



Land Services
P.O. Box 53933
Phoenix, Arizona 85072
Mail Station 3286

December 17, 2021

James Loftis, RLS, Everett Allan Group
12514 East Cochise Drive
Scottsdale, AZ 85259

RE: Abandonment of a 33-foot General Land Office (GLO) Easement

Dear James Loftis,

Per your request for Arizona Public Service Company's (APS) concurrence to abandon a 33-foot General Land Office (GLO) Easement recorded at Docket 5417, Page 597 of Maricopa County Records, and located in the vicinity of the easterly, westerly, and southerly property lines of a parcel located at 12514 East Cochise Drive, Scottsdale, AZ 85259, per your request dated November 10, 2021, the following information is provided.

I have researched our records and found that the subject property is situated within the APS service territory. Our records indicate that there are active overhead and underground APS facilities in the vicinity of the northeasterly and northwesterly corners of the GLO Easement (and the parcel). The overhead APS pole line crosses through the northeasterly and northwesterly corners of the GLO as it runs parallel to the south side of East Shea Boulevard. There is also active underground in this general area. APS has no objection to the abandonment, as long as the following conditions are met.

- All construction is to take place after a valid Bluestake is marked and the Bluestake digging guidelines are met when digging within the vicinity of any electrical lines. Any damage caused to active power lines will be repaired at property owners cost. More specifically, any excavation taking place within 24 inches of a marked utility must be **"carefully exposed with hand tools."**
- The safe operation and maintenance of our facilities are not impaired and the necessary National Electrical Safety Code clearances are met.
- Use extreme caution when working in the area where overhead and underground service lines exist.

Should you have further questions concerning this matter, please contact me at (602) 371-7271 or beverly.metevia@aps.com.

Sincerely,

A handwritten signature in cursive script that reads "Beverly Metevia".

Beverly Metevia
Land Agent II
Land Services Department
Arizona Public Service Company



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

December 15, 2021

Everett Alan Group
Attn: James Loftis
6300 E Cave Creek Road, Suite 202
Cave Creek, AZ 85331

Re: City of Scottsdale Water Resources Department: Abandonment of Government Land Office Patent Easement (G.L.O.P.E) Interests for 12514 E Cochise Drive (APN 217-32-015)

Dear Mr. Loftis,

The City of Scottsdale Water Resources Department has no conflict with the proposed abandonment of the thirty-three-foot (33') Government Land Office Patent Easement (G.L.O.P.E) No. 1134688 located along the eastern, western, and southern boundary of the subject property.

The conditions attached with this abandonment permission are as-folows:

- Upon abandonment of G.L.O.P.E. No. 1134688, dedication of twenty-foot (20') Right-of-Way is required along the southern boundary of the property, along Cochise Drive.
- Scottsdale Water Resources is not abandoning future interest in the 20' Right-of-Way.
- This approval is pending approvals from other utilities and the applicable City of Scottsdale governing departments.

If you require further information, you may reach the Water Resources Department at 480-312-5685.

Sincerely,

A handwritten signature in black ink that reads "Julia Campo". The signature is written over a horizontal line.

12/15/2021 11:04:17 AM
Julia Campo
Engineering Associate
Scottsdale Water



December 16, 2021

Jim Loftis
Everett Alan Group
12514 E COCHISE DR
Scottsdale, AZ 85259
APN 217-32-015
480-990-0545

RE: Abandonment Request 12514 E COCHISE DR APN 217-32-015

Jim,

I have reviewed the proposed abandonment request for the parcel located at 12514 E COCHISE DR APN 217-32-015 in **Scottsdale, AZ**.

Based upon the supplied drawings/exhibit that you've submitted it has been determined that COX will allow easement abandonment with the following stipulations:

Cox will agree to the abandonment if Cox facilities within the north side of the parcel to be abandoned in the easement are protected in place and a new PUE or ROW has been established for our facilities. If our facilities are to be relocated, then the requestor pays Cox for the relocation of Cox facilities prior to relocation of existing facilities.

Also, please note that Cox Communications accepts no liability for costs associated with any relocation of existing facilities required as of a result of this proposed abandonment.

If I can be of further assistance or a conflict arises, please contact me using the contact information below.

Zach Lawson

Zach Lawson

OSP Compliance Tech II
Cox Communications
Outside Plant Engineering & Construction
1550 W Deer Valley Road, Phoenix, AZ 85027-2121

AZ.JointUse@cox.com



COX
Bringing us closer



6215 N Cattle Track Road
Scottsdale, AZ 85250-4607 USA
epcor.com

December 6, 2021

VIA EMAIL TO: jim@everettalangroup.com; alexandrachavez@me.com

Goodman Family Farm, LLC
C/O Everett Alan Group, via Jim Loftis
12514 E. Cochise Dr.
Scottsdale, AZ 85259

RE: Request for Approval of the Abandonment of the Public Utility Easement ("PUE") located across the parcel commonly known as 12514 E. Cochise Dr., Scottsdale AZ 85259 (APN: 217-32-015. ("Property"))

Mr. Jim Loftis, on behalf of Goodman Family Farm, LLC ("**Applicant**"):

EPCOR USA, INC., and its subsidiaries ("**EPCOR**"), ☐has or ☒has no objections to your request for abandonment of the 33' PUE running along the west, south and east sides ("**Abandonment Area**") of the Property.

It is the intent and understanding of EPCOR that this abandonment shall not reduce our rights to any other existing easement or rights we have on this Property or in this area.

This abandonment request is being submitted with the stipulation that if EPCOR facilities are found and/or damaged within the Abandonment Area, the Applicant will bear the cost of relocation and repair of said facilities.

Should you have any further questions or concerns, please contact me directly at the phone number or email address listed below.

Sincerely,

Steven Colla

Steven Colla
Real Estate Specialist
Engineering Department
EPCOR
2355 W. Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027
Tel 623.587.5296|Cell 480.521.5742| scolla@epcor.com

CC: Michael Kasem, P.E., Engineering Manager via email at MKasem@epcor.com
Daniel Holwerda, Esq., Associate General Counsel via email at DHolwerda@epcor.com



Senior Right of Way Technician
PAB 10W | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-3126 | F: (602) 236-8193
sherry.wagner@srpnet.com

November 10, 2021

Mr. Jim Loftis

RE: GLO Abandonment 12514 E Cochise Drive

Dear Mr. Loftis:

Salt River Project has no objection to the abandonment of the GLO Easement at 12514 E. Cochise Drive, APN 217-32-015, as shown in your site plan. This is in the Arizona Public Service serving area.

If you have any questions, please feel free to contact me on 602-236-3126.

Sincerely,

Sherry Wagner

Sherry Wagner



SOUTHWEST GAS CORPORATION

December 17, 2021

EMAILED TO: jim@everettalangroup.com

Goodman Family Farm, LLC
12514 E Cochise Dr
Scottsdale, AZ 85259

c/o Jim Loftis, R.L.S.
Email: jim@everettalangroup.com

Re: REQ 15466 – Partial Release of Federal Patent Easement located upon
Maricopa County APN 217-32-015

Dear Mr. Loftis,

Southwest Gas Corporation (“SWG”) has reviewed the request referenced above.

After review, SWG has determined that there are no existing or proposed facilities within the area proposed and have no objection to the request as presented.

Nothing in this is intended or shall be construed to affect, reduce, or diminish any other existing property rights or easement SWG may have at this site or within the area affected. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area proposed.

If you or the applicant have any questions; or if the applicant wishes to discuss this matter further, please contact Conflict Review at 480-730-3845.

Respectfully,

Steve Salazar

Steve Salazar
Analyst II/Right-of-Way/Engineering Services
(480) 730-3611



CenturyLink

November 24, 2021

James Loftis
Registered Land Surveyor
6300 E. Cave Creek Road, Suite 202
Cave Creek, Az. 85331

JIM@EVERETTALANGROUP.COM

WITH Reservations

SUBJECT: Vacate/Abandon

12514 E. Cochise Dr., Scottsdale, AZ
APN 217-32-015
East, West and South 33' Patent Easements

To Whom It May Concern:

Qwest Corporation d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that to protect its facilities CenturyLink must reserve its rights.

Please SAVE AND EXCEPT an EASEMENT to CenturyLink over the following area/s:

As described and/or depicted on the attached Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference as the South 33-foot Patent Easement

CenturyLink has no objection to the vacation request of the West and East Patent Easements.

CenturyLink is willing to enter into a Memorandum of Understanding with the Goodman Family Farms LLC approving the plat provided by Goodman Family Farms LLC, attached as Exhibit "B", said Exhibit "B" attached hereto and incorporated by this reference. Once the plat is recorded and a copy provided to CenturyLink, CenturyLink would agree to release the South 33-foot Patent Easement.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or wish to proceed with a Memorandum of Agreement, please contact Lisa Gallegos-Thompson at lisa.gallegos@lumen.com.

Sincerely,

Mary Hutton

Network Infrastructure Services

CenturyLink

P839770

mary.hutton@lumen.com

EXHIBIT A

NOTICE:

PROJECT DESCRIPTION:

ABANDON THE GLO PATENT EASEMENTS ON APN 217-32-015

PROJECT LOCATION:

12514 E COCHISE DR, SCOTTSDALE 85259

ZONING:

R1-43 ESL

APPLICANT CONTACT:

**EVERETT ALAN GROUP, JIM LOFTIS
(480)990-0545
JIM@EVERETTALANGROUP.COM**

CITY OF SCOTTSDALE CONTACT:

**CASEY STEINKE, (480)312-2611
CSTEINKE@SCOTTSDALEAZ.GOV**



