

## EXHIBIT 'A'

### LEGAL DESCRIPTION

#### **PARCEL NO. 1: (Assessors Parcel No: 101-37-002J)**

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (here in referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1);

THENCE along said Section line South 01 degrees 24 minutes 27 seconds East, a distance of 578.90 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 578.85 feet R1) South 01 degrees 27 minutes 21 seconds East, a distance of 578.84 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on the north Right of Way line of Gemini Drive;

THENCE continuing along said Section line South 01 degrees 26 minutes 12 seconds East, a distance of 144.31 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 144.32 feet R1) (South 01 degrees 27 minutes 21 seconds East, a distance of 144.32 feet R2), South 01 degrees 22 minutes 18 seconds East, a distance of 144.34 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County (herein referred to as R3) to a found 1/2 inch rebar on the south Right of Way line of Gemini Drive and the TRUE POINT OF BEGINNING;

THENCE leaving said section line South 58 degrees 38 minutes 40 seconds West, along said Right of Way line, a distance of 64.50 feet (South 58 degrees 33 minutes 30 seconds West, a distance of 64.59 feet R1) (South 58 degrees 33 minutes 49 seconds West, a distance of 64.57 feet R2) (South 58 degrees 37 minutes 42 seconds West R3) to a found 1/2 inch rebar;

THENCE leaving said Right of Way line South 31 degrees 24 minutes 47 seconds East, a distance of 111.94 feet (South 31 degrees 25 minutes 05 seconds East, a distance of 111.90 feet R1) (South 31 degrees 26 minutes 39 seconds East, a distance of 111.90 feet R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on said Section line from which a found

1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" bears South 31 degrees 21 minutes 01 seconds East a distance of 107.99 feet (South 31 degrees 22 minutes 55 seconds East, a distance of 108.06 feet R1);

THENCE along said Section Line North 01 degrees 27 minutes 00 seconds West, a distance of 129.14 feet (North 01 degrees 25 minutes 46 seconds West, a distance of 129.20 feet R1) (North 01 degrees 27 minutes 12 seconds West, a distance of 129.19 feet R2) to the TRUE POINT OF BEGINNING.

Containing 3,610 square feet, or 0.08 acres, more or less.

**PARCEL NO. 2: (Assessors Parcel No: 107-01-001F)**

The following is a legal description of a parcel of land lying within Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (here in referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1)

THENCE along said Section line South 01 degrees 24 minutes 27 seconds East, a distance of 578.90 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 578.85 feet R1) South 01 degrees 27 minutes 21 seconds East, a distance of 578.84 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671" on the north Right of Way line of Gemini Drive;

THENCE continuing along said Section line South 01 degrees 26 minutes 12 seconds East, a distance of 144.31 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 144.32 feet R1) (South 01 degrees 27 minutes 21 seconds East, a distance of 144.32 feet R2), South 01 degrees 22 minutes 18 seconds East, a distance of 144.34 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County, to a found 1/2 inch rebar on the south Right of Way line of Gemini Drive and the TRUE POINT OF BEGINNING;

THENCE continuing along said Section line South 01 degrees 27 minutes 00 seconds East, a distance of 129.14 feet (South 01 degrees 25 minutes 46 seconds East, a distance of 129.20 feet R1) (South 01 degrees 27 minutes 12 seconds East, a distance of 129.19 feet R2) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE leaving said Section line South 31 seconds 21 minutes 01 seconds East, a distance of 107.99 feet (South 31 degrees 22 minutes 55 seconds East, a distance of 108.06 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE North 58 seconds 35 minutes 32 seconds East, a distance of 400.02 feet (North 58 degrees 35 minutes 07 seconds East, a distance of 400.01 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE North 31 degrees 26 minutes 04 seconds West, a distance 220.57 feet (North 31 degrees 26 minutes 04 seconds West, a distance of 220.57 feet R1) to a found 1/2 inch rebar and aluminum cap N.E.S. RLS 14671" on the south Right of "Way line of Gemini Drive and a point of cusp on a non-tangent curve concave to the northwest having a radius of 800.00 feet (R1), a central angle of 2 degrees 20 minutes 07 seconds ( a central angle of 02 degrees 20 minutes 52 seconds R1) and being subtended by a chord which bears South 57 degrees 33 minute 05 seconds West 32.60 feet (South 57 degrees 36 minutes 00 seconds West 32.78 feet R1);

THENCE along said Right of Way southwesterly along said curve, a distance of 32.61 feet (32.78 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S. RLS 14671";

THENCE continuing along said Right of Way South 58 degrees 34 minutes 27 seconds West, a distance of 302.72 feet (South 58 degrees 35 minutes 07 seconds West, a distance of 302.53 feet R1) to the TRUE POINT OF BEGINNING.

Containing 1.94 acres, more or less.

**PARCEL NO. 3: (Assessors Parcel No: 107-01-001G)**

The following is a legal description of a parcel of land lying within Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Being the TRUE POINT OF BEGINNING at a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 3 inch brass cap "USDI, 1981, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West a distance of 1360.45 feet (measured and basis of bearing for this description) North 01 degrees 25 minutes 46 seconds West, a distance of 1360.30 feet R1)

THENCE along said Section line North 01 degrees 25 minutes 57 seconds West, a distance of 108.05 feet (North 01 degrees 25 minutes 45 seconds West, a distance of 107.98 feet R1), North 01 degrees 27 minutes 21 seconds West, a distance of 108.06 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration

Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 1/2 inch rebar from which a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" on said Section line bears North 01 degrees 25 minutes 03 seconds West (North 01 degrees 25 minutes 45 seconds West R1) (North 01 degrees 27 minutes 21 seconds West R2) a distance of 400.06 feet;

THENCE leaving said Section line South 31 degrees 23 minutes 26 seconds East, a distance of 116.88 feet (South 31 degrees 23 minutes 07 seconds East, a distance of 116.76 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671";

THENCE South 58 degrees 41 minutes 07 seconds West, a distance of 67.24 feet (South 58 minutes 41 minutes 46 seconds West, a distance of 67.24 feet R1) to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" on said Section line from which a found 1 inch iron pipe on said Section line bears South 01 degrees 24 minutes 48 seconds East, a distance of 782.47 feet;

THENCE along said Section line North 01 degrees 33 minutes 40 seconds West, a distance of 26.72 feet (North 01 degrees 24 minutes 48 seconds West, a distance of 26.67 feet R1) to the TRUE POINT OF BEGINNING.

Containing 3,933 square feet, or 0.09 acres, more or less.

**PARCEL NO. 4: (Assessors Parcel No: 101-37-001E)**

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of Section 15, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 1 1/2 inch aluminum cap "N.E.S., Township 21 North, Range 7 East, N 1/16, S15, S14, RLS 14671, 1999" on the east line of said Section bears South 01 degrees 25 minutes 10 seconds East, a distance of 1360.45 feet (measured and basis of bearing for this description) South 01 degrees 25 minutes 46 seconds East, a distance of 1360.30 feet R1)

THENCE along the north line of said Section South 89 degrees 48 minutes 27 seconds West, a distance of 439.74 feet (South 89 degrees 47 minutes 56 seconds West, a distance of 439.49 feet R1) South 89 degrees 46 minutes 19 seconds West, a distance of 439.62 feet to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671" as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark RLS 30364, and South 89 degrees 50 minutes 12 seconds West, a distance of 439.62 feet as described in a deed recorded at Docket 1531, Page 90, official records of Coconino County (herein referred to as R2);

THENCE continuing along said Section line South 89 degrees 47 minutes 49 seconds West, a distance of 233.45 feet (South 89 degrees 50 minutes 12 seconds West R2), to a point of cusp of a non-tangent curve on the south Right of Way line of Forest Avenue;

THENCE leaving said Section line westerly along said Right of Way line, a distance of 133.94 feet along the non-tangent curve concave to the north, having a radius of 984.95 feet (985.00 feet R1, R2) a central angle of 7 degrees 47 minutes 30 seconds, and being subtended by a chord which bears South 78 degrees 41 minutes 37 seconds West, a distance of 133.84 feet and the TRUE POINT OF BEGINNING;

THENCE continuing along said Right of Way line westerly, a distance of 123.14 feet along the non-tangent curve concave to the north, having a radius of 984.95 feet (985.00 feet R1, R2) a central angle of 7 degrees 09 minutes 48 seconds and being subtended by a chord which bears South 86 degrees 10 minutes 16 seconds West, a distance of 123.06 feet to a found 1/2 inch rebar and aluminum cap "N.E.S., RLS 14671";

THENCE continuing along said Right-of-Way line South 89 degrees 39 minutes 11 seconds West, a distance of 46.76 feet to a found 1/2 inch rebar;

THENCE leaving said Right-of-Way line South 00 degrees 47 minutes 34 seconds West, a distance of 215.67 feet;

THENCE South 02 degrees 43 minutes 32 seconds East, a distance of 194.38 feet;

THENCE South 38 degrees 19 minutes 42 seconds East, a distance of 383.26 feet;

THENCE South 17 degrees 56 minutes 31 seconds East, a distance of 75.32 feet to a point on the north Right of Way line of Gemini Drive;

THENCE along said Right of Way line South 87 degrees 25 minutes 02 seconds East, a distance of 95.94 feet;

THENCE leaving said Right of Way line North 02 degrees 28 minutes 04 seconds West, a distance of 266.44 feet;

THENCE North 14 degrees 03 minutes 56 seconds West, a distance of 276.47 feet;

THENCE North 23 degrees 46 minutes 24 seconds West, a distance of 284.73 feet to the POINT OF BEGINNING.

Containing 4.16 acres, more or less.

**PARCEL NO. 5: (Assessors Parcel No: 101-37-002H)**

The following is a legal description of a parcel of land lying within Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 1 1/2 inch aluminum cap "N.E.S. Township 21 North, BLM, N1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey Inc. dated June 28 2006 and sealed by Michael J. Stark RLS 30364 (herein referred to as R1) from which a 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West a distance of 1360.45 feet (measured and basis of bearing for this description) (North 01 degrees 25 minutes 46 seconds West a distance of 1360.30 feet R1);

THENCE along the south line of the north half of the northeast quarter of said Section, North 89 degrees 52 minutes 14 seconds West, a distance of 449.33 feet (North 89 degrees 50 minutes 56 seconds West R1), North 89 degrees 53 minutes 56 seconds West, as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to the TRUE POINT OF BEGINNING;

THENCE continuing along said Section line North 89 degrees 52 minutes 14 seconds West (North 89 degrees 50 minutes 56 seconds West R1) (North 89 degrees 53 minutes 56 seconds West R2), a distance of 60.41 feet to a found 3 inch brass cap USDI BLM Lot 3 Lot 1 S15

THENCE continuing along said Section line North 89 degrees 49 minutes 12 seconds West (North 89 degrees 53 minutes 56 seconds West R2), a distance of 66.28 feet;

THENCE leaving said Section line North 17 degrees 51 minutes 09 seconds West, a distance of 487.20 feet to a point on the south Right of Way line of Gemini Drive;

THENCE along said Right of Way line South 87 degrees 25 minutes 02 seconds East, a distance of 106.68 feet;

THENCE leaving said Right of Way line South 17 degrees 51 minutes 09 seconds East, a distance of 169.89 feet;

THENCE South 21 degrees 31 minutes 46 seconds East, a distance of 319.89 feet to the TRUE POINT OF BEGINNING.

Containing 1.19 acres, more or less.

**PARCEL NO. 6: (Assessors Parcel No: 101-28-007E)**

The following is a legal description of a parcel of land lying with in Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Beginning at a found 1 1/2 inch aluminum cap "N.E.S., Township 21 North, Range 7 East, N1/16, S15, S14, RLS 14671, 1999" on the east line of said Section 15 as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated June 28, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R1), from which a found 3 inch brass cap "USDI, BLM, Township 21 North, Range 7 East, S10, S11, S14, S15, 1981" at the northeast corner of said Section bears North 01 degrees 25 minutes 10 seconds West, a distance of 1360.45 feet (measured and basis of bearing for this description) (North 01 degrees 25 minutes 46 seconds West, a distance of 1360.30 feet R1);

THENCE along the south line of the north half of the northeast quarter of said Section North 89 degrees 52 minutes 14 seconds West, a distance of 509.74 feet (North 89 degrees 50 minutes 56 seconds West, a distance of 509.74 feet R1), North 89 degrees 53 minutes 56 seconds West, a distance of 509.74 feet as shown on the ALTA/ACSM Land Title Survey performed by Northland Exploration Survey, Inc. dated March 18, 2006 and sealed by Michael J. Stark, RLS 30364 (herein referred to as R2) to a found 3 inch brass cap "USDI, BLM, Lot 3, Lot 1, S15, 1981";

THENCE continuing along said Section line North 89 degrees 49 minutes 12 seconds West, a distance of 495.53 feet (North 89 degrees 53 minutes 56 seconds West, a distance of 495.48 feet R2), to the TRUE POINT OF BEGINNING, from which a found 1/2 inch rebar and plastic cap "LS 18215" bears North 89 degrees 49 minutes 12 seconds West a distance of 844.35 feet (North 89 degrees 49 minutes 41 seconds West, a distance of 844.44 feet R1) (North 89 degrees 52 minutes 06 seconds West, a distance of 844.25 feet R2);

THENCE leaving said Section line South 01 degrees 23 minutes 37 seconds East (South 01 degrees 22 minutes 43 seconds East R1), a distance of 79.27 feet to a point on the proposed east Right of Way line of Pine Cliff Drive and a point of cusp on a non-tangent curve concave to the west having a radius of 322.00 feet and a central angle of 13 degrees 51 minutes 36 seconds and being subtended by a chord which bears North 08 degrees 19 minutes 25 seconds West, 80.12 feet, from which a found 1/2 inch rebar bears South 01 degrees 23 minutes 37 seconds East, a distance of 247.80 feet;

THENCE along said Right of Way line northerly along said curve, a distance of 80.32 feet to a point of cusp on said Section line;

THENCE along said Section line South 89 degrees 49 minutes 12 seconds East, a distance of 9.67 feet to the TRUE POINT OF BEGINNING.

Containing 253 square feet, or 0.01 acres, more or less.

**PARCEL NO. 7: (Assessors Parcel No: 107-01-001B)**

That portion of the Northwest quarter of Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 14, and the TRUE POINT OF BEGINNING:

Thence South  $0^{\circ}38'59''$  East, 2625.30 feet to the Center quarter corner of said Section 14;

Thence South  $87^{\circ}55'33''$  West, 2618.50 feet to the West quarter corner of said Section 14;

Thence along the west line of said Section 14, North  $1^{\circ}22'17''$  West, 551.25 feet

Thence continuing along said west line, North  $1^{\circ}24'48''$  West, 782.47 feet to a point on the southerly line of the aforementioned PARCEL NO. 3 (Assessors Parcel No: 107-01-001G);

Thence along said southerly line, North  $58^{\circ}41'07''$  East, 67.24 feet to the southeast corner thereof;

Thence along the northeasterly line of said PARCEL NO. 3, North  $31^{\circ}23'26''$  West, 116.88 feet to a point on the west line of said Section 14;

Thence along said west line, North  $1^{\circ}25'03''$  West, 400.06 feet to a point on the southwesterly line of the aforementioned PARCEL NO. 2 (Assessors Parcel No: 107-01-001F);

Thence along said southwesterly line, South  $31^{\circ}21'01''$  East, 107.99 feet to the southwest corner thereof;

Thence along the southeasterly line of said PARCEL NO. 2, North  $58^{\circ}35'32''$  East, 400.02 feet to the southeast corner thereof;

Thence along the northeasterly line of said PARCEL NO. 2, North  $31^{\circ}26'04''$  West, 220.57 feet to a point on the southerly Right-of-Way line of Gemini Drive, said point being the beginning of a non-tangent curve concave to the northwest, having a radius of 800.04 feet and being subtended by a chord which bears North  $32^{\circ}20'57''$  East, 648.22 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 667.40 feet through a central angle of  $47^{\circ}47'47''$  to a point on the north line of said Section 14;

Thence along said north line, South  $89^{\circ}59'47''$  East, 2003.43 feet to the TRUE POINT OF BEGINNING.

Containing 152.52 acres, more or less.

**PARCEL NO. 8: (Assessors Parcel No: 101-28-007C)**

That portion of that parcel of land situated in the East half of Section 15, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona,

being a portion of that parcel of land described in Docket 1220, Page 530, (R1), records of Coconino County, Arizona and being more particularly described as follows:

BEGINNING at the Northeast corner of said (R1), said point being the Northeast corner of the South half of the Northeast quarter of said Section 15;

THENCE along the east line of said Section 15, South  $1^{\circ}33'40''$  East, 26.72;

THENCE continuing along said east line, South  $1^{\circ}24'48''$  East, 782.47 feet to the northeast corner of Tract 11, SWITZER MESA UNIT 2 as shown in Case 2, Maps 344-344D (R2), records of Coconino County, Arizona;

THENCE continuing along said east line, South  $1^{\circ}22'17''$  East, 551.25 feet to the east quarter corner of said Section 15;

THENCE continuing along said east line, South  $1^{\circ}22'17''$  East, 243.47 feet to the southeast corner of said Tract 11;

Thence South  $89^{\circ}59'53''$  West, 50.01 feet to the southwest corner of said Tract 11;

Thence North  $1^{\circ}22'17''$  West, 794.72 feet to the northwest corner of said Tract 11;

THENCE South  $89^{\circ}59'53''$  West, 291.00 feet to the northwest corner of Lot 33, SWITZER MESA UNIT 3 as shown in Case 3, Maps 111-111A (R3), records of Coconino County, Arizona;

THENCE along the north line of (R3) North  $77^{\circ}00'32''$  West, 373.54 feet to the northwest corner of Tract "C" of (R3);

THENCE continuing along the north line of (R3), South  $88^{\circ}36'40''$  West, 100.00 feet to the northwest corner of Lot 15 of (R3);

THENCE continuing along the north line of (R3), South  $73^{\circ}34'21''$  West, 58.18 feet to the northeast corner of Tract "A" of (R3);

THENCE along the north line of said Tract "A" of (R3) South  $88^{\circ}44'02''$  West, 106.08 feet to the northeast corner of said Lot 48;

THENCE along the north line of said Lot 48, South  $88^{\circ}41'43''$  West, 109.98 feet to the southwest corner of said parcel;

THENCE leaving said north line, North  $0^{\circ}18'34''$  West, 10.19 feet to the beginning of a curve to the right, concave to the east, having a radius of 562.50 feet and a central angle of  $15^{\circ}18'08''$ ;

THENCE northeasterly along said curve, and along the westerly line of said parcel, a distance of 150.23 feet;

THENCE continuing along said westerly line, North 13°54'32" East, 99.95 feet to the beginning of a curve to the left, concave to the west, having a radius of 637.50 feet and a central angle of 15°15'40";

THENCE northerly along said curve, and along said westerly line, a distance of 169.80 feet;

THENCE continuing along said westerly line, North 1°23'37" West, 327.20 feet to the northwest corner of said parcel;

THENCE along the north line of said parcel, South 89°49'12" East, 495.53 feet;

THENCE continuing along said north line, South 89°52'14" East, 509.74 feet to the TRUE POINT OF BEGINNING.

Containing 19.10 acres, more or less.

**PARCEL NO. 9 (A Portion of Assessor's Parcel No: 110-08-001G)**

That portion of the Southeast quarter of Section 10, Township 21 North, Range 7 East , of the Gila and Salt River Base and Meridian, Coconino County , Arizona, described as follows:

Commencing a point on the Southerly right of way line of Old Cedar Avenue shown on the Right-of-Way Map, recorded in Book 2 of Maps, Page 55, Official Records of Coconino County (herein referred to as R3), said point being in common with the easterly Right-of-Way line of Turquoise Drive as described in City of Flagstaff Ordinance No. 581, and the TRUE POINT OF BEGINNING;

THENCE along said easterly Right-of-Way line of Turquoise Drive, South 00°22'50" West, 809.50 feet;

THENCE leaving said easterly Right-of-Way line, South 45°15'55" East, 33.81 feet to a point on the northerly Right-of-Way line of East Forest Avenue;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 76.21 feet;

THENCE continuing along said Right-of-Way line, North 00°09'48" West, 5.00 feet;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 42.17 feet;

THENCE continuing along said Right-of-Way line, South 88°03'49" East, 45.93 feet;

THENCE continuing along said Right-of-Way line, South 78°46'58" East, 16.81 feet;

THENCE continuing along said Right-of-Way line, North 89°50'12" East, 1434.30 feet to the beginning of a tangent curve concave to the northwest, having a radius of 865.00 feet and a central angle of 55°06'03";

THENCE continuing along said Right-of-Way line, and northeasterly along said curve, 831.86 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 965.00 feet and a central angle of 82°03'59" and being subtended by a chord which bears North 42°07'10" West 1267.04 feet;

THENCE leaving said Right-of-Way line, and northwesterly along said curve, 1382.20 feet;

THENCE South 68°13'56" West, 50.90 feet;

THENCE North 00°58'30" West, 340.30 feet;

THENCE North 00°24'38" West, 63.90 feet;

THENCE North 06°46'55" East, 294.46 feet;

THENCE South 48°29'42" West, 2.39 feet;

THENCE North 01°12'24" East, 55.99 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 966.00 feet and a central angle of 17°53'05" and being subtended by a chord which bears South 38°44'29" West 300.31 feet, said point being in common with the southerly Right-of-Way line of Old Cedar Avenue as shown on R3;

THENCE along said Right-of-Way line, and southwesterly along said curve, 301.53 feet;

THENCE continuing along said Right-of-Way line, South 27°59'00" West, 499.49 feet to the beginning of a tangent curve concave to the northwest having a radius of 966.00 feet and a central angle of 65°20'53";

THENCE continuing along said Right-of-Way line, and southwesterly along said curve, 1101.76 feet;

THENCE continuing along said Right-of-Way line, South 89°44'00" West, 157.86 feet to the TRUE POINT OF BEGINNING.

Containing 50.16 acres, more or less.

**PARCEL NO. 10: (A portion of Assessor's Parcel No: 109-02-001S)**

That portion of the Southwest quarter of Section 11, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

Commencing the Southwest corner of Section 11, from which the South quarter corner of said Section 11 bears South 89°59'47" East, 2653.94 feet;

THENCE along the south line of said Section 11, South 89°59'47" East, 650.51 feet to the beginning of a non-tangent curve concave to the west, having a radius of 800.04 feet and a central angle of 2°09'59" and being subtended by a chord bearing North 7°08'29" East, 30.23 feet, said point being in common with the easterly Right-of-Way line of North Gemini Drive, and the TRUE POINT OF BEGINNING;

THENCE along said Right-of-Way line, and northerly along said curve, 30.25 feet to the southwest corner of that parcel of land as described in Instrument Number 3773981, Official Records of Coconino County;

THENCE leaving said Right-of-Way line, and along the south line of said parcel, South 89°59'47" East, 585.88 feet to the southeast corner of said parcel;

THENCE along the easterly line of said parcel, North 14°29'46" West, 331.22 feet;

THENCE continuing along said easterly line, North 13°18'11" West, 564.50 feet to the northeast corner of said parcel;

THENCE along the northerly line of said parcel, North 74°43'21" West, 453.31 feet to the northwest corner of said parcel, and the beginning of a non-tangent curve concave to the southwest, having a radius of 349.69 feet and a central angle of 53°27'18" and being subtended by a chord bearing North 62°06'28" West, 314.55 feet, said point being in common with the easterly Right-of-Way line of North Gemini Drive;

THENCE along said Right-of-Way line, and northwesterly along said curve, 326.25 feet;

THENCE continuing along said Right-of-Way line, North 77°58'22" West, 117.06 feet;

THENCE continuing along said Right-of-Way line, South 89°38'00" West, 115.00 feet;

THENCE continuing along said Right-of-Way line, North 44°58'11" West, 41.54 feet to a point on the easterly Right-of-Way line of East Cedar Avenue;

THENCE along said Right-of-Way line, North 00°19'10" West, 411.60 feet to the beginning of a tangent curve concave to the southeast having a radius of 865.00 feet and a central angle of 68°10'22";

THENCE continuing along said Right-of-Way line, and northeasterly along said curve, 1029.21 feet;

THENCE continuing along said Right-of-Way line, North 67°51'09" East, 768.49 feet;

THENCE leaving said Right-of-Way line, South 00°00'00" West, 73.26 feet to the northwest corner of that parcel of land as described in Docket 1279, Page 109, Official Records of Coconino County (Coconino High School Parcel);

THENCE along the west line of said parcel, South 00°32'40" East, 1327.47 feet to the southwest corner thereof;

THENCE along the south line of said parcel, North 89°53'21" East, 891.44 feet to the northwest corner of that parcel of land as described in Docket 1668, Page 235, Official Records of Coconino County;

THENCE along the west line of said parcel, South 00°46'14" East, 447.06 feet to the southwest corner thereof, said point being in common with the north line of that parcel of land as described in Instrument Number 3786764, Official Records of Coconino County;

THENCE along the north line of said parcel, South 89°13'36" West, 59.63 feet to the northwest corner thereof;

THENCE South 00°46'24" East, 762.00 feet to the southwest corner of that parcel of land as described in Instrument Number 3725628, Official Records of Coconino County;

THENCE along the south line of said parcel, North 89°13'36" East, 430.00 feet to the southeast corner thereof, said point being in common with the west Right-of-Way line of North Isabel Street;

THENCE along said Right-of-Way line, South 00°00'13" West, 124.17 feet to a point on the south line of said Section 11;

THENCE along said south line, North 89°59'47" West, 1941.74 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion of the Southeast quarter of the Southwest quarter of Section 11, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING for reference at the found 1962 City of Flagstaff South quarter corner of said Section 11;

THENCE North 0° 46' 24" West (Basis of Bearing from City of Flagstaff Isabel Street Widening and Extension – Case 1 of Maps, Map 149, records of Coconino County, Arizona) along the North-South mid-section line of said Section 11, which is also the East line of Isabel Street as shown on said Isabel Street Widening and Extension Plans, 125.00 feet;

THENCE South 89° 13' 36" West, at a right angle to the previous course, 60.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89° 13' 36" West, 430.00 feet;

THENCE North 0° 46' 24" West, at a right angle to the previous course, 762.00 feet;

THENCE North 89° 13' 36" East, at a right angle to the previous course, 430.00 feet;

THENCE South 0° 46' 24" East, at a right angle to the previous course, 762.00 feet to the TRUE POINT OF BEGINNING;

Containing 70.43 acres, more or less.

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

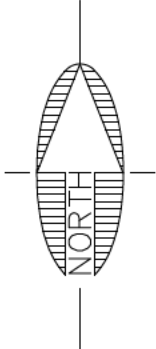
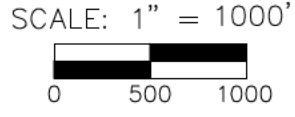
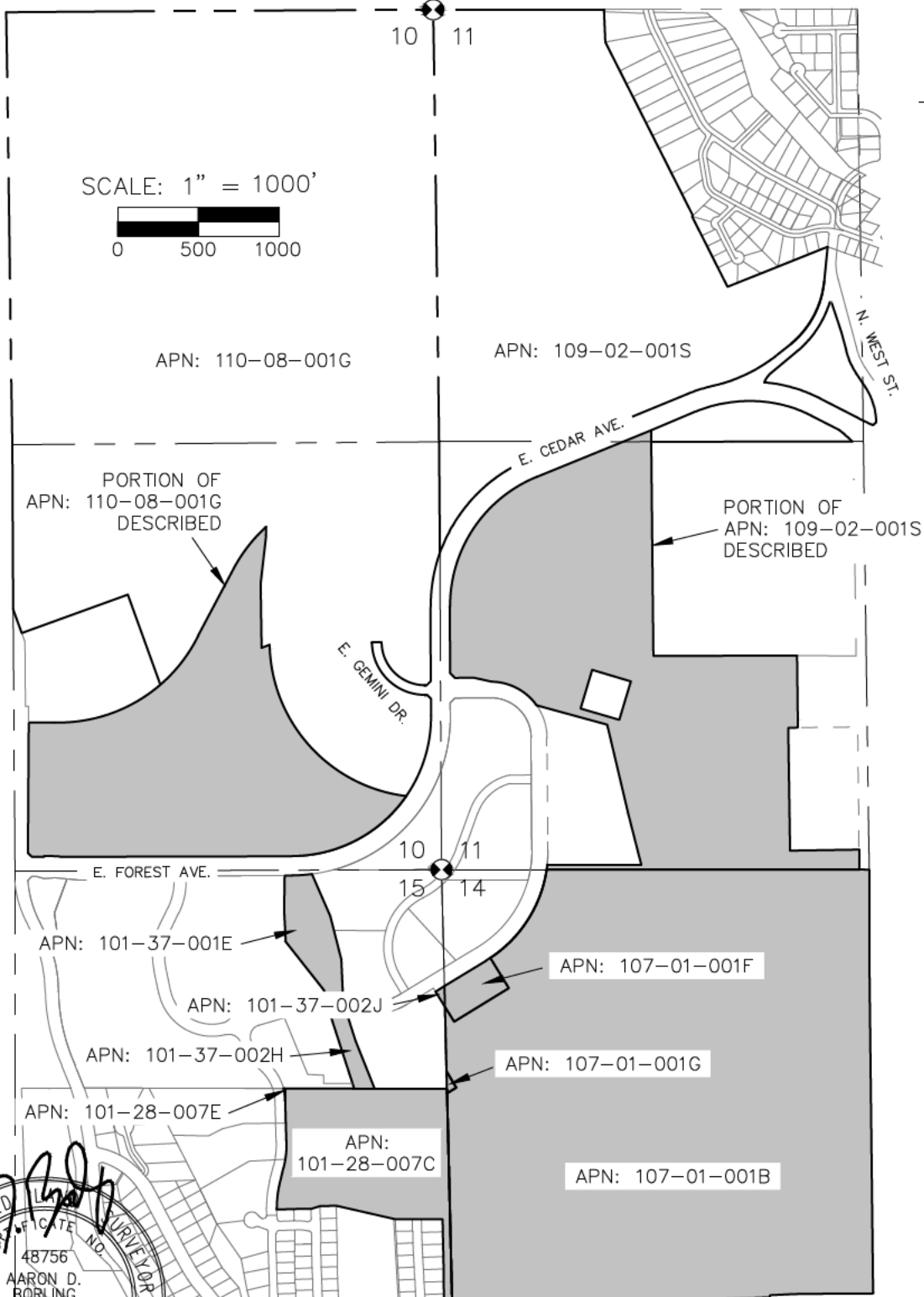
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Jun 03, 2021-3:43pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



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.

FILE: P:\2021\21023\COF OPEN SPACE\LEGAL DESCRIPTIONS\EXHIBITB.DWG ABORLING



110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax
JOB NO. 21023
DATE JUN 21
SCALE 1"=1000'
DRAWN ADB
DESIGN
CHECKED ADB

COF OPEN SPACE	FLAGSTAFF, ARIZONA
LEGAL EXHIBIT	