

# EXHIBIT "A"

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lots 8, 9 and 10 Revised Plat of Brannen Addition to the City of Flagstaff, as recorded in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

## LEGAL DESCRIPTION:

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lots 8, 9 and 10, Block 24 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 8, Block 24 of the Revised Plat of Brannen Addition, thence N 01° 02' 59" W [Basis of Bearings] along the west line of said Block 24, for a distance of 153.91 feet to the Northwest corner of said Lot 10;

thence N 89° 07' 22" E, along the north line of said Lot 10, for a distance of 56.12 feet to the cusp of non-tangent curve;

thence southwesterly, along a curve to the left, having a central angle of 16° 29' 00" and a radius of 438.00 feet, for a distance of 126.01 feet, the chord of said curve bears S 14° 07' 55" W a distance of 125.57 feet to a point;

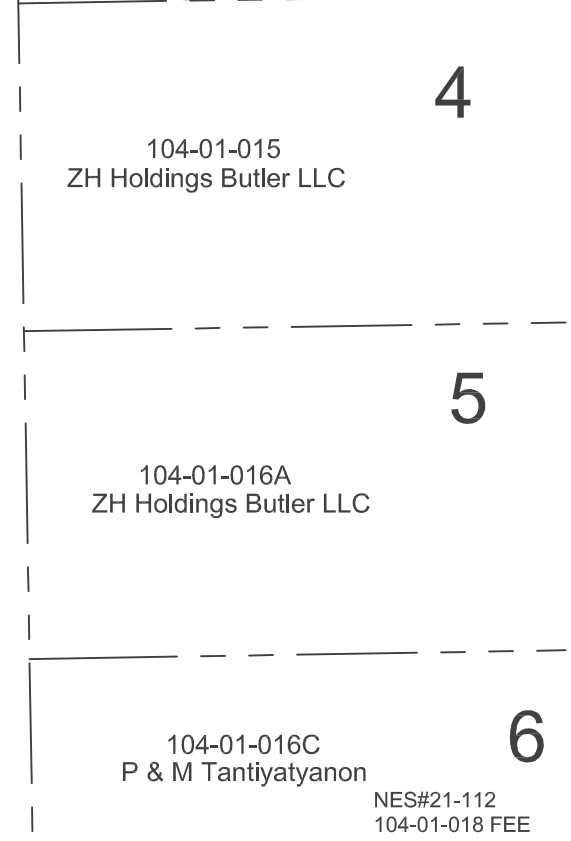
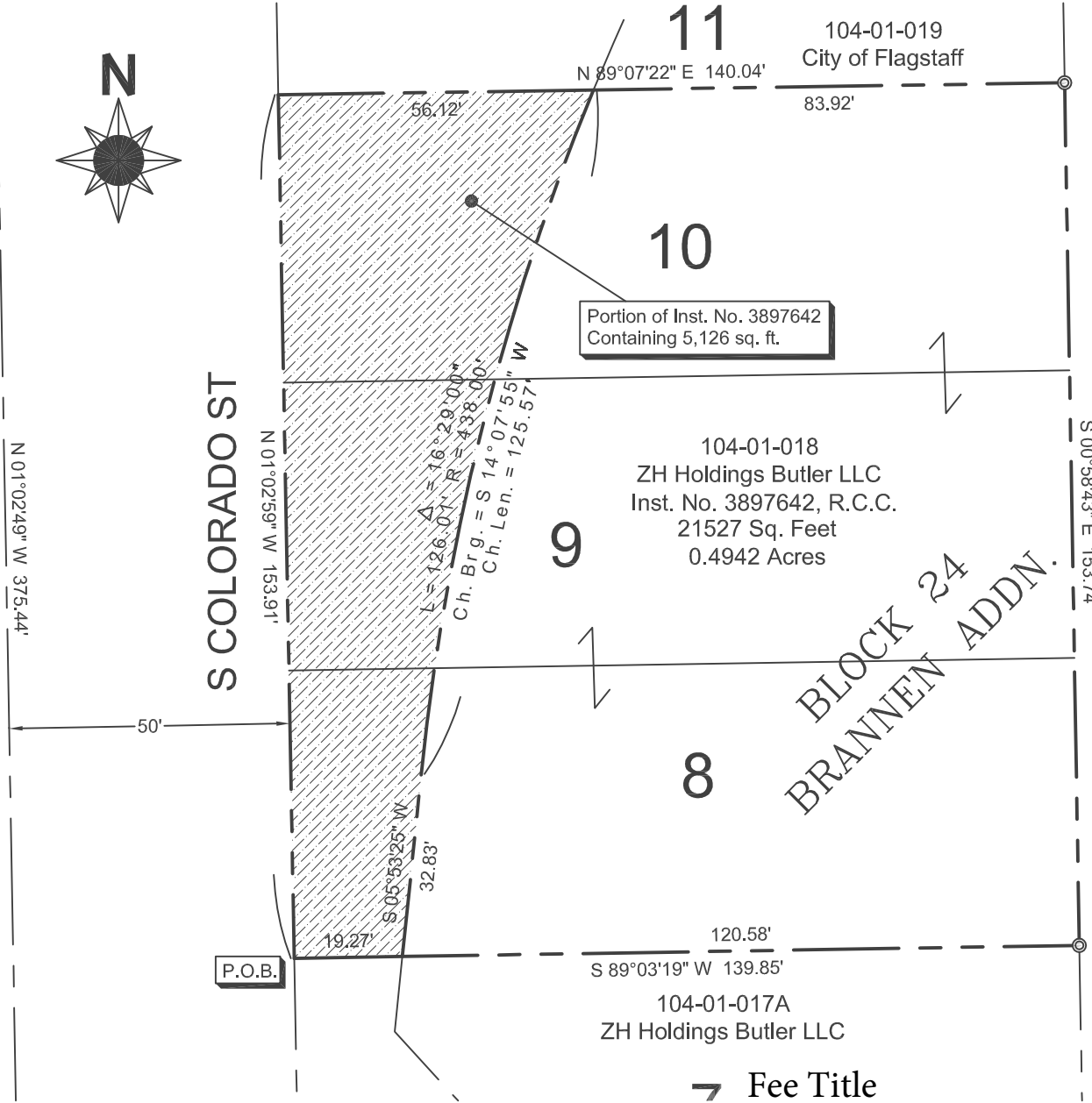
thence S 05° 53' 25" W for a distance of 32.83 feet to a point, said point being on the south line of said Lot 8;

thence S 89° 03' 19" W, along the said south line of Lot 8, for a distance of 19.27 feet to the POINT OF BEGINNING;

said parcel of land contains 5,126 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "A-1", which is made a part hereof by this reference.

NES #21-112\_FEE\_104-01-018





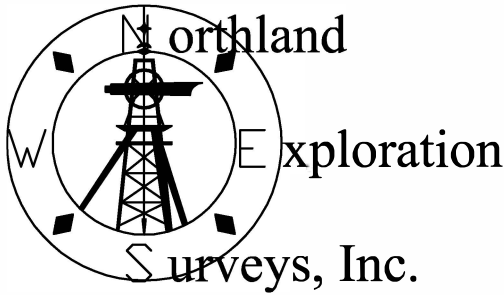
➔ Fee Title

# EXHIBIT "A-1"

528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089  
**NORTHLAND EXPLORATION SURVEYS, INC.**



NES#21-112  
 104-01-018 FEE  
 Crew: NES  
 Drawn: JFW  
 Date: 3-13-2023  
 S22 T21N R7E



# EXHIBIT "B"

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lot 7, Revised Plat of Brannen Addition to the City of Flagstaff, as recorded in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

## LEGAL DESCRIPTION:

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lot 7, Block 24 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 7, Block 24 of the Revised Plat of Brannen Addition, thence N 01° 02' 59" W [Basis of Bearings] along the west line of said Lot 7, for a distance of 51.30 feet to the Northwest corner of said Lot 7;

thence N 89° 03' 19" E, along the North line of said Lot 7, for a distance of 19.27 feet to a point;

thence S 05° 53' 25" W for a distance of 13.46 feet to a point;

thence S 42° 32' 42" E for a distance of 41.90 feet to a point;

thence N 89° 01' 11" E for a distance of 36.83 feet to a point of curvature;

thence Southeasterly, along a curve to the right, having a central angle of 13° 56' 17" and a radius of 68.77 feet, for a distance of 16.73 feet, the chord of said curve bears S 84° 00' 41" E a distance of 16.69 feet to a point of tangency;

thence S 77° 02' 32" E for a distance of 4.96 feet to a point of curvature;

thence Southeasterly, along a curve to the left, having a central angle of 2° 01' 25" and a radius of 111.42 feet, for a distance of 3.94 feet, the chord of said curve bears S 78° 03' 14" E a distance of 3.94 feet to a non-tangent point, said point on the north line of that parcel of land described in Docket 1138, Page 871, R.C.C.;

thence S 89° 01' 58" W, along the said north line of Docket 1138, Page 871 R.C.C., for a distance of 86.40 feet to a point, said point being on the east line of that parcel of land described in Docket 979, Page 771, R.C.C.;

thence S 25° 27' 21" E, along the said east line of Docket 979, Page 771 R.C.C., for a distance of 2.75 feet to a point, said point being on the North Right-of-way line of Butler Avenue as shown on the said Revised plat of Brannen Addition;

thence S 89° 01' 58" W, along the said North Right-of-way line, for a distance of 22.18 feet to the POINT OF BEGINNING;

said parcel of land contains 1,690 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "B-1", which is made a part hereof by this reference.

NES #21-112\_FEE\_104-01-017A





104-01-018  
ZH Holdings Butler LLC

104-01-015  
ZH Holdings Butler LLC

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 05°53'25" W	13.46'
L2	N 89°01'11" E	36.83'
L3	S 77°02'32" E	4.96'
L4	S 25°27'21" E	2.75'
L5	S 89°01'58" W	22.18'

8

BLOCK 24  
BRANNEN ADDN.

5

104-01-016A  
ZH Holdings Butler LLC

N 89°03'19" E 139.85'

104-01-017A  
ZH Holdings Butler LLC  
Inst. No. 3897642, R.C.C.  
6873 Sq. Feet

7

104-01-016C  
P & M Tantiyatya

S 00°58'43" E 48.75'

N 01°02'59" W 51.30'

19.27' L1

Easement per  
Docket 979,  
Page 771

S 42°32'42" E  
41.90'

L2 S 89°01'58" W 86.40'

C1

L3

S 89°01'58" W 139.78'

2.50'  
Strip of land per  
Docket 1138,  
Page 871

P.O.B.

Portion of Inst. No. 3897642  
Containing 1,690 sq. ft.

\*Centerline controlling Brannen Addn. to North\*  
N 89°01'58" E 386.99'

Fd AC 54403  
S 25°54'16" E  
9.95'

Fd AC in HH  
Fd BC in HH

\*Centerline controlling Aspen Place to South\* N 89°18'30" E 300.43'

Fee Title E BUTLER AVENUE

EXHIBIT "B-1"

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.73'	68.77'	13°56'17"	S 84°00'41" E	16.69'
C2	3.94'	111.42'	2°01'25"	S 78°03'14" E	3.94'



50' RW

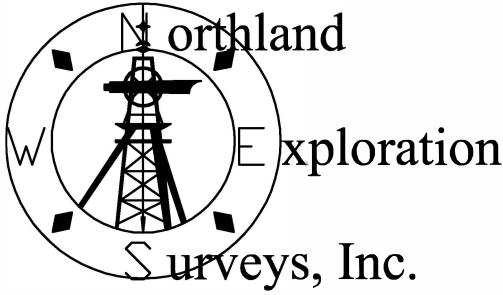
NES#21-112  
104-04-017A FEE  
Crew: NES  
Drawn: JFW  
Date: 3-13-2023  
S22 T21N R7E

SCALE: 1" = 30'



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089

NORTHLAND EXPLORATION SURVEYS, INC.



# EXHIBIT "C"

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lot 7, Revised Plat of Brannen Addition to the City of Flagstaff, as recorded in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

## LEGAL DESCRIPTION:

A portion of Parcel 4 of Inst. No. 3897642, Records of Coconino County, being a portion of Lot 7, Block 24 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

FROM the Northeast corner of said Lot 7, Block 24 of the Revised Plat of Brannen Addition, thence S 00° 58' 43" E [Basis of Bearings] along the east line of said Lot 7, for a distance of 28.14 feet to the TRUE POINT OF BEGINNING;

thence continue S 00° 58' 43" E, along the said east line of Lot 7, for a distance of 20.61 feet to a point, said point being the northeast corner of that parcel of land described in Docket 1138, Page 871, R.C.C.;

thence S 89° 01' 58" W, along the north line of said parcel recorded in Docket 1138, Page 871, R.C.C., for a distance of 21.73 feet to a point;

thence N 00° 58' 49" W for a distance of 20.60 feet to a point;

thence N 89° 01' 11" E for a distance of 21.73 feet to the TRUE POINT OF BEGINNING;

said parcel of land contains 448 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "C-1" which is made a part hereof by this reference.

NES #21-112\_TCE\_104-01-017A



*Kenneth A Krenke*

REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 14671  
 KENNETH A KRENKE  
 03/17/2023  
 Date Signed  
 ARIZONA, U.S.A.

104-01-018  
 ZH Holdings Butler LLC

104-01-015  
 ZH Holdings Butler LLC

8

BLOCK 24  
 BRANNEN ADDN.

5

104-01-016A  
 ZH Holdings Butler LLC

S COLORADO ST

N 89°03'19" E 139.85'

Easement per  
 Docket 979,  
 Page 771

104-01-017A  
 ZH Holdings Butler LLC  
 Inst. No. 3897642, R.C.C.  
 6873 Sq. Feet

7

TPOB

L2

L1

21.73'

Portion of Inst. No. 3897642  
 Containing 448 sq. ft.

104-01-016C  
 P & M Tantiyatyanon

N 01°02'59" W 51.30'

N 01°02'49" W 375.44'

50' RW

37.50'

Strip of land per  
 Docket 1138,  
 Page 871

S 89°01'58" W 118.74'

\*Centerline controlling Brannen Addn. to North\*  
 N 89°01'58" E 386.99'

Fd AC 54403

S 25°54'16" E  
 9.95'

Fd AC in HH

Fd BC in HH

\*Centerline controlling Aspen Place to South\* N 89°18'30" E 300.43'

Temporary Construction Easement E BUTLER AVENUE

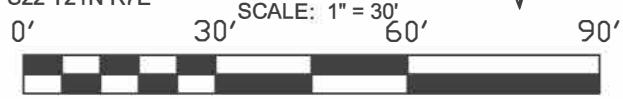
EXHIBIT "C-1"

LINE TABLE:

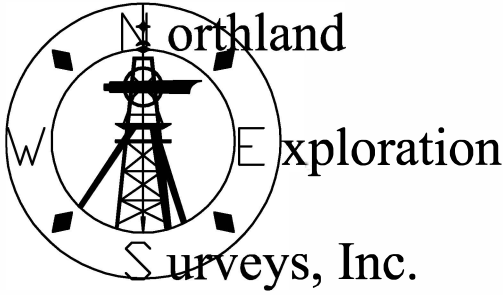
LINE	BEARING	DISTANCE
L1	N 00°58'49" W	20.60'
L2	N 89°01'11" E	21.73'
L3	S 25°27'21" E	2.75'
L4	S 89°01'58" W	22.18'

Crew: NES  
 Drawn: JFW  
 Date: 3-13-2023  
 S22 T21N R7E

50' RW



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089  
 NORTHLAND EXPLORATION SURVEYS, INC.



# EXHIBIT "D"

A portion of Inst. No. 3950343, Records of Coconino County, being a portion of Lot 11, Revised Plat of Brannen Addition to the City of Flagstaff, as recorded in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

## LEGAL DESCRIPTION:

A portion of Inst. No. 3950343, Records of Coconino County (R.C.C.) (R1), being a portion of Lot 11 Block 24 of Brannen Addition as recorded in Book 1, Page 42, R.C.C. (R2), situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

FROM the northeast corner of Lot 12, Block 24 of Brannen Addition (R2), said point being a found 1/2" rebar, thence S 00° 58'43" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the east line of Inst. No. 3922305 (R3), for a distance of 61.50 feet to a point, said point being 10.25 feet southerly of the line common to said Lot 11 and Lot 12 (R2), said point also being on the line common to said Inst. No. 3950343 (R1) and Inst. No. 3922305, R.C.C., said point being the TRUE POINT OF BEGINNING;

thence continue S 00° 58' 43" E, along the east line of said Lot 11 (R2), for a distance of 41.00 feet to a point, said point being the southeast corner of said Lot 11, also being the southeast corner of Inst. No. 3950343 (R1), from which a found cap marked RLS 59307 bears N 87° E for 1.2';

thence S 89° 07' 22" W, along the south line of said Lot 11 (R2), for a distance of 83.92 feet to a non-tangent point of curvature;

thence northeasterly along a curve to the right, having a central angle of 5° 59' 09" and a radius of 438.00 feet, for a distance of 45.76 feet, the chord of said curve bears N 25° 22' 00" E for 45.74 feet to a non-tangent point, said point being on northerly line of said Inst. No. 3950343 (R1);

thence N 89° 08' 42" E, along the said north line (R1), for a distance of 63.62 feet to the POINT OF BEGINNING,

said parcel of land contains 3,044 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "D-1" which is made a part hereof by this reference.



# EXHIBIT "D-1"

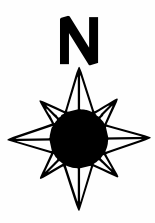
NES#21-112  
 104-01-019  
 Crew: NES  
 Drawn: JFW  
 Date: 12-05-2023  
 S22 T21N R7E

A portion of Section 22, Township 21 North, Range 7  
 East, Gila and Salt River Meridian, Coconino County,  
 Arizona

**Fee Title**

Fd alum. cap in Handhole  
 bearing S 78° W 0.7'±  
 from centerline-centerline position

N 89°10'02" E 387.90'



N 01°02'49" W 375.44'

S COLORADO ST

30' R/W

BRANNEN AVE

N 89°10'02" E 118.28'

Fd 1/2" rbr

Fd cap illeg.

N 01°02'59" W 102.60'

104-01-020D  
 City of Flagstaff  
 Inst. No. 3922305

12

104-01-019  
 City of Flagstaff  
 Inst. No. 3950343

11

A portion of Inst. No.  
 3950343 containing  
 3,044 sq. ft.

104-01-014A  
 ZH Holdings Butler LLC

S 89°07'22" W 56.12'

Fd cap 59307 bears  
 S 22° E 0.8'± from  
 calc. corner position

10

Fd cap 59307 that bears  
 N 87° E 1.2'± from calculated  
 corner position

9

104-01-018  
 ZH Holdings Butler LLC

104-01-015  
 ZH Holdings Butler LLC

8

104-01-016A  
 ZH Holdings Butler LLC

BLOCK 24  
 BRANNEN ADDN.

50' R/W

Fd AC 54403



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 00°58'43" E	61.50'
L2	S 00°58'43" E	41.00'
L3	S 89°07'22" W	83.92'
L4	N 89°08'42" E	63.62'

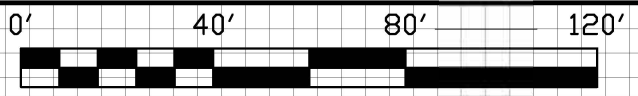
CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.76'	438.00'	5°59'09"	N 25°22'00" E	45.74'

Scale: 1" = 40'

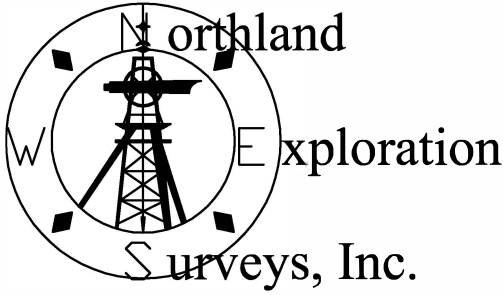
Date: 12/05/2023

Job No. 21-112



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058

**NORTHLAND EXPLORATION SURVEYS, INC.**



# EXHIBIT "E"

A portion of Inst. No. 3922305, Records of Coconino County, being a portion of Lot 11 and 12, Revised Plat of Brannen Addition to the City of Flagstaff, as recorded in Book 1, Page 42, R.C.C., situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona

## LEGAL DESCRIPTION:

A portion of Inst. No. 3922305, Records of Coconino County (R.C.C.) (R1), being a portion of Lot 11 and Lot 12 of Block 24 of Brannen Addition as recorded in Book 1, Page 42, R.C.C. (R2), situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 12, Block 24 of Brannen Addition, said point being a found 1/2" rebar, thence S 00° 58'43" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the east line of said Inst. No. 3922305 (R1), for a distance of 61.50 feet to a point, said point being 10.25 feet southerly of the line common to said Lot 11 and Lot 12 (R2), said point also being on the line common to said Inst. No. 3922305 (R1) and Inst. No. 3950343, R.C.C.;

thence S 89° 08' 42" W, along the said south line of Inst. No. 3922305 (R1), for a distance of 63.62 feet to a non-tangent point of curvature;

thence northeasterly along a curve to the right, having a central angle of 9° 43' 31" and a radius of 438.00 feet, for a distance of 74.35 feet, the chord of said curve bears N 33° 13' 20" E for 74.26 feet to a non-tangent point, said point being on the north line of said Lot 12, also being on the north line of said Inst. No. 3922305 (R1);

thence N 89° 10' 02" E, along the said north line (R1), for a distance of 21.88 feet to the POINT OF BEGINNING,

said parcel of land contains 2,707 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "E-1" which is made a part hereof by this reference.



# EXHIBIT "E-1"

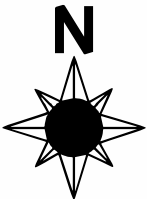
NES#21-112  
 104-01-020D  
 Crew: NES  
 Drawn: JFW  
 Date: 12-05-2023  
 S22 T21N R7E

A portion of Section 22, Township 21 North, Range 7  
 East, Gila and Salt River Meridian, Coconino County,  
 Arizona

## Fee Title

Fd alum. cap in Handhole  
 bearing S 78° W 0.7'±  
 from centerline-centerline position

N 89°10'02" E 387.90'



N 01°02'49" W 375.44'

S COLORADO ST

N 01°02'59" W 102.60'

30' R/W

BRANNEN AVE

N 89°10'02" E 118.28'

12

104-01-020D  
 City of Flagstaff  
 Inst. No. 3922305

S 89°08'42" W 76.47'

11

104-01-019  
 City of Flagstaff  
 Inst. No. 3950343

S 89°07'22" W 140.04'

Fd cap 59307 bears  
 S 22° E 0.8'± from  
 calc. corner position

10

2707 Sq. Feet  
 0.0622 Acres

9

104-01-018  
 ZH Holdings Butler LLC

8

104-01-014A  
 ZH Holdings Butler LLC

104-01-015  
 ZH Holdings Butler LLC

104-01-016A  
 ZH Holdings Butler LLC

BLOCK 24  
 BRANNEN ADDN.

Fd AC 54403



### LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 00°58'43" E	61.50'
L2	S 89°08'42" W	63.62'
L3	N 89°10'02" E	21.88'

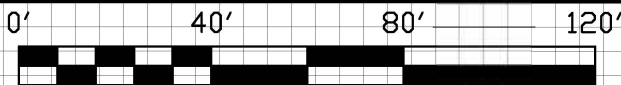
### CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.35'	438.00'	9°43'31"	N 33°13'20" E	74.26'

Scale: 1" = 40'

Date: 12/05/2023

Job No. 21-112



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058

**NORTHLAND EXPLORATION SURVEYS, INC.**