

at the request of Pioneer Title Agency, Inc.

When recorded mail to
INDUSTRIAL DEVELOPMENT
AUTHORITY OF THE CITY OF DOUGLAS
ARIZONA, INC., AN ARIZONA
CORPORATION
425 E. 10TH STREET
DOUGLAS, AZ 85607

71401522-CRD

Tax Code: 409-06-020L-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TERMINATION OF LEASE

The Lease Agreement dated August 16, 1978, between The Industrial Development Authority of the City of Douglas, Arizona, a non-profit Arizona Corporation as the Lessee and City of Douglas, Arizona, a Municipal Corporation as Lessor, covering the following described property located in Cochise County, Arizona, and described as follows:

See Exhibit A attached hereto and made a part hereof.

and further being located at the following address:

110 E. 11TH STREET
Douglas, AZ 85607

the same is hereby CANCELLED BY MUTUAL CONSENT; Said Lease being recorded in Docket 1268, page 426, and thereafter amended in Document No.9105-10351 and thereafter amended in Document No. 9305-13089 , records of Cochise County, Arizona.

The Lessor does hereby release and forever discharge the Lessee from any claims, actions or demands which may have heretofore existed by reason of execution of the above described lease.

The Lessee does hereby release and forever discharge the Lessor from any claims, actions or demands which may have heretofore existed by reason of execution of the above described lease.

Dated: February 23, 2024

Lessee

THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF DOUGLAS, ARIZONA, A NON-
PROFIT ARIZONA CORPORATION

PATRICK SCHERDEN, PRESIDENT

Lessor

CITY OF DOUGLAS, ARIZONA, A MUNICIPAL
CORPORATION

BY: _____

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this day of , 2024, by
PATRICK SCHERDEN, PRESIDENT OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF
DOUGLAS, ARIZONA, A NON-PROFIT ARIZONA CORPORATION.

NOTARY PUBLIC

My commission expires:

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this day of , 2024, by
 AS OF CITY OF DOUGLAS, ARIZONA, A
MUNICIPAL CORPORATION.

NOTARY PUBLIC

My commission expires:

Exhibit A

The surface to a depth of 500.00 feet, measured vertically from the contour of the surface of said land, of that certain parcel of land situated in the Northwest quarter of Section 13, Township 24 South, Range 27 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

COMMENCING at the Northwest quarter of said Section 13;

- thence South 00°30' West along the West line of said Section 13, a distance of 453.17 feet;
- thence South 89°30' East, a distance of 33.00 feet;
- thence South 73°32' East, a distance of 722.40 feet, said point being the TRUE POINT OF BEGINNING;
- thence continuing South 73°32' East, a distance of 629.34 feet;
- thence South 16°28' West, a distance of 130.00 feet;
- thence South 73°32' East, a distance of 100.00 feet;
- thence North 16°28' East, a distance of 130.00 feet;
- thence South 73°32' East, a distance of 333.98 feet;
- thence South 04°53'20" West, a distance of 187.92 feet;
- thence South 13°07'45" West, a distance of 76.19 feet;
- thence South 16°34' West, a distance of 26.44 feet to a point on the North right of way line of a 60.00 foot wide street being a point on a curve having a radius of 422.51 feet;
- thence Southwesterly along the arc of said curve, with a central angle of 21°38'07", a distance of 159.54 feet;
- thence South 84°49'08" West, a distance of 69.13 feet to a point on a curve having a radius of 336.51 feet;
- thence Northwesterly along the arc of said curve, with a central angle of 21°38'07", a distance of 136.89 feet;
- thence North 73°32' West, a distance of 757.15 feet;
- thence North 16°28' East, a distance of 364.94 feet, to the TRUE POINT OF BEGINNING;

EXCEPT the following described Parcels (A), (B), and (C):

(A) COMMENCING at the Northwest corner of said Section 13;

- thence South 00° 30' West along the West line of said Section 13 a distance of 453.17 feet;
- thence South 89° 30' East 33.00 feet;
- thence South 73° 32' East a distance of 1501.74 feet, said point being the POINT OF BEGINNING;
- thence continuing South 73° 32' East 283.98 feet;
- thence South 4° 53' 20" West 187.92 feet;
- thence South 13° 07' 45" West a distance of 76.19 feet;
- thence South 16° 34' West a distance of 26.44 feet to a point on the North right-of-way line of a 60.00 foot wide street and being a point on a curve having a radius of 422.51 feet;
- thence Southwesterly along the arc of said curve, with a central angle of (record 21° 38' 07") measured 21° 37' 54", a distance of 159.54 feet;
- thence South 84° 49' 08" West a distance of 63.19 feet to a point on a curve having a radius of 336.51 feet;
- thence Northwesterly along the arc of said curve with a central angle of 18° 08' 23", a distance of 114.77 feet;
- thence North 16° 28' East a distance of (record 364.59 feet) measured 364.26 feet to the POINT OF BEGINNING;

(B) COMMENCING at the Northwest corner of said Section 13;

thence South 00° 30' West along the West line of said Section 13 a distance of 453.17 feet;
thence South 89° 30' East 33.00 feet;
thence South 73° 32' East a distance of 1301.74 feet, said point being the POINT OF BEGINNING;
thence continuing South 73° 32' East a distance of 50.00 feet;
thence South 16° 28' West a distance of 130.00 feet;
thence South 73° 32' East a distance of 100.00 feet;
thence North 16° 28' East a distance of 130.00 feet;
thence South 73° 32' East a distance of 50.00 feet;
thence South 16° 28' West a distance of 364.59 feet to a point on the North right of way line of a 60.00 foot wide street and being a point on a curve having a radius of 362.51 feet;
thence Northwesterly, along the arc of said curve with a central angle of 3° 30' 33", a distance of 22.20 feet;
thence North 73° 32' West a distance of 177.81 feet;
thence North 16° 28' West a distance of 364.94 feet to the POINT OF BEGINNING; and

(C) COMMENCING at the Northwest corner of said Section 13;
thence South 00° 30' West along the West line of said Section 13 a distance of 453.17 feet;
thence South 89° 30' East 33.00 feet;
thence South 73° 32' East a distance of 901.67 feet, said point being the POINT OF BEGINNING;
thence continuing South 73° 32' East a distance of 400.07 feet;
thence South 16° 28' West a distance of 364.94 feet;
thence North 73° 32' West a distance of 400.07 feet;
thence North 16° 28' East a distance of 364.94 feet to the POINT OF BEGINNING.