EXHIBIT 'A'
LEGAL DESCRIPTION

A portion of Block 1-A, according to the Plat of the Flagstaff Townsite, File 1, Map 1, Official Records of Coconino County, being a portion of Lot 1, Lots 2-4, and Lots 19-24, together with a portion of the adjacent 16-foot and 24-foot alleyways, located in the southeast quarter of Section 16, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the centerline intersection of West Route 66 and North Beaver Street, from which the centerline intersection of West Aspen Avenue and North Beaver Street bears North 20°50'56" East, 360.02 feet (Basis of Bearing per Instrument Number 3779591, Official Records of Coconino County);

Thence along said centerline, North 20°50'56" East, 330.02 feet;

Thence leaving said centerline, North 69°09'18" West, 25.00 feet to a point on the westerly Right-of-Way line of North Beaver Street, and the northeast corner of said Block 1-A, and the **TRUE POINT OF BEGINNING;**

Thence along the easterly line of said Block 1-A, and along said Right-of-Way line, South 20°50'56" West, 150.02 feet to the southeast corner of said Lot 24;

Thence along the southerly line of said Lot 24, and continuing along said Right-of-Way line, North 69°09'56" West, 18.00 feet;

Thence leaving said southerly line, and continuing along said Right-of-Way line, South 20°50'56" West, 130.25 feet to the beginning of a tangent curve concave to the northwest having a radius of 19.75 feet and a central angle of 89°59'30";

Thence continuing along said Right-of-Way line, and southwesterly along said curve, 31.02 feet to a point on the southerly line of said Block 1-A, said point being in common with the northerly Right-of-Way line of West Route 66;

Thence along said southerly line, and said Right-of-Way line, North 69°10'30" West, 62.27 feet to the southwest corner of said Lot 4;

Thence leaving said Right-of-Way line, and along the westerly line of said Lot 4, North 20°50'56" East, 134.03 feet to the northwest corner of said Lot 4;

Thence along the southerly line of a 16-foot wide and 24-foot wide public alleyway, North 69°09'56" West, 125.00 feet;

Thence leaving said southerly line, North 20°50'46" West, 24.00 feet to a point on the northerly line of a 24-foot wide public alleyway;

Thence along said northerly line, South 69°09'56" East, 75.00 feet;

Thence along the westerly line of a 16-foot wide public alleyway, North 20°50'46" East, 142.05 feet to a point on the northerly line of said Block 1-A, and the southerly Right-of-Way line of West Aspen Avenue;

Thence along said northerly line, and along said Right-of-Way line, South 69°09’18” East, 150.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.857 acres, more or less.

See Exhibit ‘B’ attached hereto and made a part hereof.

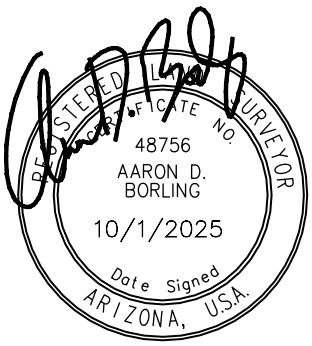
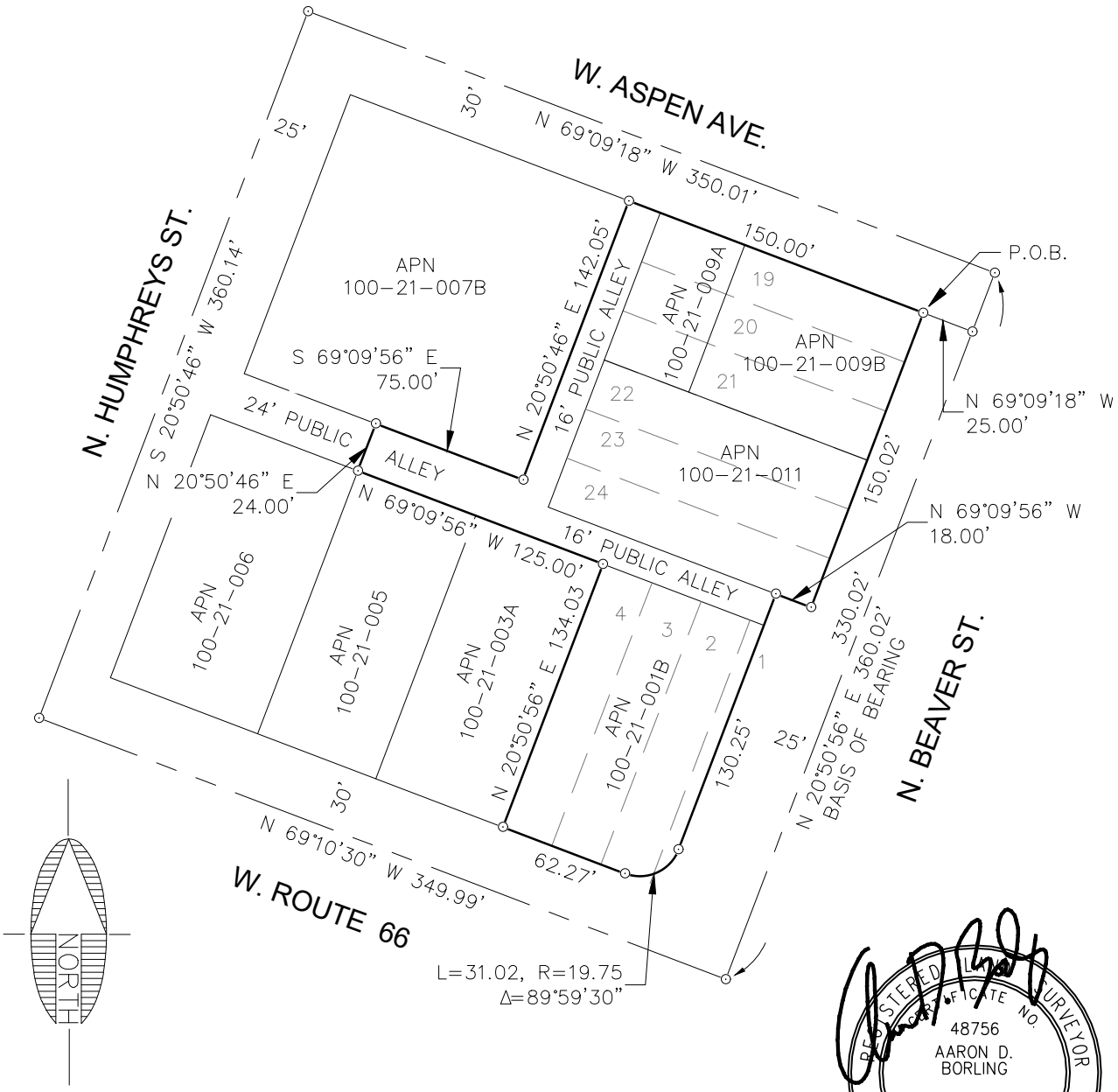


EXHIBIT 'B'

A PORTION OF BLOCK 1-A, TOWNSITE OF FLAGSTAFF, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



SCALE: 1" = 80

0 40 80

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48756
AARON D. BORLING
10/1/2025
Date Signed
ARIZONA, U.S.A.

SHEET 3 OF 3	DRAWN BY: RPR DATE: OCTOBER 2025 SCALE: AS SHOWN JOB NO: 2025-1299	SHUMWAY LEGAL EXHIBIT COCONINO COUNTY FLAGSTAFF, AZ	ARDURRA www.ardurra.com

DATE: Oct 01, 2025 FILE: P:\2025\2025-1299 Shumway\Shumway Legal Description\Shumway Exhibit_10-1-2025.dwg