



SUN STATE TOWERS

AZ09-228 SLICE / AZ2 STONERIDGE

APN: 103-61-001

7061 OLD BLACK CANYON HWY PRESCOTT VALLEY, AZ 86314 YAVAPAI COUNTY

SITE DIRECTIONS

DEPART 1426 N MARVIN ST, GILBERT, AZ 85233, TURN LEFT ONTO W MERRILL AVE. TURN LEFT ONTO N COOPER RD. ROAD NAME CHANGES TO S STAPLEY DR. TURN LEFT ONTO US-60 W TOWARD US-60 WEST. TAKE THE RAMP ON THE RIGHT FOR I-10 / US-60 WEST AND HEAD TOWARD PHOENIX. AT EXIT 150A, BEAR RIGHT ONTO I-17 N / US-60 W TOWARD FLAGSTAFF / I-10 WEST TRUCK ROUTE / I-17 NORTH / US-60 WEST. AT EXIT 262, HEAD RIGHT ON THE RAMP FOR AZ-69 NORTH TOWARD PRESCOTT. KEEP LEFT, HEADING TOWARD PRESCOTT. TURN LEFT ONTO N STONERIDGE DR. TURN LEFT ONTO E OLD BLACK CANYON HWY. ARRIVE AT 7061 OLD BLACK CANYON HWY.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 100'-0" SUN STATE TOWERS MONOPINE
- INSTALL PROPOSED 25'-0"x40'-0"x8'-0" TALL SPLIT-FACE CMU WALL. PAINTED TO MATCH EXISTING SURROUNDING BUILDINGS
- INSTALL PROPOSED ANTENNA MOUNT (DESIGN BY OTHERS)
- INSTALL [12] PROPOSED PANEL ANTENNAS
- INSTALL [12] PROPOSED REMOTE RADIO HEADS
- INSTALL PROPOSED OVP-12
- INSTALL [2] PROPOSED 6X12 HYBRID CABLES
- INSTALL PROPOSED DOG HOUSE
- INSTALL PROPOSED 4'-0"x8'-0" CONCRETE PAD
- INSTALL PROPOSED 4'-0"x12'-0" CONCRETE PAD
- INSTALL PROPOSED RF CABINET
- INSTALL PROPOSED POWER CABINET
- INSTALL PROPOSED GPS ANTENNA
- INSTALL PROPOSED 30KW DIESEL BACK-UP GENERATOR
- INSTALL [9] PROPOSED 4"Ø UNDERGROUND CONDUITS
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

CLIENT / TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [602] 463-9514

PROPERTY OWNER:
UNIVEST-STONERIDGE GOLF LLC
10611 N HAYDEN RD, STE D-105
SCOTTSDALE, AZ 85260
CONTACT: TOM LOWE
PHONE: [480] 363-1648

CARRIER:
VERIZON WIRELESS
2600 W. GERONIMO PL.
CHANDLER, AZ 85224
CONTACT: LUCYANA MARQUEZ
PHONE: [480] 490-8818

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: [480] 664-9588 ext. 230

ENGINEER:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

ZONING: RL
PARCEL #: 103-61-001
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 1408 SQ. FT
JURISDICTION: TOWN OF PRESCOTT VALLEY
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.

APPROVALS

[RF]: _____ DATE: _____
[CONST.]: _____ DATE: _____
[RE]: _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR

**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ09-228
DRAWN BY: M.G.
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	11/06/25	FINAL ZONING	M.G.

**FINAL
FOR ZONING
ONLY**

**AZ09-228 SLICE /
AZ2 STONERIDGE**

7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

T-1

SCHEDULE B EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NON-PLOTTABLE)
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
7. TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
8. RIGHT-OF-WAY GRANT IN FAVOR OF CITIZENS UTILITIES COMPANY, ARIZONA GAS DIVISION, ITS SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON MAY 25, 1994 IN DEED BOOK 2836, PAGE 870. (AS SHOWN ON SURVEY)
9. RESTATED DEVELOPMENT AGREEMENT DATED JULY 1, 2000, BY AND BETWEEN THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, FIRST AMERICAN TITLE INSURANCE AGENCY OF YAVAPAI, INC., AS TRUSTEE UNDER TRUST NOS. 4578 AND SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, RECORDED ON NOVEMBER 20, 2000 IN DEED BOOK 3794, PAGE 237.

ASSIGNMENT AND ASSUMPTION OF RESTATED DEVELOPMENT AGREEMENT (STONERIDGE) FROM SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION ASSIGNED TO UNIVEST-STONERIDGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 436.

AMENDMENT NO. 1 TO RESTATED DEVELOPMENT AGREEMENT DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 438. (BLANKET IN NATURE)
10. ROADWAY SLOPE EASEMENT IN FAVOR OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON FEBRUARY 1, 2001 IN DEED BOOK 3808, PAGE 804.

RATIFICATION OF TOWN OF PRESCOTT VALLEY SLOPE EASEMENT DATED FEBRUARY 23, 2001 AND RECORDED ON FEBRUARY 26, 2001 IN DEED BOOK 3813, PAGE 411. (DOES NOT AFFECT SURVEY AREA)

11. COMMUNITY CHARTER FOR STONERIDGE RECORDED ON JULY 2, 2001 IN DEED BOOK 3844, PAGE 225.

ASSIGNMENT AND ASSUMPTION OF FOUNDER'S RIGHTS AND OBLIGATIONS (STONERIDGE) COMMUNITY CHARTER FOR STONERIDGE FROM STONERIDGE-PRESCOTT VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ASSIGNED TO UNIVEST-STONERIDGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 435.

FIRST AMENDMENT TO BY-LAWS OF STONERIDGE AT PRESCOTT VALLEY COMMUNITY ASSOCIATION, INC., RECORDED ON MAY 21, 2012 IN DEED BOOK 4881, PAGE 731. (NON-PLOTTABLE)
12. DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (STONERIDGE COMMUNITY FACILITIES DISTRICT) DATED NOVEMBER 1, 2001, BY AND BETWEEN THE TOWN OF PRESCOTT VALLEY, ARIZONA, A MUNICIPALITY DULY INCORPORATED AND VALIDLY EXISTING PURSUANT TO THE LAWS OF THE STATE OF ARIZONA, STONERIDGE COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT FORMED BY THE MUNICIPALITY, AND DULY ORGANIZED AND VALIDLY EXISTING, PURSUANT TO THE LAWS OF THE STATE OF ARIZONA, FIRST AMERICAN TITLE INSURANCE AGENCY OF YAVAPAI, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUSTS NOS. 4295, 4297, 4398 AND 4579, STONERIDGE - PRESCOTT VALLEY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, RECORDED ON JANUARY 17, 2002 IN DEED BOOK 3894, PAGE 366.

ASSIGNMENT OF ASSUMPTION OF DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (STONERIDGE COMMUNITY FACILITIES DISTRICT) FROM STONERIDGE-PRESCOTT VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION ASSIGNED TO UNIVEST-STONERIDGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 437.

FIRST AMENDMENT TO DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (STONERIDGE COMMUNITY FACILITIES DISTRICT) DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 439. (DOES NOT AFFECT SURVEY AREA)
13. DECLARATION OF RESTRICTIONS RECORDED ON FEBRUARY 15, 2002 IN DEED BOOK 3902, PAGE 5.

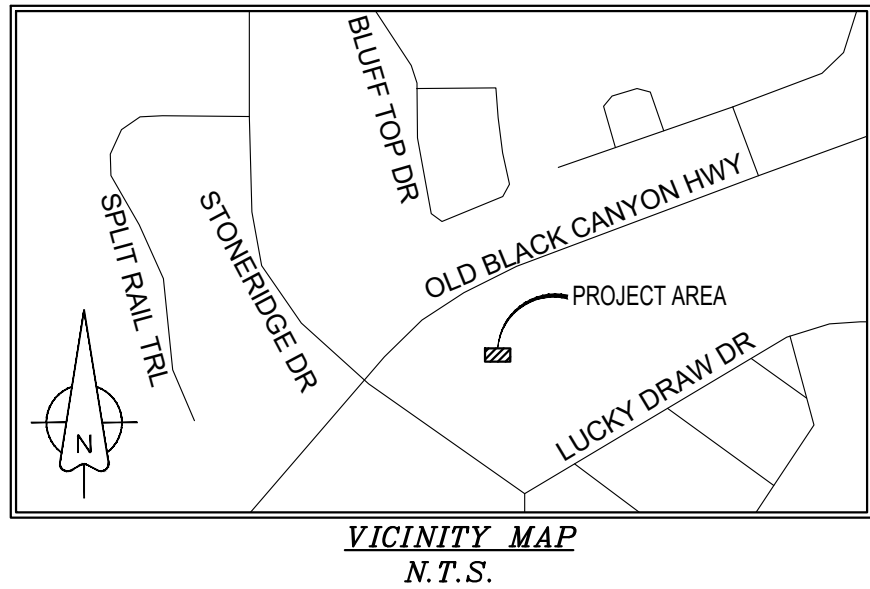
FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS GOLF COURSE RECORDED ON FEBRUARY 27, 2003 IN DEED BOOK 4006, PAGE 335; RE-RECORDED ON MAY 21, 2003 IN DEED BOOK 4033, PAGE 810.

AMENDMENT TO DECLARATION OF RESTRICTIONS FOR GOLF COURSE USE DATED AUGUST 22, 2013 AND RECORDED ON AUGUST 23, 2013 IN DEED BOOK 4977, PAGE 387. (BLANKET IN NATURE)

13. DECLARATION OF RESTRICTIONS RECORDED ON FEBRUARY 15, 2002 IN DEED BOOK 3902, PAGE 5.

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS GOLF COURSE RECORDED ON FEBRUARY 27, 2003 IN DEED BOOK 4006, PAGE 335; RE-RECORDED ON MAY 21, 2003 IN DEED BOOK 4033, PAGE 810.

AMENDMENT TO DECLARATION OF RESTRICTIONS FOR GOLF COURSE USE DATED AUGUST 22, 2013 AND RECORDED ON AUGUST 23, 2013 IN DEED BOOK 4977, PAGE 387. (BLANKET IN NATURE)
14. UTILITY EASEMENT IN FAVOR OF CITIZENS COMMUNICATIONS COMPANY, A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MAY 3, 2002 IN DEED BOOK 3923, PAGE 820. (AS SHOWN ON SURVEY)
15. SEWER EASEMENT IN FAVOR OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 19, 2011 IN DEED BOOK 4834, PAGE 704. (DOES NOT AFFECT SURVEY AREA)
16. SEWER EASEMENT IN FAVOR OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 19, 2011 IN DEED BOOK 4834, PAGE 707. (AS SHOWN ON SURVEY)
17. EASEMENT FOR ENCROACHMENT IN FAVOR OF ROB S. JOHNSON SET FORTH IN INSTRUMENT RECORDED ON FEBRUARY 1, 2016 IN INSTRUMENT NO. 2016-0004744. (DOES NOT AFFECT SURVEY AREA)
18. DEED OF TRUST (WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT) FROM UNIVEST-STONERIDGE GOLF, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, GRANTOR(S), TO FIRST AMERICAN TITLE COMPANY, TRUSTEE(S), IN FAVOR OF TJ & KM HOLDING LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED SEPTEMBER 2, 2013, AND RECORDED SEPTEMBER 18, 2013 IN DEED BOOK 4982, PAGE 223, IN THE ORIGINAL AMOUNT OF \$3,200,000.00. (BLANKET IN NATURE)



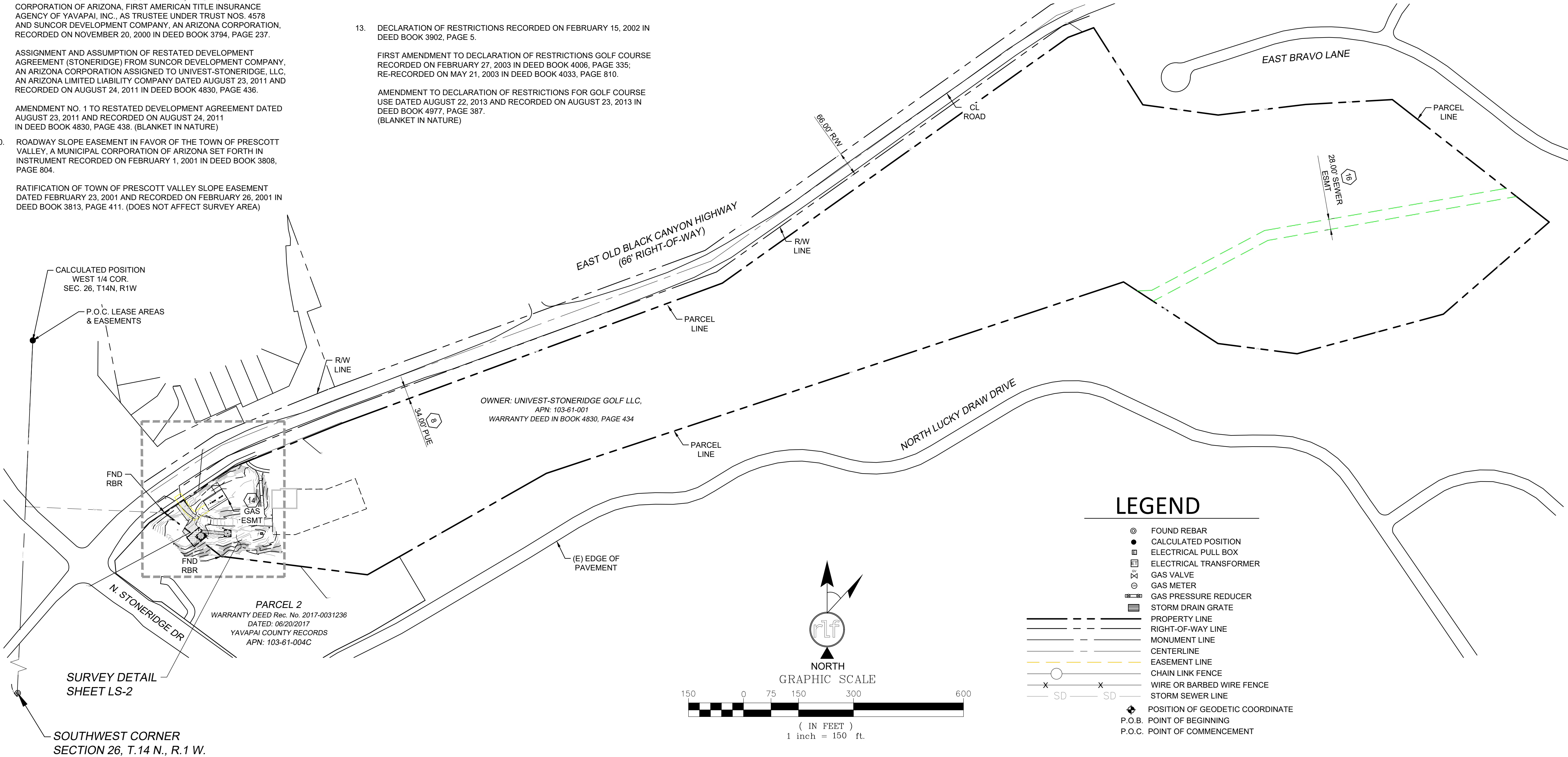
FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04025C2079H DATED 08/24/2021.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD89)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 188 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/24/25.




SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

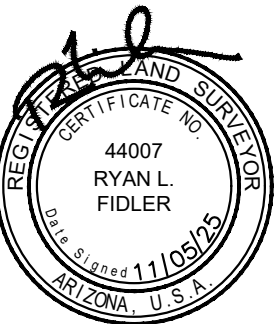

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS		
2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION


RLF
CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0162



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
2500426
SITE NAME:
AZ09-228 SLICE
(AZ2 STONERIDGE)

SITE ADDRESS:
7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314

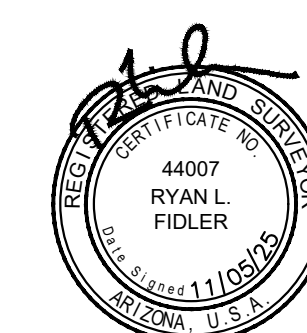
SHEET TITLE:
SURVEY BOUNDARY

SHEET NO.
LS-1

REVISION:



REVISIONS		
2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.
2500426

SITE NAME:
AZ09-228 SLICE
(AZ2 STONERIDGE)

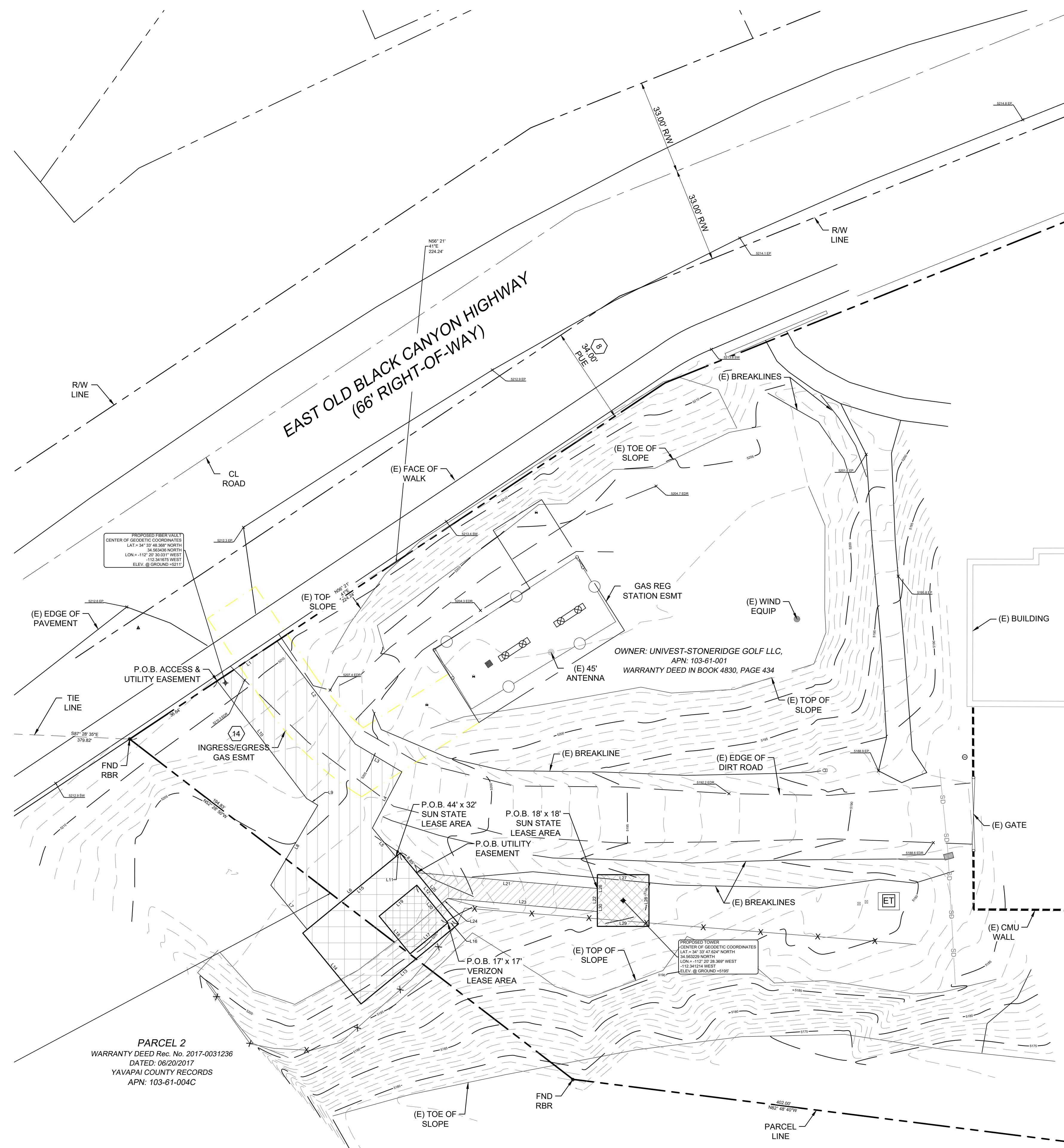
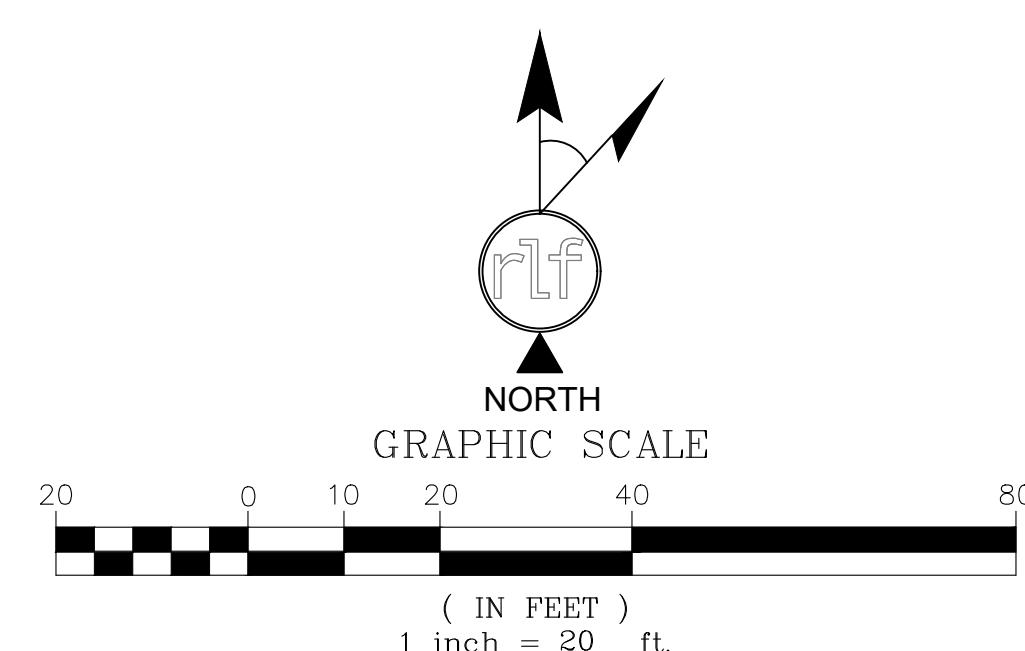
SITE ADDRESS:
7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314

SHEET TITLE:
SURVEY DETAIL

SHEET NO. LS-2	REVISION:
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LINE TABLE		
LINE	LENGTH	BEARING
L1	25.05	N56° 21' 41"E
L2	45.11	S37° 14' 54"E
L3	18.91	S59° 12' 02"E
L4	22.15	S27° 42' 49"W
L5	12.90	S39° 25' 05"E
L6	40.00	S50° 34' 55"W
L7	20.00	N39° 25' 05"W
L8	32.35	N30° 28' 29"E
L9	4.55	N59° 12' 02"W
L10	51.53	N37° 14' 54"W
L11	2.00	N50° 34' 55"E
L12	32.00	S39° 25' 05"E
L13	44.00	S50° 34' 55"W
L14	32.00	N39° 25' 05"W
L15	42.00	N50° 34' 55"E

LINE TABLE		
LINE	LENGTH	BEARING
L16	3.77	N84° 24' 43"W
L17	17.00	S50° 34' 55"W
L18	17.00	N39° 25' 05"W
L19	17.00	N50° 34' 55"E
L20	17.00	S39° 25' 05"E
L21	63.32	S84° 58' 29"E
L22	8.03	S0° 00' 00"E
L23	52.36	N84° 58' 29"W
L24	2.73	S49° 57' 15"W
L25	13.91	N39° 25' 05"W
L26	4.81	N0° 00' 00"E
L27	18.00	N90° 00' 00"E
L28	18.00	S0° 00' 00"E
L29	18.00	N90° 00' 00"W
L30	13.19	N0° 00' 00"E



SUN STATE ACCESS & UTILITY EASEMENT DESCRIPTION

A TRACT OF LAND BEING A PORTION OF STONERIDGE GOLF COURSE PARCEL AS DESCRIBED IN WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434, AND A PORTION OF PARCEL 2 AS DESCRIBED IN WARRANTY DEED WITH RECEPTION NO. 2017-0031236 AND DATED JUNE 15, 2017 AND RECORDED DATE JUNE 20, 2017, LYING WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26, WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 02° 31'25" WEST, A DISTANCE OF 2591.47 FEET; THENCE SOUTH 02° 31'25" WEST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 453.47 FEET; THENCE DEPARTING SAID WEST LINE SECTION 26 SOUTH 87°28'35", A DISTANCE OF 379.82 FEET TO A FOUND REBAR; THENCE NORTH 56°21'41" EAST, A DISTANCE OF 36.64 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 56°21'41" EAST, A DISTANCE OF 25.05 FEET;
THENCE SOUTH 37°14'54" EAST, A DISTANCE OF 45.11 FEET;
THENCE SOUTH 59°12'02" EAST, A DISTANCE OF 18.91 FEET;
THENCE SOUTH 27°42'49" WEST, A DISTANCE OF 22.15 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 12.90 FEET;
THENCE SOUTH 50°34'55" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 39°25'05" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 30°28'29" EAST, A DISTANCE OF 32.36 FEET;
THENCE NORTH 59°12'02" WEST, A DISTANCE OF 4.55 FEET;
THENCE NORTH 37°14'54" WEST, A DISTANCE OF 51.33 FEET TO THE POINT OF BEGINNING.

SUN STATE 44' x 32' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF STONERIDGE GOLF COURSE PARCEL AS DESCRIBED IN WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434, AND A PORTION OF PARCEL 2 AS DESCRIBED IN WARRANTY DEED WITH RECEPTION NO. 2017-0031236 AND DATED JUNE 15, 2017 AND RECORDED DATE JUNE 20, 2017, LYING WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26, WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 02° 31'25" WEST, A DISTANCE OF 2591.47 FEET; THENCE SOUTH 02° 31'25" WEST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 453.47 FEET; THENCE DEPARTING SAID WEST LINE SECTION 26 SOUTH 87°28'35", A DISTANCE OF 379.82 FEET TO A FOUND REBAR; THENCE NORTH 56°21'41" EAST, A DISTANCE OF 36.64 FEET;
THENCE NORTH 56°21'41" EAST, A DISTANCE OF 25.05 FEET;
THENCE SOUTH 37°14'54" EAST, A DISTANCE OF 45.11 FEET;
THENCE SOUTH 59°12'02" EAST, A DISTANCE OF 18.91 FEET;
THENCE SOUTH 27°42'49" WEST, A DISTANCE OF 22.15 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 12.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 50°34'55" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 50°34'55" WEST, A DISTANCE OF 44.00 FEET;
THENCE NORTH 39°25'05" WEST, A DISTANCE OF 32.00 FEET;
THENCE NORTH 50°34'55" EAST, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1408 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

SUN STATE UTILITY EASEMENT DESCRIPTION

A TRACT OF LAND BEING A PORTION OF STONERIDGE GOLF COURSE PARCEL AS DESCRIBED IN WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434, LYING WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26, WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 02° 31'25" WEST, A DISTANCE OF 2591.47 FEET; THENCE SOUTH 02° 31'25" WEST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 453.47 FEET; THENCE DEPARTING SAID WEST LINE SECTION 26 SOUTH 87°28'35", A DISTANCE OF 379.82 FEET TO A FOUND REBAR; THENCE NORTH 56°21'41" EAST, A DISTANCE OF 36.64 FEET;
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THENCE SOUTH 37°14'54" EAST, A DISTANCE OF 45.11 FEET;
THENCE SOUTH 59°12'02" EAST, A DISTANCE OF 18.91 FEET;
THENCE SOUTH 27°42'49" WEST, A DISTANCE OF 22.15 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 12.90 FEET;
THENCE NORTH 50°34'55" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 8.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 84°58'29" EAST, A DISTANCE OF 63.32 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 8.03 FEET;
THENCE NORTH 84°58'29" WEST, A DISTANCE OF 52.36 FEET;
THENCE SOUTH 49°57'15" WEST, A DISTANCE OF 2.73 FEET;
THENCE NORTH 39°25'05" WEST, A DISTANCE OF 13.91 FEET TO THE POINT OF BEGINNING.

SUN STATE 18' x 18' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF STONERIDGE GOLF COURSE PARCEL AS DESCRIBED IN WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434, LYING WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26, WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 02° 31'25" WEST, A DISTANCE OF 2591.47 FEET; THENCE SOUTH 02° 31'25" WEST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 453.47 FEET; THENCE DEPARTING SAID WEST LINE SECTION 26 SOUTH 87°28'35", A DISTANCE OF 379.82 FEET TO A FOUND REBAR; THENCE NORTH 56°21'41" EAST, A DISTANCE OF 36.64 FEET;
THENCE NORTH 56°21'41" EAST, A DISTANCE OF 25.05 FEET;
THENCE SOUTH 37°14'54" EAST, A DISTANCE OF 45.11 FEET;
THENCE SOUTH 59°12'02" EAST, A DISTANCE OF 18.91 FEET;
THENCE SOUTH 27°42'49" WEST, A DISTANCE OF 22.15 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 12.90 FEET;
THENCE NORTH 50°34'55" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 8.85 FEET;
THENCE SOUTH 84°58'29" EAST, A DISTANCE OF 63.32 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.81 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 13.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 324 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

VERIZON 17' x 17' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF STONERIDGE GOLF COURSE PARCEL AS DESCRIBED IN WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434, LYING WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26, WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 02° 31'25" WEST, A DISTANCE OF 2591.47 FEET; THENCE SOUTH 02° 31'25" WEST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 453.47 FEET; THENCE DEPARTING SAID WEST LINE SECTION 26 SOUTH 87°28'35", A DISTANCE OF 379.82 FEET TO A FOUND REBAR; THENCE NORTH 56°21'41" EAST, A DISTANCE OF 36.64 FEET;
THENCE NORTH 56°21'41" EAST, A DISTANCE OF 25.05 FEET;
THENCE SOUTH 37°14'54" EAST, A DISTANCE OF 45.11 FEET;
THENCE SOUTH 59°12'02" EAST, A DISTANCE OF 18.91 FEET;
THENCE SOUTH 27°42'49" WEST, A DISTANCE OF 22.15 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 12.90 FEET;
THENCE NORTH 50°34'55" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 39°25'05" EAST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 50°34'55" WEST, A DISTANCE OF 44.00 FEET;
THENCE NORTH 39°25'05" WEST, A DISTANCE OF 32.00 FEET;
THENCE NORTH 84°24'43" WEST, A DISTANCE OF 3.77 FEET TO THE POINT OF BEGINNING;



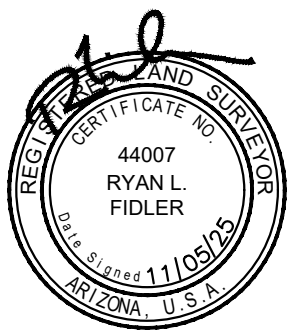
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850



1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS		
2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.
2500426

SITE NAME:
AZ09-228 SLICE
(AZ2 STONERIDGE)

SITE ADDRESS:
7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314

SHEET TITLE:
SURVEY INFORMATION

SHEET NO. LS-3	REVISION:
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SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 5000015339 EFFECTIVE DATE: 06/02/2025.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

STONERIDGE GOLF COURSE PARCEL

A PARCEL OF LAND LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 577.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES, 28 MINUTES, 17 SECONDS WEST, A DISTANCE OF 294.62 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "CC" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 46.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "CC";

THENCE ALONG THE WEST LINE OF SAID TRACT "CC", SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 60.04 FEET;

THENCE NORTH 88 DEGREES, 06 MINUTES, 03 SECONDS WEST, A DISTANCE OF 851.98 FEET;

THENCE SOUTH 21 DEGREES, 32 MINUTES, 25 SECONDS WEST, A DISTANCE OF 193.77 FEET;

THENCE SOUTH 48 DEGREES, 00 MINUTES, 55 SECONDS EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 16 DEGREES, 43 MINUTES, 29 SECONDS WEST, A DISTANCE OF 93.88 FEET;

THENCE SOUTH 44 DEGREES, 32 MINUTES, 24 SECONDS WEST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 21 DEGREES, 32 MINUTES, 25 SECONDS WEST, A DISTANCE OF 183.39 FEET;

THENCE SOUTH 07 DEGREES, 13 MINUTES, 49 SECONDS WEST, A DISTANCE OF 60.73 FEET;

THENCE SOUTH 63 DEGREES, 05 MINUTES, 39 SECONDS WEST, A DISTANCE OF 52.66 FEET;

THENCE SOUTH 46 DEGREES, 26 MINUTES, 15 SECONDS WEST, A DISTANCE OF 278.00 FEET;

THENCE SOUTH 19 DEGREES, 24 MINUTES, 58 SECONDS EAST , A DISTANCE OF 220.70 FEET;

THENCE SOUTH 41 DEGREES, 30 MINUTES, 37 SECONDS WEST, A DISTANCE OF 117.24 FEET;

THENCE SOUTH 34 DEGREES, 47 MINUTES, 10 SECONDS WEST, A DISTANCE OF 639.20 FEET;

THENCE SOUTH 09 DEGREES, 20 MINUTES, 55 SECONDS EAST, A DISTANCE OF 23.37 FEET;

THENCE SOUTH 58 DEGREES, 52 MINUTES, 55 SECONDS WEST, A DISTANCE OF 39.86 FEET;

THENCE SOUTH 34 DEGREES, 47 MINUTES, 10 SECONDS WEST, A DISTANCE OF 157.36 FEET;

THENCE SOUTH 12 DEGREES, 54 MINUTES, 41 SECONDS WEST, A DISTANCE OF 233.36 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD BLACK CANYON HIGHWAY AS SHOWN IN BOOK 24 OF MAPS AND PLATS, PAGES 14-18, YAVAPAI COUNTY RECORDS;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 83 DEGREES, 48 MINUTES, 33 SECONDS WEST, A DISTANCE OF 248.54 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 82 DEGREES, 56 MINUTES, 50 SECONDS WEST, A DISTANCE OF 1514.86 FEET;

THENCE NORTH 24 DEGREES, 45 MINUTES, 50 SECONDS WEST, A DISTANCE OF 94.90 FEET;

THENCE NORTH 18 DEGREES, 11 MINUTES, 48 SECONDS EAST, A DISTANCE OF 92.84 FEET;

THENCE NORTH 02 DEGREES, 28 MINUTES, 16 SECONDS WEST, A DISTANCE OF 118.71 FEET;

THENCE SOUTH 87 DEGREES, 31 MINUTES, 40 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 02 DEGREES, 28 MINUTES, 16 SECONDS WEST, A DISTANCE OF 18.00 FEET;

THENCE NORTH 87 DEGREES, 31 MINUTES, 40 SECONDS EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 38 DEGREES, 26 MINUTES, 27 SECONDS EAST, A DISTANCE OF 134.70 FEET;

THENCE NORTH 05 DEGREES, 10 MINUTES, 27 SECONDS EAST, A DISTANCE OF 362.78 FEET;

THENCE NORTH 09 DEGREES, 00 MINUTES, 55 SECONDS WEST, A DISTANCE OF 38.31 FEET;

THENCE NORTH 34 DEGREES, 58 MINUTES, 54 SECONDS WEST, A DISTANCE OF 49.03 FEET;

THENCE NORTH 63 DEGREES, 06 MINUTES, 48 SECONDS EAST, A DISTANCE OF 22.56 FEET;

THENCE NORTH 09 DEGREES, 00 MINUTES, 55 SECONDS WEST, A DISTANCE OF 80.71 FEET;

THENCE NORTH 33 DEGREES, 30 MINUTES, 20 SECONDS WEST, A DISTANCE OF 78.50 FEET;

THENCE NORTH 14 DEGREES, 03 MINUTES, 14 SECONDS WEST, A DISTANCE OF 157.04 FEET;

THENCE NORTH 30 DEGREES, 30 MINUTES, 04 SECONDS EAST, A DISTANCE OF 97.30 FEET;

THENCE NORTH 21 DEGREES, 07 MINUTES, 16 SECONDS WEST, A DISTANCE OF 697.22 FEET;

THENCE NORTH 26 DEGREES, 41 MINUTES, 13 SECONDS WEST, A DISTANCE OF 200.50 FEET;

THENCE NORTH 50 DEGREES, 30 MINUTES, 24 SECONDS EAST, A DISTANCE OF 426.33 FEET;

THENCE NORTH 63 DEGREES, 18 MINUTES, 47 SECONDS EAST, A DISTANCE OF 291.95 FEET;

THENCE SOUTH 38 DEGREES, 58 MINUTES, 42 SECONDS EAST, A DISTANCE OF 251.99 FEET;

THENCE NORTH 87 DEGREES, 30 MINUTES, 44 SECONDS EAST, A DISTANCE OF 409.48 FEET;

THENCE NORTH 71 DEGREES, 06 MINUTES, 37 SECONDS EAST, A DISTANCE OF 587.69 FEET;

THENCE NORTH 01 DEGREES, 10 MINUTES, 32 SECONDS WEST, A DISTANCE OF 499.13 FEET;

THENCE NORTH 82 DEGREES, 14 MINUTES, 27 SECONDS WEST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 11 DEGREES, 00 MINUTES, 25 SECONDS WEST, A DISTANCE OF 81.61 FEET;

THENCE NORTH 35 DEGREES, 53 MINUTES, 07 SECONDS WEST, A DISTANCE OF 234.74 FEET;

THENCE NORTH 49 DEGREES, 26 MINUTES, 21 SECONDS EAST, A DISTANCE OF 453.52 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF STONERIDGE DRIVE AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1050.00 FEET CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 49 DEGREES, 26 MINUTES, 21 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 41 DEGREES, 11 MINUTES, 56 SECONDS, A DISTANCE OF 755.01 FEET, TO THE NORTHWEST CORNER OF TRACT "AA" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE SOUTH 05 DEGREES, 30 MINUTES, 43 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "AA";

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1050.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 08 DEGREES, 14 MINUTES, 26 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 02 DEGREES, 43 MINUTES, 42 SECONDS, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "AA";

THENCE NORTH 05 DEGREES, 29 MINUTES, 55 SECONDS EAST, A DISTANCE OF 49.88 FEET TO THE NORTHEAST CORNER OF SAID TRACT "AA"; SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAID STONERIDGE DRIVE AND BEING THE BEGINNING OF A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06 DEGREES, 53 MINUTES, 43 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 43 DEGREES, 15 MINUTES, 19 SECONDS, A DISTANCE OF 509.59 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 775.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46 DEGREES, 28 MINUTES, 01 SECONDS, A DISTANCE OF 628.53 FEET, TO THE CURVE'S END;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 86 DEGREES, 19 MINUTES, 00 SECONDS EAST, A DISTANCE OF 100.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 530.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 03 DEGREES, 40 MINUTES, 58 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 86 DEGREES, 30 MINUTES, 46 SECONDS, A DISTANCE OF 800.26 FEET, TO THE CURVE'S END;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.14 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 577.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES, 28 MINUTES, 17 SECONDS WEST, A DISTANCE OF 294.62 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "CC" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 46.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "CC";

THENCE ALONG THE WEST LINE OF SAID TRACT "CC", SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 60.04 FEET;

THENCE NORTH 88 DEGREES, 06 MINUTES, 03 SECONDS WEST, A DISTANCE OF 1365.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 25 DEGREES, 40 MINUTES, 22 SECONDS WEST, A DISTANCE OF 1010.73 FEET;

THENCE SOUTH 12 DEGREES, 24 MINUTES, 04 SECONDS EAST, A DISTANCE OF 280.03 FEET;

THENCE SOUTH 07 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 102.03 FEET;

THENCE SOUTH 07 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 83.78 FEET;

THENCE SOUTH 88 DEGREES, 37 MINUTES, 54 SECONDS WEST, A DISTANCE OF 33.37 FEET;

THENCE SOUTH 05 DEGREES, 42 MINUTES, 29 SECONDS WEST, A DISTANCE OF 30.30 FEET;

THENCE SOUTH 47 DEGREES, 18 MINUTES, 06 SECONDS EAST, A DISTANCE OF 39.74 FEET;

THENCE SOUTH 07 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 234.38 FEET;

THENCE SOUTH 82 DEGREES, 40 MINUTES, 15 SECONDS WEST, A DISTANCE OF 122.13 FEET;

THENCE SOUTH 63 DEGREES, 38 MINUTES, 51 SECONDS WEST, A DISTANCE OF 73.46 FEET;

THENCE SOUTH 88 DEGREES, 33 MINUTES, 20 SECONDS WEST, A DISTANCE OF 233.54 FEET;

THENCE NORTH 84 DEGREES, 39 MINUTES, 54 SECONDS WEST, A DISTANCE OF 692.65 FEET;

THENCE SOUTH 84 DEGREES, 30 MINUTES, 35 SECONDS WEST, A DISTANCE OF 63.07 FEET;

THENCE NORTH 25 DEGREES, 23 MINUTES, 40 SECONDS WEST, A DISTANCE OF 346.22 FEET;

THENCE NORTH 27 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 178.79 FEET;

THENCE NORTH 25 DEGREES, 18 MINUTES, 51 SECONDS WEST, A DISTANCE OF 253.34 FEET;

THENCE SOUTH 42 DEGREES, 23 MINUTES, 27 SECONDS EAST, A DISTANCE OF 132.37 FEET;

THENCE SOUTH 46 DEGREES, 23 MINUTES, 46 SECONDS EAST, A DISTANCE OF 54.25 FEET;

THENCE NORTH 55 DEGREES, 53 MINUTES, 03 SECONDS EAST, A DISTANCE OF 162.03 FEET;

THENCE NORTH 11 DEGREES, 52 MINUTES, 29 SECONDS WEST, A DISTANCE OF 250.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 225.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 76 DEGREES, 48 MINUTES, 31 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 40 DEGREES, 58 MINUTES, 20 SECONDS, A DISTANCE OF 160.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 17 DEGREES, 49 MINUTES, 14 SECONDS WEST, A DISTANCE OF 159.27 FEET;

THENCE NORTH 37 DEGREES, 01 MINUTES, 54 SECONDS WEST, A DISTANCE OF 279.63 FEET;

THENCE NORTH 52 DEGREES, 07 MINUTES, 54 SECONDS EAST, A DISTANCE OF 122.23 FEET;

THENCE SOUTH 75 DEGREES, 47 MINUTES, 43 SECONDS EAST, A DISTANCE OF 32.32 FEET;

THENCE SOUTH 24 DEGREES, 01 MINUTES, 36 SECONDS EAST, A DISTANCE OF 35.05 FEET;

THENCE SOUTH 69 DEGREES, 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 87.81 FEET;

THENCE NORTH 62 DEGREES, 27 MINUTES, 19 SECONDS EAST, A DISTANCE OF 55.21 FEET;

THENCE SOUTH 75 DEGREES, 47 MINUTES, 43 SECONDS EAST, A DISTANCE OF 337.23 FEET;

THENCE NORTH 56 DEGREES, 22 MINUTES, 30 SECONDS EAST, A DISTANCE OF 33.50 FEET;

THENCE SOUTH 88 DEGREES, 53 MINUTES, 56 SECONDS EAST, A DISTANCE OF 147.20 FEET;

THENCE SOUTH 54 DEGREES, 11 MINUTES, 33 SECONDS EAST, A DISTANCE OF 120.61 FEET;

THENCE SOUTH 88 DEGREES, 15 MINUTES, 11 SECONDS EAST, A DISTANCE OF 217.99 FEET;

THENCE NORTH 37 DEGREES, 22 MINUTES, 34 SECONDS EAST, A DISTANCE OF 477.86 FEET;

THENCE NORTH 45 DEGREES, 32 MINUTES, 16 SECONDS EAST, A DISTANCE OF 119.79 FEET;

THENCE NORTH 19 DEGREES, 03 MINUTES, 12 SECONDS WEST, A DISTANCE OF 159.34 FEET;

THENCE NORTH 46 DEGREES, 03 MINUTES, 33 SECONDS EAST, A DISTANCE OF 404.13 FEET;

THENCE SOUTH 50 DEGREES, 35 MINUTES, 15 SECONDS EAST, A DISTANCE OF 39.80 FEET;

THENCE SOUTH 51 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 342.94 FEET;

THENCE SOUTH 60 DEGREES, 10 MINUTES, 58 SECONDS EAST, A DISTANCE OF 137.11 FEET;

THENCE SOUTH 25 DEGREES, 40 MINUTES, 22 SECONDS WEST, A DISTANCE OF 495.97 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 678.26 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF SLOW CREEK ROAD AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 105.63 FEET TO THE BEGINNING OF A CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 12.00 FEET, CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 18.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF BLUFF TOP DRIVE AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 156.15 FEET TO THE SOUTHWEST CORNER OF STONERIDGE GOLF CLUBHOUSE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS AND PLATS, PAGE 71;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 416.00 FEET TO THE SOUTHEAST CORNER OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 230.00 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 46 DEGREES, 13 MINUTES, 31 SECONDS EAST, A DISTANCE OF 202.53 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 62 DEGREES, 16 MINUTES, 54 SECONDS EAST, A DISTANCE OF 150.24 FEET TO THE MOST EASTERLY CORNER OF SAID STONERIDGE GOLF CLUBHOUSE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 98 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 49 DEGREES, 11 MINUTES, 59 SECONDS EAST, A DISTANCE OF 115.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 98;

THENCE NORTH 43 DEGREES, 59 MINUTES, 56 SECONDS EAST, A DISTANCE OF 211.79 FEET TO THE SOUTHWEST CORNER OF LOT 97 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 66 DEGREES, 00 MINUTES, 07 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 97;

THENCE NORTH 65 DEGREES, 28 MINUTES, 15 SECONDS EAST, A DISTANCE OF 75.80 FEET TO THE SOUTHWEST CORNER OF LOT 95 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 57 DEGREES, 50 MINUTES, 09 SECONDS EAST, A DISTANCE OF 89.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 95;

THENCE NORTH 47 DEGREES, 12 MINUTES, 48 SECONDS WEST, A DISTANCE OF 77.89 FEET TO A POINT ON THE SOUTH LINE OF LOT 93 OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID SOUTH LINE, SOUTH 38 DEGREES, 49 MINUTES, 18 SECONDS EAST, A DISTANCE OF 21.98 FEET TO THE SOUTHWEST CORNER OF LOT 92 OF SAID STONERIDGE UNIT 1;

THENCE SOUTH 63 DEGREES, 35 MINUTES, 36 SECONDS EAST, A DISTANCE OF 90.48 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 92;

THENCE NORTH 89 DEGREES, 16 MINUTES, 39 SECONDS EAST, A DISTANCE OF 198.88 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 91 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 57 DEGREES, 01 MINUTES, 56 SECONDS EAST, A DISTANCE OF 249.94 FEET TO THE SOUTHWEST CORNER OF LOT 89 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 65 DEGREES, 27 MINUTES, 20 SECONDS EAST, A DISTANCE OF 127.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 89;

THENCE NORTH 75 DEGREES, 09 MINUTES, 13 SECONDS EAST, A DISTANCE OF 285.00 FEET TO THE SOUTHWEST CORNER OF LOT 86 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 85 DEGREES, 05 MINUTES, 44 SECONDS EAST, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86;

THENCE NORTH 03 DEGREES, 48 MINUTES, 22 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 86;

THENCE NORTH 03 DEGREES, 15 MINUTES, 40 SECONDS WEST, A DISTANCE OF 459.62 FEET TO THE SOUTHEAST CORNER OF LOT 83 OF SAID STONERIDGE UNIT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 63, NORTH 00 DEGREES, 10 MINUTES, 31 SECONDS EAST, A DISTANCE OF 106.31 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 26;

THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 89 DEGREES, 49 MINUTES, 29 SECONDS EAST, A DISTANCE OF 289.12 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 89 DEGREES, 49 MINUTES, 07 SECONDS EAST, A DISTANCE OF 1144.02 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 15 DEGREES, 17 MINUTES, 21 SECONDS EAST, A DISTANCE OF 123.49 FEET;

THENCE SOUTH 29 DEGREES, 38 MINUTES, 34 SECONDS WEST, A DISTANCE OF 536.64 FEET;

THENCE SOUTH 53 DEGREES, 59 MINUTES, 44 SECONDS WEST, A DISTANCE OF 614.62 FEET;

THENCE SOUTH 57 DEGREES, 39 MINUTES, 17 SECONDS WEST, A DISTANCE OF 307.13 FEET;

THENCE SOUTH 26 DEGREES, 01 MINUTES, 12 SECONDS WEST, A DISTANCE OF 35.26 FEET;

THENCE SOUTH 83 DEGREES, 19 MINUTES, 52 SECONDS WEST, A DISTANCE OF 42.69 FEET;

THENCE SOUTH 57 DEGREES, 39 MINUTES, 17 SECONDS WEST, A DISTANCE OF 296.31 FEET;

THENCE SOUTH 13 DEGREES, 09 MINUTES, 50 SECONDS WEST, A DISTANCE OF 288.09 FEET;

THENCE SOUTH 25 DEGREES, 14 MINUTES, 30 SECONDS WEST, A DISTANCE OF 43.80 FEET;

THENCE SOUTH 35 DEGREES, 22 MINUTES, 48 SECONDS EAST, A DISTANCE OF 60.04 FEET;

THENCE SOUTH 10 DEGREES, 17 MINUTES, 36 SECONDS EAST, A DISTANCE OF 149.57 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD BLACK CANYON HIGHWAY;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 54 DEGREES, 36 MINUTES, 48 SECONDS WEST, A DISTANCE OF 276.26 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 20 DEGREES, 50 MINUTES, 02 SECONDS WEST, A DISTANCE OF 194.45 FEET;

THENCE NORTH 45 DEGREES, 36 MINUTES, 23 SECONDS WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 03 DEGREES, 30 MINUTES, 06 SECONDS WEST, A DISTANCE OF 49.43 FEET;

THENCE NORTH 20 DEGREES, 50 MINUTES, 02 SECONDS WEST, A DISTANCE OF 360.93 FEET;

THENCE NORTH 84 DEGREES, 37 MINUTES, 39 SECONDS WEST, A DISTANCE OF 256.35 FEET;

THENCE SOUTH 65 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 175.90 FEET;

THENCE SOUTH 07 DEGREES, 56 MINUTES, 51 SECONDS WEST, A DISTANCE OF 454.83 FEET;

THENCE SOUTH 77 DEGREES, 53 MINUTES, 10 SECONDS WEST, A DISTANCE OF 427.31 FEET;

THENCE SOUTH 66 DEGREES, 10 MINUTES, 54 SECONDS WEST, A DISTANCE OF 93.14 FEET;

THENCE SOUTH 67 DEGREES, 24 MINUTES, 52 SECONDS WEST, A DISTANCE OF 58.17 FEET;

THENCE SOUTH 79 DEGREES, 32 MINUTES, 58 SECONDS WEST, A DISTANCE OF 119.61 FEET;

THENCE SOUTH 69 DEGREES, 42 MINUTES, 23 SECONDS WEST, A DISTANCE OF 293.29 FEET;

THENCE NORTH 30 DEGREES, 11 MINUTES, 59 SECONDS WEST, A DISTANCE OF 71.24 FEET;

THENCE NORTH 89 DEGREES, 45 MINUTES, 18 SECONDS WEST, A DISTANCE OF 450.50 FEET;

THENCE SOUTH 00 DEGREES, 24 MINUTES, 50 SECONDS WEST, A DISTANCE OF 572.44 FEET;

THENCE SOUTH 40 DEGREES, 00 MINUTES, 56 SECONDS EAST, A DISTANCE OF 253.11 FEET;

THENCE NORTH 49 DEGREES, 59 MINUTES, 04 SECONDS EAST, A DISTANCE OF 29.43 FEET;

THENCE NORTH 64 DEGREES, 34 MINUTES, 26 SECONDS EAST, A DISTANCE OF 212.81 FEET;

THENCE SOUTH 25 DEGREES, 25 MINUTES, 34 SECONDS EAST, A DISTANCE OF 49.04 FEET, TO SAID NORTH RIGHT OF WAY LINE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 68 DEGREES, 3 MINUTES, 42 SECONDS WEST, A DISTANCE OF 84.03 FEET;

THENCE SOUTH 56 DEGREES, 21 MINUTES, 41 SECONDS WEST, A DISTANCE OF 295.40 FEET;

THENCE SOUTH 42 DEGREES, 38 MINUTES, 55 SECONDS WEST, A DISTANCE OF 169.27 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 47 DEGREES, 21 MINUTES, 09 SECONDS WEST, A DISTANCE OF 122.80 FEET TO THE BEGINNING OF A CURVE;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 07 DEGREES, 56 MINUTES, 22 SECONDS, A DISTANCE OF 93.53 FEET TO THE WEST LINE OF SAID SECTION, AND A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 39 DEGREES, 36 MINUTES, 31 SECONDS, A DISTANCE OF 466.63 FEET TO THE CURVE'S END;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 467.23 FEET;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 66.50 FEET;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 90.65 FEET TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 12.00 FEET, CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 18.85 FEET TO THE CURVE'S END;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 186.40 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: (PARENT PARCEL) APN: 103-61-001

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 02 DEGREES, 31 MINUTES, 25 SECONDS WEST, A DISTANCE OF 453.47 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES, 28 MINUTES, 35 SECONDS EAST, A DISTANCE OF 379.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID OLD BLACK CANYON HIGHWAY AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 56 DEGREES, 21 MINUTES, 41 SECONDS EAST, A DISTANCE OF 224.24 FEET;

THENCE NORTH 68 DEGREES, 03 MINUTES, 42 SECONDS EAST, A DISTANCE OF 319.65 FEET;

THENCE NORTH 69 DEGREES, 46 MINUTES, 50 SECONDS EAST, A DISTANCE OF 1106.22 FEET;

THENCE NORTH 54 DEGREES, 36 MINUTES, 48 SECONDS EAST, A DISTANCE OF 1156.61 FEET;

THENCE NORTH 69 DEGREES, 20 MINUTES, 33 SECONDS EAST, A DISTANCE OF 74.56 FEET ;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 32 DEGREES, 33 MINUTES, 34 SECONDS EAST, A DISTANCE OF 249.13 FEET;

THENCE SOUTH 82 DEGREES, 13 MINUTES, 14 SECONDS EAST, A DISTANCE OF 207.34 FEET;

THENCE NORTH 83 DEGREES, 05 MINUTES, 36 SECONDS EAST, A DISTANCE OF 240.89 FEET;

THENCE NORTH 86 DEGREES, 48 MINUTES, 10 SECONDS EAST, A DISTANCE OF 236.25 FEET ;

THENCE SOUTH 52 DEGREES, 02 MINUTES, 14 SECONDS EAST, A DISTANCE OF 542.62 FEET ;

THENCE SOUTH 48 DEGREES, 58 MINUTES, 47 SECONDS WEST, A DISTANCE OF 382.62 FEET;

THENCE SOUTH 74 DEGREES, 52 MINUTES, 15 SECONDS WEST, A DISTANCE OF 413.08 FEET ;

THENCE NORTH 82 DEGREES, 38 MINUTES, 53 SECONDS WEST, A DISTANCE OF 217.83 FEET;

THENCE NORTH 56 DEGREES, 54 MINUTES, 00 SECONDS WEST, A DISTANCE OF 307.55 FEET;

THENCE SOUTH 71 DEGREES, 39 MINUTES, 37 SECONDS WEST, A DISTANCE OF 1658.31 FEET;

THENCE SOUTH 60 DEGREES, 28 MINUTES, 05 SECONDS WEST, A DISTANCE OF 560.76 FEET;

THENCE NORTH 82 DEGREES, 48 MINUTES, 40 SECONDS WEST, A DISTANCE OF 402.00 FEET;

THENCE NORTH 52 DEGREES, 28 MINUTES, 50 SECONDS WEST, A DISTANCE OF 194.83 FEET TO THE TRUE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO UNIVEST-STONERIDGE GOLF, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FROM STONERIDGE GOLF COURSE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STONERIDGE-PRESCOTT VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434.



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

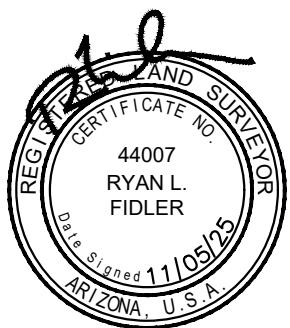


1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.

2500426

SITE NAME:

AZ09-228 SLICE

(AZ2 STONERIDGE)

SITE ADDRESS:

7061 OLD BLACK CANYON HWY

PRESCOTT VALLEY, AZ 86314

SHEET TITLE:

LEGAL

SHEET NO.

LS-4

REVISION:



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CARRIER

verizon

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1426 NORTH MARVIN STREET # 101
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PROJECT NO:	AZ09-228
DRAWN BY:	M.G.
CHECKED BY:	KF

[illegible]

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**AZ09-228 SLICE / AZ2
STONERIDGE**

7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE

OVERALL SITE PLAN

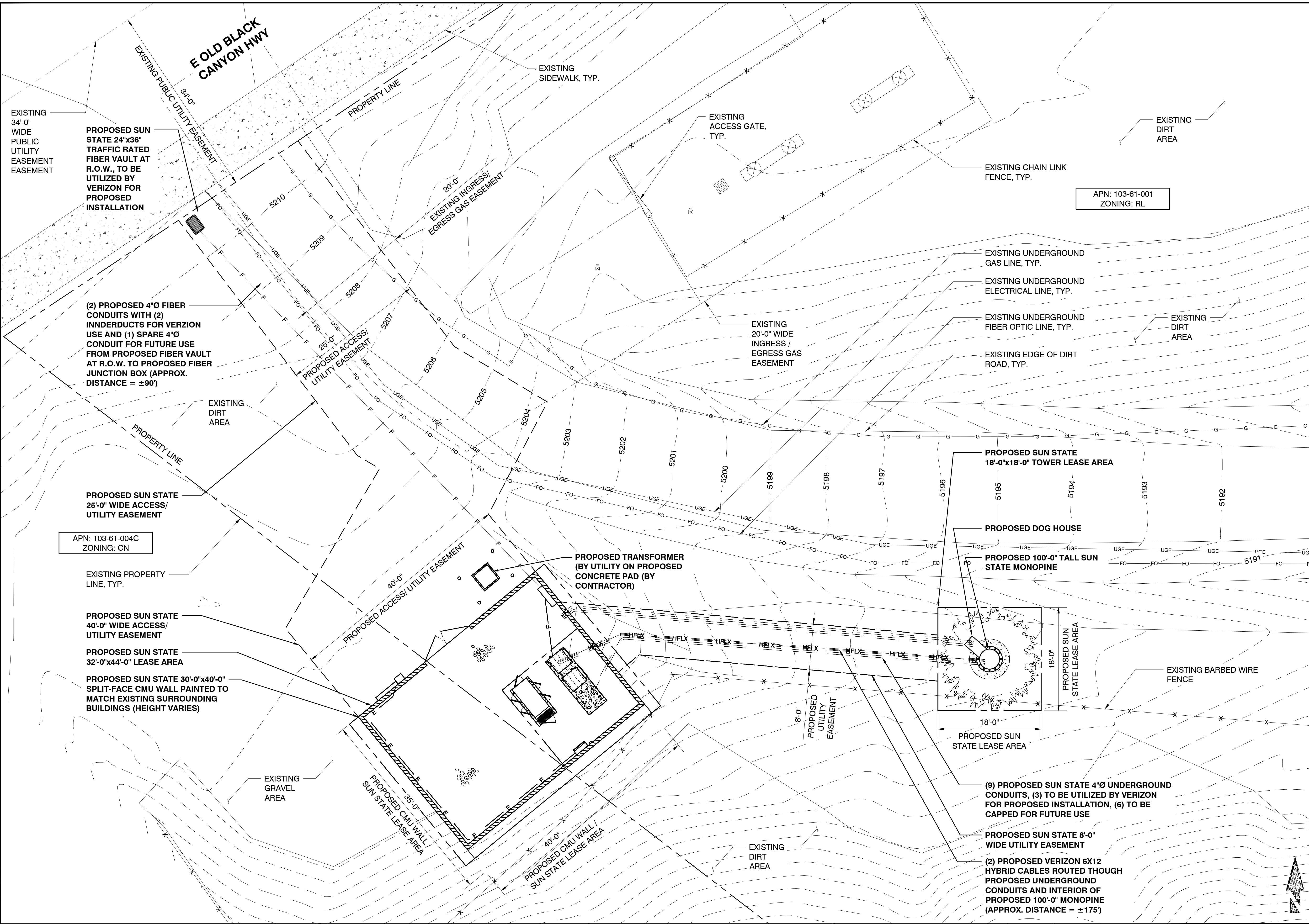
SHEET NUMBER
Z-1

TOWER SETBACK TABLE	
NORTH	±170'-9"
SOUTH	±64'-7"
WEST	±98'-8"
EAST	±580'-3"

24"x36" SCALE: 1" = 30'
11"x17" SCALE: 1" = 60'



A horizontal graphic scale bar with alternating black and white segments. The segments are labeled from left to right as 30', 15', 0', and 30'.



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DRAWN BY:	M.G.
CHECKED BY:	KF

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0	11/06/25	FINAL ZONING	M.G.

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AZ2 STONERIDGE**

7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

Z-3

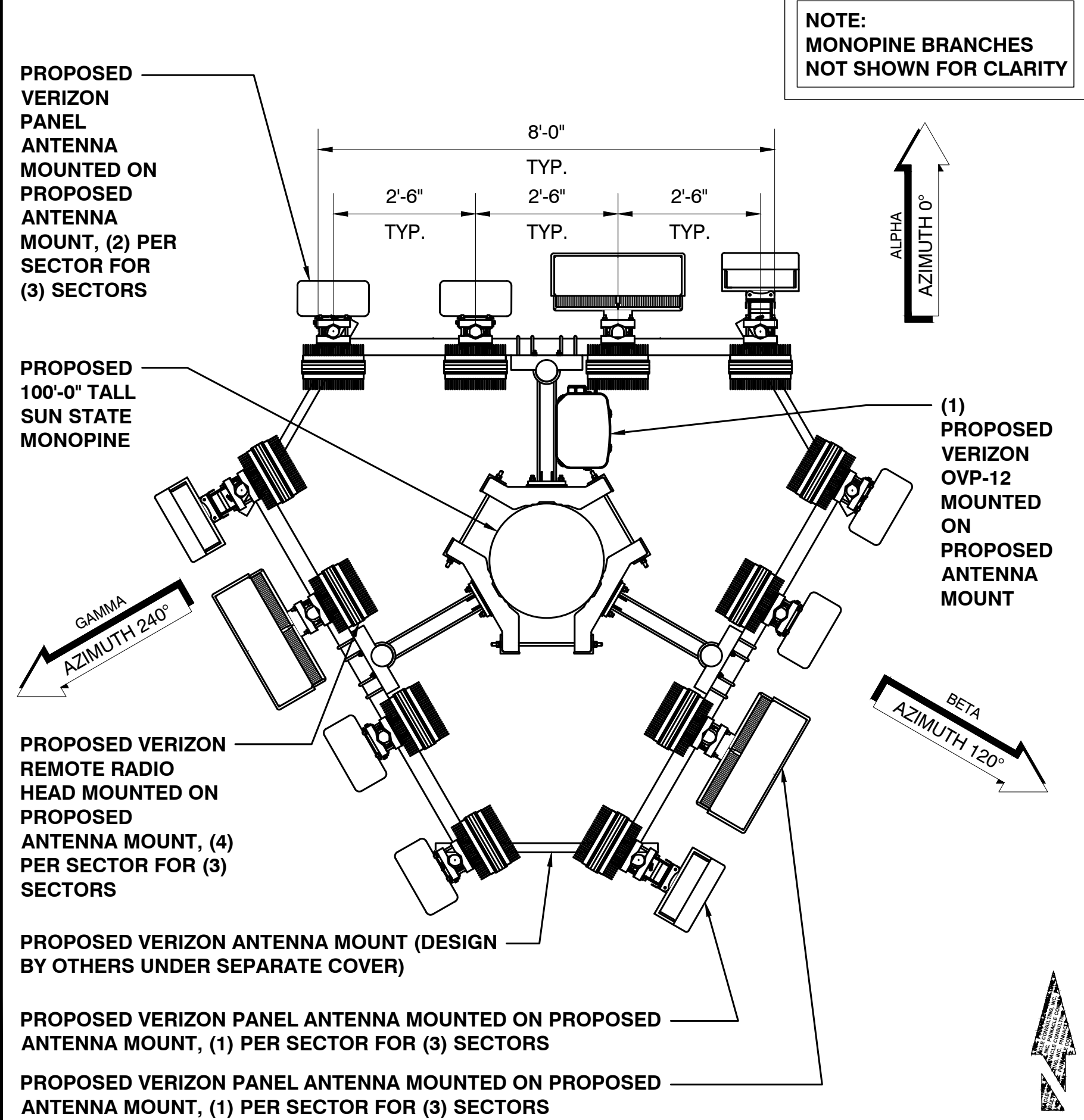
PROPOSED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1

NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±175'	2	1 1/4"Ø	6X12 HYBRID
BETA	120°				
GAMMA	240°				

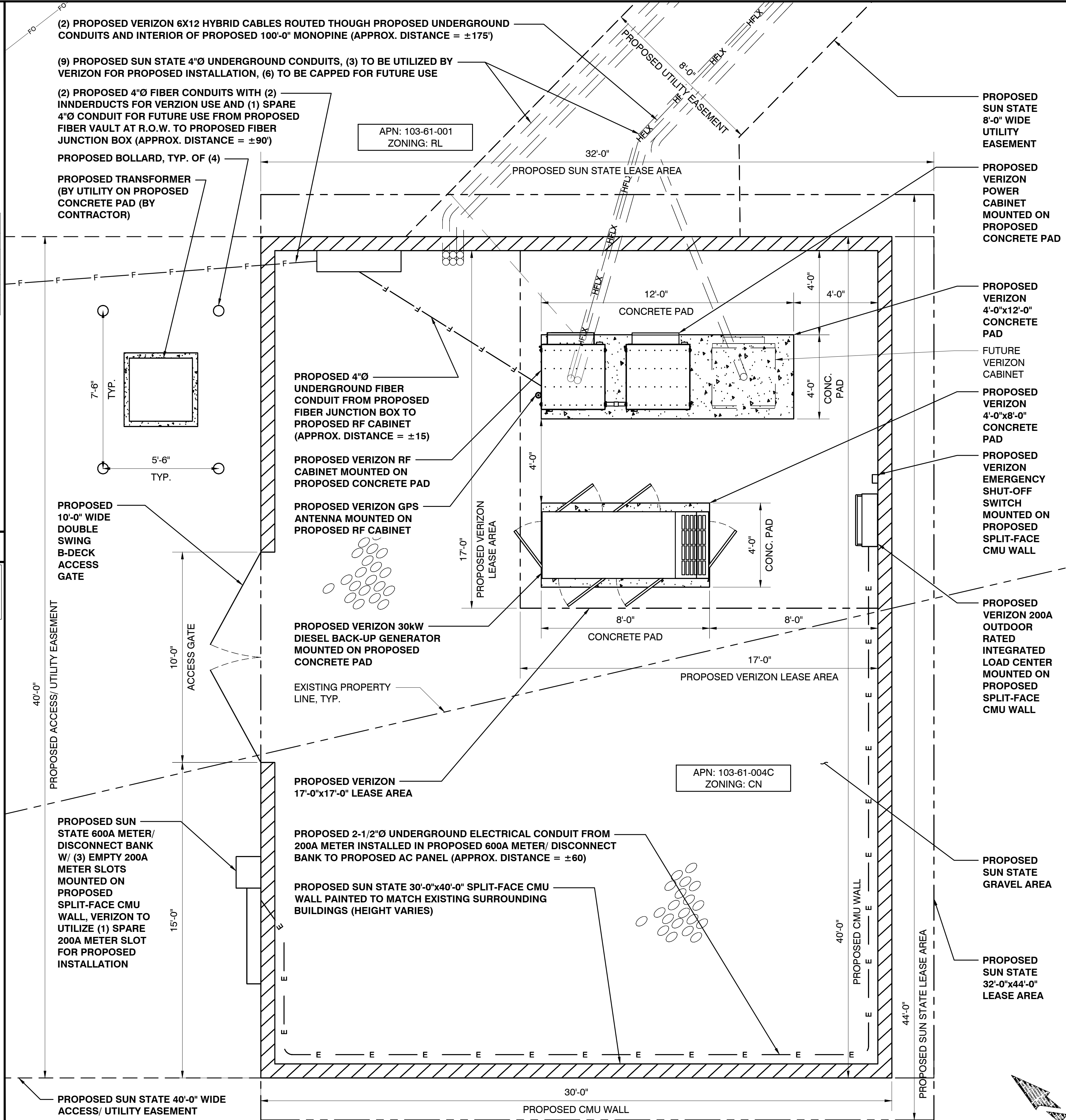
CABLING DETAIL



PROPOSED ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

2



2

PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

3

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PROJECT NO:	AZ09-228
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
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AZ09-228 SLICE / AZ2 STONERIDGE

7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE

PROPOSED ENLARGED SITE PLAN & ANTENNA PLAN

SHEET NUMBER

Z-4

*MONOPINE NOTE:
• ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
• BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

PROPOSED VERIZON ANTENNA MOUNT (DESIGN BY OTHERS UNDER SEPARATE COVER)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

PROPOSED VERIZON REMOTE RADIO HEAD MOUNTED ON PROPOSED ANTENNA MOUNT, (4) PER SECTOR FOR (3) SECTORS (BEYOND)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (2) PER SECTOR FOR (3) SECTORS

(1) PROPOSED VERIZON OVP-12 MOUNTED ON PROPOSED ANTENNA MOUNT

FUTURE CARRIER ANTENNA ARRAY

FUTURE CARRIER ANTENNA ARRAY

(2) PROPOSED VERIZON 6X12 HYBRID CABLES ROUTED THROUGH PROPOSED UNDERGROUND CONDUITS AND INTERIOR OF PROPOSED 100'-0" MONOPINE (APPROX. DISTANCE = ±175')

PROPOSED DOG HOUSE

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

PROPOSED VERIZON ANTENNA MOUNT (DESIGN BY OTHERS UNDER SEPARATE COVER)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (1) PER SECTOR FOR (3) SECTORS

(1) PROPOSED VERIZON OVP-12 MOUNTED ON PROPOSED ANTENNA MOUNT

FUTURE CARRIER ANTENNA ARRAY

FUTURE CARRIER ANTENNA ARRAY

(2) PROPOSED VERIZON 6X12 HYBRID CABLES ROUTED THROUGH PROPOSED UNDERGROUND CONDUITS AND INTERIOR OF PROPOSED 100'-0" MONOPINE (APPROX. DISTANCE = ±175')

PROPOSED DOG HOUSE

PROPOSED VERIZON REMOTE RADIO HEAD MOUNTED ON PROPOSED ANTENNA MOUNT, (4) PER SECTOR FOR (3) SECTORS (BEYOND)

PROPOSED VERIZON PANEL ANTENNA MOUNTED ON PROPOSED ANTENNA MOUNT, (2) PER SECTOR FOR (3) SECTORS

TOP OF PROPOSED MONOPINE BRANCHES ELEVATION 105'-0" A.G.L.

TOP OF PROPOSED SUN STATE MONOPINE ELEVATION 100'-0" A.G.L.

TOP OF PROPOSED VERIZON ANTENNAS ELEVATION 99'-0" A.G.L.

CENTERLINE OF PROPOSED VERIZON ANTENNAS ELEVATION 97'-0" A.G.L.

CENTERLINE OF PROPOSED VERIZON ANTENNAS ELEVATION 95'-0" A.G.L.

CENTERLINE OF FUTURE CARRIER ANTENNAS ELEVATION 85'-0" A.G.L.

CENTERLINE OF FUTURE CARRIER ANTENNAS ELEVATION 75'-0" A.G.L.

*MONOPINE NOTE:
• ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
• BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

NOTE:
TOPOGRAPHICAL CONTOURS IN FORGROUND NOT SHOWN FOR CLARITY.

PROPOSED SUN STATE FIBER JUNCTION BOX MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, TO BE UTILIZED BY VERIZON FOR PROPOSED INSTALLATION

PROPOSED SUN STATE 600A METER/DISCONNECT BANK W/ (3) EMPTY 200A METER SLOTS MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, VERIZON TO UTILIZE (1) SPARE 200A METER SLOT FOR PROPOSED INSTALLATION

PROPOSED BOLLARD, TYP. OF (4)

PROPOSED TRANSFORMER (BY UTILITY ON PROPOSED CONCRETE PAD (BY CONTRACTOR))

PROPOSED VERIZON 4'-0"x8'-0" CONCRETE PAD (BEYOND)

PROPOSED SUN STATE FIBER JUNCTION BOX MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, TO BE UTILIZED BY VERIZON FOR PROPOSED INSTALLATION

PROPOSED SUN STATE 600A METER/DISCONNECT BANK W/ (3) EMPTY 200A METER SLOTS MOUNTED ON PROPOSED SPLIT-FACE CMU WALL, VERIZON TO UTILIZE (1) SPARE 200A METER SLOT FOR PROPOSED INSTALLATION

PROPOSED BOLLARD, TYP. OF (4)

PROPOSED TRANSFORMER (BY UTILITY ON PROPOSED CONCRETE PAD (BY CONTRACTOR))

PROPOSED SUN STATE 30'-0"x40'-0" SPLIT-FACE CMU WALL. PAINTED TO MATCH EXISTING SURROUNDING BUILDINGS (HEIGHT VARIES)

PROPOSED VERIZON GPS ANTENNA MOUNTED ON PROPOSED RF CABINET

PROPOSED VERIZON RF CABINET MOUNTED ON PROPOSED CONCRETE PAD (BEYOND)

PROPOSED VERIZON POWER CABINET MOUNTED ON PROPOSED CONCRETE PAD (BEYOND)

PROPOSED VERIZON 4'-0"x12'-0" CONCRETE PAD

PROPOSED VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER MOUNTED ON PROPOSED SPLIT-FACE CMU WALL

12'-0"

8'-0"

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

HFLX

PROPOSED VERIZON EMERGENCY SHUT-OFF SWITCH MOUNTED ON PROPOSED SPLIT-FACE CMU WALL (BEYOND)

PROPOSED VERIZON 4'-0"x8'-0" CONCRETE PAD

PROPOSED VERIZON 30kW DIESEL BACK-UP GENERATOR MOUNTED ON PROPOSED CONCRETE PAD

(9) PROPOSED SUN STATE 4"Ø UNDERGROUND CONDUITS, (3) TO BE UTILIZED BY VERIZON FOR PROPOSED INSTALLATION, (6) TO BE CAPPED FOR FUTURE USE

PROPOSED SOUTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1

PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

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SUN STATE TOWERS

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1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ09-228

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	11/06/25	FINAL ZONING	M.G.

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AZ09-228 SLICE / AZ2 STONERIDGE

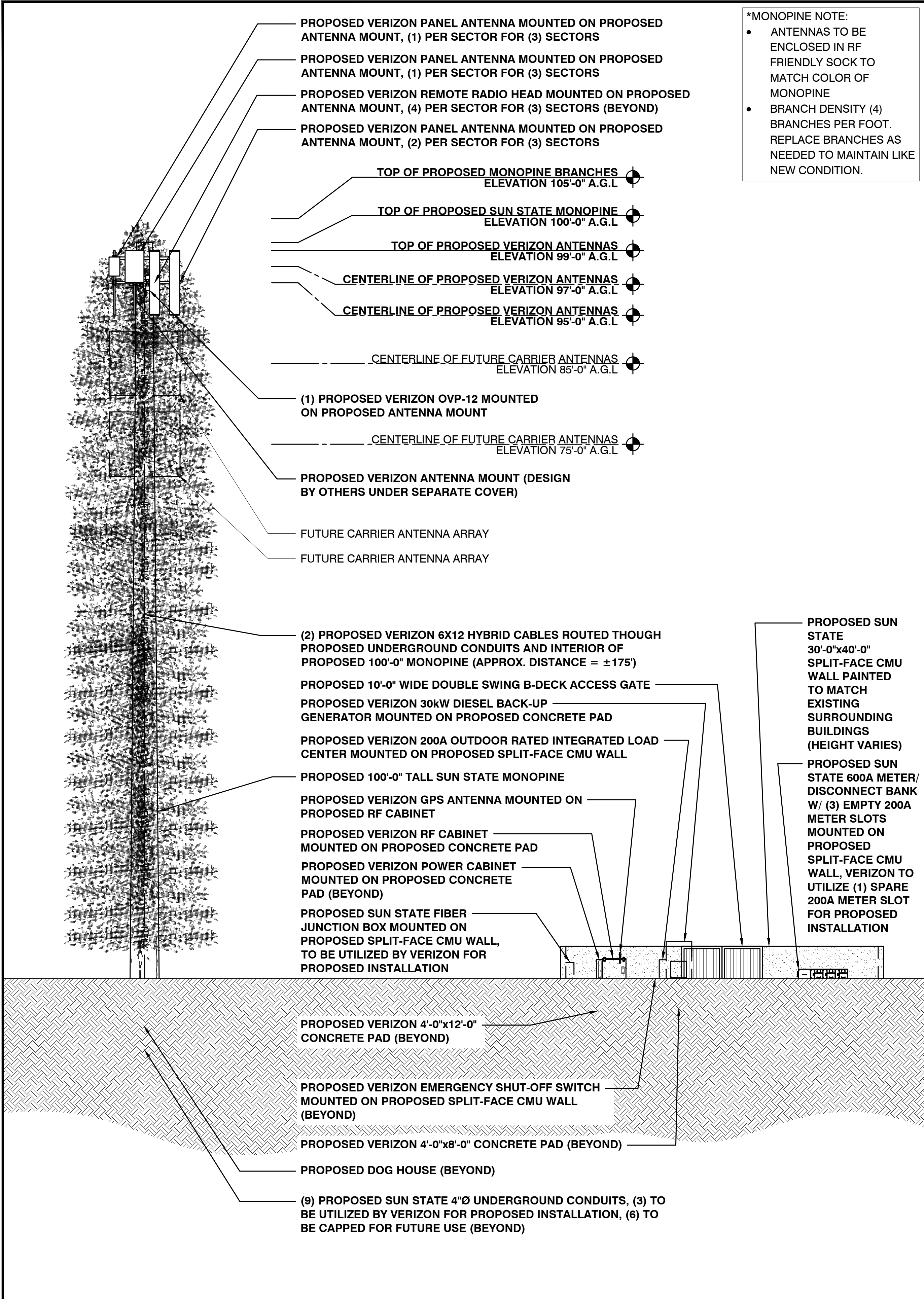
7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

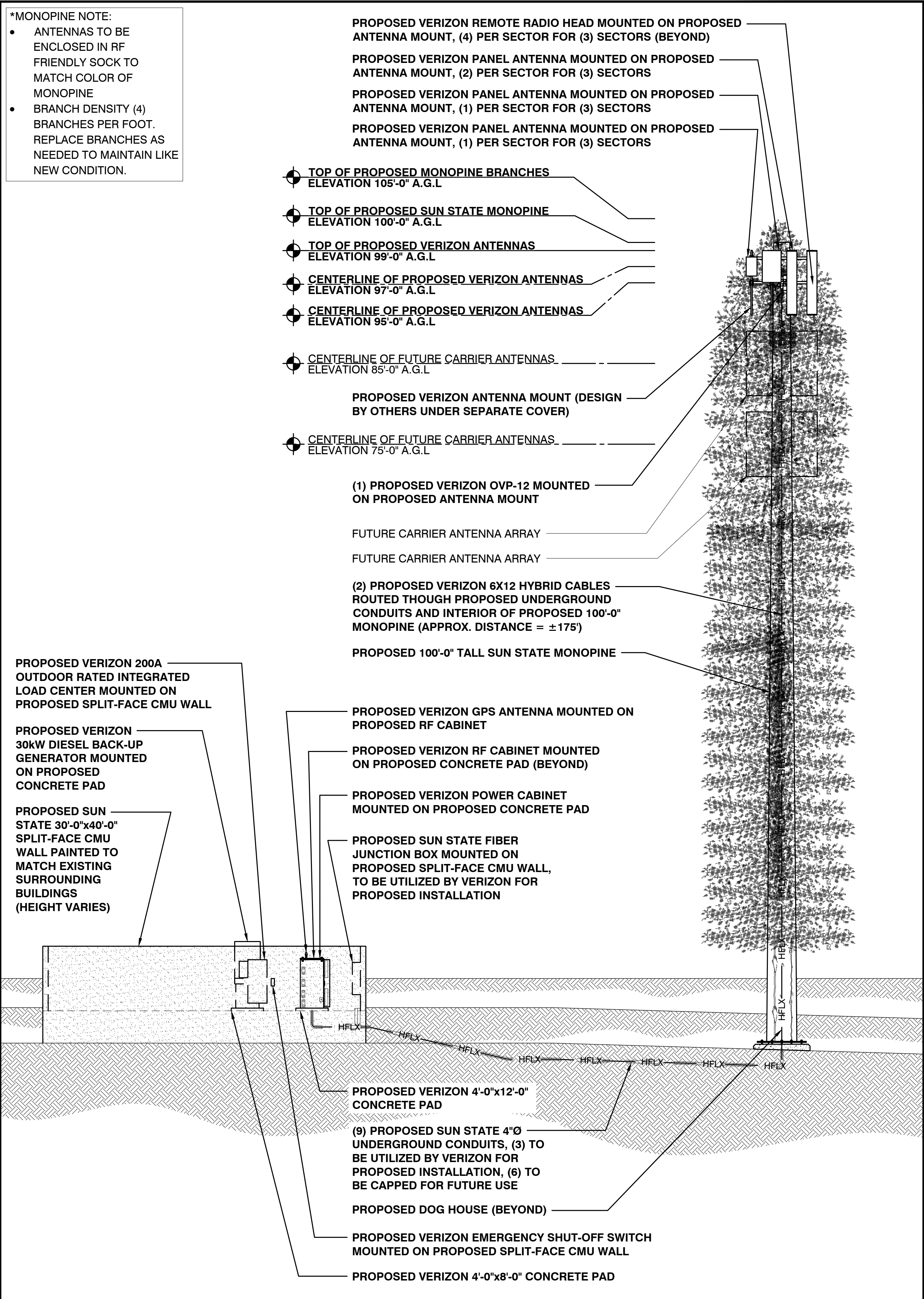
Z-5



PROPOSED NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

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**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
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**PINNACLE
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PROJECT NO:	AZ09-228
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REV	DATE	DESCRIPTION	BY
0	11/06/25	FINAL ZONING	M.G.

**FINAL
FOR ZONING
ONLY**

**AZ09-228 SLICE /
AZ2 STONERIDGE**
7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-6