

LEGAL DESCRIPTION
EXHIBIT 'A'

A parcel of land located in the southeast quarter of Section 31, and the west half of Section 32, Township 21 North, Range 7 East, and the northwest quarter of Section 5, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona described as follows:

Parcels 1 through 9 inclusive, a portion of Parcel 11, Parcel 12, Parcel 13, and a portion of Parcels 14, 15, and 16 as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Surveys, Inc., dated November 30, 2018 (herein referred to as R1), and as described in Instrument Number 3860697, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3858587, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3918038, and a portion of that parcel of land as described in Docket 892, Page 812, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3678851, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3889592, Official Records of Coconino County;

More particularly described as follows:

Commencing at a 3-inch U.S. GLO brass cap at the southwest corner of said Section 32, from which a City of Flagstaff aluminum cap at the north quarter corner of said Section 5 bears North 89°42'46" East, 1858.35 feet (Basis of Bearing, North 89°40'43" East, 1858.35 feet per R1);

Thence along the north line of said Section 5, North 89°42'46" East, 519.32 feet to a point on the westerly Right-of-Way line of U.S. Highway 89A, and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 17°17'51" East, 2417.60 feet to the beginning of a tangent curve concave to the east having a radius of 4066.00 feet and a central angle of 8°29'38";

Thence continuing along said Right-of-Way line, and northeasterly along said curve, 602.76 feet to the northeast corner of 'Parcel 12';

Thence leaving said Right-of-Way line, South 58°54'14" West, 1707.70 feet to a point on the north-south midsection line of said Section 31 and Section 32, said point being in common with the northwest corner of 'Parcel 5' and the northeast corner of 'Parcel 11';

Thence along the northerly line of said 'Parcel 11', South 58°54'14" West, 977.00 feet to the beginning of a non-tangent curve concave to the east having a radius of 140.00 feet and a central angle of 73°27'17" and being subtended by a chord which bears North 05°34'32" East 167.44 feet;

Thence continuing along said northerly line, and northerly along said curve, 179.48 feet;

Thence continuing along said northerly line, North 31°05'26" West, 346.14 feet to the beginning of a tangent curve concave to the northeast having a radius of 1040.00 feet and a central angle of 2°23'34";

Thence continuing along said northerly line, and northwesterly along said curve, 43.43 feet;

Thence leaving said northerly line, South 52°38'09" West, 381.14 feet to a point on the west line of 'Parcel 11';

Thence along the west line of 'Parcel 11', South 00°01'29" East, 442.74 feet to the southwest corner of 'Parcel 11', said point being in common with the northeast corner of 'Parcel 15';

Thence along the north line of 'Parcel 15', South 89°06'33" West, 54.80 feet;

Thence leaving the north line of 'Parcel 15', South 32°38'31" West, 159.42 feet;

Thence South 58°56'21" West, 579.03 feet, to a point on the southerly line of 'Parcel 15' and the northerly line of 'Parcel 14';

Thence along the southerly line of said 'Parcel 15' and the northerly line of 'Parcel 14', South 80°22'47" East, 278.73 feet;

Thence leaving the southerly line of 'Parcel 15' and the northerly line of 'Parcel 14', South 32°38'31" West, 266.48 feet to the beginning of a tangent curve concave to the southeast having a radius of 980.37 feet;

Thence southerly along said curve, 205.33 feet through a central angle of 12°00'00";

Thence South 20°38'31" West, 178.64 feet, to a point on the west line of 'Parcel 16';

Thence along the west line of 'Parcel 16', South 00°06'01" East, 281.31 feet to the southwest corner of said 'Parcel 16';

Thence along the south line of 'Parcel 16', North 89°17'31" East, 661.82 feet to the southeast corner of 'Parcel 16', said point being in common with the southwest corner of 'Parcel 7';

Thence along the south line of 'Parcel 7', North 89°15'18" East, 527.59 feet to the northwest corner of said Section 5, said point being in common with the northwest corner of 'Parcel 3';

Thence along the west line of 'Parcel 3' and 'Parcel 2', South 00°29'07" East, 1334.41 feet to the southwest corner of 'Parcel 2', said point being in common with the northwest corner of that parcel of land as described in Instrument Number 3889592, Official Records of Coconino County;

Thence along the west line of said parcel, South 00°29'19" East, 1325.74 feet to the southwest corner of said parcel;

Thence along the south line of said parcel, North 89°43'53" East, 462.64 feet to the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of U.S. Highway 89A;

Thence along said Right-of-Way line, and along the easterly line of said parcel, North 17°17'49" East, 1390.13 feet to the northeast corner of said parcel, said point being in common with the southeast corner of said 'Parcel 2';

Thence continuing along said Right-of-Way line and the easterly line of 'Parcel 2' and 'Parcel 3', North 17°17'51" East, 1406.47 feet to the **TRUE POINT OF BEGINNING**.

Containing 172.62 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.



