

# EXHIBIT B



June 21, 2017

Mr. Jerry Stabley  
Interim Director  
Cochise County Community Development  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

RE: Abandonment of the Richards Addition to Bowie Townsite, Bowie, AZ.

Dear Mr. Stabley:

NP Arizona Real Estate 1, LLC, (NP), desires to abandon the old Richards Addition to Bowie Townsite. Some background on the property and this request is provided as follow:

The subdivision was originally platted in 1914, and filed and recorded in 1919. The subdivision was never actively developed for residential uses, instead, the property was developed to irrigated farmland uses, and has been actively farmed for the last 60+ years. Only two of the planned subdivision roads were developed, Apache Pass Road on the east side of the subdivision, and First Street, (formerly Anderson Street), on the north side of the subdivision. These roadways serve the neighborhood. The request for abandonment excludes those two public roadways.

The majority of the Richards Addition to Bowie Townsite property is owned by NP, who acquired the property along with other parcels on December 15, 2015, and re-recorded on February 8, 2016, Fee #2016-02043. Assessor's Tax Parcel #'s 302-23-004A and 302-23-045. The property was acquired from the Lesco Enterprises', Inc., (Eastman Family). Lesco/Eastman acquired the property in December of 1989.

Two small portions of the property are owned by Mr. Ronald E. Kohli, and Mr. German Madrid. Mr. Kohli's property is Assessor's Tax parcel #302-23-001, 302-23-002 and 302-23-003. Mr. Madrid's property was split out of the Lesco/Eastman property on December 31, 2015, Fee #2015-23328, but has not been assigned its own parcel number as of the present time. It is currently assessed and taxed under NP's Parcel #302-23-023. (The split from Lesco/Eastman to Madrid has been held up by the Assessor's Office due to the confusion of the Madrid metes and bounds legal description on the recorded deed versus the actual subdivision lot descriptions. This abandonment will allow us to complete the parcel split and Mr. Madrid will receive his own property tax parcel number.)

Both Mr. Kohli and Mr. Madrid are in favor of the abandonment. Both Mr. Madrid's and Mr. Kohli's property have frontage and legal as well as physical access along/from Apache Pass Road. Mr. Kohli's property also has legal access and frontage on First Street. NP's property has legal access and frontage as well as physical access on First Street and Apache Pass Road. Legal and physical access and road frontage will not change for any of the property owners if the requested abandonment is approved.

Since none of the interior subdivision roads and alleyways were developed in the Richards Addition to Bowie Townsite, there is no impairment of traffic circulation in the neighborhood.

This request for abandonment does not affect the Apache Pass Road on the east side of the subdivision, nor does it affect First Street, (formerly Anderson Street), on the north side of the subdivision. No additional private or public road access agreements will be required for this abandonment. This proposed abandonment does not affect access to public or State lands. The property is not adjacent to any BLM, Forest Service, National Monument, National Park or State of Arizona Trust lands, with the exception of lands controlled by ADOT for Interstate 10, (I-10.) This proposed abandonment in no way affects access to or from I-10.

Emergency vehicle providers access, (fire/ambulance), will not change with the proposed abandonment. Physical and legal access will still be available to the Kohli, Madrid and NP properties. The abandonment will not affect emergency vehicle access to adjacent properties.

Both Mr. Madrid's and Mr. Kohli's property have utility access from existing public and private utility lines/easements. NP's property has utility access from existing public and private utility lines/easements. Utility access will not change for any of the property owners if the requested abandonment is approved.

This abandonment request also does not affect existing public utility easements and private easements in effect prior to the requested abandonment. Local public and private utility providers will still enjoy the same physical access to the utility systems serving or encumbering the NP, Kohli and Madrid properties, as well as the adjacent properties in the neighborhood. No additional private or public utility easements will be required if this abandonment is approved.

Mr. Kohli's property is utilized for equipment storage and servicing, and has an old Quonset structure. Mr. Madrid's property has a single family residence. NP's property is farmed in conjunction with their other farm holdings in the vicinity. There are no anticipated changes to the existing property uses with the proposed abandonment. NP intends to continue farming the property as it has been farmed for the previous 30+ years.

This abandonment is not requesting that any of the property is to be removed from any existing special improvement districts, (Northern Cochise County Fire District, Bowie Fire District and Bowie Water Improvement District 85-56).

The Richards Addition to Bowie Townsite does not have any common areas or a Home Owners Association.

Attached for consideration of this request are the following items:

1. Aerial Location Map.

2. Ownership map identifying the location of Richards Addition to Bowie Townsite outlined in red; identifying the Kohli and Madrid parcels in yellow; identifying the remainder as NP's property; and showing current and adjacent land uses, (for illustration purposes only).
3. Abandonment Plat Richards Addition to Bowie Townsite, Pages 1 and 2. (Paper copies as well as digital.)
4. Legal description for the NP property after the abandonment.
5. Legal Description for the streets and alleyways that will belong to the Kohli property after abandonment.
6. Legal Descriptions for the streets and alleyways that will belong to the Madrid property after abandonment.
7. Report of Title from Pioneer Title Agency for the Richards Addition to Bowie Townsite.
8. The \$300 application fee, payable to Cochise County.
9. The \$3,850 land purchase fee, payable to Cochise County.
10. Copy of a letter from Mr. Madrid.
11. Copy of a letter from Mr. Kohli.

If your initial review requires any additional information please contact our consultant, Mr. Charles Havranek, at 623-877-5180. Mr. Havranek is handling this matter on behalf of NP. You may also contact the undersigned directly at 229-886-3924. Your assistance is greatly appreciated in this matter.

Sincerely,  
NP Arizona Real Estate 1, LLC



Thomas Stevenson  
President; Farming Operations  
National Pecan Company / Diamond Foods  
123 Hugh Road  
Albany, GA. 31763

June 21, 2017

Mr. Jerry Stabley  
Interim Director  
Cochise County Community Development  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

RE: Abandonment of the Richards Addition to Bowie Townsite, Bowie, AZ.

Dear Mr. Stabley:

My Name is German Madrid, and I'm the owner of a small portion of the Richards Addition to Bowie Townsite, also known as a portion of Cochise County Assessor's Tax Parcel #'s 302-23-023. NP Arizona Real Estate 1, LLC, (NP), has contacted me and indicated their desires to abandon the old Richards Addition to Bowie Townsite plat. (My property was split out of the Lesco/Eastman property on December 31, 2015, Fee# 2015-23328, but has not been assigned its own parcel number as of the present time. It is currently assessed and taxed under NP's Parcel #302-23-023. The split from Lesco/Eastman to Madrid has been held up by the Assessor's Office due to the confusion of created by my property's metes and bounds legal description on the recorded deed versus the actual subdivision lot descriptions. This abandonment will allow us to complete the parcel split and receive my own property tax parcel number.)

The subdivision was originally platted in 1914, and filed and recorded in 1919. The subdivision was never actively developed for residential uses. Only two of the planned subdivision roads were developed, Apache Pass Road on the east side of the subdivision, and First Street, (formerly Anderson Street), on the north side of the subdivision. These roadways serve the neighborhood. I understand that the request for abandonment excludes those two public roadways. I also understand that if the abandonment is approved, I will receive to the center line of the abandoned street alignment on my west property line, and half of the street alignment on my south property line.

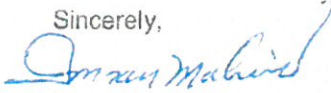
Since none of the interior subdivision roads and alleyways were developed in the Richards Addition to Bowie Townsite, there is no impairment of traffic circulation in the neighborhood.

No additional private or public road access agreements will be required for this abandonment. I will still have legal and physical access to my property from my frontage on Apache Pass Road. Emergency vehicle providers access, (fire/ambulance), will not change with the proposed abandonment. Physical and legal access will still be available to my property. The abandonment will not affect emergency vehicle access to adjacent properties.

This abandonment request also does not affect existing public utility easements and private easements in effect prior to the requested abandonment.

I am in favor of NP's request. Please let me know if you need anything else from me. NP has indicated that they will be responsible for all costs associated with this abandonment request.

Sincerely,

A handwritten signature in blue ink, appearing to read "German Madrid". The signature is written in a cursive style with a large initial "G" and a long, sweeping underline.

German Madrid

520-612-6420

PO Box 365

Bowie, AZ 85605-0004

June 21, 2017

Mr. Jerry Stabley  
Interim Director  
Cochise County Community Development  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

RE: Abandonment of the Richards Addition to Bowie Townsite, Bowie, AZ.

Dear Mr. Stabley:

My Name is Ronald E. Kohli, and I'm the owner of Lots 1 thru 12, of Block 33, Richards Addition to Bowie Townsite, also known as Cochise County Assessor's Tax Parcel #'s 302-23-001, -002 and -003. NP Arizona Real Estate 1, LLC, (NP), has contacted me and indicated their desires to abandon the old Richards Addition to Bowie Townsite plat.

The subdivision was originally platted in 1914, and filed and recorded in 1919. The subdivision was never actively developed for residential uses. Only two of the planned subdivision roads were developed, Apache Pass Road on the east side of the subdivision, and First Street, (formerly Anderson Street), on the north side of the subdivision. These roadways serve the neighborhood. I understand that the request for abandonment excludes those two public roadways. I also understand that if the abandonment is approved, I will receive half of the abandoned street alignment on my west property line, and half of the street alignment on my south property line.

Since none of the interior subdivision roads and alleyways were developed in the Richards Addition to Bowie Townsite, there is no impairment of traffic circulation in the neighborhood.

No additional private or public road access agreements will be required for this abandonment. I will still have legal and physical access to my property from my frontage on Apache Pass Road and First Street. Emergency vehicle providers access, (fire/ambulance), will not change with the proposed abandonment. Physical and legal access will still be available to my property. The abandonment will not affect emergency vehicle access to adjacent properties.

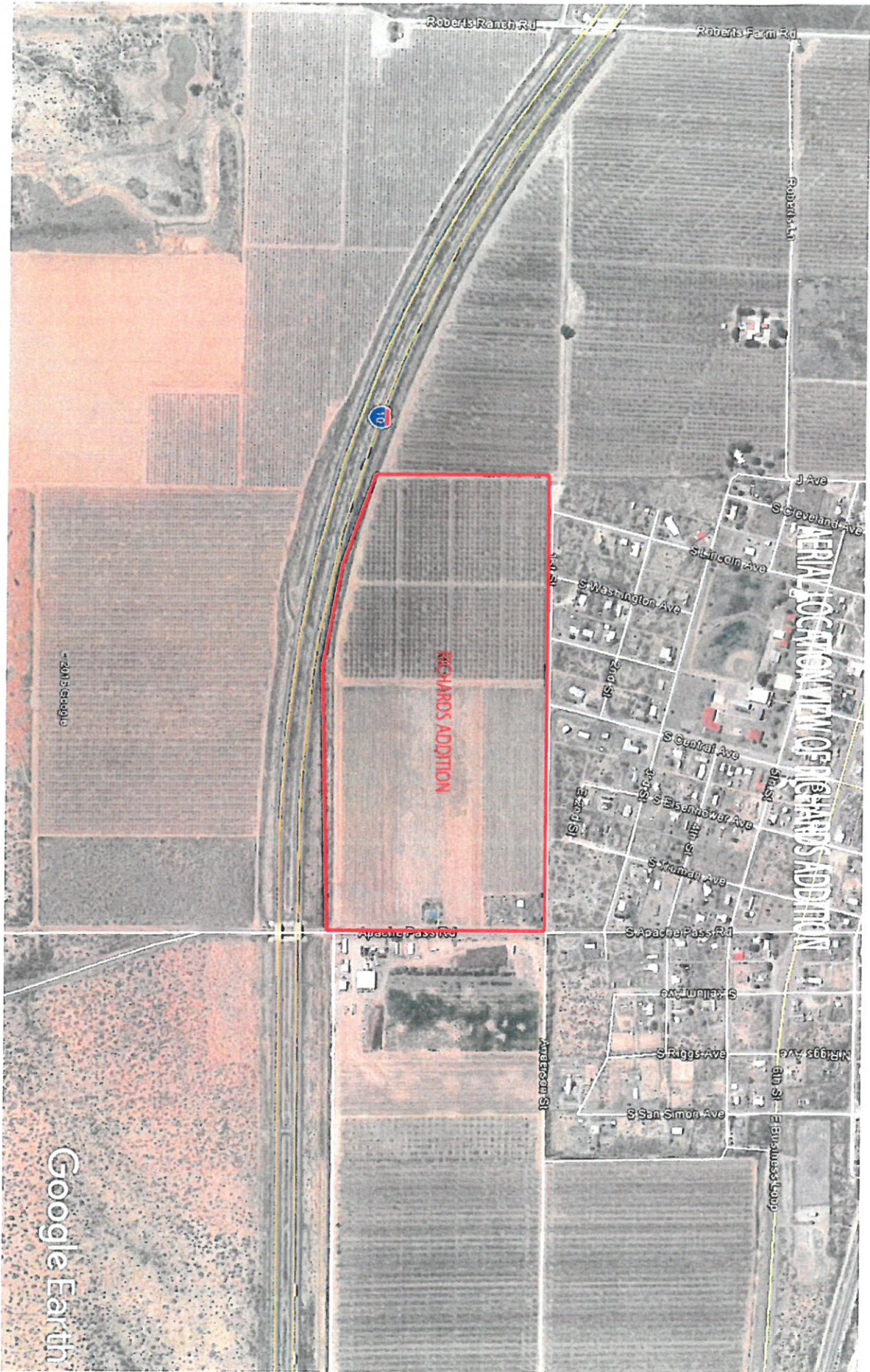
This abandonment request also does not affect existing public utility easements and private easements in effect prior to the requested abandonment.

I am in favor of NP's request. Please let me know if you need anything else from me. NP has indicated that they will be responsible for all costs associated with this abandonment request.

Sincerely,



Ronald E. Kohli  
520-253-9051  
PO Box 4  
Bowie, AZ 85605-0004



Roberts Ranch RJ

Roberts Farm Rd

Roberts Ln



J Ave

S Cleveland Ave

S Lincoln Ave

S Washington Ave

2nd St

S Central Ave

S Eisenhower Ave

S Tomlin Ave

S Apache Pass Rd

S Williams St

S Riggs Ave

S San Simon Ave

Riggs Ave

6th St - Emerald Loop

Apache Pass Rd

Anderson St

RICHARDS ADDITION

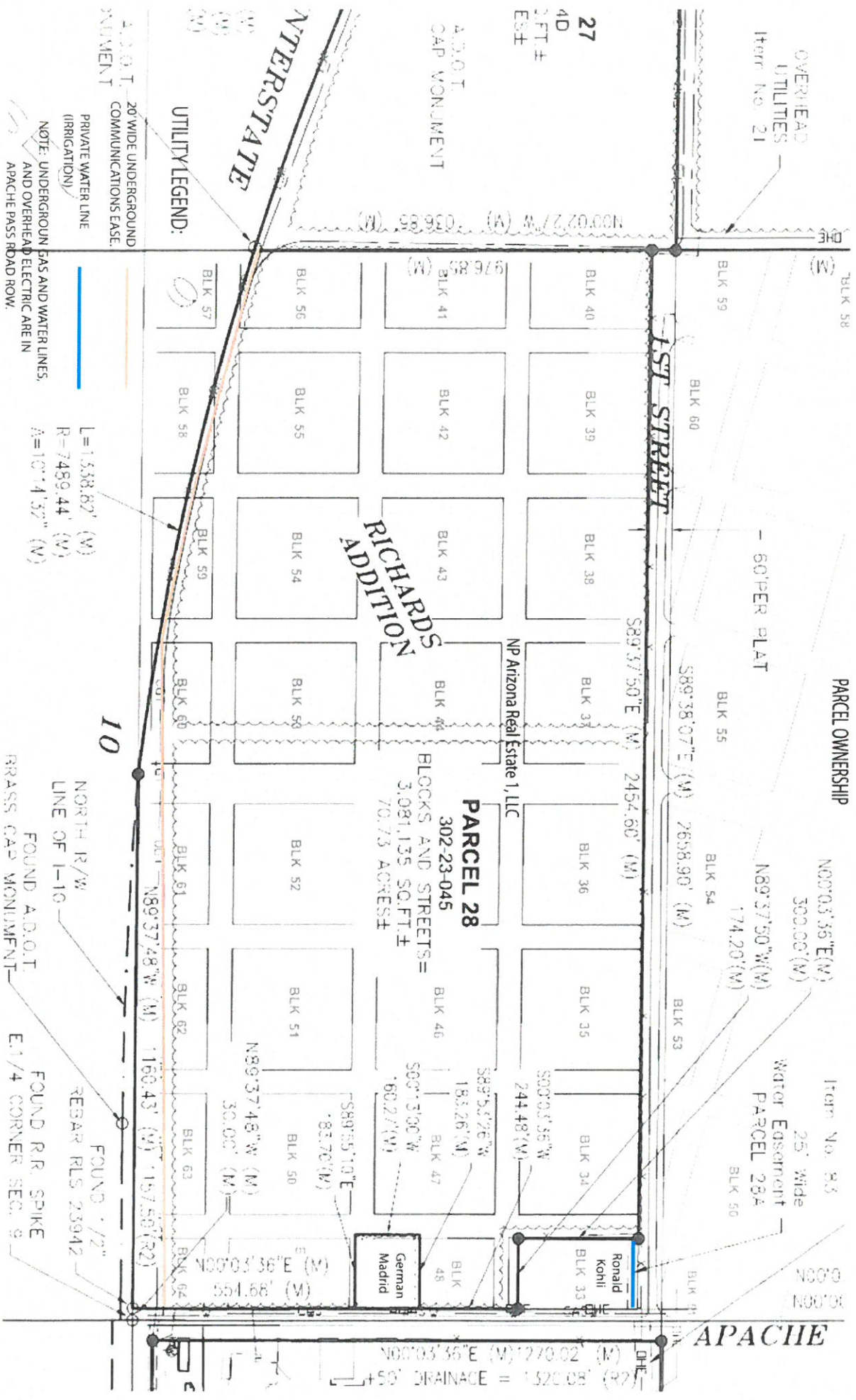
- 2013 Google

Google Earth

AERIAL PHOTOGRAPH VIEW OF RICHARDS ADDITION

OWNERSHIP AERIAL - RICHARDS ADDITION





**PARCEL OWNERSHIP**

From No. 83  
 25' Wide  
 Water Easement  
 PARCEL 28A  
 BLK 50

**PARCEL 28**  
 302-23-045  
 BLOCKS AND STREETS =  
 3,081,135 SQ. FT. ±  
 70.73 ACRES ±

NP Arizona Real Estate 1, LLC

**RICHARDS  
 ADDITION**

ADJ. T. CAP. MONUMENT  
 20' WIDE UNDERGROUND  
 COMMUNICATIONS EASE  
 PRIVATE WATER LINE  
 (IRRIGATION)  
 NOTE: UNDERGROUND GAS AND WATER LINES,  
 AND OVERHEAD ELECTRIC ARE IN  
 APACHE PASS ROAD ROW.

L = 1,538.62' (M)  
 R = 7489.44' (M)  
 A = 10°14'37" (M)

FOUND A.D.O.T.  
 FOUND R.R. SPIKE  
 REBAR PLS. 23942  
 FOUND R.R. SPIKE  
 E. 1/4 CORNER SEC. 9

FOUND A.D.O.T.  
 FOUND R.R. SPIKE  
 REBAR PLS. 23942  
 FOUND R.R. SPIKE  
 E. 1/4 CORNER SEC. 9

N00°03'36"E (M) 1270.02' (M)  
 +50' DRAINAGE = 1320.08' (R2)

**APACHE**

**INTERSTATE**

**EAST STREET**

60' PER PLAT

**10**

N00°03'36"E (M)  
 300.00' (M)

N89°37'50"W (M)  
 174.20' (M)

S89°37'50"E (M) 2454.60' (M)

S89°38'07"E (M) 2658.90' (M)

N89°37'50"W (M)  
 174.20' (M)

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# ABANDONMENT PLAT RICHARDS ADDITION TO BOWIE TOWNSITE

## APPROVAL:

THE COCHISE COUNTY BOARD OF SUPERVISORS DOES HEREBY CERTIFY THAT THIS PLAT WAS FILED PURSUANT TO RESOLUTION NO. \_\_\_\_\_, 2017.

BY: \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK OF THE BOARD

## RECORDING:

STATE OF ARIZONA }  
COUNTY OF COCHISE } SS

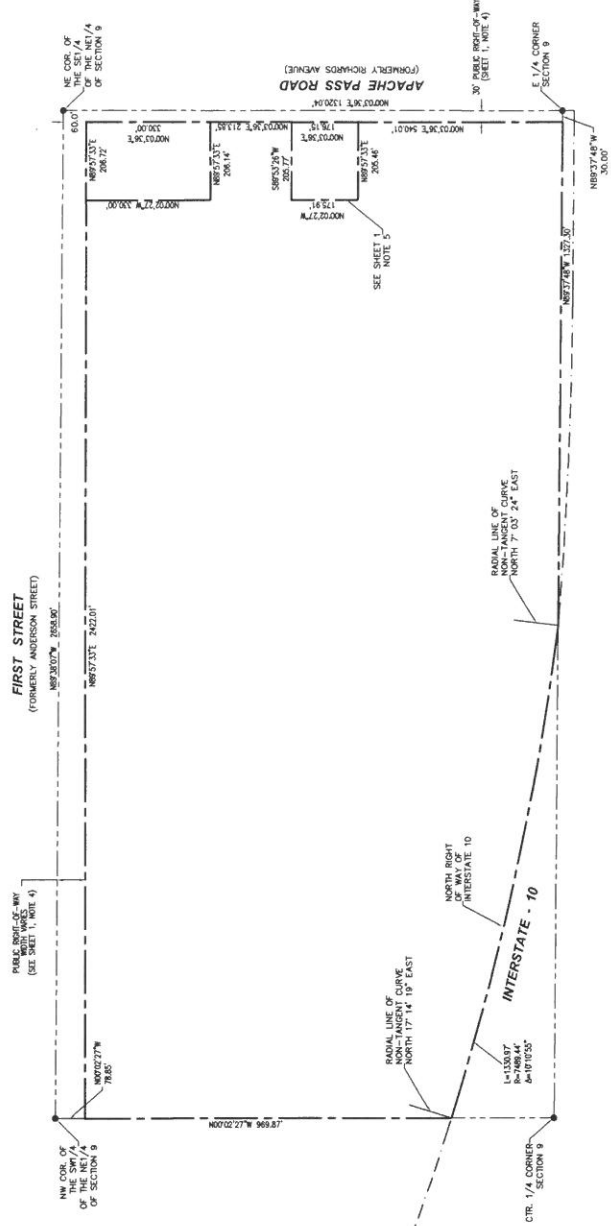
THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF COCHISE COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
FEE NO. \_\_\_\_\_ OF MAPS PLAT AT FEE \_\_\_\_\_

COCHISE COUNTY RECORDER/DEPUTY COUNTY RECORDER

LEGEND:  
[---] SECTION OR 1/4 LINE  
[---] PARCEL LINE  
[---] RIGHT OF WAY LINE

## SHEET INDEX:

SHEET 1: NOTES, DESCRIPTION OF SUBJECT PROPERTY AFTER ABANDONMENT ACTION  
SHEET 2: DEPICTION OF RICHARDS ADDITION TO BOWIE, WHICH IS BEING ABANDONED.



ABANDONMENT PLAT RICHARDS ADDITION TO BOWIE TOWNSITE  
DEPICTION OF SUBJECT PROPERTY AFTER ABANDONMENT ACTION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST, GLA & SACT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

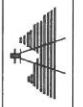
ALTA LAND SURVEY, INC.  
SURVEYING, CONSTRUCTION, PLANNING & MAPPING  
3830 E. PIMA STREET, SUITE 100  
TUCSON, ARIZONA 85712  
(520) 324-6621

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

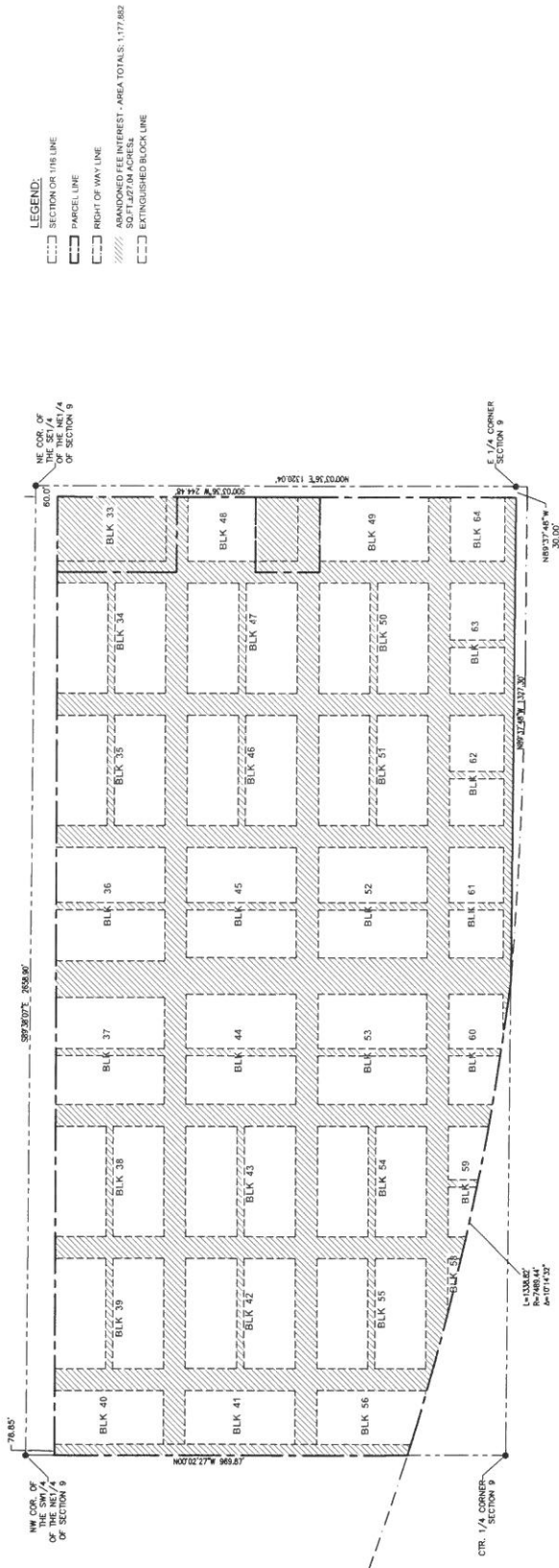
FEES: \_\_\_\_\_ BOOK \_\_\_\_\_ SURVEY PAGE \_\_\_\_\_

PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST, GLA & SACT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA

ABANDONMENT PLAT RICHARDS ADDITION TO BOWIE TOWNSITE  
BOOK 2 PAGE 107 OF PLAT MAPS  
TOWN OF BOWIE, COCHISE COUNTY, ARIZONA  
PROJECT 17-111  
Drawn By: \_\_\_\_\_ Date: 2/6/17  
Checked By: \_\_\_\_\_ Sheet: 1 of 2



ABANDONMENT PLAT RICHARDS ADDITION TO BOWIE TOWNSITE





**ALTA LAND SURVEY, INC.**  
Surveying ~ Drafting ~ Construction Staking  
5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB NO. 17-111  
DATE: JUN. 30, 2017

**LEGAL DESCRIPTION**

**KOHLI – PARCEL A**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, TO WHICH THE EAST 1/4 CORNER OF SAID SECTION 9 BEARS SOUTH 00° 03' 36" WEST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 59.81 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, SOUTH 89° 57' 33" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 89° 57' 33" WEST, A DISTANCE OF 176.19 FEET;

THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 300.00 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 176.72 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.22 ACRES, MORE OR LESS.

**KOHLI – PARCEL B**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, TO WHICH THE EAST 1/4 CORNER OF SAID SECTION 9 BEARS SOUTH 00° 03' 36" WEST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 59.81 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, SOUTH 89° 57' 33" WEST, A DISTANCE OF 30.00 FEET;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 300.00 FEET, TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89° 57' 33" WEST, A DISTANCE OF 206.14 FEET;

THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 330.00 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00° 02' 27" EAST, A DISTANCE OF 300.00 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 176.19 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.35 ACRES, MORE OR LESS.

**KOHLI – OVERALL PARCEL**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, TO WHICH THE EAST 1/4 CORNER OF SAID SECTION 9 BEARS SOUTH 00° 03' 36" WEST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 59.81 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, SOUTH 89° 57' 33" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 89° 57' 33" WEST, A DISTANCE OF 206.14 FEET;

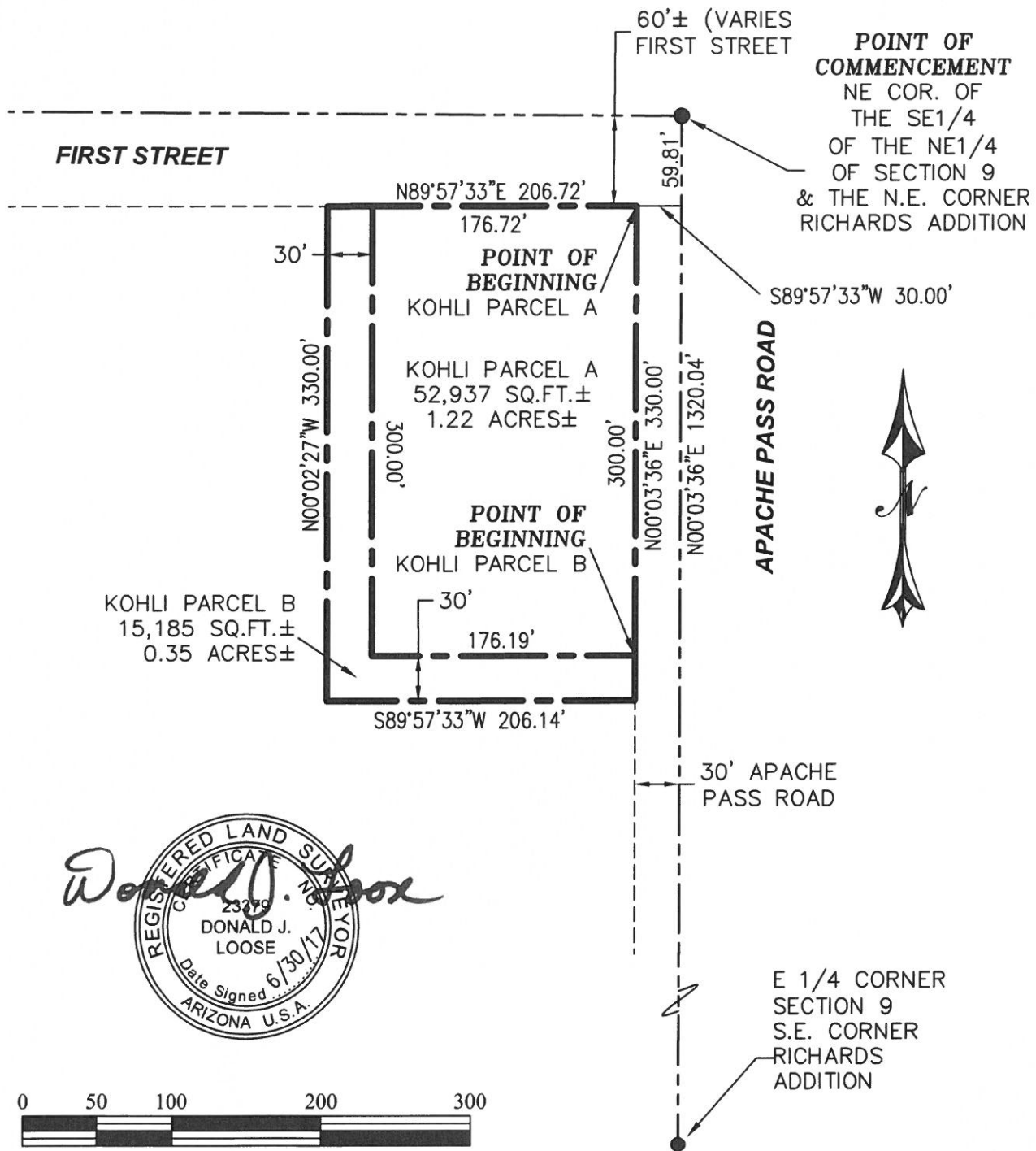
THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 330.00 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 206.72 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.56 ACRES, MORE OR LESS.



Reg. Expires 6/30/18



*Donald J. Loose*

REGISTERED LAND SURVEYOR  
DONALD J. LOOSE  
Date Signed 6/30/17  
ARIZONA U.S.A.

**ALTA LAND SURVEY, INC.**

SURVEYING, CONSTRUCTION STAKING & DRAFTING  
5930 E. PIMA STREET, SUITE 130  
TUCSON, ARIZONA 85712  
(520) 398-6651

KOHLI PARCELS  
SECTION 9, T.13S., R.28E., G.&S.R.M.  
COCHISE COUNTY, ARIZONA

Project No. 17-111	Drawn By: GWM	6/30/17
	Checked By: DL	Sheet: 3 of 3



**ALTA LAND SURVEY, INC.**  
Surveying ~ Drafting ~ Construction Staking

5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB NO. 17-111  
DATE: JUN. 30, 2017

**LEGAL DESCRIPTION**

**MADRID – PARCEL A**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 9, TO WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER BEARS NORTH 00° 03' 36" EAST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, NORTH 00° 03' 36" EAST, A DISTANCE OF 554.85 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, NORTH 89° 56' 24" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89° 55' 10" WEST, A DISTANCE OF 183.70 FEET;

THENCE NORTH 00° 13' 00" EAST, A DISTANCE OF 160.87 FEET;

THENCE NORTH 89° 53' 26" EAST, A DISTANCE OF 183.26 FEET TO A POINT THAT IS 30.00 WEST OF THE EAST SECTION OF SAID SECTION 9;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 161.48 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.68 ACRES, MORE OR LESS.

**MADRID – PARCEL B**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 9, TO WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER BEARS NORTH 00° 03' 36" EAST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, NORTH 00° 03' 36" EAST, A DISTANCE OF 554.85 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, NORTH 89° 56' 24" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 14.68 FEET;

THENCE SOUTH 89° 57' 33" WEST, A DISTANCE OF 205.46 FEET;  
THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 175.91 FEET;  
THENCE NORTH 89° 53' 26" EAST, A DISTANCE OF 22.50 FEET;  
THENCE SOUTH 00° 13' 00" WEST, A DISTANCE OF 160.87 FEET;  
THENCE SOUTH 89° 55' 10" EAST, A DISTANCE OF 183.70 FEET. TO THE **POINT OF BEGINNING**.  
SAID PARCEL CONTAINS 0.15 ACRES, MORE OR LESS.

**MADRID – OVERALL PARCEL**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 9, TO WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER BEARS NORTH 00° 03' 36" EAST, A DISTANCE OF 1320.04 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 9, NORTH 00° 03' 36" EAST, A DISTANCE OF 554.85 FEET;

THENCE, DEPARTING SAID EAST SECTION LINE, NORTH 89° 56' 24" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 14.68 FEET;

THENCE SOUTH 89° 57' 33" WEST, A DISTANCE OF 205.46 FEET;

THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 175.91 FEET;

THENCE NORTH 89° 53' 26" EAST, A DISTANCE OF 205.77 FEET, TO A POINT THAT IS 30.00 WEST OF THE EAST SECTION OF SAID SECTION 9;

THENCE, PARALLEL TO AND 30.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 9, SOUTH 00° 03' 36" WEST, A DISTANCE OF 161.48 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.83 ACRES, MORE OR LESS.



Reg. Expires 6/30/18

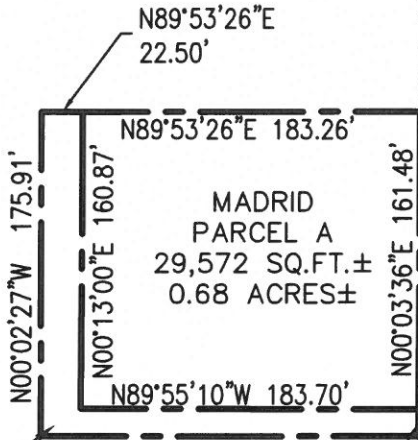


NE COR. OF  
THE SE1/4  
OF THE NE1/4  
OF SECTION 9  
& THE N.E. CORNER  
RICHARDS ADDITION

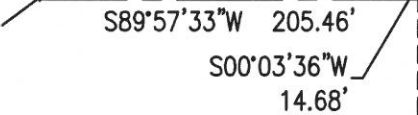


30' APACHE  
PASS ROAD

APACHE PASS ROAD



MADRID PARCEL B  
6,621 SQ.FT.±  
0.15 ACRES±



N89°56'24"W  
30.00'

N00°03'36"E 554.85'  
N00°03'36"E 1320.04'

E 1/4 CORNER  
SECTION 9  
S.E. CORNER  
RICHARDS  
ADDITION



SCALE 1" = 100'

**ALTA LAND SURVEY, INC.**

**SURVEYING, CONSTRUCTION STAKING & DRAFTING**

5930 E. PIMA STREET, SUITE 130  
TUCSON, ARIZONA 85712  
(520) 398-6651

MADRID PARCEL  
SECTION 9, T.13S., R.28E., G.&S.R.M.  
COCHISE COUNTY, ARIZONA

Project No.  
17-111

Drawn By: GWM  
Checked By: DL

6/30/17  
Sheet: 3 of 3



**ALTA LAND SURVEY, INC.**  
Surveying ~ Drafting ~ Construction Staking

5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB NO. 17-111  
DATE: MAY 4, 2017

**LEGAL DESCRIPTION**

ALL OF THAT PORTION OF RICHARDS ADDITION AS SHOWN IN BOOK 2 OF PLAT MAPS AT PAGE 107 IN THE RECORDS OF THE COCHISE COUNTY RECORDER, COCHISE COUNTY, ARIZONA, SITUATED IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 28 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 9, TO WHICH THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEARS NORTH 00° 03' 36" EAST, A DISTANCE OF 1320.04 FEET;

THENCE NORTH 89° 37' 48" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 37' 48" WEST, A DISTANCE OF 1327.30 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT WITH A RADIAL BEARING OF NORTH 07° 03' 24" EAST;

THENCE ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 7489.44', AND A CENTRAL ANGLE OF 10° 10' 55", AN ARC DISTANCE OF 1330.97';

THENCE NORTH 00° 02' 27" WEST, A DISTANCE OF 969.87 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 2422.01 FEET;

THENCE SOUTH 00° 02' 27" EAST, A DISTANCE OF 330.00 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 206.14 FEET;

THENCE SOUTH 00° 03' 36" WEST, A DISTANCE OF 213.85 FEET;

THENCE SOUTH 89° 53' 26" WEST, A DISTANCE OF 205.77 FEET;

THENCE SOUTH 00° 02' 27" EAST, A DISTANCE OF 175.91 FEET;

THENCE NORTH 89° 57' 33" EAST, A DISTANCE OF 205.46 FEET;

THENCE SOUTH 00° 03' 36" WEST, A DISTANCE OF 540.01 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,031,737 SQUARE FEET OR 69.60 ACRES, MORE OR LESS.



Reg. Expires 6/30/19

# Pioneer Title Agency Inc.

## REPORT OF TITLE

OUR NO. 70901169

Dated: March 27, 2017 at 7:30 a.m.

Fee: \$ N/C

Report is issued for the sole use and benefit of:

**Adrianna Tawney  
Pioneer Title Agency  
363 W. 4<sup>th</sup> Street  
Benson, AZ 85602**

Pioneer Title Agency Inc. hereby reports that an examination of the title to the land described in Schedule A discloses that title is vested as shown in Schedule A, subject to the liens, encumbrances, and defects as shown in Schedule B.

This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

### SCHEDULE A

1. Title to the estate or interest covered by this report at the date hereof is vested in:

**Parcel I:  
NP Arizona Real Estate 1, LLC, a Delaware Limited Liability Company**

**Parcel II:  
Ronald E. Kohli**

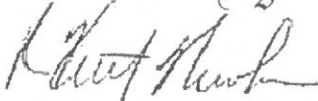
2. The estate or interest in the land hereinafter described in this report is a fee.

3. The land referred to in this report is situated in the County of **Cochise**, State of Arizona, and is described as follows:

**See Exhibit A attached hereto and made a part hereof.**

All recording references are to records in the office of the County Recorder of the county in which the property is situated.

**Pioneer Title Agency Inc.**



By \_\_\_\_\_  
Authorized Officer or Agent



# Pioneer Title Agency Inc.

## REPORT OF TITLE (Continued)

7. DEED OF TRUST given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount: \$36,000,000.00  
Dated: December 22, 2016  
Recorded: December 27, 2016  
Document No. 2016-23072  
Trustor: NP Arizona Real Estate 1, LLC, a Delaware Limited Liability Company  
Trustee: Pioneer Title Agency, Inc., an Arizona corporation  
Beneficiary: Metlife Insurance Company USA, a Delaware Corporation  
(Covers more property)

8. UNRECORDED LEASE under the terms and conditions contained herein made by:

Lessor NP Arizona Real Estate 1, LLC, a Delaware Limited Liability Company  
Lessee National Pecan Operations, LLC, a Delaware Limited Liability Company  
Dated December 15, 2015  
Term None Shown  
As disclosed by Subordination and Inter-Creditor Agreement  
Recorded December 30, 2016  
Document No. 2016-23368

Thereafter subordinated to lien of Deed of Trust recorded in:

Document No. 2016-23072  
By Subordination Agreement recorded in  
Document No. 2016-23368  
(Covers more property)

9. FINANCING STATEMENT between:

Debtor National Pecan Operations, LLC  
Secured Party Southwest Georgia Farm Credit, ACA  
Recorded December 15, 2015  
Document No. 2015-22355  
Rerecorded February 08, 2016  
Document No. 2016-02045  
And thereafter Amended by Amendment  
Recorded February 08, 2016  
Document No. 2016-02047  
And thereafter Amended by Amendment  
Recorded March 09, 2016  
Document No. 2016-03800

SAID DEED OF TRUST WAS SUBORDINATED to the lien of Deed of Trust recorded in:

Document No. 2016-23072  
by Subordination Agreement recorded in  
Document No. 2016-23368  
(Covers more property)

# Pioneer Title Agency Inc.

## REPORT OF TITLE (Continued)

10. RIGHTS OF THE SPOUSE of the Party named below on date of instrument referred to below should it be determined that said Party was not a single person on said date:

Date of instrument	March 08, 2008
Party	Ronald E. Kohl
Recorded in Document No. (Affects Parcel II)	0804-09134

11. FINANCING STATEMENT between:

Debtor	National Pecan Operations, LLC
Secured Party	Metlife Insurance Company USA
Recorded	December 27, 2016
Document No. (Covers more property)	2016-23074

TAX NOTE:

Year	2016
Parcel No.	302-23-001-4
Total Tax	\$76.60 (Paid)

TAX NOTE:

Year	2016
Parcel No.	302-23-023-8
Total Tax	\$1,658.48
First Half	\$ Paid
Second Half	\$ Paid

TAX NOTE:

Year	2016
Parcel No.	302-23-045-2
Total Tax	\$688.08
First Half	\$ Paid
Second Half	\$ Paid

**END OF EXCEPTIONS**

# Pioneer Title Agency Inc.

## REPORT OF TITLE (Continued)

### Exhibit A

#### PARCEL I:

All of Blocks, 34 to 48, inclusive;

All of Blocks 49 to 56, inclusive;

All of Blocks 58 to 64, inclusive;

RICHARDS ADDITION, according to Book 2 of Maps, page 107, records of Cochise County, Arizona;

EXCEPT any portion lying within Interstate 10; and

EXCEPT any portion lying within the following described Parcel:

That portion of Block 48, RICHARDS ADDITION, and a portion of Davenport Street and a portion of Roosevelt Avenue, according to Book 2 of Maps, page 107, records of Cochise County, Arizona, situate in Section 9, Township 13 South, Range 28 East, Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at a railroad spike at the East quarter corner of Section 9, and the Southeast corner of RICHARDS ADDITION, from which a square-headed bolt monumenting the Northeast corner of Section 9 bears North  $00^{\circ}03'36''$  East, a distance of 2,640.08 feet;

thence North  $00^{\circ}03'36''$  East upon the East line of Section 9, a distance of 554.85 feet;

thence North  $89^{\circ}56'24''$  West, a distance of 30.00 feet to the POINT OF BEGINNING;

thence North  $89^{\circ}55'10''$  West, a distance of 183.70 feet;

thence North  $00^{\circ}13'00''$  East, a distance of 160.27 feet;

thence North  $89^{\circ}53'26''$  East, a distance of 183.26 feet to a line lying 30.00 feet West of and parallel with the East line of Section 9, a distance of 183.26 feet;

thence South  $00^{\circ}03'36''$  West, a distance of 160.87 feet to the POINT OF BEGINNING.

#### PARCEL II:

Lots 1, 2, 3, 10, 11 and 12, Block 22, RICHARDS ADDITION, according to Book 2 of Maps, page 107, records of Cochise County, Arizona.