

**“The Ranch At White Hills”  
&  
“The Mardian Ranch”**

**SUMMARY**

5-2008

Arizona Acreage, LLC and related entities owns over 47,000 acres of land in White Hills Arizona. This property is located 28 miles South of the Hoover Dam on Highway 93. It is currently an approximate One Hour and Fifteen minute drive from the Las Vegas Strip; when the new bridge over the Hoover Dam is completed in 2010, it will take less than One Hour to Drive.

**Master Plan/ Area Plan**

A combined 61,250 home Master Plan has been approved by Mohave County Planning and Zoning and Board of Supervisors, which include 28,500 homes approved December 20, 2004 and 32,750 homes approved December 4, 2006, similar to Las Vegas Master Planned Communities. In conjunction therewith, Water Approvals for a total of 48,000 homes have been obtained.

This plan has three separate development areas:

<u>Area</u>	<u># of Acres</u>	<u># of Homes</u>
The Ranch at White Hills	5,800	23,000
The Ranch at Temple Bar	1,760	5,500
The Mardian Ranch & The Ranch at Red Lake	17,800	32,750
Total:	25,360	61,250

The above mentioned property is not for Sale to individual users at this time. It is the intention of “The Ranch At White Hills” and Arizona Acreage, LLC to sell large Super Pads to Home Developers. All proposed amenities, activities and other features are based on current plans which are subject to change without notice. Areas and types of developments may change. This advertisement is not an offer to sell, or a solicitation of offers to buy, in any jurisdiction where the project is not registered for sale required by state law. Void where prohibited by law. Neither the California Department of Real Estate nor the Department or Commission of any state has inspected, examined, or qualified this offering. Arizona Department of Real Estate public report has not been issued for the project. Obtain the property report required by Federal and Arizona Law and read it before signing anything.

## **Construction of New Bridge Over Hoover Dam**

The Construction of the new bridge has begun and the anticipated completion date is 2010. See included information regarding the bridge.

### **Utilities**

#### **Water and Sewer Service**

Double Diamond Utilities a State approved utility company as of May 2008 owned by the Mardians' will design a water and sewer system for the Master Plan Development. The initial water studies were completed in 2006 for 48,000 units.

#### **Power and Telephone Service**

Available from Unisource and Frontier Utility Companies

#### **CANAMEX Highway**

This project has frontage on U.S. Highway 93, which is the main Western route of CANAMEX (The Canadian American Mexico Treaty), which provides two unobstructed four lane highways for the purpose of trade between the three countries.

### **For More Information Call:**

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## **THE RANCH AT WHITE HILLS AND**

### **THE MARDIAN RANCH**

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