

EXHIBIT "A"

That portion of the Northeast quarter (NE¼) of Section 31, Township 1 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a ½ inch steel rod that is tagged with a washer labeled "RLS 38862" marking the Center quarter corner of said Section 31, being South 00°49'48" East 2646.84 feet from a 3 inch City of Phoenix brass cap in handhole in concrete marking the North quarter corner of said Section 31;

thence along the North – South mid section line of said Section 31 North 00°49'48" West 1997.65 to the existing westerly right of way line of State Route 202L (SOUTH MOUNTAIN FREEWAY);

thence along said existing westerly right of way line North 89°10'13" East 230.98 feet;

thence continuing along said existing westerly right of way line South 13°11'33" East 1167.25 feet;

thence continuing along said existing westerly right of way line North 76°48'27" East 92.84 feet;

thence continuing along said existing westerly right of way line South 09°08'32" East 894.45 feet to the the East – West mid section line of said Section 31;

thence along said East – West mid section line of Section 31 South 89°48'01" West 700.93 feet to the POINT OF BEGINNING.

955,768 square feet, more or less.

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.

PROJECT: 202L MA 000 H5439

LOCATION: 51st Ave - Salt River Segment

PARCEL: L-C-125

Unassigned

cg 09-07-2021