



Real Estate Services N425

United States Department of the Interior
BUREAU OF INDIAN AFFAIRS
Navajo Region
P. O. Box 1060
Gallup, New Mexico 87305-1060



JUN 25 2012

The Honorable Ben Shelly
President, Navajo Nation
P. O. Box 7440
Window Rock, Arizona 86515



Dear President Shelly:

On January 3, 2012, the Navajo Nation (Nation) submitted to the Bureau of Indian Affairs (BIA) an application to acquire in trust approximately 373.73 acres of land, known as the Turquoise Ranch Parcel, located in Coconino County, Arizona. The Nation intends to develop housing units and establish new home sites on the property for those Navajo families who have been displaced from their first relocation sites.

We have completed our review of the Nation's request and all supporting documentation. For the reasons set forth below, it is our determination that the Turquoise Ranch Parcel will be taken into trust.

BACKGROUND

The Nation was federally recognized by the United States government in 1868 pursuant to the Treaty between the United States of America and the Navajo Tribe of Indians, US-Navajo Nation, June 1, 1868, 15 Stat 667. The Nation's headquarters are located in Window Rock, Arizona.

Pursuant to the Navajo Hopi Settlement Act, PL 93-531 and the Navajo Hopi Indian Relocation Amendment Act of 1980, PL 96-305 (collective Act) provides that the Navajo Hopi Land Commission (NHLC) is authorized to speak on behalf of the Nation regarding the selection of land to be taken into trust. On February 10, 2012, the Office of the Solicitor, Southwest Region issued an opinion stating that the acquisition of the Turquoise Ranch is a mandatory acquisition under the Act subject to: (i) acquisition of the Turquoise Ranch by the Nation and, (ii) a formal recommendation by the Office of Navajo and Hopi Indian Relocation (ONHIR) selecting the Turquoise Ranch for acquisition under the Act. On July 28, 2010, the NHLC adopted Resolution No. NHLCJY-12-10 and selected the Turquoise Ranch Parcel for acquisition and convert it to trust status. The resolution also affirms that consultation has taken place with the ONHIR.

DESCRIPTION OF THE PROPERTY

Lot #16 of the Turquoise Ranch of Section 3, Township 19 North, Range 14 East, Gila & Salt River Meridian, County of Coconino, State of Arizona, reference to the Robert Beamish Survey plats in Book 406 Map 22 in Book 7, Page 46C and in Book 7, Page 36, survey by, Robert Beamish, RLS No. 14165, State of Arizona and Coin Owens, RLS No. 15328, State of Arizona.

Certified copies of the maps dated May 15, 1989, outlining the property description are on file in the Office of the Coconino County Recorder.

Tract description:

A tract of land situate in east half and the northwest quarter of Section 3, Township 19 North, Range 14 East, Gila and Salt River Meridian, as identify of Parcel 1 of Turquoise Ranch, Coconino County, State of Arizona, being more particularly described as follows:

Commence at the northeast section corner of Section 3, Township 19 North, Range 14 East, Gila and Salt River Meridian, a found U.S.G.L.O.S. brass cap dated 1917, from which the basis of bearing is the east section line of Section 3, Township 19 North, Range 14 East, Gila and Salt River Meridian, bears S 00° 14' 49" west, 2,801.87 feet, (Arizona Central Zone, True North), recorded in Book 7, Page 46C of the Robert Beamish survey plat, surveyed May 15, 1989, said point being the point of beginning;

Thence S 00° 14' 49" W, a distance of 2,801.87 feet
Thence S 00° 09' 25" W, a distance of 2,217.16 feet
Thence S 63° 24' 01" W, a distance of 41.94 feet
Thence S 70° 18' 56" W, a distance of 355.39 feet
Thence N 81° 45' 06" W, a distance of 362.71 feet
Thence N 71° 34' 17" W, a distance of 1,131.04 feet
Thence N 02° 53' 27" E, a distance of 2,366.13 feet
Thence N 69° 35' 27" W, a distance of 1,153.22 feet
Thence N 00° 00' 00" E, a distance of 2,023.55 feet
Thence S 89° 09' 28" E, a distance of 105.44 feet
Thence S 89° 09' 28" E, a distance of 415.91 feet
Thence S 89° 09' 28" E, a distance of 1,319.75 feet
Thence S 89° 09' 28" E, a distance of 908.43 feet
Thence S 89° 09' 28" E, a distance of 34.53 feet
to the point of beginning.

Said tract of land contains more or less 253.79 acres.

Lot #97. A tract of land situate in the northeast quarter of the northeast quarter of Section 15, Township 20 North, Range 14 East, Gila and Salt River Meridian, in the vicinity of Turquoise Ranch Phase II, Coconino County, State of Arizona, being more particularly described as follows:

Commence at the southeast section corner of Section 10, Township 20 North, Range 14 East, Gila and Salt River Meridian, a found U.S.B.L.M. brass cap dated 1947, said point being the point of beginning;

Thence S 00° 36' 22" E, a distance of 1,326.92 feet
Thence N 89° 43' 56" W, a distance of 1,323.43 feet
Thence N 00° 32' 00" W, a distance of 1,326.17 feet
Thence S 89° 45' 49" E, a distance of 1,321.73
to the point of beginning.

Said tract contains more or less 40.27 acres.

Lot #98. A tract of land situate in the southeast quarter of the southeast quarter of Section 10, Township 20 North, Range 14 East, Gila and Salt River Meridian, in the vicinity of Turquoise Ranch Phase II, Coconino County, State of Arizona, being more particularly described as follows:

Commence at the southeast section corner of Section 10, Township 20 North, Range 14 East, Gila and Salt River Meridian, a found U S B L.M. brass cap dated 1947, said point being the point of beginning:

Thence N 89° 45' 49" W, a distance of 1,321.73 feet
Thence N 00° 34' 38" E, a distance of 1,296.48 feet
Thence N 00° 34' 38" E, a distance of 30.00 feet
Thence S 89° 49' 38" E, a distance of 1,322.33 feet
Thence S 00° 36' 10" W, a distance of 30.00 feet
Thence S 00° 36' 10" W, a distance of 1,297.95 feet
to the point of beginning

Said tract contains more or less 40.28 acres.

Lot #134. A tract of land situate in the northwest quarter of the southwest quarter of Section 3, Township 20 North, Range 14 East, Gila and Salt River Meridian, in the vicinity of Turquoise Ranch Phase II, Coconino County, State of Arizona, being more particularly described as follows:

Commence at the south quarter corner of Section 34, Township 21 North, Range 14 East, Gila and Salt River Meridian, a found U S G L.O.S. brass cap dated 1947:

Thence S 46° 30' 46" W, a distance of 3,760.66 feet
Said point being the point of beginning:

Thence S 89° 57' 44" E, a distance of 30.00 feet
Thence S 01° 20' 11" W, a distance of 1,296.64 feet
Thence N 89° 59' 15" W, a distance of 30.00 feet
Thence N 89° 59' 15" W, a distance of 1,293.44 feet
Thence N 01° 20' 58" E, a distance of 1,297.23 feet
Thence S 89° 57' 44" E, a distance of 1,293.13 feet
to the point of beginning.

Said tract contains more or less 40.23 acres.

All four parcels of land described above contain 373.73 acres, more or less.

TITLE TO THE PROPERTY

The Nation owns the Turquoise Ranch Parcel in fee status. The commitment for title insurance, Policy No. OX 08344863, issued by Pioneer Title Agency, Inc. dated June 2, 2011, reflects the title to be vested in the Navajo Tribe of Indians, a federally recognized Indian Tribe.

The Navajo Regional Director (NRD) requested a Preliminary Title Opinion (PTO) from the Office of the Solicitor, Southwest Region (Solicitor). On April 5, 2012, the Solicitor issued a PTO and provided various observations, conclusions, and needed actions prior to closing.

COMPLIANCE WITH 25 CFR Part 151

The Secretary's authority, procedures, and policy for accepting land into trust are set forth at 25 CFR 151. Section 151.3 sets forth under what conditions land may be acquired in trust by the Secretary for an Indian tribe or an individual Indian, but states that it is "subject to the provisions in the Acts of Congress which authorize land acquisition." Pursuant to the Navajo-Hopi Settlement Act of 1974 and the Navajo and Hopi Indian Relocation Amendments Act of 1980, the land conveyance of the 373.73 acres for the Nation in trust is a mandatory land acquisition.

In 1974, the United States Congress enacted PL 93-531 in an attempt to resolve long standing disputes between the Nation and the Hopi Tribe. PL 93-531, among other things, provided that the Navajo and Hopi Indians occupying an area known as the Joint Use Area" be relocated and the "Joint Use Area" be partitioned. In order to compensate the Nation for loss of certain lands in the "Joint Use Area", Congress provided that the Nation could select and purchase replacement lands from both public and private sources. To this end, the Nation began purchasing property known as Bar N, Chambers and Twin Arrow Ranches, with the intent of transferring ownership to the United States in trust for the Nation's benefit. The Turquoise Ranch Parcel is 373.73 acres and, therefore, does not exceed the acreage requirements imposed by the Act. After placement of the Turquoise Ranch Parcel into trust status, there will remain 12,511 acres for future acquisition by the Nation.

Congress amended PL 93-531 through the passage of PL 96-305 in 1980. Significantly, PL 96-305 amended Section 11 of PL 93-531, the provision providing for acquisition of replacement lands by the Nation. Under the newly amended Act, Congress provided that:

"Sec. 11. (a) The Secretary is authorized and directed to:

(2) on behalf of the United States, accept title to not to exceed one Hundred and fifty thousand acres of private lands acquired by the Navajo Tribe. Title thereto shall be taken in the name of the United States in trust For the benefit of the Navajo Tribe as part of the Navajo Reservation."

On February 10, 2012, the Office of the Solicitor, Southwest Region (Solicitor) issued an opinion stating that the acquisition of the Turquoise Ranch Parcel is a mandatory acquisition under the Act, subject to: (i) acquisition of the Turquoise Ranch Parcel by the Navajo Nation and (ii) a formal recommendation by the Office of Navajo and Hopi Indian Relocation (ONHIR) selecting the Turquoise Ranch Parcel for acquisition under the Act. By letter dated January 3, 2012, the ONHIR notified the Navajo Regional Director that all necessary consultation has occurred and all requirements under the Act have been met.

REVIEW OF ENVIRONMENTAL DOCUMENTATION

National Environmental Policy Act (NEPA)

Although NEPA compliance is generally required on trust acquisitions under the provisions of 25 CFR §151.10, as well as the terms of NEPA itself and the Council on Environmental Quality (CEQ) regulations, NEPA compliance is not required in this instance since the acquisition of property for the Nation is explicitly mandated by the Act.

Hazardous Substance Determination

The BIA must comply with the requirements of Departmental Manual 602 DM 2, Land Acquisitions: Hazardous Substance determinations to determine whether potential environmental claims may exist.

In a memorandum dated February 24, 2012, to the Navajo Regional Director, the Regional Environmental Scientist reported the Phase I Environmental Site Assessment Update, for the Turquoise Ranch Parcel revealed no evidence of Recognized Environmental Conditions in connection with the Project and that no further investigations are warranted.

DECISION

Our evaluation of the Nation's request indicates that the federal requirements for acquiring this parcel of land into trust have been satisfied. Pursuant to re-delegated authority, the Navajo Regional Director is authorized to approve the conveyance document accepting the property in trust for the Nation subject to any condition set forth herein, approval of all title requirements by the Solicitor, and expiration of the thirty day period following legal publication in local newspapers of the notice required in 25 CFR §151.12(b) and barring legal challenge to this decision.

Sincerely,



Regional Director, Navajo

cc: Karis Begaye, Staff Attorney, DOJ, Navajo Nation, P.O. Box 1210, Window Rock, AZ
Brian Lewis, Staff Attorney, DOJ, Navajo Nation, P.O. Box 2010, Window Rock, AZ
Christopher J. Bavasi, Executive Director, ONHIR, P.O. Box KK, 201 East Birch, Flagstaff, AZ



UNITED STATES GOVERNMENT
OFFICE OF NAVAJO AND HOPI INDIAN RELOCATION

June 1, 2012

Christopher J. Bavasi
Executive Director

Sharon Pinto, Regional Director
Bureau of Indian Affairs
P.O. Box 1060
Gallup, NM 87305-1060

RE: Turquoise Ranch Fee to Trust

Dear Ms. Pinto:

In response to your letters dated Marcy 22, 2012 and May 21, 2012, attached please find revised survey plats for the Turquoise Ranch property. It is my understanding that the surveyor has submitted the draft plats to your staff for review and they are now correct and acceptable. I note that the revised total acreage for all four parcels is 373.73 acres.

Also please find attached a letter from the Navajo Nation Department of Justice dated April 25, 2012. It states that the Navajo Nation is aware of the Phase One Environmental Site Assessment and the issues it raises. The Navajo Nation requests that the trust acquisition of the property be completed.

At this point all issues relating to this property have been addressed and the ONHIR requests that the Bureau of Indian Affairs complete the mandatory fee to trust acquisition of the 373.73 acres that encompasses the Turquoise Ranch property.

We appreciate the cooperation of your staff and their assistance with this acquisition. If you have any questions or concerns please feel free to contact me or Mr. Scott Kuhr, Land Management Specialist at 928-779-2721.

Sincerely,

Christopher J. Bavasi
Executive Director

Enclosures

CC: Mr. Brian J. Lewis
Navajo Nation Department of Justice



**NAVAJO NATION DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL**

HARRISON TSOSIE
Attorney General

DANA BOBROFF
Deputy Attorney General

SENT VIA U.S. MAIL AND E-MAIL TO: SKUHR@ONHIR.GOV

April 25, 2012

Scott Kuhr
Office of Navajo and Hopi Indian Relocation
201 East Birch Avenue, Suite 11
Flagstaff, Arizona 86001

RE: Turquoise Ranch Trust Acquisition



Dear Mr. Kuhr:

The Navajo Nation Department of Justice writes to inform you that the Navajo Hopi Land Commission and the Navajo Hopi Land Commission Office (collectively, "Nation") have been made aware of the condition of the Turquoise Ranch property by both the Office of Navajo and Hopi Indian Relocation ("ONHIR") and the Bureau of Indian Affairs ("BIA"). Most notably, the BIA expressed approximately eight potentially problematic issues relevant to the Turquoise Ranch property's Phase One Environmental Site Assessment, and an issue with the Turquoise Ranch property's legal survey. The Nation has considered these issues, and despite the potentially problematic issues that concern the Environmental Site Assessment, the Nation prefers that the ONHIR and the BIA ameliorate the issues attendant to the Turquoise Ranch property's legal survey, and complete the mandatory trust acquisition of this property.

Please do not hesitate to contact me at (928) 871-6933 or blewis@nndoj.org if there is anything further I may provide to assist the ONHIR and the BIA to complete the mandatory trust acquisition of the Turquoise Ranch property.

Respectfully yours,

Brian L. Lewis, Attorney
Navajo Nation Department of Justice

BLL/ml/161

cc: Raymond Maxx, Director
Navajo Hopi Land Commission Office

Angelita Benally, Legislative Advisor
Navajo Hopi Land Commission

Phil Stago, Commission Manager
Nahata Dziil Commission Governance

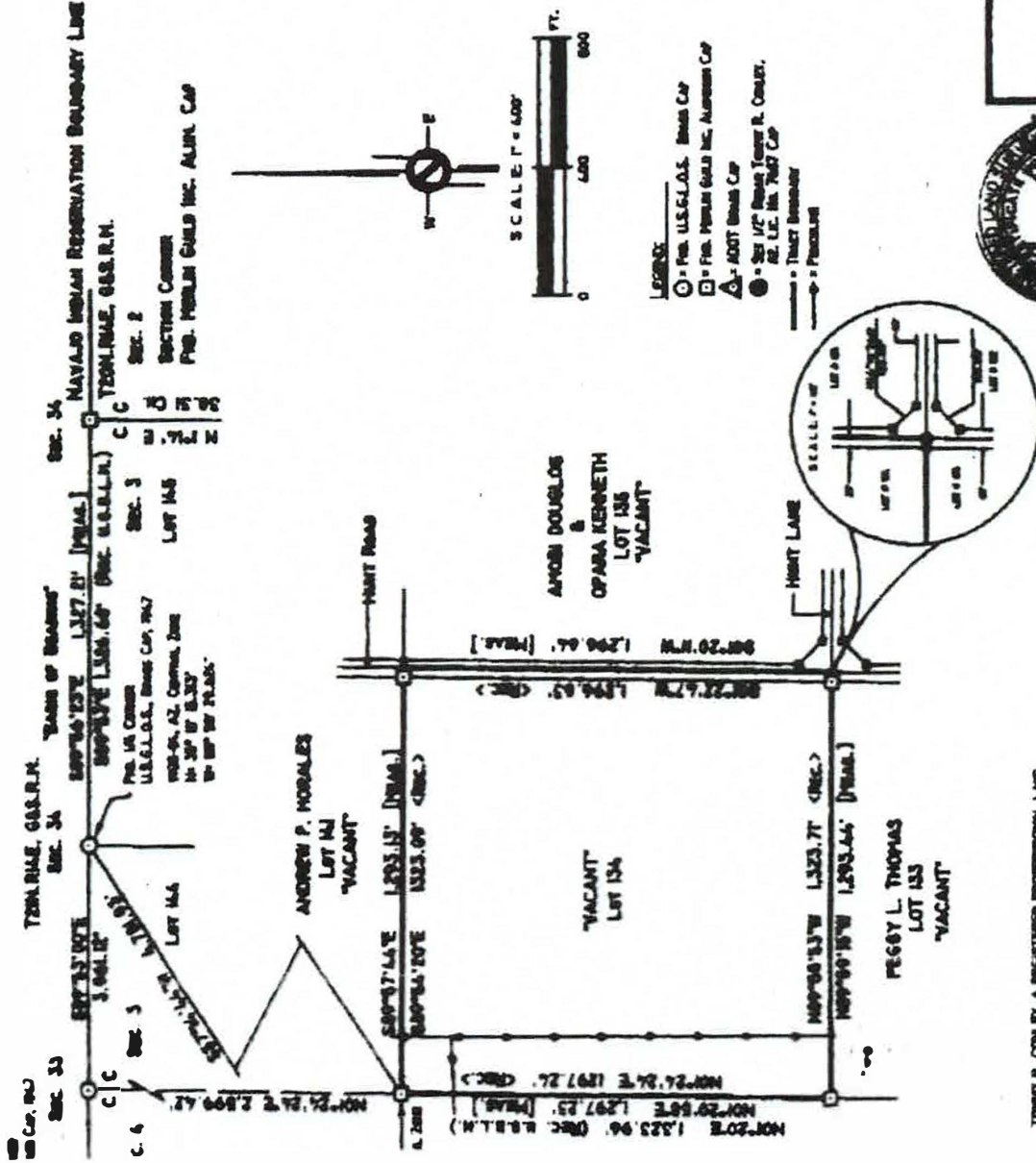
Heather Clah, Legal Counsel
Office of the President and Vice-President

Sharon Pinto, Regional Director
Bureau of Indian Affairs Navajo Regional Office

Christopher Bavasi, Executive Director
Office of Navajo and Hopi Indian Relocation

Larry Ruzow, Attorney
Office of Navajo and Hopi Indian Relocation

THIS IS THE SOUTH SECTION LINE OF SECTION 34, T.20N., R.14E., G.B.S.R.M., ORIGINAL PLAT OCT. 18, 1892, AS AMENDED BY THE NAVAJO INDIAN RESERVATION BOUNDARY LINE, AS PER THE U.S.G.L.O.S., LAMAR, BRADY AND REED TO THE NORTH, WEST AND SOUTH. THE N.E. CORNER OF THIS SECTION IS AT THE INTERSECTION OF THE SECTION LINE AND THE NORTHWEST QUARTER CORNER LINE OF SECTION 34, T.20N., R.14E., G.B.S.R.M. ALL OTHER CORNERS ARE AT THE INTERSECTION OF THE SECTION LINE AND THE SECTION LINE.



Scale: 1/2\"/>

SUMMARY REPEAT OF THE TURQUOISE RANCH PHASE II ADDENDUM
 LOT 134 OF THE TURQUOISE RANCH PHASE II ADDENDUM OF SECTION 34, T.20N. R. 14E., G.B.S.R.M., AS AMENDED BY THE NAVAJO INDIAN RESERVATION BOUNDARY LINE, AS PER THE U.S.G.L.O.S., LAMAR, BRADY AND REED TO THE NORTH, WEST AND SOUTH. THE N.E. CORNER OF THIS SECTION IS AT THE INTERSECTION OF THE SECTION LINE AND THE NORTHWEST QUARTER CORNER LINE OF SECTION 34, T.20N., R.14E., G.B.S.R.M. ALL OTHER CORNERS ARE AT THE INTERSECTION OF THE SECTION LINE AND THE SECTION LINE.

TRACT DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SOUTH QUARTER OF SECTION 34, T.20N., R.14E., G.B.S.R.M., VICINITY OF TURQUOISE RANCH PHASE II ADDENDUM, COCONINO COUNTY, STATE OF ARIZONA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, T.20N., R.14E., G.B.S.R.M., A FOUND U.S.G.L.O.S., BRASS CAP DATED 1947, FROM THE BASIS OF BEARINGS IS THE SOUTH SECTION LINE OF SECTION 34, R.14E., G.B.S.R.M. BEARS S 87° 15' 00\"/>

THENCE S 57° 14' 44\"/>

THENCE S 87° 54' 20\"/>

THENCE S 87° 22' 47\"/>

THENCE N 0° 55' 55\"/>

THENCE N 0° 24' 24\"/>

TO THE POINT OF BEGINNING.
 SAID TRACT CONTAINS MORE OR LESS 39.39 +/- ACRES.
 SURVEY DECEMBER 17, 2010
 SURVEY: JMW & CP
 DRAWN BY: JMW
 PROJECT NO. 12172010 A

EXHIBIT "A"

NAVAJO NATION
 LOT 134

PARCEL NO. 406-31-005
 39.39 AC ±

SW/4 OF SEC. 3, T.20N., R.14E., G.B.S.R.M.
 TURQUOISE RANCH PHASE II ADDENDUM, COCONINO COUNTY, AZ

TERRY R. CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA, HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM FIELD NOTES OF AN SURVEY MEETING THE NECESSARY REQUIREMENTS OF THE ARIZONA LAND SURVEYING AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 Terry R. Conley
 TERRY R. CONLEY, P.L.S., No. 7457
 P.O. Box 6434, Tucson, AZ 85708

SUMMARY REPEAT OF THE TURQUOISE RANCH PHASE II

LOT 97 OF THE TURQUOISE RANCH PHASE II OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, COUNTY OF COCONINO, STATE OF ARIZONA, REFERENCE TO THE MERLIN GUILD, INC. SURVEY PLAT IN BOOK 10, PAGE 30, SURVEYED BY WILLIAM B. SHOWERS, A.Z. PLS No. 21065, CERTIFY JULY 7, 1992, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 15, T20N, R14E, G.S.B.M. VICINITY OF TURQUOISE RANCH PHASE II, COCONINO COUNTY, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, T.20N., R.14E., G.S.B.M., A FOUND U.S.B.L.M., BRASS CAP DATED 1947, FROM WHICH THE BASIS OF BEARING IS THE SOUTH SECTION LINE OF SECTION 10, T20N, R14E, G.S.B.M., BEARS N 89° 42' 35" E, 1,321.76 FEET, (ARIZONA CHAIN), TRUE NORTH), RECORDED IN THE U.S.B.L.M. SURVEY PLAT, ALSO SAID POINT OF BEGIN THE POINT OF BEGINNING;

THENCE S 00° 33' 21" E, A DISTANCE OF 1,326.84 FEET;
 THENCE N 89° 40' 59" W, A DISTANCE OF 1,323.57 FEET;
 THENCE N 00° 28' 42" E, A DISTANCE OF 1,326.21 FEET;
 THENCE S 89° 42' 32" E, A DISTANCE OF 1,321.76 FEET;
 TO THE POINT OF BEGINNING.

SAID OF TRACT CONTAINS MORE OR LESS 40.27 ACRES.
 SURVEY DECEMBER 17, 2010
 SURVEY: JW & GP
 PROJECT NO. 12172010 C
 DRAWN BY: JW

- LEGEND**
- - Pts. U.S.B.L.M. Section Corners
 - - Pts. Public Land, Also
 - △ - ADOT Brass Cap
 - - SET IFC Brass Cap, B. Co
 - - 1/4" = 100' Scale

FOR ALL PARCELS shown on this plat, the owner is to be notified by the recording of this plat. The owner is to be notified by the recording of this plat. The owner is to be notified by the recording of this plat.

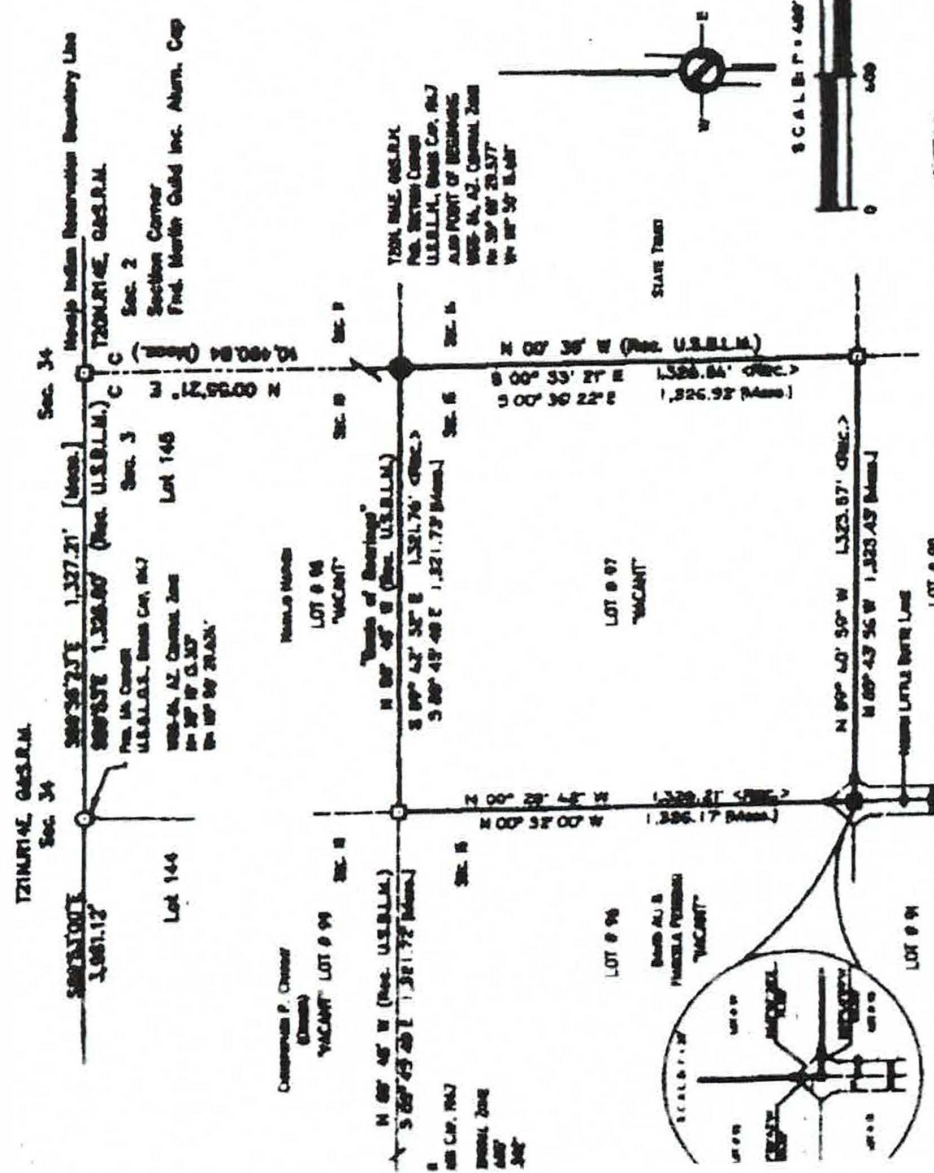


EXHIBIT "A"



NAVAJO NATION
 PARCEL NO. 406-28-016
 LOT # 97
 40.27 AC ±

NE 1/4 OF SEC. 15, T.20N., R.14E., G.S.B.M.
 TURQUOISE RANCH PHASE II, COCONINO COUNTY, ARIZ

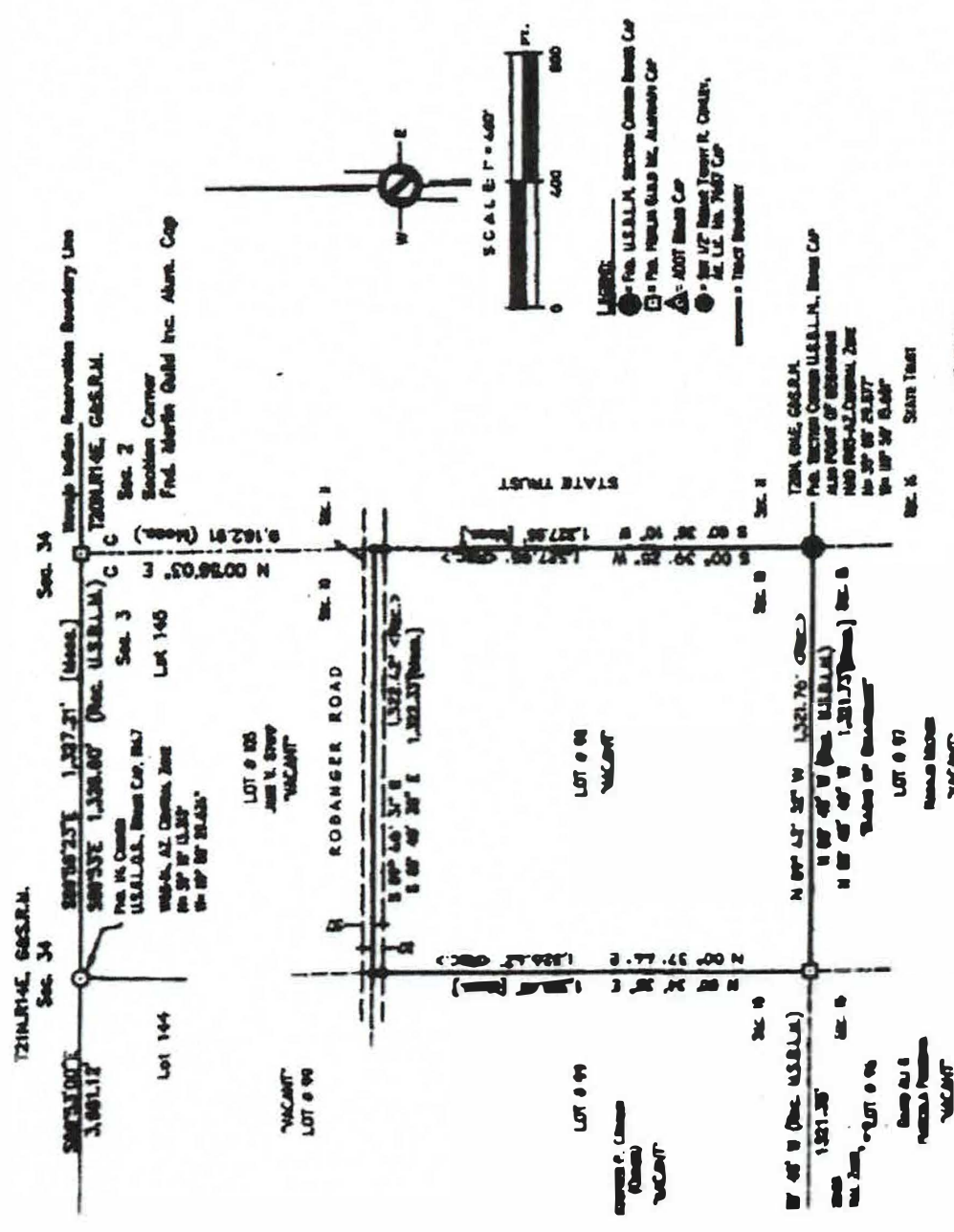
THE STATE OF ARIZONA, COUNTY OF COCONINO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, T.20N., R.14E., G.S.B.M., A FOUND U.S.B.L.M., BRASS CAP DATED 1947, FROM WHICH THE BASIS OF BEARING IS THE SOUTH SECTION LINE OF SECTION 10, T20N, R14E, G.S.B.M., BEARS N 89° 42' 35" E, 1,321.76 FEET, (ARIZONA CHAIN), TRUE NORTH), RECORDED IN THE U.S.B.L.M. SURVEY PLAT, ALSO SAID POINT OF BEGIN THE POINT OF BEGINNING;

DAVID R. COBLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE PLAT AND THAT HE IS SURE THAT THE BEARINGS AND DISTANCES OF THE PLAT CORRECTLY REPRESENT THE TRUE AND CORRECT BEARINGS AND DISTANCES AS SHOWN ON THE PLAT.

David R. Cobley
 David R. Cobley, P.L.S. No. 7887
 P.O. Box 9148, Winslow, Ariz. 86093

1 IS THE SOUTH SECTION LINE OF SECTION 10, T.20N., R.14E., U.S.B.L.M., OFFICIAI
 2 AS SHOWN ON U.S.B.L.M. CONTOUR SURVEY PLAT AND BEING TO TRAIL NORTH.
 3 IN ALL CORNERS OF TRACT, VALVES MARKED OTHERWISE.
 4 LANDS OWNED BY TRACT.
 5 REFERENCE TO PUBLIC ROAD OR SURVEY PLAT IS A
 6 CONVEYANCE.

FOR ALL PARCELS
 1 Private boundaries go to the continuation of the roadway
 2 Number, the 20.00 feet on each side of centerline is to
 3 be used for roadway easement and cannot be found
 4 Fronting can be done outside of the 60.00 foot roadway
 5 easement only. All results are to be used for easement purposes.



ARE I, TERRY R. COLLEY, A REGISTERED PROFESSIONAL LAND
 SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA, HEREBY
 CERTIFY THAT THE PLAT WAS PREPARED FROM FIELD NOTES OF AN
 ACCURATE SURVEY AND THAT THE PLAT CORRECTLY REPRESENTS THE
 ACTUAL POSSESSIONS AND INTERESTS OF THE PARTIES AND CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 TERRY R. COLLEY, REGISTERED LAND SURVEYOR, NO. 7487

SUMMARY REPEAT OF THE TURQUOISE RANCH PHASE I
 LOT 98 OF THE TURQUOISE RANCH PHASE I OF SECTION
 10, TOWNSHIP 20 NORTH, RANGE 14 EAST, GILA & SALT
 RIVER MERIDIAN, COUNTY OF COCONINO, STATE OF
 ARIZONA, REFERENCE TO THE MERIDIAN GILD, INC. SURVEY
 PLAT IN BOOK 10, PAGE 33, SURVEYED BY WILLIAM B.
 SHAWNEE, AZ. PLS. No. 21086, CERTIFY JULY 7, 1982, C
 MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SA
 COUNTY.

TRACT DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SOUTHWEST
 QUARTER OF SECTION 10, T.20N., R.14E., GILDA VICINITY OF TURQUOISE
 RANCH PHASE II, COCONINO COUNTY, STATE OF ARIZONA, BEING
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, T.20N., R.14E.
 GILDA, A FOUND U.S.B.L.M. BEARS CAP DATED 1947, FROM WH
 THE BASIS OF BEARING IS THE SOUTH SECTION LINE OF SECTION 10, T.20
 R.14E., GILDA, BEARS N 89° 47' 30" E, 1,321.76 FEET, (ARIZONA CORNER 2X
 TIME NORMAL) BEARING IN THE U.S.B.L.M. SURVEY PLAT, ALSO SAID PO
 OF BEAR THE POINT OF BEGINNING:

- THENCE N 89° 47' 30" W, A DISTANCE OF 1,321.76 FEET
- THENCE N 00° 37' 44" E, A DISTANCE OF 1,321.42 FEET
- THENCE S 89° 46' 31" E, A DISTANCE OF 1,322.42 FEET
- THENCE S 00° 39' 25" W, A DISTANCE OF 1,321.95 FEET

TO THE POINT OF BEGINNING.
 SAID OF TRACT CONTAINS MORE OR LESS 40.28 ACRES.
 SURVEY DECEMBER 17, 2010
 SURVEY: JM B GP
 PROJECT NO. 12172010 B
 DRAWN BY: JW

EXHIBIT "A"

NAVAJO NATION
 LOT 98
 PARCEL NO. 406-29-001
 40.28 AC ±
 SE 1/4 OF SEC. 10, T.20N., R.14E., G.S.R.M.
 TURQUOISE RANCH PHASE II, COCONINO COUNTY, ARIZONA

SCOTT

ORDER FOR SUPPLIES OR SERVICES

PAGE OF PAGES

1 | 1

IMPORTANT: Mark all packages and papers with contract and/or order numbers.

1. DATE OF ORDER July 11, 2012	2. CONTRACT NO. (if any)	8. SHIP TO:		
3. ORDER NO. 6422 - 1120282	4. REQUISITION/REFERENCE NO.	a. NAME OF CONSIGNEE Office of Navajo-Hopi Indian Relocation		
5. ISSUING OFFICE (Address correspondence to) Office of Navajo and Hopi Indian Relocation ATTN: Scott Kuhr 201 East Birch Avenue Flagstaff, AZ 86001		b. STREET ADDRESS 201 E. Birch Avenue		
		c. CITY Flagstaff,	d. STATE AZ	e. ZIP CODE 86001
		f. SHIP VIA		
7. TO:		8. TYPE OF ORDER		

a. NAME OF CONTRACTOR Ms. Winnie Eubanks (928) 779-4266	<input checked="" type="checkbox"/> a. PURCHASE REFERENCE YOUR: Please furnish the following terms and conditions specified on both sides of this order and on the attached sheets, if any, including delivery as indicated. g. PFC CODE	<input type="checkbox"/> b. DELIVERY - Except for billing instructions on the reverse, this delivery order is subject to instructions contained on this side only of this form and is issued subject to the terms and conditions of the 5. STATE CODE contract.
b. COMPANY NAME Pioneer Title Agency, Inc.		
c. STREET ADDRESS 1016 W. University Ave., S-101		
d. CITY Flagstaff	e. STATE AZ	f. ZIP CODE 86001

9. ACCOUNTING AND APPROPRIATION DATA 112 17421	10. REQUISITIONING OFFICE ONHIR- New Lands
---	---

11. BUSINESS CLASSIFICATION (Check appropriate box(es))


a. SMALL b. OTHER THAN SMALL c. DISADVANTAGED d. WOMEN-OWNED

12. F.O.B. POINT	14. GOVERNMENT B/L NO.	15. DELIVER TO F.O.B. POINT ON OR BEFORE (Date) July 17, 2012	16. DISCOUNT TERMS
13. PLACE OF			
a. INSPECTION:	b. ACCEPTANCE		

17. SCHEDULE (See reverse for Rejections)

ITEM NO. (A)	SUPPLIES OR SERVICES (B)	QUANTITY ORDERED (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)	QUANTITY ACCEPTED (G)
1.	The Vendor shall provide professional escrow and title insurance services to update the title insurance policy (Escrow # 859075) as required for the Navajo Nation transfer of property known as the Turquoise Ranch which is located approximately nine (9) miles west of Winslow, AZ on the north side of Interstate 40. Work will be in accordance with the attached cost proposal. Vendor shall provide confirmation documentation to ONHIR with final invoice once all work is completed. Vendor shall coordinate all activities and any questions with Mr. Scott Kuhr at the ONHIR, telephone (928) 779-2721, ext. 145. attachment	1	job		NOT TO EXCEED \$ 2,717.00	

18. SHIPPING POINT	19. GROSS SHIPPING WEIGHT	20. INVOICE NO.	17(h) TOT (Cont pages)
21. MAIL INVOICE TO:			
a. NAME OFFICE OF NAVAJO-HOPI INDIAN RELOCATION			17(i) GRAND TOTAL
b. STREET ADDRESS (or P.O. Box) P.O. BOX KK			
c. CITY FLAGSTAFF	d. STATE AZ	e. ZIP CODE 86002	

22. UNITED STATES OF AMERICA BY (Signature) 	23. NAME (Typed) J. L. Brooks TITLE: CONTRACTING/ORDERING OFFICER
---	---

**PIONEER TITLE AGENCY, INC
1016 W. UNIVERSITY AVE., SUITE 101
FLAGSTAFF, AZ 86001**

INVOICE

ESCROW NO. 858319

FEES FOR OWNERS POLICY/ESCROW IN THE AMOUNT OF \$1,500,000.00

ESCROW FEE.....\$75.00

OWNER TITLE INS. POLICY..... \$2615.00

RECORDING FEES..... 27.00

TOTAL FUNDS DUE..... 2717.00

Transmission Report

Date/Time
Local ID 1
Local ID 2

07-11-2012
928 2139983

02:48:39 p.m.

Transmit Header Text
Local Name 1
Local Name 2

NAVAJO HOPI OFFICE

This document : Confirmed
(reduced sample and details below)
Document size : 8.5"x11"



UNITED STATES GOVERNMENT OFFICE OF NAVAJO AND HOPI INDIAN RELOCATION

TELECOPIER COVER LETTER

Christopher J. Beveal
Executive Director

DATE: 7/11/12

TO: Ms. Winnie Eubanks
Pioneer Title
Flagstaff, AZ

TELECOPIER NUMBER: (928) 779-6120

CONFIRMATION NUMBER: (928) 779-0371

TOTAL NUMBER OF PAGES INCLUDING COVER LETTER: 2

FROM: J.L. Brooks
Procurement Office
Office of Navajo and Hopi Indian Relocation

SUBJECT:

Title Ins - Tongvaish Ranch Es #BS9075
Purchase Order

ONHIR CONFIRMATION NUMBER: (928) 779-2721, ext 147. IF
YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL AS SOON AS
POSSIBLE

TIME SENT: 2:20pm SENT BY: JLB

SPECIAL INSTRUCTIONS OR NOTES: Here is your
Purchase Order for the above work.
Please begin immediately. Call Scott
Kuhn if you have any questions
Thanks
John Brooks

P.O. Box KK • 201 E. Birch • Flagstaff, Arizona 86002 • (928) 779-2721 • Fax (928) 774-1977

Total Pages Scanned : 3

Total Pages Confirmed : 3

No.	Job	Remote Station	Start Time	Duration	Pages	Line	Mode	Job Type	Results
001	258	928 779 6120	02:47:36 p.m. 07-11-2012	00:00:36	3/3	1	EC	HS	CP31200

Abbreviations:

HS: Host send
HR: Host receive
WS: Waiting send

PL: Polled local
PR: Polled remote
MS: Mailbox save

MP: Mailbox print
CP: Completed
FA: Fail

TU: Terminated by user
TS: Terminated by system
RP: Report

G3: Group 3
EC: Error Correct