

EXHIBIT "A"

That portion of Tract B, MELROSE PARK PARADISE, according to Book 145 of Maps, page 26, records of Maricopa County, Arizona, located in the Southwest quarter (SW¼) of Section 13, Township 3 North, Range 3 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies southwesterly of the following described **LINE DESCRIPTION**:

LINE DESCRIPTION:

COMMENCING at a brass cap in handhole marking the center quarter corner of said Section 13, being South 89°23'33" West 1318.74 feet from a brass cap marking the C-E 1/16th corner of said Section 13;

thence along the North – South midsection line of said Section 13 South 00°19'12" East 408.38 feet to the POINT OF BEGINNING on the existing southwesterly right of way line of the Flood Control Channel;

thence along said existing southwesterly right of way line of the Flood Control Channel North 43°54'18" West 43.52 feet to the West right of way line of 36th Street;

thence continuing along said existing southwesterly right of way line North 46°14'28" West 204.73 feet;

thence continuing along said existing southwesterly right of way line North 66°07'07" West 300.83 feet to the POINT OF ENDING on the southwesterly line of said Tract B, being South 00°35'15" East 109.01 feet and South 89°24'45" West 451.98 feet from said center quarter corner of Section 13.

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.