Wilderness Area BLM
  - Wilderness Study Area NPS
- Land Ownership
  - Arizona Game and Fish
  - AZ State Trust Land
  - Bureau of Land Management
  - Bureau of Reclamation
  - National Wildlife Refuge
  - Indian Allotments
  - National Forest
- Parks and Recreation
- National Monument
- Waterbodies
  - 2007 0.4-ft Mohave Channel
  - 2007 0.4-ft Valle Vista
  - 2005 1-ft (Lake Havasu City Area)
  - 2005 0.25-ft (Lake Havasu City)

Scale: 1:1,079



This map is a user-generated static output from Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT. FOR PROPERTY DESCRIPTIONS OR DETERMINATION OF LEGAL TITLE AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at [http://mcmv.co.mohave.az.us/mr/sites/moh\\_test/splaunch.jsp](http://mcmv.co.mohave.az.us/mr/sites/moh_test/splaunch.jsp)

**A PORTION OF GOVERNMENT LOTS EIGHT AND NINE,  
SECTION 6, T21N, R16W, G1A AND SALT RIVER MERIDIAN,  
CITY OF KINGMAN, MOHAVE COUNTY, ARIZONA**

**MONUMENT NOTES**

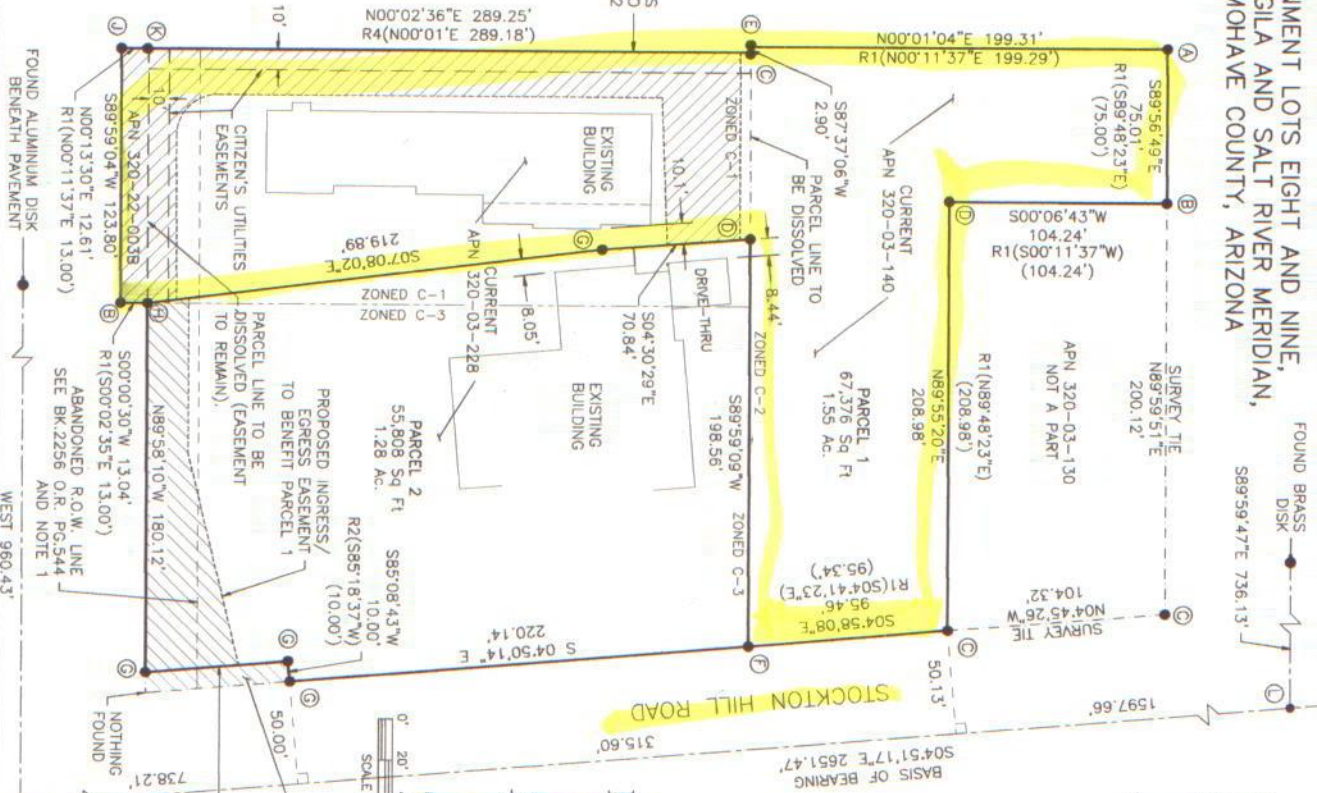
- Ⓐ FOUND DRILL HOLE IN CONCRETE DRAINAGE CHANNEL SET MAG NAIL AND WASHER 'LS 48100'
- Ⓑ FOUND 5/8" REBAR CAPPED 'LS 24514'
- Ⓒ FOUND 5/8" REBAR CAPPED 'LS 19319'
- Ⓓ SET MAG NAIL AND WASHER 'LS 48100'
- Ⓔ FOUND NAIL AND WASHER 'LS 24514'
- Ⓕ FOUND TWO 1 1/8" PIPES 0.17' APART WITH ILEGIBLE SURVEYOR REFERENCE TAGS AFFIXED. ACCEPTED THE EASTERLY OF THE MONUMENTS.
- Ⓖ SET 1/2" REBAR CAPPED 'LS 48100'
- Ⓗ FOUND BENT 5/8" REBAR WITH NO ID. RESET AT THE SAME LOCATION A 1/2" REBAR CAPPED 'LS 48100'
- Ⓘ FOUND COTTON SPINDLE WITH BRASS WASHER 'LS 24514'
- Ⓚ FOUND 5/8" REBAR WITH NO ID. AFFIXED BRASS TAG 'LS 48100'
- Ⓛ CENTERLINE MONUMENTS PROPOSED EGRESS EASEMENT TO BENEFIT PARCEL 2

**REFERENCE DOCUMENTS**

- R1 BOOK 6743, PAGES 507-515, OFFICIAL RECORDS OF MOHAVE COUNTY
  - R2 BOOK 5625, PAGES 661-665, OFFICIAL RECORDS OF MOHAVE COUNTY
  - R3 BOOK 940, PAGES 497-498, OFFICIAL RECORDS OF MOHAVE COUNTY
  - R4 BOOK 577, PAGES 328-329, RECORDS OF MOHAVE COUNTY
- DEPENDENT RESURVEY, STOCKTON HILL ROAD ALIGNMENT-DETROIT AVENUE TO GORDON DRIVE, RECEPTION NO. 62-46235

**NOTE 1**  
RIGHT OF WAY OF STOCKMAN DRIVE GRANTED TO THE CITY OF KINGMAN PER BOOK 1142, PAGES 520-523, O.R.M.C. AND ABANDONED BY CITY OF KINGMAN RESOLUTION NO. 1795 RECORDED IN BOOK 2286, PAGE 544, M.C.R.O. THE CURB CUT AT STOCKTON HILL ROAD TO REMAIN AS A COMMON DRIVEWAY BETWEEN PROPERTIES ADJUTING THE ABANDONED RIGHT OF WAY TO THE NORTH AND SOUTH.

**OWNER(S):**  
ACCORDING TO THE MOHAVE COUNTY ASSESSOR'S TAX PARCEL REPORTS, PARCEL 320-03-140 IS OWNED BY NATIONAL BANK OF ARIZONA, PARCELS 320-03-228 AND 320-22-003B ARE OWNED BY STOCKMAN'S BANK.



**SURVEYOR CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SURVEY OF THE ATTACHED LAND PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE PROPERTY CORNERS HAVE BEEN SET AS NOTED ON THE PLAT.

CHRISTOPHER T. KIMBALL 'LS 748100

**PRELIMINARY - NOT FOR RECORDING**

**CITY ENGINEER AND DEVELOPMENT SERVICES CERTIFICATION**  
THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH ORDINANCE NO. 823-R AND OTHER APPLICABLE REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

**CITY ENGINEER** \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY DEVELOPMENT SERVICES DIRECTOR** \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDER INFORMATION**  
FILED AT THE REQUEST OF THE CITY OF KINGMAN ON \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PARCEL PLATS, PAGE(S) \_\_\_\_\_ RECORDS OF MOHAVE COUNTY, ARIZONA

**DEPUTY RECORDER** \_\_\_\_\_ **RECORDER** \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_

**FLOOD MAP INFORMATION**  
THE SITE IS SITUATED WITHIN THE AREA OF FEMA MAP NO. 040150-45566, DATED NOV. 18, 2009, AND IS LOCATED IN ZONE X

**ZONING TABLE**

ZONING DISTRICT	YARD ABUTTING STREET SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
C1	15 FEET	N/R	N/R
C2	N/R	N/R	N/R
C3	N/R	N/R	N/R

R.O.W. DEDICATED PER BK.5625 PG. 661 O.R.M.C. S04°51'17"E 89.00' R2(S04°41'23"E R2(69.00')

N/R ... DENOTES NO REQUIREMENT. EXCEPT WHERE A YARD COINCIDES WITH A LOT LINE IN AN ADJACENT RESIDENTIAL DISTRICT, CONSULT THE KINGMAN ZONING CODE FOR YARD REQUIREMENTS IN SUCH AN INCIDENT.

**KELLEY / WISE ENGINEERING, INC.**  
146 GROVE AVENUE  
PRESCOTT, ARIZONA 86301  
(928) 771-1730  
FAX (928) 778-2220

JOB NO. 09-079  
DRAWN: WJW  
CHECKED: \_\_\_\_\_  
DATE: 1/20/10

SHEET 1 OF 1  
DATE: 1/20/10

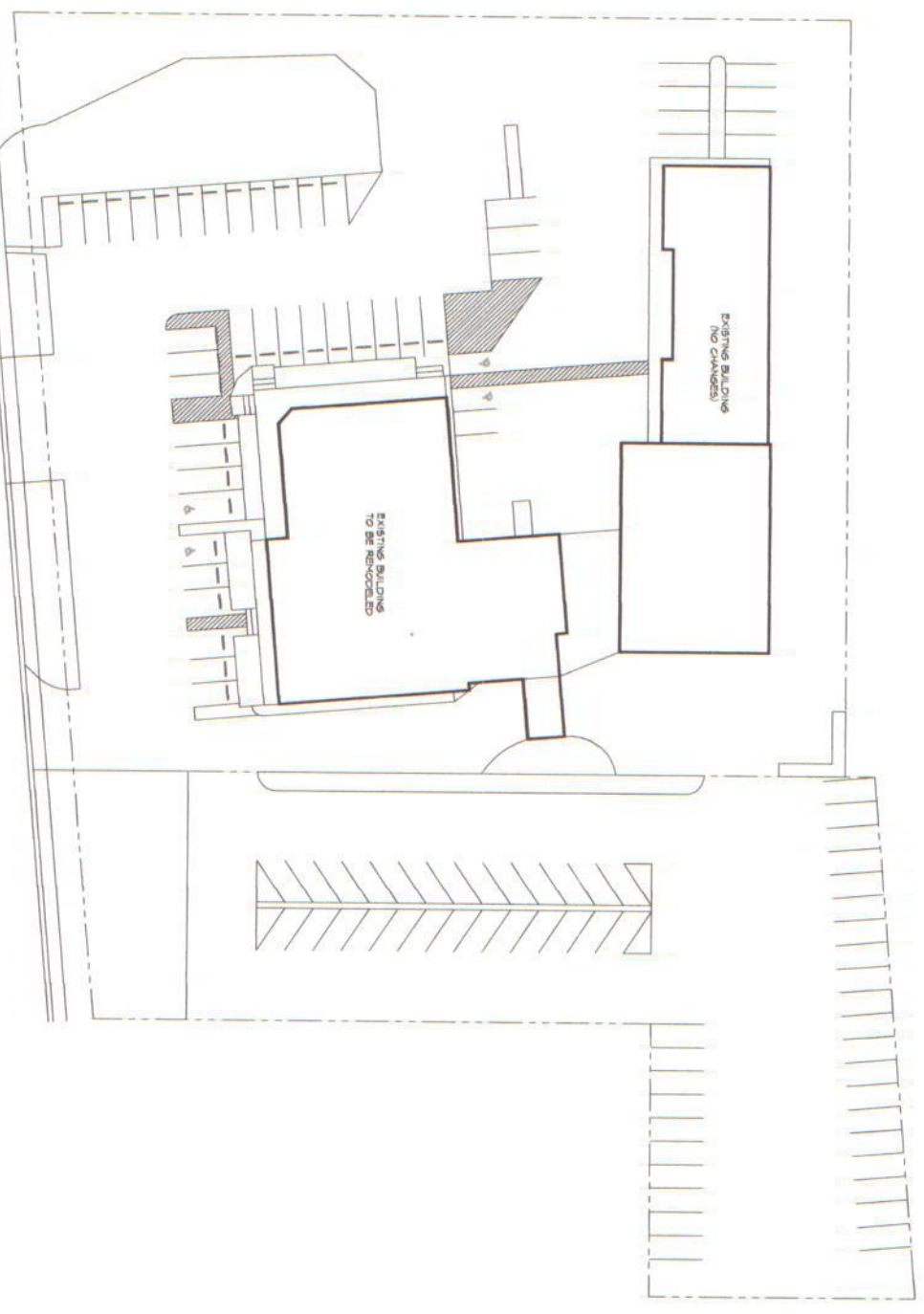
11

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



STOCKTON HILL ROAD



NO. 77
<b>A2</b>
DATE
AS NOTED
DATE
DATE
DATE
DATE
DATE
DATE

**DRAWING:** ARCHITECTURAL SITE PLAN

**PROJECT:** NATIONAL BANK KINSMAN  
STOCKTON HILL ROAD  
KINSMAN, ARIZONA

**W. Alan Kenson & Associates, P.C.**

P. 928-443-8812 F.O. Box 11793  
F. 928-443-0913 Phoenix, AZ 85086  
email: wak@wakenso.com  
www.wakenso-associates.com

**ARCHITECTURE + PLANNING**



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REVISION
BY
DATE