

EXHIBIT "A"

That portion of Lot 1 of Section 21, Township 1 South, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a Maricopa County Highway Department brass cap in concrete in handhole marking the West quarter corner of said Section 21, being South 00°03'35" West 2661.08 feet from a 3 inch Maricopa County Highway Department brass cap in concrete in handhole marking the Northwest corner of said Section 21;

thence along the West line of said Section 21 South 01°16'40" West 131.89 feet to the southwesterly right of way line of State Route 202L (SOUTH MOUNTAIN FREEWAY);

thence along said southwesterly right of way line of State Route 202L South 61°17'17" East 84.50 feet to the POINT OF BEGINNING on the existing East right of way line of 51st Avenue;

thence continuing along said southwesterly right of way line of State Route 202L South 49°31'56" East 290.64 feet;

thence continuing along said southwesterly right of way line of State Route 202L South 44°00'59" East 299.48 feet;

thence continuing along said southwesterly right of way line of State Route 202L South 39°43'54" East 307.47 feet;

thence continuing along said southwesterly right of way line of State Route 202L South 70°04'18" West 231.68 feet to a line that is 120.00 feet northeasterly of and parallel with the northeasterly boundary line of the Gila River Indian Community;

thence along said parallel line North 40°46'55" West 578.18 feet;

thence continuing along said parallel line North 40°50'15" West 54.51 feet to said existing East right of way line of 51st Avenue;

thence along said existing East right of way line of 51st Avenue North 01°16'40" East 240.45 feet to the POINT OF BEGINNING.

(continued)

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There shall be no right or easement of access to, from or between the parcel of land described above and said State Route 202L.

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: 202L MA 000 H5439

LOCATION: 51st Ave - Salt River

PARCEL: L-C-112

Unassigned

Disposal

cg 02-01-2023