

LEGAL DESCRIPTION
EXHIBIT 'A'
APN:104-03-005B & 104-13-002B
Ref No. #17113
5/1/2018

A portion of that parcel of land as described in Instrument Number 3229459, and as shown on Instrument Number 3788056, Official Records of Coconino County (herein referred to as R1), lying within the north half of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the northeast corner of said parcel, from which the southeast corner of said parcel bears South 00°35'15" East, 1201.44 feet (Basis of Bearing, R1), said point being in common with the southerly Right-of-Way line of Butler Avenue as shown on R1, and the beginning of a non-tangent curve concave to the north, having a radius of 1402.01 feet, and being subtended by a chord which bears North 81°21'24" West, 48.55 feet;

Thence along westerly along said Right-of-Way line, and along said curve 48.55 feet through a central angle of 1°59'03" to the **TRUE POINT OF BEGINNING**;

Thence leaving said north line, South 9°22'03" West, 87.66 feet;

Thence South 15°09'19" West, 85.25 feet;

Thence North 89°59'57" West, 439.40 feet;

Thence North 5°55'05" East, 239.41 feet;

Thence North 53°51'24" East, 33.50 feet to a point on the southerly Right-of-Way line of Butler Avenue as shown on R1;

Thence easterly along said Right-of-Way line, South 78°12'18" East, 377.22 feet to the beginning of a curve concave to the north, having a radius of 1402.01 feet, and being subtended by a chord which bears South 79°12'52" East, 56.28 feet;

Thence continuing along said Right-of-Way line, 56.29 feet through a central angle of 2°18'01" to the **TRUE POINT OF BEGINNING**;

Containing 2.24 Acres, more or less.

Parcel 2:

Commencing at the northeast corner of said parcel, said point being in common with the southerly Right-of-Way line of Butler Avenue as shown on R1, and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said parcel, South 00°35'15" East, 1201.44 feet (Basis of Bearing, R1), to the southeast corner of said parcel;

Thence along the south line of said parcel, South 89°31'12" West, 259.96 feet;

Thence continuing along said south line, South 89°28'31" West, 105.58 feet to the southwest corner of said parcel;

Thence along the west line of said parcel, North 18°51'21" West, 629.44 feet to a point on the easterly Right-of-Way line of Sawmill Road as shown on R1;

Thence continuing along said west line and along said Right-of-Way line, North 5°55'05" East, 451.06 feet;

Thence leaving said west line and said Right-of-Way line, South 89°59'57" East, 439.40 feet;

Thence North 15°09'19" East, 85.25 feet;

Thence North 9°22'03" East, 87.66 feet to a point on the southerly Right-of-Way line of Butler Avenue as shown on R1, said point being the beginning of a non-tangent curve concave to the north having a radius of 1402.01 feet and being subtended by a chord which bears South 81° 21'24" East, 48.55 feet;

Thence easterly along said Right-of-Way line, and along said curve 48.55 feet through a central angle of 1°59'03" to the **TRUE POINT OF BEGINNING**;

Containing 12.26 Acres, more or less.

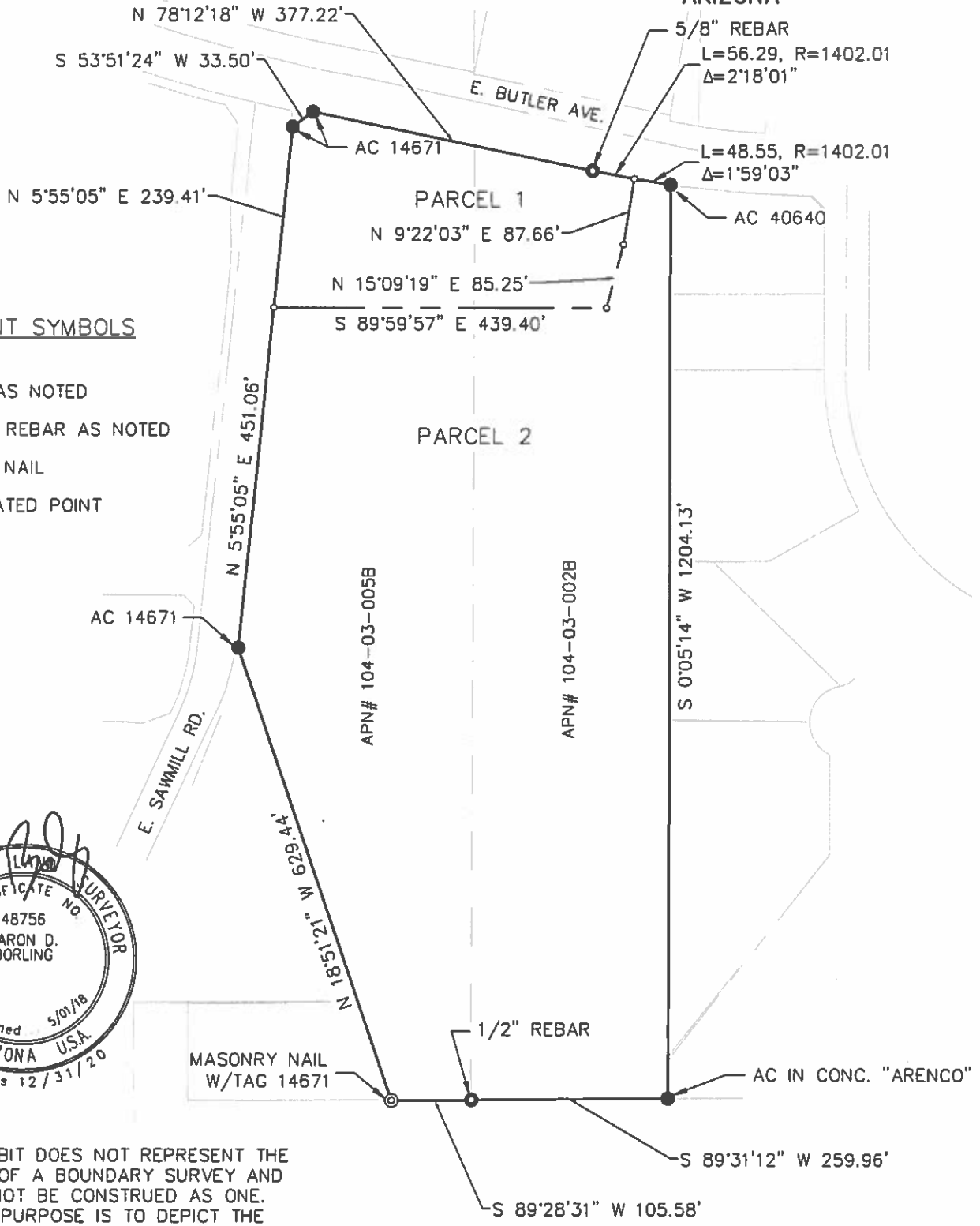
See Exhibit 'A' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, AZ.



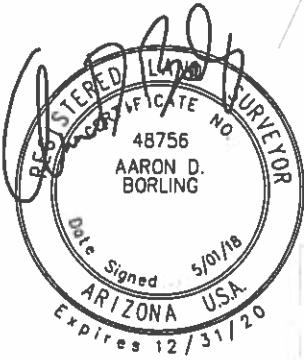
EXHIBIT 'A'

A PORTION OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



MONUMENT SYMBOLS

- REBAR AS NOTED
- CAPPED REBAR AS NOTED
- ⊙ SURVEY NAIL
- CALCULATED POINT



NOTE:
 THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.