



When recorded, return to:

City Clerk
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

DEVELOPMENT AND DISPOSITION AGREEMENT

[Ponderosa Parkway Project]
Ordinance No. 2009-39

THIS DEVELOPMENT AND DISPOSITION AGREEMENT ("Agreement") is made and entered into as of the 3rd day of December 2009, by and between the CITY OF FLAGSTAFF, an Arizona municipal corporation ("City"); Laurie Jeanne Nemec and Frank A. Nemec, Jr., Trustees of the Nemec Family Trust dated October 12, 1982 ("Nemec"); Reid Plaza Enterprises, L.L.C., an Arizona limited liability company ("Reid Plaza"); Thomas James Olmsted, Bishop of the Roman Catholic Church of the Diocese of Phoenix, a corporation sole ("Diocese"); CLT Clark Family, L.L.C., an Arizona limited liability company, ("Clark"); and Gemini Flagstaff, L.L.C., an Arizona limited liability company ("Gemini") (collectively "Parties").

RECITALS

A. The Parties have been in intermittent negotiations over the last several years regarding property acquisition and development issues concerning several parcels of land on the north side of Route 66, across from Enterprise Drive on both sides of the City's proposed Ponderosa Parkway Project ("Development Area"). Through this Agreement, the Parties desire to accomplish transfers of various property interests, including a real estate exchange, right of way dedications, and easement conveyances, cost allocations for Ponderosa Parkway Improvements, and other matters.

B. The Parties believe that significant benefits will accrue to all of them by entering into this Agreement, and the Parties acknowledge that this Agreement is a development agreement pursuant to the provisions of Ariz. Rev. Stat. Ann. §9-500.05.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto state, confirm and agree as follows:

AGREEMENT

1. Effective Date.

This Agreement shall not become effective, and no Party shall have any obligation under this Agreement unless each of the following occurs: (1) this Agreement is executed by all Parties; (2) the City adopts Ordinance No. 2009-39 authorizing the City to enter into the Agreement following a second reading; (3) the City adopts Ordinance No. 2009-35 rezoning approximately 28 acres of land owned by the Diocese located at 1600 East Route 66 from RR, Rural Residential Zoning District to HR, High Density Residential Zoning District following a second reading; (4)

this Agreement is recorded in accordance with **Section 10(i)**, as required by A.R.S. § 9-500.05(D); (5) Ordinance No. 2009-39 has become final following expiration of the time period in which it may be challenged or referred to the qualified electors of the City; and (6) Ordinance No. 2009-35 has become final following expiration of the time period in which it may be challenged or referred to the qualified electors of the City.

2. City/Nemec Real Estate Exchange and Escrow.

- a. The City hereby agrees to convey to Nemec by exchange that parcel of land described in **Exhibit A**, attached to and made a part hereof ("Parcel A" [City to Nemec Parcel]), together with all improvements, rights, privileges, easements, and appurtenances thereto, and Nemec hereby agrees to convey to the City by exchange that parcel of land described in **Exhibit B**, attached to and made a part hereof ("Parcel B" [Nemec to City Parcel]), together with all improvements, rights, privileges, easements, and appurtenances thereto.
- b. The City and Nemec agree that Parcel A and Parcel B are of equal or comparable value and that each shall convey to the other by good and sufficient special warranty deed, subject to any acceptable exceptions and reservations contained therein. Nemec acknowledges and agrees that the deed to Nemec from the City will contain a reservation of land for the sign easement to the Diocese as described in **Exhibit C and Exhibit Y**, attached to and made a part hereof ("Diocese Sign Design"), and a reservation of land for an access easement for the benefit of Parcel A [City to Nemec Parcel], the parcel of land identified as Coconino County Assessor's Parcel Number 107-07-002E, and Coconino County Assessor's Parcel Number 107-08-002, which access easement is described in **Exhibit L**, attached to and made a part hereof ("Reserved Joint Access Easement"). The City shall deposit into Escrow a special warranty deed in the form attached to and made a part of this Agreement as **Exhibit C**, and Nemec shall deposit into Escrow a special warranty deed in the form attached to and made a part of this Agreement as **Exhibit D**.
- c. For purposes of this Agreement, the opening of escrow ("Opening of Escrow") shall be deemed to be the date on which a fully executed copy of this Agreement is delivered to and accepted by Escrow Agent. Subject to the conditions set forth in **Section 1** above, the consummation of the transactions contemplated by this Agreement ("Closing") shall occur at 10:00 a.m., Mountain Standard Time, at the earlier of sixty (60) days from the date of this Agreement or satisfaction of the requirements of this Agreement to be satisfied on or before Closing.
- d. The Closing shall occur at the offices of First American Title Insurance Agency, Inc., with offices at 403 N. Agassiz Street, Flagstaff, Arizona ("Escrow Agent"), or at such other place as the Parties may agree in writing. Such Closing shall be deemed to have occurred when (i) all closing documents contemplated by this Agreement have been delivered to, received by, and executed by the appropriate Parties, (ii) all conditions to such Closing contemplated by this Agreement have been satisfied or waived, (iii) the deeds required pursuant to Conveyance have been recorded, and (iv) any funds required to be paid under this Agreement have been properly delivered to Escrow Agent and are available for distribution by Escrow Agent.

- e. On or before fifteen (15) days after the Opening of Escrow, Escrow Agent shall deliver to Nemec and the City a preliminary title report pertaining to the Property each desires to acquire ("Title Commitment").
- f. On or before fifteen (15) days after receipt of each Title Commitment, either Nemec or the City may notify the other Party of any matters or exceptions shown on the Title Commitment concerning the property such Party seeks to acquire, or on any documents identified in such Party's Title Commitment as title exceptions, that are not acceptable ("Objections"). Any matters or title exceptions to which either Party does not object within such time period shall be deemed to be acceptable matters.
- g. Nemec and the City shall each have fifteen (15) days from receipt of notice of the other Party's Objections to elect whether to cure all such Objections or to decline to cure said Objections. Mortgages, deeds of trust and other liens encumbering the properties shall be cleared at or before Closing. Should either Nemec or the City be unable to cure or elect not to cure the Objections of the other Party within the fifteen (15) day period, then the other Party may, at its option, terminate this Agreement or waive its Objections and proceed to Closing.
- h. Nemec and the City each agrees to convey to the other, good, marketable, insurable and indefeasible fee simple title to the property it conveys. All conveyances shall be free and clear of all mortgages, deeds of trust, leases, and liens.
- i. Nemec and the City shall each pay the premium for a standard owner's policy of title insurance through the Escrow Agent, with a limit of liability in an amount of the appraised value with respect to the property each is conveying, or as mutually agreed upon, and the acquiring Party shall pay the additional premium for any extended or other coverage desired by the acquiring Party. Nemec and the City shall split equally all closing costs, escrow fees, recording costs and other costs incurred in the transfer of Parcel A and Parcel B, as determined by the Escrow Agent.
- j. Ad valorem and similar taxes and assessments relating to the properties and accruing to the date of Closing shall be prorated between Nemec and the City as of the date of Closing.
- k. Nemec and the City each warrants that there shall be no material or adverse change to the condition of the warranting Party's property prior to Closing. All improvements, equipment and fixtures that are on each property as of the effective date of this Agreement shall remain on such property and in the same condition and shall be conveyed at Closing, except with respect to the dwelling on Parcel B.
- l. Nemec and the City each hereby grants permission to the other Party (the "acquiring Party") to enter onto its property to undertake an "Environmental Investigation" which may include, but not be limited to, a physical inspection of the Property as well as any and all improvements, and as deemed reasonably necessary, a Phase I and/or a Phase II environmental assessment (scope to be determined by the acquiring Party) at the acquiring Party's expense. Nemec and the City each may choose and retain its own environmental consultant without seeking approval of the other Party. Nemec and the City each acknowledges that any Environmental Condition found on either of the properties will be the sole responsibility of the current owner of such property. Nemec and the City each

further acknowledges that the acquiring Party's participation in the performance of any Environmental Investigation will not create any liability for the acquiring Party as to any Environmental Condition that may exist on the property, unless during the course of the acquiring Party's Environmental Investigation of the property the acquiring Party or its consultant exacerbates an existing Environmental Condition. "Environmental Condition" shall mean the presence, release, or threatened release into the environment (which includes air, soil or water) of a hazardous or regulated material, waste, substance, toxin, chemical, or pollutant as those terms are defined by federal, state or local law, rule, regulation, or statute.

- m. Nemec and the City shall each have a period of time beginning on the first day following the effective date of the Agreement and expiring forty-five (45) days thereafter ("Due Diligence Period") to conduct an Environmental Investigation of the property it seeks to acquire to assess the Environmental Condition of the property. If, as of the end of the Due Diligence Period, an acquiring Party has found that the Environmental Investigation reveals any Environmental Condition that is unacceptable to the acquiring Party, the acquiring Party may either: (i) cancel the Agreement; (ii) obtain an estimate as to the expected costs to cure, correct, respond to or remediate the Environmental Condition as required by applicable law and/or as deemed acceptable to the acquiring Party, and obtain the conveying Party's agreement to place a sum equivalent to that cost estimate in escrow to be used for curing, correcting, responding to or remediating the Environmental Condition; or (iii) obtain the conveying Party's agreement to cure, correct, respond to, and remediate any Environmental Condition identified in the Environmental Investigation and deliver the property free of any Environmental Condition. At the election of the conveying Party to pursue the third alternative set forth above in this paragraph, the conveying Party shall promptly commence the cure, correction, response to or remediation of the Environmental Condition and shall continue in a reasonable manner until receipt from the appropriate governmental agency of a document evidencing that the necessary and reasonable cure, correction, response or remediation has been accomplished. With respect to the second alternative set forth above in this paragraph, if the conveying Party elects neither to place a sum equivalent to the cost estimate for addressing the Environmental Condition nor to cure, correct, respond to or remediate the Environmental Condition, the acquiring Party may cancel the Agreement.
- n. The following subsections of this Section 2(n) pertain to transactions contemplated in this Agreement other than the City and Nemec land exchange:
- i. Each acquiring Party may perform whatever title and environmental due diligence that such Party desires, including obtaining title insurance, all at its own cost. Each conveying Party shall cooperate with the acquiring Party and grant the acquiring Party access as may be reasonably necessary.
 - ii. As to Property to be conveyed in fee, each Party agrees to convey to the other, good, marketable, insurable and indefeasible fee simple title to the property it conveys. All conveyances shall be free and clear of all mortgages, deeds of trust, leases, and liens.
 - iii. Ad valorem and similar taxes and assessments relating to the Property and accruing to the date of Closing shall be prorated among the Parties as of the date of Closing.

iv. Each conveying Party warrants that there shall be no material or adverse change to the condition of its Property prior to Closing.

v. The above notwithstanding, except for the requirement that all documents for dedications to the State of Arizona be delivered to Escrow Agent as provided above, any and all dedications of right of way to the State of Arizona hereunder shall be on such terms and conditions as are mutually agreed between the respective dedicating Parties and the State of Arizona.

3. Other Obligations of the City.

- a. The City's deed to Nemec for Parcel A [City to Nemec Parcel] to be delivered to Escrow Agent as provided in **Section 2(b)** shall contain a reservation of an easement for sign placement to the Diocese as described in **Exhibit C** and **Exhibit Y**.
- b. The City shall complete the design and cost estimate of the Parkway/Route 66 turn/deceleration lane and signal ("Ponderosa Parkway Improvements" or "Improvements") and construct the same with a November, 2010 target date, subject to certain conditions set forth below. The Ponderosa Parkway Improvements shall include, at a minimum, 660 feet of roadway north of Route 66 ending in a temporary cul-de-sac, including wet and dry utilities, curb, gutter, sidewalk, and parkway; a right turn lane and deceleration lane on Route 66 for approximately 600 feet eastbound from this intersection; and a four-way signal at Route 66 and Ponderosa Parkway (fire preemption), in accordance with the approved construction plans and as depicted in **Exhibit E**, attached to and made a part hereof.
- c. City staff shall deliver a letter to Clark in support of Clark's future development rights of Assessor's Parcel No. 106-01-004D and shall deliver a copy thereof to Escrow Agent prior to Closing.
- d. The City shall bear thirty-three and 5/10 percent (33.5%) of the costs of the Ponderosa Parkway Improvements, which, based on a two million dollar (\$2,000,000) estimate, shall be six hundred seventy thousand dollars (\$670,000), and the City shall manage the construction thereof.
- e. The City shall deliver to Escrow Agent a good and sufficient deed dedicating to the State of Arizona that parcel of land described in **Exhibit F**, attached to and made a part hereof, for right of way purposes ("ADOT Right of Way from City") for Route 66 prior to Closing.
- f. The City shall deliver to Escrow Agent a good and sufficient special warranty deed for conveyance to the Diocese of that triangle shaped parcel of land described in **Exhibit G**, attached to and made a part hereof ("Diocese Triangle from City"), for combination with Diocese property, free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.
- g. The City shall deliver to Escrow Agent a good and sufficient instrument dedicating to the public a permanent public right of way for a portion of the Ponderosa Parkway on and across that parcel of land described in **Exhibit U**, attached to and made a part hereof ("Parkway Right of Way from City No. 1"), prior to Closing.

- h. The City shall deliver to Escrow Agent a good and sufficient instrument dedicating to the public a permanent public right of way for a portion of the Ponderosa Parkway on and across that parcel of land described in **Exhibit V**, attached to and made a part hereof ("Parkway Right of Way from City No. 2"), prior to Closing.
- i. The City shall deliver to Escrow Agent a good and sufficient deed dedicating to the State of Arizona that parcel of land described in **Exhibit W**, attached to and made a part hereof, for right of way purposes ("ADOT Right of Way from City") for Route 66 prior to Closing.
- j. The City shall deliver to Escrow Agent a good and sufficient instrument dedicating to the public a permanent public sewer easement on and within that parcel of land described in **Exhibit X**, attached to and made a part hereof ("Public Sewer Easement from City"), prior to Closing.
- k. City staff shall deliver a letter to Nemec in support of commercial zoning for current Parcel A [City to Nemec Parcel] and shall deliver a copy thereof to Escrow Agent prior to Closing.
- l. City staff shall support the rezoning of Parcel A [City to Nemec Parcel] and will make application and process the rezoning from RR, Rural Residential Zoning District, to C-3, Commercial Zoning District, at no cost to Nemec for processing fees. Nemec agrees to cooperate with City staff in connection with the rezoning. Although the City and Nemec agree that this Agreement cannot bind the current or a future City Council to approve such rezoning, the City agrees that City staff will not issue a final certificate of occupancy for the fire station to be constructed on Parcel B [Nemec to City Parcel], until this rezoning is approved by the City Council.
- m. Upon completion of the land transactions contemplated in this Agreement, City staff shall approve the placement of up to four (4) signs with a maximum total square footage of four hundred twenty-five (425) square feet allocated among parcels 107-07-001C, 107-08-002, 107-08-003, and 107-08-004 along Route 66, which signs shall comply in all respects with the applicable City Code provisions. In addition, Nemec shall have the right to install one standard free standing sign along the frontage of Parcel 107-07-001C along the future Ponderosa Parkway, which shall comply in all respects with the applicable City Code provisions.
- n. The City hereby approves the Diocese's future installation and maintenance of a sign on that portion of Parcel A [City to Nemec Parcel] containing the sign easement described in **Section 2(b)** and in **Exhibit C** hereof, in the form of the sign depicted in **Exhibit Y**, attached to and made a part hereof, which sign complies in all respects with the applicable City Code provisions.

4. Obligations of the Diocese.

- a. The Diocese shall deliver to Escrow Agent a good and sufficient special warranty deed for dedication to the City of that parcel of land described in **Exhibit H**, attached to and made a

part hereof, for right of way purposes ("City Right of Way from Diocese") free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.

- b. The Diocese shall deliver to Escrow Agent a good and sufficient special warranty deed for dedication to the City of that triangle shaped parcel of land described in **Exhibit I**, attached to and made a part hereof ("City Triangle from Diocese"), for combining with Parcel B [Nemec to City Parcel], free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.
- c. Prior to Closing the Diocese shall deliver to Escrow Agent for tender to the City thirty-three and 5/10 percent (33.5%) of the costs of the Ponderosa Parkway Improvements, which, based on a two million dollar (\$2,000,000) estimate, shall be six hundred seventy thousand dollars (\$670,000).
- d. The Diocese shall obtain authorization from Arizona Engineering Company for the City's use and modification of the construction plans for the City's construction of Ponderosa Parkway on any portion of land owned or controlled by the Diocese within thirty (30) days of the date of this Agreement.

5. Obligations of Nemec and Reid Plaza.

- a. Nemec and Reid Plaza shall deliver to Escrow Agent a good and sufficient deed dedicating to the State of Arizona that parcel of land described in **Exhibit J**, attached to and made a part hereof, for right of way purposes ("ADOT Right of Way from Nemec") for Route 66 prior to Closing.
- b. Prior to Closing Nemec shall deliver to Escrow Agent for tender to the City thirty percent (30%) of the costs of the Ponderosa Parkway Improvements, which, based on a two million dollar (\$2,000,000) estimate, shall be six hundred thousand dollars (\$600,000).
- c. Nemec and Reid Plaza shall deliver to Escrow Agent a good and sufficient deed dedicating a permanent sewer easement to the City on and within that parcel of land described in **Exhibit K**, attached to and made a part hereof ("City Sewer Easement from Nemec"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing. Building setbacks will continue to be measured from the actual property line.
- d. Nemec and Reid Plaza shall deliver to Escrow Agent a good and sufficient deed dedicating a perpetual sidewalk and landscaping easement to the City across that parcel of land described in **Exhibit M**, attached to and made a part hereof ("City Sidewalk and Landscaping Easement from Nemec"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing. Building setbacks will continue to be measured from the actual property line.

6. Obligations of Clark.

- a. Clark shall deliver to Escrow Agent a good and sufficient special warranty deed for dedication to the City of that parcel of land described in **Exhibit N**, attached to and made a

part hereof, for right of way purposes for Ponderosa Parkway ("City Right of Way from Clark"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.

- b. Clark shall deliver to Escrow Agent a good and sufficient deed dedicating to the State of Arizona that parcel of land described in **Exhibit O**, attached to and made a part hereof, for right of way purposes for Route 66 ("ADOT Right of Way from Clark"), prior to Closing.
- c. Prior to Closing Clark shall deliver to Escrow Agent for tender to the City three percent (3%) of the costs of the Ponderosa Parkway Improvements, which, based on a two million dollar (\$2,000,000) estimate, shall be sixty thousand dollars (\$60,000).

7. Obligations of Gemini.

- a. Gemini shall deliver to Escrow Agent a good and sufficient deed dedicating a permanent slope and drainage easement to the City for Ponderosa Parkway on that parcel of land described in **Exhibit P**, attached to and made a part hereof ("City Slope and Drainage Easement from Gemini"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.
- b. Gemini shall deliver to Escrow Agent a good and sufficient deed dedicating a permanent sewer easement to the City on and within that parcel of land described in **Exhibit Q**, attached to and made a part hereof ("City Sewer Easement from Gemini No. 1"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.
- c. Gemini shall deliver to Escrow Agent a good and sufficient deed granting a permanent joint access easement on and within that parcel of land described in **Exhibit R**, attached to and made a part hereof ("Joint Access Easement from Gemini for Assessor's Parcel Number 107-07-002E"), for the benefit of Coconino County Assessor's Parcel Number 107-08-002, free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.
- d. Gemini shall deliver to Escrow Agent a good and sufficient deed dedicating a permanent sewer easement to the City on and within that parcel of land described in **Exhibit S**, attached to and made a part hereof ("City Sewer Easement from Gemini No. 2"), free and clear of all mortgages, deeds of trust, leases, and liens, prior to Closing.

8. Additional Cost Sharing for Ponderosa Parkway Improvements.

If the total cost to build the Ponderosa Parkway Improvements exceeds two million dollars (\$2,000,000), then the Parties specified below shall share those excess costs in the following proportions: The City shall bear thirty-five percent (35%) of said excess Improvement costs; the Diocese shall bear thirty-five percent (35%) of said excess Improvement costs; and Nemec shall bear thirty percent (30%) of said excess Improvement costs. The City shall be initially responsible for payment of all construction costs with respect to the Improvements. When the City determines that it has paid in excess of two million dollars (\$2,000,000) for the Improvements, the City shall notify the Diocese and Nemec thereof, pursuant to **Section 10(a)**, and the Diocese and Nemec shall pay their respective percentages of such excess costs to the City within one hundred eighty (180) days of such notice. All amounts due to the City hereunder that are not paid when due shall be subject to a penalty of five percent (5%) of any amount due

and owing and shall bear interest until paid at the lesser of two percent (2%) per month or the highest rate permitted by law. Any Party's failure to pay all amounts that such Party owes the City hereunder within ninety (90) days of notice that the City has paid in excess of two million dollars (\$2,000,000) shall constitute a material breach of this Agreement, and the City may seek recourse against such Party as provided in **Section 9** of this Agreement.

9. Default; Alternative Dispute Resolution.

- a. Except as otherwise provided herein, in the event any Party hereto fails to comply with any terms, conditions, provisions and obligations under this Agreement which are applicable to such Party within thirty (30) days after receipt of written notice from another Party (an "Event of Default"), such Party shall be deemed to be in default under this Agreement. After the occurrence of such Event of Default, the Parties hereby agree that the following dispute resolution procedures shall apply:
- b. If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the Parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation or some other dispute resolution procedure. The Developer and the City agree that this **Section 9** is a dispute resolution process as described in Ariz. Rev. Stat. Ann. §12-821.01.C.
- c. Mediation will take place in Flagstaff, Arizona, be self-administered and be conducted under the CPR Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, New York 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions, unless other procedures are agreed upon by the Parties.
- d. Any Party may refer the dispute to mediation by sending by U.S. mail, certified and return receipt requested, to the other Party or Parties a written notice (the "Mediation Notice") calling on the other Party or Parties to proceed to mediation. The Party or Parties who have received a Mediation Notice shall contact the Party calling for mediation within seven (7) days from receipt of the Mediation Notice to confirm receipt thereof and to begin the mediator selection process.
- e. Unless the Parties agree otherwise, the Parties shall select the mediator(s) from the roster of attorney mediators trained under the Alternative Dispute Resolution Program of the Coconino County Superior Court. If the Parties are unable to agree upon a mediator within fourteen (14) days of the confirmation of receipt of Mediation Notice, each Party shall independently inform the Director of the Alternative Dispute Resolution Program of the Coconino County Superior Court (the "Director") of three attorney mediators from that roster that are acceptable to the Party, and further, inform the Director of any preference as to matters such as whether co-mediation is preferable, mediation style, subject matter expertise, or other factors pertinent to the case. The Director shall then select one or more attorney mediators from the Parties' lists or such other attorney mediator(s) from the above noted roster as the Director may deem, in the Director's sole discretion, appropriate under the circumstances.

- f. Each Party agrees to bear its own fees and costs in mediation. The Parties shall enter into a written agreement with the mediator(s) regarding the mediator(s)' fees and expenses before the first mediation session. The Parties involved in the mediation shall share equally the mediators' fees and mediation expenses.
- g. The Parties agree to encourage participation in mediation by all relevant Parties. The Parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation.
- h. This section does not constitute a waiver of the Parties' rights to arbitrate or initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.
- i. Except as otherwise agreed by the Parties or required by law, any litigation brought by a Party against any other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court. In any legal action, the prevailing Party or Parties in such action will be entitled to reimbursement by the other Party or Parties for all costs and expenses of such action, including reasonable attorneys' fees as may be fixed by the Court.

10. General Provisions.

- a. Notices. All notices required or permitted to be given hereunder shall be in writing and may be given in person or by United States mail or by courier. Any notice directed to a Party shall become effective upon the earliest of the following: (a) actual receipt by that Party; (b) hand delivery to such Party at its designated notice address; (c) one (1) business day after deposit for delivery with a nationally-recognized overnight courier; (d) telephone facsimile with receipt confirmed; or (e) if given by certified or registered United States mail, seventy-two (72) hours after deposit with the United States Postal Service, postage prepaid, addressed to that Party at its designated address. The designated address of a Party shall be the address of that Party shown below or such other address as that Party, from time to time, may specify by notice to the other Party:

To the City: City Manager
 City of Flagstaff
 211 West Aspen Avenue
 Flagstaff, Arizona 86001

With copies to: Flagstaff City Attorney
 211 West Aspen Avenue
 Flagstaff, Arizona 86001

To Nemec: Mrs. Laurie J. Nemec
 P.O. Box 23584
 Flagstaff, Arizona 86002

And: Mr. Frank A. Nemec, Jr.
 16800 Bohlman Road
 Saratoga, California 95070

UNOFFICIAL

To Reid Plaza: Mrs. Laurie J. Nemec
P.O. Box 23584
Flagstaff, Arizona 86002

To the Diocese: The Roman Catholic Diocese of Phoenix
Attn: Office of Buildings and Properties
400 East Monroe Street
Phoenix, Arizona 85004

With copies to: San Francisco de Asis Roman Catholic Parish Flagstaff
Attn: Pastor
2257 East Cedar Avenue
Flagstaff, Arizona 86004

To Gemini: Gemini Flagstaff, L.L.C.
Barry Werner and F.R. Lupton, Jr., Summit Sales
7802 East Gray Road
Scottsdale, Arizona 85262

To Clark: Dave Clark
c/o Judy Louks
Century 21 Associates
24 W. Route 66
Flagstaff, Arizona 86001

Any Party hereto shall have the right to change its designated notice address by providing to the other Parties written notice of such change in the manner described above.

- b. Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties hereto; provided, however, that no assignment or transfer of a Party's interest in this Agreement or the subject matter hereof shall be effective until the other Parties are provided notice thereof pursuant to **Section 10(a)**.
- c. Captions. The captions used herein are for convenience only and not a part of this Agreement and do not in any way limit or amplify the terms or provisions hereof.
- d. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. This Agreement has been made and entered into in Coconino County, Arizona.
- e. Waiver. No waiver by any Party of any breach of any of the terms, covenants or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same for any other term, covenant or condition herein contained.
- f. Severability. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or

- f. Severability. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permitted by law.
- g. Entire Agreement. This Agreement constitutes the entire agreement between and among the Parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein.
- h. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.
- i. Recordation. This Agreement shall be recorded in the Official Records of Coconino County, Arizona within ten (10) days after its approval and execution by the City.
- j. Conflict of Interest. This Agreement is subject to Ariz. Rev. Stat. Ann. §38-511.
- k. No Partnership; Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between or among the Parties. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.
- l. Authority. Each of the Parties hereto represents and warrants to the others that the individual executing this Agreement on behalf of a respective Party is authorized and empowered to bind the Party on whose behalf such individual is signing and that this Agreement shall be binding upon such Parties.

IN WITNESS WHEREOF, the undersigned have caused this Development and Disposition Agreement to be executed as of the day and year first above written.

ATTEST:

Margy Brown
City Clerk

CITY OF FLAGSTAFF, an Arizona municipal corporation

By [Signature]
Mayor

APPROVED AS TO FORM:

[Signature]
City Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

On this 3rd day of December 2009, before me, the undersigned officer, personally appeared Sara Presler, who acknowledged herself to be Mayor of the CITY OF FLAGSTAFF, an Arizona municipal corporation:

whom I know personally;
 whose identity was proven to me on the oath of a credible
witness by me duly sworn;
 whose identity I verified on the basis of his/her

and she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Laura Matthews
Notary Public



END OF PAGE

LAURIE JEANNE NEMEC, Trustee of the Nemec Family Trust

Laurie Jeanne Nemece

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

On this 11th day of November, 2009, before me, the undersigned officer, personally appeared Laurie Jeanne Nemece, who acknowledged herself to be Trustee of the NEMEC FAMILY TRUST.

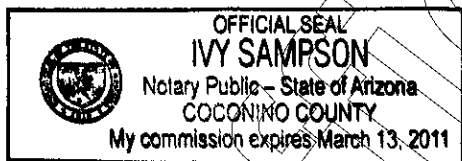
 whom I know personally;
 whose identity was proven to me on the oath of _____, a credible witness by me duly sworn;
X whose identity I verified on the basis of his/her Ca DL A0454615,

and she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Ivy Sampson
Notary Public



END OF PAGE

FRANK A. NEMEC, Jr., Trustee of the Nemec Family Trust

Frank A. Nemeck Jr.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2009, before me, _____, Notary Public, personally appeared Frank A. Nemeck, Jr. Trustee of the Nemec Family Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Trustee of the Nemec Family Trust, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify upon PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(seal)

State of California, County of Santa Clara
On Nov 16, 09 before me, Nathan Ganesan, Notary Public,
Personally appeared FRANK A. NEMEC, JR.
who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/hers/their authorized capacity(ies),
and that by his/hers/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Nathan Ganesan 11/16/2009

END OF PAGE

REID PLAZA ENTERPRISES, L.L.C., an Arizona limited liability company

By Laurie Jeanne Nemec
Laurie Jeanne Nemec
Title: Manager

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

On this 17th day of November, 2009, before me, the undersigned officer, personally appeared Laurie Jeanne Nemec, who acknowledged herself to be the Manager of REID PLAZA ENTERPRISES, L.L.C., an Arizona limited liability company.

 whom I know personally;
 whose identity was proven to me on the oath of _____, a credible witness by me duly sworn;
 X whose identity I verified on the basis of his/her Ca. DL A0454615,

and she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Ivy Sampson
Notary Public



END OF PAGE

**THOMAS JAMES OLMSTED, BISHOP OF THE ROMAN CATHOLIC CHURCH OF THE
DIOCESE OF PHOENIX, a corporation sole**

Thomas James Olmsted, Bishop of the Roman Catholic Church
of the Diocese of Phoenix, a corporation sole

Thomas J. Olmsted
By: Fredrick J. Adamson
Fredrick Adamson, Agent

Rev. Fredrick J. Adamson

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa

On this 16th day of November, 2009, before me, the undersigned officer, personally
appeared Rev. Fredrick J. Adamson, who acknowledged
her/himself to be Agent of the ROMAN CATHOLIC
CHURCH OF THE DIOCESE OF PHOENIX, a corporation sole:

whom I know personally;
 whose identity was proven to me on the oath of _____, a credible
witness by me duly sworn;
 whose identity I verified on the basis of his/her _____,

and s/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes
therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Loretta Garcia
Notary Public



END OF PAGE

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

By [Signature]
Name Barry Warner
Title Member

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

On this 16 day of NOVEMBER, 2009, before me, the undersigned officer, personally appeared BARRY WARNER, who acknowledged her/himself to be MEMBER of GEMINI FLAGSTAFF, L.L.C., an Arizona limited liability company:

whom I know personally;
 whose identity was proven to me on the oath of _____, a credible witness by me duly sworn;
 whose identity I verified on the basis of his/her AZ DRIVERS LICENSE,

and s/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:



[Signature]
Notary Public

END OF PAGE

CLT CLARK FAMILY, L.L.C., an Arizona limited liability company

By _____
Name L. David Clark
Title Manager

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

On this 15 day of November, 2009, before me, the undersigned officer, personally appeared L. David Clark, who acknowledged her/himself to be Manager of CLT CLARK FAMILY, L.L.C., an Arizona limited liability company:

whom I know personally;
 whose identity was proven to me on the oath of _____, a credible witness by me duly sworn;
 whose identity I verified on the basis of his/her _____,

and s/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:

Judy Louks
Notary Public



Unofficial Copy

LIST OF EXHIBITS

- Exhibit A - Parcel A [City to Nemec Parcel]
- Exhibit B - Parcel B [Nemec to City Parcel]
- Exhibit C - Special Warranty Deed from City to Nemec
- Exhibit D - Special Warranty Deed from Nemec to City
- Exhibit E - Ponderosa Parkway Improvements
- Exhibit F - ADOT Right of Way from City
- Exhibit G - Diocese Triangle from City
- Exhibit H - City Right of Way from Diocese
- Exhibit I - City Triangle from Diocese
- Exhibit J - ADOT Right of Way from Nemec
- Exhibit K - City Sewer Easement From Nemec
- Exhibit L - Reserved Joint Access Easement
- Exhibit M - City Sidewalk and Landscaping Easement from Nemec
- Exhibit N - City Right of Way from Clark
- Exhibit O - ADOT Right of Way from Clark
- Exhibit P - City Slope and Drainage Easement from Gemini
- Exhibit Q - City Sewer Easement from Gemini No. 1
- Exhibit R - Joint Access Easement from Gemini for Assessor's Parcel No. 107-07-002E
- Exhibit S - City Sewer Easement from Gemini No. 2
- Exhibit T - (vacant)
- Exhibit U - Parkway Right of Way from City No. 1
- Exhibit V - Parkway Right of Way from City No. 2
- Exhibit W - ADOT Right of Way from City

Exhibit X - Public Sewer Easement from City

Exhibit Y - Diocese Sign Design

Unofficial Copy

Exhibit A
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23 and the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East along the south line of Parcel 1 (Docket 1827, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936 and to the southeast corner of Parcel 1 (Docket 1827, Page 471);

THENCE North 18°35'24" West along the west line of Parcel 3 and along the east line of Parcel 1 (Docket 1827, Page 471), 16.00 feet to the **TRUE POINT OF BEGINNING** of this description;

THENCE South 71°20'15" West parallel with and 16.00 feet north of the north right of way line of Route 66, 97.50 feet;

THENCE North 57°53'12" West, 42.26 feet to a non-tangent curve whose radius point bears North 78°56'38" East;

THENCE northerly along a curve to the right having a radius of 742.50 feet and a central angle of 9°34'24", an arc distance of 124.06 feet (chord bearing North 06°16'10" West, chord distance 123.92 feet);

THENCE North 01°28'58" West, 142.83 feet;

THENCE northerly along a curve to the right having a radius of 300.43 feet and a central angle of 17°54'18", an arc distance of 93.88 feet.(chord bearing North 07°28'11" East, chord distance 93.50 feet);

THENCE northerly along a curve to the right having a radius of 765.00 feet and a central angle of 1°57'22", an arc distance of 26.12 feet (chord bearing North 17°24'01" East, chord distance 26.12 feet) to the west line of the parcel of land described in Instrument No. 3385837 and to the west line of Parcel 1(Docket 1827, Page 471);

THENCE South 18°16'17" East along the west line of the parcel of land described in Instrument No. 3385837 and along the east line of Parcel 1(Docket 1827, Page 471), 110.77 feet to the southwest corner of the parcel of land described in Instrument No. 3385837 and to the northwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936, monumented with a 4"x4" concrete post;

THENCE South 18°35'24" East along the west line of Parcel 3 and along the east line of Parcel 1 (Docket 1827, Page 471), 284.51 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.71 acres, more or less.

For a drawing of the parcel described above, see **Exhibit A (Drawing)**, which by this reference is made part of this description:

Land Transfer - City of Flagstaff to Nemece
Descriptive Title

03-09012
City File No.

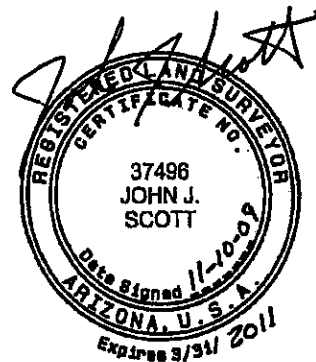


Exhibit B
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Instrument No. 3478120 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an **USDI/BLM** brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 02°48'58" East along the west line of Parcel 1 and along the east line of the parcel of land described in Instrument No. 3469519, 316.56 feet to the southeast corner of the parcel of land described in Docket 1633, Page 508, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 02°47'32" East along the west line of Parcel 1 and the east line of the parcel of land described in Docket 1633, Page 508, 216.69 feet to the northwest corner of Parcel 1, monumented with a nail in concrete;

THENCE North 75°29'09" East along the north line of Parcel 1 and along the east line of the parcel of land described in Docket 1633, Page 508, 76.78 feet to the east line of the parcel of land described in Docket 1633, Page 508 and to the west line of the parcel of land described in Instrument No. 3228142, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 89°04'58" East, 229.65 feet to the east line of Parcel 1 and to the west line of the parcel of land described in Instrument No. 3228142;

THENCE South 00°41'45" West along the east line of Parcel 1 and along the west line of the parcel of land described in Instrument No. 3228142, 156.85 feet to the northwest corner of the parcel of land described as Parcel 2 in Docket 1827, Page 471;

THENCE South 24°15'41" West along the east line of Parcel 1 and along the west line of Parcel 2, 433.72 feet to the south line of the southwest 1/4 of Section 14, and to the southeast corner of Parcel 1 and to the southwest corner of Parcel 2 and to the north line of the parcel of land described in Docket 2053, Page 813, monumented with a 3/8" rebar in concrete;

THENCE South 89°05'48" West along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 and along the north line of the parcel of land described in Docket 2035, Page 813, 26.69 feet to the northwest corner of the parcel of land described in Docket 2035, Page 813, and to the northeast corner of the parcel of land described in Instrument No. 3086724, monumented with a 3/4" iron pipe;

THENCE South 88°40'08" West along the south line of the southwest 1/4 of Section 14, along the south line of Parcel 1 and along the north line of the parcel of land described in Instrument No. 3086724, 123.29 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 3.15 acres (137,393.86 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit B (Drawing)**, which by this reference is made part of this description.

Land Transfer -Nemec to City of Flagstaff

Descriptive Title

03-09012

City File No.

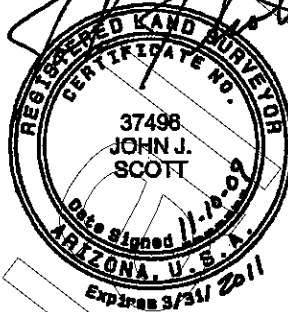
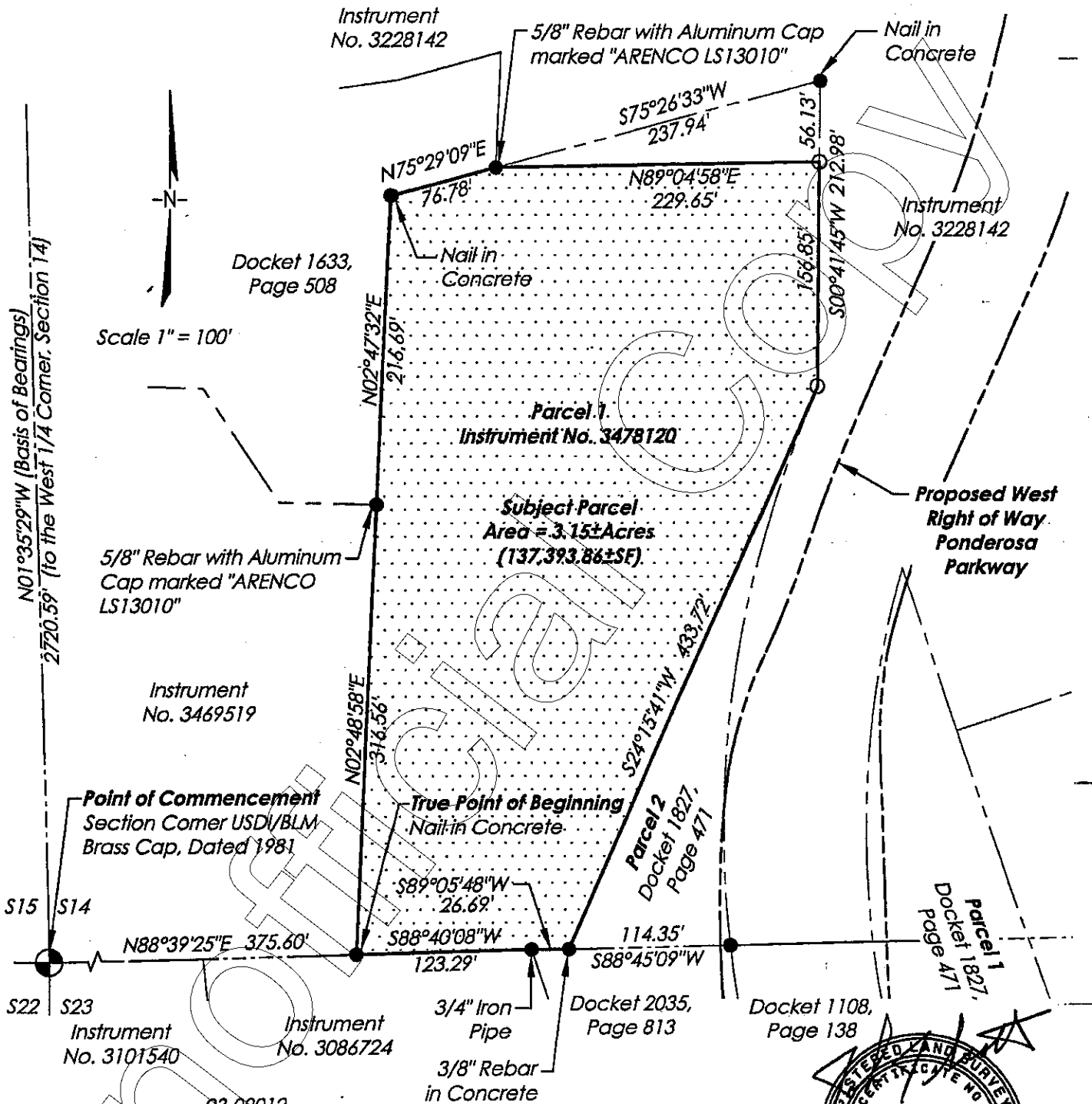
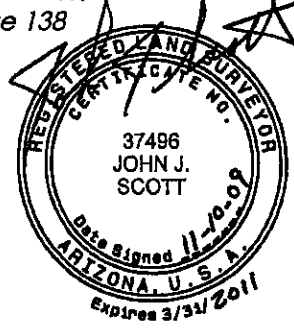


Exhibit B (Drawing)

A portion of the parcel of land described as Parcel 1 in Instrument No. 3478120. Located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



03-09012
CITY FILE NO.



ARIZONA ENGINEERING
CLIENTS | PEOPLE | PERFORMANCE
1501 South Yale Street-Suite 101
Flagstaff-AZ-USA-1-928-774-7178
www.ghd.com



EXHIBIT C TO DEVELOPMENT AGREEMENT

WHEN RECORDED MAIL TO:

[Exempt under A.R.S. Section 11-1134(A)(3)]

SPECIAL WARRANTY DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, the City of Flagstaff, an Arizona municipal corporation (hereinafter "Grantor"), does hereby grant and convey to the Nemece Family Trust dated October 12, 1982, (hereinafter "Grantee"), that real property situated in Coconino County, Arizona and described in Exhibit A, attached hereto and incorporated by this reference ("Subject Property"), together with all rights and privileges appurtenant thereto;

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, and all matters which an accurate survey or physical inspection of the real property would disclose; and

Subject to the reservation of an easement to the Roman Catholic Church of the Diocese of Phoenix for the construction, placement and maintenance of a sign as depicted in Exhibit B, attached hereto and incorporated herein and at the location described in Exhibit C, attached hereto and incorporated herein; and

Subject to the reservation of a motorized vehicle access easement for the benefit of the Subject Property, for the benefit of Assessor's Parcel No. 107-07-002E, and for the benefit of Assessor's Parcel No. 107-08-002, as described in Exhibit D, attached hereto and incorporated herein;

Grantor warrants title to the Subject Property, subject to the matters referred to above, as against all acts of Grantor and none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year above written.

GRANTOR

CITY OF FLAGSTAFF

By: _____
Sara Presler

Its: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me this ___ day of _____, 2009, by Sara Presler, the Mayor of the City of Flagstaff, on behalf of the City of Flagstaff, an Arizona municipal corporation.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

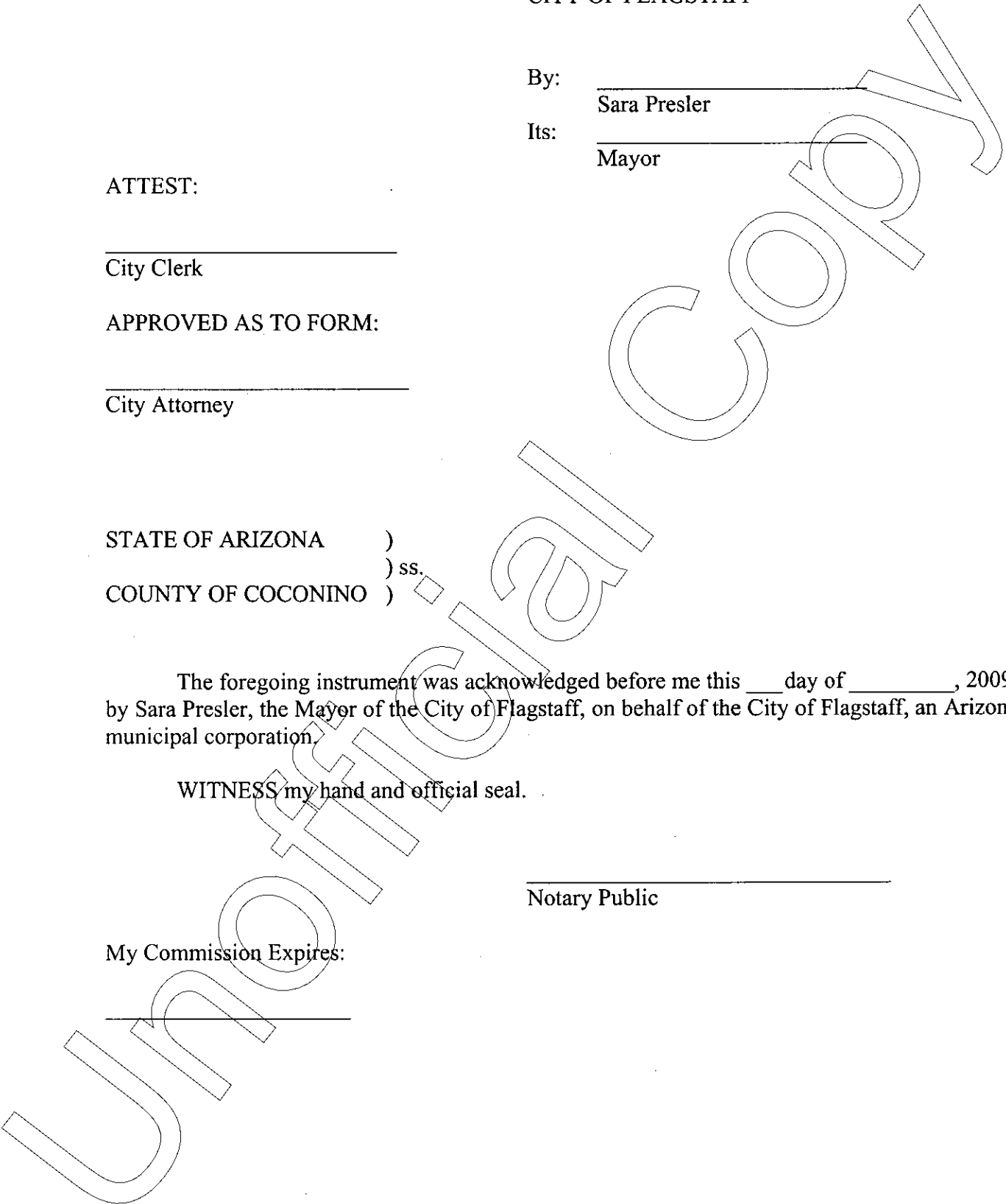


Exhibit A
(Description)
(To Special Warranty Deed)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Instrument No. 3478120 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 02°48'58" East along the west line of Parcel 1 and along the east line of the parcel of land described in Instrument No. 3469519, 316.56 feet to the southeast corner of the parcel of land described in Docket 1633, Page 508, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 02°47'32" East along the west line of Parcel 1 and the east line of the parcel of land described in Docket 1633, Page 508, 216.69 feet to the northwest corner of Parcel 1, monumented with a nail in concrete;

THENCE North 75°29'09" East along the north line of Parcel 1 and along the east line of the parcel of land described in Docket 1633, Page 508, 76.78 feet to the east line of the parcel of land described in Docket 1633, Page 508 and to the west line of the parcel of land described in Instrument No. 3228142, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 89°04'58" East, 229.65 feet to the east line of Parcel 1 and to the west line of the parcel of land described in Instrument No. 3228142;

THENCE South 00°41'45" West along the east line of Parcel 1 and along the west line of the parcel of land described in Instrument No. 3228142, 156.85 feet to the northwest corner of the parcel of land described as Parcel 2 in Docket 1827, Page 471;

THENCE South 24°15'41" West along the east line of Parcel 1 and along the west line of Parcel 2, 433.72 feet to the south line of the southwest 1/4 of Section 14, and to the southeast corner of Parcel 1 and to the southwest corner of Parcel 2 and to the north line of the parcel of land described in Docket 2053, Page 813, monumented with a 3/8" rebar in concrete;

THENCE North 71°20'15" East along the south line of Parcel 1 (Docket 1827, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936 and to the southeast corner of Parcel 1 (Docket 1827, Page 471);

THENCE North 18°35'24" West along the west line of Parcel 3 and along the east line of Parcel 1 (Docket 1827, Page 471), 16.00 feet to the **TRUE POINT OF BEGINNING** of this description;

THENCE South 71°20'15" West parallel with and 16.00 feet north of the north right of way line of Route 66, 97.50 feet;

THENCE North 57°53'12" West, 42.26 feet to a non-tangent curve whose radius point bears North 78°56'38" East;

THENCE northerly along a curve to the right having a radius of 742.50 feet and a central angle of 9°34'24", an arc distance of 124.06 feet (chord bearing North 06°16'10" West, chord distance 123.92 feet);

THENCE North 01°28'58" West, 142.83 feet;

THENCE northerly along a curve to the right having a radius of 300.43 feet and a central angle of 17°54'18", an arc distance of 93.88 feet.(chord bearing North 07°28'11" East, chord distance 93.50 feet);

THENCE northerly along a curve to the right having a radius of 765.00 feet and a central angle of 1°57'22", an arc distance of 26.12 feet (chord bearing North 17°24'01" East, chord distance 26.12 feet) to the west line of the parcel of land described in Instrument No. 3385837 and to the west line of Parcel 1(Docket 1827, Page 471);

THENCE South 18°16'17" East along the west line of the parcel of land described in Instrument No. 3385837 and along the east line of Parcel 1(Docket 1827, Page 471), 110.77 feet to the southwest corner of the parcel of land described in Instrument No. 3385837 and to the northwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936, monumented with a 4"x4" concrete post;

THENCE South 18°35'24" East along the west line of Parcel 3 and along the east line of Parcel 1 (Docket 1827, Page 471), 284.51 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.71 acres, more or less.

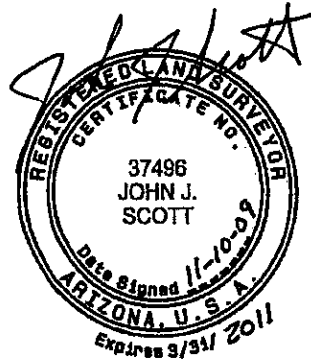
For a drawing of the parcel described above, see **Exhibit A (Drawing)**, which by this reference is made part of this description.

Land Transfer - City of Flagstaff to Nemec

Descriptive Title

03-09012

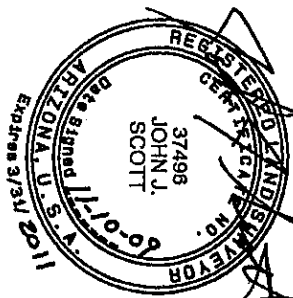
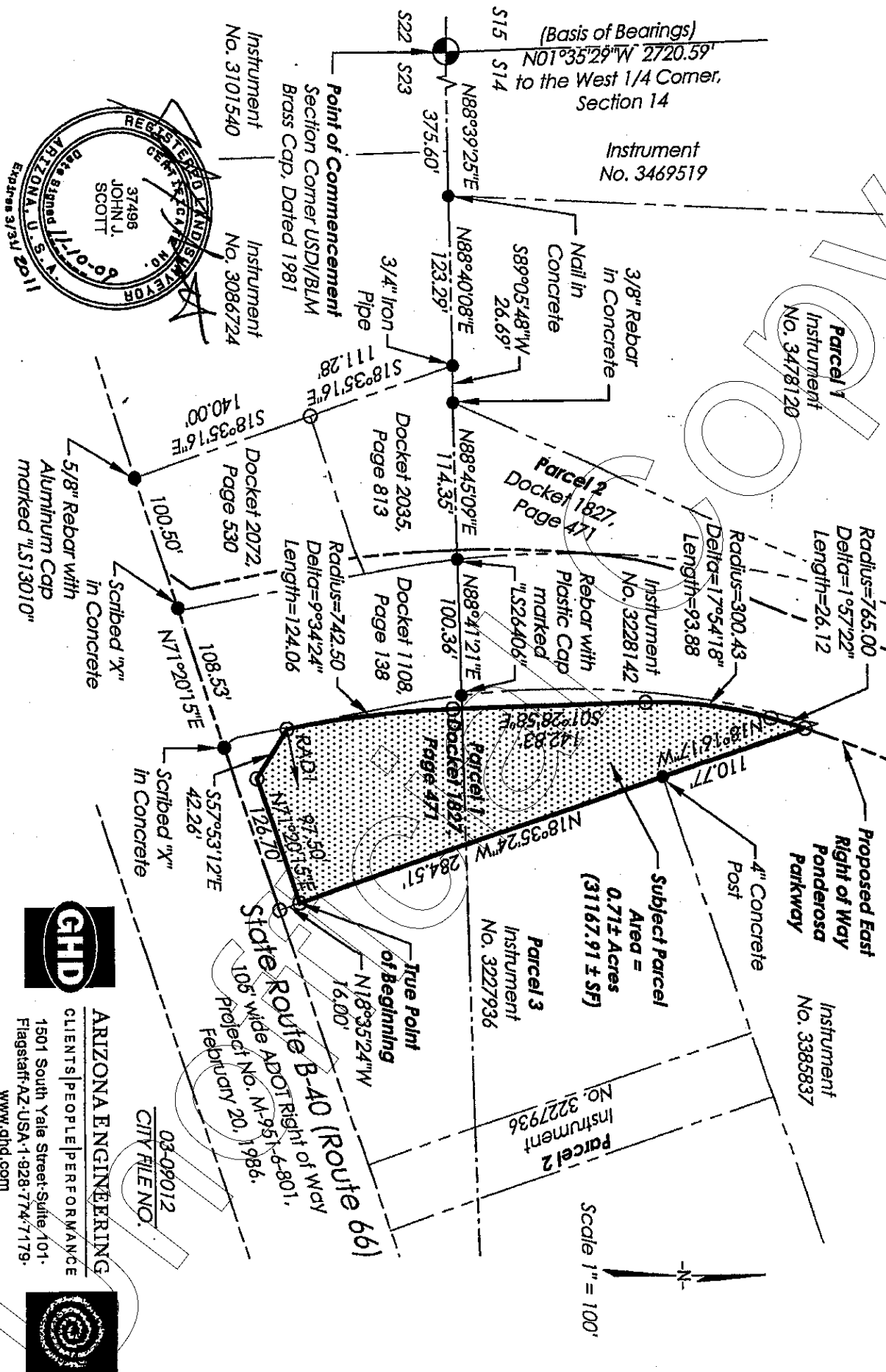
City File No.



A portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, located in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

Exhibit A (Drawing)

RADIAL BEARING TABLE	
RADI	N78°56'38"E



GHD
 ARIZONA ENGINEERING
 CLIENTS | PEOPLE | PERFORMANCE
 1501 South Yale Street, Suite 101
 Flagstaff, AZ, USA 1-928-774-7179
 www.ghd.com

03-09012
 CITY FILE NO.

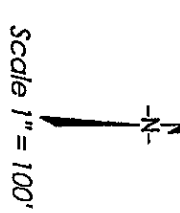
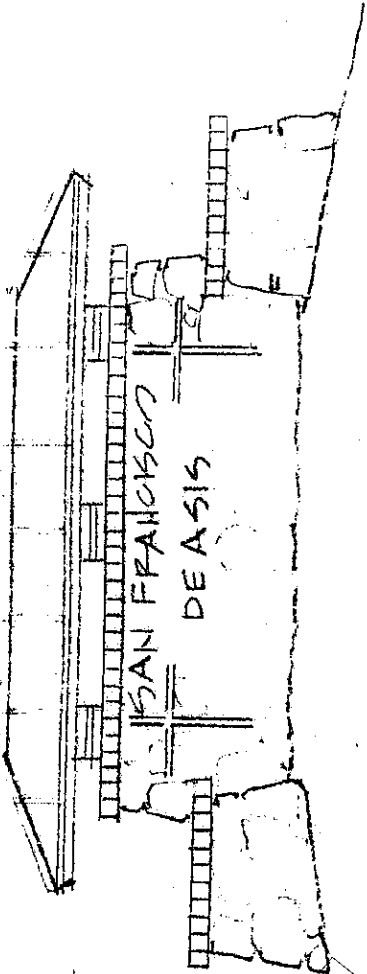


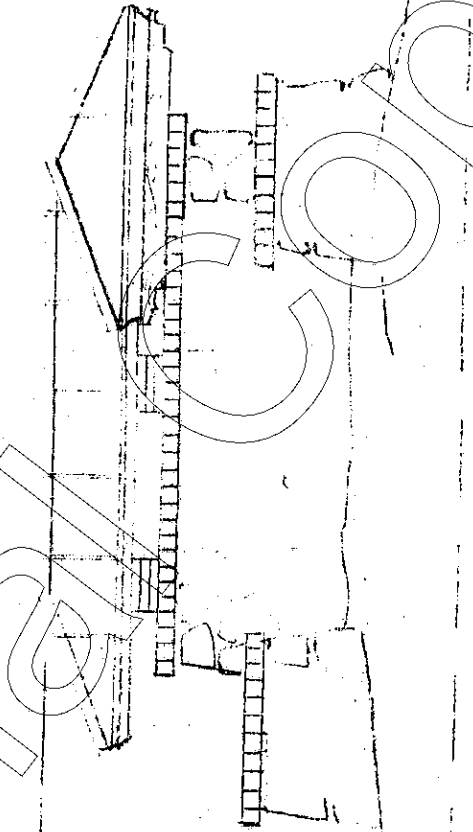
Exhibit B
(To Special Warranty Deed)



FRONT & RIGHT ELEVATION

1/8" = 1'-0"

NAT.
6 PD.



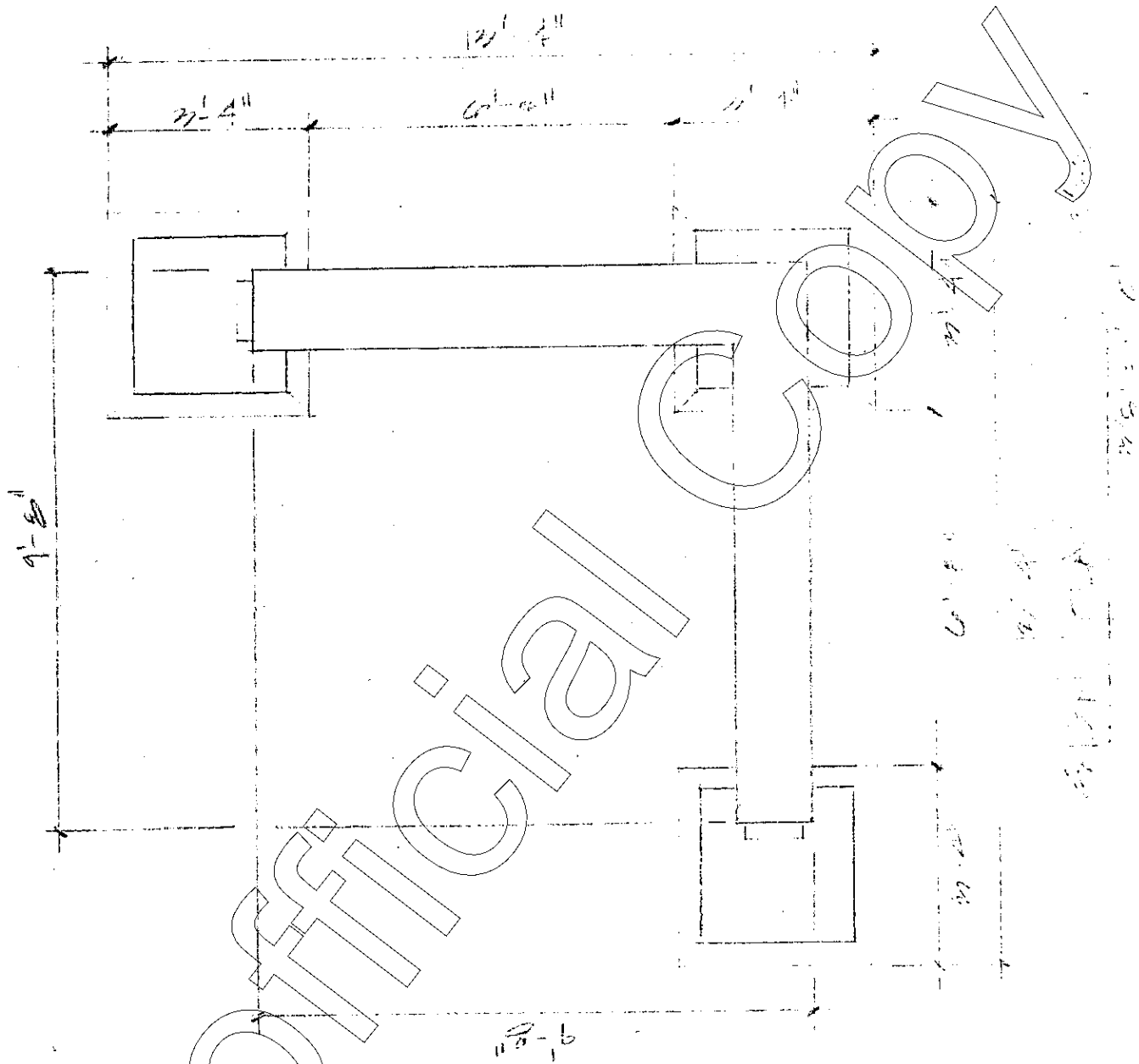
REAR & LEFT ELEVATION

1'-0"

2'-0"

NAT.
6 PD.

Unofficial COPY



Unofficial Copy

Exhibit C
(To Special Warranty Deed)

LEGAL DESCRIPTION

A triangular shaped tract of land situated in the Northwest quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian in the City of Flagstaff, Coconino County, Arizona, said tract of land is described as follows:

COMMENCING, for reference, at the Northwest corner of said Section 23, from which the West quarter corner of Section 14 lies North $01^{\circ}35'29''$ West a distance of 2720.59 feet away (Basis of Bearing as per Book 21 of Land Surveys, Page 17);

THENCE South $88^{\circ}41'09''$ West from said Northwest corner of Section 23, a distance of 750.11;

THENCE South $01^{\circ}28'58''$ East a distance of 6.78 feet to the beginning of a curve, concave to the East;

THENCE Southeasterly along said curve a distance of 124.06 feet, the radius of which is 742.50, through a central angle of $09^{\circ}34'24''$, the chord of which bears South $06^{\circ}16'10''$ East for 123.92 feet, to the TRUE POINT OF BEGINNING of this description;

THENCE North $78^{\circ}46'22''$ East a distance of 30.25 feet;

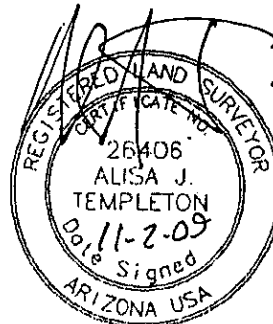
THENCE South $32^{\circ}06'48''$ West a distance of 20.75 feet;

THENCE North $57^{\circ}53'12''$ West a distance of 22.00 feet to the point of beginning.

SAID Tract of land contains 228 square feet, more or less, as shown on the attached Exhibit A-1 which is made a part of this description by this reference.

City File Number: _____

Descriptive Title: _____



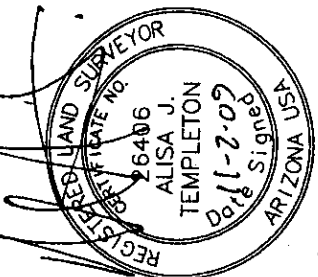
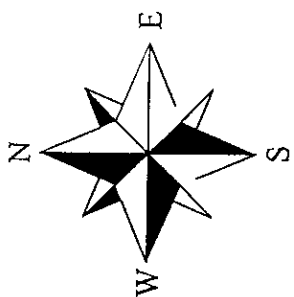
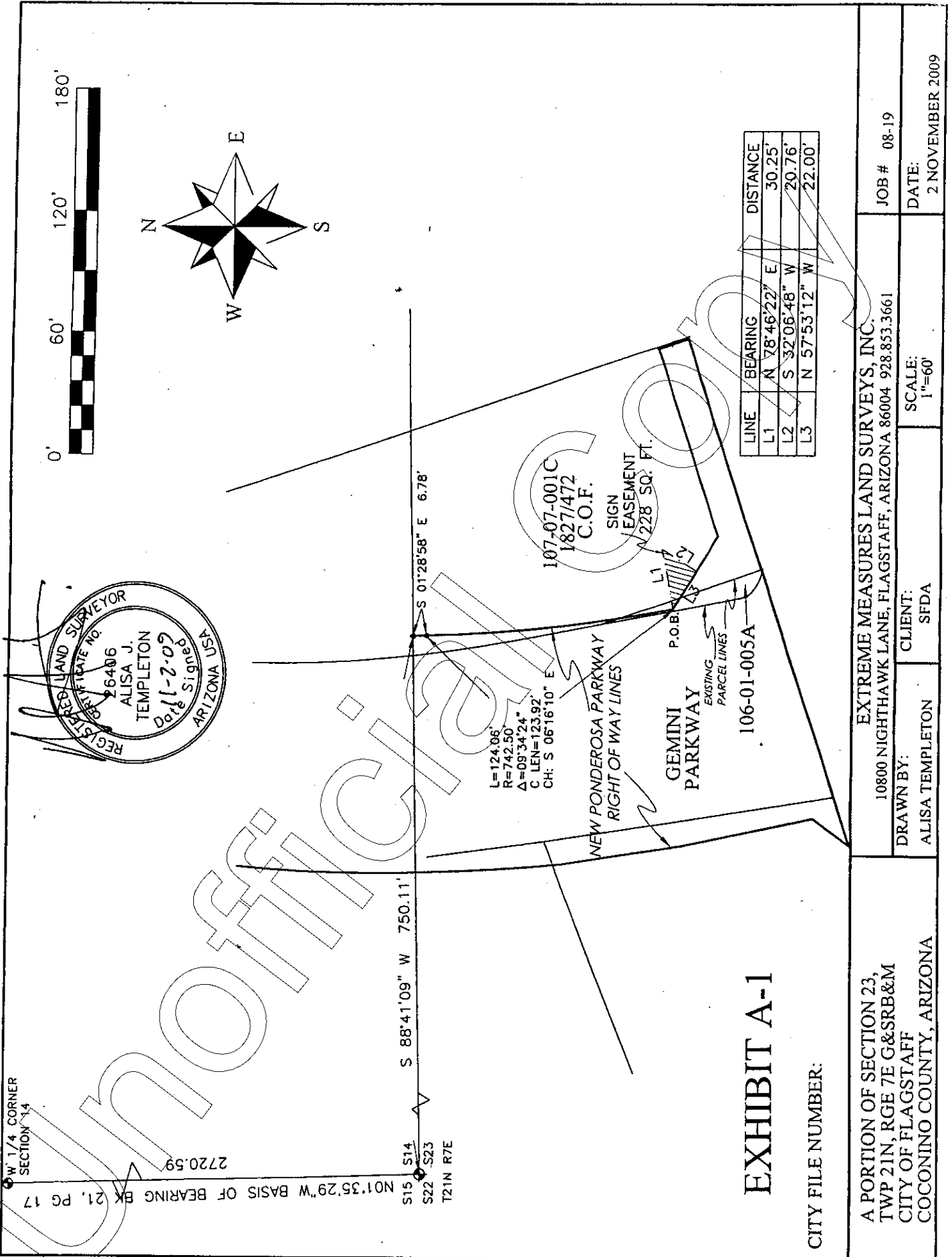


EXHIBIT A-1

CITY FILE NUMBER:

A PORTION OF SECTION 23,
 TWP 21N, RGE 7E G&SRB&M
 CITY OF FLAGSTAFF
 COCONINO COUNTY, ARIZONA

EXTREME MEASURES LAND SURVEYS, INC.
 10800 NIGHTHAWK LANE, FLAGSTAFF, ARIZONA 86004 928.853.3661

DRAWN BY: ALISA TEMPLETON
 CLIENT: SFDA

SCALE: 1"=60'

JOB # 08-19
 DATE: 2 NOVEMBER 2009

Exhibit D
(To Special Warranty Deed)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North $01^{\circ}35'29''$ West, 2720.59 feet (Basis of Bearings for this description):

THENCE North $88^{\circ}39'25''$ East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North $88^{\circ}40'08''$ East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North $71^{\circ}20'15''$ East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North $71^{\circ}20'15''$ East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of

the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1(Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West, along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 300.51 feet, to the northwest corner of Parcel 3 and to a point of the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 80°01'56" West, 55.29 feet to a non-tangent curve whose radius bears South 87°17'01" East;

THENCE northerly along a curve to the right having a radius of 300.43 feet and a central angle of 09°33'20", an arc distance of 50.10 feet (chord bearing North 07°29'39" East, chord distance 50.05 feet);

THENCE South 80°01'56" East, 30.60 feet to the east line of Parcel 1(Docket 1872, Page 471) and to the south line of the parcel of land described in Instrument No. 3385837;

THENCE South 18°16'17" East, along the east line of Parcel 1(Docket 1872, Page 471) and along the south line of the parcel of land described in Instrument No. 3385837, 56.75 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.05 acres (2182.15 sq ft), more or less.

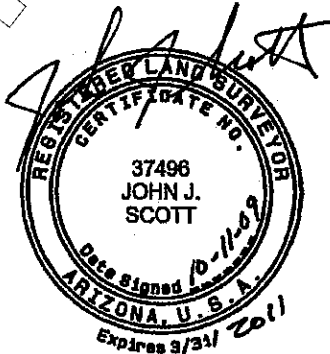
For a drawing of the parcel described above, see **Exhibit L (Drawing 1)**, which by this reference is made part of this description.

50 Foot Wide Access Easement

Descriptive Title

03-09012

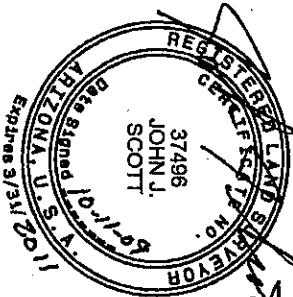
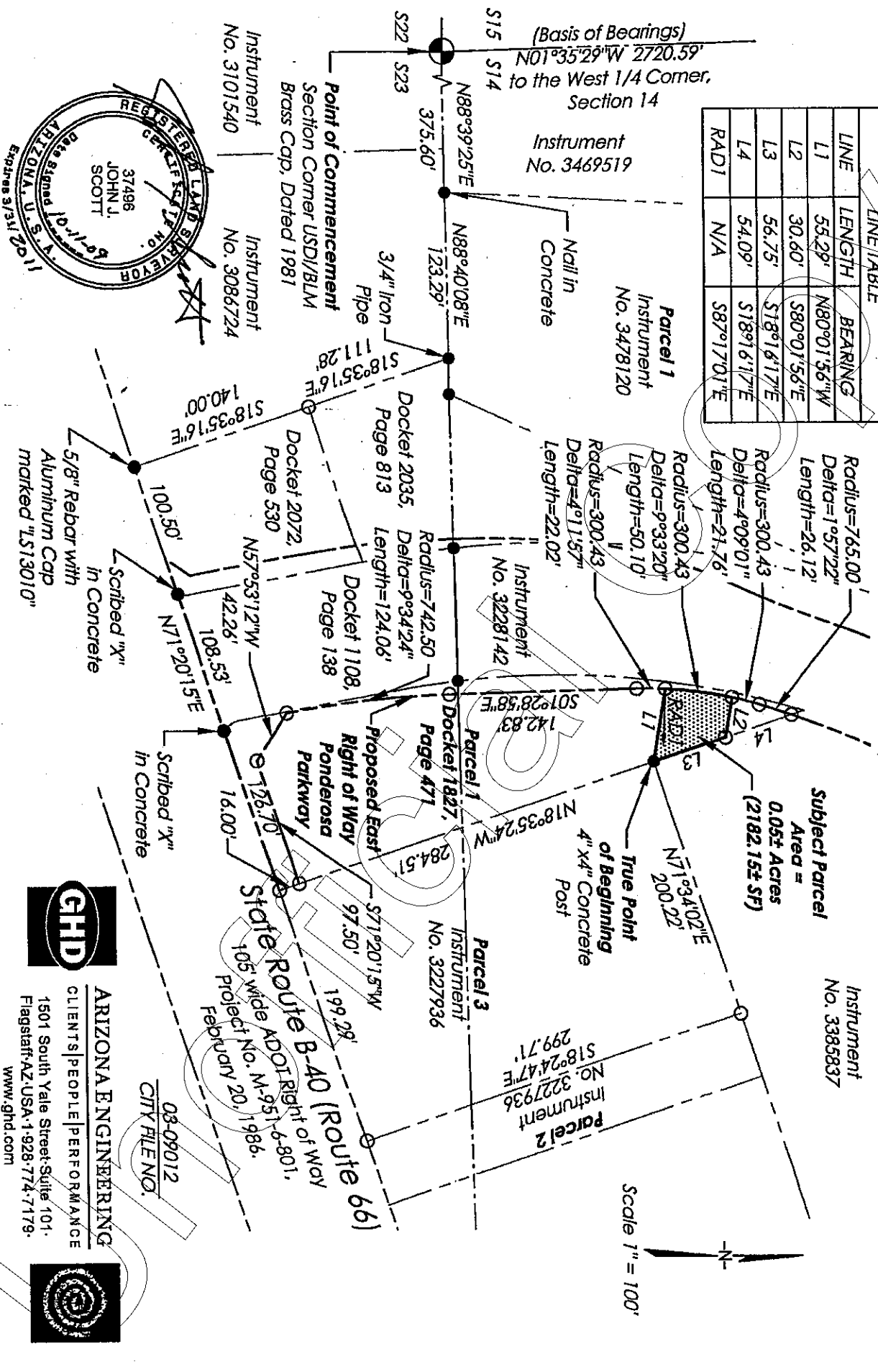
City File No.



Unofficial Copy

Exhibit 1 (Drawing 1)
 A portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471. Located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

LINE	LENGTH	BEARING
L1	53.29'	N80°01'56"W
L2	30.60'	S80°01'56"E
L3	56.75'	S18°16'17"E
L4	54.09'	S18°16'17"E
RADI	N/A	S87°17'01"E



Point of Commencement
 Section Corner USD/BLM
 Brass Cap, Dated 1981
 Instrument No. 3101540
 Instrument No. 3086724



ARIZONA ENGINEERING
 CLIENTS | PEOPLE | PERFORMANCE
 1501 South Yale Street, Suite 101
 Flagstaff, AZ, USA - 1-928-774-7179
 www.ghd.com

03-09012
 CITY FILE NO.



Scale 1" = 100'

EXHIBIT D TO DEVELOPMENT AGREEMENT

WHEN RECORDED MAIL TO:

City Clerk
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, Arizona 86001

[Exempt under A.R.S. Section 11-1134(A)(3)]

SPECIAL WARRANTY DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Nemec Family Trust dated October 12, 1982 (hereinafter "Grantor"), acting by and through Grantor's undersigned Trustees Laurie Jeanne Nemec and Frank A. Nemec, Jr., does hereby grant and convey to the City of Flagstaff, an Arizona municipal corporation (hereinafter "Grantee"), that real property situated in Coconino County, Arizona and described in Exhibit A, attached hereto and incorporated by this reference ("Subject Property"), together with all rights and privileges appurtenant thereto;

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, and all matters which an accurate survey or physical inspection of the real property would disclose;

Grantor warrants title to the Subject Property, subject to the matters referred to above, as against all acts of Grantor and none other.

IN WITNESS WHEREOF, Grantor, acting by and through its undersigned Trustees has executed this Special Warranty Deed as of the day and year above written.

GRANTOR

NEMEC FAMILY TRUST DATED OCTOBER
12, 1982

By: _____
Laurie Jeanne Nemec, Trustee

By: _____
Frank A. Nemec, Jr., Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me this ___ day of ___, 2009, by Laurie Jeanne Nemec, Trustee, on behalf of the Nemec Family Trust dated October 12, 1982.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2009, before me, _____, Notary Public, personally appeared Frank A. Nemec, Jr., Trustee of the Nemec Family Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Trustee of the Nemec Family Trust, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify upon PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(seal)

Exhibit A
(Description)
(To Special Warranty Deed)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Instrument No. 3478120 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 02°48'58" East along the west line of Parcel 1 and along the east line of the parcel of land described in Instrument No. 3469519, 316.56 feet to the southeast corner of the parcel of land described in Docket 1633, Page 508, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 02°47'32" East along the west line of Parcel 1 and the east line of the parcel of land described in Docket 1633, Page 508, 216.69 feet to the northwest corner of Parcel 1, monumented with a nail in concrete;

THENCE North 75°29'09" East along the north line of Parcel 1 and along the east line of the parcel of land described in Docket 1633, Page 508, 76.78 feet to the east line of the parcel of land described in Docket 1633, Page 508 and to the west line of the parcel of land described in Instrument No. 3228142, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 89°04'58" East, 229.65 feet to the east line of Parcel 1 and to the west line of the parcel of land described in Instrument No. 3228142;

THENCE South 00°41'45" West along the east line of Parcel 1 and along the west line of the parcel of land described in Instrument No. 3228142, 156.85 feet to the northwest corner of the parcel of land described as Parcel 2 in Docket 1827, Page 471;

THENCE South 24°15'41" West along the east line of Parcel 1 and along the west line of Parcel 2, 433.72 feet to the south line of the southwest 1/4 of Section 14, and to the southeast corner of Parcel 1 and to the southwest corner of Parcel 2 and to the north line of the parcel of land described in Docket 2053, Page 813, monumented with a 3/8" rebar in concrete;

THENCE South 89°05'48" West along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 and along the north line of the parcel of land described in Docket 2035, Page 813, 26.69 feet to the northwest corner of the parcel of land described in Docket 2035, Page 813, and to the northeast corner of the parcel of land described in Instrument No. 3086724, monumented with a 3/4" iron pipe;

THENCE South 88°40'08" West along the south line of the southwest 1/4 of Section 14, along the south line of Parcel 1 and along the north line of the parcel of land described in Instrument No. 3086724, 123.29 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 3.15 acres (137,393.86 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit B (Drawing)**, which by this reference is made part of this description.

Land Transfer -Nemec to City of Flagstaff

Descriptive Title

03-09012

City File No.

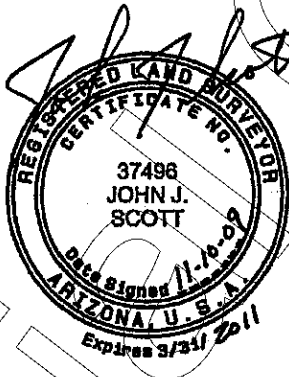


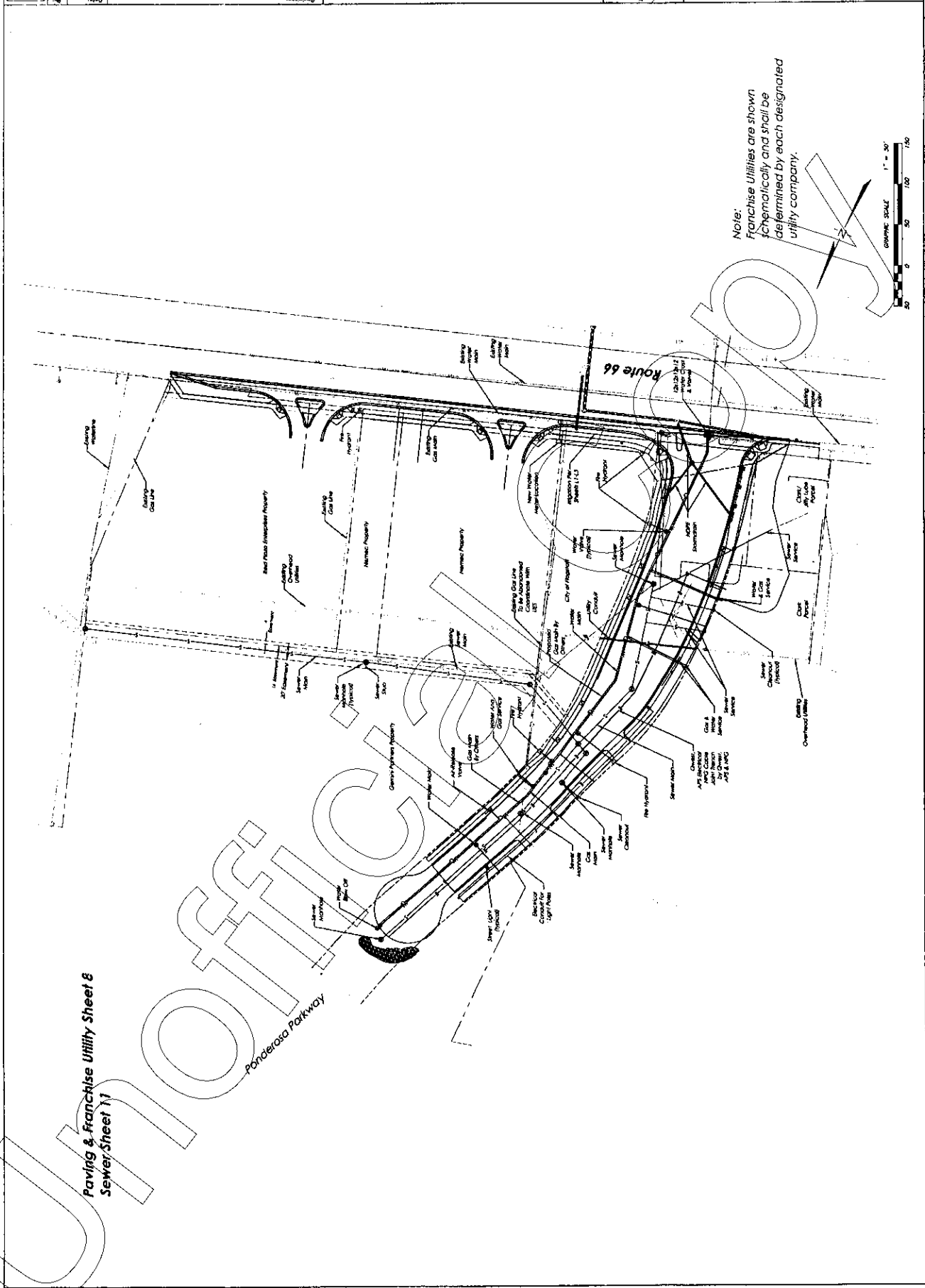
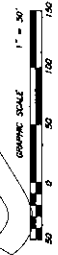
Exhibit E

Paving & Franchise Utility Sheet &
Sewer Sheet 11

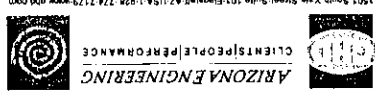
Ponderosa Parkway

Route 66

Note:
Franchise Utilities are shown
schematically and shall be
determined by each designated
utility company.



DATE	BY



City of Flagstaff
Ponderosa Parkway
Master Utility Sheet
Public Improvement Plans
City Engineer: [Name]
Scale: 1" = 50'
Sheet No. 11 of 12
Date: 12/03/2009

Exhibit F
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, to a non-tangent curve

whose radius point bears North 38°01'28" East, monumented with a scribed X in concrete, the **TRUE POINT OF BEGINNING** of this description.

THENCE northwesterly along the east line of the parcel of land described in Docket 1108, Page 138 and along the west line of Parcel 1(Docket 1827, Page 471), along a curve to the right having a radius of 23.00 feet and a central angle of 32°03'44", an arc distance of 12.87 feet (Chord bearing North 35°56'40" West, chord distance 12.70 feet), monumented with a scribed X in concrete;

THENCE North 10°37'17" West along the east line of the parcel of land described in Docket 1108, Page 138 and along the west line of Parcel 1(Docket 1827, Page 471), 36.64 feet;

THENCE North 55°11'08" East, 1.19 feet;

THENCE South 57°53'12" East, 42.26 feet to a point which lies 16.00 feet northerly of the north right of way line of Route 66;

THENCE North 71°20'15" East parallel with and 16.00 feet north of the north right of way line of Route 66, 97.50 feet to the east line Parcel 1(Docket 1827, Page 471) and to the west line of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE South 18°35'24" East along the east line of Parcel 1(Docket 1827, Page 471) and along the west line of Parcel 3, 16.00 feet to the southeast corner of Parcel 1(Docket 1827, Page 471) and to the southwest corner of Parcel 3, and to the north right of way line of Route 66;

THENCE South 71°20'15" West along the south line of Parcel 1(Docket 1827, Page 471) and along the north right of way line of Route 66, 126.70 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.06 acres (2620.33 sq ft), more or less.

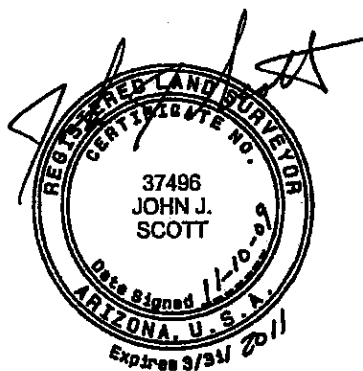
For a drawing of the parcel described above, see **Exhibit F (Drawing)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

City File No.

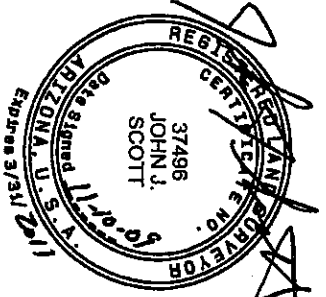
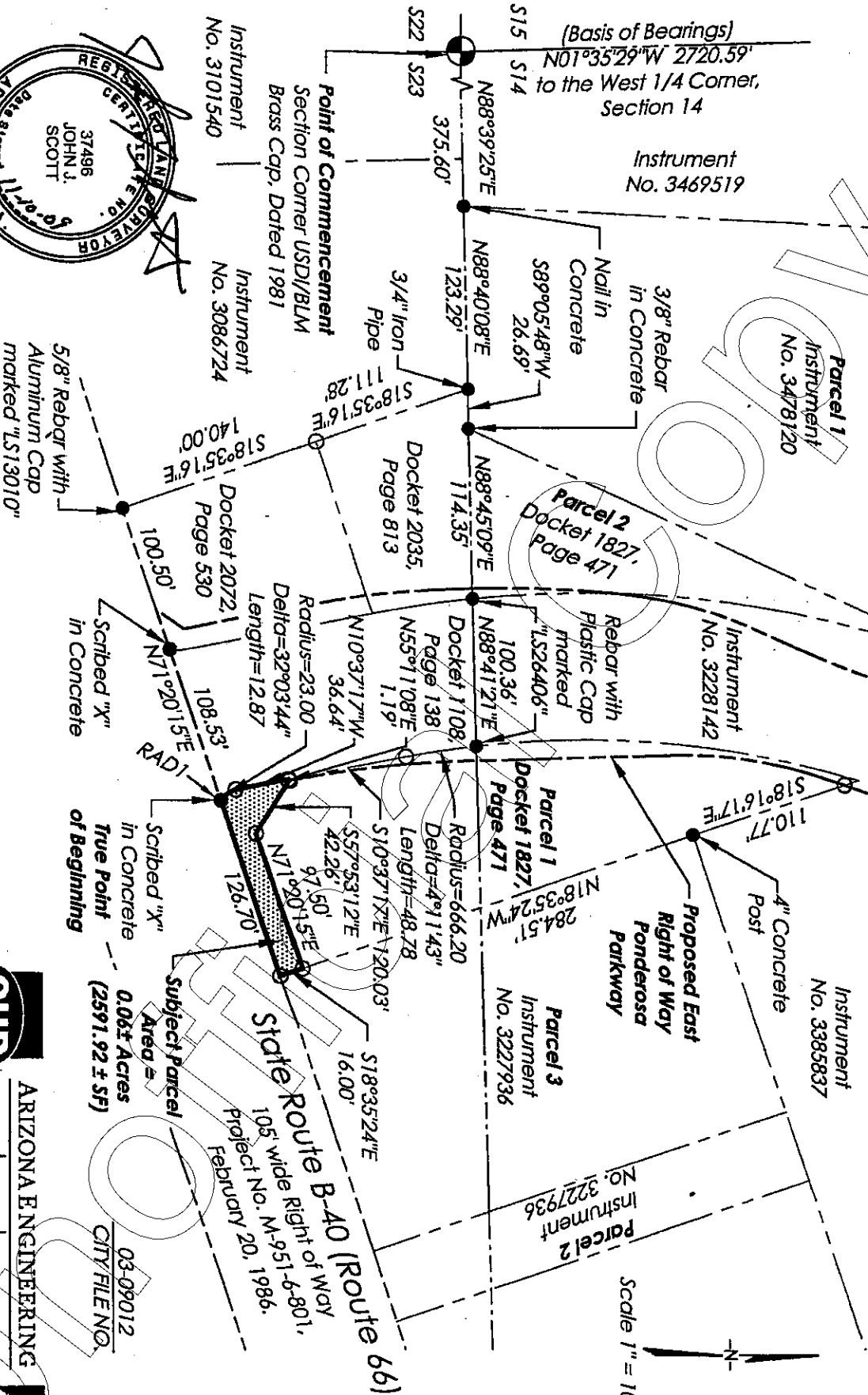


A portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471. Located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

Exhibit F (Drawing)

RADIAL BEARING TABLE	
RADI	N38°01'28"E

Scale 1" = 100'



ARIZONA ENGINEERING
 CLIENTS | PEOPLE | PERFORMANCE
 1501 South Yale Street-Suite 101
 Flagstaff, AZ, USA - 1-928-774-7179
 www.ghd.com



03-09012
 CITY/FILE NO.

Exhibit G
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Instrument No. 3478120 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 02°48'58" East along the west line of Parcel 1 and the east line of the parcel of land described in Instrument No. 3469519, 316.56 feet to the southeast corner of the parcel of land described in Docket 1633, Page 508, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 02°47'32" East along the west line of Parcel 1 and the east line of the parcel of land described in Docket 1633, Page 508, 216.69 feet to the northwest corner of Parcel 1, monumented with a nail in concrete;

THENCE North 75°29'09" East along the north line of Parcel 1 and along the east line of the parcel of land described in Docket 1633, Page 508, 76.78 feet to the west line of the parcel of land described in Instrument No. 3228142, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 75°26'33" East along the north line of Parcel 1 and along the west line of the parcel of land described in Instrument No. 3228142, 237.94 feet to the northeast corner of Parcel 1, monumented with a nail in concrete;

THENCE South 00°41'45" West along the east line of Parcel 1 and along the west line of the parcel of land described in Instrument No. 3228142, 56.13 feet;

THENCE South 89°04'58" West, 229.65 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.148 acres (6442.97 sq ft), more or less.

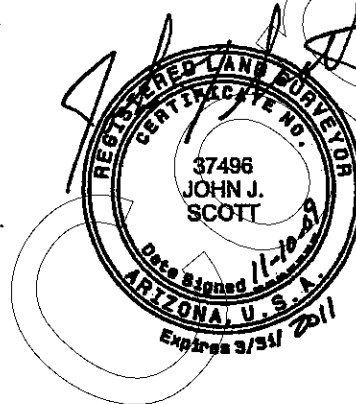
For a drawing of the parcel described above, see **Exhibit G (Drawing)**, which by this reference is made part of this description.

Land Transfer - Nemeo to San Francisco de Asis

Descriptive Title

03-09012

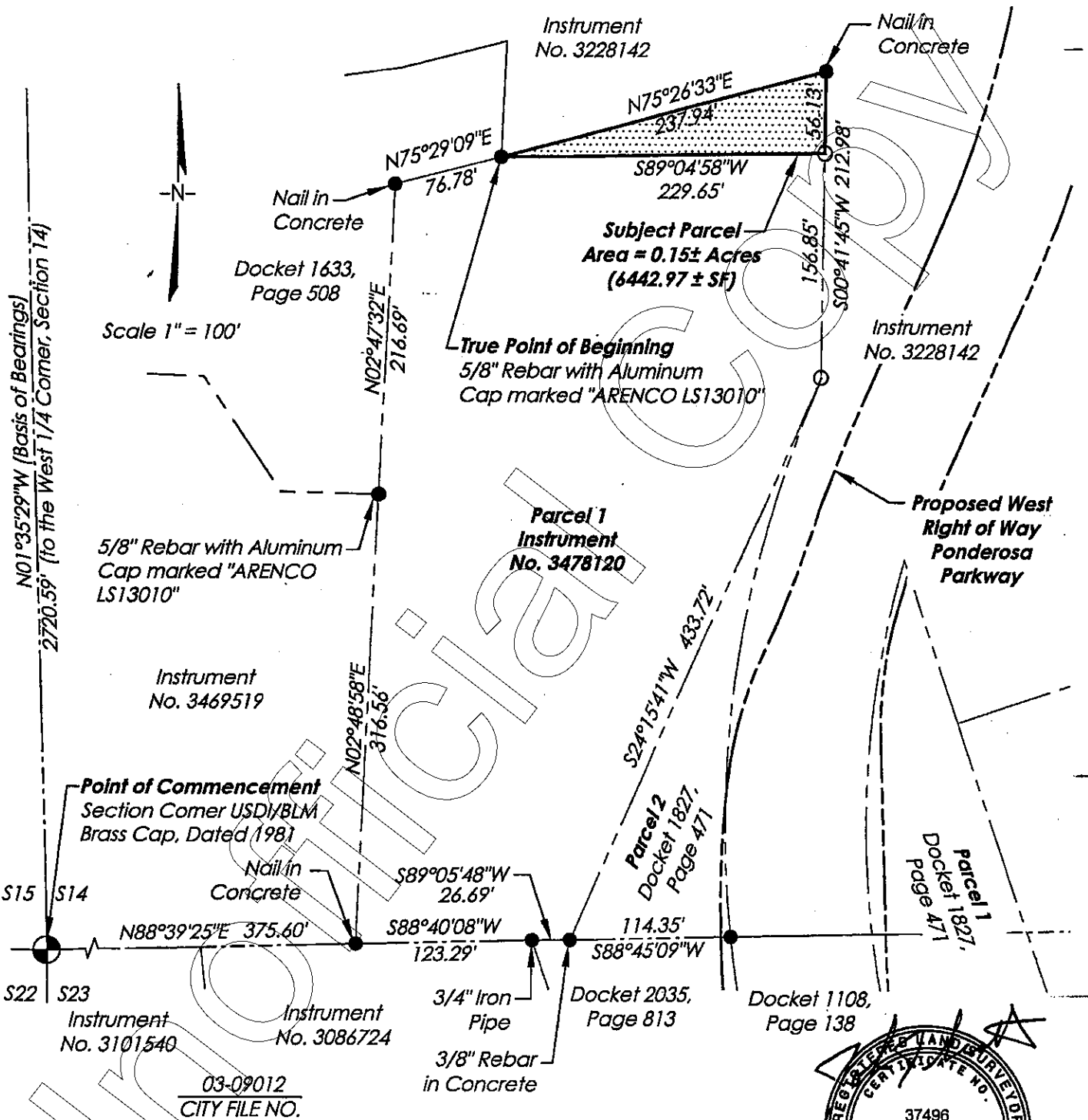
City File No.



Unofficial

Exhibit G (Drawing)

A portion of the parcel of land described as Parcel 1 in Instrument No. 3478120. Located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



03-09012
CITY FILE NO.



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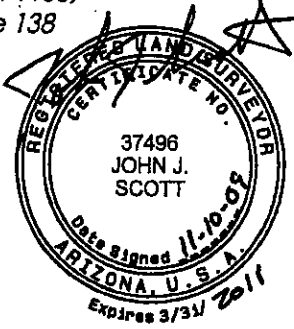


Exhibit H
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3228142 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe.;

THENCE North 89°05'48" East, along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 and along the north line of the parcel of land described in Docket 2035, Page 813, 26.69 feet to the southeast corner of the parcel of Parcel 1 and to the southwest corner of Parcel 2 in Docket 1827, Page 471, monumented with a 3/8" rebar in concrete;

THENCE North 88°45'09" East along the south line of the southwest 1/4 of Section 14 and along the south line of Parcel 2 and along the north line of the parcel of land described in Docket 2035, Page 813, 107.52 feet to a non-tangent curve whose radius point bears North 88°18'26" East, the **TRUE POINT OF BEGINNING** of this description:

THENCE northerly along a curve to the right having a radius of 763.27 feet and a central angle of 7°57'48", an arc distance of 106.08 feet.(chord bearing North 02°17'19" East, chord distance 106.00 feet) to a non-tangent curve whose radius point bears South 83°57'12" East;

THENCE northeasterly along a curve to the right having a radius of 304.56 feet and a central angle of 19°05'53", an arc distance of 101.52 feet.(chord bearing North 15°35'45" East, chord distance 101.05 feet);

THENCE North 25°08'41" East, 1.60 feet to a non-tangent curve whose radius point bears North 65°03'40" West;

THENCE northeasterly along a curve to the left having a radius of 745.65 feet and a central angle of 6°18'19", an arc distance of 82.06 feet.(chord bearing North 21°47'10" East, chord distance 82.02 feet) to a non-tangent curve whose radius point bears South 71°34'21" East;

THENCE northeasterly along a curve to the right having a radius of 840.00 feet and a central angle of 5°55'21", an arc distance of 86.83 feet.(chord bearing North 21°23'20" East, chord distance 86.79 feet);

THENCE North 24°21'00" East, 137.50 feet;

THENCE northeasterly along a curve to the left having a radius of 809.74 feet and a central angle of 6°51'54", an arc distance of 97.02 feet.(chord bearing North 20°55'04" East, chord distance 96.96 feet);

THENCE South 72°30'53" East, 75.00 feet to a non-tangent curve whose radius point bears North 72°30'53" West;

THENCE southwesterly along a curve to the right having a radius of 884.74 feet and a central angle of 6°51'54", an arc distance of 106.00 feet.(chord bearing South 20°55'04" West, chord distance 105.94 feet);

THENCE South 24°21'00" West, 137.50 feet;

THENCE southwesterly along a curve to the left having a radius of 765.00 feet and a central angle of 7°55'40", an arc distance of 105.85 feet.(chord bearing South 20°23'10" West, chord distance 105.77 feet) to a point of compound curvature;

THENCE southwesterly along a curve to the left having a radius of 300.43 feet and a central angle of 17°54'18", an arc distance of 93.88 feet.(chord bearing South 07°28'11" West, chord distance 93.50 feet);

THENCE South 01°28'58" East, 136.26 feet to the south line of the southwest 1/4 of Section 14;

THENCE South 88°41'33" West along the south line of the southwest 1/4 of Section 14, 117.06 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 1.18 acres, more or less.

For a drawing of the parcel described above, see **Exhibit H (Drawing)**, which by this reference is made part of this description.

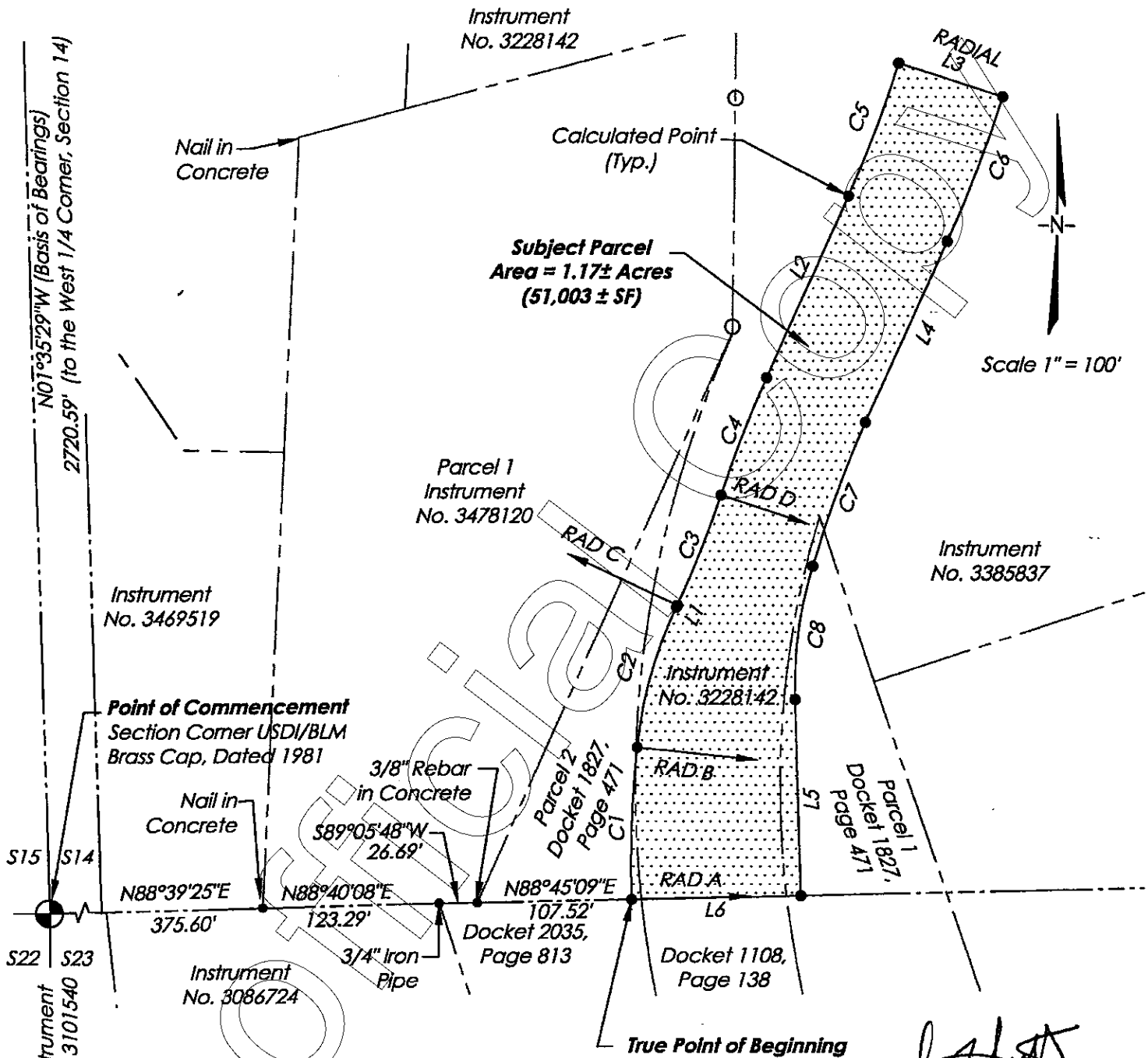
Right of Way
Descriptive Title

03-09012
City File No.



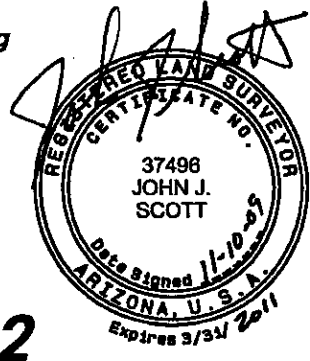
Exhibit H (Drawing)

A portion of the parcel of land described as in Instrument No. 3228142 and located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



Scale 1" = 100'

03-09012
CITY FILE NO.



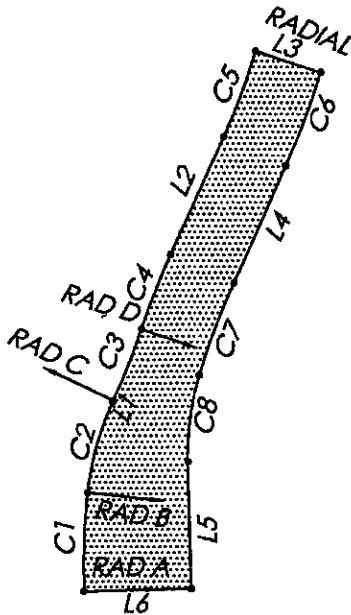
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SHEET 1 OF 2

Exhibit H (Drawing)

SHEET 2 OF 2



Scale 1" = 200'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	106.08	763.27	7°57'48"	53.13
C2	101.52	304.56	19°05'53"	51.23
C3	82.06	745.65	6°18'19"	41.07
C4	86.83	840.00	5°55'21"	43.45
C5	97.02	809.74	6°51'54"	48.57
C6	106.00	884.74	6°51'54"	53.07
C7	105.85	765.00	7°55'40"	53.01
C8	93.88	300.43	17°54'18"	47.33

RADIAL BEARING TABLE	
RAD A	N88°18'26"E
RAD B	S83°57'12"E
RAD C	N65°03'40"W
RAD D	S71°34'21"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.60	N25°08'41"E
L2	137.50	N24°21'00"E
L3	75.00	S72°30'53"E
L4	137.50	S24°21'00"W
L5	136.26	S01°28'58"E
L6	117.06	S88°41'33"W



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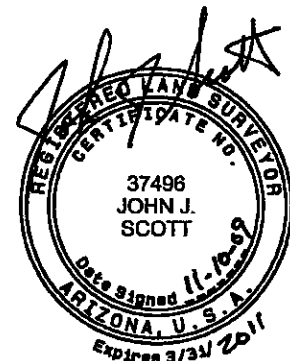


Exhibit I
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3228142 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe.;

THENCE North 89°05'48" East, along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 and along the north line of the parcel of land described in Docket 2035, Page 813, 26.69 feet to the southeast corner of Parcel 1 and to the southwest corner of the parcel of land described as Parcel 2 in Docket 1827, Page 471, monumented with a 3/8" rebar in concrete;

THENCE North 24°15'41" East along the east line of Parcel 1 and along the west line of Parcel 2, 433.72 feet to the most northwest corner of Parcel 2 and to the west line of the parcel of land described in Instrument No. 3228142;

THENCE South 65°39'07" East along the north line of Parcel 2 and along a portion of the west line of the parcel of land described in Instrument No. 3228142, 0.43 feet to the northeast corner of Parcel 2 the **TRUE POINT OF BEGINNING** of this description:

THENCE South 65°39'00" East, 33.89 feet;

THENCE South 24°21'00" West, 18.95 feet;

THENCE southwesterly along a curve to the left having a radius of 840.00 feet and a central angle of 5°55'21", an arc distance of 86.83 feet (chord bearing South 21°23'20" West, chord distance 86.79 feet) to a non-tangent curve whose radius point bears North 71°21'59" West;

THENCE southwesterly along a curve to the right having a radius of 745.65 feet and a central angle of 6°18'19", an arc distance of 82.06 feet (chord bearing South 21°47'10" West, chord distance 82.02 feet) to a non-tangent line;

THENCE South 25°08'41" West, 1.60 feet, to a non-tangent curve whose radius bears South 64°51'19" East;

THENCE southerly along a curve to the left having a radius of 304.56 feet and a central angle of 19°05'53", an arc distance of 101.52 feet (chord bearing South 15°35'45" East, chord distance 101.05 feet) to a non-tangent curve whose radius point bears South 83°43'12" East;

THENCE southerly along a curve to the left having a radius of 763.27 feet and a central angle of 0°45'27", an arc distance of 10.09 feet (chord bearing South 05°53'30" West, chord distance 10.09 feet) to a non-tangent curve whose radius point bears South 88°35'20" East and to the east line of Parcel 2 and to the west line of the parcel of land described in Instrument No.3228142;

THENCE northeasterly along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No.3228142 along a curve to the right having a radius of 766.20 feet and a central angle of 22°56'13", an arc distance of 306.73 feet (chord bearing North 12°51'21" East, chord distance 305.30 feet) to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.15 acres (6442.97 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit I (Drawing)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

City File No.

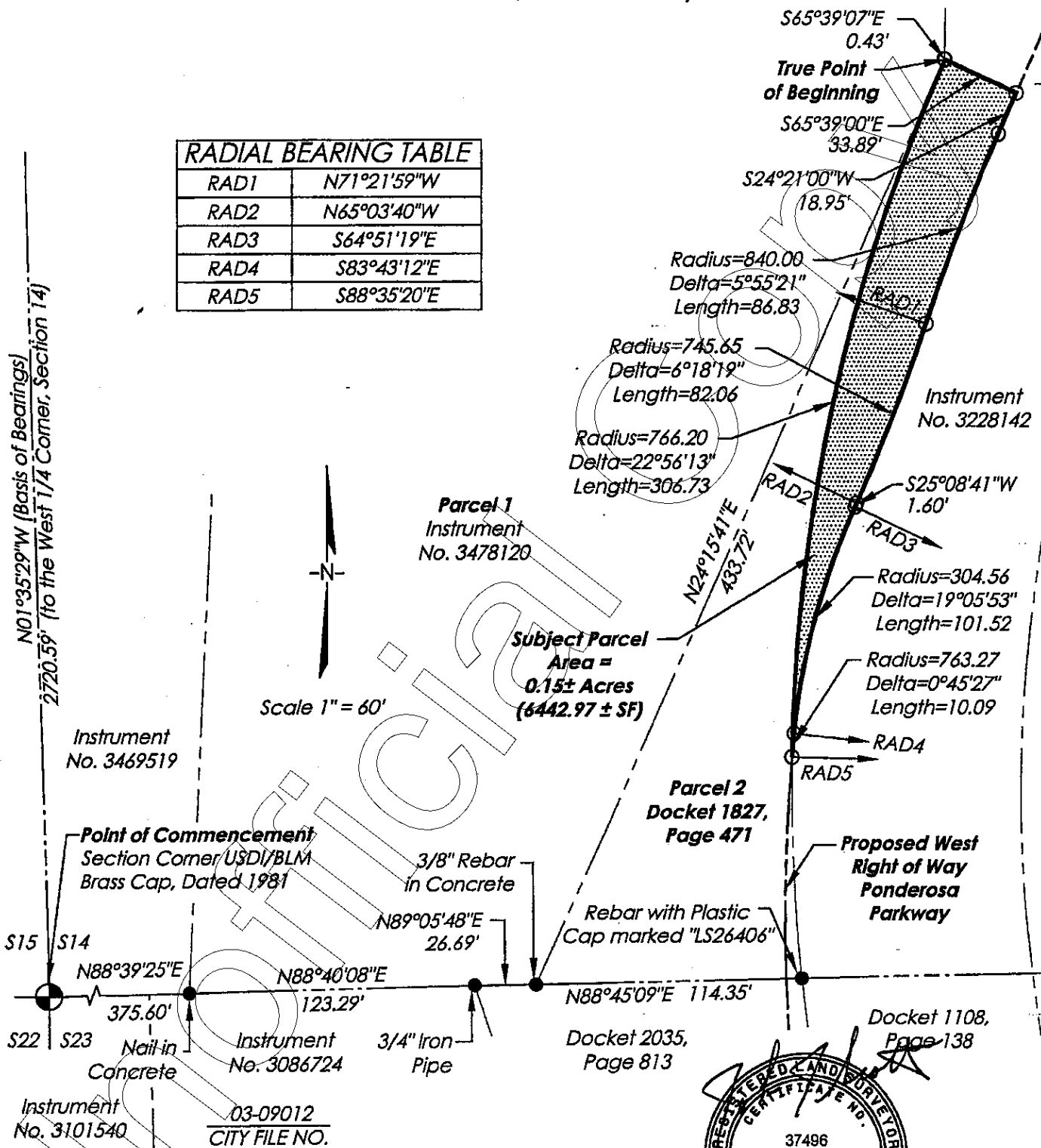


Unofficial

Exhibit I (Drawing)

A portion of the parcel of land described in Instrument No. 3228142 and located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

RADIAL BEARING TABLE	
RAD1	N71°21'59"W
RAD2	N65°03'40"W
RAD3	S64°51'19"E
RAD4	S83°43'12"E
RAD5	S88°35'20"E



N01°35'29"W (Basis of Bearings)
2720.59' (to the West 1/4 Corner, Section 14)

Instrument No. 3469519

Point of Commencement
Section Corner USD/BLM
Brass Cap, Dated 1981

S15 S14

N88°39'25"E

375.60'

S22 S23

N88°40'08"E

123.29'

N89°05'48"E

26.69'

N88°45'09"E

114.35'

Instrument No. 3086724

Instrument No. 3101540

03-09012
CITY FILE NO.

Docket 2035, Page 813

Docket 1108, Page 138



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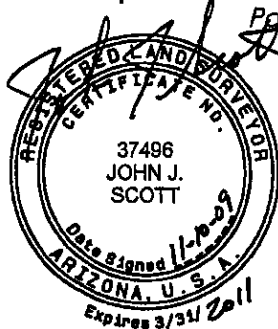


Exhibit J
(Description 1)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 3 in Instrument 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range, 7 East, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1 (Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°35'24" West, along the east line of Parcel 1 (Docket 1872, Page 471) and along the west line of Parcel 3, 6.00 feet;

THENCE North 71°20'15" East, parallel with and 6.00 feet north of the north right of way line of Route 66, 199.31 feet to the east line of Parcel 3 and to the west line of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE South 18°24'47" East, along the east line of Parcel 3 and along the west line of Parcel 2, 6.00 feet to the north right of way line of Route 66;

THENCE South 71°20'15" West, along the south line of Parcel 3 and along the north right of way line of Route 66, 199.29 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.027 acres (1195.81 sq ft), more or less.

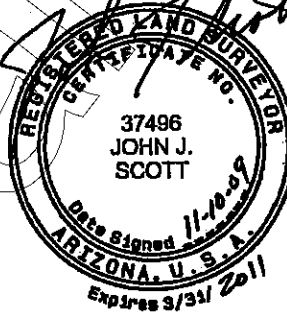
For a drawing of the parcel described above, see **Exhibit J (Drawing 1)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

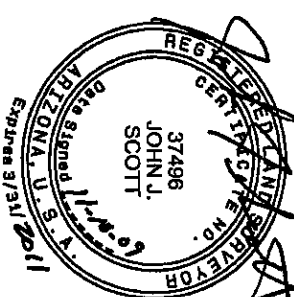
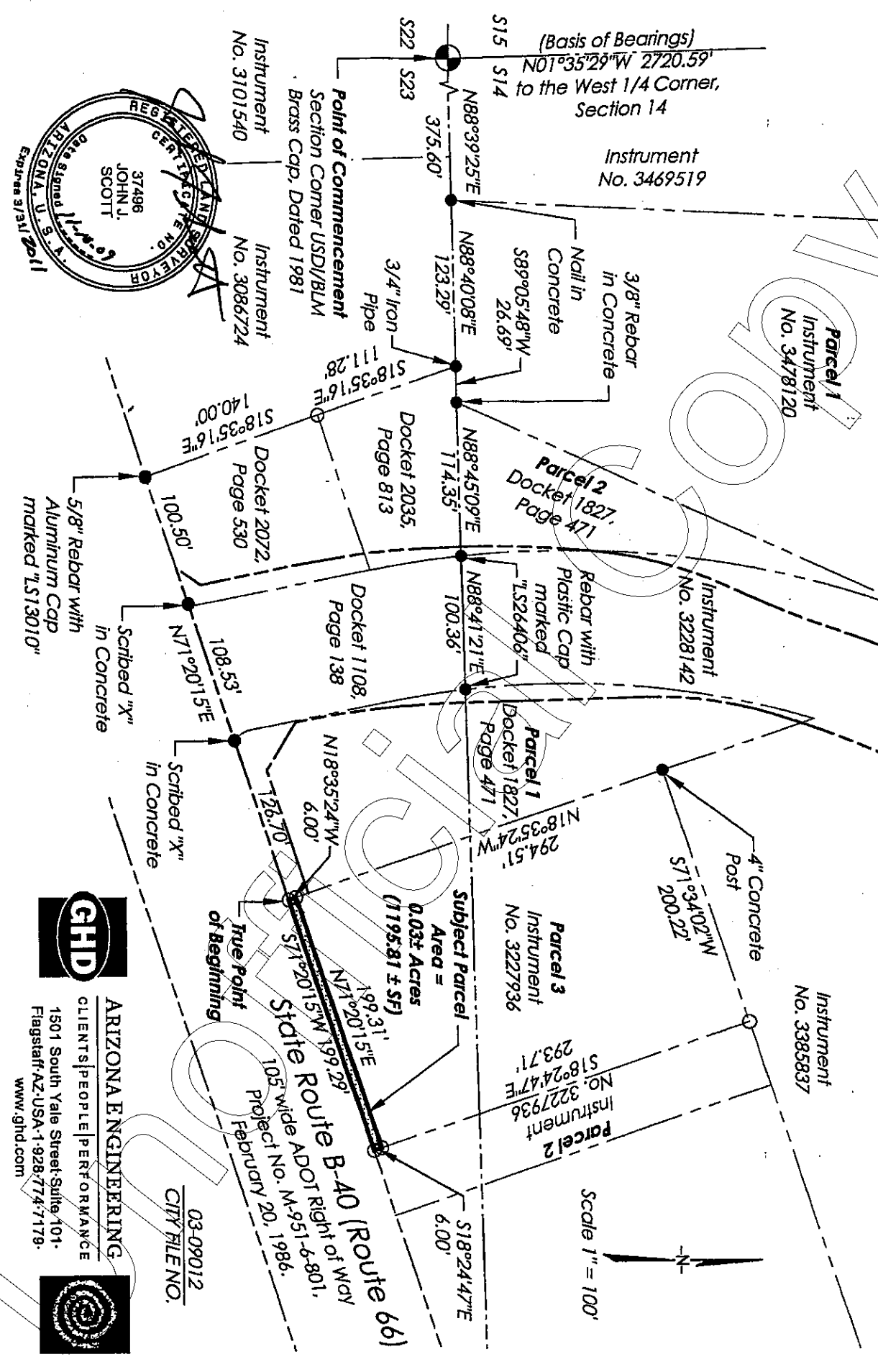
City File No.



Unofficial

Exhibit J (Drawing 1)

A portion of the parcel of land described as Parcel 3 in Instrument No. 3227936. Located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



Point of Commencement
Section Corner USD/BLM
Brass Cap, Dated 1981
Instrument No. 3101540

Instrument No. 3086724

Docket 2035, Page 813

Docket 2072, Page 530

Docket 1108, Page 138

Docket 1827, Page 471

Subject Parcel Area = 0.03± Acres (1195.81 ± SF)

State Route B-40 (Route 66)
105' wide ADOT right of way
Project No. M-951-6-801,
February 20, 1986.

03-09012
CITY FILE NO.



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Exhibit J
(Description 2)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 2 in Instrument 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range, 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North $01^{\circ}35'29''$ West, 2720.59 feet (Basis of Bearings for this description):

THENCE North $88^{\circ}39'25''$ East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North $88^{\circ}40'08''$ East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North $71^{\circ}20'15''$ East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North $71^{\circ}20'15''$ East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1 (Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 71°20'15" East, along the south line of Parcel 3 and along the north right of way line of Route 66, 199.29 feet to the southeast corner of Parcel 3 and to the southwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°24'47" West, along the east line of Parcel 3 and along the west line of Parcel 2, 6.00 feet;

THENCE North 71°20'15" East, parallel with and 6.00 feet north of the north right of way line of Route 66, 50.00 feet to the east line of Parcel 2 and to the west line of the parcel of land described in Instrument No. 3340460;

THENCE South 18°24'47" East, along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 6.00 feet to the north right of way line of Route 66;

THENCE South 71°20'15" West, along the south line of Parcel 2 and along the north right of way line of Route 66, 50.00 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.007 acres (300.00 sq ft), more or less.

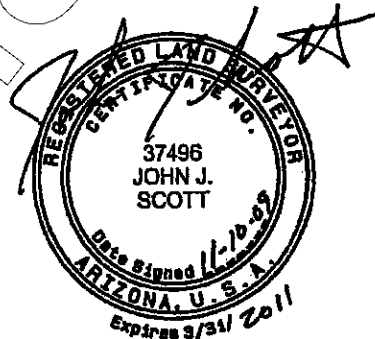
For a drawing of the parcel described above, see **Exhibit J(Drawing 2)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

City File No.



Unofficial

Exhibit J
(Description 3)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3340460, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23 and the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the north right of way line of Route 66, 335.73 feet to the southeast corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 71°20'15" East, along the south line of Parcel 3 and along the north right of way line of Route 66, 199.29 feet to the southeast corner of Parcel 3 and to the southwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE North 71°20'15" East, along the south line of Parcel 2 and along the north right of way line of Route 66, 50.00 feet to the southeast corner of Parcel 2 and to the southwest corner of

the parcel of land described in Instrument No. 3340460, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°24'47" West, along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 6.00 feet;

THENCE North 71°20'15" East, parallel with the north right of way line of Route 66, 249.48 feet to the east line of the parcel of land described in Instrument No. 3340460 and to the west line of the parcel of land described in Docket 1947, Page 830;

THENCE South 01°32'06" East, along the east line of the parcel of land described in Instrument No. 3340460 and along the west line of the parcel of land described in Docket 1947, Page 830, 16.74 feet to the southeast corner of the parcel of land described in Instrument No. 3340460 and to the southwest corner of the parcel of land described in Docket 1947, Page 830 and to the north right of way line of Route 66;

THENCE South 71°20'15" West, along the south line of the parcel of land described in Instrument No. 3340460 and along the north right of way line of Route 66, 102.81 feet;

THENCE North 00°44'50" West, along the south line of the parcel of land described in Instrument No. 3340460 and along the north right of way line of Route 66, 10.51 feet;

THENCE South 71°20'15" West, along the south line of the parcel of land described in Instrument No. 3340460 and along the north right of way line of Route 66, 145.00 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.057 acres (2518.79 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit J(Drawing 3)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

City File No.

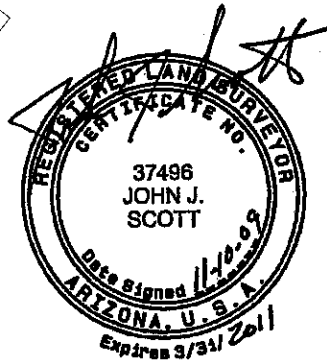


Exhibit K
(Description 1)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 3 in Instrument No. 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references to recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the north right of way line of Route 66, 335.73 feet to the southeast corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West along the east line of Parcel 1 (Docket 1827, Page 471) and along the west line of Parcel 3, 296.51 feet to the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°35'24" West along the east line of Parcel 1 (Docket 1827, Page 471) and along the west line of Parcel 3, 4.00 feet to the northwest corner of Parcel 3 and to the south

line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post;

THENCE North 71°34'02" East along the north line of Parcel 3 and along the south line of the parcel of land described in Instrument No. 3385837, 200.22 feet to the northeast corner of Parcel 3 and the northwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE South 18°24'47" East along the east line of Parcel 3 and along the west line of Parcel 2, 4.00 feet;

THENCE South 71°34'02" West parallel with and 4.00 feet south of the north line of Parcel 3, 200.22 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.018 acres (800.88 sq ft), more or less.

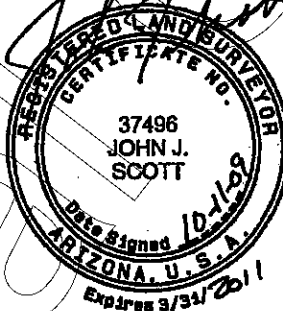
For a drawing of the parcel of land described above see **Exhibit K (Drawing 1)**, which by this reference is made part of this description.

4 Foot Wide Sewer Easement

Descriptive Title

03-09012

City File No.



Unofficial Copy

Exhibit K (Drawing 1)
 A portion of the parcel of land described as Parcel 3 in Instrument No. 3227936, located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

5/8" Capped Rebar marked "S 26406"

Scale 1" = 100'

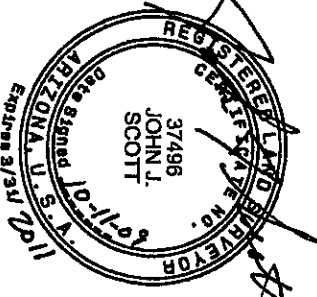
Instrument No. 3469519

$N01^{\circ}35'29''W$ (Basis of Bearings)
 2720.59' (to the West 1/4 Corner, Section 14)

Instrument No. 3101540

Point of Commencement
 Section Corner USD/BLM
 Brass Cap, Dated 1981

Instrument No. 3086724



5/8" Rebar with
 Aluminum Cap
 marked "ARENCO
 LS13010"

State Route B-40 (Route 66)
 105' wide Right of Way Project No. M-951-6-801,
 February 20, 1986.

03-09012
 CITY FILE NO.

Subject Parcel
 Area =
 0.018± Acres
 (800.88 ± SF)

Instrument No. 3385837

Parcel 1
 Instrument No. 3478120

Parcel 3
 Instrument No. 3227936

Parcel 2
 Instrument No. 3227936

Instrument No. 3340460

Docket 1947,
 Page 830

Docket 2035,
 Page 813

Docket 2072,
 Page 530

Docket 1827,
 Page 471

Docket 1947,
 Page 830

$N01^{\circ}32'06''W$
 245.66'

$S18^{\circ}28'44''E$
 73.47'

$N00^{\circ}44'50''W$
 10.51'

$S71^{\circ}20'15''W$
 102.81'

$N71^{\circ}20'15''E$
 199.29'

$N18^{\circ}24'47''W$
 299.50'

$S18^{\circ}24'47''E$
 295.71'

$N18^{\circ}35'24''W$
 296.51'

$S18^{\circ}35'16''E$
 140.00'

$S18^{\circ}35'16''E$
 111.28'

$N88^{\circ}40'08''E$
 123.29'

$N88^{\circ}39'25''E$
 375.60'

$S22^{\circ}32'33''E$
 375.60'

$N18^{\circ}35'24''W$
 4.00'

$N18^{\circ}35'24''W$
 4.00'

$N18^{\circ}35'24''W$
 4.00'

$N18^{\circ}24'47''W$
 299.50'

$N18^{\circ}24'47''W$
 299.50'

$N18^{\circ}24'47''W$
 299.50'

$N18^{\circ}24'47''W$
 299.50'

$N18^{\circ}24'47''W$
 299.50'



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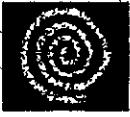


Exhibit K
(Description 2)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 2 in Instrument No. 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the north right of way line of Route 66, 335.73 feet to the southeast corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West along the east line of Parcel 1 (Docket 1827, Page 471) and along the west line of Parcel 3, 300.51 feet to the northwest corner of Parcel 3 and to the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post;

THENCE North 71°34'02" East along the north line of Parcel 3 and along the south line of the parcel of land described in Instrument No. 3385837, 200.22 feet to the northeast corner of

Parcel 3 and the northwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 71°34'02" East along the north line of Parcel 2 and along the south line of the parcel of land described in Instrument No. 3385837, 50.00 feet to the northeast corner of Parcel 2 and the northwest corner of the parcel of land described in Instrument No. 3340460;

THENCE South 18°24'47" East along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 4.00 feet;

THENCE South 71°34'02" West parallel with and 4.00 feet south of the north line of Parcel 2, 50.00 feet to the east line of Parcel 3 and to the west line of Parcel 2;

THENCE North 18°24'47" West along the east line of parcel 3 and along the west line of Parcel 2, 4.00 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.004 acres (200.00 sq ft), more or less.

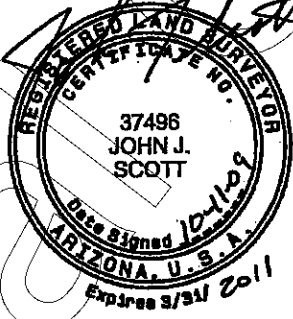
For a drawing of the parcel described above, see **Exhibit K (Drawing 2)**, which by this reference is made part of this description.

4 Foot Wide Sewer Easement

Descriptive Title

03-09012

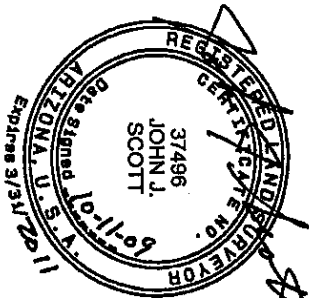
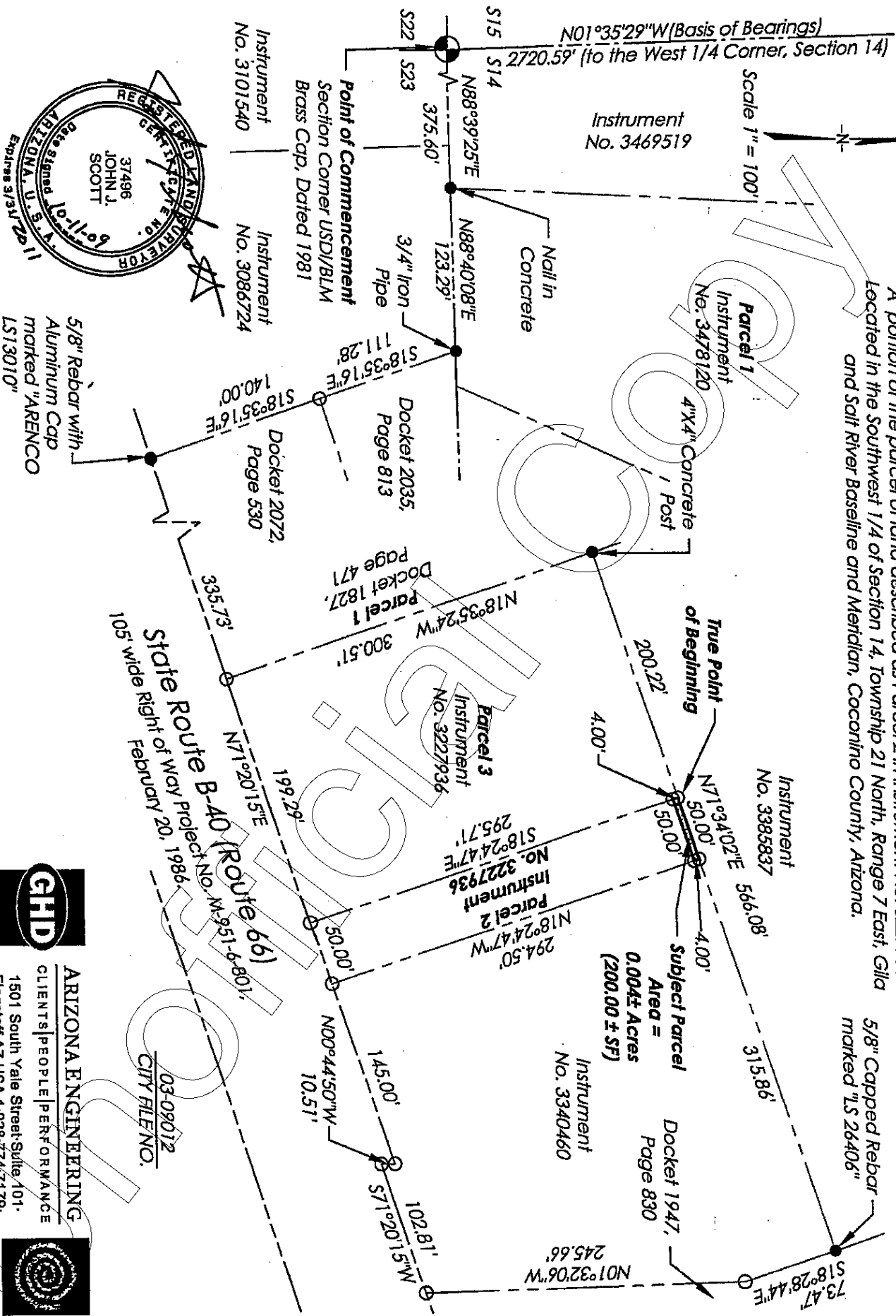
City File No.



Unofficial

A portion of the parcel of land described as Parcel 2 in Instrument No. 3227936, located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

Exhibit K (Drawing 2)



Instrument No. 3101540

Instrument No. 3086724

Instrument No. 3469519

Scale 1" = 100'

Point of Commencement
Section Corner USD/BLM
Brass Cap, Dated 1981

5/8" Rebar with
Aluminum Cap
marked "ARENCO
LS13010"

Docket 2035,
Page 813

Docket 1827,
Page 471

Parcel 3
Instrument
No. 3227936

Parcel 2
Instrument
No. 3227936

Subject Parcel
Area =
0.004± Acres
(200.00 ± SF)

Instrument
No. 3340460

Docket 1947,
Page 830

5/8" Capped Rebar
marked "S 26406"

State Route B-40 (Route 66)
105' wide Right of Way Project No. M-951-6-801,
February 20, 1986

03-09012
CITY FILE NO.



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Exhibit K
(Description 3)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3340460, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the north right of way line of Route 66, 335.73 feet to the southeast corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West, along the east line of Parcel 1 (Docket 1827, Page 471) and along the west line of Parcel 3, 300.51 feet to the northwest corner of Parcel 3 and to a point on the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post;

THENCE North 71°34'02" East, along the north line of Parcel 3 and along the south line of the parcel of land described in Instrument No. 3385837, 200.22 feet to the northeast corner of

Parcel 3 and the northwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE North 71°34'02" East, along the north line of Parcel 2 and along the south line of the parcel of land described in Instrument No. 3385837, 50.00 feet to the northeast corner of Parcel 2 and the northwest corner of the parcel of land described in Instrument No. 3340460, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 71°34'02" East, along the north line of the parcel of land described in Instrument No. 3340460 and along the south line of the parcel of land described in Instrument No. 3385837, 315.86 feet to the northeast corner of the parcel of land described in Instrument No. 3340460 and to a point on the west line of the parcel of land described in Docket 1947, Page 830, monumented with a 5/8 inch capped rebar marked LS 26406;

THENCE South 18°24'47" East, along the east line of the parcel of land described in Instrument No. 3340460 and along the west line of the parcel of land described in Docket 1947, Page 830, 4.00 feet;

THENCE South 71°34'02" West, parallel with and 4.00 feet south of the north line of the parcel of land described in Instrument No. 3340460, 315.86 feet to west line of Parcel 2 and to the east line of the parcel of land described in Instrument No. 3340460;

THENCE North 18°24'47" West, along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 4.00 feet, to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.029 acres (1263.45 sq ft), more or less.

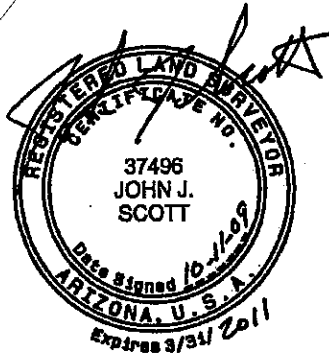
For a drawing of the parcel described above, see **Exhibit K (Drawing 3)**, which by this reference is made part of this description.

4 Foot Wide Sewer Easement

Descriptive Title

03-09012

City File No.

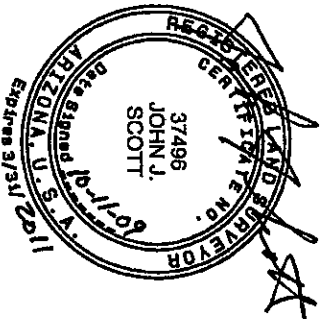
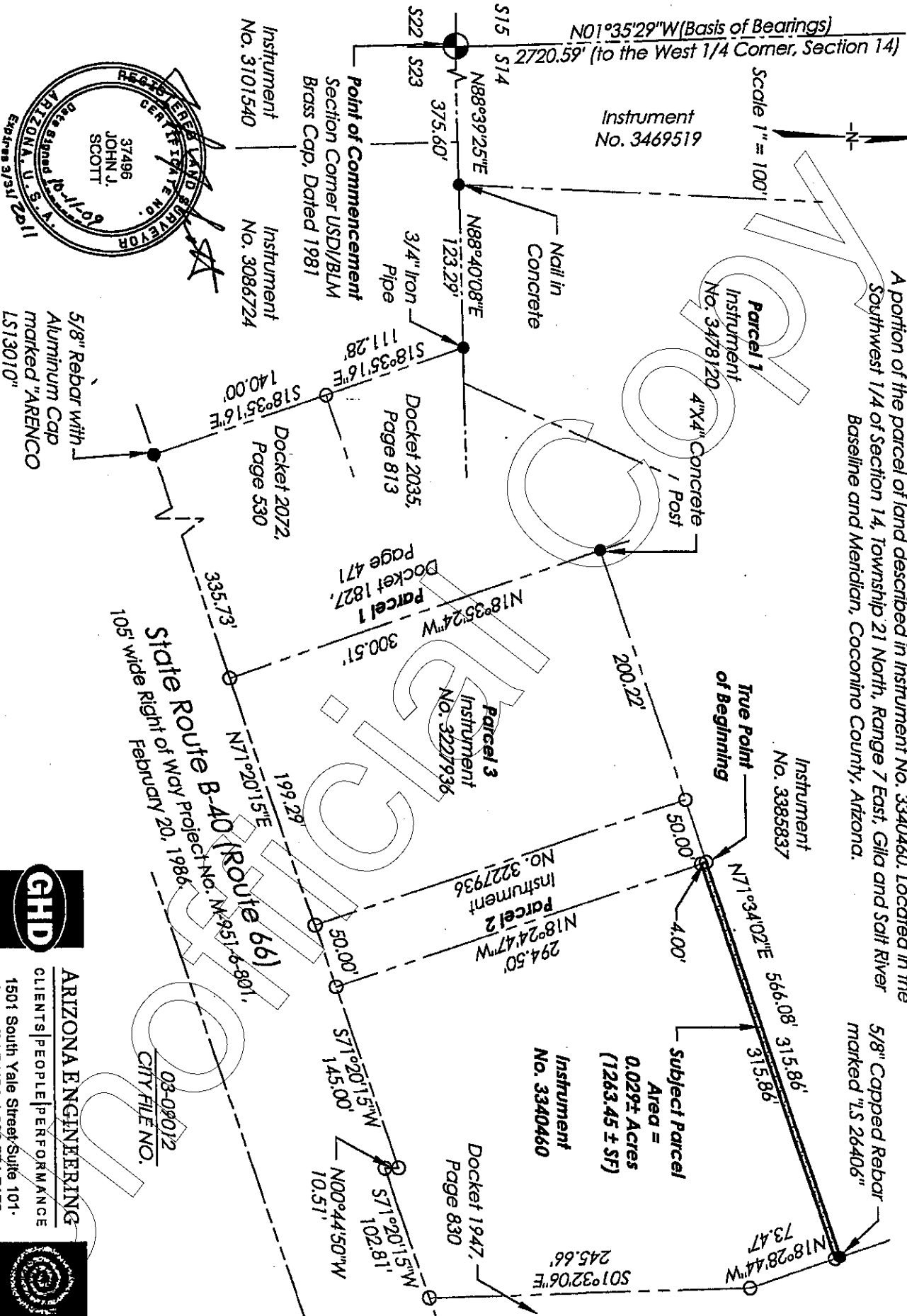


Unofficial

Exhibit K (Drawing 3)

A portion of the parcel of land described in Instrument No. 3340460. Located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

5/8" Capped Rebar marked "LS 26406"



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03-09012
CITY FILE NO.

Exhibit L
(Description 1)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North $01^{\circ}35'29''$ West, 2720.59 feet (Basis of Bearings for this description):

THENCE North $88^{\circ}39'25''$ East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North $88^{\circ}40'08''$ East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North $71^{\circ}20'15''$ East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North $71^{\circ}20'15''$ East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of

the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1(Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West, along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 300.51 feet, to the northwest corner of Parcel 3 and to a point of the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 80°01'56" West, 55.29 feet to a non-tangent curve whose radius bears South 87°17'01" East;

THENCE northerly along a curve to the right having a radius of 300.43 feet and a central angle of 09°33'20", an arc distance of 50.10 feet (chord bearing North 07°29'39" East, chord distance 50.05 feet);

THENCE South 80°01'56" East, 30.60 feet to the east line of Parcel 1(Docket 1872, Page 471) and to the south line of the parcel of land described in Instrument No. 3385837;

THENCE South 18°16'17" East, along the east line of Parcel 1(Docket 1872, Page 471) and along the south line of the parcel of land described in Instrument No. 3385837, 56.75 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.05 acres (2182.15 sq ft), more or less.

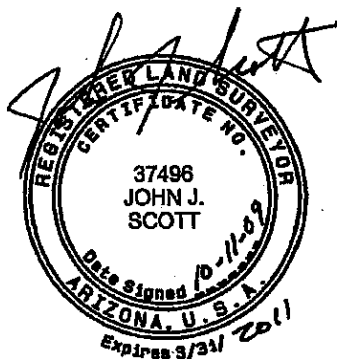
For a drawing of the parcel described above, see **Exhibit L (Drawing 1)**, which by this reference is made part of this description.

50 Foot Wide Access Easement

Descriptive Title

03-09012

City File No.



Unofficial Copy

Exhibit L
(Description 2)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3385837, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East along the south line of Parcel 1(Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 300.51 feet, to the northwest corner of Parcel 3 and to the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°16'17" West along the east line of Parcel 1(Docket 1872, Page 471) and along the south line of the parcel of land described in Instrument No. 3385837, 56.75 feet;

THENCE South 80°01'56" East 119.33 feet to the north line of Parcel 3 and to the south line of the parcel of land described in Instrument No. 3385837;

THENCE South 71°34'02" West along the north line of Parcel 3 and along the south line of the parcel of land described in Instrument No. 3385837, 105.12 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.068 acres (2938.13 sq ft), more or less.

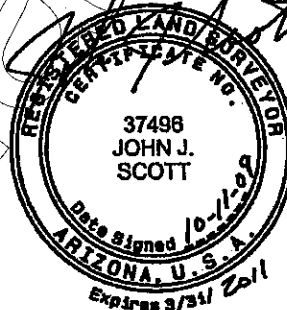
For a drawing of the parcel described above, see **Exhibit L (Drawing 2)**, which by this reference is made part of this description.

Access Easement

Descriptive Title

03-09012

City File No.



Unofficial

Exhibit M
(Description 1)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3340460, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23 and the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the north right of way line of Route 66, 335.73 feet to the southeast corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 71°20'15" East along the south line of Parcel 3 and along the north right of way line of Route 66, 199.29 feet to the southeast corner of Parcel 3 and to the southwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE North 71°20'15" East along the south line of Parcel 2 and along the north right of way line of Route 66, 50.00 feet to the southeast corner of Parcel 2 and to the southwest corner of the parcel of land described in Instrument No. 3340460;

THENCE North 18°24'47" West along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 6.00 feet to the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°24'47" West along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3340460, 6.00 feet;

THENCE North 71°20'15" East, 251.31 feet to the east line of the parcel of land described in Instrument No. 3340460 and to the west line of the parcel of land described in Docket 1947, Page 830;

THENCE South 01°32'06" East, along the east line of the parcel of land described in Instrument No. 3340460 and along the west line of the parcel of land described in Docket 1947, Page 830, 6.28 feet;

THENCE South 71°20'15" West, 249.48 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.034 acres (1502.37 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit M (Drawing 1)**, which by this reference is made part of this description.

6 Foot Wide Sidewalk Easement

Descriptive Title

03-09012

City File No.

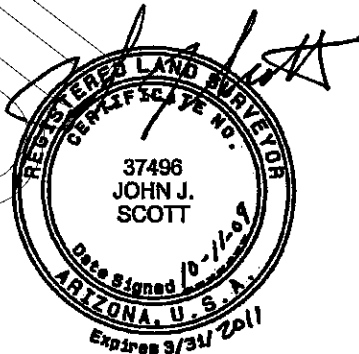
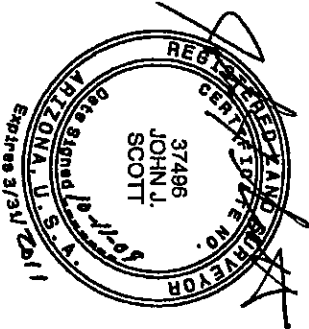
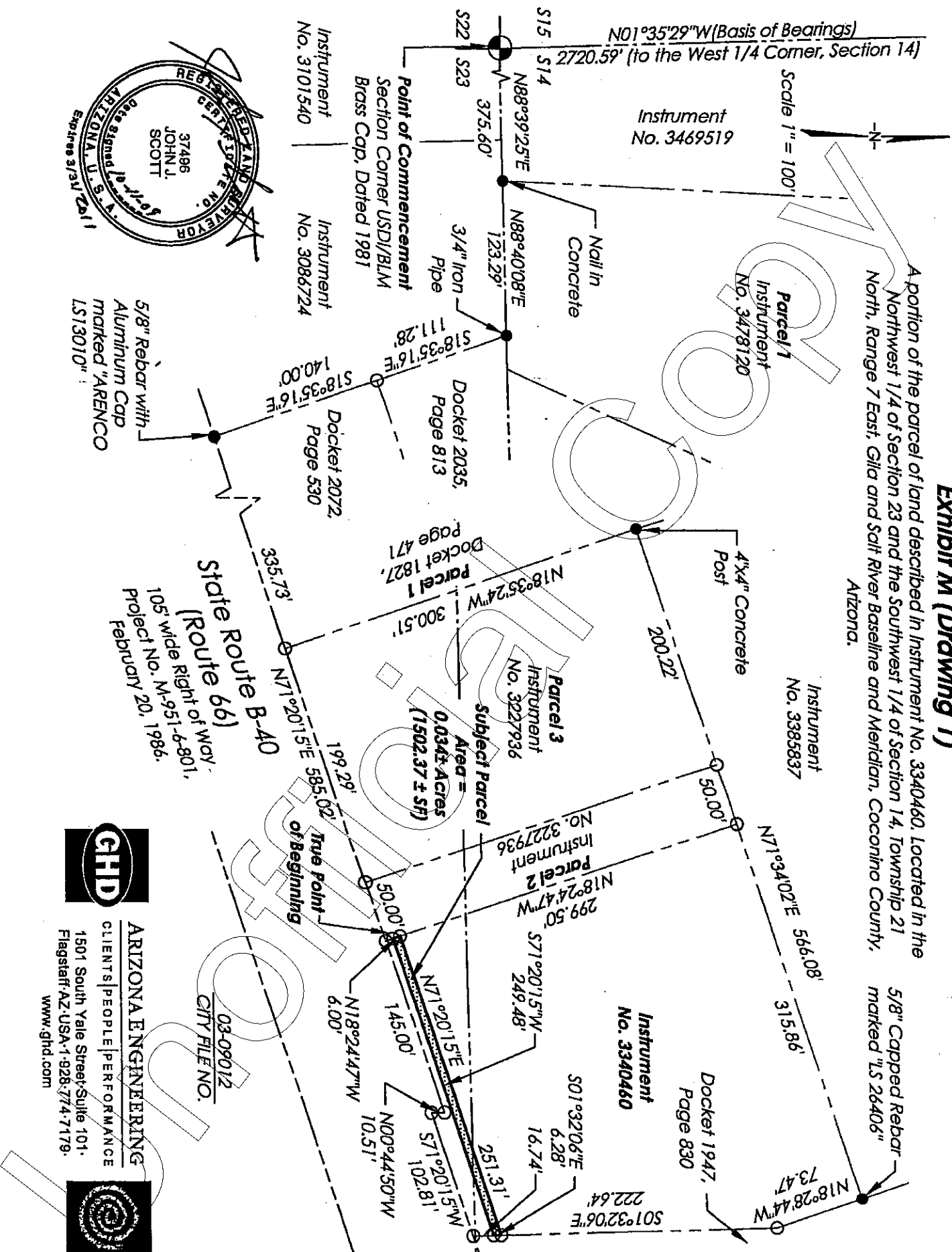


Exhibit M (Drawing 1)

A portion of the parcel of land described in Instrument No. 3340460. Located in the Northwest 1/4 of Section 23 and the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

5/8" Capped Rebar marked "S 26406"



5/8" Rebar with Aluminum Cap marked "ARENCO LS13010"



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Exhibit M
(Description 2)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 3 in Instrument 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range, 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1 (Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West along the east line of Parcel 1 (Docket 1827, Page 471) and along the west line of Parcel 3, 6.00 feet to the **TRUE POINT OF BEGINNING** of this description;

THENCE North 71°20'15" East parallel with and 12.00 feet north of the south line of Parcel 3 and the north right of way line of Route 66, 199.33 feet to the east line of Parcel 3 and to the west line of Parcel 2 as described in Instrument No. 3227936;

THENCE South 18°24'47" East along the east line of Parcel 3 and along the west line of Parcel 2, 6.00 feet;

THENCE South 71°20'15" West parallel with and 6.00 feet north of the south line of Parcel 3 and the north right of way line of Route 66, 199.31 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.027 acres (1195.92 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit M (Drawing 2)**, which by this reference is made part of this description.

6 Foot Wide Sidewalk Easement

Descriptive Title

03-09012

City File No.



Unofficial

Exhibit M
(Description 3)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 2 in Instrument 3227936, of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range, 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North $01^{\circ}35'29''$ West, 2720.59 feet (Basis of Bearings for this description):

THENCE North $88^{\circ}39'25''$ East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North $88^{\circ}40'08''$ East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South $18^{\circ}35'16''$ East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North $71^{\circ}20'15''$ East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North $71^{\circ}20'15''$ East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1 (Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 71°20'15" East, along the south line of Parcel 3 and along the north right of way line of Route 66, 199.29 feet to the southeast corner of Parcel 3 and to the southwest corner of the parcel of land described as Parcel 2 in Instrument No. 3227936;

THENCE North 18°24'47" West, along the east line of Parcel 3 and along the west line of Parcel 2, 6.00 feet to the **TRUE POINT OF BEGINNING** of this description:

THENCE North 18°24'47" West along the east line of Parcel 3 and along the west line of Parcel 2, 6.00 feet;

THENCE North 71°20'15" East parallel with and 12.00 feet north of the south line of Parcel 2 and the north right of way line of Route 66, 50.00 feet to the east line of Parcel 2 and to the west line of the parcel of land described in Instrument No. 3340460;

THENCE South 18°24'47" East along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No, 3340460, 6.00 feet;

THENCE South 71°20'15" West parallel with and 6.00 feet north of the south line of Parcel 2 and the north right of way line of Route 66, 50.00 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.007 acres (300.00 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit M (Drawing 3)**, which by this reference is made part of this description.

6 Foot Wide Sidewalk Easement

Descriptive Title

03-09012

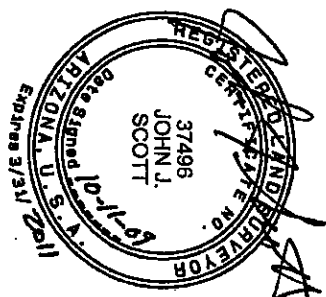
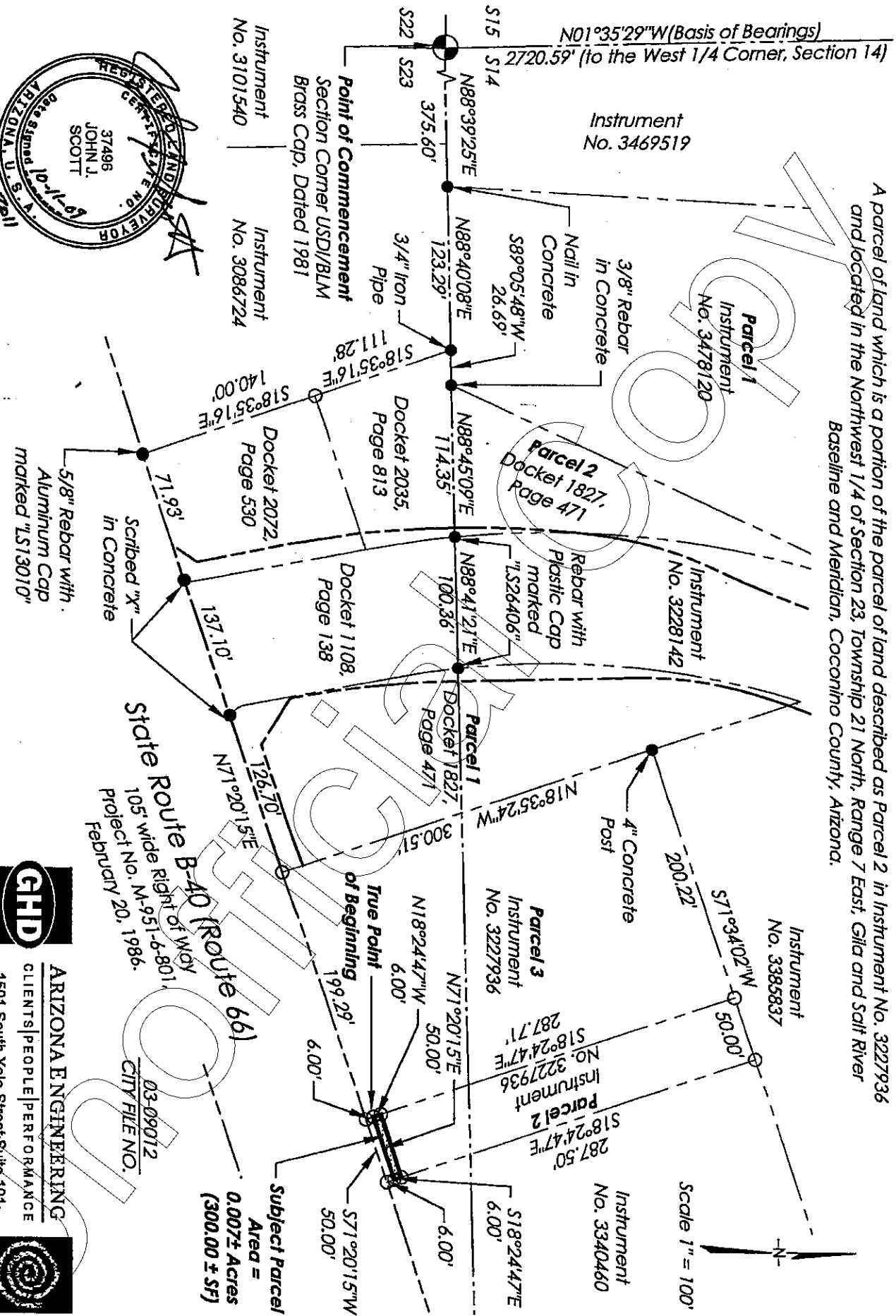
City File No.



Unofficial

A parcel of land which is a portion of the parcel of land described as Parcel 2 in Instrument No. 3227936 and located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.

Exhibit M (Drawing 3)



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03-09012
CITY FILE NO.



Exhibit N
(Description 1)

Following is a description of a parcel of land which is a portion of the parcel of land described in Docket 2072, Page 530 of the records of the Coconino County Recorder's Office. The parcel of land is located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE North 71°19'04" East along the south line of the parcel of land described in Docket 2035, Page 813 and along the north line of the parcel of land described in Docket 2072, Page 530, 108.98 feet to the **TRUE POINT OF BEGINNING** of this description:

THENCE North 71°19'04" East along the south line of the parcel of land described in Docket 2035, Page 813 and along the north line of the parcel of land described in Docket 2072, Page 530, 13.17 feet to the southeast corner of the parcel of land described in Docket 2035, Page 813 and to the northeast corner of the parcel of land described in Docket 2072, Page 530 and to the west line of the parcel of land described in Docket 1108, Page 138;

THENCE South 10°37'17" East along the west line of the parcel of land described in Docket 1108, Page 138 and along the east line of the parcel of land described in Docket 2072, Page 530, 123.35 feet;

THENCE South 55°11'08" West, 15.37 feet;

THENCE North 11°13'38" West, 68.43 feet;

THENCE North 08°58'59" West, 59.39 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.04 acres (1776.64 sq ft), more or less.

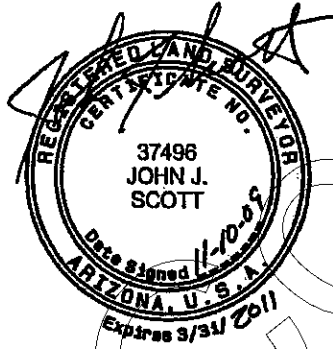
For a drawing of the parcel described above, see **Exhibit N (Drawing 1)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

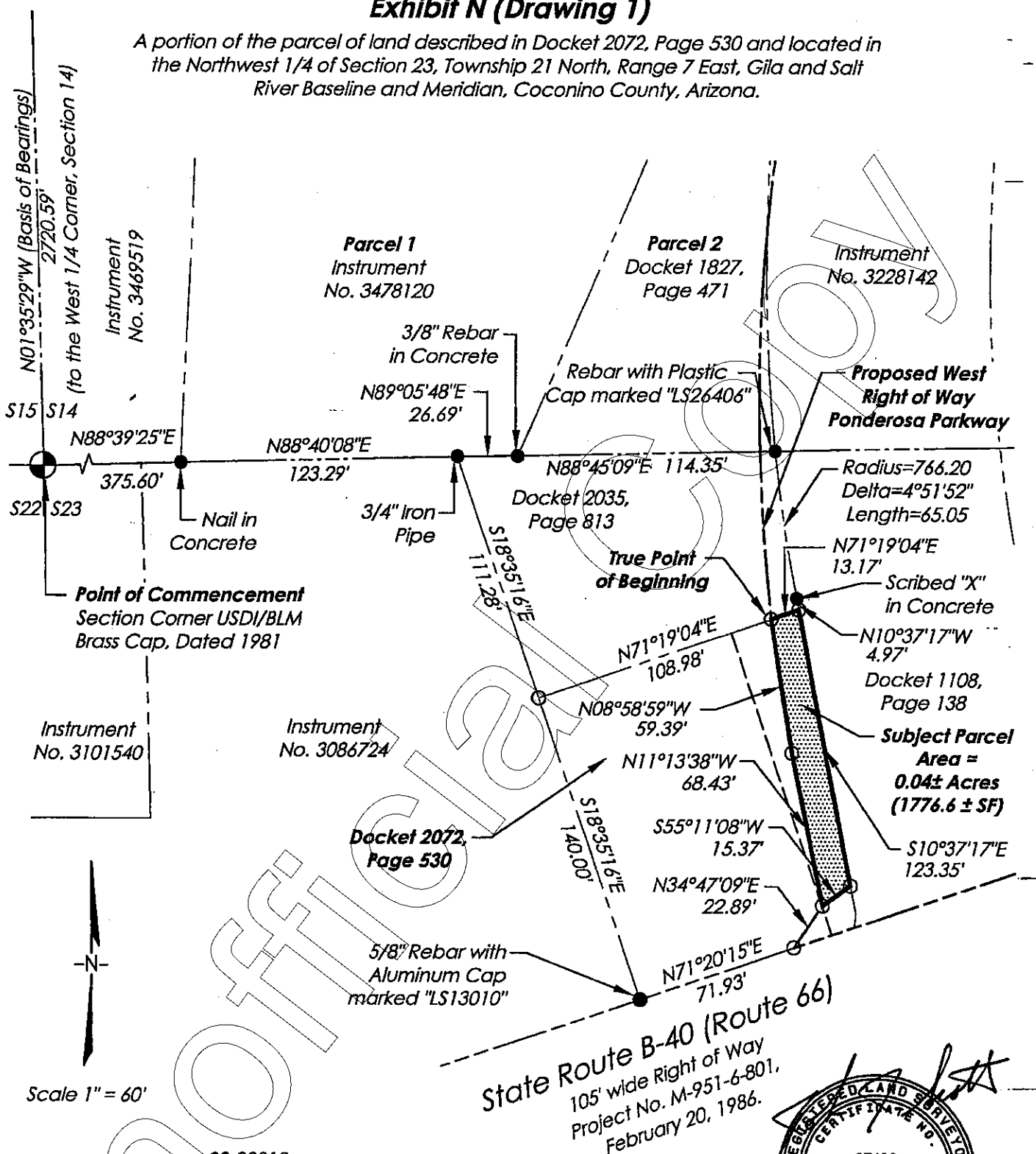
City File No.



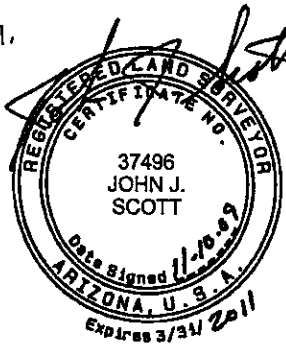
Unofficial Copy

Exhibit N (Drawing 1)

A portion of the parcel of land described in Docket 2072, Page 530 and located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



03-09012
CITY FILE NO.



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Exhibit N
(Description 2)

Following is a description of a parcel of land which is a portion of the parcel of land described in Docket 2035, Page 813 of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe.;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE North 71°19'04" East along the north line of the parcel of land described in Docket 2072, Page 530 and along the south line of the parcel of land described in Docket 2035, Page 813, 108.98 feet to a non-tangent curve whose radius point bears North 84°04'52" East, the **TRUE POINT OF BEGINNING** of this description:

THENCE northerly along a curve to the right having a radius of 859.10 feet and a central angle of 4°26'21", an arc distance of 66.56 feet (chord bearing North 03°41'57" West, chord distance 66.55 feet) to a non-tangent curve whose radius point bears North 87°47'15" East;

THENCE northerly along a curve to the right having a radius of 763.27 feet and a central angle of 0°31'11", an arc distance of 6.92 feet (chord bearing North 01°57'10" West, chord distance 6.92 feet) to the north line of the northwest 1/4 of Section 23 and to the south line of the parcel of land described as Parcel 2 in Docket 1827, Page 471 and to the north line of the parcel of land described in Docket 2035, Page 813;

THENCE North 88°45'09" East along the north line of the northwest 1/4 of Section 23 and along the south line of Parcel 2 and along the north line of the parcel of land described in Docket

2035, Page 813, 6.83 feet to the southeast corner of Parcel 2 and to the southwest corner of the parcel of land described in Instrument No. 3228142 and to the northwest corner of the parcel of land described in Docket 1108, Page 138 and to the northeast corner of the parcel of land described in Docket 2035, Page 813, to a non-tangent curve whose radius point bears North 84°14'35" East, monumented with a rebar with plastic cap RLS 26406;

THENCE southerly along the west line of the parcel of land described in Docket 1108, Page 138 and along the east line of the parcel of land described in Docket 2035, Page 813, along a curve to the left having a radius of 766.20 feet and a central angle of 4°51'52", an arc distance of 65.05 feet (chord bearing South 08°11'21" East, chord distance 65.03 feet), monumented with a scribed X in concrete;

THENCE South 10°37'17" East along the west line of the parcel of land described in Docket 1108, Page 138 and along the east line of the parcel of land described in Docket 2035, Page 813, 4.97 feet to the northeast corner of the parcel of land described in Docket 2072, Page 530 and to the southeast corner of the parcel of land described in Docket 2035, Page 813;

THENCE South 71°19'04" West along the north line of the parcel of land described in Docket 2072, Page 530 and along the south line of the parcel of land described in Docket 2035, Page 813, 13.17 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.02 acres (703.19 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit N (Drawing 2)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

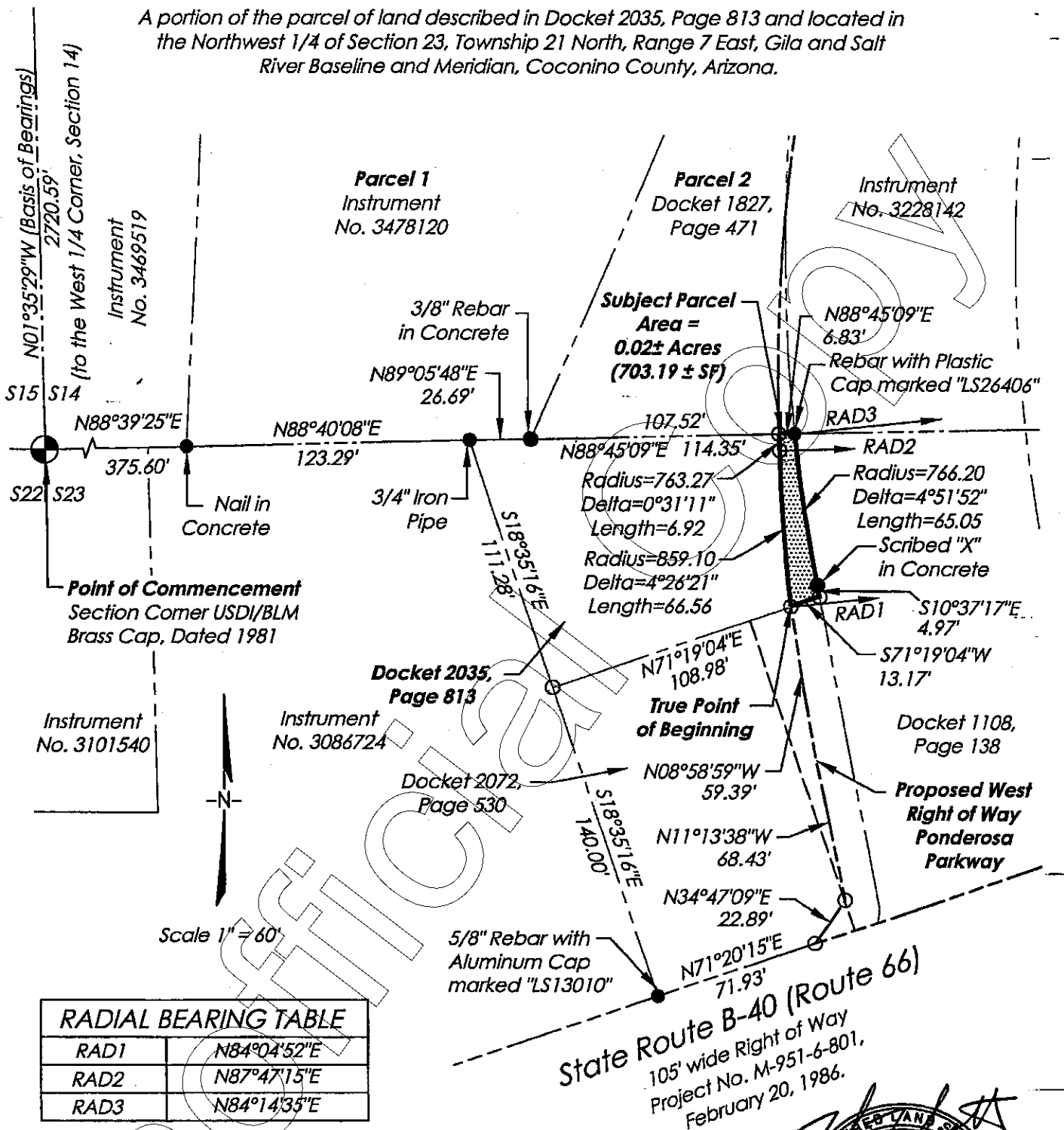
City File No.



Unofficial

Exhibit N (Drawing 2)

A portion of the parcel of land described in Docket 2035, Page 813 and located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



RAD1	N84°04'52"E
RAD2	N87°47'15"E
RAD3	N84°14'35"E

03-09012
CITY FILE NO.



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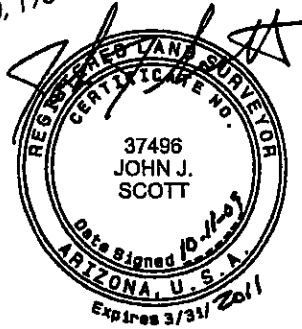


Exhibit O
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described in Docket 2072, Page 530 of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range 7 East monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description).

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe.;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 71.93 feet to the **TRUE POINT OF BEGINNING** of this description:

THENCE North 34°47'09" East, 22.89 feet;

THENCE North 55°11'08" East, 15.37 feet to the east line of the parcel of land described in Docket 2072, Page 530 and to the west line of the parcel of land described in Docket 1108, Page 138;

THENCE South 10°37'17" East along the east line of the parcel of land described in Docket 2072, Page 530 and along the west line of the parcel of land described in Docket 1108, Page

138, 12.23 feet to a non-tangent curve whose radius point bears South 89°35'31" West, monumented with a scribed X in concrete;

THENCE southerly along the east line of the parcel of land described in Docket 2072, Page 530 and along the west line of the parcel of land described in Docket 1108, Page 138, along a curve to the right having a radius of 23.00 feet and a central angle of 16°09'27", an arc distance of 6.49 feet (chord bearing South 07°40'15" West, chord distance 6.46 feet) to the southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, and to the north right of way line of Route 66, monumented with a scribed X in concrete;

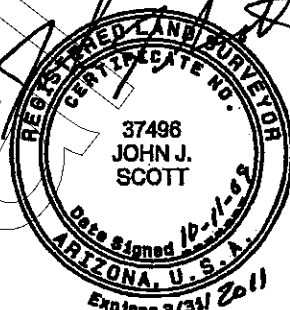
THENCE South 71°20'15" West along the south line of the parcel of land described in Docket 2072, Page 530 and along the north right of way line of Route 66, 28.57 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.01 acres (330.50 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit O (Drawing)**, which by this reference is made part of this description.

Right of Way
Descriptive Title

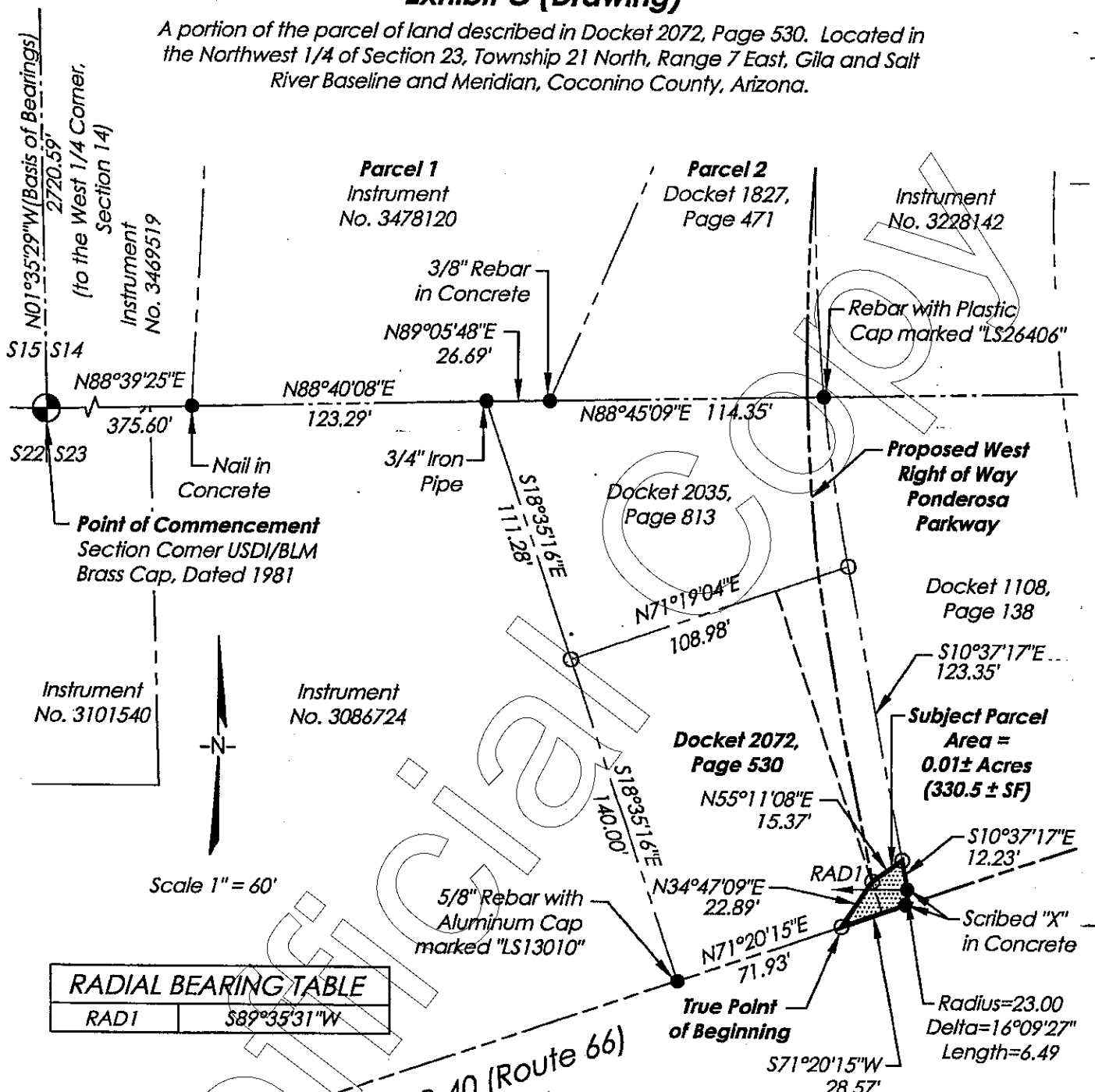
03-09012
City File No.



Unofficial's

Exhibit O (Drawing)

A portion of the parcel of land described in Docket 2072, Page 530. Located in the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



RADIAL BEARING TABLE	
RADI	S89°35'31"W



03-09012
CITY FILE NO.



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**Exhibit P
Exhibit Q
Exhibit R**

Following is a description of a parcel of land which is a portion of the parcels of land described in Instrument No. 3376344 and re-recorded in Instrument No. 3385837 and Instrument No. 3228142 of the records of the Coconino County Recorders Office. (Note: All references to recorded instruments refer to the records of the Coconino County Recorders Office).

The parcel of land is located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.

The **GRANTOR** may reference the following parcel as Lot 7 (Exhibit A fee title) and the attached Easements by dedication in the San Francisco De Asis Church and School Development Final Plat (developed by Arizona Engineering Company) containing 11.97 acres more or less, pursuant to the requirements of the City of Flagstaff.

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Section 14, monumented with a USDI/BLM Brass Cap dated 1981 from which point the West 1/4 corner of Section 14, monumented with a 3" aluminum cap marked "LS 26406", bears North 01°35'29" West, 2720.59 feet;

THENCE North 88°39'25" East along the South line of the Southwest 1/4 of Section 14 and along the North lines of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724, 498.81 feet to the Northwest corner of the parcel of land described in Docket 2035, Page 813 and to the Northeast corner of the parcel of land described in Instrument No. 3086724, monumented with a 1/2" iron pipe;

THENCE North 88°47'13" East along the South line of the Southwest 1/4 of Section 14 and along the North line of the parcel of land described in Docket 2035, Page 813, 134.25 feet to the proposed West right of way line of Ponderosa Parkway;

THENCE North 88°41'10" East along the South line of the Southwest 1/4 of Section 14 and along the North line the parcel of land described in Docket 1108, Page 138, 107.25 feet to the West line of Parcel 1 as described in Docket 1827, Page 472;

THENCE North 88°41'10" East along the South line of the Southwest 1/4 of Section 14, 9.80 feet to the proposed East right of way line of Ponderosa Parkway;

THENCE North 88°41'10" East along the South line of the Southwest 1/4 of Section 14, 99.88 feet to the East line of Parcel 1 as described in Docket 1827, Page 472 and to the West line of the parcel of land described in Docket 3227, Page 936;

THENCE North 18°26'19" West along the East line of Parcel 1 described in Docket 1827, Page 472 and along the West line of the parcel of land described in Docket 3227, Page 936, 153.89 feet to the Southwest corner of the parcel of land described in Instrument No. 3385837, monumented with a 4" concrete post, the **POINT OF BEGINNING** of this description, hereinafter referred to as **POINT "A"**;

THENCE North 18°13'20" West along the East line of Parcel 1 and along the West line of the parcel of land described in Instrument No. 3385837, 110.98 feet, to the proposed East right of way line of Ponderosa Parkway, hereinafter referred to as **POINT "D"**;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 765.00 feet and a central angle of 5°57'54", an arc distance of 79.64 feet (chord bearing North 21°22'04" East, chord distance 79.61 feet);

THENCE North 24°21'00" East along the proposed East right of way line of Ponderosa Parkway, 137.50 feet;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of 20°00'01", an arc distance of 308.84 feet (chord bearing North 14°21'00" East, chord distance 307.27 feet);

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 1648.76 feet and a central angle of 18°07'31", an arc distance of 521.57 feet (chord bearing North 04°42'46" West, chord distance 519.40 feet), to the North line of the parcel of land described in Instrument No. 3385837;

THENCE South 81°54'10" East along the North line of the parcel of land described in Instrument No. 3385837, 429.72 feet to the Northeast corner of the parcel of land described in Instrument No. 3385837;

THENCE South 31°18'30" East, 665.41 feet to the South line of the parcel of land described in Instrument No. 3228142 and to the North line of the parcel of land described in Docket 1947, Page 830;

THENCE North 73°06'23" West along the South line of the parcel of land described in Instrument No. 3228142 and along the North line of the parcel of land described in Docket 1947, Page 830, 98.22 feet to the Southeast corner of the parcel of land described in Instrument No. 3385837, monumented with a 5/8" capped rebar marked "LS 26406";

THENCE South 71°29'36" West along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcel of land described in Docket 1947, Page 830, 320.96 feet to the Northwest corner of the parcel of land described in Docket 1947, Page 830, monumented with a 5/8" capped rebar marked "LS 13010";

THENCE South 18°30'41" East along the South line of the parcel of land described in Instrument No. 3385837 and along the West line of the parcel of land described in Docket 1947, Page 830, 251.55 feet to the Northeast corner of the parcel of land described in Instrument No. 3340460, monumented with a 5/8" capped rebar marked "LS 26406", hereinafter referred to as **POINT "B"**;

THENCE South 71°32'55" West along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcels of land described in

Instrument No. 3340460 and Docket 3227, Page 936, 566.31 feet to the **POINT OF BEGINNING** of this description;

The above described parcel of land contains 11.97 acres, more or less.

For a drawing of the parcel described above, see **Exhibit "A-1"**, which by this reference is made part of this description.

The above described parcel is subject to the reservation by the grantor, of the following described easements which may be referenced on a Final Plat of Dedication to the City of Flagstaff, pursuant to the requirements of the City of Flagstaff:

EASEMENT "A" – 16' Wide Private and Public Utility Easement:

A 16' wide strip of land which lies 8.0 feet on each side of the following described line:

COMMENCING at the above mentioned **POINT "B"**, a 5/8" capped rebar marked "LS 26406;

THENCE North 18°30'41" West along the South line of the parcel of land described in Instrument No. 3385837 and along the West line of the parcel of land described in Docket 1947, Page 830, 8.00 feet to the **POINT OF BEGINNING** of the this description;

THENCE South 71°32'55" West, parallel with and 8.0 feet North of the South line of the parcel of land described in Instrument No. 3385837, 553.09 feet;

THENCE North 64°41'32" West, 18.17 feet to the East line of Parcel 1 and to the West line of the parcel of land described in Instrument No. 3385837, the **POINT OF TERMINUS** of this description.

The sidelines to be lengthened or shortened to meet the South and West lines of the parcel of land described in Instrument No. 3385837.

The above described 16' wide private and public utility easement contains 0.21 acres, more or less.

For a drawing of the parcel described above, see **Exhibit "A-3"**, which by this reference is made part of this description.

EASEMENT "B" - 40' Wide Private Non-Exclusive Ingress/Egress Easement

The following is a description of a 40' wide private non-exclusive ingress/egress easement to provide access to and from the property described in Docket 3227, Page 936 and Parcel 1 of Docket 1827, Page 472. The 40' wide strip of land lies 20.0 feet on each side of the following described line and is more particularly described as follows:

COMMENCING at the above mentioned **POINT "A"**, a 4" concrete post;

THENCE North 71°32'55" East along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcel of land described in Docket 3227, Page 936, 54.31 feet to the **POINT OF BEGINNING** of this description;

Supplemented by Ex. 1-1 (3)

13-11-09
[Signature]

[Signature]

THENCE North $81^{\circ}00'52''$ West, 61.07 feet to the East line of Parcel 1 as described in Docket 1827, Page 472 and to the West line of the parcel of land described in Instrument No. 3385837, the **POINT OF TERMINUS** of this description.

The sidelines to be lengthened or shortened to meet the South and West lines of the parcel of land described in Instrument No. 3385837.

The above described 40' wide private non-exclusive ingress/egress easement contains 0.06 acres, more or less.

For a drawing of the parcel described above, see Exhibit "A-2", which by this reference is made part of this description.

EASEMENT "C" – Drainage Easement:

A drainage easement is more particularly described by metes and bounds as follows:

COMMENCING at **POINT "A"**, a 4" concrete post;

THENCE North $18^{\circ}13'20''$ West along the East line of Parcel 1 described in Docket 1827, Page 472 and along the West line of the parcel of land described in Instrument No. 3385837, 110.98 feet, to the proposed East right of way line of Ponderosa Parkway;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 765.00 feet and a central angle of $5^{\circ}57'54''$, an arc distance of 79.64 feet (chord bearing North $21^{\circ}22'04''$ East, chord distance 79.61 feet);

THENCE North $24^{\circ}21'00''$ East along the proposed East right of way line of Ponderosa Parkway, 137.50;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of $10^{\circ}46'45''$, an arc distance of 166.45 feet (chord bearing North $18^{\circ}57'37''$ East, chord distance 166.21 feet);

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of $2^{\circ}19'48''$, an arc distance of 35.98 feet (chord bearing North $12^{\circ}24'20''$ East, chord distance 35.98 feet), to the **POINT OF BEGINNING** of this description, hereinafter referred to as **POINT "C"**;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of $6^{\circ}53'27''$, an arc distance of 106.41 feet (chord bearing North $07^{\circ}47'43''$ East, chord distance 106.34 feet);

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 1648.76 feet and a central angle of $18^{\circ}07'31''$, an arc distance of 521.57 feet (chord bearing North $04^{\circ}42'46''$ West, chord distance 519.40 feet), to the North line of the parcel of land described in Instrument No. 3385837 to a point of cusp;

THENCE South 81°54'10" East along the North line of the parcel of land described in Instrument No. 3385837, 16.15 feet;

THENCE Southerly, parallel with and 15 feet East of the East right of way line of the proposed Ponderosa Parkway, along a curve to the right, having a radius of 1663.76 feet which bears South 76°25'54" West, and a central angle of 16°49'52", an arc distance of 488.74 feet (chord bearing South 05°09'10" East, chord distance 486.98 feet);

THENCE South 02°30'56" East, 180.73 feet;

THENCE North 41°18'42" West, 59.70 feet to the **POINT OF BEGINNING** of this description.

The above described drainage easement contains 0.26 Acres more or less.

For a drawing of the parcel described above, see **Exhibit "A-2"**, which by this reference is made part of this description.

EASEMENT "D" – Drainage Easement:

A drainage easement is more particularly described by metes and bounds as follows:

BEGINNING at the above mentioned **POINT "C"**;

THENCE South 41°18'42" East, 77.53 feet;

THENCE South 17°38'11" East, 41.60 feet;

THENCE South 24°46'55" East, 55.29 feet;

THENCE South 50°57'07" East, 87.77 feet;

THENCE South 41°07'05" East, 102.44 feet;

THENCE South 81°15'02" East, 92.59 feet;

THENCE North 72°10'13" East, 97.37 feet to the West line of the parcel of land described in Docket 1947, Page 830 and to the South line of the parcel of land described in Instrument No. 3385837;

THENCE South 18°30'41" East, along the West line of the parcel of land described in Docket 1947, Page 830 and along the South line of the parcel of land described in Instrument No. 3385837, 56.00 feet to the Northeast corner of the parcel of land described in Instrument No. 3340460, monumented with a 5/8" capped rebar marked "LS 26406";

THENCE South 71°32'55" West along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcel of land described in Instrument No. 3340460, 110.70 feet;

THENCE North 18°30'41" West, 31.28 feet;

THENCE North 81°15'02" West, 103.13 feet;

THENCE North 41°07'05" West, 110.54 feet;

THENCE North 50°57'07" West, 92.02 feet;

THENCE North 24°46'55" West, 63.84 feet;

THENCE North 17°38'11" West, 37.33 feet;

THENCE North 41°18'42" West, 50.15 feet to the proposed East right of way of Ponderosa Parkway;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of 2°19'48", an arc distance of 35.98 feet (chord bearing North 12°24'20" East, chord distance 35.98 feet) to the **POINT OF BEGINNING** of this description.

The above described drainage easement contains 0.44 Acres more or less.

For a drawing of the parcel described above, see **Exhibit "A-2"**, which by this reference is made part of this description.

EASEMENT "E" – Slope Easement:

The slope easement is more particularly described by metes and bounds as follows:

BEGINNING at the above mentioned **POINT "D"**;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 765.00 feet and a central angle of 5°57'54", an arc distance of 79.64 feet (chord bearing North 21°22'04" East, chord distance 79.61 feet);

THENCE North 24°21'00" East along the proposed East right of way line of Ponderosa Parkway, 137.50;

THENCE Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of 10°46'45", an arc distance of 166.45 feet (chord bearing North 18°57'37" East, chord distance 166.21 feet);

THENCE South 41°18'42" East, 36.38 feet;

THENCE Southerly, parallel with and 30' East of the East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 914.74 feet which bears North 75°07'06" West, and a central angle of 9°28'06", an arc distance of 151.16 feet (chord bearing South 19°36'57" West, chord distance 150.99 feet);

THENCE South 24°21'00" West, parallel with and 30' East of the East right of way line of Ponderosa Parkway, 137.50 feet;

THENCE Southerly, parallel with and 30' East of the East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 735.00 feet and a central angle of 9°14'27", an arc distance of 118.54 feet (chord bearing South 19°43'47" West, chord distance 118.41 feet) to the East line of Parcel 1 described in Docket 1827, Page 472 and to the West line of the parcel of land described in Instrument No. 3385837;

THENCE North 18°13'20" West along the East line of Parcel 1 described in Docket 1827, Page 472 and along the West line of the parcel of land described in Instrument No. 3385837, 52.32 feet to the **POINT OF BEGINNING** of this description.

The above described slope easement contains 0.27 Acres more or less.

For a drawing of the parcel described above, see Exhibit "A-2", which by this reference is made part of this description.

EASEMENT "F" – 16' Wide Public Utility Easement:

A 16' wide strip of land which lies 8.0 feet on each side of the following described line:

COMMENCING at the above mentioned **POINT "B"**;

THENCE North 18°30'41" West along the South line of the parcel of land described in Instrument No. 3385837 and along the West line of the parcel of land described in Docket 1947, Page 830, 8.00 feet to the **POINT OF BEGINNING** of this description;

THENCE North 66°39'29" West, 284.53 feet;

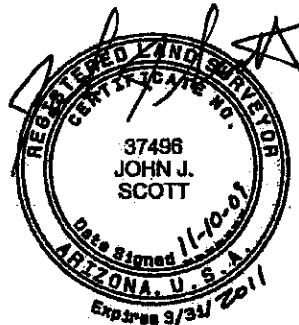
THENCE North 37°46'05" West, 259.88 feet to the proposed right of way of Ponderosa Parkway, the **POINT OF TERMINUS** of this description.

The sidelines to be lengthened or shortened to meet the South line of the parcel of land described in Instrument No. 3385837 and to meet the proposed East right of way line of Ponderosa Parkway.

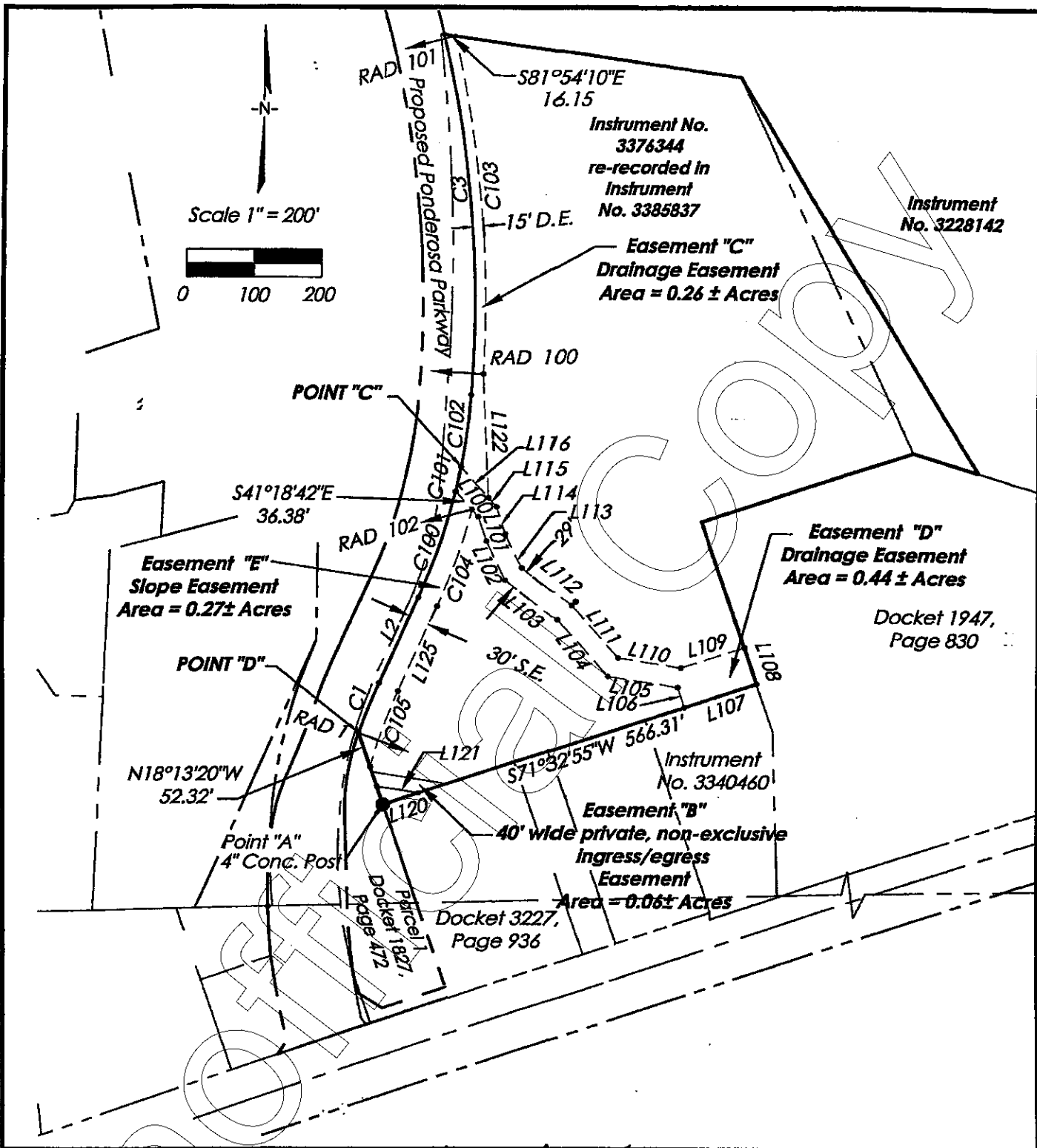
The above described 16' wide public utility easement contains 0.20 acres, more or less.

For a drawing of the parcel described above, see Exhibit "A-3", which by this reference is made part of this description.

The **BASIS OF BEARINGS** for the above described parcels of land is the line from the Southwest corner of Section 14, a USD/BLM brass cap dated 1981 to the West 1/4 corner of Section 14, a 3" aluminum cap marked "LS 26406", which bears South 01°35'29" East, according to the record of survey recorded in Book 21 of Surveys, Page 17.



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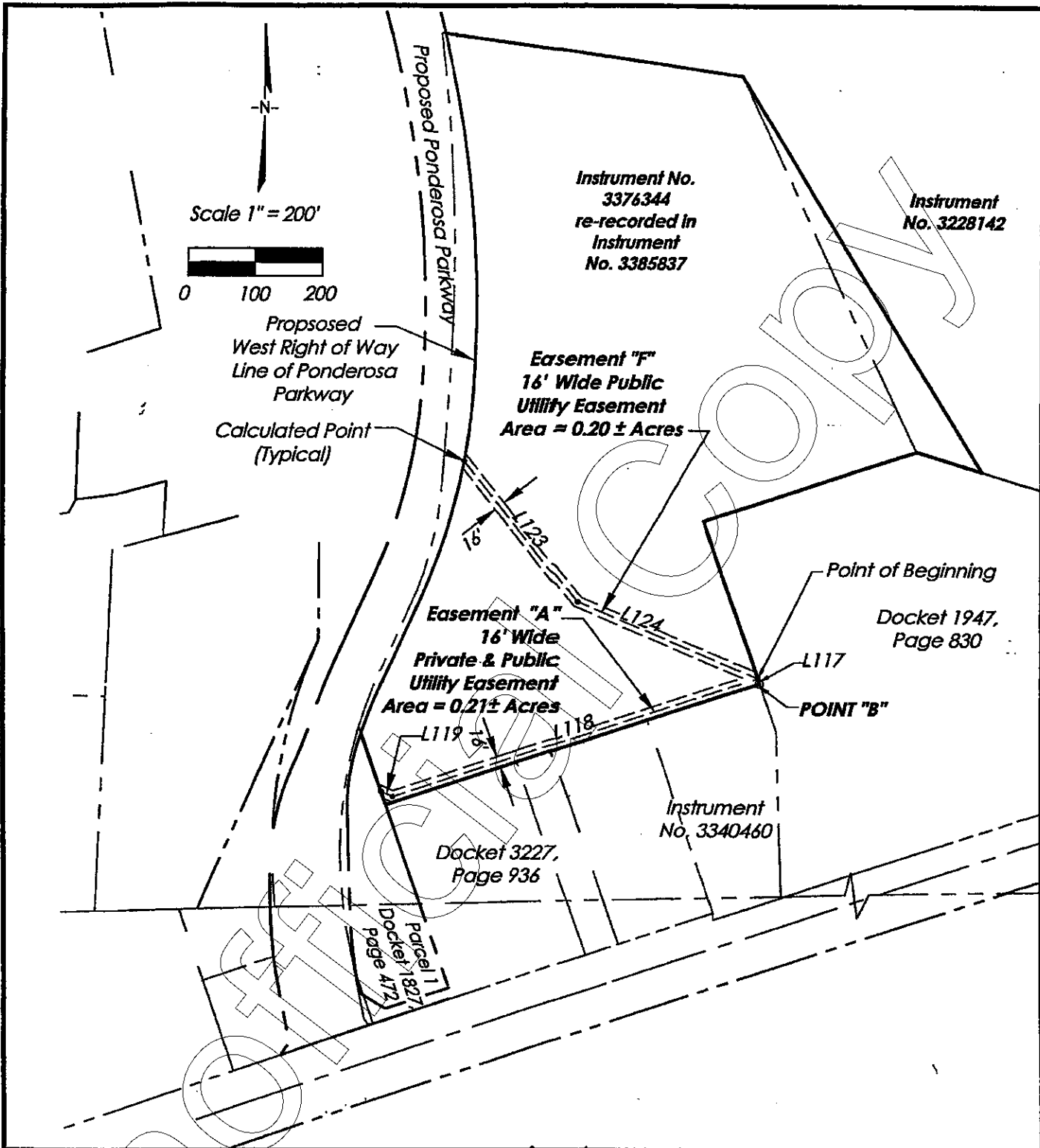


ARIZONA ENGINEERING COMPANY
 www.arizonaengineering.com
 1501 South Yale Street, Suite 101
 Flagstaff, AZ 86001-6330
 Telephone: 928-774-7179

REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 37496
 JOHN J. SCOTT
 Date Signed 7-25-08
 ARIZONA, U.S.A.
 Expires 3/31/2011

Exhibit "A-2"
 Easements are located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.

SHEET 2 OF 4



**ARIZONA
ENGINEERING
COMPANY**

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Telephone: 928-774-7179

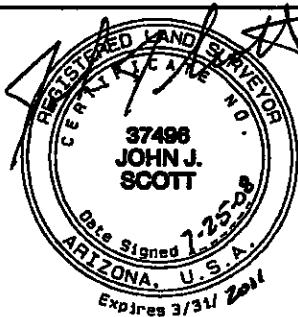


Exhibit "A-3"

Easement are located in the Southwest
1/4 of Section 14, Township 21 North,
Range 7 East, Gila and Salt River Meridian,
Coconino County, Arizona.

SHEET 3 OF 4

RADIAL BEARING TABLE

RAD 1	S71°36'53"E
RAD 2	S76°13'28"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.98'	N18°13'20"W
L2	137.50	N24°21'00"E
L3	98.22'	N73°06'23"W
L4	415.09'	N73°06'23"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	79.64	765.00	39.86	5°57'54"
C2	308.84	884.74	156.01	20°00'01"
C3	521.57	1648.76	262.98	18°07'31"

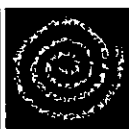
EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C100	166.45	884.74	83.47	10°46'45"
C101	35.98	884.74	17.99	2°19'48"
C102	106.41	884.74	53.27	6°53'27"
C103	488.74	1663.76	246.14	16°49'52"
C104	151.16	914.74	75.75	9°28'06"
C105	118.54	735.00	59.40	9°14'27"

EASEMENT RADIAL BEARING TABLE

RAD 100	N86°44'14"W
RAD 101	S76°25'54"W
RAD 102	N75°07'06"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L100	50.15	N41°18'42"W
L101	37.33	N17°38'11"W
L102	63.84	N24°46'55"W
L103	92.02	N50°57'07"W
L104	110.54	N41°07'05"W
L105	103.13	N81°15'02"W
L106	31.28	N18°30'41"W
L107	110.70	S71°32'55"W
L108	56.00	S18°30'41"E
L109	97.37'	N72°10'13"E
L110	92.59	S81°15'02"E
L111	102.44'	S41°07'05"E
L112	87.77	S50°57'07"E
L113	55.29	S24°46'55"E
L114	41.80	S17°38'11"E
L115	17.83	S41°18'42"E
L116	59.70	S41°18'42"E
L117	8.00	N18°30'41"W
L118	553.09	S71°32'55"W
L119	18.17	N64°41'32"W
L120	54.31	N71°32'55"E
L121	61.07	N81°00'52"W
L122	180.73	S02°30'56"E
L123	259.88	N37°46'05"W
L124	284.53	N66°39'29"W

L125	137.50	S24°21'00"W
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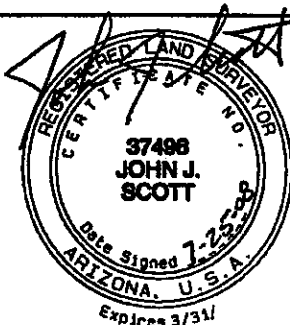


Exhibit "A-4"

A parcel of land located in the Southwest
1/4 of Section 14, Township 21 North,
Range 7 East, Gila and Salt River Meridian,
Coconino County, Arizona.

SHEET 4 OF 4

Exhibit S
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described in Instrument No. 3385837, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East along the south line of Parcel 1(Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West, along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 300.51 feet, to the northwest corner of Parcel 3 and to the south line of the parcel of land described in Instrument No. 3385837, monumented with a 4 inch by 4 inch concrete post, the **TRUE POINT OF BEGINNING** of this description.

THENCE North 18°16'17" West, along the east line of Parcel 1(Docket 1872, Page 471) and along the south line of the parcel of land described in Instrument No. 3385837, 9.33 feet;

THENCE South 64°40'25" East, 13.49 feet to the north line of Parcel 3 and to the south line of the parcel of land described in Instrument No. 3385837;

THENCE South 71°34'02" East along the north line of Parcel 3 and along the south line of the parcel of land described in Instrument No. 3385837, 9.77 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.001 acres (45.56 sq ft), more or less.

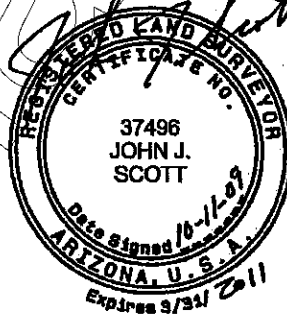
For a drawing of the parcel described above, see **Exhibit S (Drawing)**, which by this reference is made part of this description.

Sewer Easement

Descriptive Title

03-09012

City File No.



Unofficial

Exhibit U (Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 2 in Docket 1827, Page 471 of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1, 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe.;

THENCE North 89°05'48" East, along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 and along the north line of the parcel of land described in Docket 2035, Page 813, 26.69 feet to the southeast corner of the parcel of Parcel 1 and to the southwest corner of Parcel 2 in Docket 1827, Page 471, monumented with a 3/8" rebar in concrete;

THENCE North 88°45'09" East along the south line of the southwest 1/4 of Section 14 and along the south line of Parcel 2 and along the north line of the parcel of land described in Docket 2035, Page 813, 107.52 feet to a non-tangent curve whose radius point bears North 88°18'26" East, the **TRUE POINT OF BEGINNING** of this description:

THENCE northerly along a curve to the right having a radius of 763.27 feet and a central angle of 7°12'20", an arc distance of 95.99 feet (chord bearing North 01°54'36" East, chord distance 95.93 feet) to the east line of Parcel 2 and to the west line of the parcel of land described in Instrument No. 3228142 and to a non-tangent curve whose radius point bears South 88°35'20" East;

THENCE southerly along the east line of Parcel 2 and along the west line of the parcel of land described in Instrument No. 3228142 and along a curve to the left having a radius of 766.20 feet and a central angle of 7°10'05", an arc distance of 95.86 feet.(chord bearing South 02°10'22"

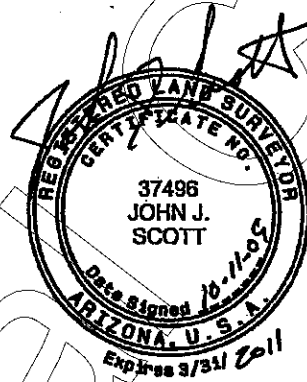
East, chord distance 95.79 feet) to the south line of the southwest 1/4 of Section 14, and to the southwest corner of the parcel of land described in Instrument No. 3228142 and to the northwest corner of the parcel of land described in Docket 1108, Page 138 and to the northeast corner of the parcel of land described in Docket 2035, Page 813 and to the southeast corner of Parcel 2, monumented with a rebar with plastic cap, RLS 26406;

THENCE South 88°45'09" West along the south line of the southwest 1/4 of Section 14 and long the south line of Parcel 2 and along the north line of the parcel of land described in Docket 2035, Page 813, 6.83 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.01 acres (327.90 sq. ft.), more or less.

For a drawing of the parcel described above, see **Exhibit U (Drawing)**, which by this reference is made part of this description.

Right of Way
Descriptive Title
03-09012
City File No.



Unofficial

Exhibit V
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 as described in Docket 1827, Page 471 of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23 and the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with an **USDI/BLM** brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE North 89°05'48" East, along the south line of the southwest 1/4 of Section 14, and along the south line of Parcel 1 (Instrument No. 3478120) and along the north line of the parcel of land described in Docket 2035, Page 813 26.69 feet to the southeast corner of Parcel 1 (Instrument No. 3478120) and to the southwest corner of the parcel of land described as Parcel 2 in Docket 1827, Page 471, monumented with a 3/8" rebar in concrete;

THENCE North 88°45'09" East along the south line of the southwest 1/4 of Section 14 and along the north line of the parcel of land described in Docket 2035, Page 813 and along the south line of Parcel 2, 114.35 feet to the southwest corner of the parcel of land described in Instrument No. 3228142 and to the northwest corner of the parcel of land described in Docket 1108, Page 138 and to the northeast corner of the parcel of land described in Docket 2035, Page 813 and to the southeast corner of Parcel 2, monumented with a rebar with plastic cap, RLS 26406;

THENCE North 88°41'21" East along the south line of the southwest 1/4 of Section 14 and along the north line of the parcel of land described in Docket 1108, Page 138 and along a portion of the south line of the parcel of land described in Instrument No. 3228142, 100.36 feet to the northeast corner of the parcel of land described in Docket 1108, Page 138 and to an angle point in the south line of the parcel of land described in Instrument No. 3228142 and to the west line of the parcel of land described as Parcel 1 in Docket 1827, Page 471, to a non-tangent

curve whose radius point bears North 83°34'26" East, the **TRUE POINT OF BEGINNING** of this description:

THENCE northerly along the a portion of the south line of the parcel of land described in Instrument No. 3228142 and along the west line of Parcel 1(Docket 1827, Page 471), along a curve to the right having a radius of 666.20 feet and a central angle of 22°54'25", an arc distance of 266.35 feet (chord bearing North 05°01'38" East, chord distance 264.58 feet) to the west line of the parcel of land described in Instrument No. 3385837 and to the most north corner of Parcel 1(Docket 1827, Page 471), monumented with a 5/8" rebar with aluminum cap, LS 13010;

THENCE South 18°16'17" East along the west line of the parcel of land described in Instrument No. 3385837 and along the east line of Parcel 1(Docket 1827, Page 471), 9.99 feet to a non-tangent curve whose radius point bears South 71°37'18" East;

THENCE southerly along a curve to the left having a radius of 765.00 feet and a central angle of 1°57'22", an arc distance of 26.12 feet (chord bearing South 17°24'01" West, chord distance 26.12 feet) to a point of compound curvature;

THENCE southerly along a curve to the left having a radius of 300.43 feet and a central angle of 17°54'18", an arc distance of 93.88 feet.(chord bearing South 07°28'11" West, chord distance 93.50 feet);

THENCE South 01°28'58" East, 142.83 feet;

THENCE southerly along a curve to the left having a radius of 742.50 feet and a central angle of 9°34'24", an arc distance of 124.06 feet.(chord bearing South 06°16'10" East, chord distance 123.92 feet);

THENCE South 55°11'08" West, 1.19 feet to the east line of the parcel of land described in Docket 1108, Page 138 and to the west line of Parcel 1(Docket 1827, Page 471);

THENCE North 10°37'17" West along the east line of the parcel of land described in Docket 1108, Page 138 and along the west line of Parcel 1(Docket 1827, Page 471), 83.39 feet;

THENCE northerly along the east line of the parcel of land described in Docket 1108, Page 138 and along the west line of Parcel 1(Docket 1827, Page 471) along a curve to the right having a radius of 666.20 feet and a central angle of 4°11'43", an arc distance of 48.78 feet (chord bearing North 08°31'25" West, chord distance 48.77 feet) to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.06 acres (2665.54 sq ft), more or less.

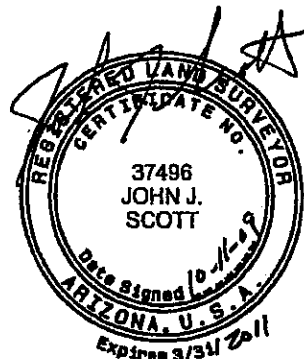
For a drawing of the parcel described above, see **Exhibit V (Drawing)**, which by this reference is made part of this description.

Right of Way _____

Descriptive Title _____

03-09012 _____

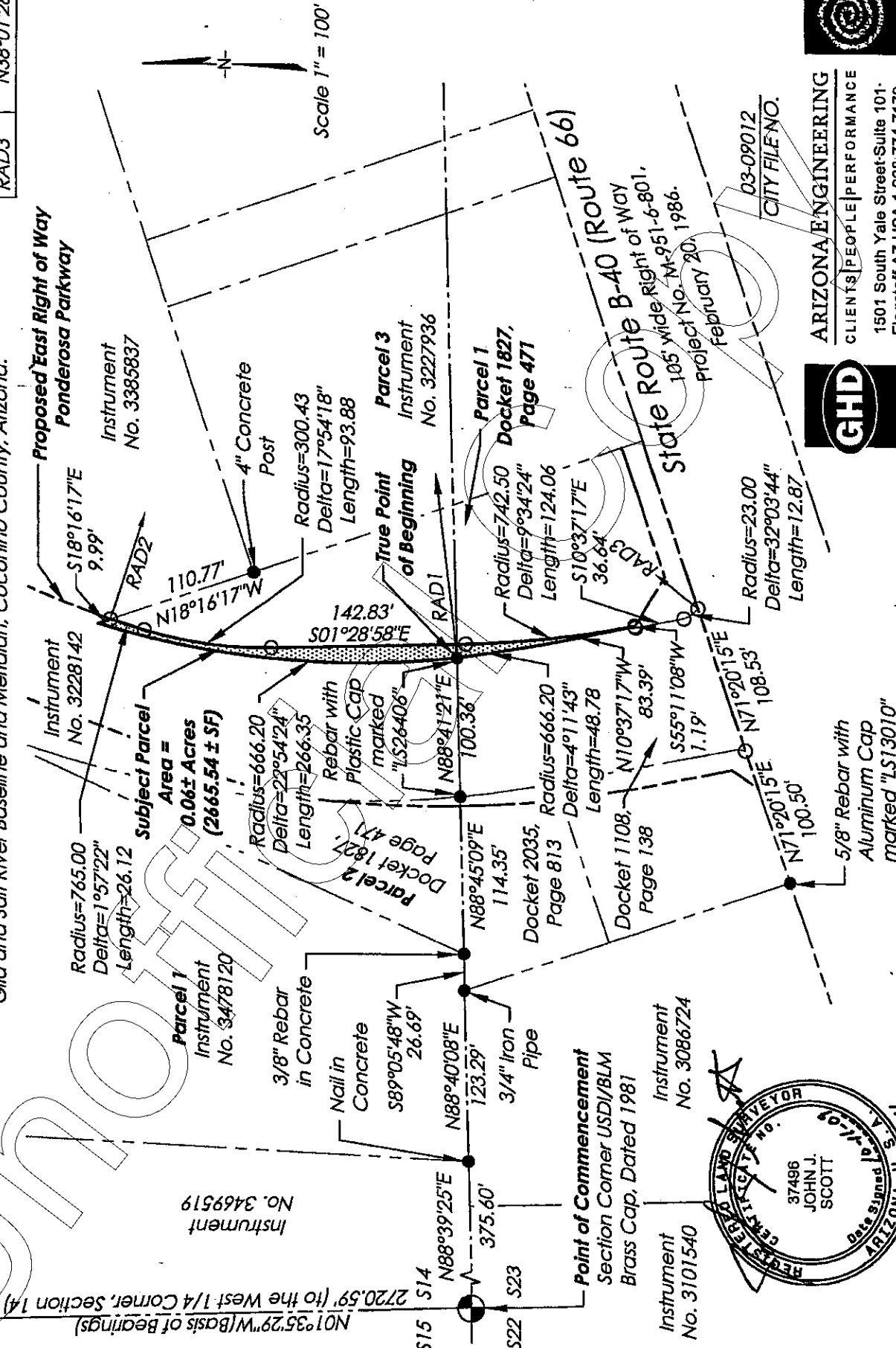
City File No. _____



RADIAL BEARING TABLE	
RAD1	N83°34'26"E
RAD2	S71°37'18"E
RAD3	N38°01'28"E

Exhibit V (Drawing)

A portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471. Located in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona.



Instrument No. 3469519

Parcel 1
Instrument No. 3478120
Area = 0.06± Acres (2665.54 ± SF)

Radius=765.00
Delta=1°57'22"
Length=26.12

Instrument No. 3228142

S18°16'17"E
9.99'

Proposed East Right of Way
Ponderosa Parkway
Instrument No. 3385837

3/8" Rebar in Concrete
N88°40'08"E
123.29'

Nail in Concrete
S89°05'48"W
26.69'

Radius=666.20
Delta=2°54'24"
Length=266.35

Rebar with Plastic Cap marked "LS26406"

4" Concrete Post
Radius=300.43
Delta=17°54'18"
Length=93.88

3/4" Iron Pipe
N88°45'09"E
114.35'

Docket 2035, Page 813

Radius=666.20
Delta=4°11'43"
Length=48.78

Radius=742.50
Delta=9°34'24"
Length=124.06

Parcel 3
Instrument No. 3227936

Parcel 1
Docket 1827, Page 471

Point of Commencement
Section Corner USD/BLM
Brass Cap, Dated 1981
Instrument No. 3101540

N88°39'25"E
375.60'

N10°37'17"W
83.39'

S55°11'08"W
1.19'

N71°20'15"E
108.53'

N71°20'15"E
100.50'

Radius=23.00
Delta=32°03'44"
Length=12.87

Instrument No. 3086724

Docket 1108, Page 138

S10°37'17"E
36.64'

State Route B-40 (Route 66)
105' wide Right of Way
Project No. M-951-6-801, February 20, 1986.

City File No. 03-09012

ARIZONA ENGINEERING CLIENTS PEOPLE PERFORMANCE

1501 South Yale Street Suite 101- Flagstaff AZ USA 1-928-774-7179 www.ghd.com

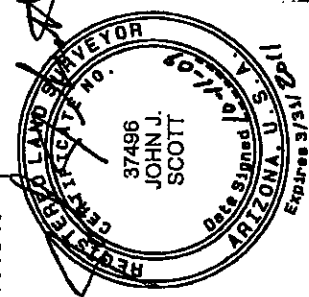


Exhibit W
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described in Docket 1108, Page 138 of the records of the Coconino County Recorder's Office. The parcel of land is located in the northwest 1/4 of Section 23, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Section 23, monumented with an USDI/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, Township 21 North, Range 7 East, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the north line of the northwest 1/4 of Section 23, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138 and to a non-tangent curve whose radius point bears North 74°15'02" West, monumented with a scribed X in concrete, the **TRUE POINT OF BEGINNING** of this description:

THENCE northerly along the east line of the parcel of land described in Docket 2072, Page 530 and along the west line of the parcel of land described in Docket 1108, Page 138, along a curve to the left having a radius of 23.00 feet and a central angle of 16°09'27", an arc distance of 6.49

feet (chord bearing North 07°40'15" East, chord distance 6.46 feet), monumented with a scribed X in concrete;

THENCE North 10°37'17" West along the east line of the parcel of land described in Docket 2072, Page 530 and along the west line of the parcel of land described in Docket 1108, Page 138, 12.23 feet;

THENCE North 55°11'08" East, 109.63 feet to the east line of the parcel of land described in Docket 1108, Page 138 and to the west line of the parcel of land described as Parcel 1 in Docket 1827, Page 471 ;

THENCE South 10°37'17" East along the east line of the parcel of land described in Docket 1108, Page 138 and to the west line of Parcel 1(Docket 1827, Page 471), 36.64 feet to a non-tangent curve whose radius point bears North 70°05'11" East, monumented with a scribed X in concrete;

THENCE southeasterly along the east line of the parcel of land described in Docket 1108, Page 138 and along the west line of Parcel 1(Docket 1827, Page 471), along a curve to the left having a radius of 23.00 feet and a central angle of 32°03'44", an arc distance of 12.87 feet (chord bearing South 35°56'40" East, chord distance 12.70 feet) to the southwest corner of Parcel 1(Docket 1827, Page 471) and to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the north right of way line of Route 66, monumented with a scribed X in concrete;

THENCE South 71°20'15" West along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.08 acres (3379.25 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit W (Drawing)**, which by this reference is made part of this description.

Right of Way

Descriptive Title

03-09012

City File No.

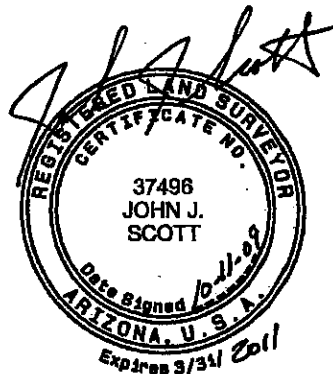


Exhibit X
(Description)

Following is a description of a parcel of land which is a portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471, of the records of the Coconino County Recorder's Office. The parcel of land is located in the southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Coconino County, Arizona. (Note: All references the recorded instruments refer to the records of the Coconino County Recorder's Office.)

The parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Section 14, monumented with a USD/BLM brass cap, dated 1981. From which point the west 1/4 corner of Section 14, monumented with a 3 inch aluminum cap, LS 26406, bears North 01°35'29" West, 2720.59 feet (Basis of Bearings for this description):

THENCE North 88°39'25" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcels of land described in Instrument No. 3101540 and Instrument No. 3086724 and along the south line of the parcel of land described in Instrument No. 3469519, 375.60 feet to the southeast corner of the parcel of land described in Instrument No. 3469519 and to the southwest corner of the parcel of land described as Parcel 1 in Instrument No. 3478120, monumented with a nail in concrete;

THENCE North 88°40'08" East along the south line of the southwest 1/4 of Section 14, and along the north line of the parcel of land described in Instrument No. 3086724 and along the south line of Parcel 1 (Instrument No. 3478120), 123.29 feet to the northeast corner of the parcel of land described in Instrument No. 3086724 and to the northwest corner of the parcel of land described in Docket 2035, Page 813, monumented with a 3/4 inch iron pipe;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2035, Page 813, 111.28 feet to the southwest corner of the parcel of land described in Docket 2035, Page 813 and to the northwest corner of the parcel of land described in Docket 2072, Page 530;

THENCE South 18°35'16" East along the east line of the parcel of land described in Instrument No. 3086724 and along the west line of the parcel of land described in Docket 2072, Page 530, 140.00 feet to the north line of the 105 foot wide right of way for Route 66, monumented with a 5/8 inch rebar with aluminum cap marked ARENCO LS13010;

THENCE North 71°20'15" East along the south line of the parcel of land described in Docket 2072, Page 530, and along the north right of way line of Route 66, 100.50 feet to southeast corner of the parcel of land described in Docket 2072, Page 530 and to the southwest corner of the parcel of land described in Docket 1108, Page 138, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of the parcel of land described in Docket 1108, Page 138 and along the north right of way line of Route 66, 108.53 feet to the southeast corner of the parcel of land described in Docket 1108, Page 138 and to the southwest corner of

the parcel of land described as Parcel 1 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 1(Docket 1872, Page 471) and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (Docket 1872, Page 471) and to the southwest corner of the parcel of land described as Parcel 3 in Instrument No. 3227936;

THENCE North 18°35'24" West, along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 296.51feet, to the **TRUE POINT OF BEGINNING** of this description.

THENCE North 64°41'32" West, 60.70 feet to a non-tangent curve whose radius bears South 84°52'40" East;

THENCE northerly along a curve to the right having a radius of 300.43 feet and a central angle of 05°12'16", an arc distance of 27.29 feet (chord bearing North 07°43'28" East, chord distance 27.28 feet);

THENCE South 64°41'32" East, 44.16 feet to the east line of Parcel 1(Docket 1872, Page 471) and to the south line of the parcel of land described in Instrument No. 3385837;

THENCE South 18°16'17" East, along the east line of Parcel 1(Docket 1872, Page 471) and along the south line of the parcel of land described in Instrument No. 3385837, 31.92 feet to the northwest corner of Parcel 3, monumented with a 4 inch concrete post;

THENCE South 18°35'24" East, along the east line of Parcel 1(Docket 1872, Page 471) and along the west line of Parcel 3, 4.00 feet to the **TRUE POINT OF BEGINNING** of this description.

The above described parcel of land contains 0.031 acres (1368.68 sq ft), more or less.

For a drawing of the parcel described above, see **Exhibit X (Drawing)**, which by this reference is made part of this description.

Sewer Easement

Descriptive Title

03-09012

City File No.

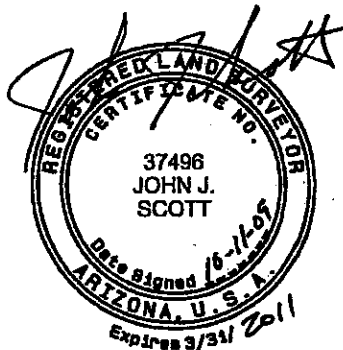
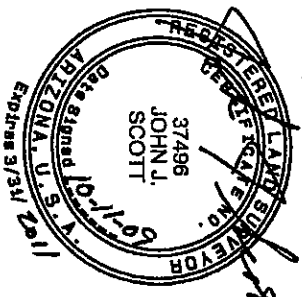
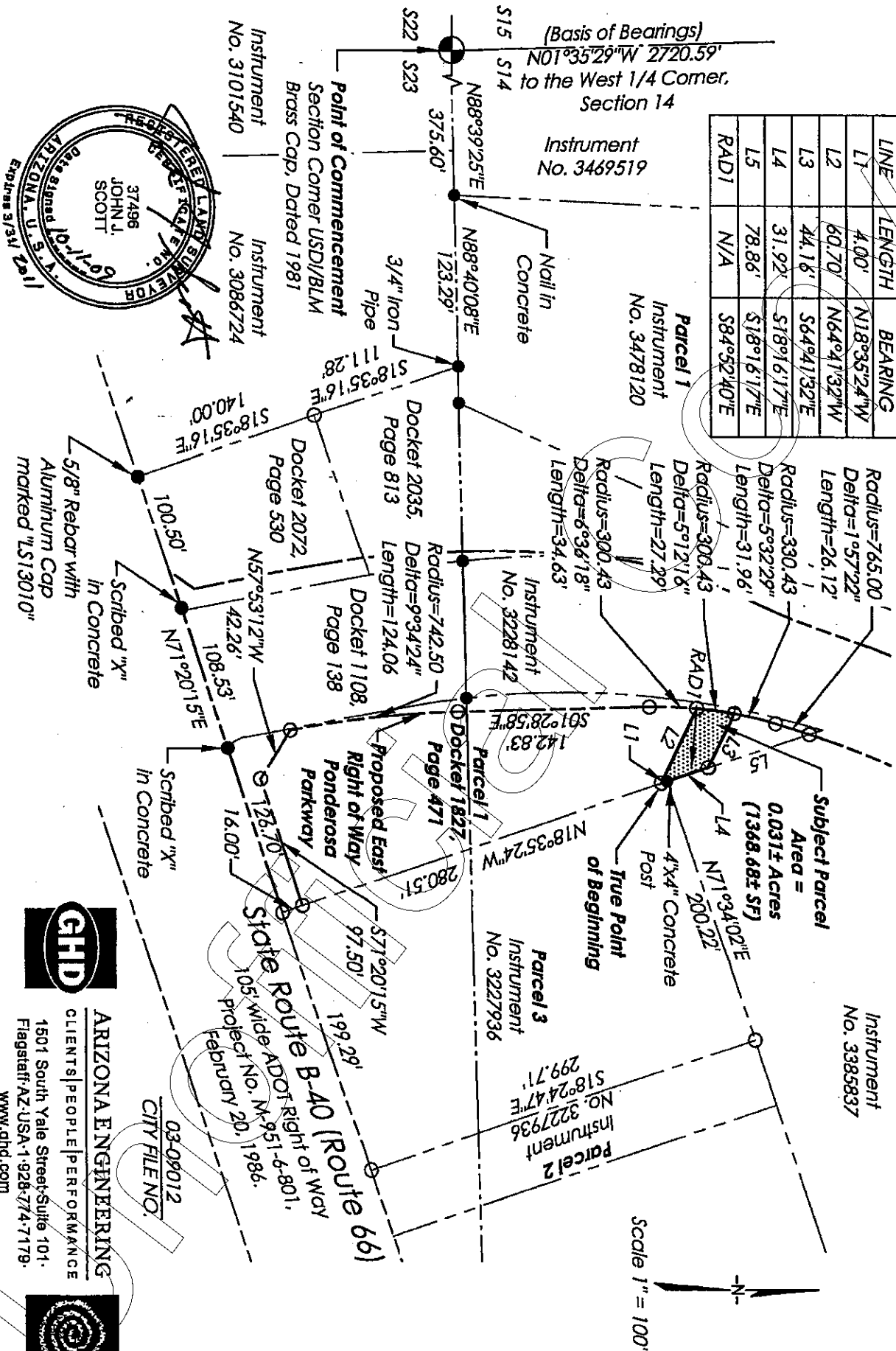


Exhibit X (Drawing)
 A portion of the parcel of land described as Parcel 1 in Docket 1827, Page 471. Located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, Cocorino County, Arizona.

LINE	LENGTH	BEARING
L1	4.00'	N18°35'24"W
L2	60.70'	N64°41'32"W
L3	24.16'	S64°41'32"E
L4	31.92'	S18°16'17"E
L5	78.86'	S18°16'17"E
RAD1	N/A	S84°52'40"E

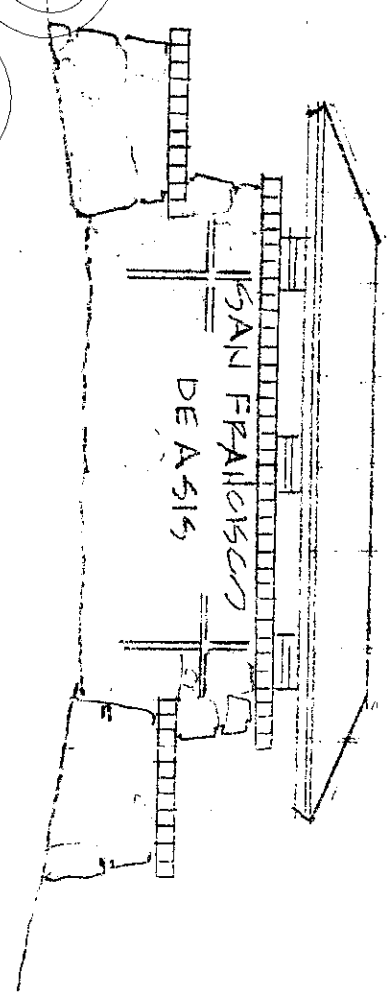


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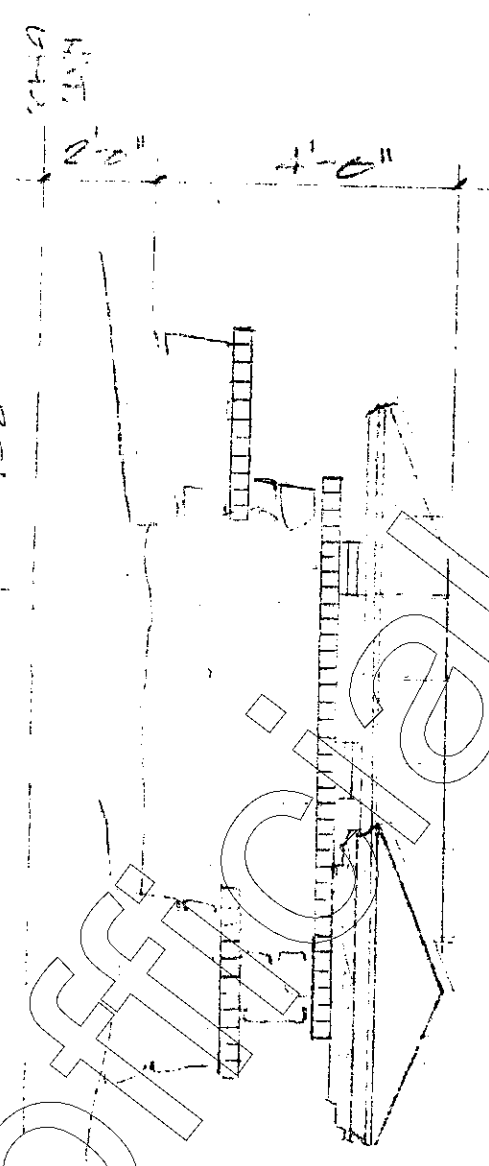
Exhibit Y



FRONT & RIGHT ELEVATION

1/8" = 1'-0"

NAT
BRD.



REAR & LEFT ELEVATION

NAT
BRD.

2'-0"

1'-0"

Unofficial Copy

