

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT TRACT KNOWN AS "AREA SHOWN OUTSIDE THE LOT LINES" AS SHOWN ON THE FINAL PLAT OF HALLCRAFT VILLAS MESA RECORDED IN BOOK 143, PAGE 35, MARICOPA COUNTY RECORDS (MCR) AND CONVEYED TO HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION BY DEED OF RECORD IN DOCKET 9498, PAGE 379, MCR AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (3 INCH BRASS CAP IN HANDHOLE) FROM WHICH POINT THE NORTHEAST CORNER THEREOF (3 INCH BRASS CAP IN HANDHOLE) BEARS N0°13'51"E A DISTANCE OF 2643.66 FEET;

THENCE N0°13'51"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1332.62 FEET;

THENCE N89°46'09"W, ACROSS THE RIGHT-OF-WAY OF DOBSON ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE THEREOF BEING THE POINT OF BEGINNING;

THENCE ACROSS SAID HALLCRAFT VILLAS MESA TRACT THE FOLLOWING FIVE (5) COURSE AND DISTANCES;

1. N89°43'17"W A DISTANCE OF 5.00 FEET;
2. N44°49'30"W A DISTANCE OF 8.49 FEET;
3. N0°16'43"E A DISTANCE OF 29.01 FEET;
4. N45°13'29"E A DISTANCE OF 8.47 FEET;
5. S89°43'17"E A DISTANCE 5.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE S0°13'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

Sheet 1 of 3

HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
Public Utilities & Facilities Easement

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286

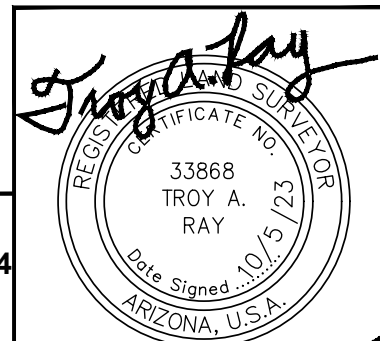


EXHIBIT A

LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCEL CONTAINS 415.06 SQUARE FEET (0.0095 ACRE) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°13'51"E FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE AMENDED PLSS SUBDIVISION RECORD OF SURVEY – MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) RECORDED IN BOOK 956, PAGE 44 MCR.

Sheet 2 of 3

**HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
RIGHT-OF-WAY**

Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286

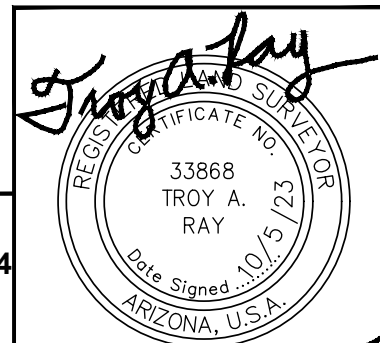
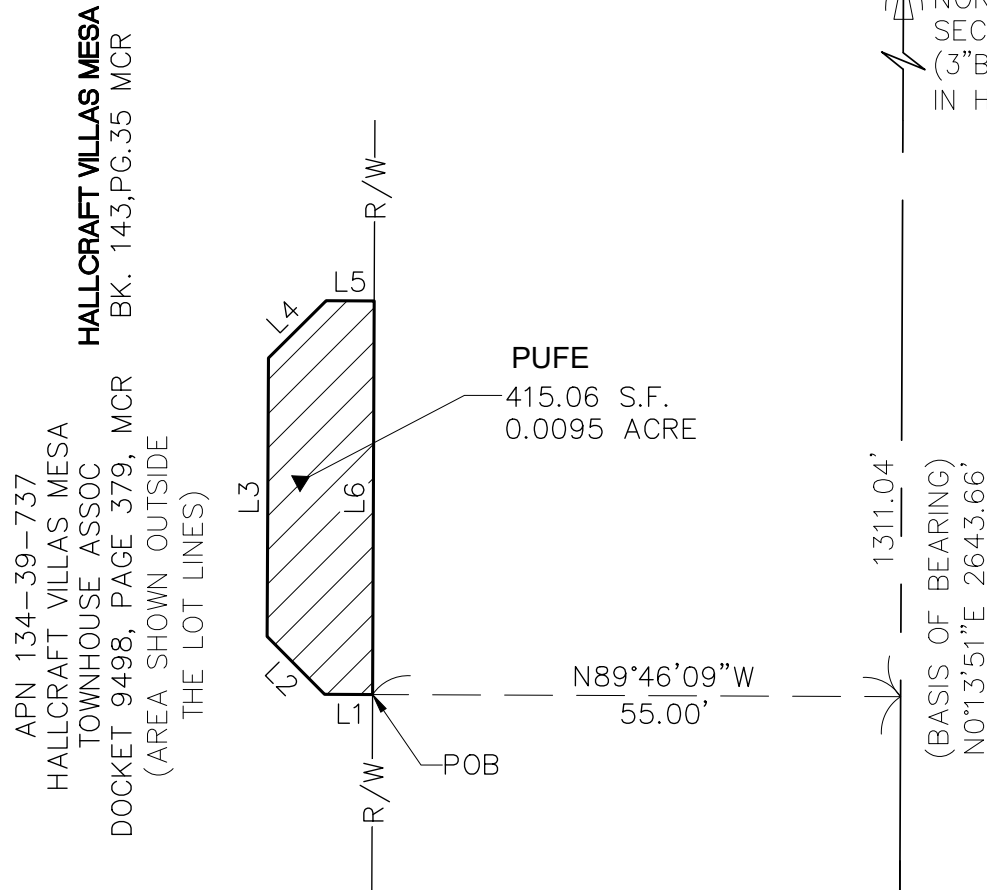


EXHIBIT A

SKETCH



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'17"W	5.00'
L2	N44°49'30"W	8.49'
L3	N0°16'43"E	29.01'
L4	N45°13'29"E	8.47'
L5	S89°43'17"E	5.00'
L6	S0°13'51"W	41.00'

SCALE:
1"=20'
NE 1/4
SEC 30
T. 1 N.
R. 5 E.

Sheet 3 of 3

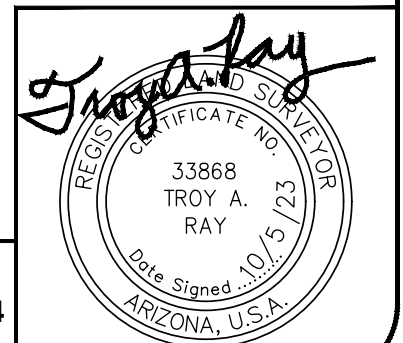
HALLCRAFT VILLAS MESA TOWNHOUSE ASSOC. - PUF

Preparing Firm: ARDURRA

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286



CLOSURE REPORT

PUFE

NORTH: 874655.8824' EAST: 712906.4398'

SEGMENT #1 : LINE

COURSE: N89° 43' 17"W LENGTH: 5.00'
NORTH: 874655.9067' EAST: 712901.4398'

SEGMENT #2 : LINE

COURSE: N44° 49' 30"W LENGTH: 8.49'
NORTH: 874661.9283' EAST: 712895.4548'

SEGMENT #3 : LINE

COURSE: N0° 16' 43"E LENGTH: 29.01'
NORTH: 874690.9380' EAST: 712895.5959'

SEGMENT #4 : LINE

COURSE: N45° 13' 29"E LENGTH: 8.47'
NORTH: 874696.9036' EAST: 712901.6086'

SEGMENT #5 : LINE

COURSE: S89° 43' 17"E LENGTH: 5.00'
NORTH: 874696.8793' EAST: 712906.6085'

SEGMENT #6 : LINE

COURSE: S0° 13' 51"W LENGTH: 41.00'
NORTH: 874655.8796' EAST: 712906.4433'

PERIMETER: 96.97'

AREA: 415.06 SQ. FT. (0.0095 ACRE)

ERROR CLOSURE: 0.0045'

COURSE: S52° 40' 50"E

ERROR NORTH: -0.00271'
EAST: 0.00355'

PRECISION 1: 21,548.89

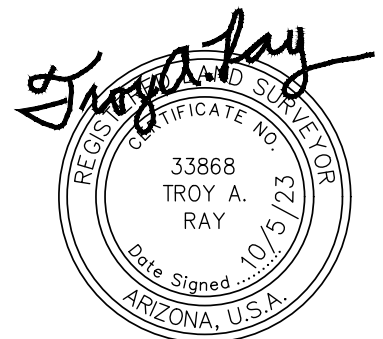


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT TRACT KNOWN AS "AREA SHOWN OUTSIDE THE LOT LINES" AS SHOWN ON THE FINAL PLAT OF HALLCRAFT VILLAS MESA RECORDED IN BOOK 143, PAGE 35, MARICOPA COUNTY RECORDS (MCR) AND CONVEYED TO HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION BY DEED OF RECORD IN DOCKET 9498, PAGE 379, MCR AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (3 INCH BRASS CAP IN HANDHOLE) FROM WHICH POINT THE NORTHEAST CORNER THEREOF (3 INCH BRASS CAP IN HANDHOLE) BEARS N0°13'51"E A DISTANCE OF 2643.66 FEET;

THENCE N0°13'51"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1467.62 FEET;

THENCE N89°46'09"W, ACROSS THE RIGHT-OF-WAY OF DOBSON ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE THEREOF BEING THE POINT OF BEGINNING;

THENCE ACROSS SAID HALLCRAFT VILLAS MESA TRACT THE FOLLOWING THREE (3) COURSE AND DISTANCES;

1. CONTINUING N89°46'09"W A DISTANCE OF 5.00 FEET;
2. N0°13'51"E, ALONG A LINE 5.00 FEET WEST AND PARALLEL TO SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, A DISTANCE OF 50.00 FEET;
3. S89°46'09"E A DISTANCE OF 5.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE S0°13'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 250.00 SQUARE FEET (0.0057 ACRE) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°13'51"E FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE AMENDED PLSS SUBDIVISION RECORD OF SURVEY - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS)
RECORDED IN BOOK 956, PAGE 44 MCR.

Sheet 1 of 2

HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
Public Utilities & Facilities Easement

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286

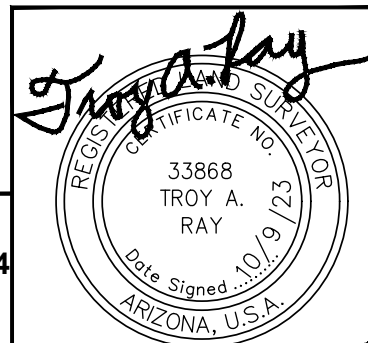


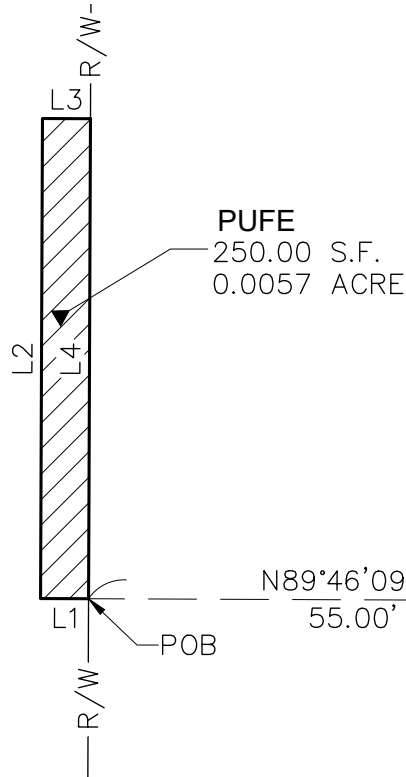
EXHIBIT A

SKETCH

APN 134-39-737
HALLCRAFT VILLAS MESA
TOWNHOUSE ASSOC
DOCKET 9498, PAGE 379, MCR
(AREA SHOWN OUTSIDE
THE LOT LINES)

HALLCRAFT VILLAS MESA
BK. 143, PG. 35 MCR

W. BROADWAY RD



NORTHEAST COR.
SEC. 30 T. 1 N., R. 5 E
(3" BRASS CAP
IN HANDHOLE)

1176.04'
(BASIS OF BEARING)
N00°13'51"E 2643.66'

N89°46'09"W
55.00'

1467.62'

S. DOBSON RD

SCALE:
1"=20'
NE 1/4
SEC 30
T. 1 N.
R. 5 E.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'09"W	5.00'
L2	N0°13'51"E	50.00'
L3	S89°46'09"E	5.00'
L4	S0°13'51"W	50.00'

EAST 1/4 COR.
SEC. 30 T. 1 N., R. 5 E
(3" BRASS CAP
IN HANDHOLE)

POC

HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
Public Utilities & Facilities Easement

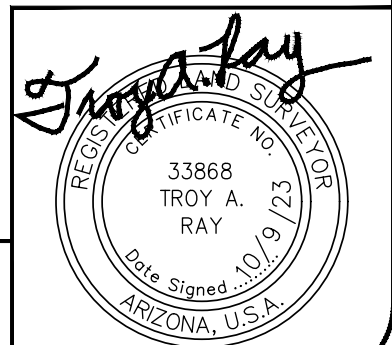
Preparing Firm: ARDURRA

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286

Sheet 2 of 2



CLOSURE REPORT

PUFE

NORTH: 874790.8874' EAST: 712906.9834'

SEGMENT #1 : LINE

COURSE: N89° 46' 09"W LENGTH: 5.00'
NORTH: 874790.9075' EAST: 712901.9834'

SEGMENT #2 : LINE

COURSE: N0° 13' 51"E LENGTH: 50.00'
NORTH: 874840.9071' EAST: 712902.1848'

SEGMENT #3 : LINE

COURSE: S89° 46' 09"E LENGTH: 5.00'
NORTH: 874840.8870' EAST: 712907.1848'

SEGMENT #4 : LINE

COURSE: S0° 13' 51"W LENGTH: 50.00'
NORTH: 874790.8874' EAST: 712906.9834'

PERIMETER: 110.00'
AREA: 250.00 SQ. FT. (0.0057 ACRE)
ERROR CLOSURE: 0.0000
COURSE: N0° 00' 00"E
ERROR NORTH: 0.00000
 EAST: 0.00000

PRECISION 1: 110000000.00

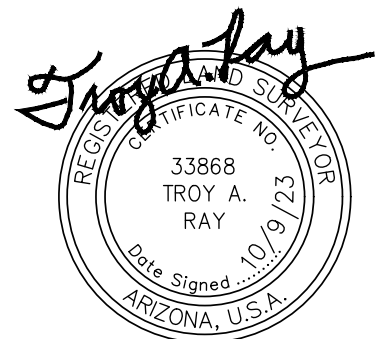


EXHIBIT A

LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT OVER A PORTION OF THAT TRACT KNOWN AS "AREA SHOWN OUTSIDE THE LOT LINES" AS SHOWN ON THE FINAL PLAT OF HALLCRAFT VILLAS MESA RECORDED IN BOOK 143, PAGE 35, MARICOPA COUNTY RECORDS (MCR) AND CONVEYED TO HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION BY DEED OF RECORD IN DOCKET 9498, PAGE 379, MCR AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (3 INCH BRASS CAP IN HANDHOLE) FROM WHICH POINT THE NORTHEAST CORNER THEREOF (3 INCH BRASS CAP IN HANDHOLE) BEARS N0°13'51"E A DISTANCE OF 2643.66 FEET;

THENCE N0°13'51"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1328.05 FEET;

THENCE N89°46'09"W, ACROSS THE RIGHT-OF-WAY OF DOBSON ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE THEREOF BEING THE POINT OF BEGINNING;

THENCE ACROSS SAID HALLCRAFT VILLAS MESA TRACT THE FOLLOWING THREE (3) COURSE AND DISTANCES;

1. CONTINUING N89°46'09"W A DISTANCE OF 17.50 FEET;
2. N0°13'51"E, ALONG A LINE 17.50 FEET WEST OF AND PARALLEL TO SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, A DISTANCE OF 50.00 FEET;
3. S89°46'09"E A DISTANCE OF 17.50 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE;

THENCE S0°13'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, A DISTANCE OF 4.43 FEET;

THENCE ACROSS SAID HALLCRAFT VILLAS MESA TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. N89°43'17"W A DISTANCE OF 5.00 FEET;
2. S45°13'29"W A DISTANCE OF 8.47 FEET;
3. S0°16'43"W A DISTANCE OF 29.01 FEET;
4. S44°49'30"E A DISTANCE OF 8.49 FEET;

**HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
TEMPORARY CONSTRUCTION EASEMENT**

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004

Phone: 602-263-1177

Fax: 602-277-6286

Sheet 1 of 4

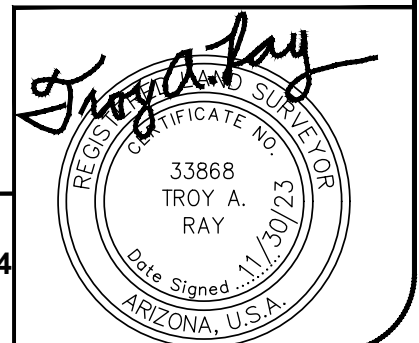


EXHIBIT A

LEGAL DESCRIPTION

5. S89°43'17"E A DISTANCE OF 5.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE S0°13'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 459.94 SQUARE FEET (0.0106 ACRE) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°13'51"E FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE AMENDED PLSS SUBDIVISION RECORD OF SURVEY – MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) RECORDED IN BOOK 956, PAGE 44 MCR.

Sheet 2 of 4

**HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
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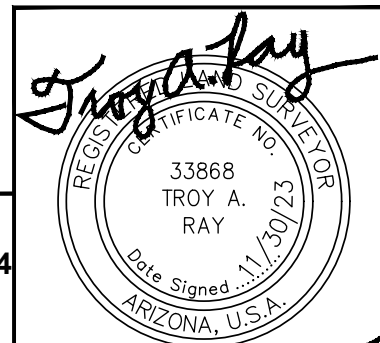
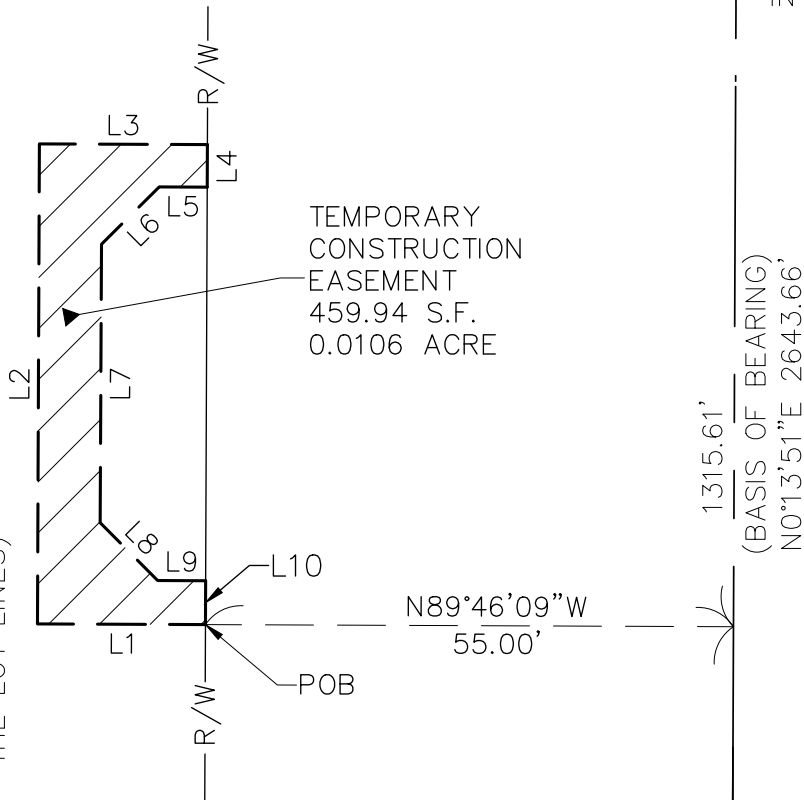


EXHIBIT A

SKETCH

APN 134-39-737
HALLCRAFT VILLAS MESA
TOWNHOUSE ASSOC
DOCKET 9498, PAGE 379, MCR
(AREA SHOWN OUTSIDE
THE LOT LINES)



** SEE SHEET 4 OF 4 FOR LINE TABLE **

SCALE:
1"=20'
NE 1/4
SEC 30
T. 1 N.
R. 5 E.

Sheet 3 of 4

**HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
TEMPORARY CONSTRUCTION EASEMENT**

Preparing Firm: ARDURRA

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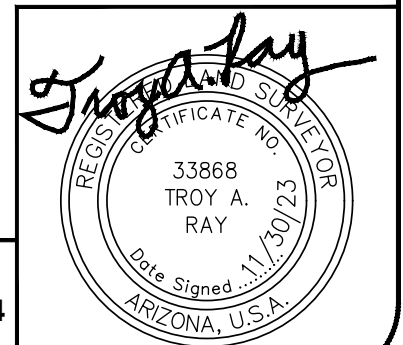


EXHIBIT A

TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'09"W	17.50'
L2	N0°13'51"E	50.00'
L3	S89°46'09"E	17.50'
L4	S0°13'51"W	4.43'
L5	N89°43'17"W	5.00'
L6	S45°13'29"W	8.47'
L7	S0°16'43"W	29.01'
L8	S44°49'30"E	8.49'
L9	S89°43'17"E	5.00'
L10	S0°13'51"W	4.57'

Sheet 4 of 4

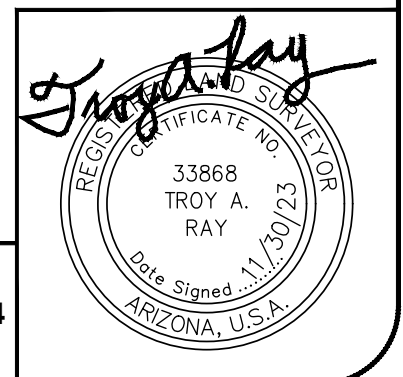
**HALLCRAFT VILLAS MESA TOWNHOUSE ASSOCIATION
TEMPORARY CONSTRUCTION EASEMENT**

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Phone: 602-263-1177

Fax: 602-277-6286



CLOSURE REPORT

TEMPORARY CONSTRUCTION EASEMENT

NORTH: 874651.3162' EAST: 712906.4214'

SEGMENT #1 : LINE

COURSE: N89° 46' 09"W LENGTH: 17.50'
NORTH: 874651.3867' EAST: 712888.9215'

SEGMENT #2 : LINE

COURSE: N0° 13' 51"E LENGTH: 50.00'
NORTH: 874701.3863' EAST: 712889.1230'

SEGMENT #3 : LINE

COURSE: S89° 46' 09"E LENGTH: 17.50'
NORTH: 874701.3158' EAST: 712906.6228'

SEGMENT #4 : LINE

COURSE: S0° 13' 51"W LENGTH: 4.43'
NORTH: 874696.8858' EAST: 712906.6050'

SEGMENT #5 : LINE

COURSE: N89° 43' 17"W LENGTH: 5.00'
NORTH: 874696.9102' EAST: 712901.6050'

SEGMENT #6 : LINE

COURSE: S45° 13' 29"W LENGTH: 8.47'
NORTH: 874690.9445' EAST: 712895.5924'

SEGMENT #7 : LINE

COURSE: S0° 16' 43"W LENGTH: 29.01'
NORTH: 874661.9348' EAST: 712895.4513'

SEGMENT #8 : LINE

COURSE: S44° 49' 30"E LENGTH: 8.49'
NORTH: 874655.9132' EAST: 712901.4363'

SEGMENT #9 : LINE

COURSE: S89° 43' 17"E
LENGTH: 5.00'
NORTH: 874655.8889'
EAST: 712906.4362'

SEGMENT #10 : LINE

COURSE: S0° 13' 51"W
LENGTH: 4.57'
NORTH: 874651.3189'
EAST: 712906.4178'

PERIMETER: 149.97'
AREA: 459.94 SQ. FT. (0.0106 ACRE)
ERROR CLOSURE: 0.0045'
COURSE: N52° 40' 50"W
ERROR NORTH: 0.00271'
EAST: -0.00355'

PRECISION 1: 33,326.67

