

EXHIBIT "A"

That portion of Lot 50, Section 35, Township 14 South, Range 12 East, Pima County, Arizona, described as follows:

COMMENCING at a concrete nail with brass tag stamped "PCDOT 30" marking the East quarter corner of said Section 35, being North 00°22'46" West 1317.59 feet from a 2½ inch pipe with tag "RLS 42014" marking the South 1/16th corner of said Section 35;

thence along the East line of said Section 35 South 00°22'46" East 396.34 feet to the Eastbound construction centerline of State Route 86 (WHY – TUCSON HIGHWAY);

thence along said Eastbound construction centerline of State Route 86 South 71°36'44" West 1509.26 feet;

thence South 18°23'16" East 90.00 feet to the juncture of the existing southerly right of way line of said State Route 86 with the existing westerly right of way line of Sunset Boulevard;

thence along said existing westerly right of way line of Sunset Boulevard South 08°23'16" East 35.54 feet to the POINT OF BEGINNING at the proposed southerly new right of way line of said State Route 86;

thence continuing along said existing westerly right of way line of Sunset Boulevard South 08°23'16" East 175.45 feet;

thence continuing along said existing westerly right of way line of Sunset Boulevard along a curve to the Right having a radius of 1098.92 feet, a length 154.23 feet;

thence continuing along said existing westerly right of way line of Sunset Boulevard South 00°20'48" East 5.13 feet to the South line of said Lot 50 of Section 35;

thence along said South line of Lot 50 South 89°40'26" West 285.41 feet to the Southwest corner of said Lot 50;

thence along the West line of said Lot 50 North 00°20'53" West 251.03 feet to said proposed southerly new right of way line of State Route 86;

(continued)

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thence along said proposed southerly new right of way line of State Route 86 North 71°36'44" East 263.00 feet to the POINT OF BEGINNING.

The parcel of land described above shall have no right or easement of access to said State Route 86.

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.

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PROJECT: 086 PM 151 H6806
086-A(210)T

LOCATION: Robles Jct. - Bilbray Rd.
Disposal

PARCEL: L-SC-040
cg 07-13-2023