



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:

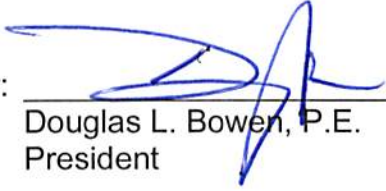
1. determination of the water lines, infrastructure and facilities that will be required to adequately provide water service; and
2. a mutually acceptable water service agreement being negotiated and entered between the Developer and the Oak Creek Water Company.

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

A handwritten signature in blue ink that reads "Irene Freeman".

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,

A handwritten signature in cursive script that reads "Armen McNerlin".

Armen McNerlin
CenturyLink Engineer
500 S Calvary Way
Cottonwood, AZ 86326
office 928.634.2102
cell 928.821.4609



1250 W State Route 89A
Cottonwood, AZ 86326

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

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
PAGE : 315
PURPOSE : ELECTRIC LINES
*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
PAGE : 443
*APPLIES, BLANKET IN NATURE
- 7. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 186 OF DEEDS
PAGE : 369
PURPOSE : ELECTRICAL POWER TRANSMISSION LINES AND APPURTENANCES 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 : 129
RECORDED IN BOOK : 344 OF OFFICIAL RECORDS
PAGE : 533
*APPLIES, BLANKET IN NATURE
- 9. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1198 OF OFFICIAL RECORDS
PAGE : 682
PURPOSE : ROADWAY
*APPLIES, AS SHOWN
- 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. 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. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 2920 OF OFFICIAL RECORDS
PAGE : 338
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:
NAME : SEDONA SANITARY DISTRICT
*APPLIES, BLANKET IN NATURE
- 14. MATTERS SHOWN ON SURVEY:
RECORDED IN INSTRUMENT 2015-0039185
*APPLIES, BLANKET IN NATURE
- 15. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 383 OF OFFICIAL RECORDS
PAGE : 62
PURPOSE : 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. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 406 OF OFFICIAL RECORDS
PAGE : 401
PURPOSE : ROADWAY AND UTILITIES
*APPLIES, AS SHOWN
- 17. EASEMENT AGREEMENTS ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
BOOK : 848 OF OFFICIAL RECORDS
PAGE : 390
BOOK : 968 OF OFFICIAL RECORDS
PAGE : 391;
AND THEREAFTER QUIT CLAIM -RELEASE AND ABANDONMENT OF EASEMENT
RECORDED : NOVEMBER 29, 1994
BOOK : 2935 OF OFFICIAL RECORDS
PAGE : 240
*THE EASEMENT REFERRED TO IN THESE DOCUMENTS IS NOT ADEQUATELY DESCRIBED IN ORDER TO GRAPHICALLY PLOT ON THIS SURVEY
- 18. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 959 OF OFFICIAL RECORDS
PAGE : 150
PURPOSE : ROADWAY AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 19. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1053 OF OFFICIAL RECORDS
PAGE : 257
PURPOSE : INGRESS AND EGRESS
*APPLIES, AS SHOWN
- 20. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1319 OF OFFICIAL RECORDS
PAGE : 123
PURPOSE : ELECTRIC LINES
*DOES NOT AFFECT

SCHEDULE 'B' ITEMS

- 21. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1351 OF OFFICIAL RECORDS
PAGE : 132
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. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 2843 OF OFFICIAL RECORDS
PAGE : 594
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 : 153
PURPOSE : ENCRROACHMENT 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. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 4343 OF OFFICIAL RECORDS
PAGE : 809
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. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 4681 OF OFFICIAL RECORDS
PAGE : 489
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. 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

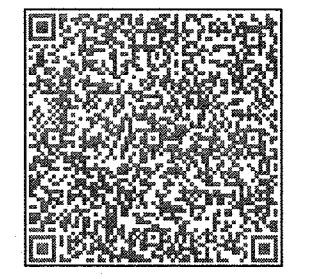


**ALTA / NSPS LAND TITLE SURVEY
THE VILLAGE AT SADDLE ROCK CROSSING
SEDONA, ARIZONA**



REVISIONS:	
△	
△	
△	
DRAWING NAME:	2015-095 ALTA UP.
JOB NO.	2015-095
DRAWN:	JPH
CHECKED:	JAS
DATE:	2-20-18
SCALE:	N.T.S.
SHEET:	2 OF 3

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**ALTA/ACSM LAND TITLE SURVEY
SEDONA BIDDLE PROPERTY
SEDONA, ARIZONA**



REVISIONS:

4/23/15	
	NEW TITLE COMMITMENT

DRAWING NAME:
2012-095 ALTA
JOB NO. 2012-095
DRAWN: RMH
CHECKED: JAS
DATE: 04/21/15
SCALE: 1"=40'
SHEET: 3 OF 3

FOUND GLO BRASS CAP FLUSH
EAST 1/4 CORNER, SEC. 12

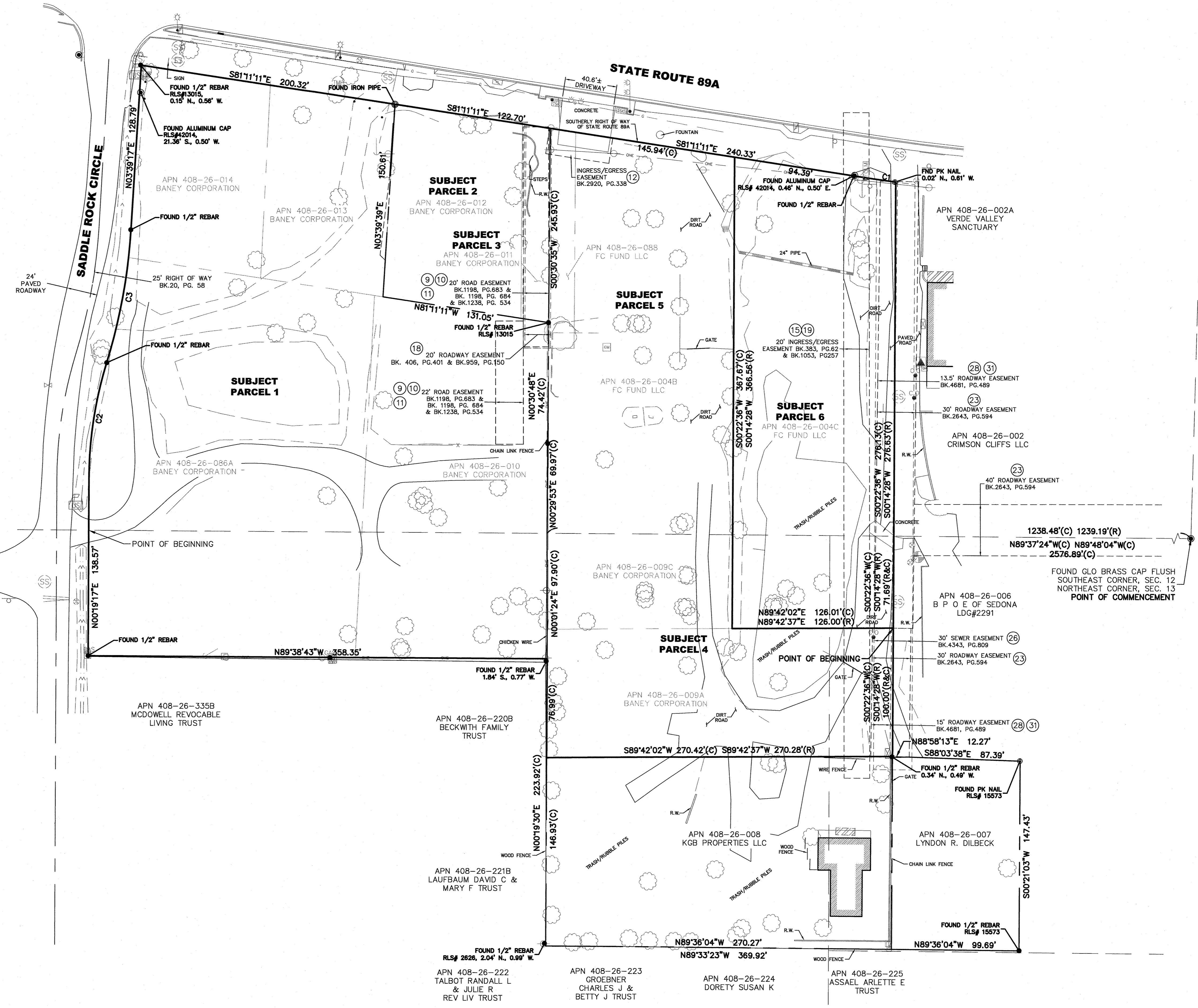
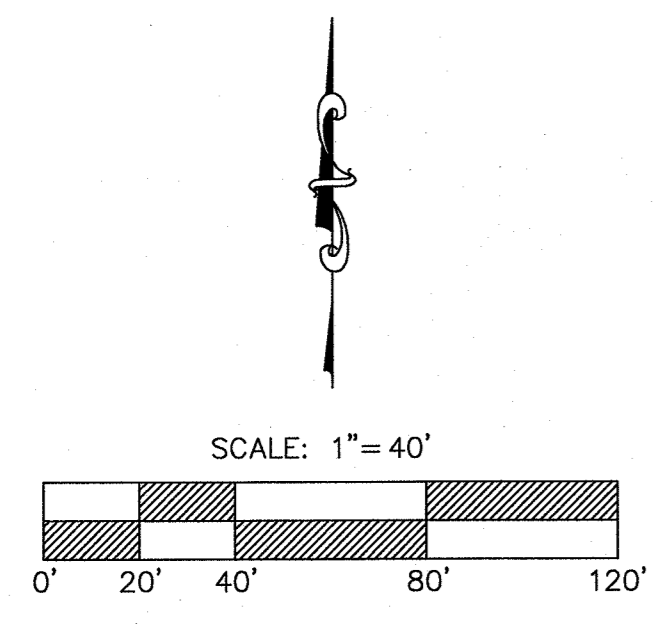
NO1°42'22"E 2632.46'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- ▲ ELECTRIC TRANSFORMER
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL WITH MAST
- TRAFFIC SIGNAL JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MANHOLE
- FIBER OPTIC LINE MARKER
- GAS METER
- SIGN
- TREE / DENSELY VEGETATED AREA
- ▨ EXISTING STRUCTURE
- ▨ CANOPY / BUILDING OVERHANG
- R.W. RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- CHAIN LINK FENCE
- RETAINING WALL

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C1	1°07'58"	1666.00	32.94	S81°45'10"E 32.94



SOUTH 1/4 CORNER, SEC. 12
NORTH 1/4 CORNER, SEC. 13
NOTHING FOUND OR SET