

REQUEST FOR PROPOSAL FOR

Lease of current Pilot Travel Center and Truck Stop location in Rio Rico, Arizona.

Date of Issuance: January 15, 2018

Purpose.

This request for proposals (RFP) provides interested Proposers with sufficient information to enable them to prepare and submit proposals for the consideration by the Owners to satisfy a need for an acceptable lease on this prime commercial location. Moroleon Inc. is the owner of the land and structures of this Travel and Truck Stop which will be available for lease on January 1, 2019. Moroleon Inc. is seeking proposals from competent bidders to lease this property located at 769 E. Frontage Rd., Rio Rico AZ 85648.

Site Facts

Property is located on the NE corner of I-19 and Ruby Road in Santa Cruz County, Arizona. The site is 11.39 acres or 496,148 Sq. Ft. and the building size is 10,449 Sq. Ft. The current travel center has a total of 19 gas/diesel pumps, convenience store, truck scales, restaurant with drive through, full service showers and overnight parking.

Type of Contract

It is proposed that if a contract is entered into as a result of this RFP, it will be in the form of an Arizona Commercial lease. The Owners may in their sole discretion undertake negotiations with Proposers whose proposals as to lease rates and other factors show them to be qualified, responsible and financially capable of undertaking this lease. Owners will consider all offers and may consider business relationships such as Franchises, joint ventures or partnerships.

Rejection of Proposals

The Owners reserve the right to reject any and all proposals received as a result of this request, or to negotiate separately with competing Proposers.

Subleasing or Subcontracting

Any use of subcontractors or subleasing by a Proposer must be identified in the proposal. During the contract period use of any subcontractors or subleasing by the selected

Proposer, which were not previously identified in the proposal, must be approved in advance in writing by the Owners.

Incurring Costs

The Owners are not liable for any costs the Proposer incurs in preparation and submission of its proposal, in participating in the RFP process or in anticipation of award of contract.

Brokerage

Any brokers involved must act as the proposer's agent only. All commissions to be paid will be the sole responsibility of the proposer.

Adherence to Laws

All proposals must conform to all applicable Santa Cruz County, Arizona building codes and to all other county, state and federal laws, regulations and requirements.

Rental Commencement Date

Rental payments will begin on the 1st day of the month after all government approvals have been obtained but no later than 90 days from commencement of lease. Owners reserve the right to adjust this according to negotiations.

Proposer's Representation and Authorizations

Each Proposer by submitting its proposal understands represents and acknowledges that: All information provided by and representation's made by, the Proposer in the proposal are material and important and will be relied upon by the Owners in selecting a proposer for lease negotiations. Any misstatement, omission or misrepresentation shall be treated as fraudulent concealment from the Owners of the true facts relating to submission of this proposal.

Property Taxes

The successful proposer will be required to pay all property taxes and any other personal property taxes that may be assessed by local or state taxing authorities. Current property taxes are \$13,337.24 per year.

General Insurance Requirements

The proposer shall purchase the following insurance coverage in accordance with the lease for the minimum limits specified or required by law. Commercial General Liability insurance for bodily injury, personal injury and property damage including loss of use,

etc. with minimum limits of \$1,000,000 each occurrence, \$2,000,000 general aggregate and products/completed operation aggregate.

Information Required from Proposers

Proposals may be submitted in letter or email format.

- 1) Proposals must include: Name of firm, Federal ID number, and address, name of contact person, contact person's email and telephone number.
- 2) State in succinct terms your plans for the property. Describe the nature of your business and include a list of subtenants, if any.
- 3) Describe the specialized experience and technical competence of the proposer and his team if any.
- 4) Financial statements including income statements, balance sheets and cash flow statements, along with accompanying notes to provide financial stability.
- 5) Proposals must include: Proposers rent price, term and contractual obligations.

Proposal Deadlines

All proposal or offers must be submitted by February 15, 2018. Proposals may be submitted by letter, sealed envelope delivery, or email to the below contact information. All inquiries concerning the procedures of this offering may also be directed to:

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