

EXHIBIT "A"

That portion of Lot 2 and Lot 3, Section 4, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies between the existing South right of way line of McDowell Road and the following described line (the information for this description is derived from the Right of Way Plans for Project 600-0-701/101L MA 002 H0811 03R on file in the office of the State Engineer at 205 South 17th Avenue, Phoenix, Arizona):

Commencing at a Maricopa County brass cap in handhole marking the North quarter corner of said Section 4, being North 00°08'41" West 4237.00 feet from a 1 inch iron pipe marking the South quarter corner of said Section 4;

thence along the North - South mid section line of said Section 4, South 00°08'41" East 45.00 feet to the existing South right of way line of McDowell Road;

thence along said existing South right of way line North 88°44'58" East 1325.83 feet to the POINT OF BEGINNING on the East line of said Lot 2;

thence along said East line of Lot 2 South 00°04'48" East 410.91 feet;

thence South 88°33'35" West 1906.81 feet;

thence North 43°00'23" West 36.12 feet;

thence North 16°09'59" West 409.98 feet to the POINT OF ENDING on said existing South right of way line of McDowell Road.

825,219 square feet, more or less.

There shall be no right or easement of access to, from or between the above described property and Interstate Highway 10 (EHRENBURG – PHOENIX HIGHWAY).

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PROJECT: 101L MA 002 H0811 03R 600-0-701	LOCATION: Jct I-10 – Glendale Ave Disposal	PARCEL: L-C-075 cg 12-23-2020
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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.

GRANTOR ALSO RESERVES unto its self, its successors and assigns, a Meandering Access Easement for access from McDowell Road to the Grantor's property across the above described property.

GRANTOR ALSO RESERVES unto its self, its successors and assigns, an undefined utility easement and access easement, across the above described property that is conveyed by this document, to be able to provide services to an outdoor advertising sign-site that may become located on the Grantor's adjacent property .

This deed is made pursuant to, and the Grantor and Grantee, their successors and assigns are hereby obligated to, the terms and conditions that are set forth in the purchase agreement for this ADOT Disposal Number L-C-075 that has been signed by Grantor and Grantee and is on file in the office of the State Engineer at Phoenix, Arizona.

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