BUILDING'S INCLUDED IN FDP SUBMITTAL
(SHOPS 2 AND SHOPS 7)

PARCEL C LEGAL DESCRIPTION

Description of land located in Section 21, Township 14 North, Range 1 West, of the Gila and Salt River Meridian, Yavapai county, Arizona. Also, being a portion of that parcel recorded in Book 1008 of Official Records, Page 212, in the office of the Recorder of Yavapai County and shown on the Record of Survey filed and recorded in Book 5 of Land Surveys, Pages 53-54, in the office of the Recorder of Yavapai County, and all of Tract No. 1 and Tract No. 3 per the Special Warranty Deed filed nd recorded in Book 4526 of Official Records, Page 796, in the office of the Recorder of Yavapai County.

COMMENCING at the southeast corner of said Section 21 marked by a 2" aluminum cap stamped "ARIZONA ENGR. CO. L.S. 13010, L.S. 18297, from which the south quarter corner of said Section 21 marked by a 1/2" rebar per said Record of Survey, bears North 88°56'22" West, 2,670.47 feet, recorded as North 89°10'18" West, 2,670.71 feet, and from which the east quarter corner of said Section 21 marked by a 2 1/2" brass cap in concrete stamped 21 / 22 bears, North 01°06'45" East, 2,531.12 feet;

thence, along the southerly line of said Section 21, North 88°56'22" West, 2,416.08 feet, to a point on the southeasterly right of way of State Route 69;

thence, along said southeasterly right of way, North 33°49'23" East, 493.70 feet;

thence, continuing along said southeasterly right of way, North 84°01'03" East, 78.10 feet;

thence, continuing along said southeasterly right of way, North 33°49'23" East, 100.00 feet;

thence, continuing along said southeasterly right of way, North 12°01'18" East, 95.33 feet, to the POINT OF BEGINNING.

Thence, continuing along said southeasterly right of way, North 12°01'18" East, 66.23 feet;

thence, continuing along said southeasterly right of way, North 33°49'23" East, 832.30 feet, to a point of spiral to tangent, highway station ST 4693+67.70;

thence, continuing along said southeasterly right of way, along a spiral to the right, having a chord bearing North 35°08'43" East, a chord length of 392.93 feet , where the centerline data for said spiral is as follows: TOTAL CURVE DATA: DELTA = 43°17'17" R+O - 2,867.12 FEET; TANGENT = 1337.69 FEET; LENGTH = 2,564.40 FEET; EXTERNAL - 219.82 FEET; MAIN CURVE DATA: DELTA = 35°17'17"; DC = 2°00'00"; R = 2864.79 FEET; LENGTH = 1764.60 FEET; and SPIRAL DATA: A = 1/2; LENGTH = 400.00 FEET; DELTA = 4°00'00"; "O" = 2.33 FEET; TANGENT = 199.97 FEET, to a point of curve, highway station 4689+67.70;

thence, departing said southeasterly right of way, South 33°55'08" East, 222.89 feet;

thence, South 56°39'10" West, 62.80 feet;

thence, along a curve to the left, having a chord bearing South 06°44'43" West, a chord length of 158.25 feet, a radius of 105.98 feet, a center angle of 96°35'39", and an arc length of 178.67 feet;

thence, South 44°04'09" East, 31.60 feet;

thence, South 56°09'54" East, 615.12 feet;

thence, South 33°50'06" West, 142.65 feet;

thence, South 72°00'13" West, 75.67 feet;

thence, South 33°50'06" West, 369.00 feet;

thence, South 48°04'22" West, 92.18 feet;

thence, South 48°10'05" West, 145.96 feet;

thence, South 33°50'07" West, 119.72 feet;

thence, South 46°35'22" West, 113.05 feet;

thence, South 57°15'02" West, 64.23 feet;

thence, South 53°38'35" West, 91.76 feet;

thence, South 71°20'11" West, 859.81 feet;

thence, North 73°57'04" West, 224.66 feet;

thence, along a curve to the right, having a chord bearing North 65°03'29" West, a chord length of 88.12 feet, a radius of 285.01 feet, a central angle of 17°47'09", and an arc length of 88.47 feet;

thence, North 56°09'54" West, 37.31 feet;

thence, North 59°01'34" West, 75.06 feet, to the POINT OF BEGINNING.

Containing 1,795,202 square feet / 41.21 acres.

SITE DATA

PARCEL - C	
SITE AREA	: 1,794,112 S.F. (41.2 ACRES)
TOTAL BUILDING AREA	: 376,875 S.F.
% COVERAGE	: 21.0 %
PARKING PROVIDED	: 1,981 SPACES
PARKING RATIO	: 5.3 / 1,000

PARCEL - C LOT 1	
SITE AREA	: 614,937 S.F. (14.1 ACRES)
TOTAL BUILDING AREA	: 134,723 S.F.
% COVERAGE	: 21.9%
PARKING PROVIDED	: 671 SPACES
PARKING RATIO	: 5.0 / 1,000

PARCEL - C LOT 2	
SITE AREA	: 884,980 S.F. (20.3 ACRES)
TOTAL BUILDING AREA	: 209,739 S.F.
% COVERAGE	: 23.7%
PARKING PROVIDED	: 1,064 SPACES
PARKING RATIO	: 5.1 / 1,000

PARCEL - C LOT 3	
SITE AREA	: 74,728 S.F. (1.7 ACRES)
TOTAL BUILDING AREA	: 4,286 S.F.
% COVERAGE	: 5.7%
PARKING PROVIDED	: 36 SPACES
PARKING RATIO	: 8.4 / 1,000

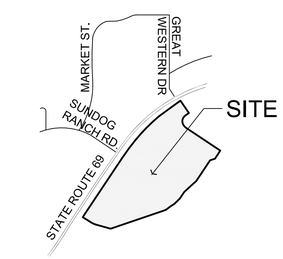
PARCEL - C LOT 4	
SITE AREA	: 102,596 S.F. (2.4 ACRES)
TOTAL BUILDING AREA	: 10,101 S.F.
% COVERAGE	: 9.8%
PARKING PROVIDED	: 108 SPACES
PARKING RATIO	: 10.7 / 1,000

PARCEL - C LOT 5	
SITE AREA	: 35,681 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 6,000 S.F.
% COVERAGE	: 16.8%
PARKING PROVIDED	: 37 SPACES
PARKING RATIO	: 6.2 / 1,000

PARCEL - C LOT 6	
SITE AREA	: 34,864 S.F. (0.8 ACRES)
TOTAL BUILDING AREA	: 4,207 S.F.
% COVERAGE	: 12.1%
PARKING PROVIDED	: 31 SPACES
PARKING RATIO	: 7.4 / 1,000

PARCEL - C LOT 7	
SITE AREA	: 67,285 S.F. (1.95 ACRES)
TOTAL BUILDING AREA	: 6,580 S.F.
% COVERAGE	: 10.0%
PARKING PROVIDED	: 64 SPACES
PARKING RATIO	: 9.73 / 1,000

VICINITY MAP



11187-ST120_Parcel C-FDP Exhibit 7-4-14

KITCHELL DEVELOPMENT

FINAL DEVELOPMENT PLAN FOR PRESCOTT VALLEY CROSSROADS

SHOPS 2 AND 7
HIGWAY 69 & SUNDOG RANCH ROAD
PRESCOTT VALLEY, ARIZONA

Butler Design Group, Inc
architects & planners