

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 6, Township 2 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, which lies northeasterly of the following EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 60 (WICKENBURG - PHOENIX HIGHWAY) DESCRIPTION:

PROPERTY DESCRIPTION:

Lot 18, HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10 described as follows:

Beginning at a point on the North line of said Lot 18, distant 552.38 feet westerly from the Northeast corner thereof;

thence southerly and parallel to the East line of said Lot 18, 481.3 feet;

thence westerly and parallel to the westerly projection of the lot line common to Lots 17 and 24 of said HADSELL'S ADDITION TO GLENDALE to an intersection with the northeasterly boundary of Grand Avenue, which intersection is 116.0 feet northeasterly of the centerline of the main tract of the Atchison, Topeka and Santa Fe Railway;

thence northwesterly along said northeasterly boundary of Grand Avenue to a point 125 feet southeasterly of the West corner of said Lot 18;

thence northerly to a point on the North line of said Lot 18 which is 125 feet East of the West corner of said Lot 18;

thence East along said North line to the POINT OF BEGINNING.

EXCEPT the Southwesterly 17 feet, as conveyed in Quit Claim Deed recorded as Book 306 of Deeds, page 545; and

EXCEPT the North 40 feet thereof.

(continued)

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PROJECT: 060 MA 149 H7292

LOCATION: 43rd Avenue – 71st Avenue
Disposal

PARCEL: L-C-081
cg 08-16-2022

EXISTING NORTHEASTERLY RIGHT OF WAY LINE DESCRIPTION:

Commencing at a 3 inch brass cap in handhole 0.5 foot below roadway marking the Center quarter corner of said Section 6, being South 88°56'01" West 2673.14 feet from a 3 inch Glendale brass cap in handhole marking the East quarter corner of said Section 6;

thence along the East–West mid section line of said Section 6 North 88°56'01" East 347.65 feet;

thence South 01°03'59" East 39.97 feet to the POINT OF BEGINNING of said existing northeasterly right of way line of U.S. Highway 60 on the existing southerly right of way line of Orangewood Avenue;

thence along said existing northeasterly right of way line South 03°24'55" West 47.13 feet;

thence continuing along said northeasterly line South 43°49'30" East 444.28 feet;

thence continuing along said existing northeasterly right of way line South 44°34'06" East 471.69 feet to the POINT OF ENDING of said line description, being North 45°25'56" East 75.00 feet from Highway Engineer Station 460+41.12 of the construction centerline of said U.S. Highway 60.

The above described property shall have no right or easement of access to 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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