

PURCHASE AGREEMENT

Title Company Pioneer Title Agency
 Address 100 North Elden Street
 City Flagstaff Arizona
 Escrow Officer Cabrina Zweifel
 Escrow No. 70517100-005-CWW
 Grantor ZH Holdings Butler, LLC, an Arizona limited liability company
 Mailing Address 3325 North Antler Xing, Flagstaff, AZ 86001
 Phone 510-331-3380 Email david@squarepegaz.com

Date _____
 (to be completed by Title Company, if applicable)
 Zip Code 86001
 Phone 928-779-6523
 Email Cabrina.Zweifel@ptaaz.com

Grantee: CITY OF FLAGSTAFF (the "City")
 Mailing Address: 211 West Aspen, Flagstaff, AZ 86001

The CITY shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:

Escrow Fees	_____	
Title Policy Fees	_____	
TOTAL ESCROW & TITLE FEES		<u>\$0.00</u>
Recording Fees		
Deed	_____	
Easement	_____	
Release	_____	
TOTAL RECORDING FEES		<u>\$0.00</u>
Other Charges		
Release Fees	_____	
Title Report Fee	_____	
Prorated Taxes/Dates	_____	
TOTAL OTHER CHARGES		<u>\$0.00</u>
Subtotal Fees		<u>\$0.00</u>
Title Report Credit (-)		
Total Closing Costs		<u>\$0.00</u>
Land*		<u>\$197,664.00</u>
TCE		<u>\$ 1,299.00</u>
COF Land Exchange		<u>\$(167,011.00)</u>
Total Purchase Price		<u>\$ 31,952.00</u>
TOTAL WARRANT**		<u>\$0.00</u>

Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):

Total Acquisition of Grantor's Property: Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3rd Monday of August each year. Escrow Agent shall withhold the prorated amounts from each party and pay the lien of the current year's taxes in full.

Partial Acquisition of Grantor's Property: Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of the City, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within City's partial acquisition, and any Certificate(s) of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

Easement(s): Consent to permanent easement(s) by secured party(ies).

Other Disbursements:

Security Deposits and Prepaid Rents, if Applicable: Grantor agrees to return all security deposits and prepaid rents directly to lessee(s) outside of escrow.

Possession Date: Close of escrow/date of recording.

Special Conditions Right of Way Contract Yes No

Entry Agreement*** Yes No

***** If yes, City shall pay statutory interest on the "Total Purchase Price" from _____ to the close of escrow/date of recording directly to Grantor by separate warrant.**

Special Instructions/Information: City of Flagstaff to Exchange 5,759 sq.ft. of property (Attached Exhibits D & E) that has an estimated value of \$167,011.00, based on the unit value of the adjoining parcel.

*Title policy fees based on this amount only.
 **Sum of "Total Closing Costs" and "Total Purchase Price" only.

THE GRANTOR, having executed a conveyance of hereof and all property rights to the GRANTEE in a certain conveyance dated _____ described in Exhibits A, B and C attached hereto and made a part hereof, and having delivered same to the above Title Company as Escrow Agent, said agent is directed to deliver said conveyance to the CITY OF FLAGSTAFF; title to said property to pass upon the acceptance of delivery and possession by the CITY OF FLAGSTAFF.

THIS PURCHASE AGREEMENT SHALL SERVE AS THE ESCROW INSTRUCTIONS

The Escrow Agent shall first apply the purchase price on deposit to satisfy such taxes, mortgage claims, leasehold interests, special assessments, fines, fees or charges to be paid to the homeowner’s association and other encumbrances as may be authorized for payment, and the balance thereof shall be paid in accordance with the terms hereof. If the subject property is encumbered with Covenants, Conditions and Restrictions, the Escrow Agent shall send a Notice of Pending Sale pursuant to A.R.S. 33-1806.

The escrow agent shall deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto. It is further understood and agreed that the Title Company shall not be responsible for any liens or encumbrances not of record at the closing of escrow.

The Grantor agrees that should further encumbrances be attached to this property subject to this transaction during the escrow period, including but not limited to, monetary liens, leases, easements and permits, Grantor shall remain responsible for any damages in the event of non-compliance.

The Grantor is to notify the City of Flagstaff of the date Grantor intends to vacate the subject property.

The City will pay the costs of any escrow services and/or title insurance desired by it, but may, at its option, waive escrow and/or title insurance. Upon such waiver, the references to Title Company, Escrow Agent, and title insurance herein are not applicable. If this transaction is not handled through a title company, the conveyance will be delivered direct to the City of Flagstaff and payment will be made direct from the Grantee to the Grantor after approval and acceptance by the City of Flagstaff and the final filing and recording of the documents.

The Escrow Agent is to request the Grantor acknowledge receipt of the amount shown on the closing statement as due Grantor. Either a copy of this request or a copy of a signed receipt is to be retained in the escrow file.

The City of Flagstaff will be furnished a copy of the Grantor’s closing statement with the following certification signed by an authorized officer: “This is to certify this is a true and correct statement of disbursement of funds collected from the City of Flagstaff”

The City is acquiring Grantor’s property through its right of eminent domain under threat of condemnation; therefore, it is not a voluntary sale in the ordinary course of real estate negotiation. Further, the settlement herein is in lieu of condemnation and not admissible as evidence of value, nor for any other evidentiary purpose, in conjunction with any judicial or administrative proceeding.

GRANTOR SUBSURFACE IMPROVEMENT TOWNMENT

1. I am am not aware of the presence of any subsurface improvements (e.g., septic systems, storm cellars, ground wells) within the area of acquisition. If aware of such improvements, please provide any information that may assist in locating same.
2. Well(s) Yes No Well Registration No(s): 55-
3. Irrigation Water Rights Yes No **IGR Number:** 58-
4. Well is located within the acquisition area, outside the acquisition area.
- 5.

(NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate for escrow to transfer, if available)

The Escrow Agent is to process and record the transfer of the well or irrigation water rights located within the acquisition area to the County.

Yes No Addendum attached hereto and made part hereof.

Notice of Pending Sale pursuant to A.R.S 33-1806.

GRANTOR: ZH Holding Butler, LLC, an Arizona limited liability company

By: _____
David Hayward, As It's Manager Date

Print Date

Accepted _____ Date _____
ESCROW OFFICER

Grantee: City of Flagstaff, an Arizona municipal corporation

Addendum to the Purchase Agreement

Between
City of Flagstaff
And
Z H Holding Butler, LLC

1. Z H Holding Butler, LLC agrees to sell to the City of Flagstaff, 6,816 square feet of fee simple land in the amount of \$197,664.00 and a 448 square foot Temporary Construction Easement in the amount \$1,299.00 for a term of one year. (as shown on exhibit A & B)
2. As part of this Agreement, The City of Flagstaff agrees to exchange to Z H Holding Butler, LLC 5,759 square feet of fee simple land in the amount of \$167,011.00 (value was established base on the unit value of the adjoining parcel, \$29.00/s.f.). See attached Exhibits C & D.

Fee Acq Area. - 104-01-017A & 018	Exhibits A and B	6,816 sqft	\$197,664.00
TCE – Acq Area - 104-01-017A	Exhibit C	448 sqft	\$ 1,299.00
Fee ExchangeArea - 104-01-019 & 020D	Exhibits D and E	5,759 sqft	- \$167,011.00
Total to be paid to Z H Holdings			\$ 31,952.00

3. The escrow agent shall deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto.
4. The City will pay all typical escrow service fees and or title insurance.
5. It is further understood and agreed that this TCE shall commence upon written notice from Grantee or its general contractor of the start of construction and shall terminate 30 days after City of Flagstaff's final acceptance of the Project improvements and restoration of the disturbed area within the easement or one year from construction, whichever occurs first. Subject to Grantor's agreement not to be unreasonably withheld, Grantee reserves the right to extend the term of this easement for up to one additional year to complete construction and/or warranty work. If the easement needs to be extended, the Grantee shall pay a monthly amount of \$109.00 for each month of the term extension period. Any payment for extension of time of the TCE will be paid outside of escrow.
6. All parties have the authority to enter into this Agreement and have the authority and power to enter into this Agreement to consummate this transaction.
7. This entire Agreement together with any attachments shall supersede any and all other prior written understandings and agreements, either written or oral.
8. All conveyances shall be by special warranty deed.

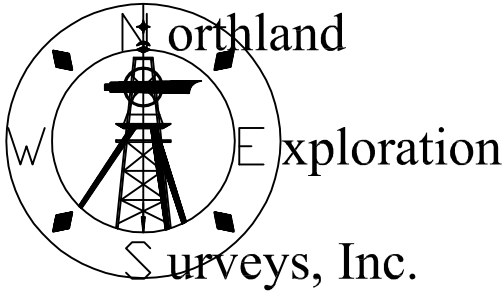


EXHIBIT "A"

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;

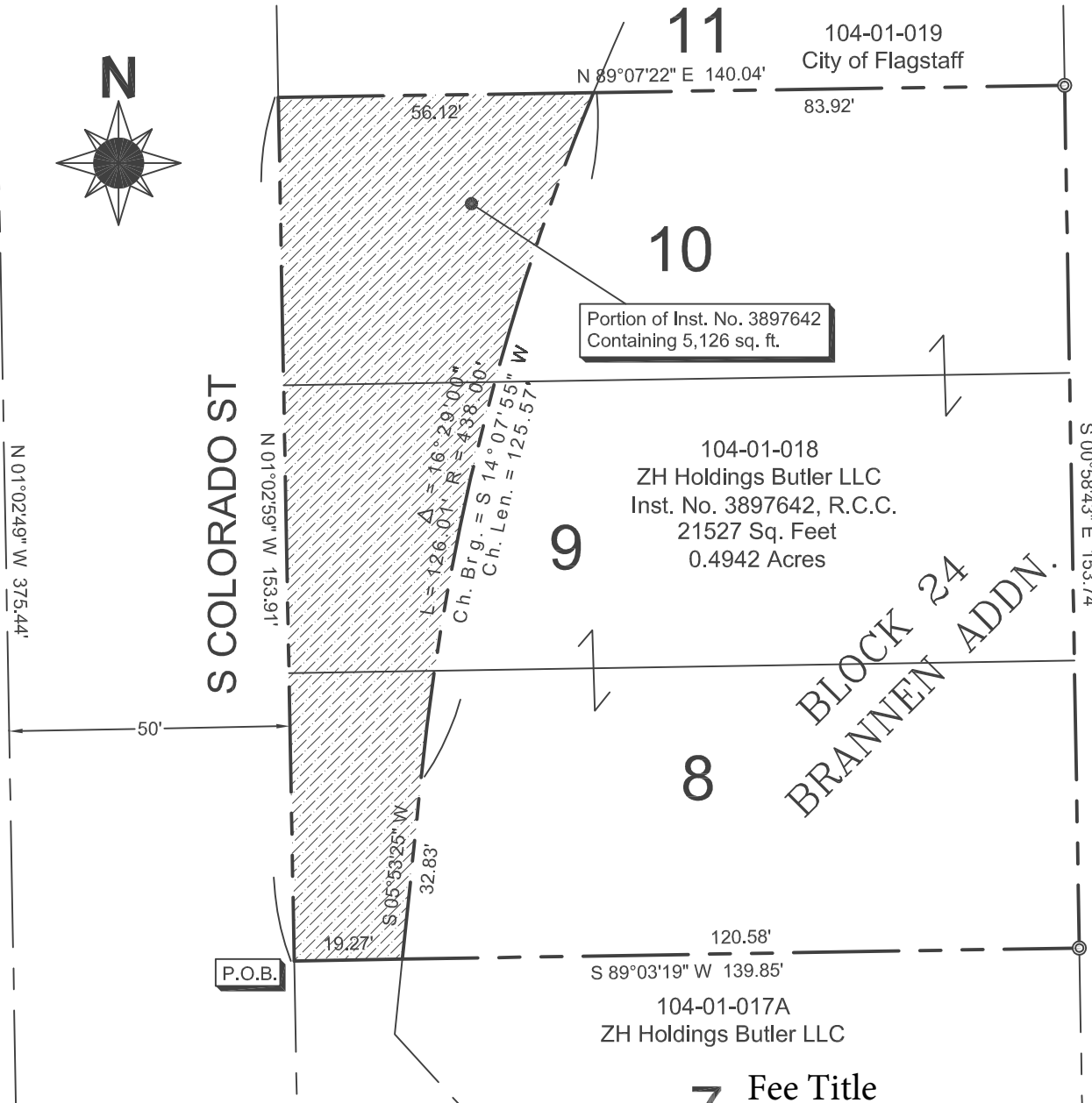
thence S 05° 53' 25" W for a distance of 32.83 feet to a point, said point being on the south line of said Lot 8;

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





BLOCK 24
BRANNEN ADDN.

➔ Fee Title

EXHIBIT "A-1"



3

4

104-01-015
ZH Holdings Butler LLC

5

104-01-016A
ZH Holdings Butler LLC

6

104-01-016C
P & M Tantiyatyanon

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

SCALE: 1" = 30'



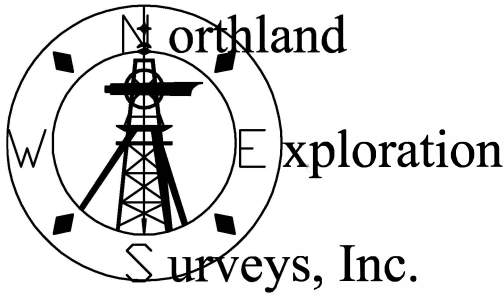


EXHIBIT "B"

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
S 89°01'58" W 139.78'

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.

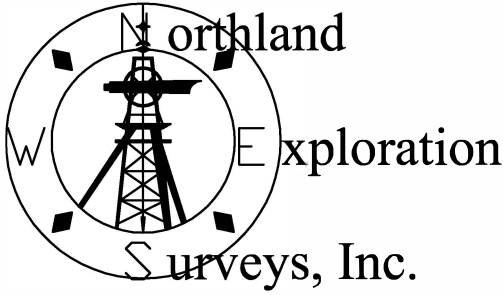


EXHIBIT "C"

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

5

BLOCK 24
 BRANNEN ADDN.

104-01-016A
 ZH Holdings Butler LLC

S COLORADO ST

N 89°03'19" E 139.85'

50' RW

Easement per
 Docket 979,
 Page 771

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

TPOB

L2

S 00°58'43" E 48.75'

20.61'

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

104-01-016C
 P & M Tantiyatyanon

7

S 89°01'58" W 118.74'

N 01°02'59" W 51.30'

N 01°02'49" W 375.44'

Strip of land per
 Docket 1138,
 Page 871

37.50'

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

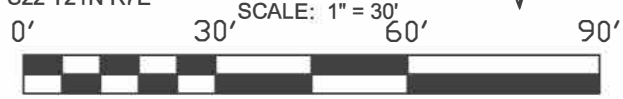
EXHIBIT "C-1"

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.

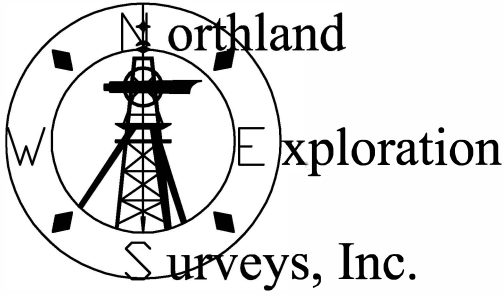


EXHIBIT "D"

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"

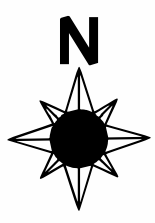
NES#21-112
 104-01-019
 Crew: NES
 Drawn: JFW
 Date: 12-05-2023
 S22 T21N R7E

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 01°02'59" W 102.60'

N 89°10'02" E 118.28'

12

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

Fd 1/2" rbr

Fd cap illeg.

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

BLOCK 24
 BRANNEN ADDN.

104-01-015
 ZH Holdings Butler LLC

8

104-01-016A
 ZH Holdings Butler LLC



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'

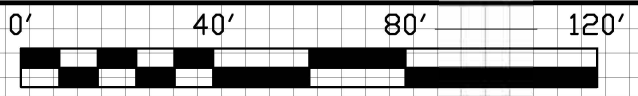
CURVE DATA:

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.

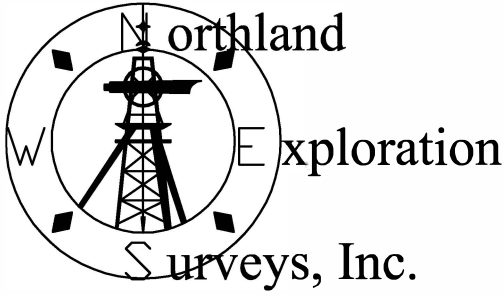


EXHIBIT "E"

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"

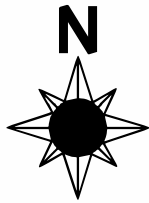
NES#21-112
 104-01-020D
 Crew: NES
 Drawn: JFW
 Date: 12-05-2023
 S22 T21N R7E

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

2707 Sq. Feet
 0.0622 Acres

S 89°07'22" W 140.04'

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

10

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 1/2" rbr
 POB

Fd cap illeg.

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



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