

## EXHIBIT "A"

That portion of the property that is described in the following **PROPERTY DESCRIPTION** located in the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6, Township 24 South, Range 14 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, which lies between the following described **LINE NUMBER 1 AND LINE NUMBER 2:**

### **PROPERTY DESCRIPTION:**

All that portion of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6, Township 24 South, Range 14 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, described as follows:

BEGINNING at the Southwest corner of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6;

thence North 89 degrees 42 minutes 24 seconds East 1315.22 feet to the Southeast corner of the said Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6;

thence North 00 degrees 32 minutes 50 seconds West, along the East line of the said Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6, a distance of 649.94 feet to its intersection with the North right of way line of State Route 189 (NOGALES PRIMARY CONNECTION), said point being the TRUE POINT OF BEGINNING;

thence continuing along the East line of the said Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 6, North 00 degrees 32 minutes 50 seconds West 151.00 feet;

thence South 89 degrees 27 minutes 10 seconds West 175.00 feet;

thence along a curve concave to the Southeast having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a length of 39.27 feet;

thence South 00 degrees 32 minutes 50 seconds East 199.71 feet, more or less, to a point on the North right of way line of said State Route 189;

thence Northeasterly along the North right of way line of said State Route 189, along a non-tangent curve whose radius point bears South 27 degrees 08 minutes 07 seconds East, a distance of 1054.93 feet through a central angle of 05 degrees 59 minutes 43 seconds, a length of 110.38 feet;

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thence continuing along the North right of way line of said State Route 189, North 72 degrees 48 minutes 38 seconds East 103.21 feet to the TRUE POINT OF BEGINNING.

**LINE NUMBER 1 DESCRIPTION:**

Commencing at a 3 inch aluminum cap on 5/8 inch rebar in pothole stamped 'T24S R14E 6 5 7 8 LS 39229 2018' marking the Southeast corner of said Section 6, being North 89°42'21" East 2630.35 feet from a MAG nail with washer flush stamped 'RLS 39229' marking the South quarter corner of said Section 6;

thence along the South line of said Section 6, South 89°42'21" West 338.97 feet to the existing Right of Way Centerline of Interstate Highway 19 (NOGALES – TUCSON HIGHWAY);

thence along the existing Right of Way Centerline of said Interstate Highway 19, North 02°19'57" East 1175.83 feet;

thence North 87°40'03" West 370.25 feet to the existing westerly right of way line of said Interstate Highway 19;

thence South 44°31'29" West 575.00 feet;

thence South 58°41'58" West 104.12 feet;

thence South 75°00'21" West 166.64 feet to the POINT OF BEGINNING;

thence South 70°01'38" West 8.43 feet to POINT "A" for on the East line of the above described property for later identification;

thence continuing South 70°01'38" West 152.01 feet;

thence South 78°36'48" West 57.14 feet to the POINT OF ENDING on the existing easterly right of way line of Shell Loop.

**LINE NUMBER 2 DESCRIPTION:**

BEGINNING at POINT "A" as described above;

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thence South 00°34'54" East 35.67 feet;

thence South 72°49'19" West 102.89 feet;

thence from a Local Tangent Bearing of South 68°52'18" West along a curve to the Left having a radius of 1054.93 feet, a length of 85.53 feet;

thence North 47°51'47" West 30.15 feet to the POINT OF ENDING on the existing easterly right of way line of Shell Loop.

The above described property shall have no right or easement of access to said State Route 189.

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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