

EXHIBIT "A"

That portion of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Southwest quarter of the Northwest quarter (SW¼NW¼) of Section 13, Township 4 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, lying westerly of the following described **EXISTING RIGHT OF WAY LINE**:

PROPERTY DESCRIPTION:

(Instrument No. 99-1094570, Maricopa County, Arizona)

That portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 13, Township 4 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 13, being the TRUE POINT OF BEGINNING;

Thence North 00 degrees 10 minutes 26 seconds West along the Westerly line of said Southeast quarter of the Southwest quarter of the Northwest quarter of Section 13, a distance of 658.00 feet;

Thence North 89 degrees 59 minutes 27 seconds East along the Northerly line of said Southeast quarter of the Southwest quarter of the Northwest quarter of Section 13, a distance of 456.62 feet to a point on the Westerly Right-of-Way line of I-17;

Thence Southeasterly along a convex curve, being the Westerly Right-of-Way line of I-17, having a radius of 22,818.32 feet and a central angle of 00 degrees 45 minutes 36 seconds, a distance of 302.66 feet;

Thence North 89 degrees 58 minutes 17 seconds West a distance of 300.57 feet;

Thence South 00 degrees 10 minutes 26 seconds East, a distance of 359.00 feet to a point on the Southerly line said Southeast quarter of the Southwest quarter of the Northwest quarter of Section 13;

Thence North 89 degrees 58 minutes 17 seconds West along said Southerly line, a distance of 200.00 feet to the TRUE POINT OF BEGINNING;

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Except 1/16th of all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description and except all materials which may be essential to the production of fissionable material as reserved in Arizona Revised Statutes.

EXISTING RIGHT OF WAY LINE DESCRIPTION:

Commencing at a ½ inch rebar stamped “Hersey” marking the West quarter corner of said Section 13, being North 89°41'09" West 2656.92 feet from a brass cap in hand hole marking the Center quarter corner of said Section 13;

thence along the East – West mid section line of said Section 13, South 89°41'09" East 864.20 feet to the POINT OF BEGINNING on the former existing westerly right of way line of Interstate Highway 17 (PHOENIX – CORDES JUNCTION HIGHWAY) that was abandoned to the City of Phoenix by ADOT Resolution No. 2017-09-A-056 recorded in Document No. 2017-0699916, Maricopa County Records;

thence along said former existing westerly right of way line of Interstate Highway 17, North 00°07'39" East 358.74 feet;

thence continuing along said former existing westerly right of way line, North 65°52'28" West 139.69 feet;

thence continuing along said former existing westerly right of way line, North 31°42'39" East 98.62 feet to the current existing westerly right of way line of said Interstate Highway 17;

thence continuing along said existing westerly right of way line of Interstate Highway 17, North 31°42'39" East 285.30 feet;

thence continuing along said existing westerly right of way line, North 07°17'08" West 391.88 feet;

thence continuing along said existing westerly right of way line, North 26°37'37" West 82.90 feet;

thence continuing along said existing westerly right of way line, North 08°35'17" West 23.45 feet;

thence continuing along said existing westerly right of way line, North 03°41'18" East 36.75 feet;

thence continuing along said existing westerly right of way line, North 71°43'59" East 22.67 feet;

thence continuing along said existing westerly right of way line, North 86°30'48" East 85.74 feet;

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thence continuing along said existing westerly right of way line, North 09°52'47" West 95.94 feet;

thence continuing along said existing westerly right of way line, North 80°07'08" East 37.99 feet;

thence continuing along said existing westerly right of way line, North 09°52'47" West 163.12 feet;

thence continuing along said existing westerly right of way line, North 17°33'10" West 1146.20 feet to the POINT OF ENDING on the North line of said Section 13, being South 89°50'27" East 596.24 feet from a GLO brass cap marking the Northwest corner of said Section 13.

The parcel of land herein conveyed shall have no right or easement of access to or from said Interstate Highway 17.

The Access Control provisions set forth above shall be a covenant running with the land and shall be binding upon, and shall inure to the benefit of the State of Arizona, the landowners and their respective successors and assigns with respect to the property. The Access Control provisions shall also remain enforceable by the State of Arizona even if all or part of any roadway is abandoned to a local jurisdiction.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of this conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

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