

EXHIBIT "A"

That portion of the Southwest quarter (SW¼) of Section 26, Township 2 North, Range 6 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a brass cap in a handhole marking the Southwest corner of said Section 26, being South 00°28'22" West 2637.86 feet from a 3 inch U.S. Dept. Int. brass cap on a 1 inch pipe, 1 foot above ground, marking the West quarter corner of said Section 26;

thence along the West line of said Southwest quarter North 00°28'22" East 1155.23 feet to the westerly prolongation of the South line of the parcel(s) shown in recorded surveys in Book 401 of Maps, page 20 and Book 721 of Maps, page 9, Maricopa County records;

thence along said westerly prolongation South 89°31'10" East 659.99 feet to a ½ inch rebar with cap "LS 16097" and to the POINT OF BEGINNING, said point also being the Southwest corner of those parcel(s) shown in recorded surveys in Book 401 of Maps, page 20 and Book 721 of Maps, page 9, Maricopa County records;

thence continuing along said South line South 89°31'10" East 618.41 feet to a point on a line that is 1320.00 feet West of and parallel with the North-South midsection line of said Section 26 as defined on recorded surveys Book 886 of Maps, page 46 and Book 1665 of Maps, page 2, Maricopa County records, said point also being approximately 41.5 feet westerly of the monumented and occupied East line of the West half of said Southwest quarter as shown on said recorded surveys; said point also being designated as Point "A";

thence along said line that is 1320.00 feet West of and parallel with said North-South midsection line South 00°28'40" West 363.73 feet to a point on the northerly right of way line of Thomas Road as shown on Arizona Department of Transportation right of way plans project number RAM 600-8-803;

thence along said northerly right of way line from a Local Tangent Bearing of North 48°04'04" West, along a curve to the Left having a radius of 1497.39 feet, a length of 706.51 feet to the East line of that parcel shown on recorded survey in Book 243 of Maps, page 27, Maricopa County records and the East line of that parcel described in Rec. No. 2024-0085423, Maricopa County records;

thence along said East line North 00°27'03" East 35.81 feet to the POINT OF BEGINNING.

(continued)

PAGE 1

PROJECT: 202L MA 000 H5400	LOCATION: Gilbert Rd. – Higley Rd.	PARCEL: L-M-412A
600-8-803	Disposal	cg 03-03-2025

RESERVING A PUBLIC ROADWAY EASEMENT over that portion of the above described parcel that lies easterly of the following described line:

COMMENCING at said Point "A";

thence along the East line of the above described parcel South 00°28'40" West 256.73 feet to the POINT OF BEGINNING;

thence South 26°51'51" West 42.00 feet;

thence South 32°17'50" West 41.16 feet to said northerly right of way line of Thomas Road and to the POINT OF ENDING.

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.

PAGE 2