

## **EXHIBIT "A"**

Lot 20, MANSFIELD TRACT, according to Book 36 of Maps, Page 9, records of Maricopa County, Arizona, located in Section 13, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County Arizona.

EXCEPT the North 7.00 feet thereof; and

FURTHER EXCEPTING that portion of said Lot 20 which lies northerly of the following described existing southerly right of way line of Thunderbird Road:

COMMENCING at a City of El Mirage brass cap stamped "LS 42285" marking the North quarter corner of said Section 13, being North 00°04'39" West 2647.18 feet from a ½ inch rebar marking the center quarter corner of said Section 13;

thence along the North - South mid-section line of said Section 13, South 00°04'39" East 61.96 feet to the POINT OF BEGINNING on said existing southerly right of way line of Thunderbird Road;

thence along said existing southerly right of way line of Thunderbird Road from a Local Tangent Bearing of North 79°26'18" East, along a curve to the Left, having a radius of 572.66 feet, a length of 83.89 feet to the South line of said North 7.00 feet of Lot 20;

thence along said South line South 89°34'24" East 11.21 feet to the POINT OF ENDING on the East line of said Lot 20.

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

(continued)

## **EXHIBIT "A"**

### **PAGE 1**

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.

**EXHIBIT "A"**

**PAGE 2**