Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

EXHIBIT A
LEGAL DESCRIPTION
JWP 126
Specific Plan Limits

Parcels of land lying within Section 26, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

SP-1 PROPERTY

BEGINNING at the northwest corner of said Section 26, a Bureau of Land Management (BLM) brass cap stamped 1970, from which the north quarter corner of said section, a brass cap stamped LS 4321 ARENCO 1974, bears North 88°47'22" East, (basis of bearing), a distance of 2609.94 feet;
THENCE along the north line of said section, North 88°47'22" East, a distance of 2609.94 feet, to said north quarter corner;
THENCE leaving said north line, along the north-south mid-section line of said section, South 00°49'22" East, a distance of 2651.14 feet, to the center of said section;
THENCE continuing along said mid-section line, South 00°47'55" East, a distance of 1362.91 feet, to the northwest corner of the south half of the southeast quarter of said section;
THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, North 88°50'30" East, a distance of 2613.25 feet, to the northeast corner of said south half of the southeast quarter;
THENCE leaving said north line, along the east line of said section, South 00°47'01" East, a distance of 1336.26 feet, to the southeast corner of said section;
THENCE leaving said east line, along the south line of said section, South 88°15'29" West, a distance of 2613.27 feet, to the south quarter corner of said section;
THENCE continuing, South 88°14'27" West, a distance of 124.15 feet, to a point hereby designated as Point "A" for future reference in this description;
THENCE leaving said south line, North 26°18'31" West, a distance of 612.92 feet;
THENCE North 44°22'38" West, a distance of 292.13 feet;
THENCE North 09°56'54" East, a distance of 188.28 feet;
THENCE North 80°03'06" West, a distance of 106.60 feet;
THENCE South 88°25'41" West, a distance of 169.50 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 328.50 feet, concave westerly, whose radius bears South 83°52'52" West, through a central angle of 20°53'02", a distance of 119.74 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the right, having a radius of 15.00 feet, concave easterly, through a central angle of 82°43'29", a distance of 21.66 feet, to a point of intersection with a non-tangent line;**THENCE** North 31°30'01" West, a distance of 57.07 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said non-tangent curve to the right, having a radius of 15.00 feet, concave northerly, whose radius bears North 34°16'41" West, through a central angle of 90°00'00", a distance of 23.56 feet, to the curves end;
THENCE North 34°16'41" West, a distance of 126.31 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 150.00 feet, concave northeasterly, through a central angle of 04°43'27", a distance of 12.37 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the right, having a radius of 100.00 feet, concave easterly, whose radius bears North 62°13'50" East, through a central angle of 61°10'40", a distance of 106.78 feet, to a point of intersection with a non-tangent line;
THENCE North 84°07'01" East, a distance of 271.10 feet;
THENCE South 76°07'33" East, a distance of 289.04 feet;
THENCE North 35°17'14" East, a distance of 0.36 feet;
THENCE North 12°06'57" East, a distance of 105.37 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said non-tangent curve to the left, having a radius of 879.50 feet, concave southerly, whose radius bears South 11°51'45" West, through a central angle of 10°36'14", a distance of 162.77 feet, to the curves end;
THENCE North 88°44'29" West, a distance of 225.09 feet, to the beginning of a curve;
THENCE westerly along said curve to the left, having a radius of 477.00 feet, concave southerly, through a central angle of 02°43'24", a distance of 22.67 feet, to the curves end;
THENCE South 88°32'07" West, a distance of 97.91 feet, to the beginning of a curve;
THENCE westerly along said curve to the left, having a radius of 124.50 feet, concave southerly, through a central angle of 15°46'17", a distance of 34.27 feet, to the beginning of a compound curve;
THENCE southwesterly along said compound curve to the left, having a radius of 50.00 feet, concave southeasterly, through a central angle of 29°42'58", a distance of 25.93 feet, to the beginning of a compound curve;
THENCE southwesterly along said compound curve to the left, having a radius of 127.00 feet, concave southeasterly, through a central angle of 10°55'58", a distance of 24.23 feet, to a point of intersection with a non-tangent line;
THENCE North 57°53'06" West, a distance of 99.66 feet, to a point of intersection with a non-tangent curve;
THENCE northeasterly along said non-tangent curve to the left, having a radius of 256.50 feet, concave northwesterly, whose radius bears North 57°53'06" West, through a central angle of 09°20'15", a distance of 41.80 feet, to the beginning of a compound curve;
THENCE northwesterly along said compound curve to the left, having a radius of 37.75 feet, concave southwesterly, through a central angle of 103°53'36", a distance of 68.45 feet, to the curves end;
THENCE North 81°06'58" West, a distance of 56.58 feet, to the beginning of a curve;
THENCE westerly along said curve to the right, having a radius of 376.00 feet, concave northerly, through a central angle of 01°06'56", a distance of 7.32 feet, to the beginning of a reverse curve;

THENCE westerly along said reverse curve to the left, having a radius of 279.00 feet, concave southerly, through a central angle of 04°33'47", a distance of 22.22 feet, to the beginning of a reverse curve;
THENCE westerly along said reverse curve to the right, having a radius of 321.00 feet, concave northerly, through a central angle of 07°47'31", a distance of 43.65 feet, to the curves end;
THENCE North 76°46'18" West, a distance of 78.45 feet, to the beginning of a curve;
THENCE westerly along said curve to the left, having a radius of 619.50 feet, concave southerly, through a central angle of 12°35'13", a distance of 136.09 feet, to the beginning of a compound curve;
THENCE westerly along said compound curve to the left, having a radius of 879.50 feet, concave southerly, through a central angle of 26°57'41", a distance of 413.86 feet, to the curves end;
THENCE South 63°40'48" West, a distance of 277.14 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the left, having a radius of 1149.50 feet, concave southeasterly, through a central angle of 10°36'50", a distance of 212.94 feet, to the curves end;
THENCE South 53°03'57" West, a distance of 429.38 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the left, having a radius of 1666.25 feet, concave southeasterly, through a central angle of 01°15'40", a distance of 36.67 feet, to the west line of said section and a point of intersection with a non-tangent line;
THENCE along said west line, North 01°10'58" West, a distance of 125.34 feet;
THENCE leaving said west line, North 53°03'48" East, a distance of 392.68 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 1250.99 feet, concave southeasterly, through a central angle of 10°36'50", a distance of 231.74 feet, to the curves end;
THENCE North 63°40'38" East, a distance of 80.89 feet;
THENCE North 18°40'43" East, a distance of 35.36 feet;
THENCE North 26°19'12" West, a distance of 10.67 feet;
THENCE North 63°40'48" East, a distance of 57.00 feet;
THENCE South 71°19'12" East, a distance of 35.36 feet;
THENCE North 63°40'48" East, a distance of 89.36 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 991.50 feet, concave southeasterly, through a central angle of 01°23'46", a distance of 24.16 feet, to the beginning of a compound curve;
THENCE easterly along said compound curve to the right, having a radius of 111.00 feet, concave southerly, through a central angle of 22°03'43", a distance of 42.74 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the left, having a radius of 69.00 feet, concave northerly, through a central angle of 02°41'46", a distance of 3.25 feet, to a point of intersection with a non-tangent line;
THENCE North 63°40'38" East, a distance of 25.92 feet, to the beginning of a curve;
THENCE easterly along said curve to the right, having a radius of 750.99 feet, concave southerly, through a central angle of 44°45'01", a distance of 586.55 feet, to the curves end;
THENCE South 71°34'21" East, a distance of 25.85 feet;
THENCE South 79°51'55" East, a distance of 94.45 feet, to the beginning of a curve;
THENCE easterly along said curve to the left, having a radius of 277.00 feet, concave northerly, through a central angle of 00°23'57", a distance of 1.93 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the left, having a radius of 87.00 feet, concave northwesterly, whose radius bears North 14°25'05" West, through a central angle of 83°11'19", a distance of 126.32 feet, to a point of intersection with a non-tangent line;
THENCE North 85°42'13" East, a distance of 143.61 feet;
THENCE North 19°52'40" West, a distance of 60.51 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the right, having a radius of 280.74 feet, concave easterly, whose radius bears North 75°35'28" East, through a central angle of 29°02'36", a distance of 142.31 feet, to a point of intersection with a non-tangent line;
THENCE North 14°53'53" East, a distance of 2.71 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 774.39 feet, concave westerly, whose radius bears North 75°35'35" West, through a central angle of 07°52'41", a distance of 106.48 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the right, having a radius of 288.00 feet, concave easterly, whose radius bears South 83°28'47" East, through a central angle of 07°16'16", a distance of 36.55 feet, to the beginning of a reverse curve;
THENCE northerly along said reverse curve to the left, having a radius of 312.00 feet, concave westerly, through a central angle of 16°34'09", a distance of 90.23 feet, to the beginning of a compound curve;
THENCE northerly along said compound curve to the left, having a radius of 781.99 feet, concave westerly, through a central angle of 07°27'41", a distance of 101.84 feet, to a point of intersection with a non-tangent line;
THENCE North 32°04'59" East, a distance of 36.43 feet;
THENCE North 23°34'35" West, a distance of 70.85 feet;
THENCE North 61°25'21" West, a distance of 36.41 feet, to a point of intersection with a non-tangent curve;
THENCE northwesterly along said non-tangent curve to the left, having a radius of 770.99 feet, concave southwesterly, whose radius bears South 70°54'16" West, through a central angle of 07°23'43", a distance of 99.51 feet, to the curves end;
THENCE North 26°29'27" West, a distance of 183.69 feet;
THENCE North 18°30'33" East, a distance of 35.36 feet;
THENCE North 26°43'08" West, a distance of 61.00 feet;
THENCE North 72°26'55" West, a distance of 34.44 feet;
THENCE North 26°29'27" West, a distance of 26.45 feet, to a point of intersection with a non-tangent curve;
THENCE northwesterly along said non-tangent curve to the left, having a radius of 365.89 feet, concave southwesterly, whose radius bears South 63°30'35" West, through a central angle of 17°48'12", a distance of 113.69 feet, to a point of intersection with a non-tangent line;
THENCE North 42°42'42" West, a distance of 33.47 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the left, having a radius of 102.00 feet, concave southwesterly, through a central angle of 13°39'06", a distance of 24.30 feet, to the curves end;
THENCE North 56°21'49" West, a distance of 20.93 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 111.00 feet, concave northeasterly, through a central angle of 28°31'34", a distance of 55.26 feet, to the beginning of a compound curve;

THENCE northerly along said compound curve to the right, having a radius of 50.00 feet, concave easterly, through a central angle of 49°39'41", a distance of 43.34 feet, to the curves end;
THENCE North 21°49'26" East, a distance of 16.04 feet, to the beginning of a curve;
THENCE northerly along said curve to the left, having a radius of 269.00 feet, concave westerly, through a central angle of 04°57'41", a distance of 23.29 feet, to the beginning of a compound curve;
THENCE northerly along said compound curve to the left, having a radius of 202.00 feet, concave westerly, through a central angle of 13°08'46", a distance of 46.35 feet, to the curves end;
THENCE North 03°42'58" East, a distance of 24.70 feet;
THENCE North 04°35'12" East, a distance of 6.02 feet;
THENCE North 78°20'03" West, a distance of 108.89 feet, to a point of intersection with a non-tangent curve;
THENCE southwesterly along said non-tangent curve to the right, having a radius of 41.00 feet, concave northwesterly, whose radius bears North 71°55'59" West, through a central angle of 79°24'31", a distance of 56.82 feet, to the beginning of a compound curve;
THENCE westerly along said compound curve to the right, having a radius of 121.00 feet, concave northerly, through a central angle of 21°55'17", a distance of 46.29 feet, to a point of intersection with a non-tangent line;
THENCE North 66°23'22" West, a distance of 40.08 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 198.00 feet, concave northeasterly, through a central angle of 05°44'21", a distance of 19.83 feet, to the curves end;
THENCE North 60°39'01" West, a distance of 68.16 feet, to a point of intersection with a non-tangent curve;
THENCE northwesterly along said non-tangent curve to the left, having a radius of 656.33 feet, concave southwesterly, whose radius bears South 29°21'44" West, through a central angle of 09°00'56", a distance of 103.27 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said non-tangent curve to the left, having a radius of 643.50 feet, concave southerly, whose radius bears South 20°27'57" West, through a central angle of 04°23'21", a distance of 49.29 feet, to a point of intersection with a non-tangent line;
THENCE North 73°53'42" West, a distance of 60.48 feet, to the beginning of a curve;
THENCE westerly along said curve to the right, having a radius of 988.00 feet, concave northerly, through a central angle of 04°12'46", a distance of 72.64 feet, to the curves end;
THENCE North 69°40'56" West, a distance of 743.99 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 562.00 feet, concave northeasterly, through a central angle of 17°22'13", a distance of 170.38 feet, to said west line and a point of intersection with a non-tangent line;
THENCE along said west line, North 00°21'02" West, a distance of 1693.58 feet, to the **POINT OF BEGINNING**.

TOGETHER WITH

SP-2 PROPERTY

COMMENCING at the said Point "A";
THENCE along the south line of said section, South 88°14'27" West, a distance of 1564.79 feet;

THENCE leaving said south line, North 01°45'33" West, a distance of 293.06 feet, to the **POINT OF BEGINNING**;
THENCE North 00°45'17" West, a distance of 131.65 feet;
THENCE South 87°00'25" West, a distance of 84.36 feet;
THENCE South 86°34'28" West, a distance of 84.34 feet;
THENCE South 83°00'58" West, a distance of 243.40 feet;
THENCE South 06°59'02" East, a distance of 130.00 feet;
THENCE South 83°00'58" West, a distance of 10.00 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 221.50 feet, concave northeasterly, through a central angle of 95°49'09", a distance of 370.43 feet, to the curves end;
THENCE North 01°09'53" West, a distance of 169.50 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 15.00 feet, concave southeasterly, through a central angle of 90°00'00", a distance of 23.56 feet, to the curves end;
THENCE North 88°50'07" East, a distance of 37.77 feet;
THENCE South 01°07'47" East, a distance of 76.14 feet;
THENCE South 49°24'24" East, a distance of 113.06 feet;
THENCE North 81°52'09" East, a distance of 199.59 feet;
THENCE North 68°06'36" East, a distance of 84.57 feet;
THENCE North 45°40'46" East, a distance of 219.59 feet;
THENCE South 44°19'14" East, a distance of 15.00 feet;
THENCE North 45°40'46" East, a distance of 261.00 feet;
THENCE North 44°19'14" West, a distance of 148.03 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 184.50 feet, concave westerly, whose radius bears North 57°02'29" West, through a central angle of 21°43'15", a distance of 69.94 feet, to a point of intersection with a non-tangent line;
THENCE South 64°35'24" East, a distance of 33.32 feet;
THENCE North 57°20'50" East, a distance of 195.56 feet;
THENCE North 32°39'10" West, a distance of 155.00 feet;
THENCE North 57°20'50" East, a distance of 14.47 feet;
THENCE North 32°39'10" West, a distance of 77.50 feet;
THENCE North 57°20'50" East, a distance of 5.20 feet;
THENCE North 32°39'10" West, a distance of 77.50 feet;
THENCE South 57°20'50" West, a distance of 155.00 feet;
THENCE South 01°53'14" West, a distance of 121.88 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said non-tangent curve to the left, having a radius of 63.50 feet, concave easterly, whose radius bears South 20°18'56" East, through a central angle of 147°34'02", a distance of 163.55 feet, to the beginning of a reverse curve;
THENCE southeasterly along said reverse curve to the right, having a radius of 30.00 feet, concave southwesterly, through a central angle of 95°30'31", a distance of 50.01 feet, to the beginning of a compound curve;
THENCE southwesterly along said compound curve to the right, having a radius of 127.50 feet, concave northwesterly, through a central angle of 28°03'14", a distance of 62.43 feet, to the curve end;
THENCE South 45°40'46" West, a distance of 18.30 feet;

THENCE North 52°17'23" West, a distance of 126.69 feet;
THENCE South 30°57'18" West, a distance of 58.44 feet;
THENCE South 62°17'19" West, a distance of 77.21 feet;
THENCE South 87°24'28" West, a distance of 96.16 feet;
THENCE South 30°13'19" West, a distance of 264.16 feet;
THENCE South 35°46'02" East, a distance of 45.01 feet;
THENCE South 88°50'07" West, a distance of 173.08 feet, to the beginning of a curve;
THENCE northwesterly along said curve to the right, having a radius of 15.00 feet, concave northeasterly, through a central angle of 90°00'00", a distance of 23.56 feet, to the curves end;
THENCE North 01°09'53" West, a distance of 104.01 feet;
THENCE North 88°50'07" East, a distance of 50.47 feet;
THENCE North 42°09'46" East, a distance of 250.47 feet;
THENCE North 47°50'14" West, a distance of 163.50 feet;
THENCE North 42°09'46" East, a distance of 36.75 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 228.25 feet, concave southeasterly, through a central angle of 09°24'28", a distance of 37.48 feet, to the beginning of a compound curve;
THENCE easterly along said compound curve to the right, having a radius of 30.00 feet, concave southerly, through a central angle of 61°10'22", a distance of 32.03 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the left, having a radius of 63.50 feet, concave northerly, through a central angle of 84°11'30", a distance of 93.31 feet, to a point of intersection with a non-tangent line;
THENCE South 79°34'10" East, a distance of 97.31 feet;
THENCE South 47°45'00" East, a distance of 40.38 feet;
THENCE North 46°50'59" East, a distance of 171.84 feet;
THENCE North 30°12'10" West, a distance of 100.00 feet;
THENCE North 59°47'50" East, a distance of 10.00 feet;
THENCE North 30°12'10" West, a distance of 99.96 feet;
THENCE North 26°19'12" West, a distance of 36.80 feet;
THENCE North 63°40'48" East, a distance of 138.16 feet, to the beginning of a curve;
THENCE easterly along said curve to the right, having a radius of 879.50 feet, concave southerly, through a central angle of 26°57'41", a distance of 413.86 feet, to the beginning of a compound curve;
THENCE easterly along said compound curve to the right, having a radius of 619.50 feet, concave southerly, through a central angle of 12°35'13", a distance of 136.09 feet, to the curves end;
THENCE South 76°46'18" East, a distance of 78.45 feet, to the beginning of a curve;
THENCE easterly along said curve to the left, having a radius of 321.00 feet, concave northerly, through a central angle of 07°47'31", a distance of 43.65 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the right, having a radius of 279.00 feet, concave southerly, through a central angle of 04°33'47", a distance of 22.22 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the left, having a radius of 376.00 feet, concave northerly, through a central angle of 01°06'56", a distance of 7.32 feet, to the curves end;
THENCE South 81°06'58" East, a distance of 56.58 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the right, having a radius of 37.75 feet, concave southwesterly, through a central angle of 103°53'36", a distance of 68.45 feet, to the beginning of a compound curve;
THENCE southwesterly along said compound curve to the right, having a radius of 256.50 feet, concave northwesterly, through a central angle of 13°05'29", a distance of 58.61 feet, to the curves end;
THENCE South 35°52'07" West, a distance of 98.47 feet, to the beginning of a curve;
THENCE southerly along said curve to the left, having a radius of 115.00 feet, concave easterly, through a central angle of 109°16'51", a distance of 219.34 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said non-tangent curve to the right, having a radius of 287.94 feet, concave southwesterly, whose radius bears South 18°39'08" West, through a central angle of 37°04'11", a distance of 186.29 feet, to the beginning of a compound curve;
THENCE southerly along said compound curve to the right, having a radius of 271.50 feet, concave westerly, through a central angle of 75°36'16", a distance of 358.26 feet, to the curves end;
THENCE South 41°19'36" West, a distance of 162.26 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the left, having a radius of 173.50 feet, concave southeasterly, through a central angle of 33°54'08", a distance of 102.66 feet, to the beginning of a reverse curve;
THENCE southwesterly along said reverse curve to the right, having a radius of 15.00 feet, concave northwesterly, through a central angle of 90°02'38", a distance of 23.57 feet, to a point of intersection with a non-tangent line;
THENCE South 07°28'06" West, a distance of 57.00 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said non-tangent curve to the right, having a radius of 15.00 feet, concave southwesterly, whose radius bears South 07°28'06" West, through a central angle of 90°00'00", a distance of 23.56 feet, to the curves end;
THENCE South 07°28'06" West, a distance of 13.20 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the right, having a radius of 226.50 feet, concave northwesterly, through a central angle of 85°10'25", a distance of 336.71 feet, to the curves end;
THENCE North 87°21'29" West, a distance of 215.50 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 2028.50 feet, concave southerly, through a central angle of 03°23'49", a distance of 120.26 feet, to the **POINT OF BEGINNING**.

Containing a combined area of 12,801,132 square feet or 293.8736 acres, more or less.

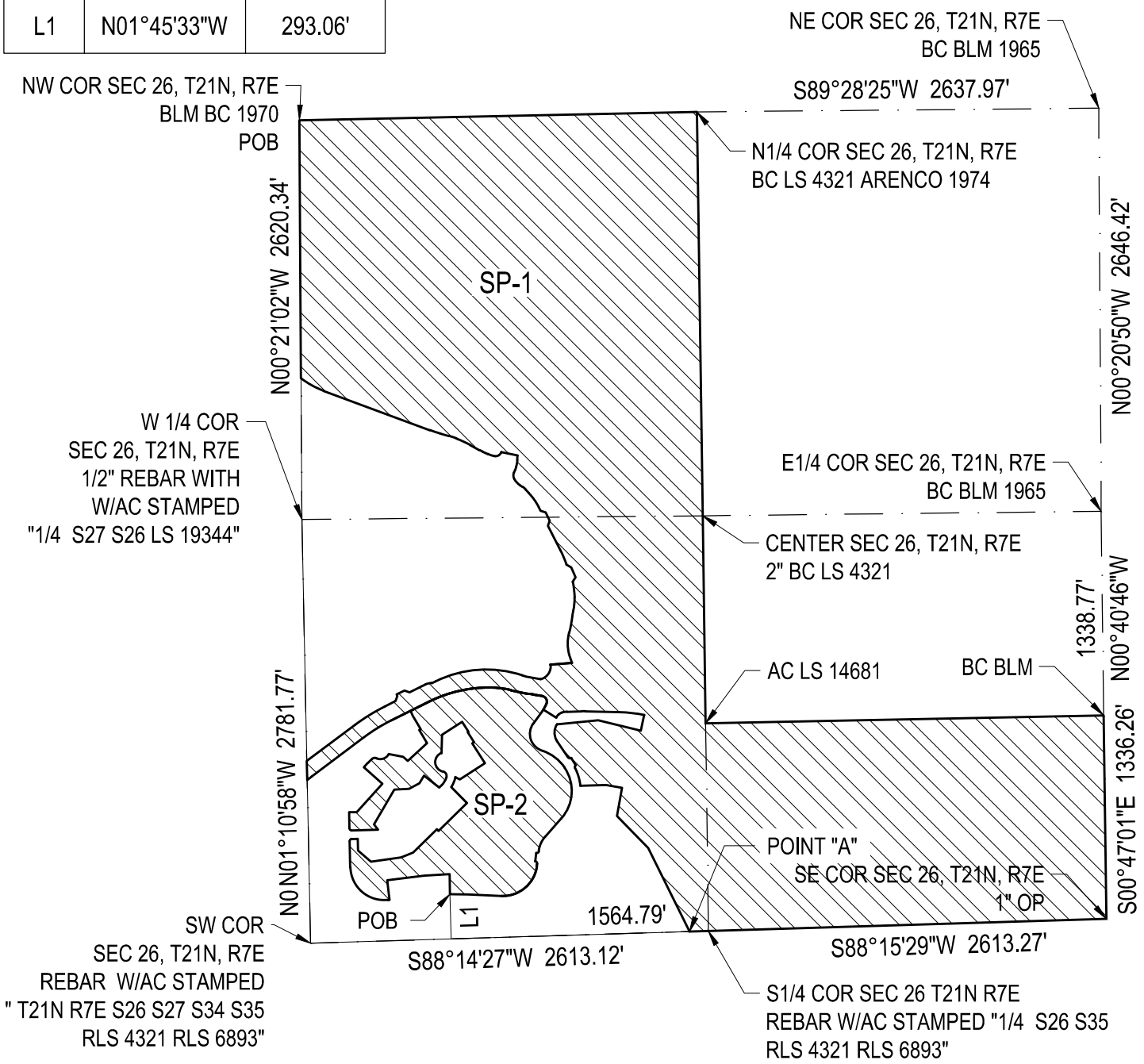
Subject to existing rights-of-way and easements.

This legal description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of October, 2022. Any monumentation noted in this legal description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°45'33"W	293.06'



WOOD PATEL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
Date Signed 11-06-26
ARIZONA, U.S.A.
EXPIRES 09-30-29

N

EXHIBIT "B"

JWP 126
SPECIFIC PLAN LIMITS
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NOT TO SCALE
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