

764 - E. GARDNER DRIVE

Order No. 21-325102

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property in the County of Maricopa, State of Arizona, described as follows:

PARCEL ONE:

LOT 186 THUNDERBIRD INDUSTRIAL AIRPARK NO, 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 186 OF MAPS, PAGE 44.

EXCEPT PORTIONS OF LOT 186, THUNDERBIRD INDUSTRIAL AIRPARK NO, 4, IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 186 OF MAPS, PAGE 44 MCR, AS CONVEYED IN WARRANTY DEED RECORDED JULY 5, 2017 IN DOCUMENT NO. 2017-488937, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1:

COMMENCING AT A CITY OF PHOENIX 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE BEGINNING OF A CURVE IMMEDIATELY SOUTH OF EVANS RD FROM WHICH A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVAN RD BEARS NORTH 10 DEGREES 37 MINUTES 12 SECONDS EAST 141.91 FEET BEING THE BASIS OF BEARINGS;

THENCE ALONG SAID MONUMENT LINE 141.91 FEET TO THE CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD.

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 40.09 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.24 FEET TO A 1/2" REBAR WITH A 1.5" REBAR ALUMINUM CAP MARKED KLEIN 42137 ON THE EXISTING RIGHT OF WAY EVANS RD. AND THE POINT OF BEGINNING ;

THENCE SOUTH 13 DEGREES 43 MINUTES 18 SECONDS WEST 79.45 FEET;

THENCE SOUTH 28 DEGREES 22 MINUTES 17 SECONDS WEST 36.76 FEET TO A 1/2" REBAR WITH A 1.5" ALUMINUM CAP MARKED KLEIN 42137 ON THE EXISTING RIGHT OF WAY OF 76TH PLACE;

THENCE NORTHERLY 91.76 FEET ALONG THE EXISTING RIGHT OF WAY ON A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIAL BEARING OF SOUTH 89 DEGREES 37 MINUTES 57 SECONDS EAST, A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 12 MINUTES 36 SECONDS;

THENCE NORTHERLY AND EASTERLY 33.19 FEET ALONG THE EXISTING RIGHT OF WAY ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 76 DEGREES 03 MINUTES 57 SECONDS TO THE POINT OF BEGINNING;

AREA 2:

COMMENCING AT A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING IN THE CENTER OF 76TH PLACE AT THE BEGINNING OF A CURVE IMMEDIATELY SOUTH OF EVANS RD FROM WHICH CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE

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ALTA Commitment 08-01-2016
WFG Form No 3173800

INTERSECTION OF EVANS RD BEARS NORTH 10 DEGREES 37 MINUTES 12 SECOND SEAST 141.91 FEET BEING THE BASIS OF BEARINGS;

THENCE ALONG SAID MONUMENT LINE 141.91 FEET TO THE CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD.

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 165.73 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 31.23 FEET TO THE EXISTING RIGHT OF WAY OF EVANS RD AND THE POINT OF BEGINNING 2;

THENCE SOUTH 48 DEGREES 23 MINUTES EAST 2.26 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 57 SECONDS EAST 37.22 FEET TO THE EAST LINE OF SAID LOT 186;

THENCE ALONG THE EAST LINE NORTH 00 DEGREES 26 MINUTES EAST 1.46 FEET TO A 1/2 REBAR WITH A PLASTIC CAP MARKED AJW LS37736 ON THE EXISTING RIGHT OF WAY OF EVANS RD.

THENCE ALONG THE EXISTING RIGHT OF AY NORTH 89 DEGREES 32 MINUTES 47 SECONDS WEST 38.92 FEET TO THE POINT OF BEGINNING 2.

PARCEL TWO:

LOT 187, THUNDERBIRD INDUSTRIAL AIRPARK NO, 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 186 OF MAPS, PAGE 44.

EXCEPT PORTIONS OF LOT 187, THUNDERBIRD INDUSTRIAL AIRPARK NO, 4, IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 186 OF MAPS, PAGE 44 MCR, AS CONVEYED IN WARRANTY DEED RECORDED JULY 5, 2017 IN DOCUMENT NO. 2017-488937, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, AT THE INTERSECTION OF 76TH PLACE AND GELDING DR FROM WHICH A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING BEARS N 00 DEGREES 26 MINUTES 21 SECONDS E 320.21 FEET ALONG SAID CENTERLINE OF 76TH PLACE BEING THE BASIS OF BEARINGS;

THENCE N 00 DEGREES 26 MINUTES 21 SECONDS E 29.24 FEET ALONG THE CENTERLINE;

THENCE S 89 DEGREES 33 MINUTES 39 SECONDS E 55.14 FEET TO A 1/2 REBAR WITH 1.5 ALUMINUM CAP MARKED "KLEIN 42137" ON THE EXISTING RIGHT OF WAY OF GELDING DR AND THE POINT OF BEGINNING;

THENCE S 89 DEGREES 35 MINUTES 52 SECONDS E 56.88 FEET ALONG THE EXISITING RIGHT OF WAY;

THENCE N 45 DEGREES 31 MINUTES W 3.46 FEET;

THENCE N 89 DEGREES 34 MINUTES 57 SECONDS W 34.67 FEET;

THENCE N 81 DEGREES 33 MINUTES 39 SECONDS W 28.77 FEET;

THENCE N 45 DEGREES 00 MINUTES 44 SECONDS W 20.00 FEET;

THENCE N 1 DEGREES 05 MINUTES 18 SECONDS W 78.53 FEET TO THE EAST RIGHT OF WAY OF 76TH PLACE;

THENCE S 00 DEGREES 26 MINUTES 58 SECONDS W 74.01 FEET ALONG THE EAST RIGHT OF WAY TO A 1/2 " REBAR WITH 1.5 ALUMINUM CAP MARKED "KLEIN 42137" AND A TANGENTIAL CURVE TO THE LEFT;

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THENCE 39.35 FEET ALONG SAID CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET,
THROUGH A CENTRAL ANGLE OF 90 DEGREES 11 MINUTES 01 SECONDS TO THE POINT OF BEGINNING.

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