

EXHIBIT "A"

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a GLO marker at the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 00°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road, the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 403.43 feet;

thence South 43°43'21" East 154.92 feet;

thence along a curve to the Right having a radius of 720.00 feet, a length of 164.42 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road South 83°03'47" West 206.00 feet;

thence continuing along said northerly right of way line of Tangerine Road North 06°56'13" West 10.00 feet;

thence continuing along said northerly right of way line of Tangerine Road South 83°03'47" West 281.60 feet to the POINT OF BEGINNING.

SUBJECT TO a Slope Easement for highway purposes that was part of the abandonment to the Town of Oro Valley by the Resolution No. 2019-09-A-024 recorded in Document No. 2019-2680841, Pima County Recorder, as described below:

That portion of the Southwest quarter (SW¼) of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima, Arizona, being more particularly described as follows:

Commencing at the Southwest corner of said Section 31;

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thence along the South line of said Section 31 South 89°36'32" East 500.29 feet;

thence departing said South line of Section 31, North 0°23'28" East 534.80 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line North 83°03'47" East 281.60 feet;

thence South 06°56'13" East 10.00 feet;

thence North 83°03'47" East 169.99 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line North 06°56'09" West 70.97 feet;

thence from a Local Tangent Bearing of South 37°00'30" East along a curve to the Right having a radius of 720.00 feet, a length of 79.63 feet to said northerly right of way line of Tangerine Road;

thence South 83°03'47" West 36.01 feet to the POINT OF BEGINNING.

Slope Easement contains 1,336 square feet or 0.0307 acres, more or less.

ALSO SUBJECT TO an easement for highway purposes granted to the Town of Oro Valley by Document No. 2020-0340450, Pima County Recorder, as described below:

That portion of Lot 4 of Section 31, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at a 3 inch brass cap marking the Southwest corner of said Section 31, being North 89°36'32" West 2597.59 feet from a ½ inch iron pipe marking the South quarter corner of said Section 31;

thence along the West line of said Section 31 North 00°01'11" West 457.59 feet to the northerly right of way line of Tangerine Road;

thence along said northerly right of way line of Tangerine Road North 84°46'30" East 66.30 feet;

thence continuing along said northerly right of way line from a Local Tangent Bearing of North 07°25'39" West along a curve to the Left having a radius of 1075.00 feet, a length of 14.33 feet;

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thence continuing along said northerly right of way line of Tangerine Road North 83°03'47" East 443.16 feet to the POINT OF BEGINNING;

thence departing said northerly right of way line, North 43°43'51" East 190.00 feet;

thence South 28°52'38" East 129.83 feet to said northerly right of way line of Tangerine Road;

thence along said northerly right of way line South 83°03'47" West 195.47 feet to the POINT OF BEGINNING.

Roadway easement contains 11,770 square feet, more or less.

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.

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