

Exhibit "A"

Legal Description of the Property

Parcel "A":

A parcel of land being Government Lot 6 of Section 1, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County.

Except the South 570 feet and the West 704.31 feet of said Lot 6.

Comprising an area of 10.468 acres

Including an Ingress, Egress, and Public Utility Easement more particularly described as follows,

The North 50 feet of said Parcel "A"

The East 23 feet of said Parcel "A"

Including a Public Utility Easement more particularly described as follows,

The South 10 feet of said parcel "A"

Parcel "B":

A parcel of land being the North 285 feet of the South 570 feet of Government Lot 6 of Section 1, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County.

Comprising an area of 8.640 acres.

Including an Ingress, Egress and Public Utility Easement more particularly described as follows,

The East 23 feet of said parcel "B".

Parcel "D":

A parcel of land being the West 351.88 feet of Government Lot 6 of Section 1, Township 6 South, Range 2 East of Gila and Salt River Base and Meridian, Pinal County.

Except the South 570 feet of said Lot 6.

Comprising an area of 6.000 acres.

Parcel "E":

A parcel of land being the East 352.43 feet of the West 704.31 feet of Government Lot 6 of Section 1, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County.

Except the South 570 feet of said Lot 6.

Comprising an area of 6.000 acres.

Including an Ingress, Egress, and Public Utility Easement more particularly described as follows,

The North 50 feet of said parcel "E".

Including a Public Utility Easement more particularly described as follows,

The South 10 feet of said parcel "E".

Exhibit "B"

List of Permitted Exceptions

1. Reservations contained in the Patent from the United States of America, reading as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.
2. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
3. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2004.
4. Inclusion within:
 - a) Hospital District No. 1
 - b) Electrical District No. 3
 - c) Central Arizona Water Conservation District
 - d) Pinal County Flood Control District
 - e) Maricopa-Stanfield Irrigation and Drainage District(All assessments due and payable are paid)
5. Easement and rights incident thereto, as set forth in instrument:

Recorded in Docket: 904
Page: 354
Purpose: electric transmission or distribution line or system
6. Easement and rights incident thereto, as set forth in instrument:

Recorded in Docket: 1517
Page: 744
Purpose: ingress, egress and communication or other facilities
7. Agreement, according to the terms and conditions contained therein:

Purpose: Water Rights
Dated: February 21, 1989
Recorded: June 29, 1989
Docket: 1615
Page: 349

8. Affidavit of Zoning Exemption recorded in Docket 1928, page 508.
9. Easement and rights incident thereto, as set forth in instrument:
Recorded in Fee No.: 2001-7167
Purpose: ingress and egress over the East 23 feet
10. Well Agreement and Declaration of Conditions, Reservations and Restrictions on Real Property, according to the terms and conditions contained therein:
Dated: June 28, 2001
Recorded: June 29, 2001
Fee No.: 2001-29352
11. Well Agreement and Declaration of Conditions, Reservations and Restrictions on Real Property:
Dated: October 22, 2002
Recorded: October 24, 2002
Fee No.: 2002-057983