

EXHIBIT "A"

That portion of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 26, Township 2 North, Range 6 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a $\frac{1}{2}$ inch rebar marking the South quarter corner of said Section 26, being South 88°56'29" East 2598.44 feet from a $\frac{1}{2}$ inch rebar marking the Southwest corner of said Section 26;

thence along the South line of said Section 26, North 88°56'29" West 1299.22 feet to the East line of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 26;

thence along said East line of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 26, North 00°28'30" East 186.41 feet to the POINT OF BEGINNING at the Southeast corner of that property conveyed to R & S Development Group, LLC, an Arizona limited liability company, by Special Warranty Deed recorded in Document No. 2019-0739177, Maricopa County Records;

thence North 89°53'21" West 6.94 feet;

thence North 68°46'05" West 1127.72 feet to the southern line of the property described in the above cited Special Warranty Deed;

thence along said southerly property line North 85°54'51" East 310.33 feet;

thence continuing along said southerly property line North 32°50'38" East 111.74 feet;

thence continuing along said southerly property line South 80°00'02" East 147.00 feet;

thence continuing along said southerly property line South 47°26'07" East 737.53 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 State Route 202L (RED MOUNTAIN FREEWAY).

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.

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The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

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.

ALSO GRANTOR RESERVES unto the Grantor, its successors and assigns, an easement for Ingress and Egress over and across that portion of the above property described as follows:

COMMENCING at the POINT OF BEGINNING of the above described property;

thence along the southerly line of the above described property North 89°53'21" West 6.94 feet;

thence North 68°46'05" West 120.90 feet to the POINT OF BEGINNING of the Ingress/Egress Easement being reserved to the Grantor;

thence continuing along said southerly line North 68°46'05" West 21.38 feet;

thence North 41°54'14" East 56.41 feet to the northerly line of the above described property;

thence along said northerly property line South 47°26'07" East 20.00 feet;

thence South 41°54'14" West 48.64 feet to the POINT OF BEGINNING.

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