

March 29, 2019

Arthur Beckwith Vice President

Saddlerock Hotel and Apartment Development - 1335 W STATE ROUTE 89A, Sedona, Arizona

To Whom It May Concern:

You have requested that Suddenlink indicate its intent to provide services to the Project. This letter states the intentions of Suddenlink with respect to the subject matter above until an agreement is executed.

The project, located at 1335 W STATE ROUTE 89A, Sedona, Arizona is within Suddenlink's franchise area and cable services are available. Therefore, subject to the following conditions, Suddenlink plans to provide video, high speed data and telephony services to this property: a) the negotiation of an agreement between the parties for access to the property with mutually agreeable terms and conditions; b) internal financial review, approval of the project and availability of funds; and c) a site visit to inspect the area.

If you have any questions, please contact myself by phone at 903-279-9317 or troy.finley@alticeusa.com or Abe Contreras at 512-638-5053 or Abraham.contreras@alticeusa.com.

Sincerely,

MDU Account Executive
(512) 638-5053
abraham.contreras@alticeusa.com
111 N College St
Georgetown, TX 78626
alticeusa.com

Oak Creek Water Co. No. 1

"Serving West Sedona Since 1953"

90 Oak Creek Blvd Sedona, AZ 86336 928 282-3404

March 25, 2019

Arthur H. Beckwith, P.E. Shephard Wesnitzer, Inc. 75 Kallof Place Sedona, Arizona, 86336

RE:

Saddlerock Hotel Will Service Letter

Oak Creek Water Co. No. 1 certifies that it will furnish and provide water service from its water system and plant in accordance with the "Rules and Regulations Relating to the Operation of Domestic Water Companies" of the Arizona Corporation Commission to the Saddlerock Hotel development subject to the following:

- 1. determination of the water lines, infrastructure and facilities that will be required to adequately provide water service; and
- 2. a mutually acceptable water service agreement being negotiated and entered between the Developer and the Oak Creek Water Company.

It will be the responsibility of the Developer to provide the necessary funds to extend water lines and install any required infrastructure and facilities to serve the project. The Oak Creek Water Company assumes no obligation or liability to extend or install such water lines, infrastructure and facilities or to furnish water service if the Developer either does not enter into an acceptable water service agreement or does not advance the required funds to install such water lines, infrastructure and facilities.

Sincerely,

OAK CREEK WATER CO. NO. 1

By:

Douglas L. Bowen, P.E.

President



March 11, 2019

Arthur Beckwith, PE Shepard Wesnitzer, Inc 75 Kallof Place Sedona, AZ 86336

Re: Letter of Serviceability Saddlerock Hotel – APN: 408-26-004B, 004C 009A, 009C, 010, 011, 012, 013,014, 086A and 0088, Section 13, T17N, R5E

Dear Mr. Beckwith

The above referenced project is in our service area, a mainline extension will be required to serve it. This project will be installed in accordance with the provisions of our rate schedules and the terms and conditions of our rules as filed with and approved by the Arizona Corporation Commission.

Gas distribution main extensions will be only along public streets, roads, and highways, which the Company has legal right to occupy, and on public lands and private property with rights-of-way, satisfactory to the Company, may be obtained.

Gas distribution service and main extensions to and within individually metered subdivisions, housing projects, multi-family dwellings and mobile home parks or estates will be constructed, owned and maintained by the Company in advance of applications for service by bona fide customers only when the entire estimated cost of such extensions as determined by the Company, is advanced to the Company, and a main extension contract is executed. This advance may include the cost of any gas facilities installed at the Company's expense in conjunction with a previous service or main extension in anticipation of the current extension.

Please contact me at 928-203-1215 if you have any questions.

Sincerely

Irene Freeman



CenturyLink Engineering 500 S Calvary Way Cottonwood, AZ 86326

March 4, 2019

Art Beckwith Shepard – Wesnitzer, Inc 75 Kallof Pl Sedona, AZ 86336

RE: Saddlerock Hotel

Art,

The above mentioned property is located in a parcel located in Section 13, Township 17N and Range 5E in Yavapai County.

In response to your "Service Availability" request for the above mentioned property, this letter is to acknowledge, the property is within the CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this location are on file with your State Utilities Commission, and may be examined at your CenturyLink Business Office.

Sincerely,

Armen McNerlin

CenturyLink Engineer

men McMali

500 S Calvary Way

Cottonwood, AZ 86326

office 928.634.2102

cell 928.821.4609



3/5/19

Art Beckwith Shephard Wesnitzer Inc. 75 Kallof Place Sedona, AZ 86336

Re: Saddlerock Hotel

Dear Mr. Beckwith,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at (928) 300-1478 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Jonathan Meyer Customer Project Rep-Sedona T&D Construction

NOTES

THIS SURVEY IS BASED ON REPORT OF TITLE FOR TITLE INSURANCE ISSUED BY PIONEER TITLE AGENCY INC. NO. 91300219 DATED MARCH 1, 2018 AT 7:30 A.M.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY

LEGAL DESCRIPTION

A PARCEL OF GROUND LYING IN SECTION 12 AND 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E-W-W 1/256 CORNER OF SECTION 12 AS MARKED BY A FOUND 1949 G.L.O. BRASS CAP MONUMENT FROM WHICH, A FOUND 1949 G.L.O. BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 12 LIES SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST (BASIS OF BEARINGS PER DOCUMENT RECORDED IN BOOK 1154 OF OFFICIAL RECORDS, PAGE 430 HEREAFTER REFERRED TO AS R1), A DISTANCE OF 4187.63 FEET: THENCE SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 1610.87 FEET TO A POINT FOR THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 12 AS PERPETUATED FROM PREVIOUS SURVEYS; THENCE CONTINUING SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 708.93 FEET (RECORD 709.75 FEET PER R1 ALSO, 710.50 FEET RECORD PER DOCUMENT RECORDED IN BOOK 587 OF OFFICIAL RECORDS, PAGE 52 HEREAFTER REFERRED TO AS R2) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 5541" AT THE

THENCE NORTH OO DEGREES, 05 MINUTES, 44 SECONDS WEST, 40.34 FEET (RECORD NORTH OO DEGREES, 14 MINUTES, 01 SECONDS EAST 40.46 FEET PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" AT A POINT OF CURVATURE;

THENCE THROUGH A CENTRAL ANGLE OF 16 DEGREES, 57 MINUTES, 36 SECONDS ALONG AN ARE LENGTH OF 92.30 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 311.81 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 03 MINUTES, 40 SECONDS EAST, 91.96 FEET, (RECORD LENGTH 91.91 FEET, RADIUS OF 311.81 FEET, CENTRAL ANGLE 16 DEGREES, 53 MINUTES, 17 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR AT A POINT OF

THENCE THROUGH A CENTRAL ANGLE OF 13 DEGREES, 30 MINUTES, 14 SECONDS ALONG AN ARE LENGTH OF 105.05 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 445.72 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 58 MINUTES, 20 SECONDS EAST, 104.81 FEET (RECORD LENGTH 105.45 FEET. RADIUS OF 445.72 FEET. CENTRAL ANGLE 13 DEGREES, 30 MINUTES, 14 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" FROM WHICH, A FOUND 1/2 INCH REBAR, NO TAG OR CAP, LIES NORTH 77 DEGREES, 44 MINUTES, 08 SECONDS EAST 0.72 FEET;

THENCE NORTH 03 DEGREES, 33 MINUTES, 56 SECONDS EAST, 129.02 FEET (RECORD NORTH 03 DEGREES, 34 MINUTES, 01 SECONDS EAST, 129.12 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 89A FROM WHICH. A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LANDMARK LS 14184" LIES NORTH 81 DEGREES, 18

MINUTES, 28 SECONDS WEST (RECORD NORTH 81 DEGREES, 18 MINUTES, 49 SECONDS WEST PER R1) A DISTANCE OF

THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 200.84 FEET (RECORD SOUTH 81 DEGREES, 18 MINUTES, 49 SECONDS EAST, 200.84 FEET PER R1) TO A FOUND A.D.O.T. ALUMINUM CAP IN CONCRETE AT STATION

**THENCE SOUTH 81 DEGREES, 19 MINUTES, 46 SECONDS EAST, 3.29 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, 00 SECONDS EAST PER R2 3.35 FEET PER RESULTS OF SURVEY PLAT PREPARED BY JOE JONES, RLS. JOB NO. 88-53) TO A FOUND 1 INCH IRON PIPE;

THENCE SOUTH 03 DEGREES, 32 MINUTES, 22 SECONDS WEST, 150.61 FEET (RECORD SOUTH 03 DEGREES, 34 MINUTES, 01 SECONDS WEST 150.50 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC

THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 131.05 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, OO SECONDS EAST, PER R2 AND 129.90 FEET PER DOCUMENT RECORDED IN BOOK 1239 OF OFFICIAL RECORDS, PAGE 545 HEREAFTER REFERRED TO AS R3) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" FROM WHICH A FOUND 3/4 INCH IRON PIPE LIES NORTH 00 DEGREES, 13 MINUTES, 22 SECONDS

EAST, 151,70 FEET (RECORD 151,50 FEET PER R3): **THENCE SOUTH 00 DEGREES, 13 MINUTES, 22 SECONDS WEST, 20.62 FEET (RECORD SOUTH 20.90 FEET PER A RESULTS OF SURVEY PREPARED BY LEROY GABERAL, P.E. SEALED ON JULY 19, 1971);

THENCE SOUTH OO DEGREES, 23 MINUTES, 18 SECONDS WEST 94.34 FEET (RECORD SOUTH 94.91 FEET PER R2) TO A FOUND 1/2 INCH REBAR;

THENCE SOUTH 00 DEGREES, 19 MINUTES, 53 SECONDS WEST, 169.80 FEET (RECORD SOUTH 168.70 FEET PER R2) TO A FOUND 1/2 INCH REBAR FROM WHICH, A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LS 2626" LIES NORTH 01 DEGREES, 56 MINUTES, 28 SECONDS EAST 3.50 FEET;

THENCE NORTH 89 DEGREES, 18 MINUTES, 17 SECONDS WEST, 139.66 FEET (RECORD NORTH 9 DEGREES, 58 MINUTES, 00 SECONDS WEST 140.00 FEET PER R2) TO A FOUND 1/2 INCH REBAR

THENCE NORTH 89 DEGREES. 33 MINUTES, 49 SECONDS WEST, 217.93 FEET (RECORD NORTH 89 DEGREES, 43

MINUTES, 59 SECONDS WEST 218.34 FEET PER R1) TO A FOUND 1/2 INCH REBAR; THENCE NORTH OO DEGREES, 05 MINUTES, 44 SECONDS WEST, 98.10 FEET (RECORD NORTH OO DEGREES, 14

MINUTES, 01 SECONDS EAST 98.10 FEET PER R1) TO THE TRUE POINT OF BEGINNING. (AFFECTS PARCELS 408-26-014, 408-26-013, 408-26-086A AND 408-26-010)

THE SURVEYOR BELIEVES THE CALLS MARKED WITH AN "" ARE REFERENCE CALLS AND NOT LINES ALONG THE PROPERTY BOUNDARY.

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY 60 FOOT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-A, THAT LIES

NORTH 60°03'EAST, 754.9 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 81.48'EAST, 290.1 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 81'48'EAST, 100.0 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH, 151.5 FEET;

THENCE NORTH 81°48' WEST, 108.0 FEET;

THENCE NORTH 3°20'EAST, 150.5 FEET TO THE POINT OF BEGINNING

(AFFECTS 408-26-012-6)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY 66 FOOT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-A, THAT LIES

NORTH 60°03'EAST, 754.9 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 81°48'EAST, 390.1 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING:

THENCE SOUTH 81°48' EAST. 21.9 FEET ALONG SAID RIGHT-OF-WAY LINE: THENCE SOUTH, 151.5 FEET:

THENCE NORTH 81°48' WEST. 21.9 FEET:

THENCE NORTH, 151.5 FEET TO THE POINT OF BEGINNING.

(AFFECTS 408-26-011-3)

ALTA / NSPS LAND TITLE SURVEY

THE VILLAGE AT SADDLE ROCK CROSSING (SEC SADDLE ROCK CIRCLE & SR 89A)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

LEGAL DESCRIPTION(CONT'D)

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL THAT LIES WITHIN SECTION 13: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. YAVAPAI COUNTY. ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A

DISTANCE OF 1,239.19 FEET; THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH A

CAP MARKED LS #19853 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 1/2 INCH

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 270.28 FEET TO A 3/4 INCH PIPE: THENCE NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 500.29 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 270.28 FEET THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 400.29 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13. TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER,

1.239.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP

MARKED LS#19853; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN PLASTIC DISC MARKED LS# 19853 SET IN SANDSTONE;

THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF- WAY OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS 19853; THENCE CONTINUING NORTH OO DÉGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853: THENCE CONTINUING SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT

ALSO EXCEPT ANY PORTION LYING WITHIN U.S. HIGHWAY 89A. (AFFECTS 408-26-009C AND 408-26-009A)

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL THAT LIES WITHIN SECTION 12;

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1.239.19 FEET:

THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED LS#19853 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 1/2 INCH

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 270.28 FEET TO A 3/4 INCH PIPE; THENCE NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 500.29 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 270.28 FEET

THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 400.29 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13. TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,239.19 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN

PLASTIC DISC MARKED LS# 19853 SET IN SANDSTONE; THENCE NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF- WAY

OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS 19853; THENCE CONTINUING NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853:

THENCE CONTINUING SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT ALSO EXCEPT ANY PORTION LYING WITHIN U.S. HIGHWAY 89A.

(AFFECTS 408-26-088 AND 408-26-004B)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13. TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1239.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH OO DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP MARKED LS#19853;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN PLASTIC DISC MARKED LS#19853 SET IN SANDSTONE; THENCE NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF-WAY

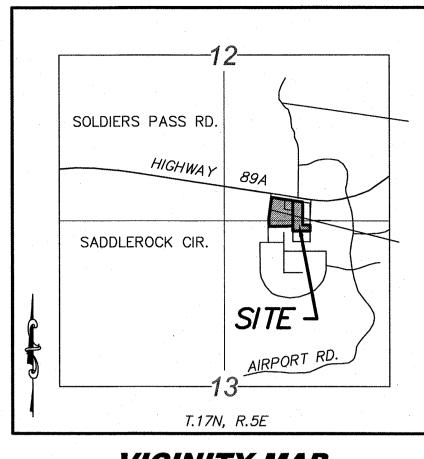
OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING NORTH OO DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT

EXCEPT THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 89A.

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET;

(AFFECTS 408-26-004C-0)



VICINITY MAP

ADDRESSES

1259 W. STATE ROUTE 89A 1335 W. STATE ROUTE 89A 82 SADDLEROCK CIR. 105 ELK RD. SEDONA, ARIZONA 86336

AREA

PARCEL NO. 1 CONTAINS 131,135 SQ.FT. OR 3,010 ACRES PARCEL NO. 2 CONTAINS 15,745 SQ.FT. OR 0.361 ACRES PARCEL NO. 3 CONTAINS 3,285 SQ.FT. OR 0.075 ACRES PARCEL NO. 4 CONTAINS 37,770 SQ.FT. OR 0.867 ACRES PARCEL NO. 5 CONTAINS 44,172 SQ.FT. OR 1.014 ACRES PARCEL NO. 6 CONTAINS 45,058 SQ.FT. OR 1.034 ACRES

TOTAL 277,165 SQ.FT. OR 6.363 ACRES

BENCHMARK

NGS PID ES0652, DESIGNATION Y 492 NGS BENCHMARK DISK SET IN ROCK OUTCROP ELEVATION=4439.46' (NAVD'88)

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N01°42'22"E.

PARKING

THERE IS NO DELINEATED PARKING ON SUBJECT PROPERTY

ZONING

THE SUBJECT PARCEL IS ZONED C-2 AND RM-2.

*PER 2011 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04025C1435G, DATED SEPTEMBER 3, 2010, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

CERTIFICATION

TO: BANEY CORPORATION, AN OREGON CORPORATION (AS TO PARCELS 1, 2, 3, AND 4); FC FUND, LLC, AN OREGON LIMITED LIABILITY COMPANY (AS TO PARCEL 5); F.C. FUND, LLC, AN OREGON LIMITED LIABILITY COMPANY (AS TO PARCEL 6); PIONEER TITLE AGENCY INC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 8, 13.

FIELD WORK WAS COMPLETED JANUARY, 2018



JASON SEGNERI 22425 N. 16TH STREET, SUITE 1 PHOENIX, ARIZONA 85024 PHONE: 480-922-0780 JASONS@SIGSURVEYAZ.COM

1 35833 JASON A.

0

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SEGNERI 3/27/18

REVISIONS:

DRAWING NAME:

2015-095 ALTA UF JOB NO. 2015-095 DRAWN: JPH CHECKED: JAS

DATE: 2-20-18 SCALE: N.T.S.

SHEET: 1 OF 3

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SCHEDULE 'B' ITEMS
   1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE
   AND PAYABLE FOR THE FOLLOWING YEAR: 2018
   *NOT A SURVEY MATTER
   2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER FOR THE FOLLOWING
   YEAR: 2ND HALF 2017
   *NOT A SURVEY MATTER
   3. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK 384 OF OFFICIAL RECORDS
                        315
                        ELECTRIC LINES
   PURPOSE
   *DOCUMENT NOT PROVIDED
   4. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED
   PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR
   COUNTY IMPROVEMENT DISTRICTS.
   *APPLIES, BLANKET IN NATURE
   5. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 165 OF DEEDS
   PAGE:
                        335
   PURPOSE:
                        HIGHWAY AND APPURTENANCES THERETO
   *DOCUMENT NOT PROVIDED
   6. RESTRICTIONS, CXONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY
   RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY,
   FROM THE ABOVE. ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP,
   FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
   RECORDED IN BOOK: 185 OF DEEDS
                        443
   *APPLIES, BLANKET IN NATURE
   7. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 186 OF DEEDS
   PAGE:
                        ELECTRICAL POWER TRANSMISSION LINES AND APPURTENANCES
   PURPOSE
   THERETO
   *APPLIES, BLANKET IN NATURE
   8. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY
   RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY,
   FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP,
   FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
   RECORDED IN BOOK: 314 OF OFFICIAL RECORDS
   PAGE:
   RECORDED IN BOOK: 344 OF OFFICIAL RECORDS
   PAGE:
   *APPLIES, BLANKET IN NATURE
(9) 9. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 1198 OF OFFICIAL RECORDS
   PAGE:
  PURPOSE
                        ROADWAY
   *APPLIES, AS SHOWN
10 10. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 1198 OF OFFICIAL RECORDS
   PAGE:
                         684
   PURPOSE
                        ROADWAY
   *APPLIES, AS SHOWN
(11) 11. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 1238 OF OFFICIAL RECORDS
   PAGE:
                        534
   PURPOSE
                         ROADWAY
   *APPLIES, AS SHOWN
(12) 12. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 2920 OF OFFICIAL RECORDS
   PURPOSE:
                        INGRESS AND EGRESS AND APPURTENANCES THERETO
   *APPLIES, AS SHOWN
   13. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION
   WITHIN THE FOLLOWING NAMED DISTRICT:
                        SEDONA SANITARY DISTRICT
   NAME :
   *APPLIES, BLANKET IN NATURE
   14. MATTERS SHOWN ON SURVEY:
   RECORDED IN INSTRUMENT 2015-0039185
   *APPLIES, BLANKET IN NATURE
(15) 15. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 383 OF OFFICIAL RECORDS
                        INGRESS AND EGRESS
   AND THEREAFTER A DOCUMENT PURPORTING TO ABANDON SAID EASEMENT. RECORDED NOVEMBER
   29, 1994, IN BOOK 2935 OF OFFICIAL RECORDS, PAGE 245.
   *APPLIES, AS SHOWN
(16) 16. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
   RECORDED IN BOOK: 406 OF OFFICIAL RECORDS
   PURPOSE:
                        ROADWAY AND UTILITIES
   *APPLIES, AS SHOWN
   17. EASEMENT AGREEMENTS ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
   BOOK:
                        848 OF OFFICIAL RECORDS
   PAGE:
   BOOK :
                        968 OF OFFICIAL RECORDS
   PAGE:
   AND THEREAFTER QUIT CLAIM -RELEASE AND ABANDONMENT OF EASEMENT
   RECORDED: NOVEMBER 29, 1994
                        2935 OF OFFICIAL RECORDS
   BOOK:
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240

RECORDED IN BOOK: 959 OF OFFICIAL RECORDS

RECORDED IN BOOK: 1053 OF OFFICIAL RECORDS

RECORDED IN BOOK: 1319 OF OFFICIAL RECORDS

123

ELECTRIC LINES

TO GRAPHICALLY PLOT ON THIS SURVEY

PAGE: PURPOSE :

PAGE:

PAGE:

PURPOSE:

PURPOSE:

*APPLIES, AS SHOWN

*APPLIES, AS SHOWN

*DOES NOT AFFECT

*THE EASEMENT REFERRED TO IN THESE DOCUMENTS IS NOT ADEQUATELY DESCRIBED IN ORDER

ROADWAY AND APPURTENANCES THERETO

(18) 18. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

(19) 19. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

20. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

INGRESS AND EGRESS

SCHEDULE 'B' ITEMS 21. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 1351 OF OFFICIAL RECORDS PAGE: PURPOSE : ELECTRIC TRANSMISSION OR DISTRIBUTION LINE *APPLIES, BLANKET IN NATURE 22. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 1537 OF OFFICIAL RECORDS PAGE: 566 PURPOSE : ROADWAY *DOES NOT AFFECT 23) 23. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 2643 OF OFFICIAL RECORDS PAGE: PURPOSE: ROADWAY AND APPURTENANCES THERETO

*APPLIES, AS SHOWN

24. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 3717 OF OFFICIAL RECORDS PAGE: PURPOSE : ENCROACHMENT OF BUILDING AND FENCE *APPLIES, BLANKET IN NATURE

25. TERMS AND CONDITIONS AS SET FORTH IN THAT GRANT OF EASEMENT, RECORDED DECEMBER 14, 1999, IN BOOK 3717 OF OFFICIAL RECORDS, PAGE 153. *SAME AS SCHEDULE 'B' ITEM 24

(26) 26. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 4343 OF OFFICIAL RECORDS PAGE:

PURPOSE SEWER LINE AND APPURTENANCES THERETO *APPLIES, AS SHOWN

27. TERMS AND CONDITIONS AS SET FORTH IN THAT CITY OF SEDONA CONTROL SURVEY, RECORDED APRIL 06, 2009, IN BOOK 183 OF LAND SURVEYS, PAGE 94. *APPLIES, BLANKET IN NATURE

(28) 28. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 4681 OF OFFICIAL RECORDS PAGE: PURPOSE: ROADWAY AND INGRESS AND EGRESS AND APPURTENANCES THERETO *APPLIES, AS SHOWN

29. TERMS AND CONDITIONS AS SET FORTH IN THAT RESOLUTION ADOPTING STATE ROUT PLAN FOR STATE ROUT 89A AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED MAY 04, 2010, IN BOOK 4738 OF OFFICIAL RECORDS, PAGE 788 AND IN BOOK 4756 OF OFFICIAL RECORDS, PAGE 350. *APPLIES, BLANKET IN NATURE

30. TERMS AND CONDITIONS AS SET FORTH IN THAT RESOLUTION ADOPTING STATE ROUT PLAN FOR STATE ROUT 89A AND STATE ROUTE 179 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED MARCH 31, 2011, IN BOOK 4803 OF OFFICIAL RECORDS, PAGE 741. *APPLIES, BLANKET IN NATURE

(31)31. THE EFFECT OF EASEMENT IN INSTRUMENT NO. 2017-0022135. *APPLIES, AS SHOWN

32. ACCESS TO PARCELS 2, 3 AND 4 IS BY ADJACENCY TO PARCEL 1. *APPLIES, BLANKET IN NATURE

22425 N. 16th ST., SUITE 1 PHOENIX, ARIZONA 85024 PHONE (480) 922-0780 FAX (480) 922-0781 WWW.SIGSURVEYAZ.COM

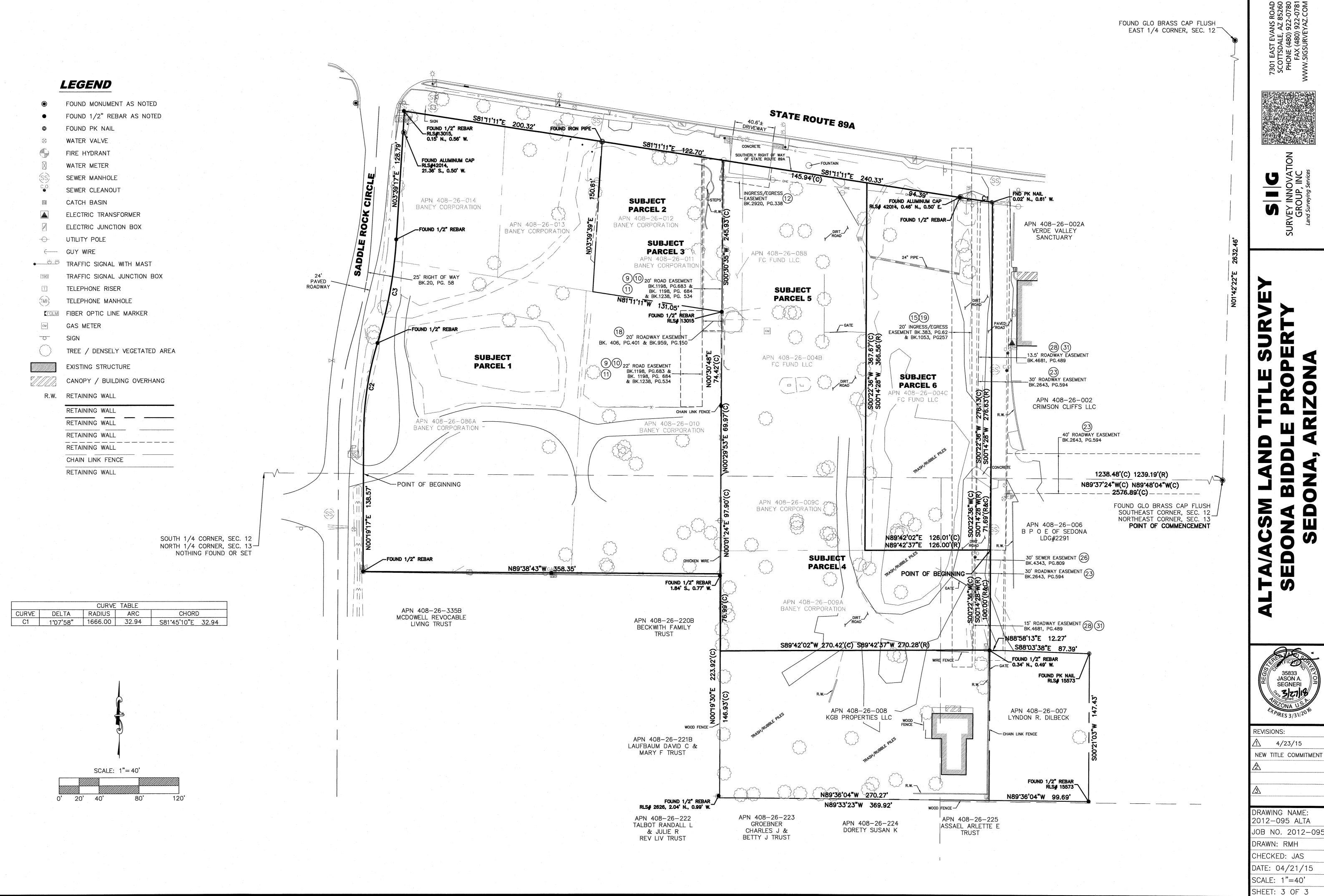
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REVISIONS:

DRAWING NAME: 2015-095 ALTA UI JOB NO. 2015-095 DRAWN: JPH CHECKED: JAS DATE: 2-20-18 SCALE: N.T.S.

SHEET: 2 OF 3



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