

# Exhibit A

## Legal Description

## Legal Description

The Land referred to herein below is situated in the County of Coconino, State of Arizona, and is described as follows:

### **PARCEL NO. 1:**

The East half of the Northeast quarter of the Northeast quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona;

EXCEPT the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter;

AND EXCEPT a strip of land 88.00 feet in width, the centerline of which is described as follows:  
BEGINNING at a point from which the Northeast corner of said Section 23 bears North 00° 44' 59" West, a distance of 753.26 feet;

THENCE South 70° 09' 11" West, a distance of 32.67 feet to a point of curvature of a curve to the left having a radius of 600.00 feet and a central angle of 12° 48' 25";

THENCE along said curve, a distance of 134.11 feet to a point of tangency;

THENCE South 57° 20' 46" West, a distance of 340.23 feet to the North line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23 and the POINT OF TERMINUS;

AND EXCEPT a portion said Section 23 more particularly described as follows:

COMMENCING at the Northeast corner of said Section 23;

THENCE South 00° 46' 03" East, along the East line of said Section 23, a distance of 706.73 feet to the TRUE POINT OF BEGINNING, being on the Northerly right-of-way of Butler Avenue, as described in Docket 918, Page 572, records of Coconino County, Arizona;

THENCE continuing South 00° 46' 03" East, a distance of 616.61 feet to the North 1/16th corner of Sections 23 and 24;

THENCE South 88° 39' 50" West, along the South line of the Southeast quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23, a distance of 326.90 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE North 00° 42' 07" West, along the East line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 330.79 feet to the Northeast corner of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE South 88° 38' 54" West, along the North line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23, a distance of 191.13 feet to the Northerly right-of-wayline of said Butler Avenue;

THENCE North 57° 19' 47" East (North 57° 19' 47" West, record), along said Northerly right-of-way line, a

distance of 403.84 feet to a point of curvature;

THENCE along a curve to the right, concave to the Southeast, having a central angle of 12° 46' 01" (12° 48' 25" record), and a radius of 645.31 feet (644.00 feet, record), an arc distance of 143.79 feet to a point of tangency;

THENCE continuing along said Northerly right-of-way line of Butler Avenue, North 70° 05' 48" East, a distance of 47.97 feet back to the TRUE POINT OF BEGINNING.

**PARCEL NO. 2:**

That part of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING for reference at the Northeast corner of said Section 23;

THENCE South 00° 44' 59" East, along the East line of said Section 23, a distance of 1323.33 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE South 88° 39' 50" West, along the South line of said Northeast quarter of the Northeast quarter of said Section 23, a distance of 653.80 feet to the Southwest corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, being also that parcel described in Instrument recorded in Docket 376, Page 654, records of Coconino County, Arizona;

THENCE North 00° 12' 45" West, along the West line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 249.28 feet to the Northerly line of said Butler Avenue, as described in Docket 934, Page 44, records of Coconino County, Arizona and the TRUE POINT OF BEGINNING;

THENCE continuing North 00° 12' 45" West, along the West line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 81.26 feet to the Northwesterly corner thereof;

THENCE North 88° 38' 08" East, along the North line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 132.05 feet to the Northerly right-of-way line of said Butler Avenue;

THENCE South 57° 20' 46" West, along the Northerly right-of-way line of said Butler Avenue, a distance of 156.44 feet back to the TRUE POINT OF BEGINNING.

**PARCEL NO. 3:**

That part of the Southeast quarter of the Southeast quarter of Section 14, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, lying Southerly of the Southerly right-of-way line of Interstate Highway 40, as described in Instrument recorded in Docket 296, Page 515, records of Coconino County, Arizona.

**PARCEL NO. 4:**

Tract J, FOREST SPRINGS TOWNHOMES, UNIT 1, as shown on the plat thereof, recorded in Case 9, Maps 92-92B, inclusive, records of Coconino County, Arizona.

# Exhibit B

## Amended Partial Zoning Map

# Request: Zoning Map Amendment



## Request:

Rezoning parcels

APN 106-04-006B, 107-11-001B, and 107-44-062

from

- Medium Density Residential (MR) and Rural Residential (RR)

to

- Highway Commercial (HC)

