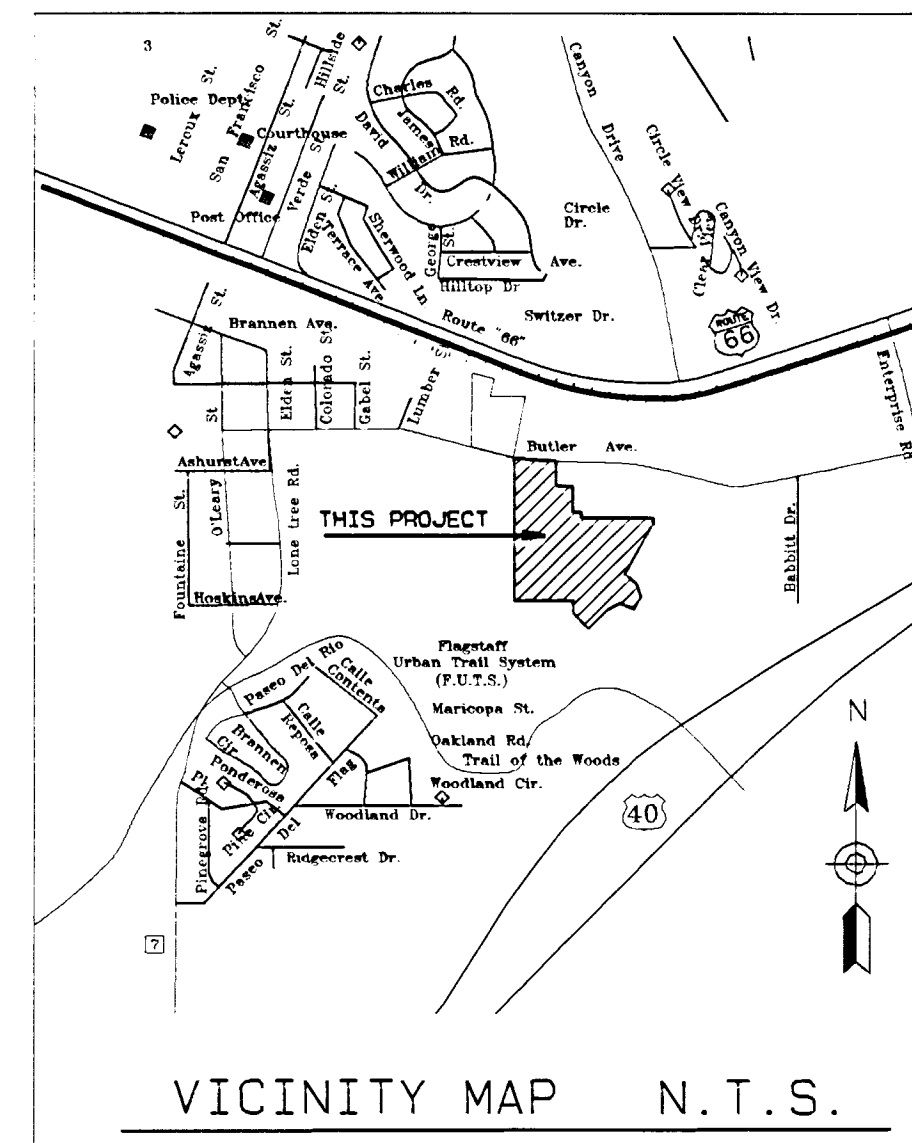
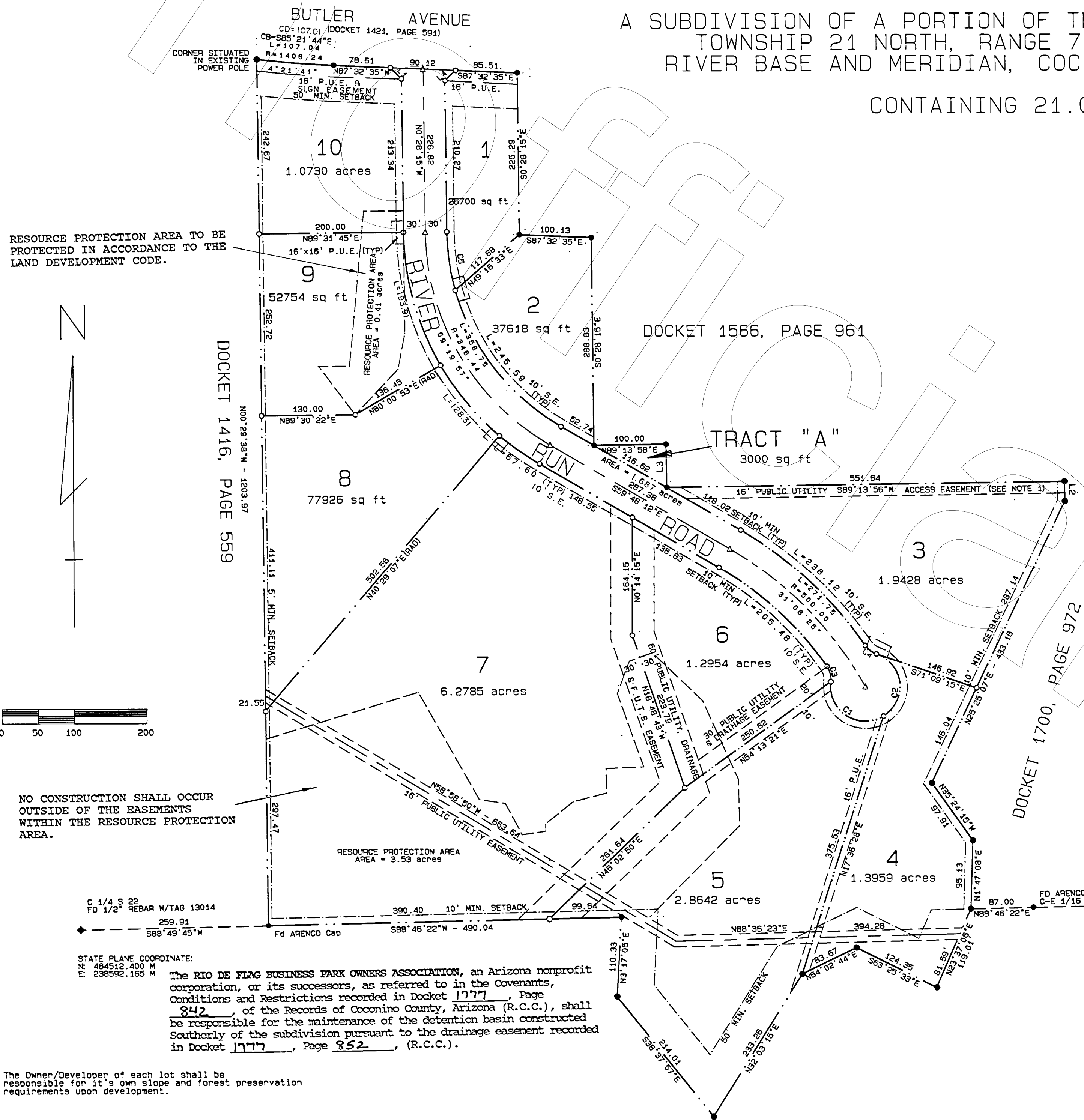


FINAL PLAT OF RIO DE FLAG BUSINESS PARK

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 22
TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

CONTAINING 21.083 ACRES



LINE	DISTANCE	BEARING
L1	21.78	N44°00'25"W
L2	27.88	N0°48'02"W
L3	20.69	N45°59'35"E

CURVE	DELTA	RADIUS	ARC LENGTH
SPR1	129°37'44"	48.00	108.60
SPR2	129°37'44"	48.00	108.60
SPR3	14°51'51"	316.44	82.09

NOTES:
1. The Owner/Developer of Lot 3 shall have the option to re-align the 36 foot Public utility easement along the North lot line upon development as long as the new alignment is in agreement with the City of Flagstaff Public Utilities Department.

DEDICATION:
STATE OF ARIZONA - SS
COUNTY OF COCONINO - SS
KNOW ALL MEN BY THESE PRESENTS:
That BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, as "OWNER" has subdivided under the name of RIO DE FLAG BUSINESS PARK, a subdivision situated in the East 1/2 of Section 22, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, as shown and platted hereon and hereby publishes this plat as and for the plat of said RIO DE FLAG BUSINESS PARK and hereby declares that said plat set forth the locations and gives the dimensions of the lots, tracts, easements and streets, constituting the same and that each lot, tract, easement and street shall be known by the number, letter, name or other designation that is given to each respectively on said plat; and that "OWNER" hereby dedicates to the public for use as such, the streets, public utility easements, drainage easements and F.U.T.S. easement as shown on said plat and included in the above described premises. No utility line or facility shall, however, be installed without the prior written consent of the "OWNER" or the Rio De Flag Property Owners Association, which consent shall not be unreasonably withheld. Except for facilities or appliances which are required to be above-ground for safety or regulatory purposes, all utility lines and facilities shall be installed underground. If it becomes necessary for any utility company to excavate or otherwise disturb the real property subject to the easements conveyed herein, including without limitation, streets or any lots depicted on this plat, such utility company shall promptly, at its expense, restore the affected real property to a condition substantially similar to the condition that existed immediately prior to the activity resulting in the site disturbance.

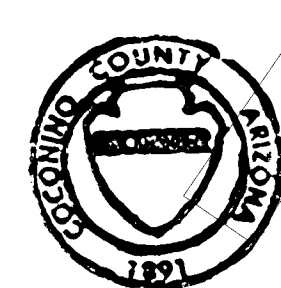
IN WITNESS WHEREOF:
BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, as "OWNER" has hereunto caused its name to be affixed and the same to be attested by the signature of Hilton R. Harris as Vice-President of Finance of BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, hereunto duly authorized.

This 1st day of May, 1995.
BABBITT BROTHERS TRADING COMPANY,
an Arizona corporation.
By: Hilton R. Harris
Hilton R. Harris
Vice President of Finance

ACKNOWLEDGEMENT:
STATE OF ARIZONA - SS
COUNTY OF COCONINO - SS
On this the 1st day of May, 1995, before me, the undersigned notary public, personally appeared Hilton R. Harris, who acknowledged himself to be a Vice-President of Finance of BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, for and on behalf of the BABBITT BROTHERS TRADING COMPANY.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Marsha Green
Notary Public
OFFICIAL SEAL
MARSHA GREEN
NOTARY PUBLIC - STATE OF ARIZONA
COCONINO COUNTY
My commission expires: 2-11-97
My commission expires Feb. 11, 1997.

UTILITY COMPANY APPROVALS:
[Signature] 4/18/95
ARIZONA PUBLIC SERVICE Date
[Signature] 4/24/95
CITIZEN'S UTILITIES Date
Carol Wilson 4/28/95
U.S. WEST Date
[Signature] 4-28-95
FLAGSTAFF CABLE Date

CITY OF FLAGSTAFF APPROVALS:
Steven C. Lane 5/11/95
DEVELOPMENT REVIEW BOARD Date
Ronald A. Spina 6/14/95
CITY ENGINEER Date



IT IS HEREBY CERTIFIED that this plat has been officially approved for record by the City Council of Flagstaff, Arizona on the 4th day of APRIL, 1995.
BY: [Signature]
MAYOR
ATTEST: [Signature]
CITY CLERK

CERTIFICATION:
I hereby certify that this plat and the survey thereon were prepared under my direct supervision and is, to the best of my knowledge and belief, an accurate representation thereof.
[Signature]
KENNETH A. KRENKE
14671
7-22-95
ARIZONA, U.S.A.

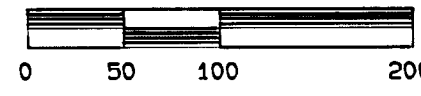
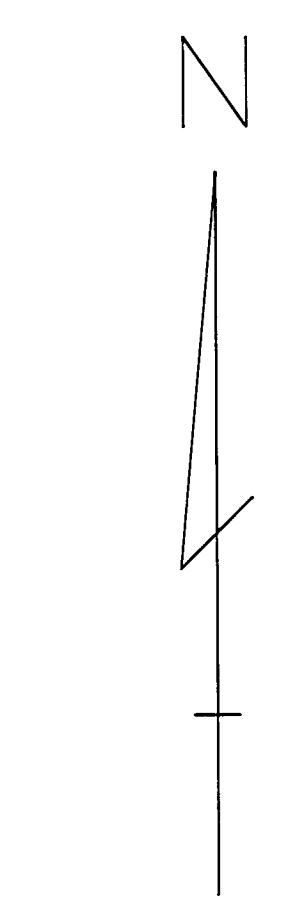
95-16823
RECORDED AT REQUEST OF
City of Flagstaff
DATE 6-16-95 @ 11:38 am.
Case 6 map 32
Records of Coconino County, Arizona
CANDACE OWENS
County Recorder

LEGEND:
◆ - Found Sectional corner as noted.
● - Fd. 1/2" rebar w/Cap 14671 (unless otherwise noted).
△ - Set 3/4" rebar w/Cap 14671 (unless otherwise noted).
○ - Set 1/2" rebar w/Cap 14671 (unless otherwise noted).
P.U.E. - Public Utility Easement.
F.U.T.S. - Flagstaff Urban Trail System.
S.E. - Slope Easement.

OCCUPANCY NOTE:
No certificate of occupancy for any residence may be issued, nor may any residence erected in this subdivision be occupied until the required water, sewer and other essential utilities are installed and an all weather access roadway to residences are constructed and approved or accepted by the City Engineer.

Northland Exploration Surveys, Inc. 528 West Aspen, Flagstaff, Arizona 86001 (520) 774-5058		
SCALE: 1 inch = 100 feet	FINAL PLAT OF RIO DE FLAG BUSINESS PARK	SHEET 1 OF 1
SURVEYOR: K. A. Krenke	situated in the East 1/2 of Section 22 Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.	JOB NO. 88-057
CHECKED: DATE: 7 APR 1995		

RESOURCE PROTECTION AREA TO BE PROTECTED IN ACCORDANCE TO THE LAND DEVELOPMENT CODE.



NO CONSTRUCTION SHALL OCCUR OUTSIDE OF THE EASEMENTS WITHIN THE RESOURCE PROTECTION AREA.

The Owner/Developer of each lot shall be responsible for its own slope and forest preservation requirements upon development.

OWNER/DEVELOPER
BABBITT BROTHERS TRADING COMPANY
P.O. Box 1328
Flagstaff, AZ 86002
Contact: Hilton R. Harris
Telephone: (520) 773-4295

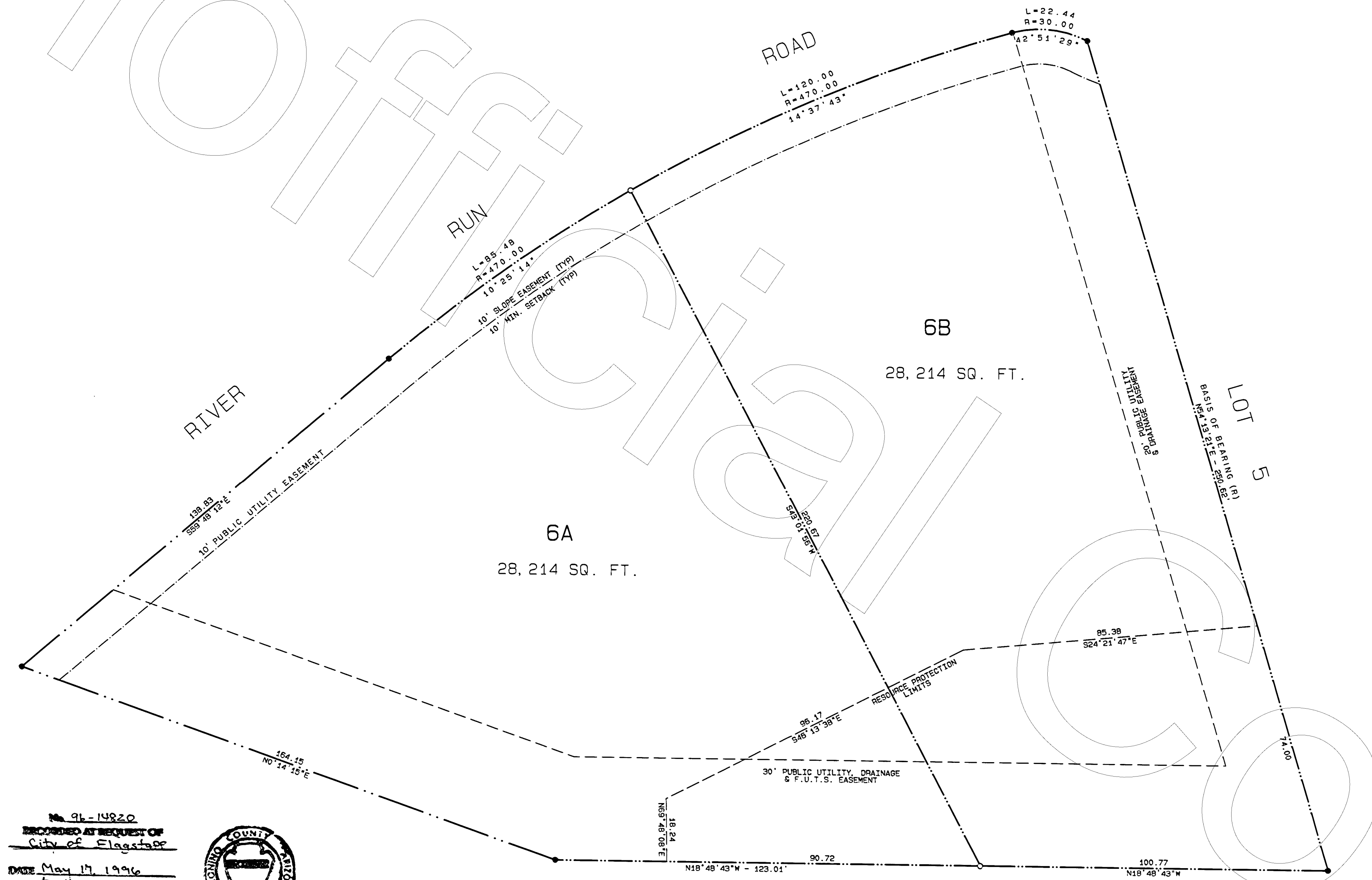
ENGINEER:
Turner Engineering, Inc.
528 West Aspen Avenue,
Flagstaff, AZ 86001
(520) 779-1814

BASIS OF BEARING:
From the East 1/4 of Section 22 to the Northeast corner of Section 22, Township 21 North, Range 7 East: N 0°46'00" W per Docket 521, Page 231.

Except for construction and improvements by governmental entities and certificated public utilities, construction and improvements within utility easements shall be limited to only the following:
a. wood, wire or removable section-type fencing;
b. construction, structures or building expressly approved in writing by all public utilities which use or shall use the utility easement.

MINOR LAND DIVISION MAP FOR BABBITT BROTHERS TRADING COMPANY

A SPLIT OF LOT 6, RIO DE FLAG BUSINESS PARK AS RECORDED IN CASE 6, MAP 32 OF THE RECORDS OF COCONINO COUNTY, SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.



DEDICATION:
STATE OF ARIZONA - SS
COUNTY OF COCONINO - SS
KNOW ALL MEN BY THESE PRESENTS:
That BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, as OWNER, has divided LOT 6 of RIO DE FLAG BUSINESS PARK, as recorded in Case 6, Map 32 of the Records of Coconino County, Arizona, situated in the Northeast 1/4 of Section 22, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, as shown and platted hereon, and hereby sets forth the location and gives the dimensions of the parcels constituting this division of land.

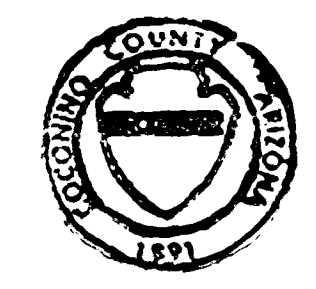
IN WITNESS WHEREOF:
BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, as OWNER, has hereunto caused its name to be affixed and the same to be attested by the signature of Hilton R. Harris as Vice-President of Finance of BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, hereunto duly authorized.
This 2nd day of May, 1996.
BABBITT BROTHERS TRADING COMPANY,
an Arizona corporation.
By: *Hilton R. Harris*
Hilton R. Harris
Vice President of Finance

ACKNOWLEDGEMENT:
STATE OF ARIZONA - SS
COUNTY OF COCONINO - SS
On this the 2nd day of May, 1996, before me, the undersigned notary public, personally appeared Hilton R. Harris, who acknowledged himself to be a Vice-President of Finance of BABBITT BROTHERS TRADING COMPANY, an Arizona corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, for and on behalf of the BABBITT BROTHERS TRADING COMPANY.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 28 February 1998
Steven G. Doss
Notary Public
OFFICIAL SEAL
STEVEN G. DOSS
Notary Public - State of Arizona
COCONINO COUNTY
My Comm. Expires Feb. 28, 1998

NOTE:
All easements, streets, setbacks and resource protection limits are as dedicated on the Final Plat of Rio de Flag Business Park, except the 10' Public Utility Easement along the Northeastly line of Lot 6A, which is hereby dedicated hereon.

96-14820
RECORDED AT REQUEST OF
City of Flagstaff
DATE: May 17, 1996
at 11:58 a.m.
Case 6 MAP 76
Records of Coconino County, Arizona
CANDACE OWENS
County Recorder



LEGAL DESCRIPTION (Original parcel):

Lot 6, Rio de Flag Business Park as recorded in Case 6, Map 32 of the Records of Coconino County, Arizona.

DEVELOPMENT REVIEW BOARD APPROVAL:

IT IS HEREBY CERTIFIED that this Minor Land Division Map has been officially approved for record by the Development Review Board of Flagstaff, Arizona on the 17th day of APRIL, 1996.

Ronald A. Jansen 5/17/96
CITY ENGINEER Date

OWNER/DEVELOPER

BABBITT BROTHERS TRADING COMPANY
P.O. Box 1328
Flagstaff, AZ 86002
Contact: Hilton R. Harris, V.P.
Telephone: (520) 773-4256

CERTIFICATION:

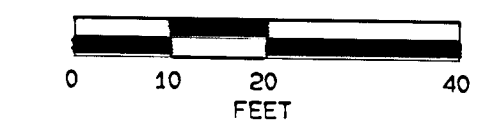
This is to certify that this map and the survey on which it is based was prepared under my direct supervision and is, to the best of my knowledge, an accurate representation thereof.

Kenneth A. Krenke
Kenneth A. Krenke PLS 14671



ASSESSOR'S NUMBER:

104-16-006



REVISIONS:

5/17/96 - KAK

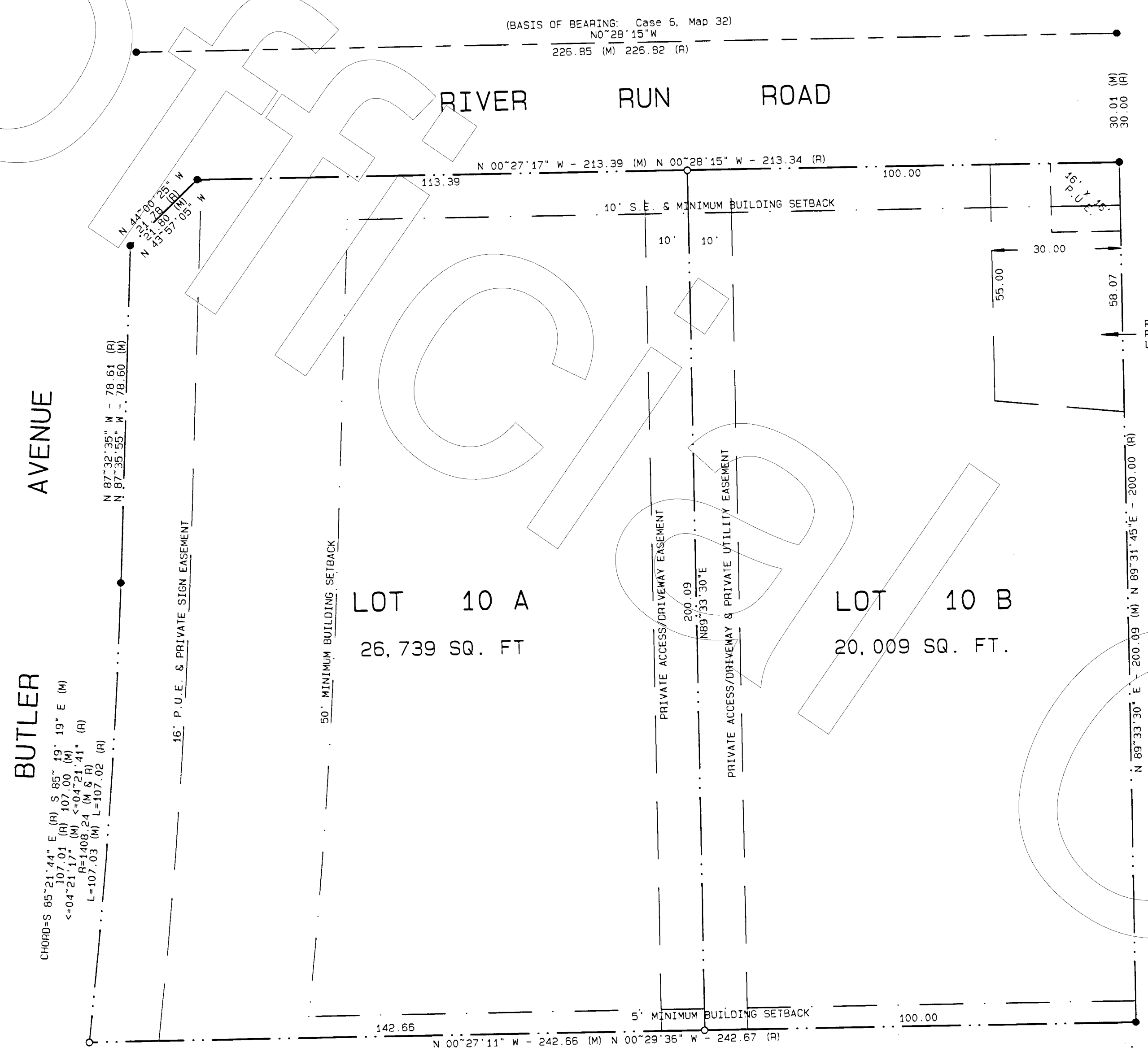
LEGEND:

- (R) - Case 6, Map 32.
- - Found Sectional corner as noted.
- - Found 1/2" rebar w/Cao 14671, unless otherwise noted.
- △ - Set 3/4" rebar w/Cao 14671 (unless otherwise noted).
- - Set 1/2" rebar w/Cao 14671, unless otherwise noted.
- F.U.T.S. - Flagstaff Urban Trail System.

Northland Exploration Surveys, Inc. 528 West Aspen, Flagstaff, Arizona 86001 (520) 774-5058		
SCALE: 1 inch = 20 feet	MINOR LAND DIVISION MAP OF LOT 6	SHEET 1 OF 1
SURVEYOR: K. A. Krenke	Rio de Flag Business Park as recorded in Case 6, Map 32 of the Records of Coconino County, Arizona, situated in the Northeast 1/4 of Section 22, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.	JOB NO. 88-057
CHECKED: DATE: 1 MAY 1996		

SURVEY AND SPLIT MAP OF LOT 10

RIO DE FLAG BUSINESS PARK AS RECORDED IN CASE 6, MAP 32
OF THE RECORDS OF COCONINO COUNTY, SITUATED IN THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
COCONINO COUNTY, ARIZONA.



STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
KNOW ALL MEN BY THESE PRESENTS:
That SUNSET PARTNERS, a California general partnership, as "OWNER",
has divided LOT 10, RIO DE FLAG BUSINESS PARK, as recorded in Case
6, Map 32 of the Records of Coconino County, Arizona, situated in
the Northeast 1/4 of Section 22, Township 21 North, Range 7 East,
Gila and Salt River Base and Meridian, Coconino County, Arizona,
as shown and plotted herein, and hereby sets forth the location and
gives the dimensions of the lots and easements, constituting the same,
and shall be known by the number, name or other designation that is
given respectively on said map, and that the "OWNER" hereby declares
that the "Private Access/Driveway Easement" as shown herein, is
dedicated as a private access/driveway easement, and nothing written
hereon or set forth herein shall be construed to mean or constitute
a dedication to the public of said "Private Access/Driveway Easement".
provided the same is hereby dedicated for private accessway for the
ingress and egress of the property owners and their guests and invitees.
IN WITNESS WHEREOF:
SUNSET PARTNERS, a California general partnership, as "OWNER", has
hereunto caused its name to be affixed and the same to be attested
by the signature of J. C. Gianulias and Ken Laird, general partners
of SUNSET PARTNERS, a California general partnership, hereunto duly
authorized.

This _____ day of _____, 1997.
SUNSET PARTNERS
a California general partnership.
By: *J. C. Gianulias*
General Partner
By: *Ken Laird*
General Partner

ACKNOWLEDGEMENT:
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
On this the 20th day of June, 1997, before
me, the undersigned notary public, personally appeared J. C.
Gianulias, who acknowledged himself to be a general partner of
SUNSET PARTNERS, a California general partnership, and that he,
being authorized so to do, executed the foregoing instrument
for the purposes therein contained, for and on behalf of SUNSET
PARTNERS.
CHRISTINE PARRISH
Notary Public - California
Orange County
My Commission Expires MARCH 05, 2001
My commission expires: 3/5/2001

ACKNOWLEDGEMENT:
STATE OF CALIFORNIA }
COUNTY OF NAPA } SS
On this the 28th day of July, 1997, before
me, the undersigned notary public, personally appeared Ken
Laird, who acknowledged himself to be a general partner of
SUNSET PARTNERS, a California general partnership, and that he,
being authorized so to do, executed the foregoing instrument
for the purposes therein contained, for and on behalf of SUNSET
PARTNERS.
LAURIE JOHNSTONE
Notary Public - California
Napa County
My Commission Expires APRIL 3, 1998
My commission expires: 4/3/98

NOTE:
All setbacks, easements and resource protection
limits are as dedicated on the Final Plat of Rio
de Flag Business Park.

No. 97-23983
Recorded at the request of the City of Flagstaff
on August 28, 1997 @ 3:14 pm
in Case 7 Map 42
of Coconino County, Arizona, Candace Owens, County Recorder.
By: _____ Deputy.

LEGEND:
(R) - Case 6, Map 32
◆ - Found Sectional corner as noted
▲ - Found Cap 14571, unless otherwise noted.
● - Found 1/2" rebar w/Cap 14571, unless otherwise noted.
△ - Set 3/4" rebar w/Cap 14571 unless otherwise noted.
○ - Set 1/2" rebar w/Cap 14571, unless otherwise noted.

LEGAL DESCRIPTION (Original parcel):

Lot 10, Rio de Flag Business Park as recorded in Case 6,
Map 32 of the Records of Coconino County, Arizona.

PLANNING AND ZONING DEPARTMENT APPROVAL:

IT IS HEREBY CERTIFIED that this Survey and Split map
has been officially approved for record by the Planning
and Zoning Department of the City of Flagstaff, Arizona
on the _____ day of _____, 1997.

Mark Soyars 8/28/97
CITY PLANNER Date

OWNER/DEVELOPER

SUNSET PARTNERS
P.O. Box 2990
Newport Beach, CA 92658
Contact: Victor J. Mahoney
(714) 955-3832

ASSESSOR'S NUMBER:
104-16-010

CERTIFICATION:
This is to certify that this map and the survey
on which it is based was prepared under my direct
supervision and is, to the best of my knowledge,
an accurate representation thereof.
Kenneth A. Krenke
KENNETH A. KRENKE
Date Signed _____
ARIZONA, U.S.A.

REVISIONS:

Northland Exploration Surveys, Inc. 528 West Aspen, Flagstaff, Arizona 86001 (520) 774-5058		
SCALE: 1 inch = 20 feet	SURVEY AND SPLIT MAP OF LOT 10	SHEET 1 OF 1
SURVEYOR: EAM JFW		
DRAWN: AJ TEMPLETON		
CHECKED:		
DATE: 18 JUN 1997	Rio de Flag Business Park as recorded in Case 6, Map 32 of the Records of Coconino County, situated in the Northeast 1/4 of Section 22, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.	JOB NO. 97-024

