

EXHIBIT 'A'
LEGAL DESCRIPTION
EL PASO INDUSTRIAL PARK
APN: 113-37-010

A portion of that parcel of land as described in Instrument Number 4018573, Official Records of Coconino County, and as shown on an ALTA/NSPS Land Title Survey, Project No. 251004-SF prepared by ALTA Environmental & Infrastructure, dated 6-2-2025 (herein referred to as R1) located in the northeast quarter of Section 8, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the northeast corner of said Section 8, from which the east quarter corner of said Section 8 bears South 0°31'27" West, 2826.13 feet (Basis of Bearing, R1) and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said Section 8, South 0°31'27" West, 2080.92 feet to a point on the northerly Right-of-Way line of East Route 66;

Thence along said Right-of-Way line, North 70°26'19" West, 1871.41 feet to a point hereinafter referred to as Point 'A';

Thence leaving said Right-of-Way line, North 32°42'18" East, 354.00 feet to the beginning of a tangent curve concave to the south, having a radius of 80.00 feet and a central angle of 114°41'10";

Thence easterly along said curve, 160.13 feet;

Thence South 32°36'32" East, 435.30 feet;

Thence South 79°26'35" East, 326.02 feet;

Thence North 40°02'05" East, 385.12 feet;

Thence North 0°00'00" East, 42.70 feet;

Thence North 41°55'22" West, 96.79 feet to the beginning of a tangent curve concave to the east, having a radius of 275.00 feet and a central angle of 54°07'50";

Thence northerly along said curve, 259.81 feet;

Thence North 12°12'28" East, 165.22 feet;

Thence North 75°35'46" East, 744.69 feet;

Thence North 19°52'36" West, 34.86 feet to the beginning of a tangent curve concave to the southwest, having a radius of 650.00 feet and a central angle of 35°00'00";

Thence northwesterly along said curve, 397.06 feet;

Thence North 54°52'35" West, 43.86 feet to the beginning of a tangent curve concave to the northeast, having a radius of 501.73 feet and a central angle of 54°18'48";

Thence northwesterly along said curve, 475.61 feet;

Thence North 0°20'12" West, 90.50 feet to a point on the north line of said Section 8;

Thence along said north line, North 89°42'48" East, 599.92 feet to the **TRUE POINT OF BEGINNING**.

Containing 31.18 Acres, more or less.

Parcel 2:

Commencing at the aforementioned POINT 'A' and the **TRUE POINT OF BEGINNING**;

Thence along the northerly Right-of-Way line of East Route 66, North 79°26'19" West, 212.57 feet;

Thence leaving said Right-of-Way line, North 16°49'26" East, 597.15 feet;

Thence North 45°21'12" East, 268.97 feet;

Thence North 0°14'29" West, 259.01 feet;

Thence North 27°28'12" East, 644.93 feet;

Thence South 89°43'14" West, 499.99 feet;

Thence North 0°13'44" West, 100.00 feet to a point on the north line of said Section 8;

Thence along said north line, North 89°43'13" East, 552.52 feet;

Thence leaving said north line, South 0°01'00" West, 318.07 feet;

Thence South 0°04'02" East, 864.84 feet;

Thence North 75°35'46" East, 547.42 feet;

Thence South 12°12'28" West, 165.22 feet to the beginning of a tangent curve concave to the east, having a radius of 275.00 feet and a central angle of 54°07'50";

Thence southerly along said curve, 259.81 feet;

Thence South 41°55'22" East, 96.79 feet;

Thence South 0°00'00" West, 42.70 feet;

Thence South 40°02'05" West, 385.12 feet;

Thence North 79°26'35" West, 326.02 feet;

Thence North 32°36'32" West, 435.30 feet to the beginning of a tangent curve concave to the south, having a radius of 80.00 feet and a central angle of 114°41'10";

Thence westerly along said curve, 160.13 feet;

Thence South 32°42'18" West, 354.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 22.90 Acres, more or less.

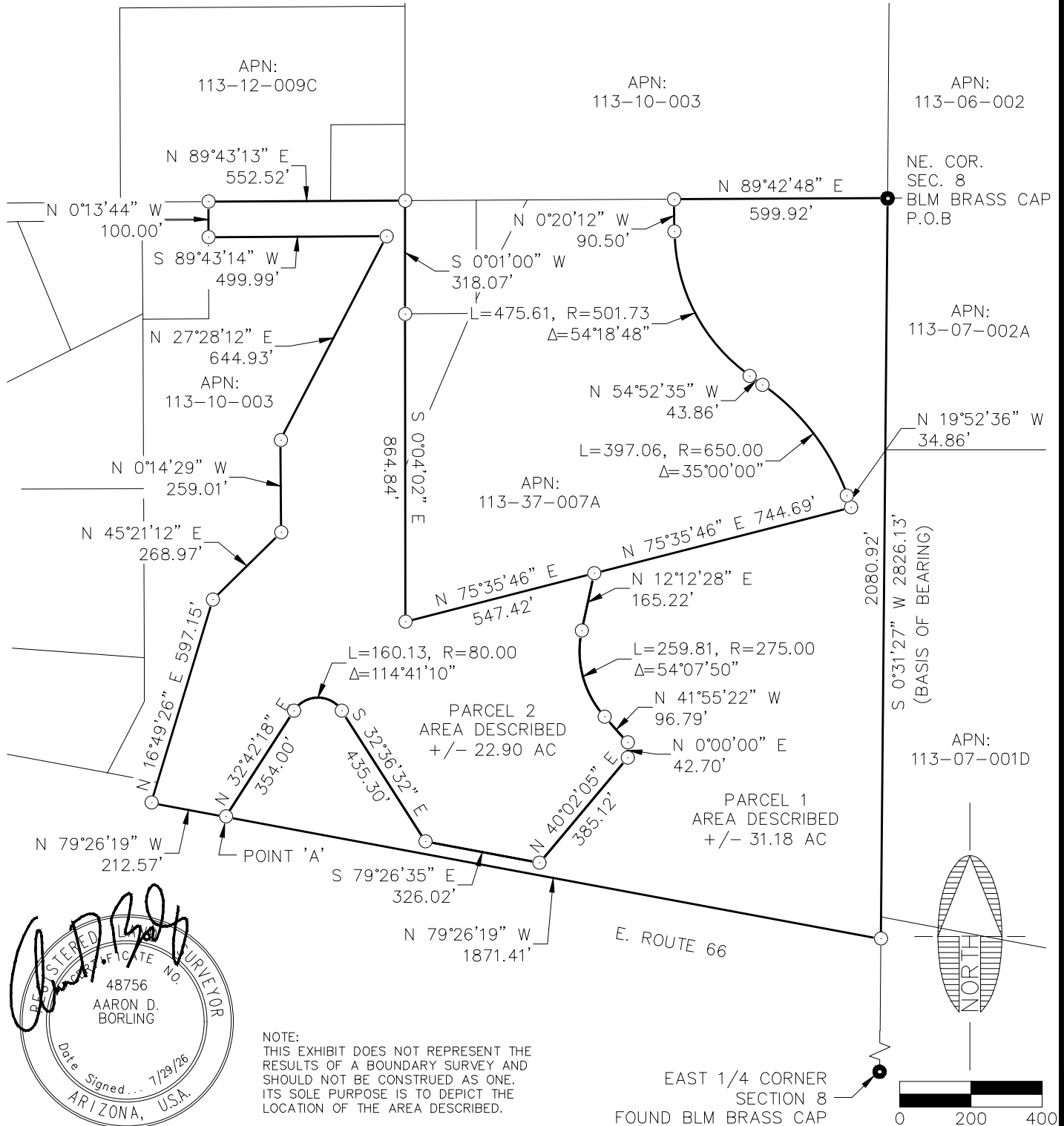
See Exhibit 'B' attached hereto and made a part hereof.

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



EXHIBIT 'B'

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



SHEET

4

OF 4

DRAWN BY: AJW

DATE: JULY 2026

SCALE: 1"=400'

JOB NO: 225068

LEGAL EXHIBIT

APN: 113-37-010

COCONINO COUNTY

FLAGSTAFF, AZ

