

SECOND AMENDMENT

TO

COTTONWOOD AIRPARK, INC., GROUNDLEASE

Agreement and Amendment

For valuable consideration received, the parties agree that:

1. The Background section of this Agreement is incorporated by reference as a part of this Amendment.

2. The terms of the Groundlease are ratified, approved and are still in force and effect. There are no amendments, modifications, supplements or other agreements or understandings except for the First Amendment dated the 30th day of November, 1983, and this Second Amendment.

3. The Legal Description of Airport Lease Parcel is amended as reflected in the attached Exhibit A.

Executed this 12th day of March, 1985.

LANDLORD:

TENANT:

THE TOWN OF COTTONWOOD

COTTONWOOD AIRPARK, INC.

By Donald E. Hahn

By Max Soltz

Its Mayor

Its Vice Pres

State of Arizona )  
County of Yavapai )

Subscribed to and sworn before me this 13th day of March, 1985.

Carol Garcia  
Notary Public

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Executed this 12th day of March, 1985.

LANDLORD:

TENANT:

THE TOWN OF COTTONWOOD

COTTONWOOD AIRPARK, INC.

By Donald E. Hehn

By Jack Scott

Its Mayor

Its Vice Pres

State of Arizona )  
County of Yavapai )

Subscribed to and sworn before me this 13th day of March, 1985.

Carol Garcia  
Notary Public

My Commission Expires Nov. 24, 1985



# JOE JONES & ASSOCIATES, INC.

Land Surveying \* Civil Engineering

Job # 83-56  
HHH:es  
June 24, 1983



Town of Cottonwood  
827 North Main  
Cottonwood, AZ 86326

Re: LEGAL DESCRIPTION OF AIRPORT LEASE PARCEL

A portion of Section 4 and Lot 1 of Section 5, T15N, R3E, and a portion of the South one-half of Section 33, T16N, R3E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the NW corner of said Section 4; thence  $S01^{\circ}55'01''W$  (Meas.) ( $S01^{\circ}56'W$ , Rec.), a distance of 742.16 feet (Meas.) (742.0 feet, Rec.), to the TRUE POINT OF BEGINNING; thence  $S47^{\circ}59'12''E$  (Meas.) ( $S48^{\circ}00'E$ , Rec.), a distance of 2100.70 feet (Meas.) (2100.0 feet, Rec.); thence  $N41^{\circ}59'38''E$  (Meas.) ( $N42^{\circ}00'E$ , Rec.), a distance of 1570.68 feet (Meas.) (1570.50 feet, Rec.), to a point which lies  $S69^{\circ}14'37''E$  (Meas.) ( $S69^{\circ}15'E$ , Rec.), a distance of 2766.39 feet (Meas.) (2765.81 feet, Rec.) from the NW corner of said Section 4; thence  $S24^{\circ}22'32''E$  (Meas.) ( $S24^{\circ}25'E$ , Rec.), a distance of 2643.19 feet (Meas.) (2642.30 feet, Rec.); thence  $N65^{\circ}35'44''E$  (Meas.) ( $N65^{\circ}35'E$ , Rec.), a distance of 800.11 feet (Meas.) (800.00 feet, Rec.); thence  $N24^{\circ}23'42''W$  (Meas.) ( $N24^{\circ}25'W$ , Rec.), a distance of 2991.99 feet (Meas.) (2988.7 feet, Rec.); thence  $N42^{\circ}01'47''E$ , a distance of 556.42 feet; thence  $N48^{\circ}09'01''W$  (Meas.) ( $N48^{\circ}00'W$ , Rec.), a distance of 1266.95 feet to a point which lies  $N70^{\circ}23'27''E$  (Meas.)

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(N70°11'E, Rec.), a distance of 2759.40 feet (Meas.) (2758.98 feet, Rec.) from the NW corner of said Section 4; thence N24°22'21"W (Meas. (N24°25'W, Rec.), a distance of 825.03 feet (Meas.) (826.65 feet, Rec.); thence S65°37'20"W (Meas.) (S65°35'W, Rec.), a distance of 999.63 feet (Meas.) (1000.0 feet, Rec.); thence S24°23'19"E (Meas.) (S24°25'E, Rec.), a distance of 352.43 feet (Meas.) (352.12 feet, Rec.); thence S42°01'01"W (Meas.) (S42°00'W, Rec.), a distance of 2268.99 feet (Meas.) (2270.89feet, Rec.) to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

A. Landing Strip Area:

A strip of land 400.00 feet wide, lying in Section 4, T15N, R3E, and in the South one-half of Section 33, T16N, R3E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the NW corner of said Section 4; thence S01°55'01"W, a distance of 742.16 feet; thence N42°01'01"E, a distance of 2268.99 feet; thence N24°23'19"W, a distance of 352.43 feet; thence N65°37'20"E, a distance of 275.45 feet to the TRUE POINT OF BEGINNING; thence N65°37'20"E, a distance of 400.00 feet; thence S24°23'07"E, a distance of 5199.23 feet; thence S65°35'44"W, a distance of 400.00 feet; thence N24°23'07"W, a distance of 5199.51 feet to the TRUE POINT OF BEGINNING.

B. Parcel NW of Mingus Avenue - Extended:

A portion of Section 4, T15N, R3E, and a portion of Section 33, T16N, R3E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:



Commencing at the NW corner of said Section 4; thence  $S01^{\circ}55'01''W$ , a distance of 742.16 feet to the TRUE POINT OF BEGINNING; thence  $N42^{\circ}01'01''E$ , a distance of 1881.84 feet to a point on the Northwesterly right-of-way line of Mingus Avenue: thence  $S27^{\circ}31'23''W$ , along said right-of-way line, a distance of 1663.62 feet; thence  $S23^{\circ}37'27''W$ , along said right-of-way line, a distance of 285.74 feet; thence  $N47^{\circ}59'12''W$ , a distance of 506.52 feet to the TRUE POINT OF BEGINNING.

C. Easement for a Portion of Mingus Avenue as Recorded in Book 395, Pages 361-363, Records of Yavapai County, Arizona:

A strip of land 60.00 feet in width, in the South one-half of Section 33, T16N, R3E, G&SRB&M, Yavapai County, Arizona, lying 30.00 feet left of and 30.00 feet right of the following described centerline:

Commencing at the SW corner of said Section 33; thence  $S01^{\circ}55'01''W$ , a distance of 742.16 feet; thence  $N42^{\circ}01'01''E$ , a distance of 2268.99 feet; thence  $N24^{\circ}23'19''W$ , a distance of 352.43 feet; thence  $N65^{\circ}37'20''E$ , a distance of 999.63 feet to a point which is the most Northerly corner of the Cottonwood Airport; thence  $N24^{\circ}22'21''W$  (Meas.) ( $N25^{\circ}10'W$ , Rec.), a distance of 24.06 feet (Meas.) (24.2 feet, Rec.) to the TRUE POINT OF BEGINNING of said centerline; thence  $S63^{\circ}08'16''W$  (Meas.) ( $S62^{\circ}23'W$ , Rec.), a distance of 100.97 feet (Meas. & Rec.); thence Southwesterly, along a curve to the left, having a radius of 1432.40 feet, through a central angle of  $14^{\circ}54'00''$ , a distance of 372.50 feet; thence  $S48^{\circ}14'16''W$  (Meas.) ( $S47^{\circ}29'W$ , Rec.), a distance of 282.89 feet (Meas. & Rec.); thence  $N45^{\circ}33'44''W$  (Meas.) ( $N46^{\circ}19'W$ , Rec.), a distance of 138.27 feet (Meas.) (137.34 feet, Rec.) to the North boundary of the Cottonwood Airport and the end of said centerline.



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D. Mingus Avenue Extension:

A strip of land 60.00 feet in width, in the South half of Section 33, T16N, R3E, and the North half of Section 4, T15N, R3E, G&SRB&M, Yavapai County, Arizona, lying 30.00 feet left of and 30.00 feet right of the following described centerline:  
Commencing at the SW corner of said Section 33; thence  $S01^{\circ}55'01''W$ , a distance of 742.16 feet; thence  $N42^{\circ}01'01''E$ , a distance of 2268.99 feet; thence  $N24^{\circ}23'19''W$ , a distance of 352.43 feet; thence  $N65^{\circ}37'20''E$ , a distance of 999.63 feet; thence  $N24^{\circ}22'21''W$ , a distance of 24.06 feet to the TRUE POINT OF BEGINNING of said centerline; thence  $S63^{\circ}08'16''W$ , a distance of 100.97 feet; thence Southwesterly, along a curve to the left, having a radius of 1432.40 feet, through a central angle of  $14^{\circ}54'00''$ , a distance of 372.50 feet; thence  $S48^{\circ}14'16''W$ , a distance of 170.66 feet; thence Southwesterly, along a curve to the left, having a radius of 881.47 feet, through a central angle of  $15^{\circ}46'03''$ , a distance of 242.58 feet; thence  $S32^{\circ}28'13''W$ , a distance of 399.32 feet; thence Southwesterly, along a curve to the left, having a radius of 1273.24 feet, through a central angle of  $04^{\circ}56'50''$ , a distance of 109.94 feet; thence  $S27^{\circ}31'23''W$ , a distance of 1743.73 feet; thence  $S23^{\circ}37'27''W$ , a distance of 294.69 feet to the Southwesterly boundary of the Cottonwood Airport Property and the end of said centerline.

Area of parcel less Exceptions A, B, C and D = 140.3467 Acres more or less

Rev: 10-27-83  
Rev: 11-21-84