

## EXHIBIT "A"

That portion of the Grantor's property that is in Lot 1, Lot 2 and Lot 3, Tract "A", EL MIRAGE SUBDIVISION, as recorded in Book 28 of Maps, Page 43, records of Maricopa County, Arizona, located in the Southwest quarter (SW¼) of Section 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona, which lies westerly of the following described line:

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 3¼ inch aluminum cap on 5/8 inch rebar stamped "T3N R1W ¼ 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 221.91 feet;

thence South 89°47'14" West 12.00 feet to the POINT OF BEGINNING at the Northeast corner of said Lot 3;

thence South 35°43'42" West 54.81 feet;

thence along a curve to the Left having a radius of 50.00 feet, a length of 16.75 feet to the South line of said Lot 3;

thence along the South line of said Lot 3 North 89°21'17" West 34.97 feet;

thence South 00°10'08" East 62.24 feet;

thence South 65°31'26" West 71.32 feet to the POINT OF ENDING on the existing easterly right of way line of El Frio Street, also being the West line of said Lot 1.

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.