

When Recorded Return To:

Vintage Partners
Attn: Michael Treadwell
2502 E. Camelback Road, Suite 214
Phoenix, Arizona 85016

DECLARATION OF TEMPORARY DRAINAGE EASEMENTS

This Declaration of Temporary Drainage Easements (“**Declaration**”) is made as of _____, 2014, by VP I-40 & Country Club, LLC, an Arizona limited liability company (“**Declarant**”).

RECITALS

A. Declarant is the owner of the real property described on **Exhibit A** attached hereto (the “**Unit 1**”), and real property located south of Unit 1 and described on **Exhibit B** attached hereto (the “**Unit 2**”). Unit 1 and Unit 2 are collectively referred to as the “**Property**”, and the Property is located in the City of Flagstaff (“**City**”).

B. Declarant desires to establish a non-exclusive easement over the portion of Unit 2 described on **Exhibit C** attached hereto (“**Temporary Drainage Easement**”), for the purposes of operating and maintaining a temporary retention basin and channel area as more particularly described herein.

C. Declarant further desires to establish a non-exclusive easement over the portion of Unit 2 described on **Exhibit D** attached hereto (“**Temporary Drainage Easement**”), for the purposes of operating and maintaining a temporary basin and temporary drainage channels and pipes as more particularly described herein.

E. Declarant further desires to establish a non-exclusive easement over the portion of Unit 2 described on **Exhibit E** attached hereto (“**Temporary Drainage Easement**”), for the purposes of operating and maintaining temporary drainage channels as more particularly described herein.

D. The easements and covenants set forth in this Declaration are intended to benefit Unit 1 and to burden Unit 2 and shall run with the title to, be binding upon and inure to the benefit of, all future owners of any portion of the Property unless and until terminated as provided in this Declaration. Because the Property is currently under common ownership and may in the future return to common ownership, the easements and covenants contained in this Declaration shall not terminate or be affected by such common ownership, and the doctrine of termination by merger of title shall not apply to this Declaration unless this Declaration is terminated by a recorded instrument executed by such common owner, if any.

DECLARATION

1. Temporary Drainage Easements. Declarant hereby grants and establishes, for the use and benefit of the owners and occupants of Unit 1; three temporary, non-exclusive drainage easements in, on, over, under, and across specific land areas of Unit 2 for the purpose of operating and maintaining temporary retention basins and temporary drainage channels and pipes. The specific land areas subject to the temporary drainage easements are referred to as the “**Temporary Drainage Easements**”. The Temporary Drainage Easements are being created for the purpose of receiving surface water runoff from Unit 1 until such time as the grading and drainage improvements for Unit 2 have been completed in accordance with plans approved by the City.

2. Construction and Maintenance.

(a) The owner(s) of Unit 2 shall have the sole right and obligation to construct the temporary drainage basin within the Retention Area and the temporary drainage channels and pipes within the Channel/Pipe Area, in accordance with plans approved by the City. Following completion of construction, the owner(s) of Unit 1 shall, at their sole cost and expense, operate and maintain the Easement Areas and the drainage facilities located thereon in good condition and state of repair, free from trash and debris, and in the manner required by the City. In the event that the drainage facilities are damaged or destroyed, the owner(s) of Unit 1, at their sole cost and expense, shall promptly restore, repair and rebuild such damaged or destroyed drainage facilities to the same general condition as existed immediately prior to such damage or destruction, all in accordance with the requirements of the City. The owners of Unit 1 are hereby granted a temporary license for access and passage over and across such portions of Unit 2 as are reasonable necessary to operate and maintain the Easement Areas and the drainage facilities located thereon.

(b) If the owners of Unit 1 fail to maintain or repair the Easement Areas as required above for a period of thirty (30) days after the Unit 2 owner has given the owner(s) of Unit 1 written notice of such failure (or fails to promptly perform a repair in the event of any emergency), then the Unit 2 owner will have the right to perform such maintenance and repair, in which event each owner of any portion of Unit 1 shall be jointly and severally responsible to reimburse the Unit 2 owner for the cost of such work, within thirty (30) days after its receipt of an invoice therefor.

3. Termination of Declaration. The drainage for Unit 1 will ultimately connect to and utilize the drainage facilities to be constructed within Unit 2. Accordingly, this Declaration and the Temporary Drainage Easements shall expire and terminate automatically at such time as the grading and drainage improvements for Unit 2 have been completed in accordance with plans approved by the City for Unit 2. Notwithstanding such automatic termination, upon request by the owner of any portion of Unit 2 on or after the date of termination, the owners of Unit 1 shall execute, acknowledge, and deliver for recording a termination of this Declaration and the Temporary Drainage Easements.

4. Further Instruments. The owners of the Property shall reasonably cooperate with each other and shall execute such other documents as may be reasonably necessary to fulfill the intentions of this Declaration and the requirements of the City with respect to this Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the date first above written.

DECLARANT:

VP I-40 & Country Club, LLC, an Arizona limited liability company

By: Vintage Partners, LLC, an Arizona limited liability company
Its: Manager

By: Edward & Company, LLC, an Arizona limited liability company
Its: Administrative Agent

By: _____
Mark E. Ortman, Jr., Its Manager

EXHIBIT A

LEGAL DESCRIPTION OF UNIT 1

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

August 21, 2014
WP # 123928.08
Page 1 of 2

PARCEL DESCRIPTION
Country Club & I-40
Unit 1 Boundary

A parcel of land lying within Section 7, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 7, a brass cap in hand hole from which the east quarter corner of said section, a 2-inch diameter aluminum cap flush stamped SCI RLS 22258 ¼ S7 bears North 00°30'37" West (basis of bearing), a distance of 2660.64 feet;

THENCE along the east line of said section, a distance of 886.72 feet to the northeasterly right-of-way line of North Country Club Drive described in Document No. 3671654, C.C.R., a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;

THENCE along said right-of-way, northwesterly along said curve, having a radius of 628.51 feet, concave southwesterly, whose radius bears South 60°30'41" West, through a central angle of 20°23'04", a distance of 223.61 feet, to a point of intersection with a non-tangent line;

THENCE South 38°13'37" West, a distance of 1.58 feet;

THENCE North 50°43'38" West, a distance of 564.08 feet, to a point of intersection with a non-tangent curve;

THENCE leaving said right-of-way line, northwesterly along said curve, having a radius of 448.22 feet, concave northeasterly, whose radius bears North 39°41'00" East, through a central angle of 30°20'27", a distance of 237.35 feet, to a point of intersection with a non-tangent line;

THENCE North 89°30'37" East, a distance of 145.32 feet;

THENCE North 05°28'39" West, a distance of 200.81 feet, to a point of intersection with a non-tangent curve and the southerly right-of-way line of Interstate 40 as shown on ADOT right-of-way plans Project No. I-40-4-814;

THENCE along said right-of-way line, easterly along said curve, having a radius of 981.47 feet, concave northerly, whose radius bears North 01°10'48" West, through a central angle of 36°24'57", a distance of 623.80 feet, to the east line of said section line and point of intersection with a non-tangent line;

**Parcel Description
Country Club & I-40
Unit 1 Boundary**

August 21, 2014
WP # 123928.08
Page 2 of 2

THENCE leaving said right-of-way line along said section line, South 00°30'37" East, a distance of 1123.62 feet, to the **POINT OF BEGINNING**.

Said area contains 9.5910 acres, or 417,782 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on an unrecorded Amended ALTA Survey prepared by Woodson Engineering and Surveying Inc. Project No. 112024 and dated December 2011. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123928.08 Country Club & I-40 Unit 1 Boundary L05 08-21-14.doc



EXHIBIT B

LEGAL DESCRIPTION OF UNIT 2

PARCEL DESCRIPTION
Country Club & I-40
Unit 2

PARCEL NO. 1:

A portion of the Southeast quarter of Section 7, Township 21 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

COMMENCING for reference at the East quarter corner of said Section 7;
THENCE South 00° 29' 50" East, along the East line of said Section 7, 650.28 feet to a found 1-1/2" diameter aluminum cap on the southerly line of U.S. Interstate Highway 40 marked "TEMPLETON RLS 26406" and the **POINT OF BEGINNING**;
THENCE South 00°30'34" East, 1123.42 feet along said east line of Section 7 to a found aluminum cap marked "CITY OF FLAGSTAFF NES LS 14671";
THENCE continuing South 00°30'34" East, 311.42 feet along said east line of Section 7 to a set 1/2" diameter rebar with cap marked "LS 16630 RLS 18215", herein after referred to as POINT "A", at the most northeasterly corner of that parcel described in that document recorded in Instrument No. 3274414, Records of Coconino County, Arizona (RCC), herein after referred to as "Soliere Avenue";
THENCE South 89°29'26" West, 22.73 feet along the northerly line of said Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE South 02°25'30" West, 126.80 feet along said northerly line of Soliere Avenue to a set 1/2" diameter rebar with cap marked "LS 16630 RLS 18215";
THENCE South 63°32'32" West, 43.73 feet along said northerly line of Soliere Avenue to a found aluminum cap marked "NES 14671" at a point of non-tangency through which a radial line bears South 00°27'10" East;
THENCE southwesterly and northwesterly, 346.05 feet along said northerly line of Soliere Avenue, along the arc of a 400.57 foot radius curve, concave to the northeast, having a central angle of 49°29'49" to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE North 40°58'23" West, 1121.63 feet along said northerly line of Soliere Avenue to point of curvature at a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE northwesterly, 280.33 feet along said northerly line of Soliere Avenue, along the arc of a 622.96 foot radius curve, concave to the southwest, having a central angle of 25°46'59" to a set 1/2" diameter rebar with cap marked "LS 16630 RLS 18215";
THENCE North 00°47'50" West, 102.90 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 1989";
THENCE North 77°10'24" East, 187.99 feet to a found 3" diameter aluminum cap marked "ADOT";
THENCE South 35°04'29" East, 206.59 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 1989";
THENCE South 52°52'04" East, 258.01 feet to found 3" diameter aluminum cap marked "ADOT HWY DIV 1989";
THENCE South 50°10'17" East, 116.92 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 1989";

**Parcel Description
Country Club & I-40
Unit 2**

August 21, 2014
WP # 123928.08
Page 2 of 5

THENCE North 89°46'22" East, 107.96 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 1989";

THENCE North 51°30'22" West, 22.22 feet to a found 3" diameter aluminum cap marked "ADOT ROW 2013 217+36.71 425 RLS 35113" at a point of non-tangency through which a radial line bears South 39°39'09" West;

THENCE northwesterly, 336.40 feet along the arc of a 548.22 foot radius curve, concave to the northeast, having a central angle of 35°09'30" to a set MAG nail with tag marked "LS 16630" at a point of cusp at a corner of that parcel described in Docket 2110, Page 392, RCC;

THENCE South 50°17'20" East, 316.01 feet along the southwesterly line of said parcel to a found 2" diameter aluminum cap marked "CITY OF FLAGSTAFF RLS (illegible)" at a point of cusp of a non-tangent curve through which a radial line bears South 39°34'00" West;

THENCE northwesterly, 236.97 feet along the arc of a 448.22 foot radius curve, concave to the northeast, having a central angle of 30°17'30" to a found 2" diameter aluminum cap marked "NES 14671" on the southerly line of that parcel described in Docket 2110, Page 392, RCC;

THENCE North 89°18'01" East, 145.34 feet along the south line of said parcel described in Docket 2110, Page 382, RCC, and the south line of said Parcel 2 to a found 2" diameter aluminum cap marked "NES 14671" at the southeast corner thereof;

THENCE North 05°29'27" West, 200.77 feet along the east line of said parcel described in Docket 2110, Page 392, RCC, to a found 2" diameter aluminum cap marked "NES 14671" at the northeast corner thereof, at a point of non-tangency on the south line of U.S. Interstate Highway 40, through which a radial line bears South 01°11'21" East;

THENCE northeasterly, 623.62 feet along said south line of U.S. Interstate Highway 40, along the arc of a 981.47 foot radius curve, concave to the northwest, having a central angle of 36°24'20" to the **POINT OF BEGINNING**.

AND

A portion of the Southeast quarter of Section 7, Township 21 North, Range 8 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING for reference at the herein before described as POINT "A";

THENCE South 00°30'34" East, 575.29 feet along the east line of said Section 7 to a found 3" brass cap in handhole at the southeast corner of said Section 7;

THENCE South 89°10'49" West, 50.00 feet along the south line of said Section 7 to the **POINT OF BEGINNING**;

THENCE continuing South 89°10'49" West, 2587.35 feet along the south line of said Section 7 to a found 1-1/2" diameter aluminum cap marked "LS 4321" at the south quarter corner of said Section 7;

THENCE North 00°52'57" West, 1428.36 feet to a set 1/2" diameter rebar with cap marked "LS 16630 RLS 18215" at the most southwesterly corner of that parcel described in that document recorded in Instrument No. 3274414, Records of Coconino County, Arizona (RCC), herein after referred to as "Soliere Avenue", at a point of non-tangency through which a radial line bears North 24°20'09" West;

THENCE northeasterly, 336.70 feet along the southerly line of said Soliere Avenue, along the arc of a 14,083.18 foot radius curve, concave to the southeast, having a central angle of 01°22'11" to a set 1/2" diameter rebar with cap marked "LS 16630 RLS 18215";

THENCE North 81°24'15" East, 243.24 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";

THENCE South 86°27'29" East, 559.53 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19" at a point of non-tangency through which a radial line bears North 03°30'49" East;

**Parcel Description
Country Club & I-40
Unit 2**

August 21, 2014
WP # 123928.08
Page 3 of 5

THENCE southeasterly, 415.40 feet, along said southerly line of Soliere Avenue, along the arc of a 522.96 foot radius curve, concave to the southwest, having a central angle of 45°30'42" to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE South 40°57'14" East, 1122.24 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19" at a point of non-tangency through which a radial line bears South 49°02'37" West;
THENCE southeasterly, 181.47 feet along said southerly line of Soliere Avenue, along the arc of a 500.00 foot radius curve, concave to the northeast, having a central angle of 20°47'42" to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE South 77°49'30" East, 52.95 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE South 48°11'55" East, 32.99 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19" at a point of non-tangency through which a radial line bears South 18°41'52" West;
THENCE southeasterly, 167.54 feet along said southerly line of Soliere Avenue, along the arc of a 500.00 foot radius curve, concave to the northeast, having a central angle of 19°11'55" to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19";
THENCE North 89°29'57" East, 33.63 feet along said southerly line of Soliere Avenue to a set ½" diameter rebar with cap marked "LS 16630 RLS 18215";
THENCE South 03°15'20" West, 125.64 feet along said southerly line of Soliere Avenue to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19" at a point of non-tangency through which a radial line bears North 86°44'40" West;
THENCE southwesterly, 204.68 feet along said southerly line of Soliere Avenue, along the arc of a 3,110.01 foot radius curve, concave to the southeast, having a central angle of 03°46'15" to the **POINT OF BEGINNING**;

EXCEPT that portion conveyed to the City of Flagstaff by Quit Claim Deed recorded in Instrument No. 3671654, and Affidavit of Correction recorded in Instrument No. 3675542, records of Coconino County, Arizona, more particularly described as follows:

COMMENCING for reference at a found brass cap in handhole at the Southeast corner of said Section 7;
THENCE North 00° 30' 34" West, a distance of 575.31 feet along the east line of said Section 7 to the **TRUE POINT OF BEGINNING**;
THENCE South 89° 29' 26" West, a distance of 22.73 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 19" at a point of non-tangency through which a radial line bears North 89° 51' 41" East;
THENCE Northwesterly, a distance of 458.53 feet, along the arc of a 523.87 foot radius curve, concave to the Southwest, having a central angle of 50° 09' 01" to a found 2" diameter aluminum cap marked "CITY OF FLAGSTAFF";
THENCE North 50° 17' 20" West, a distance of 541.96 feet to a found 3" diameter aluminum cap marked "ADOT HWY DIV 1989" at the Southwesterly corner of a portion of U.S. Interstate Highway 40;
THENCE North 51° 30' 22" West, a distance of 22.22 feet continuing along said portion of U.S. Interstate Highway 40 to a found 3" diameter aluminum cap marked "ADOT RLS 35113 217+36.71 425" at a point of non-tangency through which a radial line bears South 39° 09' 09" West;
THENCE Northwesterly, a distance of 336.40 feet along said portion of U.S. Interstate Highway 40, along the arc of a 548.22 foot radius curve, concave to the Northeast, having a central angle of 35° 09' 30" to a set nail with tag marked "LS 16630" at a point of cusp on the Westerly line of that parcel described in Docket 2110, Page 392, records of Coconino County, Arizona, through which a radial line bears South 74° 55' 56" West;

Parcel Description
Country Club & I-40
Unit 2

August 21, 2014
WP # 123928.08
Page 4 of 5

THENCE South 50° 17' 20" East, a distance of 316.01 feet along the west line of said parcel to the Westerly corner of that parcel described in Instrument No. 3208494, to a found 2" diameter aluminum cap marked 'CITY OF FLAGSTAFF LS';

THENCE South 50° 34' 21" East, a distance of 563.77 feet to a found nail with illegible brass tag;

THENCE North 38° 22' 54" East, a distance of 1.58 feet to a found nail with illegible brass tag at a point of non-tangency through which a radial line bears North 39° 43' 25" East;

THENCE Southeasterly a distance of 223.38 feet, along the arc of a 628.51 foot radius curve, concave to the Southwest, having a central angle of 20° 21' 50" to a found 2-1/2" diameter aluminum cap marked "CITY OF FLAGSTAFF" on the East line of said Section 7;

THENCE South 00° 30' 34" East, a distance of 311.39 feet along said East line to the **TRUE POINT OF BEGINNING**.

PARCEL NO. 2:
(intentionally deleted)

PARCEL NO. 3:

TRACT "B", COUNTRY CLUB MANOR, as shown on the plat thereof, recorded in Case 2, Map 1, Records of Coconino County, Arizona.

EXCEPT

A parcel of land lying within Section 7, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 7, a brass cap in hand hole from which the east quarter corner of said section, a 2-inch diameter aluminum cap flush stamped SCI RLS 22258 ¼ S7 bears North 00°30'37" West (basis of bearing), a distance of 2660.64 feet;

THENCE along the east line of said section, a distance of 886.72 feet to the northeasterly right-of-way line of North Country Club Drive described in Document No. 3671654, C.C.R., a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;

THENCE along said right-of-way, northwesterly along said curve, having a radius of 628.51 feet, concave southwesterly, whose radius bears South 60°30'41" West, through a central angle of 20°23'04", a distance of 223.61 feet, to a point of intersection with a non-tangent line;

THENCE South 38°13'37" West, a distance of 1.58 feet;

THENCE North 50°43'38" West, a distance of 564.08 feet, to a point of intersection with a non-tangent curve;

THENCE leaving said right-of-way line, northwesterly along said curve, having a radius of 448.22 feet, concave northeasterly, whose radius bears North 39°41'00" East, through a central angle of 30°20'27", a distance of 237.35 feet, to a point of intersection with a non-tangent line;

THENCE North 89°30'37" East, a distance of 145.32 feet;

THENCE North 05°28'39" West, a distance of 200.81 feet, to a point of intersection with a non-tangent curve and the southerly right-of-way line of Interstate 40 as shown on ADOT right-of-way plans Project No. I-40-4-814;

THENCE along said right-of-way line, easterly along said curve, having a radius of 981.47 feet, concave northerly, whose radius bears North 01°10'48" West, through a central angle of 36°24'57", a distance of 623.80 feet, to the east line of said section line and point of intersection with a non-tangent line;

Parcel Description
Country Club & I-40
Unit 2

August 21, 2014
WP # 123928.08
Page 5 of 5

THENCE leaving said right-of-way line along said section line South 00°30'37" East, a distance of 1123.62 feet, to the **POINT OF BEGINNING**.

Subject to existing rights-of-way and easements.

This parcel description is based on an unrecorded Amended ALTA Survey prepared by Woodson Engineering and Surveying Inc. Project No. 112024 and dated December 2011. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123928.08 Country Club & I-40 Unit 2 L06 08-21-14.doc



EXHIBIT C

LEGAL DESCRIPTION OF RETENTION AREA

EXHIBIT "C"

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised August 25, 2014
August 13, 2014
WP # 123928.08
Page 1 of 4
See Exhibit "C-1"

PARCEL DESCRIPTION
Country Club & I-40
Temporary Drainage Easement

A portion of that certain parcel of land described in Warranty Deed Document No. 3687537, Coconino County Records (C.C.R.), lying within the southeast quarter of Section 7, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 7, a 3-inch brass cap in handhole, from which the east quarter corner of said Section 7, a 2-inch aluminum cap stamped SCI RLS 22258 ¼ S 7, bears North 00°30'37" West (basis of bearing), a distance of 2660.64 feet.

THENCE along the east line of said Section 7, North 00°30'37" West, a distance of 723.14 feet;

THENCE leaving said east line, South 89°29'23" West, a distance of 634.80 feet to the southwesterly right-of-way line of Soliere Road as shown on Document No. 3274414 C.C.R. and the **POINT OF BEGINNING**;

THENCE leaving said right-of-way line, South 58°24'13" West, a distance of 176.30 feet;

THENCE South 80°29'32" West, a distance of 488.77 feet;

THENCE North 21°29'31" West, a distance of 268.31 feet, to a point hereby designated as "Point A" for future reference in this description;

THENCE North 80°29'32" East, a distance of 587.86 feet to said right-of-way line;

THENCE along said right-of-way line, South 40°57'31" East, a distance of 229.95 feet to the **POINT OF BEGINNING**.

Containing 161,290 square feet or 3.7027 acres, more or less.

COMMENCING AT SAID "POINT A"

THENCE North 39°41'59" West, a distance of 455.68 feet to the **POINT OF BEGINNING**;

THENCE North 90°00'00" West, a distance of 344.99 feet;

THENCE North 00°00'00" East, a distance of 241.27 feet;

THENCE North 90°00'00" East, a distance of 327.50 feet;

THENCE North 00°00'00" West, a distance of 149.63 feet to the south right-of-way line of East Soliere Avenue as described in Instrument Number 3274414, Coconino County Records;

THENCE along said right-of-way line, South 86°28'39" East, a distance of 34.75 feet;

THENCE leaving said right-of-way line, South 00°00'00" East, a distance of 147.49 feet;

Parcel Description
Country Club & I-40
Temporary Drainage Easement

Revised August 25, 2014
August 13, 2014
WP # 123928.08
Page 2 of 4
See Exhibit "C-1"

THENCE South 04°04'31" West, a distance of 241.88 feet to the **POINT OF BEGINNING**.

Containing 90,461 square feet or 2.0767 acres, more or less

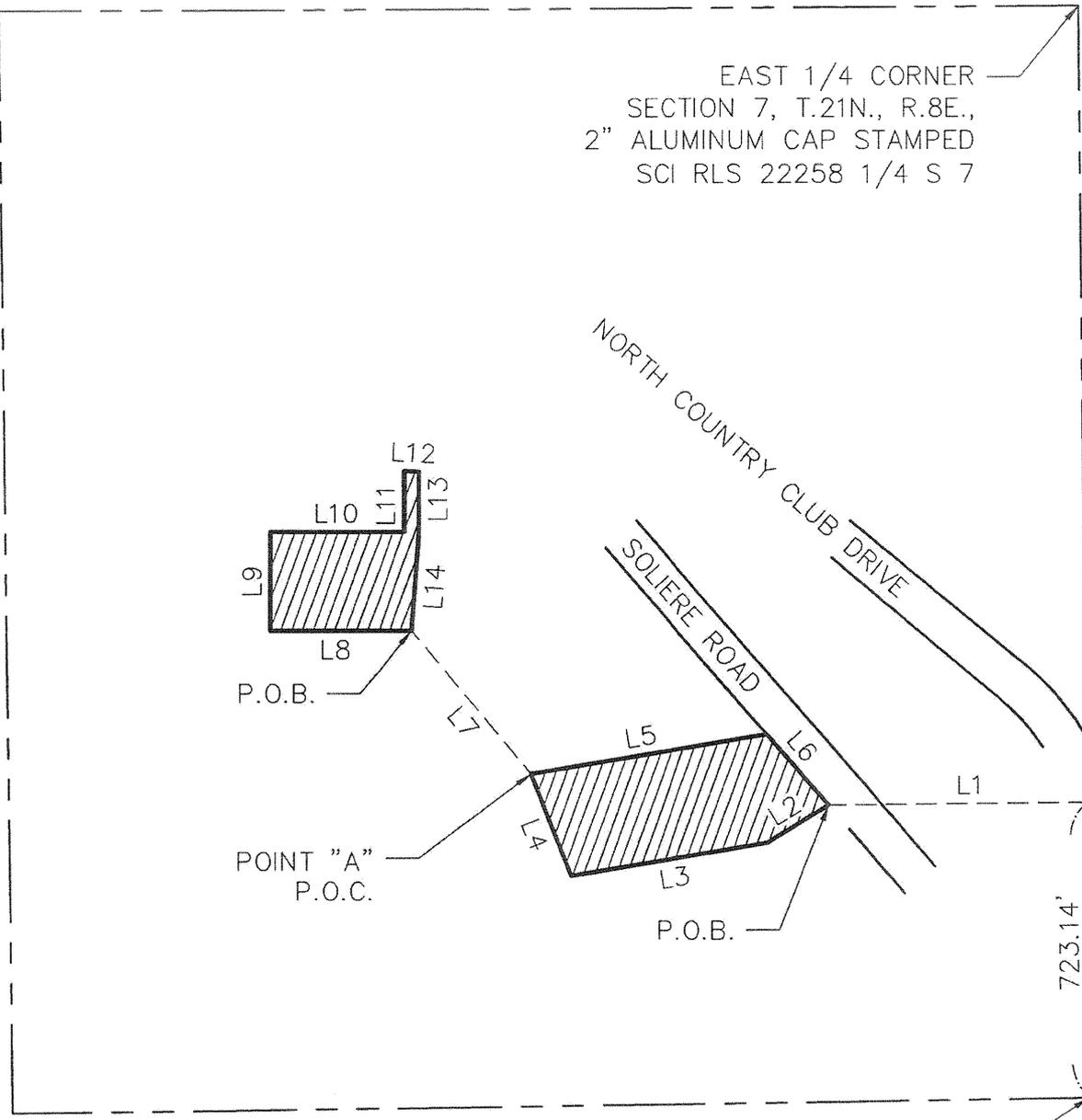
This parcel description is based on an unrecorded Amended ALTA Survey prepared by Woodson Engineering and Surveying Inc. Project No. 112024 and dated December 2011. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123928.08 Country Club & I-40 Temporary Drainage Easement L04R01 08-25-14.doc

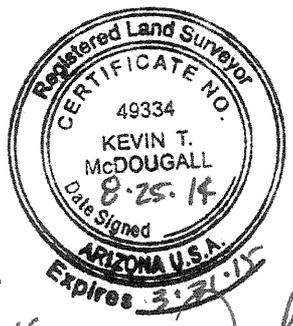


Kevin T. McDougall
Expires 3/31/2015

EAST 1/4 CORNER
SECTION 7, T.21N., R.8E.,
2" ALUMINUM CAP STAMPED
SCI RLS 22258 1/4 S 7



SOUTHEAST CORNER SECTION 7,
T.21N., R.8E.
3" BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT



WOOD/PATEL
2051 W. NORTHERN AVE.
PHOENIX AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
PHOENIX • MESA • TUCSON

Kevin T. McDougall



EXHIBIT "C-1"
COUNTRY CLUB & I-40
TEMPORARY DRAINAGE EASEMENT
REV. 08/25/2014
123928.08
PAGE 3 OF 4
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°29'23"W	634.80'
L2	S58°24'13"W	176.30'
L3	S80°29'32"W	488.77'
L4	N21°29'31"W	268.31'
L5	N80°29'32"E	587.86'
L6	S40°57'31"E	229.95'
L7	N39°41'59"W	455.68'
L8	N90°00'00"W	344.99'
L9	N00°00'00"E	241.27'
L10	N90°00'00"E	327.50'
L11	N00°00'00"E	149.63'
L12	S86°28'39"E	34.75'
L13	S00°00'00"E	147.49'
L14	S04°04'31"W	241.88'



WOOD/PATEL
 2051 W. NORTHERN AVE.
 PHOENIX AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580
 PHOENIX • MESA • TUCSON



EXHIBIT "C-1"
 COUNTRY CLUB & I-40
 TEMPORARY DRAINAGE EASEMENT
 REV. 08/25/2014
 123928.08
 PAGE 4 OF 4
 NOT TO SCALE

N: \2012\123928\Survey\Legal\L04R01.dwg

EXHIBIT D

LEGAL DESCRIPTION OF CHANNEL/PIPE AREA

EXHIBIT "D"

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised August 25, 2014
August 13, 2014
WP # 123928.08
Page 1 of 2
See Exhibit "D-1"

PARCEL DESCRIPTION
Country Club & I-40
Temporary Drainage Easement

A portion of that certain parcel of land described in Warranty Deed Document No. 3687537, Coconino County Records (C.C.R.), lying within the southeast quarter of Section 7, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 7, a 3-inch brass cap in handhole, from which the east quarter corner of said Section 7, a 2-inch aluminum cap stamped SCI RLS 22258 ¼ S 7, bears North 00°30'37" West (basis of bearing), a distance of 2660.64 feet.

THENCE along the east line of said Section 7, North 00°30'37" West, a distance of 1,016.93 feet;

THENCE leaving said east line, South 89°29'23" West, a distance of 253.31 feet to the southwesterly right-of-way line of North Country Club Drive described in Document No. 3671654, C.C.R. and the **POINT OF BEGINNING**;

THENCE South 41°09'49" West, a distance of 223.56 feet;

THENCE South 57°37'17" West, a distance of 161.27 feet to the northeasterly right-of-way line of Soliere Road described in Document No. 3274414, C.C.R.;

THENCE North 40°57'31" West, along said right-of-way line of Soliere Road, a distance of 149.50 feet;

THENCE leaving said right-of-way line, North 79°11'54" East, a distance of 239.38 feet;

THENCE North 41°09'49" East, a distance of 168.01 feet to said right-of-way line of North Country Club Drive;

THENCE South 50°17'26" East, along said right-of-way line, a distance of 46.30 feet to the **POINT OF BEGINNING**.

Containing 29,357 square feet or 0.6739 acres, more or less.

This parcel description is based on an unrecorded Amended ALTA Survey prepared by Woodson Engineering and Surveying Inc. Project No. 112024 and dated December 2011. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

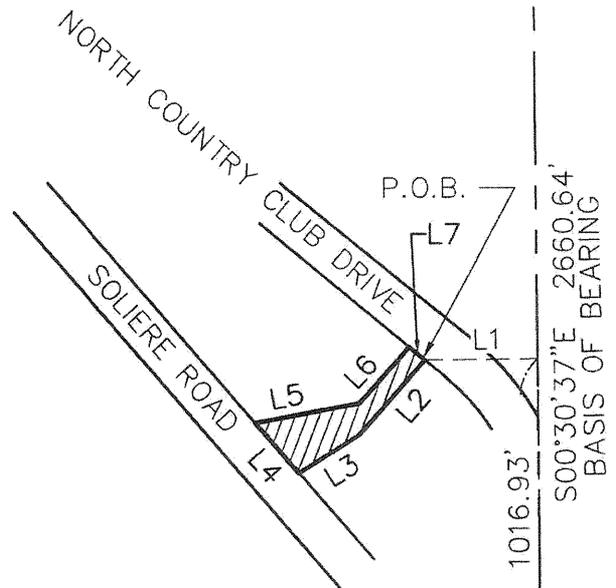
Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123928.08 Country Club & I-40 Temporary Drainage Easement 1.03R01 08-25-14.doc



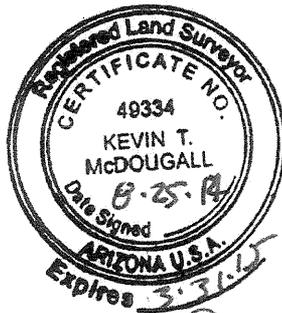
Kevin T. McDougall
Expires 3/31/2015

EAST 1/4 CORNER
SECTION 7, T.21N., R.8E.,
2" ALUMINUM CAP STAMPED
SCI RLS 22258 1/4 S 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°29'23"W	253.31'
L2	S41°09'49"W	223.56'
L3	S57°37'17"W	161.27'
L4	N40°57'31"W	149.50'
L5	N79°11'54"E	239.38'
L6	N41°09'49"E	168.01'
L7	S50°17'26"E	46.30'



SOUTHEAST CORNER SECTION 7,
T.21N., R.8E.
3" BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT



WOOD/PATEL
2051 W. NORTHERN AVE.
PHOENIX AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
PHOENIX • MESA • TUCSON

Kevin T. McDougall



EXHIBIT "D-1"
COUNTRY CLUB & I-40
CHANNEL PIPE AREA EASEMENT
REV .08/25/2014
123928.08
PAGE 2 OF 2
NOT TO SCALE

N: \2012\123928\Survey\Legal\L03R01.dwg

EXHIBIT "E"

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

August 25, 2014
WP # 123928.08
Page 1 of 1

**PARCEL DESCRIPTION
Country Club & I-40
Temporary Drainage Easement**

A parcel of land lying within Section 7, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 7, a 3-inch brass cap in handhole from which the east quarter corner of said section, a 2-inch aluminum cap flush stamped SCI RLS 22258 ¼ S7 bears North 00°30'37" West (basis of bearing), a distance of 2660.64 feet;

THENCE North 37°29'43" West, a distance of 1424.65 feet, to the northeasterly right-of-way line of East Soliere Avenue as described in Instrument Number 3274414, Coconino County Records and the **POINT OF BEGINNING**;

THENCE along said right-of-way line, North 40°57'31" West, a distance of 40.00 feet;

THENCE leaving said right-of-way line, North 49°08'14" East, a distance of 80.86 feet;

THENCE North 19°45'33" East, a distance of 151.07 feet, to the southwesterly line of an Arizona Department of Transportation right-of-way line as shown on Instrument Number 3208494, Coconino County Records;

THENCE along said right-of-way line, South 50°09'23" East, a distance of 42.59 feet;

THENCE leaving said right-of-way line, South 19°45'33" West, a distance of 146.93 feet;

THENCE South 49°08'14" West, a distance of 91.28 feet, to the **POINT OF BEGINNING**.

Containing 0.2159 acres, or 9,403 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on an unrecorded Amended ALTA Survey prepared by Woodson Engineering and Surveying Inc. Project No. 112024 and dated December 2011. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123928.08 Country Club & I-40 Temporary Drainage Easement L07 08-25-14.doc



Expires 3/31/2015