

## 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 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona, that is described in the following EXCESS LAND DESCRIPTION:

### PROPERTY DESCRIPTION

#### PARCEL NO.1:

That part of the Southeast quarter (SE¼) of Section 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point from which the South quarter corner of said Section 12 bears South 33 feet;

thence North 1°37'30" West 892.76 feet (North 1°29'30" West 892.00 feet recorded) along the North-South mid-section line of said Section 12, said line also being the East (West, recorded) boundary of EL Mirage NO. 2, a subdivision as shown in Book 29 of Maps, at page 39, records of Maricopa County, Arizona, to a point on the southwesterly right-of-way line of U.S. Highway 60 and 89 (WICKENBURG-PHOENIX HIGHWAY);

thence South 48°04'30" East along said southwesterly right-of-way line, a distance of 828.00 feet;

thence continuing along said southwesterly right-of-way line and the arc of a curve to the Left having a radius of 3761.83 feet, a distance of 64.89 feet;

thence South 40°56'12" West 120.00 feet;

thence South 59°10'22" East 229.44 feet to a point being the most southerly corner of that certain property described in Docket 7051, page 46, records of Maricopa County, Arizona;

thence North 39°12'30" East along the southeasterly line of said property, a distance of 2.20 feet to a point being common with a corner of that certain parcel of land described in Docket 6772, page 939, records of Maricopa County, Arizona;

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thence South 00°57'30" East along the westernmost line of said parcel of land, a distance of 77.00 feet to a point on the North right-of-way line of Thunderbird Road (formerly Waddell Road);

Thence South 89°02'30" West along said right-of-way line being 33 feet North of and parallel with the South line of said Section 12, a distance of 760.56 feet to the point of beginning;

EXCEPT that part of the Southwest quarter of the Southeast quarter (SW¼SE¼) of Section 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona, which lies within RIO PARADISE, a subdivision as platted and recorded March 20, 1970 in Book 129 of Maps, page 13, records of Maricopa County, Arizona, described as follows;

Beginning at said point from which the South quarter corner of said Section 12 bears South 33 feet;

thence North 1°37'30" West 892.76 feet along said North-South mid-section line to said point on the southwesterly right-of-way line of U.S. Highway 60 and 89 (WICKENBURG-PHOENIX HIGHWAY);

thence South 48°04'30" East 289.73 feet along said southwesterly right-of-way line;

thence South 1°37'30" East 695.59 feet to said North right-of-way line of Thunderbird Road;

thence South 89°02'30" West 210.00 feet along said North right-of-way line to the point of beginning.

**PARCEL NO.2:**

Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, and Lot 39, RIO PARADISE, according to the plat recorded in Book 127 of Maps, Page 46 and corrected in Book 129 of Maps, Page 13, records of Maricopa County, Arizona, located in the Southeast quarter (SE¼) of Section 12, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona.

**EXCESS LAND DESCRIPTION :**

COMMENCING at a City of El Mirage brass cap flush stamped "LS 42285" marking the South quarter corner of said Section 12, being South 00°12'46" East 5302.84 feet from a 3¼ inch aluminum cap on a 5/8 inch rebar stamped "T3N R1W ¼ S1 S12 LS 21080 2008" marking the North quarter corner of said Section 12;

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thence along the North – South mid section line of said Section 12 North 00°12'46" West 989.28 feet to the existing southwesterly right of way line of U.S. Highway 60 (WICKENBURG – PHOENIX HIGHWAY);

thence along said existing southwesterly right of way line of U.S. Highway 60 South 46°37'39" East 114.88 feet;

thence continuing along said existing southwesterly right of way line South 23°23'50" East 93.81 feet;

thence continuing along said existing southwesterly right of way line South 37°20'06" East 61.93 feet to the POINT OF BEGINNING;

thence continuing along said existing southwesterly right of way line of U.S. Highway 60 South 46°37'39" East 199.44 feet;

thence continuing along said existing southwesterly right of way line South 34°46'49" East 90.78 feet;

thence continuing along said existing southwesterly right of way line South 48°18'20" East 55.50 feet;

thence continuing along said existing southwesterly right of way line of U.S. Highway 60 South 32°06'43" East 73.33 feet to its juncture with the existing northwesterly right of way line of Thunderbird Road;

thence along said existing northwesterly right of way line of Thunderbird Road South 43°22'31" West 238.84 feet to its juncture with the existing easterly right of way line of the Frontage Road;

thence along said existing easterly right of way line of Frontage Road North 46°37'29" West 143.13 feet;

thence continuing along said existing easterly right of way line North 00°24'34" West 309.70 feet;

thence continuing along said existing easterly right of way line along a curve to the Left having a radius of 460.00 feet, a length of 76.56 feet to the POINT OF BEGINNING .

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The above described land shall have no right or easement of access to said U.S. Highway 60, nor to said Thunderbird Road, nor to the Frontage Road, provided however, access shall be permitted to said Frontage Road northerly of Frontage Road engineer station 25+60.43.

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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