

EXHIBIT "A"

That portion of existing right of way of State Route 101L (AGUA FRIA FREEWAY) (formerly State Route 417 NORTHWEST OUTER LOOP) in the West half of the Northwest quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 16, Township 2 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a MCHD brass cap in handhole marking the Northwest corner of said Section 16, being North 00°53'10" East 2637.60 feet from a City of Glendale brass cap marking the West quarter corner of said Section 16;

thence along the North line of said Section 16, North 86°40'20" East 1303.22 feet;

thence South 03°52'52" West 185.46 feet to a rebar with cap stamped "RLS 54404" at the corner common to the West line of the property described in Document 2022-0295786, Maricopa County Records and the existing easterly right of way line of said State Route 101L;

thence along the West property line of said property, common with said existing easterly right of way line continuing South 03°52'52" West 63.97 feet;

thence continuing along said common line South 03°27'52" West 80.41 feet;

thence continuing along said common line South 03°26'45" West 9.61 feet to the POINT OF BEGINNING;

thence continuing along said common line South 03°26'45" West 345.36 feet;

thence continuing along said common line South 03°26'16" West 987.81 feet;

thence continuing along said common line South 03°25'55" West 431.66 feet;

thence continuing along said common line South 00°44'45" West 575.27 feet;

thence South 88°13'35" West 2.00 feet;

thence North 00°44'45" East 308.36 feet;

(continued)

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PARCEL: L-C-179

Unassigned

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thence North 89°13'40" West 3.67 feet;
thence North 00°46'20" East 621.73 feet;
thence North 03°25'55" East 77.56 feet;
thence North 03°26'16" East 987.81 feet;
thence North 03°26'45" East 204.44 feet;
thence North 12°19'09" East 142.63 feet to the POINT OF BEGINNING.

The parcel of land herein conveyed shall have no right or easement of access to or from said State Route 101L.

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.

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

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