



Instrument # **16126**

Recorded Official Records of Yavapai County, Arizona

MAY 2 '86 -3 55 PM

at the request of **TOCI, MURPHY & BECK**

PATSY C. JENNEY, County Recorder
Deputy

Patricia J. Beck

Pgs. **20** \$

DECLARATION OF RESTRICTIONS

PRESCOTT COUNTRY CLUB

KNOW ALL MEN BY THESE PRESENTS:

That American Interstate Properties, Inc., being the owner of the following-described property situated in the County of Yavapai, State of Arizona, to wit:

See Exhibit "A" attached hereto.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said real property subject to the following restrictive covenants running with the title to said premises, and with each and every parcel thereof, to wit:

1. All of said property is to be utilized for a golf course, including, but not limited to, fairways, greens, and tee areas, together with landscaping and other structures, including but not limited to club house facilities, which are typically incidental to golf courses.
2. The restriction stated in paragraph No. 1 above shall stay in full force and effect unless a natural event occurs which makes it no longer appropriate to operate said property as a golf course. By way of example, said natural events include, but are not limited to, fire, earthquake, flood, or lack of an adequate supply of water which is necessary for the currently existing golf course to be maintained. In addition, the restriction contained in paragraph No. 1 above shall no longer be applicable if, as a result of condemnation, it is no longer reasonable for the golf course facility to continue operation.
3. If as a result of condemnation or a natural event it is financially unreasonable to continue operation of said golf course facility, the restriction contained in paragraph No. 1 above shall no longer be of any force or effect.
4. It is further understood that the restriction described in paragraph No. 1 above is subject to all such easements currently existing or which may be

placed on the property described in Exhibit "A" in the future, necessary for utilities, access, flood control, or any other easements which are determined to be necessary by the owner or owners of said restricted property at a later date.

Deeds of conveyance of said property, or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds or any part thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violators of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violators, provided, however, that a violation of these restrictive covenants shall not affect the lien of any mortgage now of record or which hereafter may be placed of record upon any part hereof.

It is expressly understood that the parcels to be benefited by the restrictions contained herein are as follows:

See Exhibit "B" attached hereto.

Invalidation of any of the covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

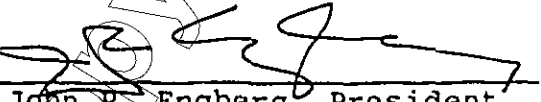
If any of the covenants, rights, or restrictions created by this document shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provision shall continue only until twenty-one (21) years after the death of the last of the now living descendants of the President of the United States, Ronald W. Reagan, and Governor of Arizona, Bruce E. Babbitt.

IN WITNESS WHEREOF:

American Interstate Properties has caused this instrument to be executed by the undersigned officer(s) thereunto duly authorized this 14th day of March, 1986.

AMERICAN INTERSTATE PROPERTIES, INC

By


John P. Engberg, President

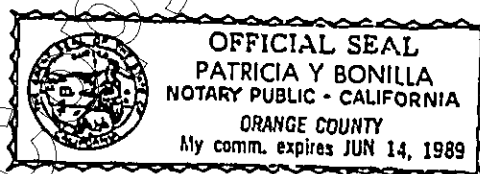
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STATE OF California)
County of Orange) ss.

This instrument was acknowledged before me this 14th day
of March, 1986, to _____

Patricia Y. Bonilla
Notary Public

My commission expires:
6-14-89



CORPORATE ACKNOWLEDGMENT

NO. 202

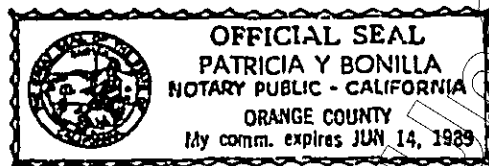
State of California }
County of Orange } ss.

On this the 14th day of March, 1986, before me,

Patricia Y. Bonilla

the undersigned Notary Public, personally appeared

John P. Engberg



☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
President or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.

Patricia Y. Bonilla
Notary's Signature

7120 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd • P.O. Box 4625 • Woodland Hills, CA 91364

PARCEL ONE: Sixteen Fairways, (with ten exceptions)

This legal description was prepared from field surveys based upon found corners and record plat information and does not represent a complete survey of the boundary described HEREIN.

All that portion of Sections 28, 29 and 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

BEGINNING at the Southeast corner of Lot 1244, Prescott Country Club, Unit 7, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office, being the TRUE POINT OF BEGINNING:

Thence, North 71° 53' 46" East, 46.00 feet;
thence, South 26° 17' 15" East, 204.40 feet;
thence, South 25° 01' 45" East, 100.08 feet;
thence, South 75° 43' 15" West, 104.60 feet;
thence, North 72° 03' 45" West, 107.00 feet;
thence, South 26° 20' 33" West, 176.87 feet, along the easterly line of Lot 1258, Prescott Country Club Unit 7;
thence, South 63° 25' 27" East, 293.55 feet;
thence, South 26° 34' 33" West, 20.00 feet;
thence, South 60° 55' 28" East, 191.42 feet;
thence, South 55° 59' 08" East, 76.68 feet;
thence, South 51° 21' 50" East, 741.90 feet;
thence, South 47° 11' 38" East, 279.13 feet;
thence, South 73° 06' 04" East, 508.88 feet;
thence, North 72° 00' 14" East, 357.64 feet;
thence, North 80° 39' 00" East, 192.38 feet;
thence, South 68° 39' 48" East, 170.40 feet;
thence, South 54° 50' 54" East, 263.00 feet;
thence, South 58° 52' 03" East, 399.96 feet;
thence, South 66° 58' 50" East, 388.11 feet;
thence, South 59° 15' 00" East, 116.73 feet;

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thence, South 53° 10' 50" East, 288.91 feet;
thence, South 73° 30' 02" East, 244.62 feet;
thence, North 78° 19' 59" East, 149.10 feet;
thence, North 18° 07' 40" East, 13.00 feet to the Southeast corner of Lot 89, Prescott Country Club, as recorded in Book 13 of Maps, Page 79, Yavapai County Recorder's Office;
thence, North 88° 25' 35" West, 114.89 feet;
thence, North 18° 20' 31" East, 670.90 feet;
thence, along a curve to the left with a radius of 453.00 feet, 148.89 feet;
thence, North 00° 29' 25" West, 70.61 feet;
thence, North 28° 51' 26" West, 12.38 feet;
thence, North 57° 13' 28" West, 214.62 feet;
thence, along a curve to the right with a radius of 470.64 feet and a chord bearing of South 76° 55' 00" West, 97.15 feet;
thence, South 07° 10' 12" East, 113.09 feet;
thence, South 27° 32' 26" West, 114.13 feet;
thence, South 01° 16' 13" East, 405.00 feet;
thence, South 59° 26' 26" West, 95.61 feet;
thence, North 56° 04' 03" West, 527.63 feet;
thence, North 73° 40' 37" West, 418.59 feet;
thence, North 16° 19' 23" East, 270.00 feet;
thence, South 73° 40' 37" East, 113.24 feet;
thence, North 16° 19' 23" East, 132.40 feet;
thence, along a curve to the right with a radius of 359.96 feet, 81.20 feet;
thence, North 40° 25' 54" West, 92.97 feet;
thence, South 49° 34' 06" West, 76.74 feet;
thence, North 66° 04' 49" West, 354.35 feet;

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thence, North 43° 52' 27" West, 107.95 feet, to the most Southerly corner of Lot 241, Prescott Country Club, as recorded in Book 13 of Maps, Page 79, Yavapai County Recorder's Office;

thence, North 19° 57' 51" West, a distance of 185.39 feet;

thence, North 09° 09' 15" West, a distance of 336.63 feet;

thence, North 36° 46' 39" West, 316.68 feet;

thence, along a curve to the right with a radius of 462.66 feet, a chord bearing of South 88° 31' 56" West, a distance of 152.95 feet;

thence, North 89° 59' 49" West, 4.30 feet;

thence, North 1° 32' 38" East, 109.97 feet;

thence, along a curve to the right with a radius of 60.00 feet, a central angle of 207° 09' 40" and a chord bearing of North 37° 58' 36" West, a distance of 216.94 feet to the Southeast corner of Lot 1300, Prescott Country Club Unit Seven, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office;

thence, North 88° 27' 25" West, 120.00 feet;

thence, North 18° 49' 15" East, 115.24 feet;

thence, North 88° 27' 25" West, 50.00 feet to the Southwest corner of Parcel I of Fairway Patio Homes, as recorded in Book 23 of Maps, Page 30, Yavapai County Recorder's Office;

thence, North 01° 32' 35" East, 343.70 feet;

thence, North 12° 32' 19" East, 177.55 feet;

thence, along a non-tangent curve to the right with a radius of 367.37 feet, a central angle of 47° 22' 17", a length of 303.74 feet, and a chord bearing of North 30° 55' 52" East;

thence, North 54° 37' 00" East, 160.00 feet;

thence, South 35° 23' 00" East, 50.00 feet to the most Westerly corner of Lot 288, Prescott Country Club, as recorded in Book 13, Page 79, Yavapai County Recorder's Office;

thence, North 54° 37' 00" East, 320.00 feet;

thence, North 29° 02' 07" East, 57.03 feet;

thence, North 05° 48' 49" West, 78.00 feet;
thence, along a curve to the left with a radius of 95.16 feet,
73.72 feet;
thence, North 50° 11' 40" West, 135.84 feet;
thence, along a curve to the left with a radius of 125.29 feet,
87.32 feet;
thence, South 89° 52' 43" West, 175.54 feet to the Southeast
corner of Lot 1111, Prescott Country Club, Unit 7, also
known as the Southwest corner of Lot 275, Prescott
Country Club, as recorded in Book 13 of Maps, Page 79;
thence, South 75° 21' 54" West, 387.26 feet;
thence, South 79° 42' 23" West, 332.39 feet;
thence, South 87° 51' 47" West, 460.44 feet to the Southwest
corner of Lot 1122, Prescott Country Club, Unit 7;
thence, along a non-tangent curve to the left with a radius of
232.16 feet a chord bearing of South 09° 16' 35" East,
57.44 feet;
thence, along a curve to the right with a radius of 148.92
feet, 81.99 feet;
thence, along a curve to the right with a radius of 98.16 feet,
76.40 feet to the Northwest corner of Lot 1209,
Prescott Country Club, Unit 7;
thence, South 69° 24' 39" East, 77.65 feet;
thence, South 20° 35' 21" West, 357.82 feet;
thence, along a curve to the left with a radius of 415.50 feet,
149.33 feet;
thence, South 225.00 feet;
thence, South 16° 43' 54" East, 177.86 feet;
thence, South, 100.00 feet;
thence, West, 205.00 feet;
thence, South 74° 28' 33" West, 275.00 feet;
thence, North 45° 32' 58" West, 169.83 feet;
thence, North 669.99 feet;
thence, North 21° 02' 15" West, 278.57 feet;

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thence, East 623.63 feet to the Northeast corner of Lot No. 1176, Prescott Country Club, Unit 7;

thence, along a non-tangent curve to the right with a radius of 193.85 feet a chord bearing of North 44° 42' 41" East, 101.93 feet;

thence, along a curve to the left with a radius of 48.16 feet, 37.48 feet;

thence, along a curve to the left with a radius of 98.92 feet, 54.46 feet;

thence, along a curve to the right with a radius of 282.16 feet, 87.08 feet;

thence, North 01° 19' 08" East, 8.01 feet to the Southeast corner of Lot 1175, Prescott Country Club, Unit 7;

thence, North 70° 55' 25" West, 173.75 feet;

thence, North 80° 19' 36" West, 91.64 feet;

thence, along a curve to the left with a radius of 100.18 feet, 76.19 feet;

thence, South 65° 30' 05" West, 234.08 feet;

thence, along a curve to the right with a radius of 419.88 feet, 297.99 feet;

thence, North 73° 50' 08" West, 164.20 feet;

thence, along a curve to the left with a radius of 1157.53 feet, 167.91 feet;

thence, North 82° 08' 48" West, 97.75 feet;

thence, along a curve to the left with a radius of 853.15 feet, 169.53 feet;

thence, South 86° 28' 05" West, 28.20 feet to the Southeast corner of Lot 544, Prescott Country Club, Unit 3, also known as, Southwest corner of Lot 1159, Prescott Country Club, Unit 7;

thence, South 86° 28' 04" West, 187.57 feet;

thence, along a curve to the left with a radius of 751.75 feet, a central angle of 11° 23' 57", 149.56 feet;

thence, South 75° 04' 07" West, 102.40 feet;

thence, along a curve to the left with a radius of 390.73 feet,

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a central angle of 24° 37' 14", 167.91 feet;
thence, South 50° 26' 53" West, 550.00 feet;
thence, South 39° 33' 07" East, 260.00 feet;
thence, North 88° 54' 30" East, 26.09 feet;
thence, North 81° 36' 37" East, 154.19 feet;
thence, along a curve to the left with a radius of 1139.40 feet, a central angle of 10° 28' 58", 208.47 feet;
thence, North 71° 07' 39" East, 100.00 feet;
thence, along a curve to the right with a radius of 998.10 feet, a central angle of 13° 13' 04", 230.26 feet;
thence, North 84° 20' 43" East, 126.98 feet to the Northwest corner of Lot 1229, Prescott Country Club, Unit 7, also known as the Northeast corner of Lot 574, Prescott Country Club, Unit 3, as recorded in Book 14 of Maps, Page 73, Yavapai County Recorder's Office;
thence, North 84° 20' 43" East, 519.93 feet;
thence, South 07° 38' 32" West, 209.70 feet;
thence, South 02° 16' 07" East, 525.00 feet;
thence, South 18° 06' 14" East, 240.00 feet to the Southeast corner of Lot 1244, Prescott Country Club, Unit 7, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office, to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

EXCEPTION A: Clubhouse and Parking

This legal description was prepared from field surveys based upon found corners and record plat information.

All that portion of Sections 28 and 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

BEGINNING at the Southeast corner of Lot 1258, Prescott Country Club, Unit 7, as recorded in Book 17, Page 24, Yavapai County Recorder's Office; thence, South 26° 20' 33" West, 50.00 feet; thence, South 63° 25' 27" East, 293.55 feet; thence, South 26° 34' 33" West, 20.00 feet; thence, South 60° 55' 28" East, 191.42 feet; thence, South 55° 59' 08" East, 76.68 feet; thence, North 44° 49' 02" East, 184.69 feet; thence, South 86°

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28' 18" East, 122.52 feet; thence, North 27° 49' 22" East, 89.58 feet; thence, North 62° 27' 52" East, 110.52 feet; thence, North 78° 40' 12" East, 100.48 feet; thence, North 79° 37' 32" East, 222.84 feet; thence, North 66° 59' 12" East, 264.00 feet; thence, North 56° 43' 22" East, 273.70 feet, to the TRUE POINT OF BEGINNING.

Thence, North 81° 07' 47" East, 123.31 feet;
thence, North 67° 51' 56" East, 78.31 feet;
thence, South 56° 06' 18" East, 69.15 feet;
thence, North 84° 55' 38" East, 231.00 feet;
thence, North 2° 15' 33" East, 120.00 feet to the Northwest corner of Lot 274, Prescott Country Club, as recorded in Book 13 of Maps, Page 79, Yavapai County Recorder's Office;
thence, along a curve to the right with a radius of 60.00 feet and a chord bearing of North 37° 15' 43" West, a distance of 216.94 feet to the Southeast corner of Lot 1300, Prescott Country Club, Unit Seven, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office;
thence, North 87° 44' 27" West, 120.00 feet to the Southwest corner of said Lot 1300;
thence, North 19° 32' 13" East, 115.24 feet to the Northwest corner of said Lot 1300;
thence, South 77° 19' 32" West, 324.22 feet;
thence, North 78° 40' 32" West, 73.58 feet;
thence, South 61° 05' 06" West, 47.87 feet;
thence, South 11° 52' 09" East, 37.02 feet;
thence, South 75° 10' 46" East, 86.62 feet;
thence, South 18° 45' 44" East, 88.40 feet;
thence, South 5° 02' 08" East, 63.53 feet;
thence, South 22° 36' 22" West, 77.08 feet to the TRUE POINT OF BEGINNING.

Containing 2.82 acres, more or less.

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EXCEPTION B: Country Club Townhomes

All that portion of the South Half of Section 28 and the North Half of Section 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, being further described as follows:

BEGINNING at a found iron pin at the Northwest corner of Lot No. 274, Prescott Country Club, as recorded in Book 13 of Maps, Page 79, Yavapai County Recorder's Office, and the TRUE POINT OF BEGINNING.

Thence, North 88° 49' 13" East, 1.32 feet, along the Northerly line of said Lot 274 to a found iron pin;

thence, along the Northerly line of Lots 274 and 273 of said Prescott Country Club, along a curve to the left with a radius of 352.66 feet, a distance of 142.83 feet to the Northeast corner of said Lot 273 to a found iron pin;

thence, South 23° 09' 08" East, 109.96 feet to the Southeast corner of said Lot 273 to a found iron pin;

thence, along a non-tangent curve to the right with a radius of 462.66 feet, a distance of 34.47 feet and a chord bearing of South 68° 57' 17" West to a found iron pin;

thence, South 36° 46' 39" East, 53.19 feet to a point on the Southerly line of Lot 250 of said Prescott Country Club to a found iron pin;

thence, South 53° 13' 21" West, 150.00 feet to a found iron pin;

thence, South 36° 46' 44" East, 290.03 feet to a found iron pin;

thence, North 53° 14' 07" East, 136.09 feet to a point on the Westerly line of Lot 247, Prescott Country Club;

thence, South 09° 09' 15" East, 306.63 feet to the Southwest corner of Lot 243 of said Prescott Country Club to a found iron pin;

thence, South 19° 57' 51" East, 185.39 feet to the most Southerly corner of Lot 241 of said Prescott Country Club to a found iron pin;

thence, South 39° 54' 16" West, 155.00 feet;

thence, North 42° 05' 44" West, 366.50 feet;

thence, North 70° 21' 17" West, 217.88 feet;

thence, North 38° 36' 35" West, 443.93 feet;

thence, North 25° 15' 39" East, 184.20 feet;

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thence, South 56° 49' 13" East, 69.15 feet;
thence, North 84° 12' 43" East, 231.00 feet;
thence, North 01° 32' 38" East, 120.00 feet along the Westerly
line of said Lot 274 to the TRUE POINT OF BEGINNING.
Containing 7.87 acres, more or less.

EXCEPTION C: Cottonwood Spring (Two Parcels)

Parcel "A": Lot 1258, Prescott Country Club Unit 7, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office. Together with that portion of Cottonwood Spring Drive, as shown upon the plat of Prescott Country Club Unit 7, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office, being bounded on the West by a 50.00' southerly projection of the Westerly line of said Lot 1258, and being bounded on the East by a 50.00' southerly projection of the Easterly line of said Lot 1258.

Containing 0.43 acres, more or less.

Parcel "B":

All that portion of Sections 28 and 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, being further described as follows:

BEGINNING at the Northeasterly corner of Lot 1258, Prescott Country Club Unit 7, as recorded in Book 17 of Maps and Plats, Page 24, Yavapai County Recorder's Office, BEING THE TRUE POINT OF BEGINNING.

Thence, South 72° 03' 45" East, 107.00 feet to a point being a southerly corner of that certain parcel recorded in Book 1462, Page 293, Yavapai County Recorder's Office;

thence, North 75° 43' 15" East, 104.60 feet to the most southeasterly corner of said parcel recorded in Book 1462, Page 293, Yavapai County Recorder's Office;

thence, South 73° 02' 14" East, 285.56 feet;

thence, North 48° 53' 47" East, 201.15 feet;

thence, North 47° 40' 16" East, 85.01 feet;

thence, North 52° 34' 07" East, 99.00 feet;
thence, South 21° 09' 16" East, 353.10 feet;
thence, South 78° 40' 12" West, 100.48 feet;
thence, South 62° 27' 52" West, 110.52 feet;
thence, South 27° 49' 22" West, 89.58 feet;
thence, South 86° 28' 18" West, 122.52 feet;
thence, South 44° 49' 02" West, 184.69 feet;
thence, North 55° 59' 08" West, 76.68 feet;
thence, North 60° 55' 28" West, 191.42 feet;
thence, North 26° 34' 33" East, 20.00 feet;
thence, North 63° 25' 27" West, 293.55 feet;
thence, North 26° 20' 33" East, along the Easterly line of said
Lot 1258, a distance of 176.87 feet to the TRUE POINT
OF BEGINNING.

Containing 6.15 acres, more or less.

EXCEPTION D: Tree Farm

This legal description was prepared from field surveys based upon found corners and record plat information.

All that portion of Section 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

BEGINNING at the Southeast corner of Lot 1258, Prescott Country Club, Unit 7, as recorded in Book 17 of Maps, Page 24, Yavapai County Recorder's Office; thence, South 26° 20' 33" West, 50.00 feet; thence, South 63° 25' 27" East, 293.55 feet; thence, South 26° 34' 33" West, 20.00 feet; thence, South 60° 55' 28" East 191.42 feet; thence, South 55° 59' 08" East, 76.68 feet; thence, South 51° 21' 50" East, 741.90 feet; thence, South 47° 11' 38" East, 279.13 feet; thence, South 73° 06' 04" East, 508.88 feet to the TRUE POINT OF BEGINNING.

Thence, North 72° 00' 14" East, 357.64 feet;

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thence, North 80° 39' 00" East, 192.38 feet;
thence, South 68° 39' 48" East, 170.40 feet;
thence, South 54° 50' 54" East, 263.00 feet;
thence, North 60° 54' 08" East, 73.50 feet;
thence, North 41° 23' 46" West, 308.23 feet;
thence, North 70° 24' 11" West, 728.14 feet;
thence, South 30° 09' 01" East, 325.45 feet;
thence, South 56° 48' 20" West, 288.75 feet to the TRUE POINT
OF BEGINNING.

Containing 3.36 acres, more or less.

EXCEPTION E: Driving Range

This legal description was prepared from field surveys based upon found corners and record plat information.

All that portion of Section 28 and 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

BEGINNING at the Southeast corner of Lot 1258, Prescott Country Club, Unit 7, as recorded in Book 17, Page 24, Yavapai County Recorder's Office; thence, South 26° 20' 33" West, 50.00 feet; thence, South 63° 25' 27" East, 293.55 feet; thence, South 26° 34' 33" West, 20.00 feet; thence, South 60° 55' 28" East, 191.42 feet; thence, South 55° 59' 08" East, 76.68 feet; thence, North 44° 49' 02" East, 184.69 feet; thence, South 86° 28' 18" East, 122.52 feet; thence, North 27° 49' 22" East, 89.05 feet; thence, North 62° 27' 52" East, 110.52 feet; thence, North 78° 40' 12" East, 100.48 feet to the TRUE POINT OF BEGINNING.

Thence, North 79° 37' 32" East, 222.84 feet;
thence, North 66° 59' 12" East, 264.00 feet;
thence, North 56° 43' 22" East, 273.70 feet;
thence, North 22° 36' 22" East, 77.08 feet;
thence, North 5° 02' 08" West, 63.53 feet;
thence, North 18° 45' 44" West, 88.40 feet;

thence, North 75° 10' 46" West, 86.62 feet;
thence, North 11° 52' 09" West, 20.45 feet;
thence, South 64° 52' 49" West, 115.32 feet;
thence, South 76° 52' 02" West, 192.36 feet;
thence, South 59° 20' 55" West, 175.52 feet;
thence, South 89° 45' 57" West, 203.57 feet;
thence, South 62° 29' 42" West, 89.97 feet;
thence, South 21° 09' 16" East, 353.10 feet to the TRUE POINT
OF BEGINNING.

Containing 6.115 acres, more or less.

EXCEPTION F: Tennis Courts

This legal description was prepared from surveys based upon found corners and record plat information.

All that portion of Section 28, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

COMMENCING at a found iron pin at the Northeast corner of Lot 273, Prescott Country Club, as recorded in Book 13 of Maps, Page 79, Yavapai County Recorder's Office; thence, South 23° 09' 08" East, 109.96 feet to a found iron pin; thence, along a curve to the right with a radius of 462.66 feet and a chord bearing of South 68° 57' 30" West, a distance of 34.47 feet to a found iron pin; thence, South 36° 46' 39" East, 53.19 feet to a found iron pin and the TRUE POINT OF BEGINNING.

Thence, South 36° 46' 39" East, 263.49 feet to a found iron pin;
thence, South 09° 09' 15" East, 30.00 feet;
thence, South 53° 14' 07" West, 136.09 feet to a found iron pin;
thence, North 36° 46' 44" West, 290.02 feet to a found iron pin;
thence, North 53° 13' 21" East, 150.00 feet to the TRUE POINT
OF BEGINNING.

Containing 0.994 acres, more or less.

EXCEPTION G: Fairway Triangle

This legal description was prepared from field surveys based upon found corners and record plat information.

All that portion of the South Half of Section 28, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, being further described as follows:

BEGINNING at the Northwest corner of Lot 1209, Prescott Country Club Unit Seven, as recorded in Book 17 of Maps, Page 24, Records of Yavapai County; thence, along a curve to the left, along the Easterly right-of-way of Buena Vista East with a radius of 98.16 feet, a length of 76.40 feet and a chord bearing of North 37° 28' 40" East; thence, along a curve to the left, along said Easterly right-of-way, with a radius of 148.92 feet, a length of 17.55 feet and chord bearing of North 11° 48' 16" East; thence, South 82° 05' 51" East, 328.31 feet to the TRUE POINT OF BEGINNING.

Thence, North 16° 51' 19" West, 27.53 feet;
thence, South 82° 05' 51" East, 381.86 feet;
thence, North 79° 42' 23" East, 133.76 feet;
thence, North 75° 21' 54" East, 127.75 feet;
thence, South 10° 49' 57" East, 30.85 feet;
thence, along a curve to the left with a radius of 617.37 feet, a length of 495.18 feet and a chord bearing of South 31° 26' 20" West;
thence, South 12° 32' 13" West, 191.60 feet;
thence, South 01° 32' 38" West, 43.57 feet;
thence, along a curve to the right with a radius of 70.00 feet and a length of 197.43 feet;
thence, North 16° 51' 19" West, 690.17 feet to the TRUE POINT OF BEGINNING.

Containing 5.03 acres, more or less.

EXCEPTION H: Shamrock Water Co. Well Site

All that portion of Section 28, Township 14 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the South Quarter corner of Section 28, Township 14 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona; thence, North 66° 37' 07" West, 948.68 feet to the TRUE POINT OF BEGINNING.

Thence, South 85° 39' 24" West, 50.00 feet;
thence, North 04° 20' 36" West, 50.00 feet;
thence, North 85° 39' 24" East, 50.00 feet;
thence, South 04° 20' 36" East, 50.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTION I: Irrigation Well Site

A tract of land situated in the Southwest Quarter of Section 28, Township 14 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, and more particularly described as follows:

COMMENCING at the most Northwesterly lot corner of Lot 1176, Prescott Country Club Unit 7, according to Book 17 of Maps, Page 24, Records of Yavapai County, Arizona; thence, due East distant 58.05 feet along the Northerly lot line of said Lot 1176 to the TRUE POINT OF BEGINNING.

Thence, due North, distant 50.00 feet;
thence, due East, distant 108.33 feet to a point in the Westerly right-of-way line of Buena Vista East, a street in said subdivision;
thence, Southwesterly along the arc of a curve in said Westerly right-of-way line concave to the left distant 64.85 feet (said right-of-way curve has a radius of 193.85 feet and a central angle of 19° 10' 02") to the most Northeasterly lot corner of said Lot 1176;
thence, due West, distant 67.51 feet along the Northerly lot line of said Lot 1176 to the TRUE POINT OF BEGINNING.

EXCEPTION J:

All that portion of Section 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

COMMENCING at the most Easterly corner of Lot 236 of Prescott Country Club, as recorded in Book 13 of Maps and Plats, Page 79, Yavapai County Recorder's Office, also being the point of curve in the right-of-way of Stirrup High Drive and BEING THE TRUE POINT OF BEGINNING.

Thence, South 40° 25' 54" East, 92.97 feet along said right-of-way;

thence, along a curve to the left in said right-of-way with a radius of 359.96 feet and a length of 58.08 feet;

thence, South 68° 25' 53" West, 68.35 feet;

thence, North 75° 58' 07" West, 43.01 feet;

thence, North 49° 53' 26" West, 64.58 feet;

thence, North 08° 15' 21" West, 35.44 feet to the most Southerly corner of said Lot 236;

thence, North 49° 34' 06" East, 76.74 feet to the TRUE POINT OF BEGINNING.

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PARCEL TWO: Two Fairways -- Tract "C" of Prescott Country Club, as recorded in Book 13 of Maps and Plats, Page 79, Yavapai County Recorder's Office, excepting:

EXCEPTION

All that portion of Section 33, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, further described as follows:

COMMENCING at the most Southerly corner of Lot 197 of Prescott Country Club, as recorded in Book 13 of Maps and Plats, Page 79, Yavapai County Recorder's Office, also being the point of tangency of the right-of-way of Stirrup High Drive and BEING THE TRUE POINT OF BEGINNING.

Thence, along a curve to the left in said right-of-way with a radius of 309.96 feet and a length of 111.60 feet and a chord bearing of South 50° 44' 47" East;

thence, North 44° 29' 24" East, 88.92 feet;

thence, North 12° 54' 36" West, 65.21 feet;

thence, North 52° 15' 25" West, 139.43 feet to the most Northerly corner of said Lot 197;

thence, South 22° 32' 48" East, 97.69 feet to the most Easterly corner of said Lot 197;

thence, South 49° 34' 06" West, 80.00 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT B

THOSE LOTS WITHIN THE ESTABLISHED SUBDIVISION PLATS OF
PRESCOTT COUNTRY CLUB, PRESCOTT COUNTRY CLUB UNITS 2, 3,
4, 5, 6, and 7, AND PRESCOTT COUNTRY CLUB MOBILE VILLAS
1 AND MOBILE VILLAS 2.

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