

## **EXHIBIT "A"**

Those portions of the Grantor's property that is in Lot 17, Lot 18, and Lot 19, RIO PARADISE, according to the plat recorded in Book 129 of Maps, Page 13, records of Maricopa County, Arizona, and of N. Honcho Road, 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 212.91 feet;

thence North 89°47'14" East 4.00 feet to the POINT OF BEGINNING at the West line of said Lot 17;

thence along the West line of said Lot 17 North 00°12'46" West 21.37 feet to the Northwest corner of said Lot 17;

thence along the North line of said Lot 17 and along the easterly prolongation thereof, South 89°34'24" East 88.69 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 South 20°48'02" East, along a curve to the Left, having a radius of 430.00 feet, a length of 55.30 feet to the existing northerly right of way line of Thunderbird Road;

thence along said existing northerly right of way line of Thunderbird Road South 65°31'26" West 77.36 feet;

thence from a Local Tangent Bearing of North 14°01'14" West along a curve to the Left, having a radius of 50.00 feet, a length of 19.78 feet;

thence North 36°40'55" West 54.71 feet to the POINT OF BEGINNING;

(continued)

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There shall be no right or easement of access to, from or between the parcel of land described above and Thunderbird Road and N. Honcho Road.

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.

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

**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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**PROJECT:** 060 MA 145 H8374  
060-B(208)T

**LOCATION:** Thunderbird Road T.I.  
Disposal

**PARCEL:** L-C-046E  
cg 02-05-2026