

EXHIBIT "A"

A parcel of land located in the South half of Section 13 and the Northeast quarter of Section 24. Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, further described as follows:

Beginning at the South quarter corner of said Section 13, being a found 1 1/2 inch diameter iron pipe from whence the West line of the Northeast quarter of said Section 24 bears South $00^{\circ} 35' 03''$ East (Basis or Bearings);

Thence South $89^{\circ} 28' 50''$ West (South $89^{\circ} 32' 47''$ West, Record) along the South line of the Southwest quarter of said Section 13, a distance of 980.47 feet (Measured) to a point on the Easterly right-of-way of Fourth Street;

Thence North $21^{\circ} 25' 07''$ East (M) (North $21^{\circ} 22' 19''$ East Record) along said right-of-way, 129.19 feet (M) to a Point of Curvature of a curve to the right, concave to the East, having a central angle of $42^{\circ} 59' 26''$ (M) ($42^{\circ} 59' 56''$ Record), and a radius of 710.28 feet (M) (710.09 feet Record);

Thence continuing along said right-of-way along the arc of said curve, 532.94 feet (M) (532.90 feet Record) to a point of tangency;

Thence continuing along said right-of-way North $21^{\circ} 34' 19''$ East (M) (North $21^{\circ} 37' 41''$ East, Record) 576.44 feet (M) to a Point of Curvature of a curve to the right, concave to the Southeast, having a central angle of $97^{\circ} 16' 37''$ (M) ($97^{\circ} 16' 42''$ Record), and a radius of 22.50 feet (M & R);

Thence 38.21 feet (M & R) along the arc of said curve to a Point of Tangency on the Southerly right-of-way of Sparrow Avenue (formerly Mockingbird Avenue);

Thence along said Southerly right-of-way South $61^{\circ} 09' 05''$ East (M) (South $61^{\circ} 08' 09''$ East, Record), 368.39 feet (M) to a Point of Curvature of a curve to the left, concave to the North, having a central angle of $26^{\circ} 56' 07''$ (M) ($26^{\circ} 56' 21''$, Record) and a radius of 330.32 feet (M) (329.84 feet, Record);

Thence continuing along said right-of-way 155.29 feet (M) (155.30 feet, Record) along the arc of said curve to a Point of Tangency;

Thence continuing along said right-of-way South $88^{\circ} 05' 12''$ East, 129.46 feet (M) (South $88^{\circ} 02' 01''$ East, 130.14 feet, Record) to a Point of Tangency of a curve to the left, concave to the Northwest, having a central angle of $37^{\circ} 28' 46''$ (M) ($37^{\circ} 28' 06''$, Record) and a radius of 329.64 feet (M) (329.84 feet, Record);

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1160-065

Thence continuing along said right-of-way 217.63 feet (M) (215.70 feet, Record), along the arc of said curve to a Point of Tangency;

Thence continuing along said right-of-way North 54° 26' 02" East (M) (North 54° 30' 55" East, Record), 409.08 feet (M) (409.40 feet, Record) to a Point of Curvature of a curve to the right, concave to the Southeast, having a central angle of 22° 37' 17" (M) (22° 28' 58" Record), and a radius of 275.44 feet (M) (276.99 feet, Record);

Thence continuing along said right-of-way, 108.75 feet (M) (108.69 feet, Record) along the arc of said curve to a point on the West boundary of Foxglenn Subdivision, as recorded in Case 3, Map 141, Records of Coconino County, being also a point on the West boundary of Lot 132 of said subdivision;

Thence South 37° 39' 50" East (M) (South 37° 41' 31" East, Record), 493.57 feet along the said West boundary of Foxglenn Subdivision to an Angle Point of said boundary;

Thence continuing along said boundary South 29° 27' 23" East, 405.78 feet (M) (South 29° 26' 31" East, 406.00 feet, Record) to an Angle Point of said boundary;

Thence continuing along said boundary South 22° 55' 40" East, 139.98 feet (M); (South 22° 56' 31" East, 140.00 feet, Record) to an Angle Point of said boundary;

Thence continuing along said boundary South 42° 29' 51" East, 170.02 feet (M) (South 42° 31' 31" East, 170.00 feet, Record) to an Angle Point of said boundary;

Thence continuing along said boundary South 11° 35' 36" West, 159.86 feet (M) (South 11° 33' 29" West, 160.00 feet, Record) to an Angle Point of said boundary;

Thence continuing along said boundary South 62° 29' 20" East, 314.95 feet (M) (South 62° 31' 31" East, 315.00 feet, Record) to an Angle Point of said boundary;

Thence South 08° 14' 54" East, 80.37 feet (M) (South 08° 18' 27" West, 80.40 feet, Record) to the most Northerly corner of the City of Flagstaff's Fire Station No. 4 Parcel;

Thence South 42° 22' 51" West, 326.61 feet (M) (South 42° 22' 23" West, 326.80 feet, Record) along the boundary of said Fire Station parcel;

Thence South 51° 15' 02" West, 28.00 feet (M) (South 51° 13' 10" West, 28.00 feet, Record) to the centerline of Bald Eagle Way;

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1160-006

Thence South $38^{\circ} 44' 58''$ East, 11.13 feet (M) (South $38^{\circ} 46' 50''$ East, 11.13 feet, Record) along said centerline;

Thence South $51^{\circ} 15' 02''$ West, 28.00 feet (M) (South $51^{\circ} 13' 10''$ West, 28.00 feet, Record);

Thence South $38^{\circ} 44' 02''$ East, 113.91 feet (M) (South $38^{\circ} 46' 50''$ East, 114.40 feet, Record) to a Point of Curvature of a curve to the right, concave to the East, having a central angle of $93^{\circ} 50' 14''$ (M) ($93^{\circ} 48' 20''$, Record) and a radius of 22.50 feet (M & R);

Thence along the arc of said curve 36.85 feet (M) (36.84 feet, Record) to a Point of Compound Curvature of a curve to the right, concave to the Northwest, having a central angle of $05^{\circ} 26' 35''$ (M) and a radius of 1204.81 feet (M) (1195.48 feet (R);

Thence along the arc of said curve, 114.45 feet (M), said curve being the Northerly right-of-way of Butler Avenue, to a Point of Tangency;

Thence continuing along the Northerly right-of-way of said Butler Avenue South $60^{\circ} 30' 09''$ West, 617.48 feet (M) (South $60^{\circ} 35' 57''$ West, 617.70 feet, Record) to a Point of Curvature of a curve to the right, concave to the North, having a central angle of $54^{\circ} 00' 47''$ (M) ($54^{\circ} 00' 33''$, Record), and a radius of 559.92 feet (M) (559.91, Record);

Thence continuing along said right-of-way, 527.84 feet (M) (527.79 feet, Record) along the arc of said curve to a Point of Tangency;

Thence continuing along said right-of-way North $65^{\circ} 29' 04''$ West, 43.17 feet (M) (43.48 feet, Record) to a point on the West line of the Northeast quarter of said Section 24;

Thence North $00^{\circ} 35' 03''$ West (M) Basis of Bearings (North $00^{\circ} 31' 07''$ West, Record) 855.38 feet (M) (855.16 feet, Record) along the said West line of the Northeast quarter of Section 24, to the Point of Beginning.

1160-067