

EXHIBIT "A"

That portion of the Southeast quarter (SE $\frac{1}{4}$) of Section 36, Township 3 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a 3 inch AHD brass cap in hand hole marking the Southeast corner of said Section 36, from which a 3 inch M.D.O.T. brass cap in hand hole marking the South quarter corner of said Section 36 bears South 88°39'01" West 2650.73 feet;

thence along the East line of said Section 36 North 00°13'01" East 39.98 feet to the existing construction centerline of U.S. Highway 60 (WICKENBURG – PHOENIX HIGHWAY);

thence along said existing construction centerline of U.S. Highway 60 North 44°38'53" West 1112.42 feet;

thence North 45°21'07" East 75.00 feet to the POINT OF BEGINNING on the existing northeasterly right of way line of said U.S. Highway 60;

thence along said existing northeasterly right of way line North 00°26'25" East 35.30 feet to the existing southerly right of way line of West Royal Palm Road;

thence along said existing southerly right of way line North 45°31'44" East 23.38 feet;

thence continuing along said existing southerly right of way line along a curve to the Right having a radius of 364.26 feet, a length of 223.39 feet to Point "A" for later identification;

thence continuing along said existing southerly right of way line from a Local Tangent Bearing of North 80°40'02" East continuing along said curve to the Right having a radius of 364.26 feet, a length of 45.92 feet;

thence continuing along said existing southerly right of way line of West Royal Palm Road South 55°15'16" East 32.66 feet to the existing southwesterly right of way line of North Kent Schuck Way;

thence along said existing southwesterly right of way line South 19°59'04" East 186.53 feet;

thence continuing along said existing southwesterly right of way line South 27°32'52" East 251.13 feet to the most southerly line of the Grantor's property as acquired by Final Order of Condemnation recorded in Document No. 2004-1080915, records of the County Recorder of Maricopa County, Arizona;

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thence along said southerly property line North 89°46'59" West 208.60 feet to said existing northeasterly right of way line of U.S. Highway 60;

thence along said existing northeasterly right of way line of U.S. Highway 60 North 44°38'53" West 365.49 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said Southeast quarter (SE¼) of Section 36 described as follows:

BEGINNING at the above described Point "A";

thence along said existing southerly right of way line of West Royal Palm Road from a Local Tangent Bearing of North 80°40'02" East along a curve to the Right having a radius of 364.26 feet, a length of 30.26 feet;

thence South 00°24'53" West 87.60 feet;

thence South 89°42'11" West 30.00 feet;

thence North 00°24'53" East 84.10 feet to the POINT OF BEGINNING.

The above described property shall have no right or easement of access to or from said U.S. Highway 60 that is adjoining the above describe property.

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.

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