

## EXHIBIT A

NE 6 9S 23W  
32.680344, -114.656134  
694-03-900  
SW-19-45  
WE012277  
RQ/RT

### City of Yuma – APS UTILITY EASEMENT

**THE CITY OF YUMA**, a municipal corporation of the State of Arizona, (hereinafter called “Grantor”), is the owner of the following described real property located in Yuma County, Arizona (hereinafter called “Grantor’s Property”):

**TRACT A OF PONDEROSA VALLEY ESTATES UNIT NO. 1, A SUBDIVISION OF A PORTION OF THE NE ¼ OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 23 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA, AND RECORDED IN BOOK 15 OF PLATS, PAGES 8 & 9, YUMA COUNTY RECORDER’S OFFICE, YUMA COUNTY, ARIZONA,**

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called “Grantee”), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through, and across, a portion of Grantor’s Property described as follows (herein called the “Easement Premises”):

#### **THE WEST 100 FEET OF THE SOUTHERN 8 FEET OF THE ABOVE DESCRIBED PROPERTY**

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate, and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor’s Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures, and facilities solely for Grantee’s own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called “Grantee Facilities”). Grantee Facilities shall consist of underground electric lines and appurtenant facilities including pad-mounted equipment. In no event may any overhead electric lines and associated overhead equipment be installed unless in an emergency to restore power. Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall not locate, erect, or construct, or permit to be located, erected, or constructed, any building or other structure or drill any well within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee’s easement rights herein conveyed and which do not interfere with or endanger any of the Grantee’s Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and

curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or intervene with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment, or substance contained in, or are a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state, and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantee shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installer adjacent to the clear areas shall be installed and maintained so that transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original conditions as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey, or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, THE CITY OF YUMA, a municipal corporation of the State of Arizona, has caused this Utility Easement to be executed by its duly authorized representative, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF YUMA, a municipal corporation

BY: \_\_\_\_\_

Philip Rodriguez, City Administrator

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard Files, City Attorney

ATTESTED:

\_\_\_\_\_  
Lynda L. Bushong, City Clerk

STATE OF \_\_\_\_\_ }

County of \_\_\_\_\_ }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by

\_\_\_\_\_ or the City of Yuma, a municipal corporation of  
the State of Arizona (Grantor).

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Seal:

\_\_\_\_\_  
Notary Public