



WHEN RECORDED MAIL TO:
Michael E .J .Mongini, Esq.
Hufford, Horstman, Mongini,
Parnell & Tucker
120 N Beaver Street
Flagstaff, Az 86001

271-5270172

SPECIAL WARRANTY DEED

This Special Warranty deed is being recorded to correct the legal description in documents recorded in Instrument Numbers 3376344 and 3385837.

Unofficial Copy

SPECIAL WARRANTY DEED

Effective Date: October 1, 2003	County and State where property is located: Coconino County, Arizona
GRANTOR (Name, Address and Zip): Thomas J. Olmsted, Bishop of the Roman Catholic Church of the Diocese of Phoenix, a corporation sole 400 East Monroe Phoenix, Arizona 85004	GRANTEE (Name, Address and Zip): Gemini Flagstaff, L.L.C., an Arizona limited liability company 7802 E. Gray Road, Ste. 600 Scottsdale, AZ 85260

Subject Real Property (Legal Description): See Attached Exhibit "A"

This Special Warranty Deed is a re-recording of the Special Warranty Deed wherein the Grantor was Michael Jarboe Sheehan, Apostolic Administrator of the Roman Catholic Church of the Diocese of Phoenix, a corporation sole, and Grantee was Gemini Flagstaff, L.L.C., an Arizona limited liability company, recorded in the Official Records of Coconino County, Arizona, as Instrument Numbers 3376344, 3385837 and 3228142.

AFFIDAVIT EXEMPT PURSUANT TO: A.R.S. § 11-1134(B)(2)

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, Michael Jarboe Sheehan, Apostolic Administrator of the Roman

Catholic Church of the Diocese of Phoenix, a corporation sole, by and through its corporate sole successor Thomas J. Olmsted, Bishop of the Roman Catholic Church of the Diocese of Phoenix, a corporation sole, does hereby convey to Grantee, Gemini Flagstaff, L.L.C, an Arizona limited liability company, all right, title and interest of Grantor in the Real Property described in Exhibit A hereto, together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on the effective date, subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities that may appear of record. and warrants the title against acts of the Grantor and none other, subject to existing liens and encumbrances of record.

The Grantor hereby binds itself and its successors to warrant and defend the title against all acts of Grantor herein and all claims of third parties claiming by, through or under Grantor, but none other.

The Easements herein described in Exhibits A-1, A-2, A-3, and A-4, are reserved by Grantor and may be conveyed by Grantor to its successors and/or assigns, by Deed and Grantor, or Grantee may, without the consent of the other, plat the easement for the benefit of the City of Flagstaff, and/or other third parties.

The Grantor, its successors and assigns, reserves for its employees, contractor(s), a construction license across Grantee's property for the purposes of ingress and egress to the Easement Areas, for the construction of the improvements within the Easement Areas. Grantor's construction license shall not unreasonably interfere with Grantees, its successors and assigns use

of Grantee' s property. This construction license shall not be deemed to be a public dedication.

Dated this 16th day of November, 2009.

Grantee
Gemini Flagstaff, L.L.C., an
Arizona limited liability company

[Signature]
By: F.R. Lupton, Jr., Its Member

[Signature]
By: Barry Werner, Its Member

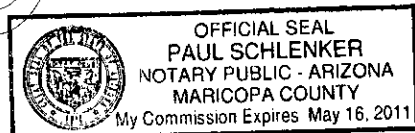
Grantor
Thomas J. Olmsted, Bishop of the Diocese
Of Phoenix, a corporation sole, successor
to Michael Jarboe Sheehan, Apostolic
Administrator of the Roman Catholic Church
of the Diocese of Phoenix, a corporation sole

[Signature]
Thomas J. Olmsted, Bishop
[Signature]
Agent

STATE OF ARIZONA)
) ss.
County of MARICOPA)

On this 16 day of NOVEMBER, 2009, before me personally appeared F.R. Lupton, Jr, Member of Gemini Flagstaff, L.L.C., an Arizona limited liability company, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

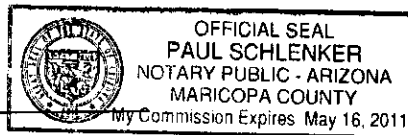
[Signature]
Notary Public



STATE OF ARIZONA)
) ss.
County of MARICOPA)

On this 16 day of NOVEMBER, 2009, before me personally appeared Barry Werner, Member of Gemini Flagstaff, L.L.C., an Arizona limited liability company, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

[Signature]
Notary Public



STATE OF ARIZONA)

County of Maricopa) ss.

On this 16th day of November, 2009, before me personally appeared Bishop Thomas J. Olmsted of the Roman Catholic Church, Diocese of Phoenix, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

Loretta Garcia
Notary Public



Unofficial Copy

Exhibit A

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 Records Office. (Note: All references to recorded instruments refer to the records of the Coconino County Records 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 $01^{\circ}35'29''$ West, 2720.59 feet;

THENCE North $88^{\circ}39'25''$ 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 $88^{\circ}47'13''$ 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 $88^{\circ}41'10''$ 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 $88^{\circ}41'10''$ 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 $88^{\circ}41'10''$ 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 $18^{\circ}26'19''$ 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 $18^{\circ}13'20''$ 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 $5^{\circ}57'54''$, 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 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 $20^{\circ}00'01''$, an arc distance of 308.84 feet (chord bearing North $14^{\circ}21'00''$ 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 $18^{\circ}07'31''$, 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;

THENCE South $81^{\circ}54'10''$ 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 $31^{\circ}18'30''$ 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 $73^{\circ}06'23''$ 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 $71^{\circ}29'36''$ 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 $18^{\circ}30'41''$ 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 $71^{\circ}32'55''$ 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 $18^{\circ}30'41''$ 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 $71^{\circ}32'55''$ 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 $64^{\circ}41'32''$ 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.

/Deleted and replaced with Exhibit L-2 Easement
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 $71^{\circ}32'55''$ 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;

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 $5^{\circ}37'54''$, 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 $81^{\circ}54'10''$ 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 $76^{\circ}25'54''$ West, and a central angle of $16^{\circ}49'52''$, an arc distance of 488.74 feet (chord bearing South $05^{\circ}09'10''$ East, chord distance 486.98 feet);

THENCE South $02^{\circ}30'56''$ East, 180.73 feet;

THENCE North $41^{\circ}18'42''$ 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 $41^{\circ}18'42''$ East, 77.53 feet;

THENCE South $17^{\circ}38'11''$ East, 41.60 feet;

THENCE South $24^{\circ}46'55''$ 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;

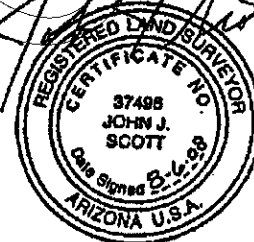
THENCE North 37°46'05" West, 259.88 feet to the proposed right of way of Ponderosa Parkway, the **POINT OF TERMINUS** of this description.

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.

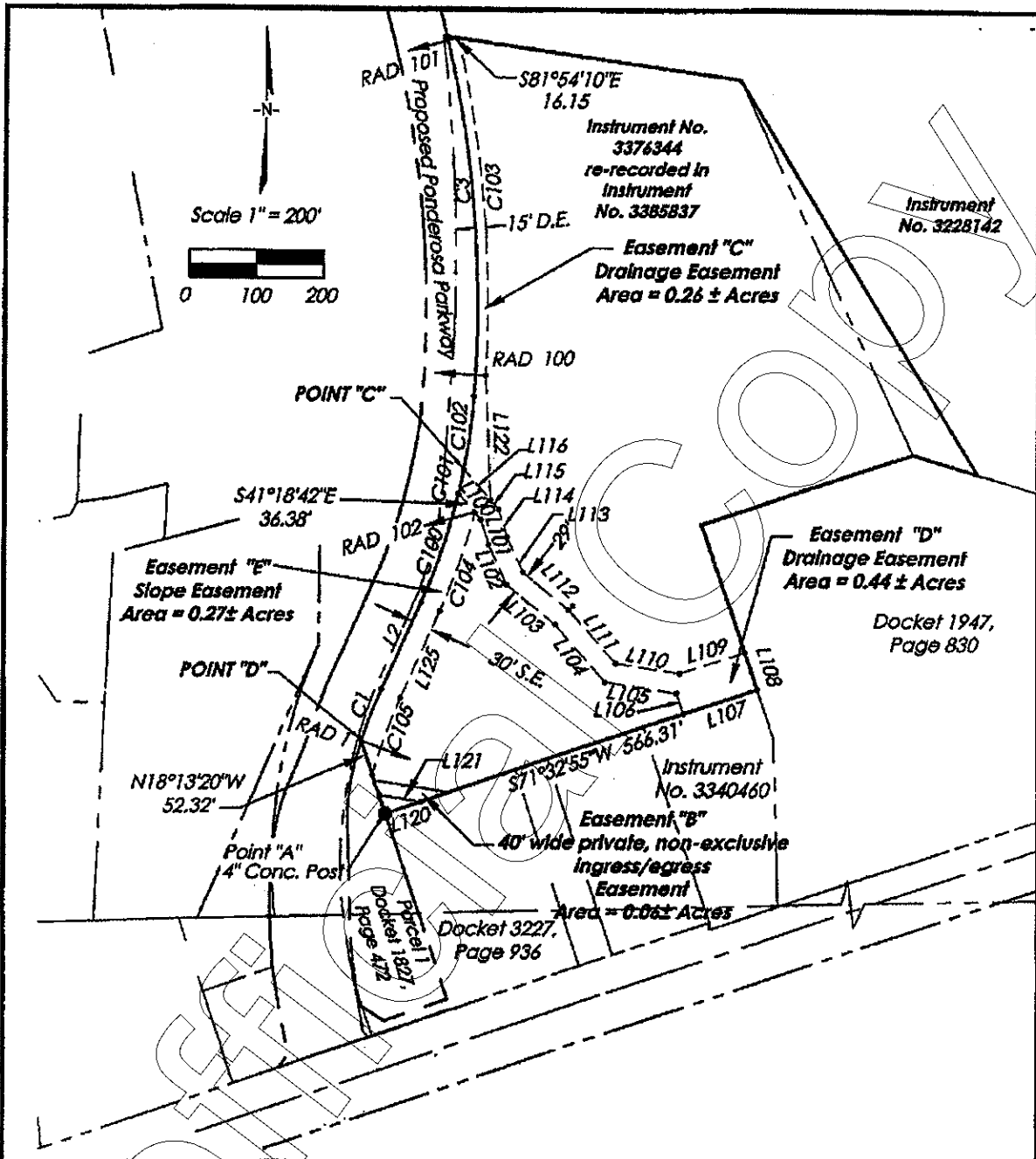
The above described 16' wide public utility easement contains 0.20 acres, more or less.

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.



Expires 8/31/2011



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

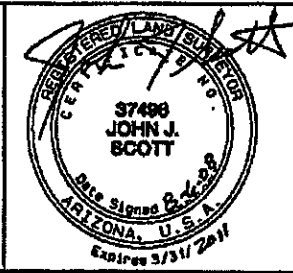
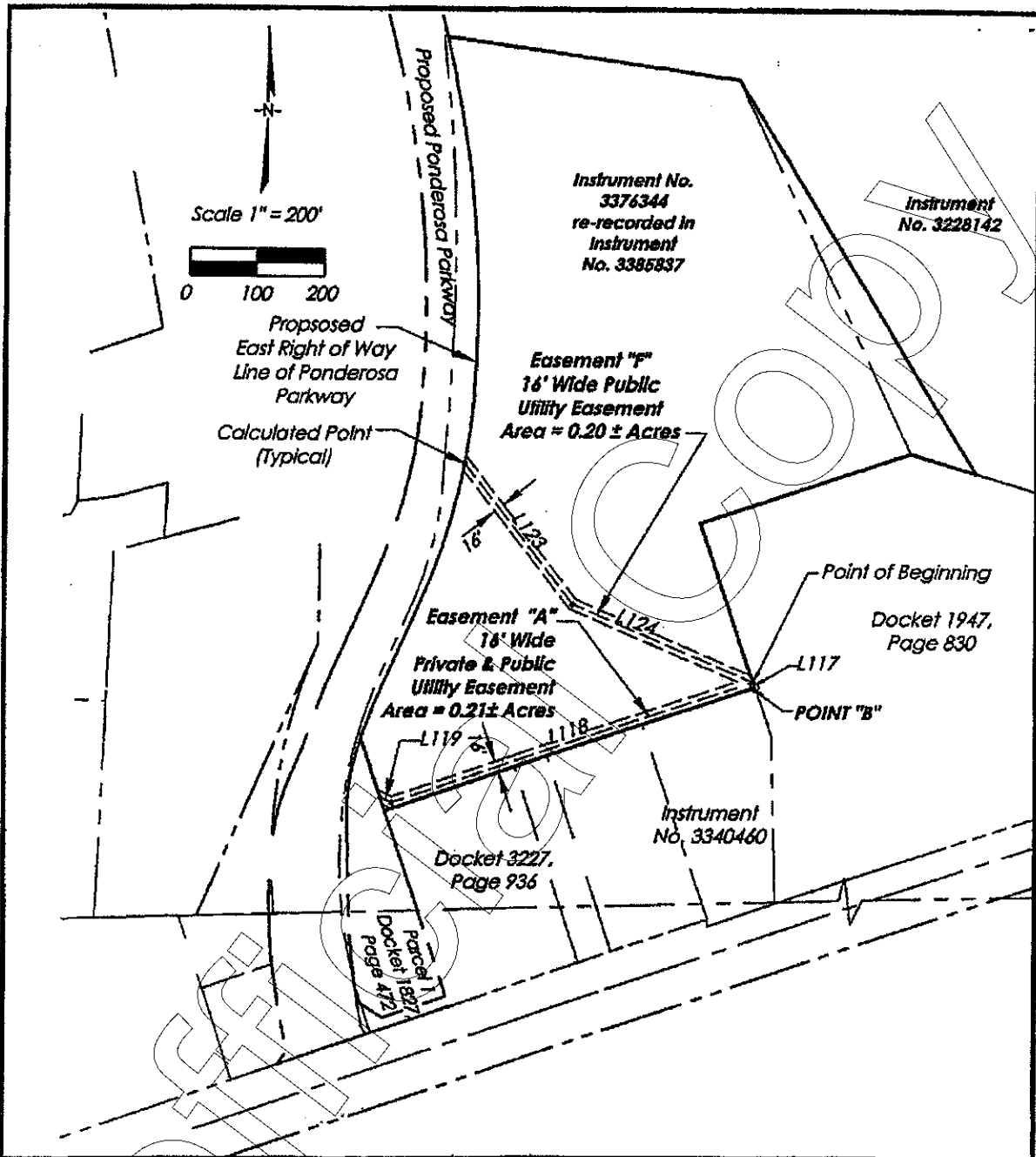


Exhibit "A-2"
 Easements are located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.
SHEET 2 OF 4



**ARIZONA
ENGINEERING
COMPANY**
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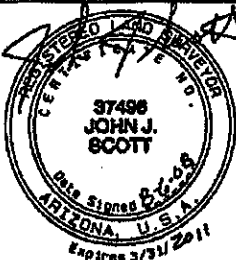


Exhibit "A-3"

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°07'08"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°10'15"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	41.60	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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ENGINEERING
COMPANY**

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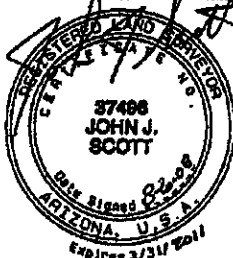


Exhibit "A-4"

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

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 to 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 3 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 3 (Docket 1827, Page 471) and along the south line of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (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 (Instrument No. 3227936), 300.51 feet, to the northwest corner of Parcel 3 (Instrument No. 3227936) 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 1827, 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 (Instrument No. 3227936) 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 (Instrument No. 3227936) 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.

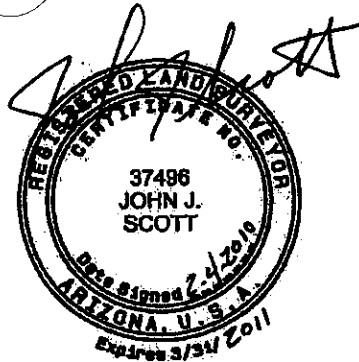
For a drawing of the parcel described above, see **Exhibit L (Drawing 2)**, which by this reference is made part of this description.

Access Easement

Descriptive Title

03-09012

City File No.



Unofficial

A SEWER EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 to 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 3 in Docket 1827, Page 471, monumented with a scribed X in concrete;

THENCE North 71°20'15" East, along the south line of Parcel 3 (Docket 1827, Page 471) and along the south line of the parcel of land described as Parcel 1 in Docket 1827, Page 471 and along the north right of way line of Route 66, 126.70 feet to the southeast corner of Parcel 1 (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 (Instrument No. 3227936), 300.51 feet, to the northwest corner of Parcel 3 (Instrument No. 3227936) 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 1827, 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 (Instrument No. 3227936) and to the south line of the parcel of land described in Instrument No. 3385837;

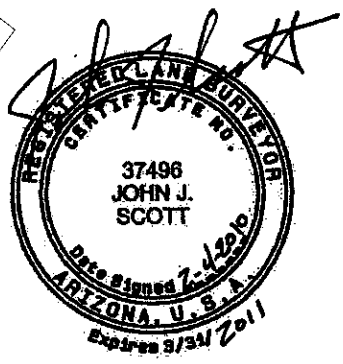
THENCE South 71°34'02" East along the north line of Parcel 3 (Instrument No. 3227936) and along the south line of the parcel of land described in Instrument No. 3385837, 9.77 feet to the **TRUE POINT OF BEGINNING** of this description.

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.

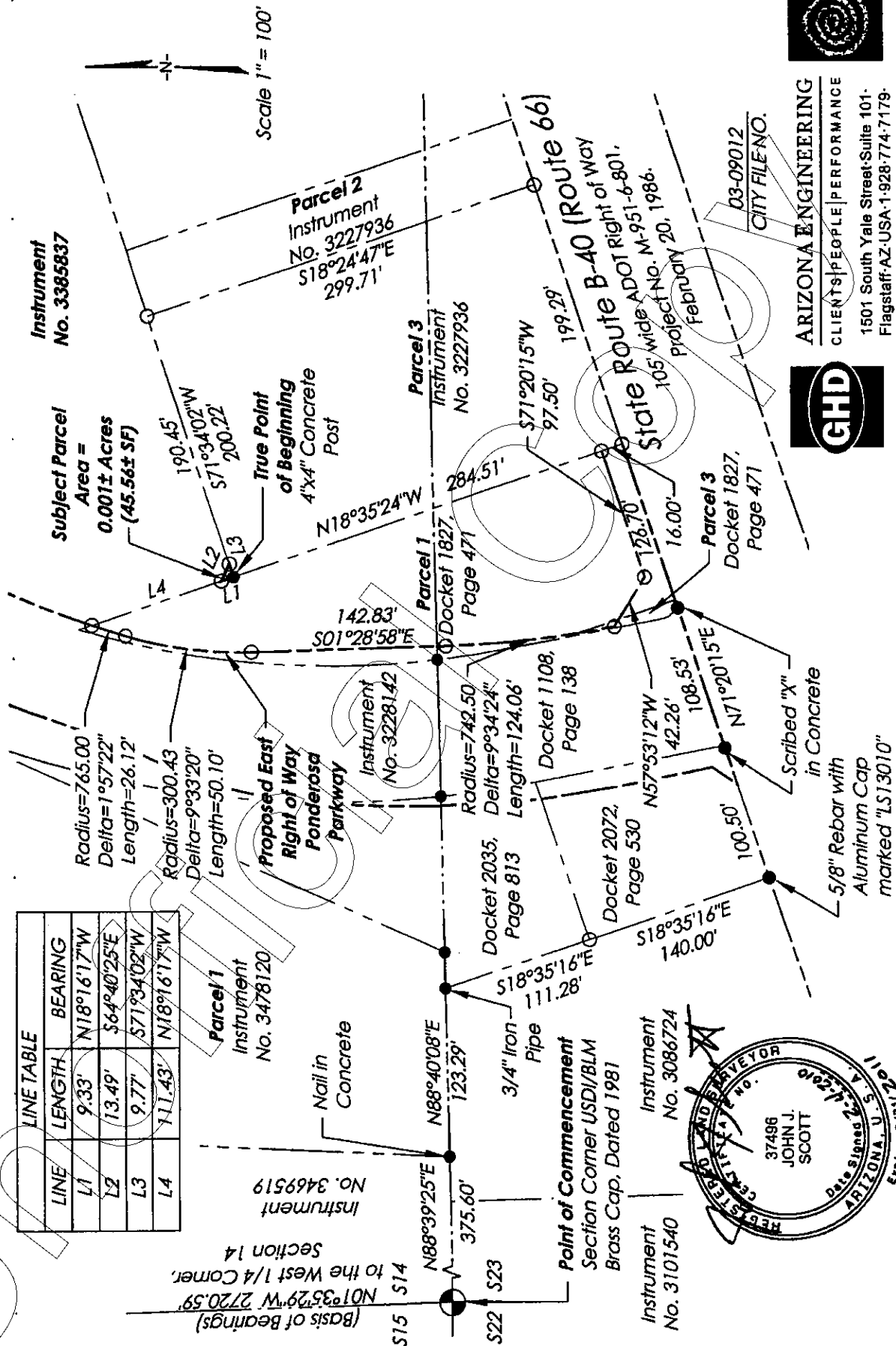


Unofficial

Exhibit S (Drawing)

A portion of the parcel of land described in instrument No. 338583. 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 TABLE		
LINE	LENGTH	BEARING
L1	9.33'	N18°16'17"W
L2	13.49'	S64°40'25"E
L3	9.77'	S71°34'02"W
L4	111.43'	N18°16'17"W



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