

FEASIBILITY REPORT

**For The Issuance
Not to Exceed
\$3,425,000 Principal Amount**

of

**PARKWAY COMMUNITY
FACILITIES DISTRICT NO. 1
(PRESCOTT VALLEY, ARIZONA)**

**GENERAL OBLIGATION BONDS,
SERIES 2006**

September 18, 2006

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SECTION ONE

**INTRODUCTION; PURPOSE OF FEASIBILITY REPORT;
GENERAL DESCRIPTION OF DISTRICT**

INTRODUCTION

This Feasibility Report (this "Report") has been prepared by engineers and other qualified persons for presentation to the District Board of the Parkway Community Facilities District No. 1 (the "District") in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2006 (the "Bonds") in an aggregate principal amount not to exceed \$3,425,000 pursuant to the Community Facilities Act of 1989, Title 48, Chapter 4, Article 6 of Arizona Revised Statutes, specifically in accordance with the provisions of A.R.S. 48-715 with respect to the feasibility and benefits of certain public infrastructure (as that term is defined in A.R.S. 48-701) to be constructed by the District and described herein (the "Public Infrastructure") and the plan for financing the Public Infrastructure with proceeds of the sale of the Bonds.

PURPOSE OF FEASIBILITY REPORT

Pursuant to A.R.S. 48-715, this Report includes (i) a description, an estimate of cost of construction and operation and maintenance, and an estimated schedule for completion of the Public Infrastructure [Section Two]; (ii) a map showing, in general, the location of the Public Infrastructure and area to be benefited by the Public Infrastructure [Section Three]; and (iii) a plan for financing the Public Infrastructure [Section Four].

This Report has been prepared for the consideration of the District Board of the District only. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, financial consultants, appraisers, counsel, engineers, staff of the Town of Prescott Valley, Arizona (the "Town") and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF DISTRICT

Formation of the District was approved by the Town on June 29, 2006 upon the request of the required percentage of landowners within the District and an election of the landowners within the District held on June 27, 2006. The District, which includes 28.23 acres of land, is located within the boundaries of the Town and was created to finance the Public Infrastructure.

A legal description of the District is included in Appendix A, and a map of the District (also depicting Area 1 and Area 2 described below) is included in Section three of this Report.

SECTION TWO

**DESCRIPTION, ESTIMATE OF COST AND TIMETABLE
FOR COMPLETION OF PUBLIC INFRASTRUCTURE**

**DESCRIPTION, ESTIMATE OF COST AND TIMETABLE
FOR COMPLETION OF PUBLIC INFRASTRUCTURE**

The Public Infrastructure is comprised of roadway improvements for two areas along the Highway 69 corridor, in conformance with the Town's design guidelines for Prescott Valley Parkway, and includes generally curb, gutter, paving, sidewalks, parking areas, striping, landscaping enhancements, pedestrian lighting, pedestrian crossings, driveways, drainage devices, signing, benches, and other amenities for such areas.

Area 1 is located on the south side of Highway 69 within a 100 foot wide strip of land known as First Street, approximately 2,700 feet in length, between Prescott East Highway and a point approximately 600 feet east of Valley View Drive. The Public Infrastructure in Area 1 includes specifically additional street parking and access to the businesses facing Highway 69. The roadway improvements will also provide traffic circulation between First Street and Second Street.

Area 2 is located on the north side of Highway 69, within a 60 foot wide strip of land known as Frontage Road, approximately 1400 feet in length, between King's Highway West, and Prescott East Highway. The Public Infrastructure in Area 2 will substantially increase the parking capacity for businesses and improve the drainage conditions.

The Public Infrastructure has been publicly bid pursuant to State law and Town policies, and, after completion of construction by the District, will be transferred to the Town. Listed below are specific descriptions and costs of construction of the Public Infrastructure. Construction of the Public Infrastructure is expected to be completed by the first quarter of 2007. Proceeds of the sale of the Bonds, after payment of the costs of issuance, will be used to pay the costs of the construction of the Public Infrastructure.

PRESCOTT VALLEY PARKWAY REDEVELOPMENT PHASE I					
ASPHALT PAVING AND SUPPLY BID					
AUGUST 2006					
ITEM NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
REMOVALS AND RELOCATIONS					
1	CLEAR AND GRUB (INCLUDES REMOVALS)	LS	1	\$ 95,000.00	95,000.00
2	REMOVE AND RELOCATE EXISTING WATER BACKFLOW PREVENTER	EA	1	\$ 4,000.00	4,000.00
3	REMOVE AND RELOCATE EXISTING FIRE HYDRANT	EA	1	\$ 2,400.00	2,400.00
4	REMOVE AND RELOCATE EXISTING FENCE	LF	10	\$ 50.00	500.00
5	REMOVE AND RELOCATE EXISTING SIGNS	EA	6	\$ 300.00	1,800.00
6	REMOVE AND RELOCATE EXISTING WATER METER	EA	1	\$ 3,200.00	3,200.00
7	REMOVE AND RELOCATE EXISTING MAIL BOX	EA	1	\$ 200.00	200.00
SUBTOTAL					107,100.00
ROAD AND PARKING AREA IMPROVEMENTS					
8	SUBGRADE PREPARATION	SY	23,285	\$ 1.50	34,927.50
9	ROADWAY EXCAVATION	CY	11,554	\$ 9.00	103,986.00
10	SAWCUT PVMT	LF	643	\$ 3.00	1,929.00
11	STREETPRINT TEXTURED ASPHALT PAVEMENT AT ROAD INTERSECTION	SF	4,230	\$ 9.85	41,665.50
12	4" ASPHALTIC CONCRETE PAVEMENT	SY	14,448	\$ 18.30	264,398.40
13	3" ASPHALTIC CONCRETE PAVEMENT	SY	8,837	\$ 13.90	122,834.30
14	AGGREGATE BASE COURSE UNDER ASPHALTIC CONCRETE	CY	4,684	\$ 40.00	187,360.00
15	4" CONC. PAVEMENT ON 6" AGREGATE BASE	SY	10	\$ 53.00	530.00
16	SPEED TABLE STREETPRINT TEXTURED ASPHALT PAVEMENT TOP AND ASPHALT	SF	3,564	\$ 9.85	35,105.40
17	6" CURB & GUTTER (YAG 220 TYPE A)	LF	4,518	\$ 20.50	92,619.00
18	6" SINGLE CURB (YAG 222 TYPE A)	LF	6,278	\$ 20.50	128,699.00
19	5' SIDEWALK (YAG 230)	SF	16,895	\$ 4.60	77,717.00
20	SIDEWALK RAMP (YAG 231 TYPE A)	EA	8	\$ 1,600.00	12,800.00
21	CONCRETE SPILLWAY	EA	1	\$ 600.00	600.00
22	CONC DRIVEWAY (YAG 251)	SF	651	\$ 8.20	5,338.20
23	CONCRETE VALLEY GUTTER	SF	812	\$ 8.50	6,902.00
24	ADJUST WATER VALVE BOX & COVER	EA	6	\$ 365.00	2,190.00

25	ADJUST SANITARY SEWER MANHOLE FRAME & COVER	EA	3	\$ 1,500.00	4,500.00
26	ADJUST SEWER CLEANOUT TO GRADE	EA	1	\$ 365.00	365.00
27	4' STORM DRAIN MANHOLE MAG 520	EA	2	\$ 2,400.00	4,800.00
28	CATCH BASIN (MAG 535-F)	EA	3	\$ 3,150.00	9,450.00
29	SINGLE DROP INLET (MAG 501-5)	EA	1	\$ 2,300.00	2,300.00
30	DOUBLE DROP INLET (MAG 501-5)	EA	1	\$ 2,850.00	2,850.00
31	12" CMP	LF	47	\$ 55.00	2,585.00
32	15" HDPE	LF	788	\$ 41.00	32,308.00
33	18" HDPE	LF	130	\$ 52.00	6,760.00
34	24" CMP	LF	28	\$ 72.00	2,016.00
35	24" CMP END SECTION	EA	2	\$ 390.00	780.00
36	CONCRETE HEADWALL (MAG 501)	EA	1	\$ 1,950.00	1,950.00
37	RIP RAP BLANKET	SY	570	\$ 18.00	10,260.00
38	NEW SIGN	EA	12	\$ 420.00	5,040.00
39	4" WHITE STRIPE	LF	8,586	\$ 0.25	2,146.50
40	4" YELLOW STRIPE	LF	10	\$ 0.40	4.00
41	12" WHITE STRIPE	LF	170	\$ 1.80	306.00
42	18" WHITE STRIPE	LF	97	\$ 2.30	223.10
43	TRAFFIC CONTROL	LS	1	\$ 30,000.00	30,000.00
44	STORM WATER POLLUTION PREVENTION PLAN	LS	1	\$ 18,000.00	18,000.00
	SUBTOTAL				1,256,244.90
STREET LIGHTING					
45	150 W HPS "TRANSIT" FIXTURE, TYPE III, WITH CONTROLS, POLE AND BASE	EA	33	\$ 6,150.00	202,950.00
46	J BOXES	EA	33	\$ 380.00	12,540.00
47	TRENCH AND CONDUIT	LF	4,400	\$ 10.60	46,640.00
	SUBTOTAL				262,130.00
LANDSCAPING					
48	LANDSCAPE SITE PREPARATION AND EXISTING TREE PROTECTION	LS	1	\$ 5,000.00	5,000.00
49	24" BOX TREES	EA	52	\$ 240.00	12,480.00
50	15 GALLON TREES	EA	101	\$ 105.00	10,605.00
51	5 GALLON SHRUBS	EA	404	\$ 27.00	10,908.00
52	1 GALLON SHRUBS	EA	811	\$ 11.50	9,326.50
53	DECORATIVE ROCK	SF	46,000	\$ 0.65	29,900.00
54	TRASH RECEPTICLES	EA	6	\$ 1,600.00	9,600.00
55	BENCHES	EA	6	\$ 1,300.00	7,800.00
56	MISCELLANEOUS AND CLEAN UP	EA	1	\$ 4,000.00	4,000.00
57	IRRIGATION SITE PREPARATION	LS	1	\$ 2,000.00	2,000.00
58	WATERLINE TAPS	EA	8	\$ 1,800.00	14,400.00
59	COPPER WATER LINE	LF	160	\$ 35.00	5,600.00
60	WATER METER, VALVES, BACKFLOW PREVENTER AND PRESSURE REDUCER ASSE	EA	8	\$ 2,900.00	23,200.00
61	2" SLEEVES	LF	500	\$ 6.50	3,250.00
62	PVC	LF	4,500	\$ 2.10	9,450.00
63	POLY, DRIP TUBING AND EMITTERS	LS	1	\$ 14,500.00	14,500.00
64	MISCELLANEOUS IRRIGATION SYSTEM	LS	1	\$ 1,100.00	1,100.00
	SUBTOTAL				173,119.50
MISCELLANEOUS					
65	RIGHT OF WAY ACQUISITION				386,118.00
66	DESIGN ENGINEERING				150,000.00
67	CONSTRUCTION ADMINISTRATION				210,435.54
68	SWPPP				10,000.00
	SUBTOTAL				756,553.54
	CONSTRUCTION SUBTOTAL				1,798,594.40
	5% CONSTRUCTION CONTINGENCY				94,897.42
	MISCELLANEOUS SUBTOTAL				756,553.54
	TOTAL				\$ 2,650,045.36

After transfer to and acceptance by the Town, the operation and maintenance of the Public Infrastructure will be the responsibility of the Town. The District will levy a tax up to \$0.30 per \$100 of secondary assessed value annually to provide for the operation and maintenance of the Public Infrastructure as well as the administrative expenses of the District pursuant to an intergovernmental agreement between the District and the Town. Additional amounts required for such purpose will be provided by the Town, if necessary.

All of the Public Infrastructure will result in beneficial use to land within the geographical limit of the District. Such use is principally to such land and, in any case, at a minimum, is proportional.

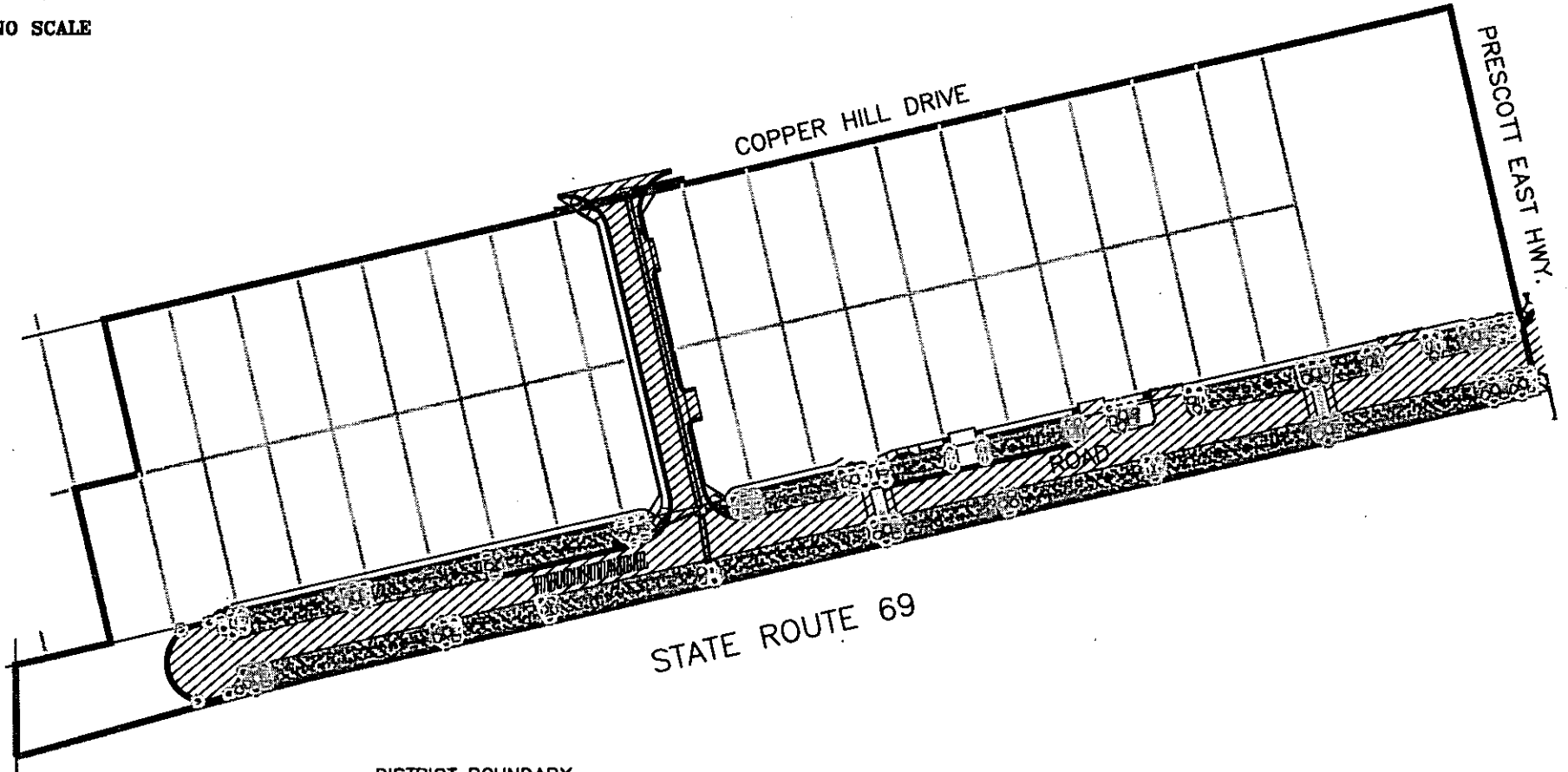
SECTION THREE




**MAP SHOWING DISTRICT BOUNDARIES,
LOCATION OF PUBLIC INFRASTRUCTURE
AND AREA TO BE BENEFITED**


BOUNDARY MAP OF AREA 1 OF PARKWAY COMMUNITY FACILITIES DISTRICT NO. 1



NO SCALE



- DISTRICT BOUNDARY
-  PARKING AREAS
-  PAVED DRIVE AREAS
-  LANDSCAPED AREAS



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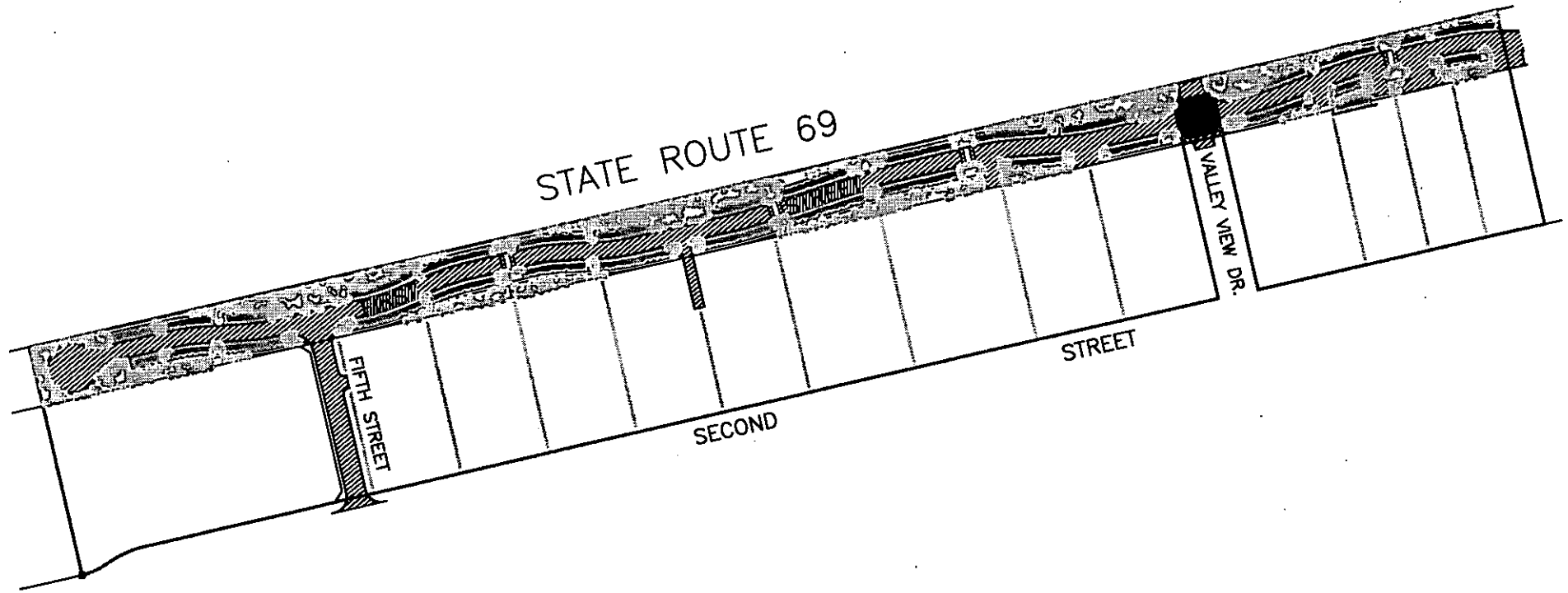
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BOUNDARY MAP OF AREA 2 OF PARKWAY COMMUNITY FACILITIES DISTRICT NO. 1

NO SCALE



- DISTRICT BOUNDARY
-  PARKING AREAS
-  PAVED DRIVE AREAS
-  LANDSCAPED AREAS



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SECTION FOUR
PLAN OF FINANCE

PLAN OF FINANCE

The Public Infrastructure will be financed by the District pursuant to a Plan of Finance herein described. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law. The Bonds were authorized pursuant to a bond authorization election held on June 27, 2006 which authorized up to \$3,425,000 of District general obligation bonds.

(1) Proposed Bond Terms.

It is anticipated the Bonds will have a 25-year maturity, with principal due 2010 through and including 2031, with principal amortized to produce approximately level debt service. (See Table One of this Section for an estimated debt service schedule and Table Two for a debt service vs. projected revenue schedule.)

The Bonds will be unrated and sold through a limited offering (non-public offering pursuant to A.R.S. 48-722). Investors will be required to meet certain investor criteria.

(2) Sources and Uses of Funds – Series 2006 Bonds.

The sources and uses of funds related to the sale of the Bonds (exclusive of accrued interest and original issue discount or premium, if any) is estimated to be:

SOURCES

Series 2006 Bonds	\$ 3,425,000.00
Total	<u>\$ 3,425,000.00</u>

USES:

Public Infrastructure	\$ 2,650,045.36
Capitalized Interest	139,866.98
Costs of Issuance	245,000.00
Debt Service Reserve Fund	282,897.50
Underwriter's Discount	107,031.25
Contingency	<u>158.91</u>

TOTAL \$ 3,425,000.00

(3) District Tax Rate.

The ad valorem property tax levied to pay debt service on the Bonds will be unlimited as to rate or amount. Based on certain financing assumptions, the total tax rate for the debt is projected to range from \$7.52 to \$3.35 per \$100 of secondary assessed value, and the average tax rate per \$100 of secondary assessed value for the debt service is projected to be \$4.55 over the maturity schedule. (In addition, \$0.30 per \$100 of secondary assessed value will be levied for operational and maintenance expenses of the Public Infrastructure as well as administrative expenses of the District). See Table Two.

(4) Property Owners Obligation.

At the projected \$4.55 average tax rate level for debt service, assuming an average commercial property with full cash value of \$250,000, the District portion of a tax bill for a commercial property owner would be approximately \$232.24 per month or \$2,786.88 annually for debt service.

Table 1

**PARKWAY COMMUNITY FACILITEIS DISTRICT
(PRESCOTT VALLEY, ARIZONA)
DISTRICT GENERAL OBLIGATION BONDS, SERIES 2006**

Estimated Net Debt Service Schedule

Date	Principal	Interest	Total Debt Service	Capitalized Interest Fund (through 7/15/07)	Estimated Earnings on Debt Service Reserve Fund	Net Debt Service	Annual Net D/S
1/15/2007		41,143.23	41,143.23	41,143.23	2,062.79		
7/15/2007		98,743.75	98,743.75	98,743.75	4,950.71		
1/15/2008		98,743.75	98,743.75		4,950.71	86,779.54	
7/15/2008		98,743.75	98,743.75		4,950.71	93,793.04	180,572.58
1/15/2009		98,743.75	98,743.75		4,950.71	93,793.04	
7/15/2009		98,743.75	98,743.75		4,950.71	93,793.04	187,586.08
1/15/2010		98,743.75	98,743.75		4,950.71	93,793.04	
7/15/2010	85,000	98,743.75	183,743.75		4,950.71	178,793.04	272,586.08
1/15/2011		96,448.75	96,448.75		4,950.71	91,498.04	
7/15/2011	90,000	96,448.75	186,448.75		4,950.71	181,498.04	272,996.08
1/15/2012		94,018.75	94,018.75		4,950.71	89,068.04	
7/15/2012	90,000	94,018.75	184,018.75		4,950.71	179,068.04	268,136.08
1/15/2013		91,588.75	91,588.75		4,950.71	86,638.04	
7/15/2013	95,000	91,588.75	186,588.75		4,950.71	181,638.04	268,276.08
1/15/2014		89,023.75	89,023.75		4,950.71	84,073.04	
7/15/2014	100,000	89,023.75	189,023.75		4,950.71	184,073.04	268,146.08
1/15/2015		86,323.75	86,323.75		4,950.71	81,373.04	
7/15/2015	110,000	86,323.75	196,323.75		4,950.71	191,373.04	272,746.08
1/15/2016		83,353.75	83,353.75		4,950.71	78,403.04	
7/15/2016	115,000	83,353.75	198,353.75		4,950.71	193,403.04	271,806.08
1/15/2017		80,105.00	80,105.00		4,950.71	75,154.29	
7/15/2017	120,000	80,105.00	200,105.00		4,950.71	195,154.29	270,308.58
1/15/2018		76,715.00	76,715.00		4,950.71	71,764.29	
7/15/2018	125,000	76,715.00	201,715.00		4,950.71	196,764.29	268,528.58
1/15/2019		73,183.75	73,183.75		4,950.71	68,233.04	
7/15/2019	135,000	73,183.75	208,183.75		4,950.71	203,233.04	271,466.08
1/15/2020		69,370.00	69,370.00		4,950.71	64,419.29	
7/15/2020	140,000	69,370.00	209,370.00		4,950.71	204,419.29	268,838.58
1/15/2021		65,415.00	65,415.00		4,950.71	60,464.29	
7/15/2021	150,000	65,415.00	215,415.00		4,950.71	210,464.29	270,928.58
1/15/2022		61,065.00	61,065.00		4,950.71	56,114.29	
7/15/2022	160,000	61,065.00	221,065.00		4,950.71	216,114.29	272,228.58
1/15/2023		56,425.00	56,425.00		4,950.71	51,474.29	
7/15/2023	170,000	56,425.00	226,425.00		4,950.71	221,474.29	272,948.58
1/15/2024		51,495.00	51,495.00		4,950.71	46,544.29	
7/15/2024	175,000	51,495.00	226,495.00		4,950.71	221,544.29	268,088.58
1/15/2025		46,420.00	46,420.00		4,950.71	41,469.29	
7/15/2025	185,000	46,420.00	231,420.00		4,950.71	226,469.29	267,938.58
1/15/2026		41,055.00	41,055.00		4,950.71	36,104.29	
7/15/2026	200,000	41,055.00	241,055.00		4,950.71	236,104.29	272,208.58
1/15/2027		35,105.00	35,105.00		4,950.71	30,154.29	
7/15/2027	210,000	35,105.00	245,105.00		4,950.71	240,154.29	270,308.58
1/15/2028		28,857.50	28,857.50		4,950.71	23,906.79	
7/15/2028	220,000	28,857.50	248,857.50		4,950.71	243,906.79	267,813.58
1/15/2029		22,312.50	22,312.50		4,950.71	17,361.79	
7/15/2029	235,000	22,312.50	257,312.50		4,950.71	252,361.79	269,723.58
1/15/2030		15,321.25	15,321.25		4,950.71	10,370.54	
7/15/2030	250,000	15,321.25	265,321.25		4,950.71	260,370.54	270,741.08
1/15/2031		7,883.75	7,883.75		4,950.71	2,933.04	
7/15/2031	265,000	7,883.75	272,883.75		287,848.21	-14,964.46	-12,031.42
	3,425,000	3,275,321.98	6,700,321.98	139,866.98	527,545.08	6,032,889.92	6,032,889.92

**PARKWAY COMMUNITY FACILITIES DISTRICT NO. 1
(PRESCOTT VALLEY, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2006**

**Estimated Debt Service Schedule and Tax Rate After the Issuance of \$3,425,000
General Obligation Bonds, Series 2006**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		\$3,425,000 Series 2006 Dated: October 31, 2006					
Fiscal Year Ending (July 15)	Secondary Assessed Valuation (a)	Principal	Estimated Interest (b)	Debt Service	Less: Capitalized Interest (c)	Net Debt Service (d)	Estimated Tax Rate (e)
2005/06	\$2,810,656						
2006/07	2,916,584		\$139,887	\$139,887	(\$139,887)	\$0	\$0.00
2007/08	3,135,328		197,488	197,488		180,573	5.76
2008/09	3,370,477		197,488	197,488		187,586	5.57
2009/10	3,623,263	\$85,000	197,488	282,488		272,586	7.52
2010/11	3,895,008	90,000	192,898	282,898		272,996	7.01
2011/12	4,089,758	90,000	188,038	278,038		268,136	6.56
2012/13	4,294,246	95,000	183,178	278,178		268,276	6.25
2013/14	4,508,959	100,000	178,048	278,048		268,146	5.95
2014/15	4,734,406	110,000	172,648	282,648		272,746	5.76
2015/16	4,971,127	115,000	166,708	281,708		271,806	5.47
2016/17	5,194,828	120,000	160,210	280,210		270,309	5.20
2017/18	5,428,595	125,000	153,430	278,430		268,529	4.95
2018/19	5,672,882	135,000	146,368	281,368		271,466	4.79
2019/20	5,928,161	140,000	138,740	278,740		268,839	4.53
2020/21	6,194,928	150,000	130,830	280,830		270,929	4.37
2021/22	6,380,776	160,000	122,130	282,130		272,229	4.27
2022/23	6,572,200	170,000	112,850	282,850		272,949	4.15
2023/24	6,769,366	175,000	102,990	277,990		268,089	3.96
2024/25	6,972,447	185,000	92,840	277,840		267,939	3.84
2025/26	7,181,620	200,000	82,110	282,110		272,209	3.79
2026/27	7,397,069	210,000	70,210	280,210		270,309	3.65
2027/28	7,618,981	220,000	57,715	277,715		267,814	3.52
2028/29	7,847,550	235,000	44,625	279,625		269,724	3.44
2029/30	8,082,976	250,000	30,643	280,643		270,741	3.35
2030/31	8,325,466	265,000	15,768	280,768		0	0.00
		\$3,425,000					

Average Tax Rate: \$4.55

- (a) Fiscal Year 2005/06 SAV is estimate provided by the Town. 2006/07-2010/11 assumes 10.00% growth, 2011/12-2015/16 assumes 7.50% growth, 2016/17-2019/20 assumes 4.50% growth and 2020/21 and thereafter assumes 3.00% growth.
- (b) Estimated at six percent (6.0%) non-rated, tax-exempt interest rate.
- (c) Interest is capitalized through July 15, 2007
- (d) Reflects estimated debt service reserve fund interest earnings of 3.5%.
- (e) Secondary tax rates are per \$100 of assessed valuation. Projected tax rates are not adjusted for arbitrage rebate and delinquent tax collections.

APPENDIX A

**LEGAL DESCRIPTION FOR PARKWAY
COMMUNITY FACILITIES DISTRICT NO. 1**

Parcel 2
(Northwest Section)
Legal Description
January 31, 2006

That portion of Section 22, Township 14 North, Range 1 West, Gila and Salt River Base and Meridian, within the Town of Prescott Valley, County of Yavapai, State of Arizona, more particularly described as follows:

Lot 27 of Prescott East Unit One, as shown on Plat recorded in Book 12, Page 2 of Maps and Plats, in the office of the recorder of said county, and

Lots 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, and 479 of Prescott East Unit Two, as shown on Plat recorded in Book 13, Page 64 of Maps and Plats, in the office of the recorder of said county, and

the land described in deed to Adeline Crudo and Michael Crudo recorded November 29, 1993 in Book 2735, Pages 449 through 451 of Official Records, in the office of the recorder of said county, and

that portion of the Arizona State Route 69 Frontage Road conveyed to the Town of Prescott Valley by Arizona State Transportation Board Resolution 86-13-A-81 dated December 19, 1986 recorded in Book 1895, Pages 139 through 144 of Official Records, in the office of the recorder of said county which lies westerly of the southerly prolongation of the westerly right-of-way of Prescott East Highway, 100.00 feet wide, as shown on said Plat of Prescott East Unit One and which lies easterly of the east line of said land described in deed to Adeline and Michael Crudo.

Containing 7.57 Acres, more or less.

Parcel 1
(Southeast Section)
Legal Description
April 8, 2006

That portion of Section 22, Township 14 North, Range 1 West, Gila and Salt River Base and Meridian, within the Town of Prescott Valley, County of Yavapai, State of Arizona,

bounded on the north by the northerly right-of-way of a 100.00 foot wide strip of land conveyed to the Town of Prescott Valley by Arizona State Transportation Board Resolution 86-13-A-81 dated December 19, 1986 recorded in Book 1895, Pages 139 through 144 of Official Records, in the office of the recorder of said county, said strip commonly known as "First Street",

bounded on the south by the northerly right-of-way line of Second Street, 68.00 feet wide, as shown on Plats recorded in Book 30, Page 73, Book 25, Page 97, and Book 24, Page 72, all of Maps and Plats, in the office of the recorder of said county,

bounded on the east by the west line of the land described in deed to JMH Investments Limited, recorded in Book 2707, Page 351 of Official Records, in the office of the recorder of said county, and its northerly prolongation, and

bounded on the west by the westerly line of Parcel 3 of the land described in deed to Shamrock Water Company recorded in Book 2537, Pages 21 through 27 of Official Records, in the office of the recorder of said county, and its northerly prolongation,

EXCEPT THERFROM that portion of Valley View Drive, 68.00 feet wide, as shown on Plats recorded in Book 25, Page 97, and Book 24, Page 72, of Maps and Plats, in the office of the recorder of said county, which is bounded on the north by the prolongation of the southerly right-of-way of said "First Street", and bounded on the south by the prolongation of the northerly right-of-way of said Second Street.

Containing 20.66 acres, more or less.