

EXHIBIT "A"

That portion of the Grantor's property that is described in the following **PROPERTY DESCRIPTION** located in the Southeast quarter (SE¼) of Section 13, Township 5 North, Range 3 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies southwesterly of the following **EXISTING RIGHT OF WAY LINE DESCRIPTION**:

PROPERTY DESCRIPTION (Per Warranty Deed recorded in Document No. 20250335206, Maricopa County Records)

PARCEL NO. 1: (Parcel No. 2 of Instrument No. 90-106785)

That part of the Southeast quarter of the Southeast quarter of Section Thirteen (13), Township Five (5) North, Range Three (3) West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Southeast quarter of the Southeast quarter,

thence North 109 feet to the Southerly line of the right of way of Highway 89,

thence Northwesterly along said right of way line 1112 feet to the point of beginning,

thence Southwesterly perpendicular to said right of way line 435 feet to a point,

thence Northwesterly parallel to said highway right of way line 200 feet to a point,

thence Northeasterly 435.00 feet to a point on said right of way line which said point is 200 feet Northwesterly from the point of beginning;

thence Southeasterly along said right of way line 200 feet to the beginning.

EXCEPT all oil and gas as reserved in Patent recorded in Book 187 of Deeds, page 362.

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PARCEL NO. 2:

The Northwest 10 feet, lying adjacent to [sic, the above described property] Parcel 1, of that part of the Southeast One-quarter of the Southeast One-quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirteen (13), Township Five (5) North, Range Three (3) West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 13;

thence North 318.0 feet along the West line of said (SE $\frac{1}{4}$ of SE $\frac{1}{4}$);

thence Northeasterly along a line at a right angle to the right of way of U.S. Highway 89, for a distance of 749.0 feet, more or less, to the Southwest boundary line of said right of way;

thence Southeasterly along said right of way a distance of Twenty (20) feet;

thence Southwesterly at a right angle to said right of way 435.0 feet;

thence Southeasterly along a line parallel to said right of way of said Highway 89 a distance of 580.0 feet;

thence Northeasterly 435.0 feet to the right of way of said Highway;

thence Southeasterly along said highway right of way approximately 512.0 feet to a point on the East line of the (SE $\frac{1}{4}$ of SE $\frac{1}{4}$);

thence South along the East line of said (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) 109.0 feet, more or less, to the Southeast corner of said Section 13,

thence West along the South line of said Section 13, to the place of beginning.

EXCEPT that part lying within WITTMAN COMMERCIAL PARK, a subdivision recorded in Book 72 of Maps, Page 38, records of the Maricopa County Recorder.

EXISTING RIGHT OF WAY LINE DESCRIPTION:

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Commencing at a General Land Office (G.L.O.) brass cap in handhole marking the Southeast corner of said Section 13, from which a G.L.O. brass cap on a 1 inch pipe marking the South quarter corner of said Section 13 bears North 89°38'40" West 2638.97 feet;

thence along the South line of said Section 13, North 89° 38' 40" West 75.38 feet to the POINT OF BEGINNING on the existing southwesterly right of way line of U.S. Highway 60 (WICKENBURG-PHOENIX HIGHWAY);

thence along said existing southwesterly right of way line North 19° 59' 53" West 42.10 feet;

thence continuing along said existing southwesterly right of way line North 46° 37' 41" West 483.62 feet;

thence continuing along said existing southwesterly right of way line South 43° 22' 19" West 87.50 feet;

thence continuing along said existing southwesterly right of way line North 46° 37' 41" West 210.00 feet;

thence continuing along said existing southwesterly right of way line North 43° 22' 19" East 87.50 feet;

thence continuing along said existing southwesterly right of way line North 46° 37' 41" West 700.15 feet to the POINT OF ENDING on the northwesterly line of that property that is described in the above PROPERTY DESCRIPTION.

There shall be no right or easement of access to said U.S. Highway 60, provided however, access shall be permitted to a frontage road that is constructed on the Southwest side of said U. S. Highway 60.

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.

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