

## EXHIBIT "A"

That portion of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Southwest quarter (SW¼) of Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, which lies southwesterly of the following described **EXISTING RIGHT OF WAY LINE**:

### **PROPERTY DESCRIPTION:**

PARCEL NO. 1:

That portion of Lot 4 of Section 31, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

BEGINNING at the Southwest corner of Lot 5 in CASAS DEL OESTE, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona in Book 23 of Maps and Plats at Page 31;

Thence North 89 degrees 37 minutes 07 seconds West along the North right of way line of Ina Road, a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 37 minutes 07 seconds West along said North line, a distance of 110.00 feet;

Thence North 0 degrees 22 minutes 53 seconds West, a distance of 175.00 feet;

Thence South 89 degrees 37 minutes 07 seconds East, a distance of 103.77 feet to the Westerly right of way line of that certain 20.00 foot wide alley as shown on the plat of said CASAS DEL OESTE Subdivision;

Thence South 9 degrees 13 minutes 47 seconds East, along said Westerly right of way line, a distance of 40.57 feet;

Thence South 0 degrees 22 minutes 53 seconds East, 135.00 feet to the TRUE POINT OF BEGINNING.

(continued)

**PAGE 1**

PARCEL NO. 2:

Lot 5, CASAS DEL OESTE, according to Book 23 of Maps, page 31, records of Pima County, Arizona, located in Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona.

PARCEL NO. 3:

Lot 6, CASAS DEL OESTE, according to Book 23 of Maps, page 31, records of Pima County, Arizona, located in Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona.

PARCEL NO. 4:

Lot 7, CASAS DEL OESTE, according to Book 23 of Maps, page 31, records of Pima County, Arizona, located in Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona.

PARCEL NO. 5:

That certain 20.00 foot wide alley as shown on the plat of CASAS DEL OESTE Subdivision, according to Book 23 of Maps, page 31, records of Pima County, Arizona, located in Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, adjoining the westerly line of Lot 5, Lot 6 and Lot 7 of said CASAS DEL OESTE Subdivision.

**EXISTING RIGHT OF WAY LINE DESCRIPTION:**

Commencing at a 3 inch brass cap marking the Southwest corner of said Section 31, being South 89°48'46" West 2367.47 feet from a 2 inch brass cap marking the South quarter corner of said Section 31;

thence along the South line of said Section 31 North 89°48'46" East 635.07 feet;

thence North 00°11'14" West 75.00 feet to the POINT OF BEGINNING on the existing North right of way line of Ina Road, being at the juncture with the westerly right of way line of Camino De Las Capas;

thence along said westerly right of way line of Camino De Las Capas North 40°05'35" East 45.77 feet;

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**PAGE 2**

thence from a Local Tangent Bearing of North 09°37'36" West continuing along the westerly, southwesterly, and southerly right of way line of Camino De Las Capas, along a curve to the Left having a radius of 245.00 feet, a length of 346.51 feet;

thence continuing along said existing southerly right of way line of Camino De Las Capas South 89°20'17" West 348.49 feet to the POINT OF ENDING on the existing easterly right of way line of Camino De Oeste, being North 89°20'53" East from a point on the West line of said Section 31, said point being North 00°39'07" West 311.23 feet from said Southwest corner of Section 31.

The above described parcel has no right or easement of access to Ina Road, provided however, access shall be permitted to Ina Road easterly of a point on said existing North right of way line of Ina Road that is South 89°48'46" West 104.20 feet from the above described POINT OF BEGINNING.

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.

## PAGE 3