GRANITE BASIN ENGINEERING, INC

EXHIBIT "A"
PRESCOTT VALLEY ENTERTAINMENT DISTRICT
EAST PARCEL

AN IRREGULAR SHAPED PORTION OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TOWN OF PRESCOTT VALLEY BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THE CENTERLINE OF FLORENTINE ROAD AND THE EAST LINE OF LYNX LAKE ESTATES AS DEPICTED IN BOOK 21 OF MAPS AND PLATS, PAGE 2, YAVAPAI COUNTY OFFICIAL RECORDS, BEING THE SAME CENTERLINE INTERSECTION POINT DEPICTED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS, THENCE ALONG THE CENTERLINE OF FLORENTINE ROAD AS REFERENCED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS, S.84°23'05"E., A DISTANCE OF 980.62 FEET TO A TOWN OF PRESCOTT VALLEY BRASS CAP IN HAND HOLE AT THE INTERSECTION OF FLORENTINE ROAD AND GLASSFORD HILL ROAD AS REFERENCED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE CONTINUE ALONG SAID CENTERLINE OF FLORENTINE ROAD, S.84°23'05"E., A DISTANCE OF 725.29 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE OF FLORENTINE ROAD, S.05°36'55"W., A DISTANCE OF 60.85 FEET TO A ½" REBAR AND CAP, RLS 22752 LOCATED ON THE EAST RIGHT OF WAY OF MAIN STREET AS DEPICTED IN BOOK 49 OF MAPS AND PLATS, PAGE 49, YAVAPAI COUNTY OFFICIAL RECORDS AS IT INTERSECTS THE SOUTH RIGHT OF WAY OF FLORENTINE ROAD AS DESCRIBED IN BOOK 4455, PAGE 28, YAVAPAI COUNTY OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, N.38°33'15"E., A DISTANCE OF 26.74 FEET TO A ½" REBAR;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.84°17'12"E., A DISTANCE OF 529.43 FEET TO A ½" REBAR AND CAP RLS 22752;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.77°26'50"E., A DISTANCE OF 95.84 FEET TO A ½" REBAR AND CAP RLS 22752;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.84°22'59"E., A DISTANCE OF 148.91 FEET TO A DEFLECTION POINT IN SAID RIGHT OF WAY MARKED BY A NAIL AND TAG RLS 22752;

THENCE S.30°24'25"E., A DISTANCE OF 24.04 FEET TO A DEFLECTION POINT IN THE WEST RIGHT OF WAY OF LAKE VALLEY ROAD AS DESCRIBED IN BOOK 2821, PAGE 602 AND PAGE 606, YAVAPAI COUNTY OFFICIAL RECORDS, MARKED BY A ½" REBAR AND CAP RLS 22752;

THENCE ALONG SAID RIGHT OF WAY, S.01°17'33"W., A DISTANCE OF 297.30 FEET TO A ½" REBAR MARKING THE CORNER OF LOT 1 AS DEPICTED IN BOOK 169 OF LAND SURVEYS, PAGE 34, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, N.84°21'18"W., A DISTANCE OF 342.18 FEET TO A ½" REBAR WITH TAG RLS 17564 MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, S.05°41'33"W., A DISTANCE OF 127.36 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE, S.83°56'02"E., A DISTANCE OF 6.13 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.05°50'07"W., A DISTANCE OF 40.57 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.84°49'28"E., A DISTANCE OF 6.11 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.05°35'41"W., A DISTANCE OF 124.86 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4664, PAGE 880, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, N.84°22'26"W., A DISTANCE OF 388.47 FEET;

THENCE CONTINUE ALONG SAID NORTH LINE, S.05°03'58"W., A DISTANCE OF 7.66 FEET TO A POINT ON THE EAST LIMIT OF THE MAIN STREET RIGHT OF WAY AS DEPICTED IN BOOK 49 OF MAPS AND PLATS, PAGE 49, YAVAPAI COUNTY OFFICIAL RECORDS;

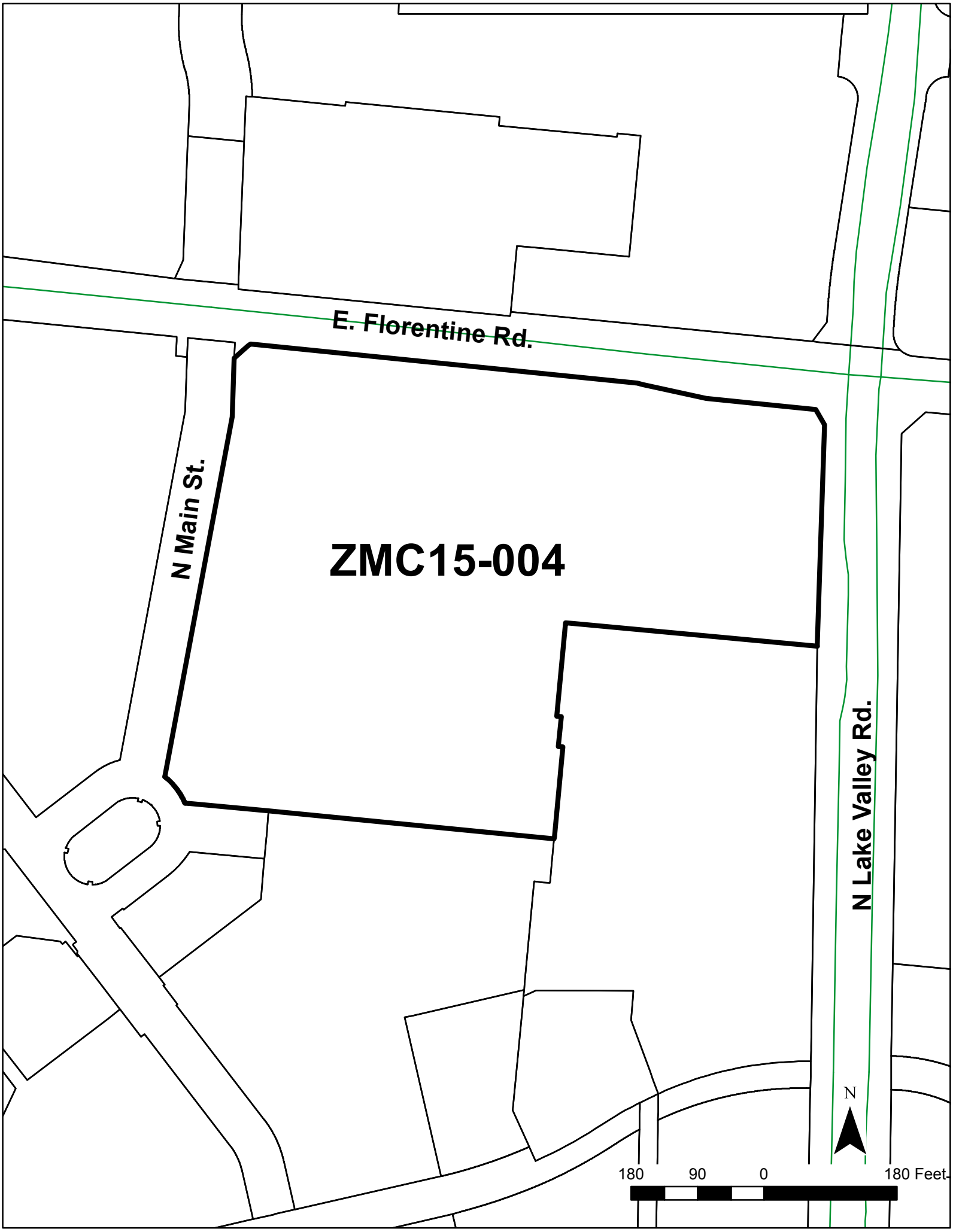
THENCE ALONG SAID RIGHT OF WAY, N.84°46'29"W., A DISTANCE OF 113.77 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.66°44'32"W., A RADIAL DISTANCE OF 92.23 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 28°12'29", A DISTANCE OF 45.41 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.10°33'17"E., A DISTANCE OF 496.04 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.02°34'15"E., A DISTANCE OF 79.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 416,154.02 SQUARE FEET OR 9.55 ACRES, MORE OR LESS.


E. Florentine Rd.
N Main St.
ZMC15-004
N Lake Valley Rd.
N
180
90
0
180 Feet