Exhibit 2

PLOTTED: Sep 19, 2019–5:04pm

W. FOREST MEADOWS ST.

APN: 103–32–008A
GATEWAY CENTRE
CASE 5, MAP 3
BRE/LQ PROPERTIES LLC
909 HIDDEN RIDGE STE 600
IRVING, TX 75038
ZONING: HC

APN: 103–32–002B
GATEWAY CENTRE
HSUAN PARTNERSHIP
260 W FOREST MEADOWS ST
FLAGSTAFF, AZ 86001
ZONING: HC

APN: 103–32–001
GATEWAY CENTRE
CASE 5, MAP 3
FLAGSTAFF HOTEL GROUP LLC
2402 MILFORD DR
SAN RAMON, CA 94582
ZONING: HC

APN: 112–24–016
WOODLANDS VILLAGE APARTMENTS
CASE 4, MAP 62 C.C.R.
PO BOX 3568
FLAGSTAFF, AZ 86001
ZONING: HR

APN: 112–24–019
HAVEN FLAGSTAFF REAL ESTATE LLC
1 WHITECLIFF LAGUNA
NIGUEL, CA 92577
ZONING: RR

W. UNIVERSITY AVE.

THIS PORTION OF EXISTING UNIVERSITY AVENUE TO BE CONVEYED TO THE OWNER OF UNIVERSITY SQUARE APARTMENTS PER DEVELOPMENT AGREEMENT W/ CITY OF FLAGSTAFF
1,007 SQ FT
0.03 ACRES

APN: 103–20–059D
UNIVERSITY SQUARE APARTMENTS
PO BOX 3568
FLAGSTAFF, AZ 86003
ZONING: HC

APN: 103–20–059C
ASPEN LEAF APARTMENTS
10632 N. SCOTTSDALE RD. NO B466
SCOTTSDALE, AZ 85254
ZONING: HC

EXISTING UNIVERSITY AVENUE TO BE CONVEYED TO VINTAGE PARTNERS PER DEVELOPMENT AGREEMENT W/ CITY OF FLAGSTAFF
16,408 SQ FT
0.38 ACRES

APN: 103–21–002
PARCEL NO. 1
9.27 ACRES
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
COUNTY INSTRUMENT #3341515
ZONING: RR

S. BEULAH BLVD.

S. YALE ST.

APN: 103–21–001
PARCEL NO. 2
3.12 ACRES
STATE OF ARIZONA

APN: 103–21–001
PARCEL NO. 1
5.01 ACRES
STATE OF ARIZONA
219 E CHERRY AVE.
FLAGSTAFF, AZ 86001
COUNTY INSTRUMENT #–N/A
ZONING: PF

APN: 103–21–002
PARCEL NO. 2
0.31 ACRES
CITY OF FLAGSTAFF

STATE OF ARIZONA PARCEL BOUNDARY (TYP)

APN: 103–21–021C
PONDEROSA MOUNTAIN PROPERTIES INC.
1000 E APPALACHIAN RD.
FLAGSTAFF, AZ 86004
ZONING: HC

APN: 103–21–021B
BURGER KING CORPORATION
PO BOX 460189
HOUSTON, TX 77056
ZONING: HC

APN: 103–21–003 THRU 007
ELDEN PROPERTIES LLC
FRISCO HILLS, CASE 2, MAP 33
8767 SUNSHINE AVE. FLAGSTAFF, AZ 86004
ZONING: HC

APN: 103–21–022C
LNN ENTERPRISES INC
1490 S RIORDAN RANCH RD.
FLAGSTAFF, AZ 86001
ZONING: HC

S. MILTON RD.

APN: 103–22–004N
NAU – NNY PROPERTIES LLC
15011 WEST COOLIDGE ST
GOODYEAR, AZ 85395
ZONING: HC

APN: 103–24–002G
CHARLES J & DOROTHY B SAUNDERS TRUSTEES; C&DB RVCBL LIV TR DTD 12–7–90
PO BOX 52085
PHOENIX, AZ 85072
ZONING: HC

APN: 103–22–004S
UNIVERSITY WEST LP
192 SUMMERFIELD CT STE 102
ROANOKE, VA 24019
ZONING: HC

APN: 103–22–004V
PIZZA HUT OF ARIZONA INC
5902 E PIMA ST
TUCSON, AZ 85712
ZONING: HC

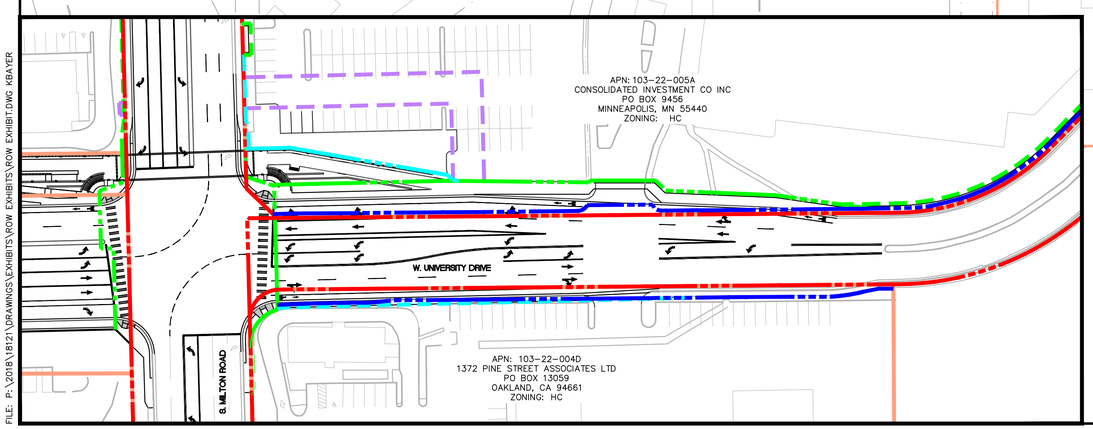
APN: 103–22–004D
1372 PINE STREET ASSOCIATES LTD
PO BOX 13059
OAKLAND, CA 94661
ZONING: HC

APN: 103–19–007A
ERNST TRUST ARIZONA LLC
BRINKER RESTAURANT CORPORATION
PO BOX 802206
DALLAS, TX 75380
ZONING: HC

W. UNIVERSITY DR.

APN: 103–22–005A
CONSOLIDATED INVESTMENT CO INC
PO BOX 9456
MINNEAPOLIS, MN 55440
ZONING: HC

SEE INSET



LEGEND

- BOUNDARY SURVEY REQUIRED
- EXISTING RIGHT–OF–WAY
- PROPOSED RIGHT–OF–WAY W/O IMPROVEMENTS
- PROPOSED RIGHT–OF–WAY FOR CITY ROAD PROJECT
- PROPOSED RIGHT–OF–WAY FOR PED. UP./NAIPTA IMPROVEMENTS
- PROPOSED SIDEWALK EASEMENT
- SLOPE EASEMENT
- DRAINAGE/UTILITY EASEMENT
- FEE PROPERTY

NOTES:
1. SIDEWALK EASEMENTS ARE COLORED TO REPRESENT THE ENTITY RESPONSIBLE FOR PAYMENT (AS SHOWN BY ROW COLORS).

NORTH

SCALE 1" : 100'
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FILE: P:\2018\18121\DRAWINGS\EXHIBITS\ROW EXHIBITS\ROW EXHIBIT.DWG KBAYER

FLAGSTAFF
ARIZONA

BEULAH & UNIVERSITY

ROW EXHIBIT
PROPOSED CONDITIONS

JOB NO:	18121
DATE:	SEP 19
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI/KMF

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.6934 fax
www.swgz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
EX03

SHT NO. 3 OF 3