EXHIBIT "A"

That portion of Lot 35 and Lot 36 of WESTGATE LOT 5 REPLAT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 297 of Maps, Page 43, a replat of Lot 5, of WEST PHOENIX FREEWAY INDUSTRIAL CENTER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 230 of Maps, Page 1, located in the Northwest quarter (NW¼) of Section 8, Township 1 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a 3 inch 2005 Maricopa County brass cap epoxied flush, stamped "LS 31610", marking the West quarter corner of said Section 8, common with the East quarter corner of Section 7 of said Township and Range, being South 89°21'06" East 2640.44 feet from a 2 inch ball hitch, in railroad tracks, 0.6 foot down, with washer stamped "LS 38862" marking the Center quarter corner of said Section 7;

thence along the East – West mid section line of said Section 7, North 89°21'06" West 131.28 feet to the median centerline of State Route 202L (SOUTH MOUNTAIN FREEWAY);

thence along said median centerline from a Local Tangent Bearing of North 09°31'54" East along a curve to the Right having a radius of 5729.58 feet, a length of 315.56 feet;

thence continuing along said median centerline of State Route 202L North 12°41'14" East 488.25 feet;

thence South 77°18'46" East 237.12 feet to the existing easterly right of way line of said State Route 202L on the North right of way line of Jefferson Street;

thence along said existing easterly right of way line North 00°19'08" East 88.01 feet;

thence continuing along said existing easterly right of way line North 16°16'27" East 64.97 feet;

thence continuing along said existing easterly right of way line North 08°35'09" East 126.16 feet;

thence continuing along said existing easterly right of way line South 89°40'52" East 5.68 feet to the POINT OF BEGINNING on the South line of said Lot 36;

thence continuing along said existing easterly right of way line North 13°21'07" East 140.66 feet;

(continued)

thence continuing along said existing easterly right of way line North 32°49'48" East 164.56 feet to the North line of said Lot 35, being on the South right of way line of Washington Street;

thence along said North line of Lot 35 South 89°40'52" East 52.42 feet to the easterly property line of that property acquired by the State of Arizona, Department of Transportation, (ADOT), by that Special Warranty Deed recorded in Document No. 20170609755, records of Maricopa County, Arizona;

thence along said easterly ADOT property line South 17°07'50" West 288.12 feet to the South line of said Lot 35;

thence along said South line of Lot 35 North 89°40'52" West 89.25 feet to the POINT OF BEGINNING.

There shall be no right or easement of access to, from or between the parcel of land described above and 59th Avenue.

The Access Control provisions set forth above shall be a covenant running with the land and shall be binding upon, and shall inure to the benefit of the State of Arizona, the landowners and their respective successors and assigns with respect to the property. The Access Control provisions shall also remain enforceable by the State of Arizona even if all or part of any roadway is abandoned to a local jurisdiction.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of this conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.