

## EXHIBIT "A"

Lot 35, CANYON TRAILS UNIT 4 SOUTH PARCEL B, according to plat in Book 818, Page 47, records of Maricopa County, Arizona, located in the Northwest quarter (NW¼) of Section 13, Township 1 North, Range 2 West, Gila and Salt River Meridian, Maricopa County, Arizona.

EXCEPTING THEREFROM that portion of said Lot 35 described as follows:

BEGINNING at the Northwest corner of said Lot 35;

thence along the North line of said Lot 35 South 87°27'59" East 17.48 feet;

thence South 02°18'31" West 44.65 feet to the westerly line of said Lot 35;

thence along said westerly line of Lot 35 North 19°01'21" West 48.01 feet to the POINT OF BEGINNING.

The above described property shall have no right or easement of access in and to State Route 303L (BOB STUMP MEMORIAL PARKWAY).

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.