WHEN RECORDED, PLEASE RETURN TO:

Board of Supervisors
Clerk of the Board
219 E. Cherry Avenue
Flagstaff, Arizona 86001

* Resolution 2019-11 being re-recorded to include attachments – escrow documents and, amend page 1 of the Resolution to reflect a corrected date from May 4th, 2019 to May 7, 2019 as follows:

“PASSED AND ADOPTED by the Board of Supervisors of Coconino County, Arizona, on this 7th day of May 2019.”
RESOLUTION 2019-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COCONINO COUNTY, ARIZONA, FOR THE PURCHASE OF THE MILLER PROPERTY (APN#116-050-21F) FROM THE TRUST FOR PUBLIC LAND, A NONPROFIT CALIFORNIA PUBLIC BENEFIT CORPORATION, QUALIFIED TO TRANSACT BUSINESS IN ARIZONA AS TPL-ARIZONA, INC.

Whereas, The Trust for Public Land (hereinafter “TPL”) contracted with the owners of the 80-acre Miller Property to purchase the property (hereinafter “Property”) for $1,500,000; and

Whereas, The Trust for Public Land will become the fee simple owner of said real property located off Forest Service Road 231 (APN#116-050-21F), Flagstaff, Arizona; and

Whereas, through a Lease-Purchase Agreement between TPL and Coconino County, TPL will lease the property to Coconino County until TPL has been fully reimbursed for the purchase price on or before February 21, 2020; and

Whereas, at the time of full reimbursement the County will take ownership of the property; and

Whereas, the County wishes to accept ownership of the Property, place in conservation and use the property for low impact recreation activities benefiting the residents of Coconino County; and

Whereas, upon the completion of escrow, pursuant to this Resolution, the Board of Supervisors will accept the deed transferring ownership of the Property from TPL contingent upon approval by the County Attorney’s Office;

NOW THEREFORE be it resolved, the Coconino County Board of Supervisors hereby accepts the purchase of the Property (APN#116-050-21F), located off Forest Service Road Road 231, Flagstaff, Arizona, from Trust for Public Land and authorizes the County Manager or his designee to sign all documents related to title and escrow.

PASSED AND ADOPTED by the Board of Supervisors of Coconino County, Arizona, on this 4th day of May 2019.

AYES: 5
NOS: 0
ABSENT: 0
COCONINO COUNTY BOARD OF SUPERVISORS

Art Babbott, Chair

APPROVED AS TO FORM:
Rose Winkler, Deputy County Attorney

ATTEST:
Lindsay Daley, Clerk of the Board
County of Coconino, Arizona  
219 East Cherry Avenue  
Flagstaff, AZ 86001-4695

Re: 80 Acres, AZ  
County of Coconino, Arizona / The Trust for Public Land

In connection with the above referenced escrow, we enclose the following:

Final Settlement Statement  
Signed Estimated Settlement Statement  
Additional/Extra Signature Pages

Original:  
Certification of Non-Foreign Status

Original Recorded:  
Special Warranty Deed W/Affidavit of Property Value  
Assignment of Certificate of Water Right  
Assignment of Right of First Refusal

***** The balance of documents have been sent via email *****

Should you have any questions or need assistance please contact the undersigned.

Sincerely,

First American Title Insurance Company

Tennille Rivera for  
Alix Graham  
Commercial Escrow Officer

AG\tr
encl.
CERTIFICATION OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that Coconino County as transferee (the "Buyer") of a United States real property interest must withhold tax if the transferor, The Trust for Public Land, a California non-profit public benefit corporation, (the "Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the disposition of a United States real property interest, the undersigned hereby certifies the following on behalf of the Seller:

1. The Seller is not a foreign individual, foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);

2. The United States Employer Identification Number for The Trust for Public Land, a California non-profit public benefit corporation, is 23-7222333;

3. The Seller's office address is 607 Cerillos Road, Suite F1, Santa Fe, New Mexico 87505.

Seller understands that this Certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statement contained therein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Seller.

THE TRUST FOR PUBLIC LAND, a California non-profit public benefit corporation

BY: [Signature]

By: Michael Patrick
Title: Senior Project Manager
County of Coconino, Arizona  
219 East Cherry Avenue  
Flagstaff, AZ 86001-4695

Re: 80 Acres, AZ  
County of Coconino, Arizona / The Trust for Public Land

May 23, 2019

File No: NCS-908896A-PHX1 (AG)
USPS

In connection with the above referenced escrow, we enclose the following:

**Check No. 1706157992 in the amount of $2.97 representing buyer refund.**

Final Settlement Statement

Should you have any questions or need assistance please contact the undersigned.

Sincerely,

First American Title Insurance Company

[Tennille Rivera for Alix Graham
Commercial Escrow Officer]

AG\tr
encl.
First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300 • Phoenix, AZ 85016
Office Phone:(602)567-8100 Office Fax:(602)567-8101

Final Settlement Statement

File No: NCS-908896A-PHX1
Escrow Officer: Alix Graham/TR
Settlement Date: 05/23/2019
Disbursement Date: 05/23/2019

Property:
80 Acres, AZ

Buyer:
County of Coconino, Arizona
219 East Cherry Avenue, Flagstaff, AZ 86001-4695

Seller:
The Trust for Public Land
607 Cerrillos Road, Suite F-1, Santa Fe, NM 87505

<table>
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<tr>
<th>Buyer Charge</th>
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1,501,216.49 1,501,216.49 Totals 1,500,000.00 1,500,000.00
BUYER: County of Coconino, Arizona
Property Address: 80 Acres, AZ

Buyer Refund
Charge Details:

SELLER: The Trust for Public Land

Thank you for doing business with First American Title Insurance Company National Commercial Services

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road Suite 300
Phoenix, AZ 85016
(602)567-8100

PAY Two and 49/100

TO THE ORDER OF
County of Coconino, Arizona, a political subdivision of the State of Arizona
219 East Cherry Avenue
Flagstaff, AZ 86001-4695

DOLLARS$*******2.49

Void After 180 Days
Escrow Trust Account

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD - DO NOT CASH IF THE WORD VOID IS VISIBEL!
ASSIGNMENT OF CERTIFICATE OF WATER RIGHT

This Assignment of Certificate of Water Right is effective as of this 21st day of May, 2019 (the “Effective Date”), by and between The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc. (“TPL”) and Coconino County, a political subdivision of the State of Arizona (“County”).

WHEREAS:

A. By Certificate of Water Right No. 63927, recorded on February 28, 1985, in Docket 1019, page 149, Coconino County, Arizona Recorder (the “CWR”), certain water rights were confirmed for places of use located in Section 3, Township 20 North, Range 6 East, Section 32, Township 21 North, Range 6 East, Section 33, Township 21 North, Range 6 East, Gila and Salt River Base and Meridien, Coconino County, Arizona.

B. TPL has conveyed to County by Deed of even date herewith certain real property in Section 33, Township 21 North, Range 6 East, Gila and Salt River Base and Meridien, Coconino County, Arizona, described on Schedule “A” attached hereto (the “Real Property”), and being within one of such places of use identified in the CWR.

C. TPL desires to assign and transfer to County any and all rights of TPL as to the Real Property arising under the CWR.

NOW THEREFORE, in consideration of the premises contained herein, TPL hereby assigns and transfers to County any and all of its rights and privileges pertaining to the Real Property arising under the CWR. TPL makes no representation or warranties whatsoever regarding the CWR or the water rights and privileges, if any, pertaining to the Real Property.
IN WITNESS WHEREOF, TPL has caused this Assignment of Certificate of Water Right to be executed by its duly authorized representative, effective as of the Effective Date.

THE TRUST FOR PUBLIC LAND, a California non-profit public benefit corporation

BY: 

By: Michael Patrick  
Title: Senior Project Manager

STATE OF NEW MEXICO)  
) ss.
COUNTY OF SANTA FE)

The foregoing was acknowledged before me this 11th day of May, 2019, by Michael Patrick, Senior Project Manager, The Trust for Public Land, a nonprofit California public benefit corporation, authorized to do business in Arizona as TPL-Arizona, Inc., on behalf of said nonprofit corporation.

Notary Public

My commission expires: 07-27-21

(SEAL)
SCHEDULE A

REAL PROPERTY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH FOREST SERVICE ALUMINUM CAP IN 3 FOOT STONE DIAMETER STONE MOUND STAMPED "T21N R6E, SC S33/S34/S3", FROM WHICH A FOUND 3 INCH BRASS CAP IN STONE MOUND STAMPED "US DEPT OF THE INTERIOR, T21N, R6E, S28/S27/S33/S34, 1968" BEARS NORTH 00°19'51" WEST, A DISTANCE OF 5389.28 FEET;

THENCE SOUTH 89°12'08" WEST, A DISTANCE OF 2643.31 FEET TO A FOUND 3 INCH BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE FOREST SERVICE, T21N R6E, ¼ S33, LS 9431, 1975" AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°55'39" WEST, A DISTANCE OF 2654.56 FEET (MEASURED AND BASIS OF BEARINGS FOR THIS DESCRIPTION) (SOUTH 89°54'44" WEST, 2654.96 FEET PER RECORD OF SURVEY RECORDED IN BOOK 2 OF LAND SURVEYS, PAGE 11, RECORDS OF COCONINO COUNTY, ARIZONA, HEREIN REFERRED TO AS R1), (SOUTH 89°44'42" WEST, 2654.04 FEET PER RECORD OF SURVEY RECORDED AS FEE NO. 3580086, RECORDS OF COCONINO COUNTY, ARIZONA, HEREIN REFERRED TO AS R2), TO A FOUND SAND STONE POST WITH CHISELED X, FROM WHICH A FOUND 2 INCH ALUMINUM CAP STAMPED "LS 13010 LS 11369 ARENCO" BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1651.60 FEET;

THENCE NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1314.75 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND FROM WHICH A 1 INCH IRON PIPE IN A STONE MOUND BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1327.91 FEET;

THENCE NORTH 89°55'39" EAST, A DISTANCE OF 2646.51 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND, FROM WHICH A FOUND 12 INCH BY 12 INCH STONE POST BEARS NORTH 00°17'18" WEST, A DISTANCE OF 1217.19 FEET;

THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 1314.76 FEET TO THE TRUE POINT OF BEGINNING.
After recording return to:
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, Arizona 85016
Attn:  U.S. G8GZ 6A

COURTESY RECORDING
NO TITLE LIABILITY

ASSIGNMENT OF RIGHT OF FIRST REFUSAL

This Assignment of Right of First Refusal is effective as of this 21st day of May, 2019 (the “Effective Date”), by and between the The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc. (“TPL”) and Coconino County, a political subdivision of the State of Arizona (“County”).

WHEREAS:

A. CA Family Holdings, L.L.C., an Arizona limited liability company and the Miller Trust entered into a Right of First Refusal Agreement dated April 30, 2015 (the “First Refusal Agreement”), a Memorandum of which is recorded in a document titled Notice of Rights of First Refusal recorded on July 30, 2015, as Document number 3728255 in the records of the Coconino County, Arizona Recorder.

B. The First Refusal Agreement contains a right of first refusal on behalf of the Miller Trust to purchase the Lower North 80 Acres described on Schedule “A” attached hereto (the “Lower North 80 Acres”) on the terms provided in the First Refusal Agreement.

C. The Miller Trust assigned the First Refusal Agreement to TPL.

D. TPL has conveyed certain real property to County by Deed of even date herewith and now desires to assign and transfer to County any and all rights of TPL as to the Lower North 80 Acres arising under the First Refusal Agreement.

NOW THEREFORE, in consideration of the premises contained herein, TPL hereby assigns and transfers to County any and all of its rights and privileges pertaining to the Lower North 80 Acres arising under the First Refusal Agreement. TPL makes no representation or warranties whatsoever regarding the First Refusal Agreement or the rights and privileges, if any, pertaining to the North 80 Acres.
IN WITNESS WHEREOF, TPL has caused this Assignment of First Refusal Agreement to be executed by its duly authorized representative, effective as of the Effective Date.

THE TRUST FOR PUBLIC LAND, a California non-profit public benefit corporation

BY:

By: Michael Patrick
Title: Senior Project Manager

STATE OF NEW MEXICO) ss.
COUNTY OF SANTA FE)

The foregoing was acknowledged before me this 16 day of May, 2019, by Michael Patrick, Senior Project Manager, The Trust for Public Land, a nonprofit California public benefit corporation, authorized to do business in Arizona as TPL-Arizona, Inc., on behalf of said nonprofit corporation.

Notary Public

My commission expires: 04.27.21

(SEAL)
SCHEDULE A

LOWER NORTH 80 ACRES

The following is a legal description of a parcel of land lying within that certain parcel APN # 116-05-021D, located in the Southwest quarter of Section 33, Township 21 North, Range 6 East of the Gila and Salt River Meridian, Coconino County, Arizona more particularly described as follows:

Commencing at a found 3" Forest Service aluminum cap in 3 foot diameter stone mound stamped "T12N R6E, SC S32/S34/S34, from which a found 3" brass cap in stone mound stamped "US Dept of the Interior, T21N R6E, S28/S27/S33/S34, 1989" bears North 00°19'51" West, 6389.28 feet;

Thence South 89°12'08" West, 2643.31 feet to a found 3" brass cap stamped "US Department of Agriculture Forest Service, T21N R6E, ¼ S33, LS 9431, 1975;

Thence South 89°55'39" West, 2654.58 feet (measured and basis of bearings for this description) (South 89°54'44" West, 2654.94 feet per Record of Survey as recorded in Book 2 of Land Surveys, Page 11 in the Office of the Coconino County Recorder herein referred to as R1), (South 89°44'42" West, 2654.04 feet per Record of Survey as recorded as fee no. 3500086 in the Office of the Coconino County Recorder herein referred to as R2) to a found sand stone post with chiseld X, From which a found 2" aluminum cap stamped "LS 13010 LS 11999 Arengo" bears North 00°03'45" East (North 00°06'30" East R2), 1651.80 feet;

Thence North 00°03'45" East, (North 00°06'30" East R2) 1314.75 feet to a set ½ rebar and aluminum cap stamped "RLS 41502" in a stone mound and the Point of Beginning;

Thence North 00°03'45" East, 1327.91 feet to a found 1" iron pipe in stone mound being the East ¼ corner of Section 33;

Thence North 89°00'02"E, 2538.98 feet to a set ½ rebar and aluminum cap stamped "RLS 41502" in a stone mound at the center of Section 33;

Thence South 00°17'18" East, 1370.60 feet to a set ½ rebar and aluminum cap stamped "RLS 41502" in a stone mound;

Thence South 89°55'39" West, 2646.51 feet to the Point of Beginning.

Containing 81.8 Acres, more or less.
Recording Requested by:
First American Title Insurance Company National
Commercial Services
When recorded mail to:
County of Coconino, Arizona
219 East Cherry Avenue
Flagstaff, AZ 86001-4695

SPECIAL WARRANTY DEED

File No. NCS-908896A-PHX1 (AG)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations,

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc., hereinafter GRANTOR, does hereby convey to

County of Coconino, Arizona, a political subdivision of the State of Arizona, hereinafter GRANTEE

the following described real property situated in Coconino County, Arizona:

See Attached Exhibit "A"

Together with any and all improvements, fixtures, timber, water and minerals located thereon and any and all rights appurtenant thereto including but not limited to timber rights, water rights, grazing rights, access rights and all of Grantor's interest in all oil, natural gas, coal, methane and other hydrocarbon rights, geothermal and hydrothermal rights, gravel rights, aggregate rights, and mineral rights appurtenant to such real property.

Subject To: (a) a lien for nondelinquent real property taxes; (b) all matters of record and all matters which would be disclosed by an accurate survey or physical inspection of the subject property; and (c) the matters set forth in the attached Exhibit "B".

And GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the 21st day of May, 2019.

SIGNATURE AND NOTARY ACKNOWLEDGMENT APPEAR ON THE FOLLOWING PAGE
The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: ____________________________
Name: Michael Patrick
Title: Senior Project Manager

ACKNOWLEDGMENT

STATE OF New Mexico
County of Santa Fe

This instrument was acknowledged before me a notary public on May 14, 2019, by Michael Patrick, Senior Project Manager, The Trust for Public Land, a nonprofit California public benefit corporation, authorized to do business in Arizona as TPL-Arizona, Inc., on behalf of said nonprofit corporation.

WITNESS my hand and official seal.

My Commission Expires: 07/27/21
Notary Public
Exhibit "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH FOREST SERVICE ALUMINUM CAP IN 3 FOOT STONE DIAMETER STONE MOUND STAMPED "T21N R6E, SC S33/S34/S3", FROM WHICH A FOUND 3 INCH BRASS CAP IN STONE MOUND STAMPED "US DEPT OF THE INTERIOR, T21N, R6E, S28/S27/S33/S34, 1968" BEARS NORTH 00°19'51" WEST, A DISTANCE OF 5389.28 FEET;

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THENCE SOUTH 89°55'39" WEST, A DISTANCE OF 2654.56 FEET (MEASURED AND BASIS OF BEARINGS FOR THIS DESCRIPTION) (SOUTH 89°54'44" WEST, 2654.96 FEET PER RECORD OF SURVEY RECORDED IN BOOK 2 OF LAND SURVEYS, PAGE 11, RECORDS OF COCONINO COUNTY, ARIZONA, HEREBIN REFERRED TO AS R1), (SOUTH 89°44'42" WEST, 2654.04 FEET PER RECORD OF SURVEY RECORDED AS FEE NO. 3580086, RECORDS OF COCONINO COUNTY, ARIZONA, HEREBIN REFERRED TO AS R2), TO A FOUND SAND STONE POST WITH CHISELED X, FROM WHICH A FOUND 2 INCH ALUMINUM CAP STAMPED "LS 13010 LS 11369 ARENCO" BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1651.60 FEET;

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THENCE NORTH 89°55'39" EAST, A DISTANCE OF 2646.51 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND, FROM WHICH A FOUND 12 INCH BY 12 INCH STONE POST BEARS NORTH 00°17'18" WEST, A DISTANCE OF 1217.19 FEET;

THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 1314.76 FEET TO THE TRUE POINT OF BEGINNING.
Exhibit "B"

1. Covenants, Conditions and Restrictions as set forth in document recorded in Book 11 of Deeds, Page 632, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).


3. An easement for road and incidental purposes in the document recorded as Docket 940, Page 5 and re-recorded in Docket 967, Page 910.

4. Water rights and possible easements for delivery of water disclosed by Certificate of Water Right recorded in Docket 1019, Page 149.
AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
   Primary Parcel: 116-05-021F
   BOOK MAP PARCEL SPLIT
   Does this sale include any parcels that are being split / divided?
   Check one: Yes [x] No [ ]
   How many parcels, other than the Primary Parcel, are included in this sale?
   [
   Please list the additional parcels below (attach list if necessary):
   (1) [ ] (2) [ ] (3) [ ] (4) [ ]

2. SELLER'S NAME AND ADDRESS:
   The Trust for Public Land
   G07 Cerillos Road, Suite F-1
   Santa Fe, NM 87505

3. (a) BUYER'S NAME AND ADDRESS:
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Are the Buyer and Seller related? Yes [ ] No [x]

4. ADDRESS OF PROPERTY:
   Vacant Land
   AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Next tax payment due: 10/1/2019

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
   a. [x] Vacant land
   b. [ ] Single Family Residence
   c. [ ] Condo or Townhouse
   d. [ ] 2-4 Plex
   e. [ ] Mobile or manufactured Home
   f. [ ] Commercial or Industrial Use
   g. [ ] Agriculture
   h. [ ] Affixed
   i. [ ] Not Affixed
   j. [ ] Other Use; Specify:

7. RESIDENTIAL BUYERS' USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
   a. [ ] To be used as a primary residence.
   b. [ ] To be rented to someone other than a "qualified family member."
   c. [ ] To be used as a non-primary or secondary residence.
   See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked a or f in Item 6 above, indicate the number of units:
   For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
   a. [ ] Warranty Deed
   b. [x] Special Warranty Deed
   c. [ ] Joint Tenancy Deed
   d. [ ] Other:

10. SALE PRICE:
    $1,500,000.00
11. DATE OF SALE (Numeric Dates):
    03 / 19
12. DOWN PAYMENT:
    $1,500,000.00
13. METHOD OF FINANCING:
   a. [x] Cash (100% of Sale Price)
   b. [ ] New loan(s) from Financial institution:
      1. [ ] Conventional
      2. [ ] VA
      3. [x] FHA
   c. [ ] Assumption of existing loan(s)
   f. [ ] Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):
   (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes [ ] No [x]
   (b) If Yes, provide the dollar amount of the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
   (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes [ ] No [x]
   If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
    First American Title Insurance Company National Commercial Services
    2425 E. Camelback Road, Suite 300
    Phoenix, AZ 85016
    Phone: (602) 782-6300

18. LEGAL DESCRIPTION (attach copy if necessary):
    See Attached

Signature of Seller / Agent
State of New Mexico, County of Santa Fe
Subscribed and sworn to before me on this 16 day of May 2019
Notary Public
Notary Expiration Date 12/21/2021
19

DOR FORM 02162 (04/2014)

OFFICIAL SEAL
DIANA CHAVIRA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commissioner Expiration 03/21/2020

FOR RECORDER'S USE ONLY

SVF - 03 Pages: 3 3842452
05/30/2019 11:41:12 AM
**AFFIDAVIT OF PROPERTY VALUE**

1. **ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**
   - Primary Parcel: 116-05-02IF
   - BOOK: MAP PARCEL SPLIT
   - Does this sale include any parcels that are being split / divided?
     - Yes ☐ No ☑
   - How many parcels, other than the Primary Parcel, are included in this sale?
     - 0
   - Please list the additional parcels below (attach list if necessary):
     - (1) ☐ (3) ☐
     - (2) ☐ (4) ☐

2. **SELLER'S NAME AND ADDRESS:**
   - The Trust for Public Land
   - 507 Cerillos Road, Suite F-1
   - Santa Fe, NM 87505

3. (a) **BUYER'S NAME AND ADDRESS:**
   - County of Coconino, Arizona
   - 219 East Cherry Avenue
   - Flagstaff, AZ 86001-4695
   - (b) Are the Buyer and Seller related?
     - Yes ☐ No ☑
     - If Yes, state relationship:

4. **ADDRESS OF PROPERTY:**
   - Vacant Land
   - AZ

5. (a) **MAIL TAX BILL TO:** (Taxes due even if no bill received)
   - County of Coconino, Arizona
   - 219 East Cherry Avenue
   - Flagstaff, AZ 86001-4695
   - (b) Next tax payment due: 10/1/2019

6. **PROPERTY TYPE (for primary parcel):**
   - NOTE: Check Only One Box
     - ☑ Vacant land
     - ☐ Commercial or Industrial Use
     - ☐ Single Family Residence
     - ☐ Agriculture
     - ☐ Condo or Townhouse
     - ☐ Mobile or manufactured Home
     - ☔ Affixed ☑ Not Affixed
     - ☐ 2-4 Plex
     - ☐ Other Use; Specify:
     - ☑ Apartment Building

7. **RESIDENTIAL BUYER'S USE:**
   - If you checked b, c, d or h in item 6 above, please check one of the following:
     - ☑ To be used as a primary residence.
     - ☐ To be rented to someone other than a "qualified family member."
     - ☐ To be used as a non-primary or secondary residence.
   - See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units:
   - For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

The undersigned being duly sworn, on oath, says that the foregoing information is a true and correct statement of the facts pertaining to the transfer of the above described property.

**FOR RECORDER'S USE ONLY**

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<thead>
<tr>
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9. **TYPE OF DEED OR INSTRUMENT (Check Only One Box):**
   - ☑ Warranty Deed
   - ☑ Special Warranty Deed
   - ☐ Quit Claim Deed
   - ☐ Joint Tenancy Deed
   - ☐ Other:

10. **SALE PRICE:**
    - $1,500,000.00
    - 00

11. **DATE OF SALE (Numeric Digits):**
    - 03 / 19
    - Month/Year

12. **DOWN PAYMENT:**
    - $1,500,000.00
    - 00

13. **METHOD OF FINANCING:**
    - (a) Cash (100% of Sale Price)
    - (b) Barter or trade
    - (c) Assumption of existing loan(s)
    - (d) Seller Loan (Carryback)
    - (e) New loan(s) from financial institution:
      - Conventional
      - FHA
    - (f) Other financing; Specify:

14. **PERSONAL PROPERTY:**
    - (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
    - (b) If Yes, provide the dollar amount of the Personal Property:
      - $00
      - AND briefly describe the Personal Property:

15. **PARTIAL INTEREST:**
    - If only a partial ownership interest is being sold, briefly describe partial interest:

16. **SOLAR / ENERGY EFFICIENT COMPONENTS:**
    - (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
    - If Yes, briefly describe the solar / energy efficient components:

17. **PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**
    - First American Title Insurance Company National Commercial Services
    - 2425 E. Camelback Road, Suite 300
    - Phoenix, AZ 85016
    - Phone (602)567-8100

18. **LEGAL DESCRIPTION (attach copy if necessary):**
    - See Attached Exhibit "A"

19. **SIGNATURES:**
    - Seller / Agent
      - Signature: Michael Patrick
      - State of New Mexico, County of Santa Fe
      - Subscribed and sworn to before me on this 10th day of May 2019
      - Notary Public
      - Notary Expiration Date: 03/27/19

    - Buyer / Agent
      - Signature: ______________________, County of _____________
      - Subscribed and sworn to before me on this ______ day of ______ 2019
      - Notary Public
      - Notary Expiration Date: _________

**OFFICIAL SEAL**

DIANA CHAVIRA
NOTARY PUBLIC
STATE OF NEW MEXICO
AFFIDAVIT OF PROPERTY VALUE
1. ASSESSOR’S PARCEL IDENTIFICATION NUMBER(S)
   Primary Parcel: 116-05-021F
   Book MAP PARCEL SPLIT
   Does this sale include any parcels that are being split/ divided?
   Check one: Yes [x] No
   How many parcels, other than the Primary Parcel, are included in this sale? 0
   Please list the additional parcels below (attach list if necessary):
   (1) ____________________________ (2) ____________________________ (3) ____________________________ (4) ____________________________

2. SELLER’S NAME AND ADDRESS:
   The Trust for Public Land
   607 Cerrillos Road, Suite F-1
   Santa Fe, NM 87505

3. (a) BUYER’S NAME AND ADDRESS:
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Are the Buyer and Seller related? Yes [x] No

4. ADDRESS OF PROPERTY:
   Vacant Land
   AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Next tax payment due 10/1/2019

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
   a. [x] Vacant land
   b. Single Family Residence
   c. Condo or Townhouse
   d. 2-4 Plex
   e. Apartment Building
   f. Commercial or Industrial Use
   g. Agriculture
   h. Mobile or manufactured Home
   i. Other Use; Specify:

7. RESIDENTIAL BUYER’S USE: If you checked b, c, d or h in item 6 above, please check one of the following:
   a. To be used as a primary residence.
   b. To be rented to someone other than a “qualified family member.”
   c. To be used as a non-primary or secondary residence.

See reverse side for definition of a “primary residence, secondary residence” and “family member.”

8. If you checked e or f in Item 6 above, indicate the number of units: For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DILY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of _______________ County of _______________
Subscribed and sworn to before me on this ___________ day of ________________ 20 ___________
Notary Public
Notary Expiration Date ________________
DOR FORM 82162 (04/2014)

FOR RECORDER’S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
   a. [ ] Warranty Deed
   b. [x] Special Warranty Deed
   c. [ ] Joint Tenancy Deed
   d. [ ] Contract or Agreement
   e. [ ] Quit Claim Deed
   f. [ ] Other:

10. SALE PRICE:
    $1,500,000.00

11. DATE OF SALE (Numeric): Month/Year
    03 / 19

12. DOWN PAYMENT:
    $1,500,000.00

13. METHOD OF FINANCING:
    a. [ ] Cash (100% of Sale Price)
    b. [ ] Barter or trade
    c. [ ] Assumption of existing loan(s)
    d. [ ] Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):
    (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes [x] No

    (b) If Yes, provide the dollar amount of the Personal Property:

    $ ________________

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
    (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes [x] No

    If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
    First American Title Insurance Company National Commercial Services
    2425 E. Camelback Road, Suite 300
    Phoenix, AZ 85016
    Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
    See Attached Exhibit "A"

Signature of Buyer / Agent
State of _______________ County of _______________
Subscribed and sworn to before me on this ___________ day of ________________ 20 ___________
Notary Public
Notary Expiration Date ________________

Valerie Webber
Notary Public
Yavapai County, Arizona
My Comm. Expires 8-6-2022
Commission No. 551541
Exhibit "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH FOREST SERVICE ALUMINUM CAP IN 3 FOOT STONE DIAMETER STONE MOUND STAMPED "T21N R6E, SC S33/S34/S3", FROM WHICH A FOUND 3 INCH BRASS CAP IN STONE MOUND STAMPED "US DEPT OF THE INTERIOR, T21N, R6E, S28/S27/S33/S34, 1968" BEARS NORTH 00°19'51" WEST, A DISTANCE OF 5389.28 FEET;

THENCE SOUTH 89°12'08" WEST, A DISTANCE OF 2643.31 FEET TO A FOUND 3 INCH BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE FOREST SERVICE, T21N R6E, ¾S S33, LS 9431, 1975" AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°55'39" WEST, A DISTANCE OF 2654.56 FEET (MEASURED AND BASIS OF BEARINGS FOR THIS DESCRIPTION) (SOUTH 89°54'44" WEST, 2654.96 FEET PER RECORD OF SURVEY RECORDED IN BOOK 2 OF LAND SURVEYS, PAGE 11, RECORDS OF COCONINO COUNTY, ARIZONA, HEREBIN REFERRED TO AS R1), (SOUTH 89°44'42" WEST, 2654.04 FEET PER RECORD OF SURVEY RECORDED AS FEE NO. 3580066, RECORDS OF COCONINO COUNTY, ARIZONA, HEREBIN REFERRED TO AS R2), TO A FOUND SAND STONE POST WITH CHISELED X, FROM WHICH A FOUND 2 INCH ALUMINUM CAP STAMPED "LS 13010 LS 11369 ARENCO" BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1651.60 FEET;

THENCE NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1314.75 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND FROM WHICH A 1 INCH IRON PIPE IN A STONE MOUND BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1327.91 FEET;

THENCE NORTH 89°55'39" EAST, A DISTANCE OF 2646.51 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND, FROM WHICH A FOUND 12 INCH BY 12 INCH STONE POST BEARS NORTH 00°17'18" WEST, A DISTANCE OF 1217.19 FEET;

THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 1314.76 FEET TO THE TRUE POINT OF BEGINNING.
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH FOREST SERVICE ALUMINUM CAP IN 3 FOOT STONE DIAMETER STONE MOUND STAMPED "T21N R6E, SC S33/S34/S3", FROM WHICH A FOUND 3 INCH BRASS CAP IN STONE MOUND STAMPED "US DEPT OF THE INTERIOR, T21N, R6E, S28/S27/S33/S34, 1968" BEARS NORTH 00°19'51" WEST, A DISTANCE OF 5389.28 FEET;

THENCE SOUTH 89°12'08" WEST, A DISTANCE OF 2643.31 FEET TO A FOUND 3 INCH BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE FOREST SERVICE, T21N R6E, ¼ S33, LS 9431, 1975" AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°55'39" WEST, A DISTANCE OF 2654.56 FEET (MEASURED AND BASIS OF BEARINGS FOR THIS DESCRIPTION) (SOUTH 89°54'44" WEST, 2654.96 FEET PER RECORD OF Survey recorded in book 2 of land surveys, page 11, records of coconino county, arizona, herein referred to as r1), (south 89°44'42" west, 2654.04 feet per record of survey recorded as fee no. 3580086, records of coconino county, arizona, herein referred to as r2), TO A FOUND SAND STONE POST WITH CHISELED X, FROM WHICH A FOUND 2 INCH ALUMINUM CAP STAMPED "LS 13010 LS 11369 ARENO" BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1651.60 FEET;

THENCE NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1314.75 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND FROM WHICH A 1 INCH IRON PIPE IN A STONE MOUND BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1327.91 FEET;

THENCE NORTH 89°55'39" EAST, A DISTANCE OF 2646.51 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND, FROM WHICH A FOUND 12 INCH BY 12 INCH STONE POST BEARS NORTH 00°17'18" WEST, A DISTANCE OF 1217.19 FEET;

THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 1314.76 FEET TO THE TRUE POINT OF BEGINNING.
# First American Title Insurance Company
## National Commercial Services
2425 E. Camelback Road, Suite 300 • Phoenix, AZ 85016

Office Phone:(602)567-8100 Office Fax:(602)567-8101

---

**Final Settlement Statement**

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<th>File No:</th>
<th>NCS-908996A-PHX1</th>
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<td>Escrow Officer:</td>
<td>Alix Graham/TR</td>
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<tr>
<td>Settlement Date:</td>
<td>05/23/2019</td>
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<td>Disbursement Date:</td>
<td>05/23/2019</td>
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<td>Property:</td>
<td>80 Acres, AZ</td>
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**Buyer:**
County of Coconino, Arizona
219 East Cherry Avenue, Flagstaff, AZ 86001-4695

**Seller:**
The Trust for Public Land
607 Cerillos Road, Suite F-1, Santa Fe, NM 87505

---

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| Totals | 1,501,216.49 | 1,501,216.49 | 1,500,000.00 | 1,500,000.00 |
**First American Title Insurance Company**  
**National Commercial Services**  
2425 E. Camelback Road, Suite 300 - Phoenix, AZ 85016  
Office Phone:(602)567-8100 Office Fax:(602)567-8101

**Estimated Settlement Statement**

- **File No:** NCS-908864A-PH1
- **Escrow Officer:** Alex Graham/AG
- **Estimated Settlement Date:** 05/23/2019
- **Disbursement Date:**

**Property:**  
80 Acres, AZ

**Buyer:**  
County of Coconino, Arizona  
219 East Cherry Avenue, Flagstaff, AZ 86001-4695

**Seller:**  
THE TRUST FOR PUBLIC LAND  
607 Cerrillos Road, Suite F-1, Santa Fe, NM 87505

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<tr>
<th>Buyer Charge</th>
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<td>Cash (x From) (To) Buyer</td>
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<td>1,501,214.00</td>
<td>Cash (x To) (From) Seller</td>
<td>1,500,000.00</td>
<td>1,500,000.00</td>
</tr>
</tbody>
</table>

**Totals**

Notice – This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement.

See Attached Signatures
Estimated Settlement Statement

Settlement Date: ____________________________  File No: NCS-908996A-PHX1
Officer: Alix Graham/AG

BUYER(S):

County of Coconino, Arizona, a political subdivision of the State of Arizona

By: ____________________________
Name: ____________________________
Title: ____________________________

SELLER(S):

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: ____________________________
Name: ____________________________
Title: ____________________________
Estimated Settlement Statement

Settlement Date:  
Officer: Alix Graham/AG

File No: NCS-908896A-PHX1

BUYER(S):

County of Coconino, Arizona, a political subdivision of the State of Arizona

By: ____________________________
Name: __________________________
Title: __________________________

SELLER(S):

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: ____________________________
Name: Michael PATRICK
Title: Senior Project Manager
AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
   Primary Parcel: 116-05-021F
   -
   BOOK MAP PARCEL SPLIT
   Does this sale include any parcels that are being split / divided?
   Check one: Yes □ No X
   How many parcels, other than the Primary Parcel, are included in this sale?
   0
   Please list the additional parcels below (attach list if necessary):
   (1) ________________________________ (3) ________________________________
   (2) ________________________________ (4) ________________________________

2. SELLER'S NAME AND ADDRESS:
   The Trust for Public Land
   607 Cerrillos Road, Suite F-1
   Santa Fe, NM 87505

3. (a) BUYER'S NAME AND ADDRESS:
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Are the Buyer and Seller related? Yes □ No X

4. ADDRESS OF PROPERTY:
   Vacant Land
   AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
   County of Coconino, Arizona
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   Flagstaff, AZ 86001-4695
   (b) Next tax payment due 10/1/2019

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
   a. X Vacant land  f. Commercial or Industrial Use
   b. □ Single Family Residence  g. Agriculture
   c. □ Condo or Townhouse  h. Mobile or manufactured Home
      □ Affixed  □ Not Affixed
   d. □ 2+4plex  l. □ Other Use; Specify:
   e. □ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:
   a. To be used as a primary residence.
   b. To be rented to someone other than a "qualified family member."
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THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of Arizona, County of Coconino
Subscribed and sworn to before me on this __________ day of ______ 20__
Notary Public
Notary Expiration Date __________
DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
   a. □ Warranty Deed  d. □ Contract or Agreement
   b. □ Special Warranty Deed  e. □ Quit Claim Deed
   c. □ Joint Tenancy Deed  f. □ Other:

10. SALE PRICE: $1,500,000.00 00

11. DATE OF SALE (Numeric Digits):
   0 3 / 1 9
   Month/Year

12. DOWN PAYMENT $1,500,000.00 00

13. METHOD OF FINANCING:
   a. □ Cash (100% of Sale Price)  e. □ New loan(s) from Financial institution:
   b. □ Barter or trade  f. □ Other:
   c. □ Assumption of existing loan(s)  (1) □ Conventional
      (2) □ VA
   d. □ Seller Loan (Carryback)
      (3) □ FHA
      (4) □ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):
   (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes □ No X
   (b) If Yes, provide the dollar amount of the Personal Property:

   $_________ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

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   (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or
   combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes □ No X
   If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
   First American Title Insurance Company National Commercial Services
   2425 E. Camelback Road, Suite 300
   Phoenix, AZ 85016
   Phone (602)356-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
   See Attached Exhibit "A"

Signature of Buyer / Agent
State of Arizona, County of Coconino
Subscribed and sworn to before me on this __________ day of ______ 20__
Notary Public
Notary Expiration Date __________

Valerie Webber
Notary Public
Yavapai County, Arizona
My Comm. Expires 8-6-2022
Commission No. 551541
Exhibit "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH FOREST SERVICE ALUMINUM CAP IN 3 FOOT STONE DIAMETER STONE MOUND STAMPED "T21N R6E, SC S33/S34/S3", FROM WHICH A FOUND 3 INCH BRASS CAP IN STONE MOUND STAMPED "US DEPT OF THE INTERIOR, T21N, R6E, S28/S27/S33/S34, 1968" BEARS NORTH 00°19'51" WEST, A DISTANCE OF 5389.28 FEET;

THENCE SOUTH 89°12'08" WEST, A DISTANCE OF 2643.31 FEET TO A FOUND 3 INCH BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE FOREST SERVICE, T21N R6E, ¼ S33, LS 9431, 1975" AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°55'39" WEST, A DISTANCE OF 2654.56 FEET (MEASURED AND BASIS OF Bearings FOR THIS DESCRIPTION) (SOUTH 89°54'44" WEST, 2654.96 FEET PER RECORD OF SURVEY RECORDED IN BOOK 2 OF LAND SURVEYS, PAGE 11, RECORDS OF COCONINO COUNTY, ARIZONA, HEREIN REFERRED TO AS R1), (SOUTH 89°44'42" WEST, 2654.04 FEET PER RECORD OF SURVEY RECORDED AS FEE NO. 3580086, RECORDS OF COCONINO COUNTY, ARIZONA, HEREIN REFERRED TO AS R2), TO A FOUND SANDSTONE POST WITH CHISELED X, FROM WHICH A FOUND 2 INCH ALUMINUM CAP STAMPED "LS 13010 LS 11369 ARENCO" BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1651.60 FEET;

THENCE NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1314.75 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND FROM WHICH A 1 INCH IRON PIPE IN A STONE MOUND BEARS NORTH 00°03'45" EAST (NORTH 00°06'30" EAST R2), A DISTANCE OF 1327.91 FEET;

THENCE NORTH 89°55'39" EAST, A DISTANCE OF 2646.51 FEET TO A SET ½ INCH REBAR AND ALUMINUM CAP STAMPED "RLS 41502" IN A STONE MOUND, FROM WHICH A FOUND 12 INCH BY 12 INCH STONE POST BEARS NORTH 00°17'18" WEST, A DISTANCE OF 1217.19 FEET;

THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 1314.76 FEET TO THE TRUE POINT OF BEGINNING.
AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR’S PARCEL IDENTIFICATION NUMBER(S):
   Primary Parcel: 116-05-021F
   BOOK   MAP   PARCEL   SPLIT
   Does this sale include any parcels that are being split / divided?
   Check one: Yes ☐ No ☑
   How many parcels, other than the Primary Parcel, are included in this sale? 0
   Please list the additional parcels below (attach list if necessary):
   (1) ____________________________ (3) ____________________________
   (2) ____________________________ (4) ____________________________

2. SELLER’S NAME AND ADDRESS:
   The Trust for Public Land
   607 Cerrillos Road, Suite F-1
   Santa Fe, NM 87505

3. (a) BUYER’S NAME AND ADDRESS:
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Are the Buyer and Seller related? Yes ☐ No ☑

4. ADDRESS OF PROPERTY:
   Vacant Land
   AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
   County of Coconino, Arizona
   219 East Cherry Avenue
   Flagstaff, AZ 86001-4695
   (b) Next tax payment due 10/1/2019

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
   a. ☑ Vacant land
   f. Commercial or Industrial Use
   b. ☒ Single Family Residence
   g. Agriculture
   c. ☐ Condo or Townhouse
   h. Mobile or manufactured Home
   d. ☐ 2-4plex
   i. ☐ Other Use; Specify: ______________________
   e. ☐ Apartment Building

7. RESIDENTIAL BUYER’S USE: If you checked b, c, d or h in item 6 above, please check one of the following:
   a. ☐ To be used as a primary residence.
   b. ☐ To be rented to someone other than a “qualified family member.”
   c. ☑ To be used as a non-primary or secondary residence.
   See reverse side for definition of a “primary residence, secondary residence” and “family member.”

8. If you checked e or f in item 6 above, indicate the number of units:
   For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of Arizona, County of Coconino
Subscribed and sworn to before me on this 1st day of May 2019
Notary Public
Notary Expiration Date 8-16-2022
DOR FORM 82162 (04/2014)

FOR RECORDER’S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
   a. ☐ Warranty Deed
   d. ☐ Contract or Agreement
   b. ☑ Special Warranty Deed
   e. ☐ Quit Claim Deed
   c. ☐ Joint Tenancy Deed
   f. ☐ Other:

10. SALE PRICE: $1,500,000.00

11. DATE OF SALE (Numeric) 05/01/19
    (Month/Year)

12. DOWN PAYMENT $1,500,000.00

13. METHOD OF FINANCING:
   a. ☐ Cash (100% of Sale Price)
   b. ☐ Barter or trade
   c. ☐ Assumption of existing loan(s)
   d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):
   a. Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
   b. If Yes, provide the dollar amount of the Personal Property: $_________AND

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: __________________________

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
   a. Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
   If Yes, briefly describe the solar / energy efficient components: __________________________

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
    First American Title Insurance Company National Commercial Services
    2425 E. Camelback Road, Suite 300
    Phoenix, AZ 85016
    Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
    See Attached Exhibit "A"

Signature of Buyer / Agent
State of Arizona, County of Coconino
Subscribed and sworn to before me on this 1st day of May 2019
Notary Public
Notary Expiration Date 8-16-2022
DOR FORM 82162 (04/2014)

Valleymap Title Company of Arizona
My Commission: 3-6-2022
Commission #: 51541
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300 • Phoenix, AZ 85016
Office Phone:(602)567-8100  Office Fax:(602)567-8101

Estimated Settlement Statement

File No: NCS-908986A-PHX1
Escrow Officer: Alix Graham/AG
Estimated Settlement Date: 05/21/2019

Property:
80 Acres, AZ

Buyer:
County of Coconino, Arizona
219 East Cherry Avenue, Flagstaff, AZ 86001-4695

Seller:
The Trust for Public Land
607 Cerrillos Road, Suite F-1, Santa Fe, NM 87505

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See Attached Signatures
Estimated Settlement Statement

Settlement Date: 
Officer: Alix Graham/AG

BUYER(S):

County of Coconino, Arizona, a political subdivision of the State of Arizona

By: 
Name: 
Title: County Manager

SELLER(S):

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: 
Name: 
Title:
First American Title Insurance Company  
National Commercial Services  
2425 E. Camelback Road, Suite 300 • Phoenix, AZ 85016  
Office Phone:(602)567-8100 Office Fax:(602)567-6101  

Estimated Settlement Statement

File No:  
NCS-908896-A-PHX1  
Escrow Officer:  
Alix Graham/AG  
Estimated Settlement Date:  
05/21/2019  
Disbursement Date:  

Property:  
80 Acres, AZ  

Buyer:  
County of Coconino, Arizona  
219 East Cherry Avenue, Flagstaff, AZ 86001-4695  

Seller:  
The Trust for Public Land  
607 Cerrillos Road, Suite F-1, Santa Fe, NM 87505  

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See Attached Signatures
Estimated Settlement Statement

Settlement Date: ____________________________
Officer: Alix Graham/AG

File No: NCS-908896A-PHX1

BUYER(S):

County of Coconino, Arizona, a political subdivision of the State of Arizona

By: ____________________________
Name: Janelle F. Tschogl
Title: County Manager

SELLER(S):

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: ____________________________
Name: ____________________________
Title: ____________________________
First American Title Insurance Company  
National Commercial Services  
2425 E. Camelback Road, Suite 300 - Phoenix, AZ 85016  
Office Phone:(602)567-8100 Office Fax:(602)567-8101  

Estimated Settlement Statement  

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County of Coconino, Arizona, a political subdivision of the State of Arizona

By: [Signature]
Name: [Name]
Title: [Title]

SELLER(S):

The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc.

By: [Signature]
Name: [Name]
Title: [Title]