EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO
BE INCLUDED IN THE DISTRICT

COMMUNITY FACILITIES DISTRICT FOR QUAILWOOD AND ROUWENHORST LEGAL DESCRIPTION

JULY 28, 2004

A PORTION OF LAND LYING WITHIN SECTIONS 27, 34 AND 35 TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 35, AND SOUTHEAST CORNER OF SAID SECTION 27;

THENCE SOUTH 89°10'46" EAST, ALONG THE NORTH SECTION LINE OF SECTION 35, AS A BASIS OF BEARING, A DISTANCE OF 757.29 FEET;

THENCE SOUTH 00°10'29" EAST, A DISTANCE OF 3956.30 FEET;

THENCE NORTH 89°31'49" WEST, ALONG AN EXTENSION OF THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2074.02 FEET;

THENCE NORTH 88°48'50" WEST, A DISTANCE OF 722.30 FEET;

THENCE NORTH 31°46'01" WEST, A DISTANCE OF 250.98 FEET;

THENCE NORTH 06°36'59" WEST, A DISTANCE OF 100.54 FEET;

THENCE NORTH 11°04'46" EAST, A DISTANCE OF 803.52 FEET;

THENCE NORTH 16°27'36" WEST, A DISTANCE OF 809.80 FEET;

THENCE NORTH 42°11'15" EAST, A DISTANCE OF 241.12 FEET;

THENCE NORTH 09°10'58" EAST, A DISTANCE OF 269.93 FEET;

THENCE NORTH 00°43'03" EAST, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 310.57 FEET;

THENCE NORTH 89°28'37" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 610.46 FEET;

THENCE NORTH 00°14'49" WEST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1322.36 FEET TO THE NORTH QUARTER CORNER;

THENCE LEAVING SAID SECTION LINE, NORTH 12°22'20" WEST, A DISTANCE OF 359.34 FEET;

THENCE NORTH 00°34'46" EAST, A DISTANCE OF 479.62 FEET;

THENCE SOUTH 89°25'14" EAST PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 2745.53 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 27;

THENCE SOUTH 01°24'36" WEST, ALONG THE EASTERLY LINE OF SECTION 27, A DISTANCE OF 829.91 FEET TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED PARCELS:

EXCEPTION PARCEL NO. 1

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY AN ALUMINUM CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A 2½" BRASS CAP IN CONCRETE, BEARS AS A BASIS OF BEARINGS SOUTH 89°25'14" EAST, A DISTANCE OF 2652.96 FEET;

THENCE SOUTH 89°25'14" EAST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 867.04 FEET;

THENCE SOUTH 00°34'46" WEST A DISTANCE OF 843.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°06'34" EAST, A DISTANCE OF 242.33 FEET;

THENCE NORTH 73°56'31" EAST, A DISTANCE OF 501.30 FEET;

THENCE NORTH 45°27'46" EAST, A DISTANCE OF 290.91 FEET;

THENCE NORTH 47°04'14" EAST, A DISTANCE OF 220.00 FEET;

THENCE NORTH 50°16'03" EAST, A DISTANCE OF 253.40 FEET;

THENCE NORTH 21°28'44" EAST, A DISTANCE OF 23.06 FEET;

THENCE NORTH 49°26'27" EAST, A DISTANCE OF 60.65 FEET TO GOLF COURSE CORNER NO. 64 AS SHOWN ON THE PLAT OF QUAILWOOD GREENS GOLF COURSE BACK NINE RECORDED AT BOOK 33 OF MAPS, PAGE 3, RECORDS OF YAVAPAI COUNTY;

THENCE SOUTH 56°25'00" EAST, A DISTANCE OF 80.55 FEET TO GOLF COURSE CORNER NO. 65 AS SHOWN ON SAID PLAT;

THENCE SOUTH 22°00'18" WEST, A DISTANCE OF 307.65 FEET TO GOLF COURSE CORNER NO. 66 AS SHOWN ON SAID PLAT;

THENCE SOUTH 37°07'53" WEST, A DISTANCE OF 398.33 FEET TO GOLF COURSE CORNER NO. 67 AS SHOWN ON SAID PLAT;

THENCE SOUTH 41°16'49" WEST, A DISTANCE OF 270.15 FEET TO GOLF COURSE CORNER NO. 68 AS SHOWN ON SAID PLAT;

THENCE SOUTH 68°50'00" WEST, A DISTANCE OF 204.49 FEET;

THENCE SOUTH 79°02'33" WEST, A DISTANCE OF 165.26 FEET;

THENCE NORTH 89°59'09" WEST, A DISTANCE OF 508.98 FEET;

THENCE NORTH 03°12'30" WEST, A DISTANCE OF 232.47 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 2

A PARCEL OF LAND SITUATE IN A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, MONUMENTED BY AN ALUMINUM CAP, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 27, MONUMENTED BY A 2½" BRASS CAP IN CONCRETE, BEARS AS A BASIS OF BEARINGS SOUTH 89°25'14" EAST, A DISTANCE OF 2652.96 FEET;

THENCE SOUTH 89°25'14" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 36.86 FEET;

THENCE NORTH 00°34'46" EAST, A DISTANCE OF 246.09 FEET TO GOLF COURSE CORNER NO. 27 AS SHOWN ON THE PLAT OF QUAILWOOD GREENS GOLF COURSE BACK NINE RECORDED AT BOOK 33 OF MAPS, PAGE 3, RECORDS OF YAVAPAI COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83°05'19" EAST, A DISTANCE OF 316.27 FEET TO GOLF COURSE CORNER NO. 28 AS SHOWN ON SAID PLAT;

THENCE NORTH 25°44'25" EAST, A DISTANCE OF 194.31 FEET TO GOLF COURSE CORNER NO. 29 AS SHOWN ON SAID PLAT;

THENCE NORTH 54°24'40" EAST, A DISTANCE OF 108.28 FEET TO GOLF COURSE CORNER NO. 30 AS SHOWN ON SAID PLAT;

THENCE NORTH 77°16'39" EAST, A DISTANCE OF 179.89 FEET TO GOLF COURSE CORNER NO. 31 AS SHOWN ON SAID PLAT;

THENCE SOUTH 49°42'26" EAST, A DISTANCE OF 278.54 FEET TO GOLF COURSE CORNER NO. 32 AS SHOWN ON SAID PLAT;

THENCE NORTH 66°38'50" EAST A DISTANCE OF 247.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 60°59'09" EAST, A DISTANCE 45.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°57'51", AN ARC DISTANCE OF 62.80 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS SOUTH 18°58'42" EAST, A DISTANCE OF 45.00 FEET;

THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°11'17", AN ARC DISTANCE OF 15.07 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 51°54'28" EAST, A DISTANCE OF 179.14 FEET;

THENCE SOUTH 89°47'25" EAST, A DISTANCE OF 235.65 FEET;

THENCE SOUTH 80°00'03" EAST, A DISTANCE OF 107.30 FEET;

THENCE SOUTH 76°26'13" EAST, A DISTANCE OF 209.31 FEET;

THENCE NORTH 79°21'20" EAST, A DISTANCE OF 272.24 FEET;

THENCE NORTH 74°09'40" EAST, A DISTANCE OF 55.23 FEET;

THENCE NORTH 79°21'20" EAST, A DISTANCE OF 73.61 FEET;

THENCE SOUTH 09°07'45" EAST, A DISTANCE OF 303.74 FEET;

THENCE SOUTH 88°19'14" WEST, A DISTANCE OF 490.81 FEET;

THENCE NORTH 83°27'44" WEST, A DISTANCE OF 833.56 FEET;

THENCE SOUTH 86°29'41" WEST, A DISTANCE OF 174.10 FEET TO GOLF COURSE CORNER NO. 44 AS SHOWN ON SAID PLAT;

THENCE NORTH 81°56'19" WEST, A DISTANCE OF 175.84 FEET TO GOLF COURSE CORNER NO. 45 AS SHOWN ON SAID PLAT;

THENCE SOUTH 31°19'36" WEST, A DISTANCE OF 74.74 FEET;

THENCE SOUTH 30°07'32" WEST, A DISTANCE OF 93.40 FEET;

THENCE SOUTH 11°34'53" EAST, A DISTANCE OF 104.68 FEET;

THENCE SOUTH 34°18'35" WEST, A DISTANCE OF 171.38 FEET;

THENCE SOUTH 03°03'25" EAST, A DISTANCE OF 75.41 FEET;

THENCE SOUTH 11°02'24" EAST, A DISTANCE OF 234.69 FEET;

THENCE SOUTH 31°20'52" EAST, A DISTANCE OF 140.42 FEET;

THENCE SOUTH 07°55'21" WEST, A DISTANCE OF 123.40 FEET TO GOLF COURSE CORNER NO. 48 AS SHOWN ON SAID PLAT;

THENCE SOUTH 03°12'30" EAST, A DISTANCE OF 323.27 FEET TO GOLF COURSE CORNER NO. 50 AS SHOWN ON SAID PLAT;

THENCE SOUTH 68°23'03" WEST, A DISTANCE OF 124.63 FEET TO GOLF COURSE CORNER NO. 51 AS SHOWN ON SAID PLAT;

THENCE NORTH 13°02'53" WEST, A DISTANCE OF 223.68 FEET TO GOLF COURSE CORNER NO. 52 AS SHOWN ON SAID PLAT;

THENCE NORTH 11°47'07" EAST, A DISTANCE OF 84.00 FEET TO GOLF COURSE CORNER NO. 53 AS SHOWN ON SAID PLAT;

THENCE NORTH 10°56'33" WEST, A DISTANCE OF 178.58 FEET TO GOLF COURSE CORNER NO. 54 AS SHOWN ON SAID PLAT;

THENCE NORTH 38°07'41" WEST, A DISTANCE OF 166.23 FEET TO GOLF COURSE CORNER NO. 55 AS SHOWN ON SAID PLAT;

THENCE NORTH 20°56'01" WEST, A DISTANCE OF 481.56 FEET TO GOLF COURSE CORNER NO. 56 AS SHOWN ON SAID PLAT;

THENCE NORTH 03°51'08" EAST, A DISTANCE OF 191.17 FEET TO GOLF COURSE CORNER NO. 57 AS SHOWN ON SAID PLAT;

THENCE NORTH 33°12'41" WEST, A DISTANCE OF 268.71 FEET TO GOLF COURSE CORNER NO. 27 AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

EXCEPTION PARCEL NO. 3

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY AN ALUMINUM CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A 2½" BRASS CAP IN CONCRETE, BEARS AS A BASIS OF BEARINGS SOUTH 89°25'14" EAST, A DISTANCE OF 2652.96 FEET;

THENCE NORTH 12°22'20" WEST, A DISTANCE OF 182.87 FEET;

THENCE SOUTH 30°07'34" EAST, A DISTANCE OF 180.75 FEET;

THENCE SOUTH 13°42'40" EAST, TO A FOUND ALUMINUM CAP STAMPED "LS# 13011", A DISTANCE OF 498.13 FEET;

THENCE SOUTH 20°40'48" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 27°05'51" EAST, A DISTANCE OF 267.67 FEET;

THENCE SOUTH 11°45'46" EAST, A DISTANCE OF 302.72 FEET;

THENCE SOUTH 14°35'55" EAST, TO A FOUND ALUMINUM CAP STAMPED "G.C. 15", A DISTANCE OF 220.59 FEET;

THENCE NORTH 89028'37" WEST, A DISTANCE OF 447.21 FEET;

THENCE NORTH 00°14'49" WEST, A DISTANCE OF 1322.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LESS EXCEPTIONS CONTAINS 12,627,684 SQUARE FEET OR 289.89 ACRES.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31034
DAVID M.
SCHLIEF
Date Signed 1-28-04
ARIZONA, U.S.A.

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