

at the request of YAVAPAI TITLE AGENCY, INC.

when recorded mail to:
TOWN OF CAMP VERDE
473 S. MAIN ST. STE 102
CAMP VERDE, AZ 86322

CAPTION HEADING: ORDINANCE

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

(THIS FORM IS FOR RECORDER'S USE ONLY)



ORDINANCE 2011-A376

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING
SUBMISSION OF ESCROW PAPERS TO YAVAPAI TITLE AGENCY
FOR THE PURCHASE OF REAL PROPERTY CONSISTING OF
16.76 ACRES OF PARCEL 403-22-025E, OWNED BY BETA VENTURES, L.L.C.,
LOCATED ON INDUSTRIAL DRIVE, CAMP VERDE, ARIZONA**

WHEREAS, municipalities may under A.R.S. § 9-241, Purchase Real Property, and

WHEREAS, the Town's intent is to acquire the property captioned above for public purposes and by majority vote the Mayor and Common Council directed staff to proceed with the preparation of the purchase agreement and financing options, and

WHEREAS, Yavapai Title Agency requires a recorded certified copy of a Town of Camp Verde Ordinance authorizing execution and delivery of a purchase agreement/Escrow instructions and such other instruments necessary to consummate this transaction.

**NOW, THEREFORD, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE:**

1. The Town of Camp Verde hereby approves the execution and delivery of the Purchase Agreement/Escrow Instructions and authorizes the execution of such other instruments necessary to consummate the purchase.

**PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde,
Arizona, this 4th day of May, 2011**

Approved as to Form:

Town Attorney

Date: 5-16-2011

Bob Burnside, Mayor

Attest:

Deborah Barber, Town Clerk

SEAL

When Recorded Return To:
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Attn: Town Clerk

DRAINAGE AGREEMENT

For valuable consideration, BETA VENTURES, LLC, an Arizona limited liability company ("Grantor"), does hereby grant to the TOWN OF CAMP VERDE, ARIZONA, a municipal corporation ("Grantee"), its successors or assigns, a permanent drainage easement (the "Easement") for the right of access over and across that certain real property described in Exhibit A.1 and depicted in Exhibit A.2 for ingress, and egress to use and construct, improve and maintain the Gaddis Wash Channel. Grantor retains the right to include 30' of the Easement as a buffer and landscape area for any development on parcel 403-22-025E.

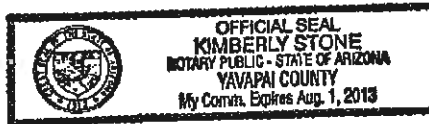
This easement shall run with the land, and shall be perpetual unless earlier abandoned or vacated by the Grantee. Grantor agrees not to construct any buildings or improvements upon said easement.

Dated as of 2nd day of June, 2011.

BETA VENTURES, LLC, an Arizona limited liability company

By: Archer V. Shelton
Archer V. Shelton
Managing Member

STATE OF ARIZONA)
) ss.
County of Yavapai)



This instrument was acknowledged before me this 2 day of June, 2011, by Archer V. Shelton, Managing Member of Beta Ventures, LLC.

Kimberly Stone
Notary Public

EXHIBIT A.1
LEGAL DESCRIPTION

GADDIS WASH DRAINAGE EASEMENT

An Easement, for drainage and maintenance purposes, described by metes and bounds, being situated in a portion of the North Half of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East Quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, Page 71, records of said Yavapai County, herein referenced as record source "R1", herein referenced as record source "R1"), a distance of 2,648.76 feet (record 2,648.76 feet per "R1");

THENCE North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-Section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwesternmost corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, Page 522, records of said Yavapai County herein referenced as record source "R2")

THENCE North 01°47'15" East, along said North-South mid-Section line and along the West line of said parcel, a distance of 379.71 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting an angle point on said West line of said parcel, said point being also the Southeast corner of that certain parcel of land described as Tax Parcel No. 403-22-029N at Book 3539 of Official Records, Page 512, records of said Yavapai County, herein referenced as record source "R3");

THENCE North 01°43'24" East, along said North-South mid-Section line and along said West line of said parcel of land described as Tax Parcel No. 403-22-025C ("R2") being also the East line of said parcel land described as Tax Parcel No. 403-22-029N ("R3"), a distance of 170.97 feet to the **TRUE POINT OF BEGINNING** of this Easement.

THENCE South 65°40'33" West, departing from said North-South mid-Section line, a distance of 52.91 feet;

THENCE South 51°17'08" West, a distance of 82.79 feet;

THENCE South 32°05'10" West, a distance of 68.20 feet;

THENCE South 20°47'38" West, a distance of 44.31 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting an angle point on the Southerly line of said parcel of land described as Tax Parcel No. 403-22-029N ("R3");

THENCE South 27°46'50" West (record South 27°49'54" West per "R3"), along said Southerly line of said parcel, a distance of 161.13 feet (record 161.27 feet per "R3") to a found 5/8 iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting an angle point on said Southerly line of said parcel of land described as Tax Parcel No. 403-22-029N ("R3");

THENCE South 55°19'16" West (record South 56°19'45" West per "R3"), along said Southerly line of said parcel, a distance of 17.90 feet to a found 5/8 iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting Southwesternmost corner of said parcel of land described as Tax Parcel No. 403-22-029N ("R3"), being also a point on the East Right of Way line of Industrial Drive;

THENCE North 00°43'23" East, along the West line of said parcel of land described as Tax Parcel No. 403-22-029N ("R3") and along said East Right of Way line of Industrial Drive, a distance of 101.41 feet;

THENCE North 22°49'07" East, departing from said West line of said parcel of land and said East Right of Way line of Industrial Drive, a distance of 129.99 feet;

THENCE North 32°05'10" East, a distance of 84.04 feet;

THENCE North 51°17'08" East, a distance of 100.51 feet;

THENCE North 65°40'33" East, a distance of 73.18 feet;

THENCE North 58°11'03" East, a distance of 17.92 feet to a point on said North-South mid-Section line;

THENCE North 58°11'03" East, departing from said North-South mid-Section line, a distance of 72.83 feet;

THENCE North 67°40'41" East, a distance of 261.57 feet;

THENCE North 55°53'21" East, a distance of 146.46 feet;

THENCE North 79°50'28" East, a distance of 116.11 feet;

THENCE North 59°21'01" East, a distance of 90.29 feet;

THENCE South 42°37'53" East, a distance of 61.34;

THENCE South 59°21'01" West, a distance of 113.87 feet;

THENCE South 79°50'28" West, a distance of 114.23 feet;

THENCE South 55°53'21" West, a distance of 139.93 feet;

THENCE South 67°40'41" West, a distance of 262.78 feet;

THENCE South 58°11'03" West, a distance of 89.70 feet;

THENCE South 65°40'33" West, a distance of 16.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.55 acres or 67,579.33 square feet more or less

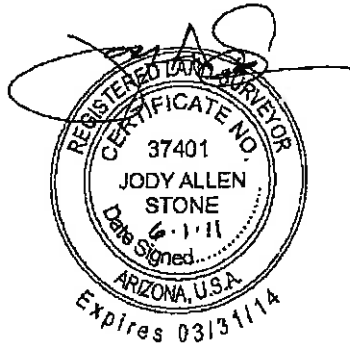


EXHIBIT A.2

GADDIS WASH DRAINAGE EASEMENT

BEING PORTIONS OF
ASSESSORS PARCELS
403-22-025E & 403-22-029N
SITUATED IN
SECTION 25 T14N-R4E
G959M YAVAPAI COUNTY AZ

CENTER OF
GADDIS WASH

PROPOSED DRAINAGE EASEMENT
WIDTH VARIES

A PORTION OF
APN 403-22-025E
BETA VENTURES LLC
BK & PG N/A
PARCEL 'A'
16.76+-ACRES

REMAINDER PARCEL
0.99+-ACRES

APN 403-22-029N
BETA VENTURES LLC
BK & PG N/A
PARCEL 'B'
0.70+-ACRES

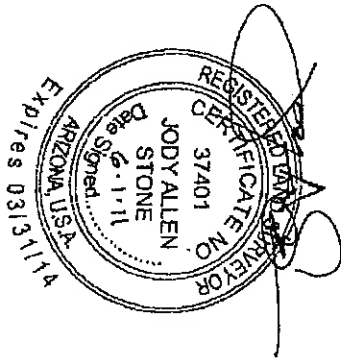
APN 403-22-029X

APN 403-22-029Y

APN 403-22-025E
BETA VENTURES LLC
BK & PG N/A

INDUSTRIAL DRIVE
CORNER
1/16th
FOUND MARKED STONE

CENTER OF WASH



PREPARED JUNE 1, 2011



When Recorded Return To:
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Attn: Town Clerk

ACCESS EASEMENT AGREEMENT

For valuable consideration, BETA VENTURES, LLC, an Arizona limited liability company ("Grantor"), does hereby grant to the TOWN OF CAMP VERDE, ARIZONA, a municipal corporation ("Grantee"), a permanent easement (the "Easement") for the right of access over and across that certain real property described in Exhibit A.1 and depicted in Exhibit A.2 both attached hereto and incorporated herein by this reference (the "Easement Property"). The Easement shall be thirty (30) feet wide and approximately Three Hundred Forty Nine (349.48) feet long. The easement is given for the use and benefit of any and all vehicle and equipment traffic as access to and from the Town of Camp Verde Public Works Yard described in Exhibit B attached hereto and incorporated herein by the reference (the "Benefited Property") and Parcel 403-22-010C. The alignment of the easement as shown on Exhibit B may be realigned upon the mutual agreement of both the Grantor and Grantee.

THE FOREGOING EASEMENT GRANT IS SUBJECT TO AND UPON THE FOLLOWING TERMS AND CONDITIONS, ALL OF WHICH GRANTEE AGREES TO BY ACCEPTANCE HEREOF:

1. Grantee shall exercise its rights hereunder in a manner so as not to damage Grantor's real property underlying the Easement Property or any property that may at any time be thereon (provided that Grantor agrees not to make or erect any improvements on the Easement Property, without the prior written consent of Grantee, which consent shall not be unreasonably withheld), and further agrees that Grantee shall promptly repair any damage caused by Grantee or its agents, employees, contractors, permittees, licensees, invitees or guests, and restore the real property or any property located thereon in substantially the same condition that existed immediately prior to the performance of any work thereon by or on behalf of Grantee, or its agents, employees, contractors, permittees, licensees, invitees or guests.
2. Notwithstanding anything contained herein to the contrary, and without limiting any other provisions or the non-exclusive nature hereof, Grantee shall have the right to use, occupy, and improve the easement area for any and all purposes not inconsistent with the rights granted herein, including, without limitation, the right to improve and maintain the Easement Property. Grantee shall be solely responsible for all costs associated with improving and maintaining the Easement Property, including, without limitation, grading, compacting, surfacing and draining. Grantor shall not be responsible for any costs of improving or

EXHIBIT A.1 LEGAL DESCRIPTION

An Easement, for ingress and egress purposes, described by metes and bounds, being situated in a portion of the North Half of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East Quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, Page 71, records of said Yavapai County, herein referenced as record source "R1", herein referenced as record source "R1"), a distance of 2,648.76 feet (record 2,648.76 feet per "R1");

THENCE North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-Section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwesternmost corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, Page 522, records of said Yavapai County herein referenced as record source "R2")

THENCE North 01°47'15" East, along said North-South mid-Section line and along the West line of said parcel, a distance of 379.71 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting an angle point on said West line of said parcel;

THENCE North 01°43'24" East, along said North-South mid-Section line and along said West line of said parcel of land described as Tax Parcel No. 403-22-025C ("R2"), a distance of 294.76 feet to a found marked stone monumenting the 1/16th corner of said Section 25;

THENCE North 89°52'41" West, a distance of 135.35 feet to a found ½" Iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 90°00'00" West, a distance of 21.42 feet to the **TRUE POINT OF BEGINNING**.

THENCE North 90°00'00" West, a distance of 45.58 feet to the beginning of a circular curve to the right, concave Southerly, the radius point of which bears South 45°35'19" East, a distance of 230.06 feet;

THENCE Northeasterly, Easterly and Southeasterly, along the arc of said curve, through a central angle of 76°28'02", an arc length of 307.04 feet, said curve being subtended by a chord bearing North 82°38'42" East and a chord length of 284.75 feet, to the end of said curve;

THENCE South 59°07'17" East, a distance of 71.27 feet to the beginning of a circular, tangent curve to the left, concave Northerly, the radius point of which bears North 30°52'43" East, a distance of 176.75 feet;

THENCE Southeasterly, along the arc of said curve, through a central angle of 05°59'22", an arc length of 18.48 feet, said curve being subtended by a chord bearing South 62°06'58" East and a chord length of 18.47 feet to the end of said curve;

THENCE South 67°40'41" West, a distance of 38.67 feet;

THENCE North 59°07'17" West, a distance of 66.54 feet to the beginning of a circular, tangent curve to the left, concave Southerly, the radius point of which bears South 30°52'43" West, a distance of 200.06 feet;

THENCE Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 67°17'35", an arc length of 234.97 feet, said curve being subtended by a chord bearing South 87°13'56" West and a chord length of 221.69 feet to the end of said curve, being the **TRUE POINT OF BEGINNING**.

Containing 0.24 acres or 10,484.35 square feet more or less

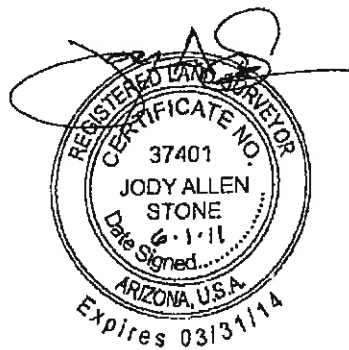


EXHIBIT A.2

ACCESS EASEMENT

BEING A PORTION OF ASSESSOR'S PARCEL
 403-22-025E
 SITUATED IN SECTION 25 T14N-R4E
 GCSRM YAVAPAI COUNTY AZ

APN 403-22-025E
 BETA VENTURES LLC
 BK & PG N/A

PROPOSED INGRESS & EGRESS EASEMENT

30' WIDE
 BETA VENTURES LLC PORTION

APN 403-22-012C

APN 403-22-025E
 BETA VENTURES LLC
 BK & PG N/A

30'

1/16th
 CORNER
 FOUND MARKED STONE

GADDIS

WASH

30'

APN 403-22-010C
 DAYD & SHAUNA DOTHOLDT
 BK 4211 PG 151 YCR

PROPOSED INGRESS & EGRESS EASEMENT

30' WIDE
 TOWN OF CAMP VERDE PUBLIC WORKS PORTION

A PORTION OF
APN 403-22-025E
 BETA VENTURES LLC
 BK & PG N/A

PARCEL 'A'
 16.76 +/- ACRES

REMAINDER PARCEL
 0.99 +/- ACRES

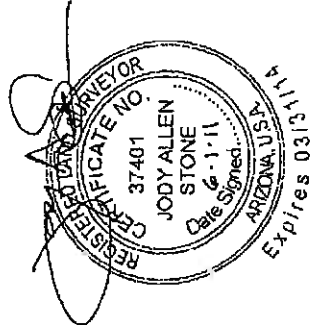
A PORTION OF
APN 403-22-029N
 BETA VENTURES LLC
 BK 3539 PG 512 YCR

PARCEL 'B'
 0.70 +/- ACRES

403-22-029X
 403-22-029Y

GADDIS

INDUSTRIAL DRIVE



PREPARED JUNE 1, 2011

EXHIBIT B

(Legal Description of Benefited Property)

A parcel of land situated in a portion of the Northeast Quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East Quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, Page 71, records of said Yavapai County, herein referenced as record source "R1" and South 89°28'00" East per Results of Survey plat recorded at Book 9 of Land Surveys, Page 39, records of said Yavapai County, herein referenced as record source "R2"), a distance of 2,648.76 feet (record 2,648.76 feet per "R1" and "R2");

THENCE North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-Section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwesternmost corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, Page 522, records of said Yavapai County herein referenced as record source "RL") said Southwesternmost corner being the TRUE POINT OF BEGINNING.

THENCE North 85°35'04" East (record North 86°00' East per "RL"), a distance of 558.91 feet (record 558.54 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 00°24'46" West (record North per "RL"), a distance of 36.95 feet (record 44.6 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 12218";

THENCE South 84°23'02" East (record South 85°32' East per "RL"), a distance of 188.92 feet to a found aluminum capped ½" iron bar stamped "LS 12218";

THENCE South 27°20'57" East, a distance of 4.62 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 86°02'30" East, a distance of 432.37 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 38°49'23" East (record North 38°08' East per "RL"), a distance of 55.24 feet (record 49.9 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";

THENCE North 27°10'15" West (record North 26°49' West per "RL"), a distance of 269.58 (record 269.0 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";

THENCE North 32°02'52" West, a distance of 332.91 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 35°39'39" West (record North 35°41' West per "RL"), a distance of 343.20 feet (record 343.2 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 59°18'21" West, a distance of 33.93 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE North 42°37'53" West, a distance of 40.09 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point in the approximate center of Gaddis Wash;

THENCE South 59°21'01" West, along said approximate center of said Gaddis Wash, a distance of 102.08 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 79°50'28" West, along said approximate center of said Gaddis Wash, a distance of 115.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 55°53'21" West, along said approximate center of said Gaddis Wash, a distance of 143.19 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

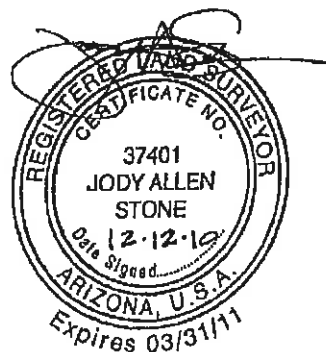
THENCE South 67°40'41" West, along said approximate center of said Gaddis Wash, a distance of 262.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 58°11'03" West, along said approximate center of said Gaddis Wash, a distance of 90.23 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point on said North-South mid-Section line of said Section 25;

THENCE South 01°43'24" West (record South 02°10' West per "RL"), departing from said Gaddis Wash, a distance of 204.36 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 01°47'15" West (record South 02°10' West per "RL"), continuing along said North-South mid-Section line, a distance of 379.71 feet to the TRUE POINT OF BEGINNING.

Containing 16.76 acres or 729,851.65 square feet, more or less.
ToCVPW Parcel



When Recorded Return To:
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Attn: Town Clerk

ACCESS EASEMENT AGREEMENT

The TOWN OF CAMP VERDE, ARIZONA, a municipal corporation ("Grantor"), does hereby designate a permanent easement (the "Easement"), more particularly described on the attached Exhibit A.1 and depicted in Exhibit A.2, for the right of ingress and egress over and through the following described property for roadway purposes and for other public purposes.

LEGAL DESCRIPTION

A parcel of land situated in a portion of the Northeast Quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East Quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, Page 71, records of said Yavapai County, herein referenced as record source "R1" and South 89°28'00" East per Results of Survey plat recorded at Book 9 of Land Surveys, Page 39, records of said Yavapai County, herein referenced as record source "R2"), a distance of 2,648.76 feet (record 2,648.76 feet per "R1" and "R2");

THENCE North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-Section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwestern most corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, Page 522, records of said Yavapai County herein referenced as record source "RL") said Southwestern most corner being the TRUE POINT OF BEGINNING.

THENCE North 85°35'04" East (record North 86°00' East per "RL"), a distance of 558.91 feet (record 558.54 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 00°24'46" West (record North per "RL"), a distance of 36.95 feet (record 44.6 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 12218";

THENCE South 84°23'02" East (record South 85°32' East per "RL"), a distance of 188.92 feet to a found aluminum capped ½" iron bar stamped "LS 12218";

THENCE South 27°20'57" East, a distance of 4.62 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 86°02'30" East, a distance of 432.37 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 38°49'23" East (record North 38°08' East per "RL"), a distance of 55.24 feet (record 49.9 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";

THENCE North 27°10'15" West (record North 26°49' West per "RL"), a distance of 269.58 (record 269.0 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";
THENCE North 32°02'52" West, a distance of 332.91 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

2

THENCE North 35°39'39" West (record North 35°41' West per "RL"), a distance of 343.20 feet (record 343.2 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 59°18'21" West, a distance of 33.93 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE North 42°37'53" West, a distance of 40.09 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point in the approximate center of Gaddis Wash;

THENCE South 59°21'01" West, along said approximate center of said Gaddis Wash, a distance of 102.08 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 79°50'28" West, along said approximate center of said Gaddis Wash, a distance of 115.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 55°53'21" West, along said approximate center of said Gaddis Wash, a distance of 143.19 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 67°40'41" West, along said approximate center of said Gaddis Wash, a distance of 262.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

THENCE South 58°11'03" West, along said approximate center of said Gaddis Wash, a distance of 90.23 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point on said North-South mid-Section line of said Section 25;


THENCE South 01°43'24" West (record South 02°10' West per "RL"), departing from said Gaddis Wash, a distance of 204.36 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE South 01°47'15" West (record South 02°10' West per "RL"), continuing along said North-South mid-Section line, a distance of 379.71 feet to the TRUE POINT OF BEGINNING.

This easement shall run with the land and shall be perpetual unless a re-alignment is agreed upon between the Town and the adjoining owner of parcel 403-22-025E

Dated as of 2 day of June, 2011.

TOWN OF CAMP VERDE, a municipal corporation.

By: 
Bob Burnside
Mayor

STATE OF ARIZONA)
) ss.
County of Yavapai)

This instrument was acknowledged before me this 2nd day of June, 2011,
by Bob Burnside, Mayor, Town of Camp Verde

Melissa Preston
Notary Public

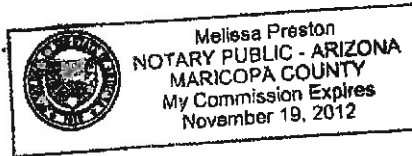


EXHIBIT A.1

LEGAL DESCRIPTION

An Easement, for Ingress and egress purposes, described by metes and bounds, being situated in a portion of the North Half of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East Quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, Page 71, records of said Yavapai County, herein referenced as record source "R1", herein referenced as record source "R1"), a distance of 2,648.76 feet (record 2,648.76 feet per "R1");

THENCE North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-Section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwesternmost corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, Page 522, records of said Yavapai County herein referenced as record source "R2")

THENCE North 01°47'15" East, along said North-South mid-Section line and along the West line of said parcel, a distance of 379.71 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting an angle point on said West line of said parcel;

THENCE North 01°43'24" East, along said North-South mid-Section line and along said West line of said parcel of land described as Tax Parcel No. 403-22-025C ("R2"), a distance of 294.76 feet to a found marked stone monumenting the 1/16th corner of said Section 25;

THENCE North 89°52'41" West, a distance of 135.35 feet to a ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

THENCE North 90°00'00" West, a distance of 21.42 feet to the **TRUE POINT OF BEGINNING** of this Easement, said point being the beginning of a circular curve to the right, concave Southerly, the radius point of which bears South 45°35'19" East, a distance of 230.06 feet;

THENCE Northeasterly, Easterly and Southeasterly, along the arc of said curve, through a central angle of 76°28'02", an arc length of 307.04 feet, said curve being subtended by a chord bearing South 82°38'42" East and a chord length of 284.75 feet, to the end of said curve;

THENCE South 59°07'17" East, a distance of 71.27 feet to the beginning of a circular, tangent curve to the left, concave Northerly, the radius point of which bears North 30°52'43" East, a distance of 176.75 feet;

THENCE Southeasterly, Easterly and Northeasterly, along the arc of said curve, through a central angle of 57°41'39", an arc length of 177.98 feet, said curve being subtended by a chord bearing South 87°58'07" East and a chord length of 170.55 feet, to the end of said curve;

THENCE North 63°12'25" East, a distance of 255.80 feet;

THENCE North 61°26'19" East, a distance of 176.50 feet to a point on the Easterly line of said parcel of land described as Tax Parcel No. 403-22-025C ("R2") being also the Westerly line of that certain parcel of land described in Book 4211 of Official records, Page 151, records of said Yavapai County;

THENCE South 35°39'39" East (record North 35°41' West per "R2"), a distance of 30.23 feet;

THENCE South 61°26'19" West, a distance of 180.70 feet;

THENCE South 63°12'25" West, a distance of 256.40 feet to the beginning of a circular, tangent curve to the right, concave Northerly, the radius point of which bears North 26°48'56" West, a distance of 176.75 feet;

THENCE Southwesterly, Westerly and Northwesterly, along the arc of said curve, through a central angle of 51°42'18", an arc length of 159.50 feet, said curve being subtended by a chord bearing South 89°02'13" West and a chord length of 154.15 feet, to the end of said curve;

THENCE South 67°40'41" West, a distance of 38.60 feet to the **TRUE POINT OF BEGINNING** and end of this Easement.

Containing 0.43 acres or 18,630.63 square feet more or less

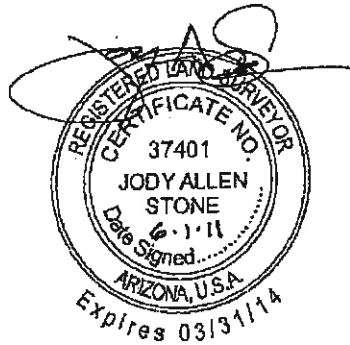


EXHIBIT A.2

ACCESS EASEMENT

BEING A PORTION OF ASSESSORS PARCEL
403-22-025E
SITUATED IN SECTION 26, T14N-R4E
GISEM YAVAPAI COUNTY AZ

APN 403-22-025E
BETA VENTURES LLC
BK & PG N/A

**PROPOSED
INGRESS & EGRESS EASEMENT**
30' WIDE
BETA VENTURES LLC PORTION

APN 403-22-012C

APN 403-22-025E
BETA VENTURES LLC
BK & PG N/A

1/16th
CORNER
FOUND MARKED STONE

REMAINDER PARCEL
0.99 +- ACRES

APN 403-22-029N
BETA VENTURES LLC
BK 3539 PG 312 YCR

PARCEL 'B'
0.70 +- ACRES

403-22-029X
403-22-029Y

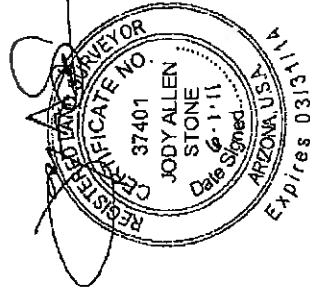
APN 403-22-010C
DAVID & SHAUNA GOUDOUIT
BK 4211 PG 151 YCR

**PROPOSED
INGRESS & EGRESS EASEMENT**
30' WIDE
TOWN OF CAMP VERDE PUBLIC WORKS PORTION

A PORTION OF
APN 403-22-025E
BETA VENTURES LLC
BK & PG N/A

PARCEL 'A'
16.76 +- ACRES

PREPARED JUNE 1, 2011



at the request of Yavapai Title Agency, Inc.

When recorded mail to
TOWN OF CAMP VERDE
473 SOUTH MAIN STREET, #102
CAMP VERDE, ARIZONA 86322

09002568-KKS

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

BETA VENTURES, L.L.C., An Arizona Limited Liability Company

do/does hereby convey to

TOWN OF CAMP VERDE, An Arizona Municipality

the following real property situated in YAVAPAI, County, State of Arizona:

See Exhibit A attached hereto and made a part hereof.


EXEMPT FROM AN AFFIDAVIT of Value Pursuant to ARS #11-1134 A-3

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this May 24, 2011

BETA VENTURES, L.L.C., An Arizona Limited Liability Company.


By: **ARCHER V. SHELTON**, as Managing Member
of ZYGON, LLC, an Arizona Limited Liability
Company, as Manager of BETA VENTURES,
L.L.C., an Arizona Limited Liability Company

STATE OF Arizona)
)ss
County of **YAVAPAI**)

This instrument was willingly acknowledged before me this 2 day of ^{June}~~MAY~~, 2011 by
ARCHER V. SHELTON, as managing member of Zygon, LLC, an Arizona Limited Liability Company, as
Its Manager of BETA VENTURES, L.L.C., an Arizona Limited Liability Company



Kimberly Stone

Notary Public
My commission expires: 08-01-2013

Exhibit A

A parcel of land situated in a portion of the Northeast quarter of Section 25, Township 14 North, Range 4 East of the Gila and Salt River Meridian, Town of Camp Verde, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at a found concrete nail and washer stamped "RLS 27238" monumenting the Center of said Section 25, from which a found aluminum capped iron bar stamped "LS 12218" monumenting the East quarter corner of said Section 25 bears South 89°52'06" East, a measured geodetic bearing and basis of bearings for this description (record South 89°28'00" East per Results of Survey plat recorded at Book 8 of Land Surveys, page 71, records of said Yavapai County, herein referenced as record source "R1" and South 89°28'00" East per Results of Survey plat recorded at Book 9 of Land Surveys, page 39, records of said Yavapai County, herein referenced as record source "R2", a distance of 2,648.76 feet (record 2,648.76 feet per "R1" and "R2");

Thence North 01°46'50" East (record North 02°11'50" East per "R1"), along the North-South mid-section line of said Section 25, a distance of 636.90 feet (record 637.00 feet per "R1" and "R2") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401") monumenting the Southwesternmost corner of that certain parcel of land described as Tax Parcel No. 403-22-025C in Exhibit "A" at Book 3539 of Official Records, page 522, records of said Yavapai County (herein referenced as record source "RL") said Southwesternmost corner being the TRUE POINT OF BEGINNING;

Thence North 85°35'04" East (record North 86°00' East per "RL"), a distance of 558.91 feet (record 558.54 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence North 00°24'46" West (record North per "RL"), a distance of 36.95 feet (record 44.6 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 12218";

Thence South 84°23'02" East (record South 85°32' East per "RL"), a distance of 188.92 feet to a found aluminum capped ½" iron bar stamped "LS 12218";

Thence South 27°20'57" East, a distance of 4.62 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence South 86°02'30" East, a distance of 432.37 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence North 38°49'23" East (record North 38°08' East per "RL"), a distance of 55.24 feet (record 49.9 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";

Thence North 27°10'15" West (record North 26°49' West per "RL"), a distance of 269.58 feet (record 269.0 feet per "RL") to a found aluminum capped ½" iron bar stamped "LS 11281";

Thence North 32°02'52" West, a distance of 332.91 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence North 35°39'39" West (record North 35°41' West per "RL"), a distance of 343.20 feet (record 343.2 feet per "RL") to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence South 59°18'21" West, a distance of 33.93 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

Thence North 42°37'53" West, a distance of 40.09 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point in the approximate center of Gaddis Wash;

Thence South 59°21'01" West, along said approximate center of said Gaddis Wash, a distance of 102.08 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

Thence South 79°50'28" West, along said approximate center of said Gaddis Wash, a distance of 115.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

Thence South 55°53'21" West, along said approximate center of said Gaddis Wash, a distance of 143.19 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

Thence South 67°40'41" West, along said approximate center of said Gaddis Wash, a distance of 262.17 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401";

Thence South 58°11'03" West, along said approximate center of said Gaddis Wash, a distance of 90.23 feet to a set plastic capped ½" iron bar stamped "GEOMETRIX RLS 37401" monumenting a point on said North-South mid-section line of said Section 25;

Thence South 01°43'24" West (record South 02°10' West per "RL"), departing from said Gaddis Wash, a distance of 204.36 feet to a found ½" iron bar (affixed plastic cap stamped "FOUND PT RLS 37401");

Thence South 01°47'15" West (record South 02°10' West per "RL"), continuing along said North-South mid-section line, a distance of 379.71 feet to the TRUE POINT OF BEGINNING.