

**Aura Flagstaff
West of Lake Mary Road on High Country Trail
Concept Plan**

REZONING MAP
AND
REZONING
LEGAL DESCRIPTIONS

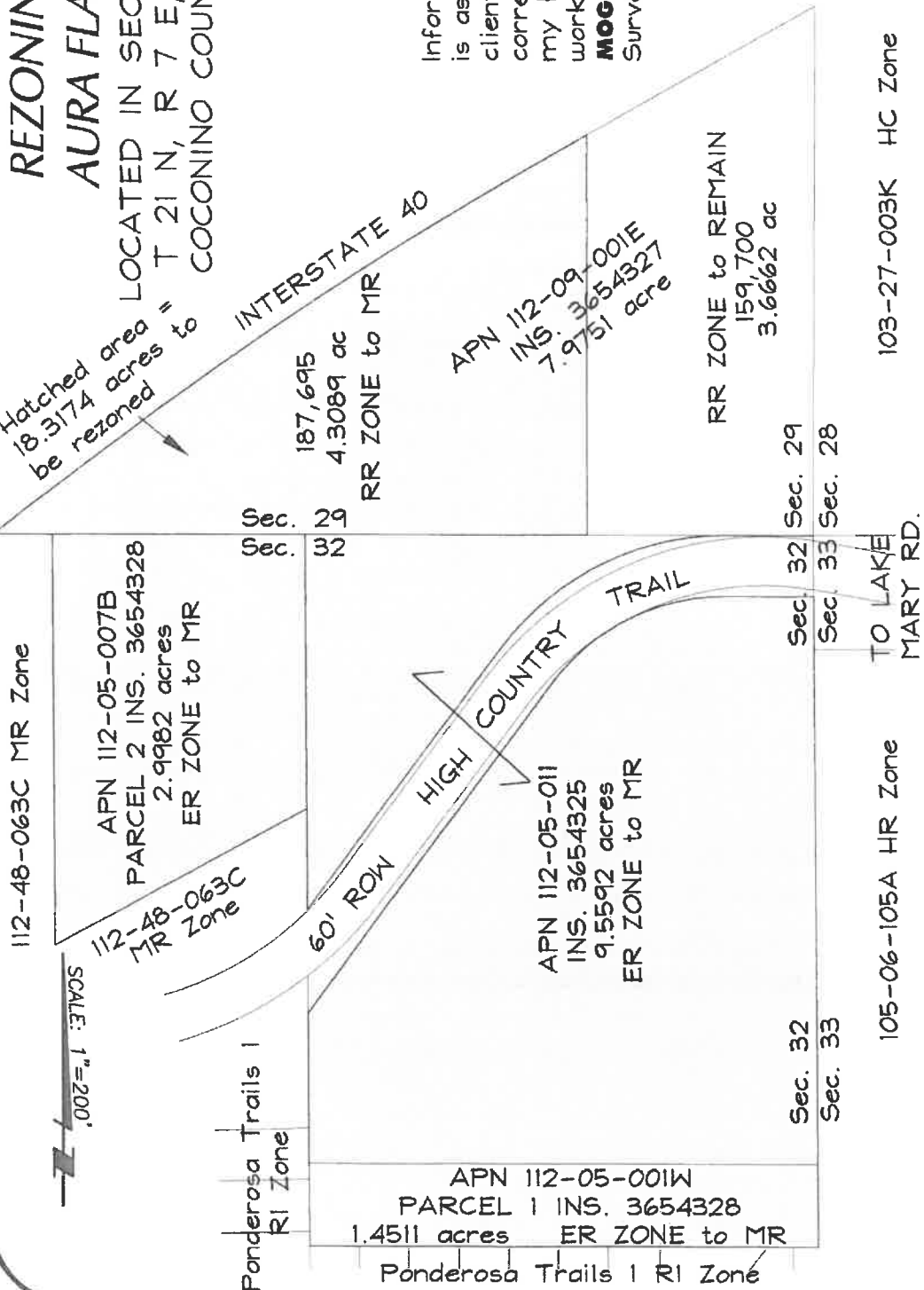
REZONING MAP AURA FLAGSTAFF

Hatched area LOCATED IN SECTIONS 29 & 32,
18.3174 acres " T 21 N, R 7 E, FLAGSTAFF,
be rezoned to COCONINO COUNTY, ARIZONA

Information shown hereon
is as provided by the
client and is true and
correct to the best of
my knowledge. No field
work was performed by
MOGOLLON Engineering &
Surveying, Inc.



Expires on 3/31/21



SCALE: 1"=200'

Mogollon
ENGINEERING & SURVEYING

411 W. Santa Fe Avenue
Flagstaff, AZ 86001
Phone: 928-214-0214 • mogollon@aol.com

EXHIBIT B
REZONING MAP
AURA FLAGSTAFF

HORIZONTAL SCALE: 1"=200'
VERTICAL SCALE:
DESIGNED/DRAWN BY:
PROJECT NO. 17259
DATE: 4/25/18

ASSESSOR PARCEL NUMBER

112-09-001E

LEGAL DESCRIPTION

INSTRUMENT 3654327

7.9751 ACRES

4.3089 ACRES REZONE TO MR

3.6662 ACRES RETAIN RR ZONE

EXHIBIT "A"

The following is a description of a parcel of land, being a portion of Instrument 3654327, Coconino County Records (CCR), situate in section 29, Township 21 North, Range 7 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the southeast corner of said section 29;

Thence North 00°12'21" East along the east line of said section 29 a distance of 651.95' to the northeast corner of Instrument 3654327 and a point on the east line of Interstate 40;

Thence South 60°22'19" West along the east line of Interstate 40 a distance of 304.06' to a point which is the beginning of a curve, concave to the southeast and having a radius of 5,438.14 feet;

Thence southwesterly along said curve and along said Right-of-Way a distance of 18.76 feet through a central angle of 00°11'52";

Thence South 00°03'20" East a distance of 492.60 feet to a point on the south line of Instrument 3654327;

Thence North 89°56'40" East along the south line of said section 29 a distance of 277.78 feet to the **True Point of Beginning**;

Said parcel contains 159,700 sq. ft. or 3.6662 acres of land more or less as shown on attached Exhibit B and B-1 which by this reference is made a part hereof.



East 3.6662 acres of Ins. 3654327 not to be Rezoned, retains RR Zoning

EXHIBIT "A"

The following is a description of a parcel of land, being a portion of Instrument 3654327, Coconino County Records (CCR), situate in section 29, Township 21 North, Range 7 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Commence at the southeast corner of said section 29; Thence South 89°56'40" West along the south line of Instrument 3654327 a distance of 277.78 feet to the Point of Beginning;

Thence continue South 89°56'40" West along said south line a distance 340.97 feet;

Thence South 89°51'06" West along said south line a distance of 379.97 feet to a point on the east line of Interstate 40 to a point which is the beginning of a non-tangent curve, concave to the southeast and having a radius of 5,438.14 feet and to which beginning a radial line bears North 39°02'20" West;

Thence northeasterly along said curve and along said Right-of-Way a distance of 874.45 feet through a central angle of 09°12'47";

Thence South 00°03'20" East a distance of 492.60 feet to the **True Point of Beginning**;

Said parcel contains 187,695 sq. ft. or 4.3089 acres of land more or less as shown on attached Exhibit B and B-1 which by this reference is made a part hereof.



Expires on 3/31/21

West 4.3089 acres of Ins. 3654327 to be Rezoned to MR

1" = 200'

112-48-063C MR Zone

APN 112-05-007B
 PARCEL 2 INS. 3654328
 2.9982 acres
 ER ZONE to MR

Ponderosa Trails 1
 RI Zone

APN 112-05-001W
 PARCEL 1 INS. 3654328
 1.4511 acres
 ER ZONE to MR

Sec. 32
 Sec. 33

APN 112-05-011
 INS. 3654325
 9.5592 acres
 ER ZONE to MR

105-06-105A HR Zone

HIGH COUNTRY
 TRAIL

TO LAKE
 MARY RD.

Sec. 32
 Sec. 33
 Sec. 29
 Sec. 28

187,695
 4.3089 ac
 RR ZONE to MR

Hatched area to be rezoned
 18.3174 acres to

LOCATED IN SECTIONS 29 & 32,
 T 21 N, R 7 E, FLAGSTAFF,
 COCONINO COUNTY, ARIZONA

INTERSTATE 40

APN 112-09-001E
 INS. 3654327
 7.9751 acre

RR ZONE to REMAIN

159,700
 3.6662 ac

103-27-003K HC Zone

REZONING MAP AURA FLAGSTAFF

Information shown hereon is as provided by the client and is true and correct to the best of my knowledge. No field work was performed by **MOGOLLON** Engineering & Surveying, Inc.



411 W. Santa Fe Avenue
 Flagstaff, AZ. 86001
 Phone: 928-214-0214 • mogollon.com

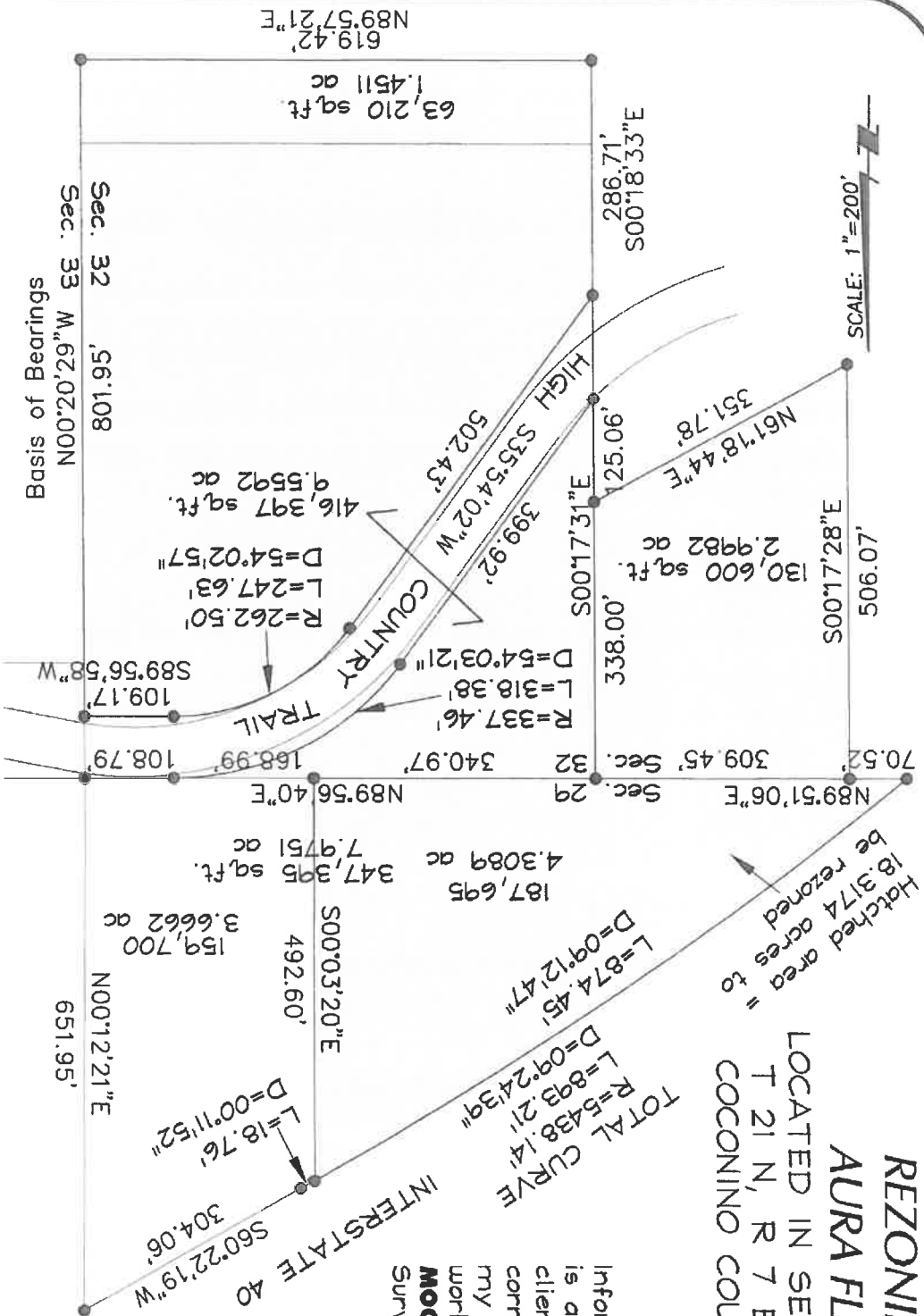
EXHIBIT B
 REZONING MAP
 AURA FLAGSTAFF

HORIZONTAL SCALE: 1" = 200'
 VERTICAL SCALE:
 DESIGNED/DRAWN BY:
 PROJECT NO. 17259
 DATE: 4/25/18

REZONING MAP AURA FLAGSTAFF

LOCATED IN SECTIONS 29 & 32,
T 21 N, R 7 E, FLAGSTAFF,
COCONINO COUNTY, ARIZONA

Information shown hereon
is as provided by the
client and is true and
correct to the best of
my knowledge. No field
work was performed by
MOGOLLON Engineering &
Surveying, Inc.



HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE:
DESIGNED/DRAWN BY:
PROJECT NO. 17254
DATE: 4/24/18



411 N. Santa Fe Avenue
Flagstaff, AZ 86001
Phone: 928-214-0214 • MogollonFlagstaff.com

EXHIBIT B-1
REZONING MAP
AURA FLAGSTAFF

ASSESSOR PARCEL NUMBER
112-05-011
LEGAL DESCRIPTION
INSTRUMENT 3654325
9.5592 ACRES

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Gadarian & Cacy, P.L.L.C.
2200 East River Road, Suite 123
Tucson, Arizona 85718

Recording Data:

MAIL TAX STATEMENTS TO:

Auza Flagstaff, L.L.C.
3378 S. 16th Avenue
Yuma, Arizona 85365

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, we

**Martin Auza and Shirley Auza, Trustees of the Auza Living Trust, created on
September 21, 1992**

hereby convey to

AUZA FLAGSTAFF, L.L.C., an Arizona limited liability company,

all right, title, or interest we have in the real property located in Coconino County, Arizona,
described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This Deed is intended to convey the real estate known as Tax Code Parcel No. 112-05-011.

The legal description herein is taken from that certain instrument recorded September 25,
1992 on Docket 1508 at Page 458 and is intended to be identical to the legal description contained
in that instrument.

Subject to: current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may
appear of record or otherwise.

JATM-Clients\Auza, Martin & Shirley\Auza, Martin & Shirley - AZ LLC\451, Deed- 112-05-011 to LLC.WPD

Grantors warrant title as against all of Grantors' acts and no other acts and subject to all taxes, conditions, covenants, restrictions, reservations, easements, encumbrances and matters of record.

The Affidavit and fee required under A.R.S. § 11-1132 and 1133 do not apply to this transfer because the transfer is exempt under A.R.S. § 11-1134 B 8

The beneficiaries of the Auza Living Trust created on September 21, 1992 are:

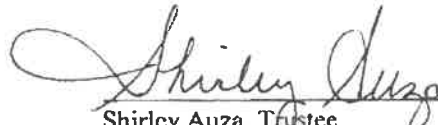
Martin and Shirley Auza
3378 South 16th Ave.
Yuma, Arizona 85365

DATED: December 14, 2012.

Auza Living Trust



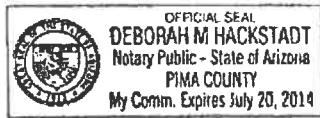
Martin Auza, Trustee

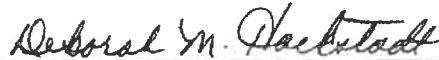


Shirley Auza, Trustee

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 14th day of December, 2012, by Martin Auza and Shirley Auza.





Notary Public

EXHIBIT "A"

The following described real property situated in Coconino County, Arizona:

*The North 774.45 feet of the East 618.74 feet of Section 32, Township 21 North, Range 7
East of the Gila and Salt River Base and Meridian, Coconino County, Arizona.*

Less: 1.45 AC 1623/406.

ASSESSOR PARCEL NUMBER

112-05-007B

LEGAL DESCRIPTION

PARCEL 2 OF

INSTRUMENT 3654328

2.9982 ACRES

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Gadarian & Cacy, P.L.L.C.
2200 East River Road, Suite 123
Tucson, Arizona 85718

Recording Data:

MAIL TAX STATEMENTS TO:

Auza Flagstaff, L.L.C.
3378 S. 16th Avenue
Yuma, Arizona 85365

SPECIAL WARRANTY DEED

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**Martin Auza and Shirley Auza, Trustees of the Auza Living Trust, created on
September 21, 1992**

hereby convey to

AUZA FLAGSTAFF, L.L.C., an Arizona limited liability company,

all right, title, or interest we have in the real property located in Coconino County, Arizona,
described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This Deed is intended to convey the real estate known as Tax Code Parcel No. 112-05-007B
and 112-05-001W.

The legal description herein is taken from that certain instrument recorded September 25,
1992 on Docket 1508 at Page 461 and is intended to be identical to the legal description contained
in that instrument.

Subject to: current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may
appear of record or otherwise.

Grantors warrant title as against all of Grantors' acts and no other acts and subject to all taxes, conditions, covenants, restrictions, reservations, easements, encumbrances and matters of record.

The Affidavit and fee required under A.R.S. § 11-1132 and 1133 do not apply to this transfer because the transfer is exempt under A.R.S. § 11-1134 B 8

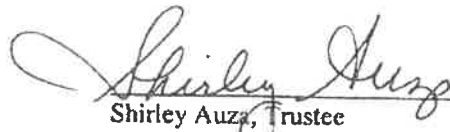
The beneficiaries of the Auza Living Trust created on September 21, 1992 are:

Martin and Shirley Auza
3378 South 16th Ave.
Yuma, Arizona 85365

DATED: December 14, 2012.

Auza Living Trust


Martin Auza, Trustee


Shirley Auza, Trustee

STATE OF ARIZONA)
) ss.
County of Pima)

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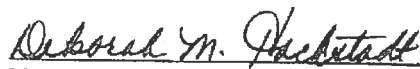

Notary Public

EXHIBIT "A"

Parcel 1:

A parcel of ground lying in the Northeast quarter of Section 32, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, described as follows:

Commencing at a 1965 B.L.M. Brass Cap Monument at the Northeast corner of Section 32;

thence South 00° 20' 29" East (Basis of Bearings), a distance of 774.90 feet (Record 774.45 feet) to a found and accepted ½ inch rebar at the TRUE POINT OF BEGINNING from which a found 1965 B.L.M. Brass Cap at the East quarter corner of Section 32 lies South 00° 18' 01" East, a distance of 1872.63 feet;

thence South 00° 18' 01" East, a distance of 102.10 feet to a set 5/8 inch rebar with plastic cap stamped "SEC RLS 13015";

thence South 89° 57' 11" West, a distance of 619.43 feet to a set 5/8 inch rebar with a plastic cap stamped "SEC RLS 13015";

thence North 00° 17' 28" West, a distance of 102.10 feet to a found and accepted ½ inch rebar;

thence North 89° 57' 12" East, a distance of 619.42 feet (Record 618.74 feet) to the TRUE POINT OF BEGINNING.

Parcel 2:

A parcel of ground lying in Section 32, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at a found 1965 B.L.M. Brass Cap Monument at the Northeast corner of Section 32, and the Northwest corner of Section 33, from which a found 1965 B.L.M. Brass Cap Monument at the North quarter corner of Section 33 bears North 89° 44' 00" East (Record per B.L.M., plat and Basis of Bearings for this description);

thence along the North line of Section 32, South 89° 56' 58" West, a distance of 618.74 feet to the TRUE POINT OF BEGINNING from which a found 1965 B.L.M. Brass Cap Monument at the North quarter corner section of Section 32, bears South 89° 56' 58" West, a distance of 2024.11 feet and also from which a found ½ inch rebar bears South 01° 29' 55" East, a distance 5.88 feet;

thence leaving said North line South 00° 17' 28" East, a distance of 338.00 feet from which, a found ½ inch rebar bears South 00° 17' 28" East, a distance of 436.86 feet;

thence South 61° 18' 42" West, a distance of 351.78 feet;

thence north 00° 17' 28" West, a distance of 506.60 feet to the North line of Section 32;

thence along said North line, North 89° 56' 58" East, a distance of 309.45 feet to the TRUE POINT OF BEGINNING.

ASSESSOR PARCEL NUMBER
112-05-001W
LEGAL DESCRIPTION
PARCEL 1 OF
INSTRUMENT 3654328
1.4511 ACRES

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
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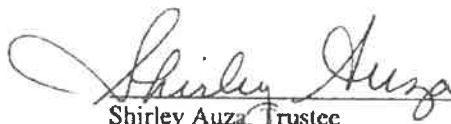
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3378 South 16th Ave.
Yuma, Arizona 85365

DATED: December 14, 2012.

Auza Living Trust


Martin Auza, Trustee


Shirley Auza, Trustee

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) ss.
County of Pima)

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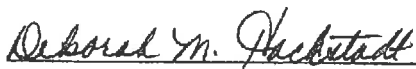

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thence South 00° 18' 01" East, a distance of 102.10 feet to a set 5/8 inch rebar with plastic cap stamped "SEC RLS 13015";

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thence along the North line of Section 32, South 89° 56' 58" West, a distance of 618.74 feet to the TRUE POINT OF BEGINNING from which a found 1965 B.L.M. Brass Cap Monument at the North quarter corner section of Section 32, bears South 89° 56' 58" West, a distance of 2024.11 feet and also from which a found ½ inch rebar bears South 01° 29' 55" East, a distance 5.88 feet;

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thence north 00° 17' 28" West, a distance of 506.60 feet to the North line of Section 32;

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