

## **EXHIBIT "A"**

That portion of the Grantor's property that is in Lot 15, Tract "A", EL MIRAGE SUBDIVISION, as recorded in Book 28 of Maps, Page 43, records of Maricopa County, Arizona, located in the Southwest quarter (SW $\frac{1}{4}$ ) 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" flush 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 873.80 feet;

thence South 89°47'14" West 12.00 feet to the POINT OF BEGINNING at the Southeast corner of said Lot 15;

thence along the South line of said Lot 15 North 89°18'13" West 139.00 feet (140 feet record) to the Southwest corner of said Lot 15 on the existing easterly right of way line of El Frio Street;

thence along said existing easterly right of way line of El Frio Street, also being the West line of said Lot 15, North 00°10'08" West 39.00 feet;

thence South 89°18'12" East 92.80 feet;

thence South 49°29'45" East 60.91 feet to the POINT OF BEGINNING.

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.