

EXHIBIT "A"

That portion of the Grantor's property that is in Lot 1 through Lot 15, RIO PARADISE, according to the plat recorded in Book 129 of Maps, Page 13, records of Maricopa County, Arizona, located in the Southeast quarter (SE $\frac{1}{4}$) of Section 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona, which is described as follows:

COMMENCING at a City of El Mirage brass cap stamped "LS 42285" marking the South quarter corner of said Section 12, being South 00°12'46" East 5302.84 feet from a 3 $\frac{1}{4}$ inch aluminum cap on 5/8 inch rebar stamped "T3N R1W 1/4 S1 S12 LS 21080 2008" flush marking the North quarter corner of said Section 12;

thence along the North - South mid-section line of said Section 12, North 00°12'46" West 274.06 feet;

thence North 89°47'14" East 4.00 feet to the POINT OF BEGINNING at the Southwest corner of said Lot 15;

thence along the South line of said Lot 15 South 89°34'24" East 75.88 feet to the existing westerly right of way line of North Honcho Road;

thence along said existing westerly right of way line of North Honcho Road from a Local Tangent Bearing of North 15°12'54" West, along a curve to the Right, having a radius of 430.00 feet, a length of 111.11 feet;

thence continuing along said existing westerly right of way line of North Honcho Road North 00°24'34" West 121.77 feet to Point "A" for later identification;

thence continuing along said existing westerly right of way line of North Honcho Road North 00°24'34" West 168.29 feet to Point "B" for later identification;

thence continuing along said existing westerly right of way line of North Honcho Road North 00°24'34" West 24.87 feet;

(continued)

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thence continuing along said existing westerly right of way line of North Honcho Road along a curve to the Left, having a radius of 360.00 feet, a length of 209.86 feet to the West line of Lot 1 of said RIO PARADISE;

thence along the West line of said Lot 1 through Lot 15 of said RIO PARADISE South 00°12'46" East 621.89 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 N. Honcho Road, provided however, access may be permitted to N. Honcho Road between the above described Point "A" and Point "B". The landowner or its successors and assigns will have the responsibility to secure all necessary permits of access from the appropriate local governmental jurisdiction.

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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