

EXHIBIT "A"

That portion of the property that is described in the following **PROPERTY DESCRIPTION** located in the Southeast quarter (SE¼) of Section 6, and in the Northeast quarter (NE¼) of Section 7, Township 24 South, Range 14 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, which lies northwesterly of the following described **LINE**:

PROPERTY DESCRIPTION:

A portion of the property described in Docket 760, page 363 and a portion of Lot 1, MARIPOSA INDUSTRIAL PARK, according to Book 4 of Maps, Page 30, records of Santa Cruz County, Arizona, described as follows:

Commencing at the Northernmost corner of said Lot 1;

thence along the Southerly right of way line of State Route 189, South 51 degrees 10 minutes 11 seconds West 130.39 feet to a point of curvature of a non-tangent curve concave to the Northwest, a radial line of said curve through said point bearing South 32 degrees 48 minutes 50 seconds East;

thence Southwesterly along the said Southerly right of way line, on the arc of said curve, to the Right, having a radius of 1,054.93 feet and a central angle of 01 degrees 36 minutes 49 seconds for an arc length of 29.71 feet to the POINT OF BEGINNING;

thence South 38 degrees 44 minutes 44 seconds East 227.26 feet;

thence South 00 degrees 30 minutes 47 seconds East 191.27 feet to a point on the South boundary of said Lot 1;

thence along the South boundary of said Lot 1, South 89 degrees 29 minutes 13 seconds West 203.83 feet;

thence North 00 degrees 30 minutes 47 seconds West 26.33 feet;

thence South 89 degrees 29 minutes 13 seconds West 15.00 feet;

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thence South 00 degrees 30 minutes 47 seconds East, a distance of 26.33 feet to a point on the South boundary of said Lot 1;

thence along the South boundary of said Lot 1, South 89 degrees 29 minutes 13 seconds West 72.15 feet;

thence North 00 degrees 30 minutes 47 seconds West 289.66 feet to Southernmost point of the Parcel described in Docket 760, page 363, records of Santa Cruz County, Arizona;

thence along the Southwesterly line described in said Docket 760 at page 363, North 23 degrees 56 minutes 15 seconds West 20.00 feet to the point of curvature of a non-tangent curve, on the Southerly right of way line of State Route 189, concave to the Northwest, a radial line of said curve through said point bearing South 23 degrees 56 minutes 15 seconds East;

thence along the said Southerly right of way line as described in said Docket 760, page 363, Northeasterly, on the arc of said curve, to the Left, having a radius 1,034.93 feet and a central angle of 09 degrees 09 minutes 19 seconds for an arc length of 165.37 feet;

thence South 38 degrees 44 minutes 44 seconds East 20.10 feet to the POINT OF BEGINNING.

LINE DESCRIPTION:

Commencing at a 3 inch aluminum cap on 5/8 inch rebar in pothole stamped "T24S R14E 6 5 7 8 LS 39229 2018" marking the Southeast corner of said Section 6, being North 89°42'21" East 2630.35 feet from a MAG nail with washer flush stamped "RLS 39229" marking the South quarter corner of said Section 6;

thence along the South line of said Section 6, South 89°42'21" West 1993.51 feet to Point "A" for later identification;

thence from a Local Tangent Bearing of South 64°44'09" West, along a curve to the Right, having a radius of 1054.93 feet, a length of 24.64 feet to the POINT OF BEGINNING on the existing southeasterly right of way line of State Route 189 (NOGALES PRIMARY CONNECTION);

thence from a Local Tangent Bearing of North 66°04'27" East, along a curve to the Left, having a radius of 1054.93 feet, a length of 200.26 feet;

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thence North 51°10'56" East 130.39 feet to the POINT OF ENDING on the existing southwesterly right of way line of W. Industrial Park Drive.

The above described property shall be no right or easement of access to said State Route 189 described above, provided however, that access shall be permitted to said State Route 189 westerly of POINT "A" as described above.

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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