

EXHIBIT "A"

A portion of the Grantors' land described in the **PROPERTY DESCRIPTION** in Book 18 at Page 403, filed in the Office of the Recorder of Santa Cruz County, Arizona, being situated in the Southwest quarter (SW¼) of Section 31, Township 20 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, (basis of bearing being from ADOT Right of Way Plans for Project I-19-1(28)), described as follows:

PROPERTY DESCRIPTION:

BEGINNING at a point on the East and West Median line of Section 31, a distance of 660 feet West of the Center Section Corner;

thence West along the Median line a distance of 990 feet;

thence South a distance of 660 feet;

thence East parallel to the East and West Median line a distance of 990 feet;

thence North a distance of 660 feet to the POINT OF BEGINNING;

EXCEPT AND RESERVING, however, to the United States, all coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 as reserved by the United States in Patent recorded in Book 17 of Deeds, Page 308;

EXCEPT a portion of that certain parcel of land described as follows:

Beginning at the Northeast corner of said Parcel in Book 18 at Page 403, being a point on the East – West mid section line of said Section 31 from which the Center quarter corner lies North 89°37'40" East 660.00 feet;

thence South 00°59'33" East 536.36 feet to the POINT OF BEGINNING, being the point of intersection of the East line of said Parcel in Book 18 at Page 403 and the Southerly right of way line of Chavez Siding County Road, as aligned on this date (being the 30th day of July, 2003);

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thence continuing South 00°59'33" East 123.64 feet to the Southeast corner of said Parcel in Book 18 at Page 403;

thence South 89°37'42" West 248.01 feet to a point on said Southerly right of way line;

thence North 63°00'27" East 275.92 feet to the POINT OF BEGINNING;

ALSO EXCEPT that portion of the above described property lying westerly of the following described **EXISTING RIGHT OF WAY LINE:**

Commencing at a 4 inch x 12 inch x 24 inch stone marked with 6 grooves on Northeast and West sides marking the Southwest corner of said Section 31, being South 89°55'30" West 2648.15 feet from a 1 inch pipe with 1½ inch lead cap marking the South quarter corner of said Section 31;

thence along the South line of said Section 31, North 89°55'30" East 1357.02 feet to the POINT OF BEGINNING on the existing easterly right of way line of Interstate Highway 19 (NOGALES – TUCSON HIGHWAY);

thence along the existing easterly right of way line of said Interstate Highway 19, North 08°27'50" West 2187.24 feet;

thence continuing along said existing easterly right of way line, North 81°32'10" East 200.00 feet;

thence continuing along said existing easterly right of way line, North 08°27'50" West 75.00 feet;

thence continuing along said existing easterly right of way line, South 81°32'10" West 200.00 feet;

thence continuing along said existing easterly right of way line, North 08°27'50" West 1323.77 feet;

thence continuing along said existing easterly right of way line, North 00°29'38" West 153.23 feet;

thence continuing along said existing easterly right of way line, North 81°26'27" East 85.71 feet;

thence continuing along said existing easterly right of way line, North 08°36'48" West 65.76 feet;

thence continuing along said existing easterly right of way line, South 81°19'56" West 76.35 feet;

thence continuing along said existing easterly right of way line, North 00°29'38" West 147.96 feet;

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thence continuing along said existing easterly right of way line, North 15°22'21" East 372.87 feet;
thence continuing along said existing easterly right of way line, North 21°49'19" East 477.86 feet;
thence continuing along said existing easterly right of way line, North 00°10'10" East 263.81 feet;
thence continuing along said existing easterly right of way line, South 88°38'50" East 127.60 feet;
thence continuing along said existing easterly right of way line, North 00°08'50" West 84.94 feet;
thence continuing along said existing easterly right of way line, South 88°21'10" West 127.17 feet;
thence continuing along said existing easterly right of way line, North 00°10'10" East 206.22 feet;
thence continuing along said existing northeasterly right of way line, North 19°47'10" West 25.51 feet to
the POINT OF ENDING on the North line of said Section 31, being South 89°41'40" West 1460.33 feet
from a GLO stone marking the North quarter corner of said Section 31.

590,418 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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