

EXHIBIT "A"

That portion of the West half of the East half of the Southeast quarter of the Northwest quarter ($W\frac{1}{2}E\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$) of Section 22, Township 2 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies northerly of a line that is 24.00 feet northeasterly of and parallel with the following described **EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 60 (WICKENBURG – PHOENIX HIGHWAY)**, (said parallel line to be shortened or lengthened to begin or end on the East and West lines of said West half of the East half of the Southeast quarter of the Northwest quarter ($W\frac{1}{2}E\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$) of Section 22. Upon completion of the sale of this property, said parallel line will become the new northeasterly right of way line of U.S. Highway 60):

EXISTING NORTHEASTERLY RIGHT OF WAY LINE DESCRIPTION:

Commencing at a 3 inch City of Phoenix (C.O.P.) brass cap in hand hole marking the North quarter corner of said Section 22, being North $00^{\circ}22'43''$ East 5261.00 feet from a 3 inch C.O.P. brass cap in hand hole marking the South quarter corner of said Section 22;

thence along the North-South mid section line of said Section 22 South $00^{\circ}22'43''$ West 2508.62 feet;

thence North $89^{\circ}37'17''$ West 30.00 feet to the existing westerly right of way line of 39th Avenue;

thence South $70^{\circ}04'16''$ West 20.94 feet to said existing northeasterly right of way line of U.S. Highway 60;

thence along said northeasterly right of way line of U.S. Highway 60 North $44^{\circ}47'50''$ West 244.94 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 South $52^{\circ}06'43''$ West 1.01 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North $44^{\circ}56'00''$ West 121.06 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North $00^{\circ}04'00''$ East 2.43 feet to the POINT OF BEGINNING;

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thence continuing along said northeasterly right of way line of U.S. Highway 60 North 44°47'00" West 316.77 feet to Point "A" for later identification;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North 44°47'00" West 65.00 feet to Point "B" for later identification;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North 44°47'00" West 115.14 feet to the POINT OF ENDING on the West line of said West half of the East half of the Southeast quarter of the Northwest quarter (W½E½SE¼NW¼) of said Section 22.

EXCEPTING THEREFROM the following described three parcels:

PARCEL NO. ONE: (from WD recorded in Document 20130147764, Maricopa County, Arizona)

That portion of the Southeast quarter of the Northwest quarter (SE¼NW¼) of Section 22, Township 2 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a 3 inch City of Phoenix (C.O.P.) brass cap in hand hole 0.4 foot below surface marking the North quarter corner of said Section 22, being North 00°22'43" East 5261.00 feet from a 3 inch C.O.P. brass cap in hand hole 0.5 foot below surface marking the South quarter corner of said Section 22;

thence along the North-South mid section line of said Section 22 South 00°22'43" West 2508.62 feet;

thence North 89°37'17" West 30.00 feet to the existing westerly right of way line of 39th Avenue;

thence South 70°04'16" West 20.94 feet to the northeasterly right of way line of U.S. Highway 60 (WICKENBURG-PHOENIX HIGHWAY);

thence along said northeasterly right of way line of U.S. Highway 60 North 44°47'50" West 244.94 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 South 52°06'43" West 1.01 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North 44°56'00" West 121.06 feet;

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thence continuing along said northeasterly right of way line of U.S. Highway 60 North 00°04'00" East 2.43 feet;

thence continuing along said northeasterly right of way line of U.S. Highway 60 North 44°47'02" West 29.71 feet to POINT OF BEGINNING on the East line of the West half of the East half of the Southeast quarter of the Northwest quarter (W½E½SE¼NW¼) of said Section 22;

thence along said East line of the West half of the East half of the Southeast quarter of the Northwest quarter (W½E½SE¼NW¼) North 00°22'49" East 267.56 feet;

thence South 54°24'56" West 192.21 feet to said northeasterly right of way line of U.S. Highway 60;

thence along said northeasterly right of way line of U.S. Highway 60 South 44°47'00" East 219.38 feet to POINT OF BEGINNING;

PARCEL NO. TWO: (from SWD recorded in Document 20200113998, Maricopa County, Arizona)

That portion of the approximate northerly 7.2 feet of the West half of the East half of the Southeast quarter of the Northwest quarter (W½E½SE¼NW¼) of Section 22, Township 2 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies between the southerly prolongation of the East and West lines of Lot 72, GREEN ACRES Subdivision, according to the plat of record recorded in Book 81 of Maps at page 14, Maricopa County Recorder's Office, Maricopa County, Arizona, and northerly of the southerly face of an eight inch cinder block wall as it exists this date.

PARCEL NO. THREE: (from SWD recorded in Document 20200167740, Maricopa County, Arizona)

That portion of the approximate northerly 9.3 feet of the West half of the East half of the Southeast quarter of the Northwest quarter (W½E½SE¼NW¼) of Section 22, Township 2 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies between the southerly prolongation of the East and West lines of Lot 71, GREEN ACRES Subdivision, according to the plat of record recorded in Book 81 of Maps at page 14, Maricopa County Recorder's Office, Maricopa County, Arizona, and northerly of the southerly face of an eight inch cinder block wall as it exists this date.

The parcel of land herein conveyed shall have no right or easement of access to said U.S. Highway 60, provided however, access shall be permitted to said U.S. Highway 60 between the above described Point "A" and Point "B".

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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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