

EXHIBIT "A"**LEGAL DESCRIPTION OF THE LAND**

PARCEL NO. 1

BEGINNING AT A BRASS CAP IN A HANDHOLE AT THE SOUTHWEST CORNER OF SECTION TWENTY- FIVE (25), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1050.00 FEET;

THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 55.00 FEET TO A P.K. NAIL ON TOP OF A WALL SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MCCLINTOCK DRIVE, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EAST, A DISTANCE OF 597.10 FEET TO A P.K. NAIL ON TOP OF A WALL;

THENCE SOUTH 44 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 21.18 FEET TO A HALF INCH DIAMETER REBAR;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 847.00 FEET TO A P.K. NAIL;

THENCE EAST, A DISTANCE OF 10.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.00 FEET TO A HALF INCH DIAMETER REBAR AND A POINT ON THE NORTH LINE OF SOUTHERN AVENUE PUBLIC RIGHT-OF- WAY WHICH IS 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25;

THENCE WEST ALONG SAID NORTH LINE OF SOUTHERN AVENUE PUBLIC RIGHT-OF-WAY PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 52.00 FEET TO A HALF INCH DIAMETER REBAR SAID REBAR BEING ON THE LINE COMMON WITH RECORDING NO. 88-563340;

THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG SAID COMMON LINE AND PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE WEST ALONG SAID COMMON LINE AND PARALLEL TO AND 250.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 200.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE SOUTH 00 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG SAID COMMON LINE AND PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET TO A HALF INCH DIAMETER REBAR AND A POINT ON THE NORTH LINE OF SOUTHERN AVENUE PUBLIC RIGHT-OF-WAY WHICH IS 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25;

THENCE WEST ALONG SAID SOUTHERN AVENUE PUBLIC RIGHT-OF-WAY PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 160.02 FEET TO A HALF INCH DIAMETER REBAR, SAID REBAR BEING ON A LINE COMMON WITH RECORDING DOCKET 7562 PAGE 470;

THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG SAID COMMON LINE AND PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE WEST ALONG SAID COMMON LINE AND PARALLEL TO SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 210.00 FEET TO A HALF INCH DIAMETER REBAR AND A POINT ON THE EAST

LINE OF MCCLINTOCK DRIVE PUBLIC RIGHT-OF-WAY WHICH IS 55.00 FEET EAST OF SAID WEST LINE OF SECTION 25;

THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE OF MCCLINTOCK DRIVE PUBLIC RIGHT-OF-WAY PARALLEL TO AND 55.00 FEET EAST OF SAID WEST LINE OF SECTION 25, A DISTANCE OF 800.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2

THAT PART OF THE GENERAL DEVELOPMENT PLAN OF KNOELL EAST SHOPPING CENTER, PER MAP RECORDED IN BOOK 113, PAGE 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION TWENTY-FIVE (25), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST ALONG THE CENTER LINE OF SOUTHERN AVENUE AND THE SOUTH LINE OF SECTION 25, A DISTANCE OF 425.02 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST, PARALLEL TO THE WEST LINE OF SECTION 25, A DISTANCE OF 50.00 FEET TO A HALF INCH DIAMETER REBAR SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST ALONG A LINE COMMON WITH RECORDING NO. 88-563340 AND PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 200.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE EAST ALONG SAID COMMON LINE AND PARALLEL TO AND 250.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 200.00 FEET TO A HALF INCH DIAMETER REBAR;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST (RECORD) SOUTH 00 DEGREES 11 MINUTES 45 SECONDS WEST (MEASURED), ALONG SAID COMMON LINE AND PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 200.00 FEET TO A HALF INCH DIAMETER REBAR AND A POINT ON THE NORTH LINE OF SOUTHERN AVENUE PUBLIC RIGHT-OF-WAY WHICH IS 50.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25;

THENCE WEST ALONG SAID SOUTHERN AVENUE PUBLIC RIGHT-OF-WAY PARALLEL TO AND 50.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.