

RESOLUTION NO. 23-15

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING A MINOR GENERAL PLAN LAND USE AMENDMENT TO CHANGE THE LAND USE FROM EXISTING MEDIUM DENSITY RESIDENTIAL (MDR) TO EMPLOYMENT (E) FOR APPROXIMATELY 2.59 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF W. HONEYCUTT AVE. AND N. MARICOPA ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, AS DESCRIBED IN CASE #GPA 23-01. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, A.R.S. §9-461.06 requires any amendment to the general plan be by resolution of the governing body of the municipality; and

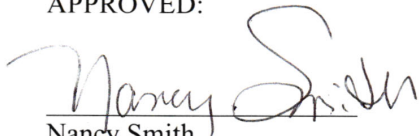
WHEREAS, on March 28, 2023 the Planning and Zoning Commission reviewed the proposed general plan amendment known as case #GPA 23-01 and recommended approval of the amendment; and

WHEREAS, after reviewing the proposed minor amendment to the General Plan as described in case #GPA 23-01, regarding the land use of approximately 2.59 acres generally located at the southwest corner of W. Honeycutt Ave. and N. Maricopa Road, the City Council of the City of Maricopa believes that the proposed amendment to the General Plan is in the best interest of the City of Maricopa.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Council of the City of Maricopa, Arizona, hereby approve and adopt an amendment to the General Plan Land Use Map of the City of Maricopa, Arizona by approving case # GPA 23-01 amending the General Plan Land Use from Medium Density Residential (MDR) to Employment (E) for approximately 2.59 acres generally located at the southwest corner of W. Honeycutt Ave. and N. Maricopa Road.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 4th day of April, 2023.

APPROVED:


Nancy Smith
Mayor


{00244329}

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbon
City Attorney

ZON23-01 Legal Descriptions:

Parcel 510-25-009R – Shopping Center (SC)

LEGAL DESCRIPTION FOR LOT I

A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A ADOT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 0 DEGREES 31 MINUTES 53 SECONDS WEST, 2628.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27, SOUTH 89 DEGREES 50 MINUTES 59 SECONDS EAST, 1167.08 FEET;

THENCE SOUTH 32 DEGREES 05 MINUTES 24 SECONDS EAST, 96.21 FEET TO THE POINT OF BEGINNING AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 49 DEGREES 24 MINUTES 00 SECONDS EAST A DISTANCE OF 325.08 FEET;

THENCE NORTHWESTERLY 231.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40 DEGREES 47 MINUTES 48 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 12 MINUTES 06 SECONDS EAST, 127.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 325.00 FEET;

THENCE NORTHEASTERLY 213.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37 DEGREES 35 MINUTES 48 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 52 DEGREES 12 MINUTES 04 SECONDS WEST, 637.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET;

THENCE NORTHWESTERLY 284.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 15 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 01 MINUTES 58 SECONDS WEST, 40.21 FEET;

THENCE NORTH 5 DEGREES 20 MINUTES 43 SECONDS EAST, 298.75 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 58 SECONDS WEST, 204.58 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, 1047.66 FEET;

THENCE SOUTH 41 DEGREES 39 MINUTES 07 SECONDS EAST, 276.79 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, 216.15 FEET;

THENCE SOUTH 36 DEGREES 06 MINUTES 54 SECONDS WEST, 785.30 FEET TO THE POINT OF BEGINNING.

Parcel 510-25-009P – Shopping Center (SC)

LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHENCE THE NORTHWEST CORNER LIES NORTH 00 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 2628.84 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 00 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 540.50 FEET;

THENCE DEPARTING SAID LINE, NORTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 420.92 FEET TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 347 ACCORDING TO "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING ON FILE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 347 PN 172 H7007 WITH A DRAWING NUMBER OF D-11-T-497, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 318.72 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 100.36 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 10 DEGREES 44 MINUTES 25 SECONDS WEST, A RADIAL DISTANCE OF 600.00 FEET, SAID POINT ALSO BEING COINCIDENT WITH THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED ON A RECORD OF SURVEY, MINOR LAND DIVISION ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2021-091167;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 20 SECONDS, A DISTANCE OF 284.20 FEET;

THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 52 DEGREES 07 MINUTES 15 SECONDS EAST, A DISTANCE OF 184.23 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 58 DEGREES 58 MINUTES 15 SECONDS EAST, A RADIAL DISTANCE OF 330.00 FEET, SAID POINT BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE, ACCORDING TO SAID ARIZONA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING";

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 31 DEGREES 01 MINUTE 00 SECONDS, A DISTANCE OF 178.64 FEET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 33.33 FEET, TO A POINT COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE, ACCORDING TO SAID ARIZONA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING";

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 370.00 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 44 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING.

Parcel 510-25-009Q (portion) – Shopping Center (SC)

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHENCE THE NORTHWEST CORNER LIES NORTH 00 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 2828.84 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF 385.26 FEET TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 347 ACCORDING TO "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING" ON FILE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 347 PN 172 H7007 WITH A DRAWING NUMBER OF D-11-T-487, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 77 DEGREES 58 MINUTES 06 SECONDS WEST, A RADIAL DISTANCE OF 1,550.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 09 SECONDS, A DISTANCE OF 324.25 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 81.29 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 45 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 21.23 FEET, TO A POINT COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE, ACCORDING TO SAID ARIZONA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING";

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 468.00 FEET, TO A POINT OF COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 38.01 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 33.33 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 31 SECONDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, A DISTANCE OF 138.98 FEET TO A POINT ON THE SOUTHERLY LINE OF A RECORD OF SURVEY, MINOR LAND DIVISION ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2021-091167;

THENCE ALONG SAID SOUTHERLY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 52 DEGREES 07 MINUTES 15 SECONDS EAST, A DISTANCE OF 392.30 FEET;

THENCE DEPARTING SAID LINE, SOUTH 54 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.88 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 123.56 FEET AND A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 28 SECONDS;

THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 134.33 FEET; THENCE NORTH 62 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 194.07 FEET TO THE POINT OF BEGINNING.

Parcel 510-25-009Q – General Mixed Use (MU-G)

PARCEL 1 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHENCE THE NORTHWEST CORNER LIES NORTH 0 DEGREES 9 MINUTES 10 SECONDS WEST, A DISTANCE OF 2628.84 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF 388.26 FEET TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 347 ACCORDING TO "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING" ON FILE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 347 PN 172 H7007 WITH A DRAWING NUMBER OF D-11-497, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 77 DEGREES 58 MINUTES 6 SECONDS WEST, A RADIAL DISTANCE OF 1,580.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 9 SECONDS, A DISTANCE OF 324.25 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 0 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 81.29 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 45 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 21.23 FEET, TO A POINT COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE ACCORDING TO SAID ARIZONA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING";

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 468.00 FEET, TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID WEST HONEYCUTT AVENUE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 0 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 110.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 82 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 194.07 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 123.56 FEET AND A CENTRAL ANGLE OF 82 DEGREES 17 MINUTES 28 SECONDS;

THENCE EASTERLY ALONG THE ARC A DISTANCE OF 134.33 FEET;

THENCE NORTH 54 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 746 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 52 DEGREES 7 MINUTES 17 SECONDS EAST, A RADIAL DISTANCE OF 325.00 FEET, SAID POINT BEING COINCIDENT WITH A POINT OF CURVATURE ON THE SOUTHERLY LINE OF A RECORD OF SURVEY MINOR LAND DIVISION ON FILE IN THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN FILE NUMBER 2021-091167;

THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 37 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 213.26 FEET;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 127.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 325.06 FEET AND A CENTRAL ANGLE OF 40 DEGREES 50 MINUTES 18 SECONDS;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTHERLY ALONG THE ARC, A DISTANCE OF 231.70 FEET;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 40 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT COINCIDENT WITH THE NORTHWESTERLY CORNER OF A RESIDENTIAL SUBDIVISION KNOWN AS "A FINAL PLAT FOR DESERT CEDARS" ON FILE IN THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN CABINET E, SLIDE 88;

THENCE ALONG THE WESTERLY LINE OF SAID RESIDENTIAL SUBDIVISION, SOUTH 49 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 299.07 FEET;

THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 0 MINUTES 48 SECONDS WEST, A DISTANCE OF 753.48 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 6 DEGREES 39 MINUTES 48 SECONDS EAST, A RADIAL DISTANCE OF 625.00 FEET, SAID POINT BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF DESERT CEDARS DRIVE ACCORDING TO SAID FINAL PLAT FOR DESERT CEDARS;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 6 DEGREES 33 MINUTES 50 SECONDS, A DISTANCE OF 71.80 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,975.00 FEET AND A CENTRAL ANGLE OF 5 DEGREES 15 MINUTES 6 SECONDS;

THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC, A DISTANCE OF 181.02 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 7 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 3.22 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIAL DISTANCE OF 1,080.00 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 48 SECONDS, A DISTANCE OF 209.92 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 54 MINUTES 2 SECONDS WEST, A DISTANCE OF 155.08 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,030.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 51 MINUTES 18 SECONDS;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC A DISTANCE OF 119.83 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,030.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 26 MINUTES 54 SECONDS;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC, A DISTANCE OF 115.92 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 45 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 28.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89 DEGREES 19 MINUTES 28 SECONDS WEST, A RADIAL DISTANCE OF 1,522.39 FEET, SAID POINT BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF MARICOPA ROAD (STATE HIGHWAY 347) AND THE POINT OF BEGINNING OF PARCEL A OF A "RECORD OF SURVEY" ON FILE AT THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN BOOK 23, PAGE 188;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL A, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 4 DEGREES 55 MINUTES 18 SECONDS, A DISTANCE OF 130.77 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 86 DEGREES 0 MINUTES 50 SECONDS EAST, A RADIAL DISTANCE OF 1,320.00 FEET, SAID POINT BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID ARIZONA DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY 347;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 3 DEGREES 42 MINUTES 7 SECONDS, A DISTANCE OF 85.29 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 82 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 82 DEGREES 18 MINUTES 43 SECONDS EAST, A RADIAL DISTANCE OF 1,275.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12 DEGREES 11 MINUTES 54 SECONDS, A DISTANCE OF 271.45 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 70 DEGREES 8 MINUTES 48 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 19 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 401.28 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 70 DEGREES 6 MINUTES 49 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 19 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 7 DEGREES 51 MINUTES 17 SECONDS;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,181,714.76 SQUARE FEET OR 27,1284 ACRES, MORE OR LESS.

END OF DESCRIPTION.

Parcel 510-25-022B – General Commercial (GC)

That portion of Section 27 and 28, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the one-quarter corner of said Sections 27 and 28;

thence Southerly along the Section line, 245.9 feet to a point, said point being the POINT OF BEGINNING;

thence turning 90 degrees left, run 50.00 feet to a point;

thence turning 90 degrees right, run thence Southerly and parallel to the Section line common to said Section 27 and 28. 859.10 feet to a point, said point being the point of a 3 degrees 52 minute curve on the East-right of way line of the Pinal County Highway;

thence run Northwesterly along said curve to the left, said curve being the East right of way line of said Highway, 646.12 feet to a point, said point being the end of said curve;

thence continued Northwesterly along the tangent of said curve and parallel to the center line of the Highway, 149.84 feet to a point, said point being the beginning of a 4 degrees 09 minutes curve;

thence continue Northwesterly along said curve and parallel to the center line of said Highway, 104.12 feet to a point on curve;

thence run Easterly 192.31 feet to the POINT OF BEGINNING.

EXCEPT that portion conveyed to Natural Gas Service Company of Arizona, an Arizona corporation, by Warranty Deed in Docket 180, Page 492, described as follows:

That part of the Southwest quarter of Section 27, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

From a point on the West boundary of said Section 27 which is 1523.90 feet Northerly from the Southwest corner of said Section 27, go thence Easterly at right angle to the said Section line, 50.00 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING being identical to a point on the East Right of Way boundary of the presently existing Highway (on June 17, 1957), 50.00 feet Easterly from Station P.C. 628 plus 82.66 feet of said Highway and said POINT OF BEGINNING being further identified as the most Southerly point of that particular parcel of land described in Docket 114 at page 525 on file in the office of the Pinal County Recorder at Florence, Arizona;

thence Northerly parallel to the West boundary of said Section 27, 264.12 feet;

thence Westerly at right angle to the preceding course a distance of 23.72 feet to a point on the Easterly Right of Way boundary of the presently existing Highway (on June 17, 1957);

thence in a Southeasterly direction along a 3 degrees 53 minutes curve, said curve being the Easterly Right of Way boundary of the presently existing Highway (on June 17, 1957), 265.10 feet more or less, to the POINT OF BEGINNING;

AND ALSO EXCEPT that portion conveyed to Pinal County, a body politic, by Warranty Deed in Docket 1775, Page 682, described as follows:

BEGINNING at the Southwest corner of said Section 27;

thence North 00 degrees 09 minutes 25 seconds West along the West line of Section 27 that is common with the East line of said Section 28, 1523.82 feet;

thence along the arc of a curve to the left having a radius of 1432.39 feet, 256.58 feet to the TRUE POINT OF BEGINNING;

thence continuing along the arc of said 1432.39 feet radius curve to the left, a length of 368.00 feet;

thence North 25 degrees 08 minutes 25 seconds West 149.85 feet;

thence along the arc of a curve to the right having a radius of 1432.39 feet, a length of 107.86 feet;

thence North 69 degrees 10 minutes 26 seconds East 50.00 feet;

thence from a local tangent bearing of South 20 degrees 49 minutes 34 seconds East, along the arc of a curve to the Left, having a radius of 1382.39 feet, a length of 104.09 feet;

thence South 25 degrees 08 minutes 25 seconds East 149.85 feet;

thence North 64 degrees 51 minutes 35 seconds East 25.00 feet;

thence from a local tangent bearing of South 25 degrees 08 minutes 25 seconds East, along the arc of a curve to the Right, having a radius of 1507.39 feet, a length of 382.37 feet;

thence South 00 degrees 09 minutes 25 seconds East 9.27 feet;

thence South 89 degrees 50 minutes 35 seconds West 23.72 feet;

thence South 79 degrees 34 minutes 47 seconds West 50.00 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of Section 27 and Section 28, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona which lies southeasterly of the following described new right of way line;

COMMENCING at a PK nail stamped "PLS 19817" marking the Southwest corner of said Section 27, being South $00^{\circ}09'00''$ East 2629.30 feet from a 1.5 inch iron pipe stamped "PLS 19817" marking the West quarter corner of said Section 27;

thence along West line of said Section 27, North $00^{\circ}09'00''$ West 1509.78 feet to the existing Right of Way Centerline of State Route 347 (JOHN WAYNE PARKWAY);

thence along said existing Right of Way Centerline of State Route 347, North $00^{\circ}40'47''$ West 27.21 feet;

thence South $89^{\circ}19'13''$ West 100.00 feet to the POINT OF BEGINNING;

thence from a Local Tangent Bearing of North $00^{\circ}40'47''$ West, along a curve to the Left, having a radius of 1332.39 feet, a length of 181.11 feet;

thence North $81^{\circ}31'56''$ East 25.00 feet to the existing westerly right of way line of said State Route 347;

thence North $12^{\circ}22'39''$ East 331.24 feet to the existing easterly right of way line of said State Route 347;

thence South $71^{\circ}42'47''$ East 23.79 feet;

thence from a Local Tangent Bearing of North $18^{\circ}17'13''$ East, along a curve to the Right, having a radius of 1470.00 feet, a length of 40.88 feet;

thence North $19^{\circ}52'49''$ East 92.22 feet;

thence North $00^{\circ}09'00''$ West 160.57 feet;

thence North $19^{\circ}52'49''$ East 189.57 feet;

thence along a curve to the Left, having a radius of 1325.00 feet, a length of 134.45 feet to the POINT OF ENDING on the East – West mid section line of said Section 27, being South $89^{\circ}46'35''$ East 154.50 feet from said West quarter corner of Section 27.

Parcel 800-30-0110 – General Commercial (GC)

LEGAL DESCRIPTIONS:

LOT 1

A PORTION OF THE JOHN WAYNE PARKWAY, HWY S.R. 347, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST AS ABANDONED TO THE CITY OF MARICOPA BY THE ARIZONA DEPARTMENT OF TRANSPORTATION IN RESOLUTION 2021-01-A-003, RECORDED IN FEE NO. 2021-005055, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS N 00°00'00" W, 501.71 FEET;

THENCE N 71°42'47" W, 18.58 FEET TO THE POINT OF BEGINNING;

THENCE S 00°43'42" W, 128.07 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1705.00 FEET, AN ARC LENGTH OF 379.81 FEET, AND A DELTA OF 12°45'40", WITH A CHORD BEARING OF N 20°27'06" W, WITH A DISTANCE OF 379.03 FEET TO A POINT OF NON-TANGENCY;

THENCE N 74°42'40" E, 81.83 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.39 FEET, AN ARC LENGTH OF 96.84 FEET, AND A DELTA OF 4°00'50", WITH A CHORD BEARING OF S 23°07'48" E, WITH A DISTANCE OF 96.82 FEET TO A POINT OF TANGENCY;

THENCE S 25°08'12" E, 149.85 FEET;

THENCE N 64°51'48" E, 25.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1507.39 FEET, AN ARC LENGTH OF 126.76 FEET, AND A DELTA OF 4°49'05", WITH A CHORD BEARING OF S 22°43'30" E, WITH A DISTANCE OF 126.72 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

LOT 2

A PORTION OF THE JOHN WAYNE PARKWAY, HWY S.R. 347, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST AS ABANDONED TO THE CITY OF MARICOPA BY THE ARIZONA DEPARTMENT OF TRANSPORTATION IN RESOLUTION 2021-01-A-003, RECORDED IN FEE NO. 2021-005055, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS

N 00°00'00" W, 501.71 FEET;

THENCE N 71°42'47" W, 18.58 FEET TO THE POINT OF BEGINNING;

THENCE S 12°22'30" W, 331.24 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1357.39 FEET, AN ARC LENGTH OF 394.90 FEET, AND A DELTA OF 16°40'08", WITH A CHORD BEARING OF N 15°48'08" W, WITH A DISTANCE OF 393.51 FEET TO A POINT OF NON-TANGENCY;

THENCE N 64°51'48" E, 25.00 FEET;

THENCE N 25°08'12" W, 149.85 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1482.39 FEET, AN ARC LENGTH OF 243.44 FEET, AND A DELTA OF 0°24'33", WITH A CHORD BEARING OF N 20°25'55" W, WITH A DISTANCE OF 243.15 FEET TO A POINT OF NON-TANGENCY;

THENCE N 74°10'21" E, 100.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1382.39 FEET, AN ARC LENGTH OF 130.18 FEET, AND A DELTA OF 5°23'43", WITH A CHORD BEARING OF S 18°25'31" E, WITH A DISTANCE OF 130.13 FEET TO A POINT OF NON-TANGENCY;

THENCE S 75°42'40" W, 81.83 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1705.00 FEET, AN ARC LENGTH OF 379.81 FEET, AND A DELTA OF 12°45'40", WITH A CHORD BEARING OF S 20°27'06" E, WITH A DISTANCE OF 379.03 FEET TO A POINT OF NON-TANGENCY;

THENCE N 00°43'42" E, 128.07 FEET TO THE POINT OF BEGINNING.

Parcel 510-27-0210 – General Commercial (GC)

DESCRIPTION

That portion of the Southeast quarter of Section 28 and the Southwest quarter of Section 27, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 28;

Thence South $00^{\circ}06'45''$ West, coincident with the West line of the West line of the Southwest quarter of said Section 28, a distance of 63.49 feet to the TRUE POINT OF BEGINNING;

Thence North $89^{\circ}48'29''$ East, coincident with the South line of Parcel 2 of lands of Desert Cedars Equities as described in Instrument No. 2001-040284, records of Pinal County, Arizona, a distance of 50.06 feet;

Thence South $00^{\circ}07'04''$ East, coincident with the West line of said Desert Cedar Equities land, a distance of 181.71 feet;

Thence South $87^{\circ}49'37''$ West, coincident with the North line of lands of the Baptist Church, a distance of 240.16 feet (said line crossing the East line of Section 28, at a distance of 50.10 feet) to a point on a curve of the Easterly right-of-way line of John Wayne Parkway, also known as Maricopa Stanfield Highway, from which point the center point of said curve of the Easterly right-of-way line, bears North $64^{\circ}54'30''$ East, at a distance of 1382.39 feet;

Thence Northerly, coincident with said Easterly right-of-way line, along the arc of a non-tangential curve to the right, having a radius of 1382.39 feet, a central angle of $08^{\circ}13'59''$ and a chord measuring 198.47 feet which bears North $16^{\circ}58'31''$ West, an arc distance of 198.64 feet to a corner of said Desert Cedars Equities land;

Thence North $89^{\circ}48'29''$ East, coincident with the South line of said Desert Cedars Equities land, a distance of 247.50 feet to the TRUE POINT OF BEGINNING.

Parcel 510-29-0460 – General Commercial (GC)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) SOUTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE STANFIELD-MARICOPA HIGHWAY AT STATION 642+98, AS SHOWN ON SHEET NO. 13 OF FAS PROJECT S-347 (3), ACCORDING TO MISCELLANEOUS FILE HIGHWAY MAP NO. 8, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID STANFIELD-MARICOPA HIGHWAY A DISTANCE OF 150.00 FEET;

THENCE EASTERLY AT RIGHT ANGLE TO THE PRECEDING COURSE, A DISTANCE OF 147.00 FEET,

THENCE SOUTHERLY PARALLEL TO THE EAST BOUNDARY OF SAID STANFIELD-MARICOPA HIGHWAY, A DISTANCE OF 150.00 FEET;

THENCE WESTERLY AT RIGHT ANGLE TO THE PRECEDING COURSE, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING.

Parcels 510-25-009N & 510-29-047D – General Commercial (GC)

That portion of the West half (W1/2) of Section 27 and the East half (E1/2) of Section 28, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, further described as Parcels B and C as more fully set forth and described in Record of Survey recorded February 17, 2009 in Survey Book 23, Page 189, records of Pinal County which lie west and south of the following described Right of Way line;

COMMENCING at a PK nail stamped "PLS 19817" marking the Southwest corner of said Section 27, being S 00°09'00" E a distance of 2629.30 feet from a 1.5 inch iron pipe stamped "PLS 19817" marking the West quarter corner of said Section 27;

Thence along the West Line of said Section 27, N 00°09'00" W a distance of 1509.78 feet to the existing Right of Way centerline of State Route 347 (JOHN WAYNE PARKWAY);

Thence along said existing Right of Way centerline of State Route 347, N 00°40'47" W a distance of 27.21 feet;

Thence S 89°19'13" W a distance of 100.00 feet to a point on the westerly right of way line of said State Route 347, being the **Point of Beginning**;

Thence along said westerly right of way line of State Route 347, from a Local Tangent Bearing of N 00°40'47" W along a curve to the Left, having a radius of 1332.39 feet, a length of 181.11 feet;

Thence N 81°19'13" E along said westerly right of way line, a distance of 25.00 feet;

Thence N 12°22'39" E along said westerly right of way line, a distance of 331.24 feet;

Thence S 71°42'47" E along said westerly right of way line, a distance of 23.79 feet;

Thence from a Local Tangent Bearing of N 18°17'13" E, along said westerly right of way line, along a curve to the Right, having a radius of 1470.00 feet, a length of 40.88 feet;

Thence N 19°52'49" E along said westerly right of way line, a distance of 92.22 feet;

Thence N 00°09'00" W along said westerly right of way line, a distance of 160.57 feet;

Thence N 19°52'49" E along said westerly right of way line, a distance of 189.57 feet;

Thence along a curve to the Left, continuing along said westerly right of way line, having a radius of 1325.00 feet, a length of 458.83 feet;

Thence N 00°02'23" E along said westerly right of way line, a distance of 96.30 feet, to a point on the southerly right of way line of Honeycutt Avenue;

Thence N 89°57'37" W along said southerly right of way line of Honeycutt Avenue, a distance of 38.93 feet;

Thence along a curve to the Right, continuing along said southerly right of way line, having a radius of 605.00 feet, a length of 382.71 feet;

Thence N 53°42'57" W along said southerly right of way line, a distance of 97.29 feet to a point on the easterly right of way line of Maricopa Road (formerly known as John Wayne Parkway, said point being the **Point of Ending**).

Except that portion of said Parcels B and C lying west of the following described line;

COMMENCING at a 1.5 inch iron pipe stamped "PLS 19817" marking the East quarter corner of said Section 28, being the N 89°48'20" E a distance of 5279.82 feet from a 3 inch BLM brass cap marking the West quarter corner of said Section 28;

Thence along the East – West mid section line of said Section 28, S 89°48'20" W a distance of 311.26 feet to the Right of Way centerline of State Route 347 (now known as Maricopa Road);

Thence from a Local Tangent Bearing of N 09°49'14" W, along said Right of Way centerline, along a curve to the Right, having a radius of 1432.39 feet, a length of 40.00 feet;

Thence N 81°46'46" E a distance of 50.00 feet to the **Point of Beginning** on the easterly right of way line of said Maricopa Road;

Thence from a Local Tangent Bearing of S 65°02'34" E, along a curve to the Right, having a radius of 65.50 feet, a length of 124.86 feet to the **Point of Ending** on said easterly right of way line of Maricopa Road.

Parcel 510-29-001B – General Commercial (GC)

Lot 1, of ESTRELLA PARK – AMENDED, a subdivision recorded in Book 9 of Maps, Page 7, records of Pinal County, Arizona, located in Section 28, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, except that part lying North of the following described Right of Way line;

COMMENCING at a 1.5 inch iron pipe stamped "PLS 19817" marking the East quarter corner of said Section 28, being North $89^{\circ}48'20''$ East 5279.82 feet from a 3 inch BLM brass cap marking the West quarter corner of said Section 28;

thence along the East - West mid-section line of said Section 28, South $89^{\circ}48'20''$ West 311.26 feet to the existing Right of Way Centerline of said State Route 347;

thence from a Local Tangent Bearing of North $09^{\circ}49'14''$ West, along said existing Right of Way Centerline of State Route 347, along a curve to the Right, having a radius of 1432.39 feet, a length of 252.08 feet;

thence continuing along said existing Right of Way Centerline of State Route 347, North $00^{\circ}15'45''$ East 441.72 feet;

thence North $89^{\circ}44'15''$ West 70.00 feet to the POINT OF BEGINNING on said existing West right of way line of said State Route 347;

thence from a Local Tangent Bearing of North $54^{\circ}27'13''$ West, along a curve to the Left, having a radius of 425.00 feet, a length of 215.38 feet to the POINT OF ENDING on the West line of said Lot 1.

Parcels 510-25-009M & 510-29-047C

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER OF THE NORTH QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST, SAID CORNER ALSO BEING THE EAST QUARTER CORNER FOR SECTION 28;

THENCE NORTH 00°09'10" WEST ALONG THE WEST LINE OF SECTION 27 A DISTANCE OF 728.54 FEET TO A PERPENDICULAR TIE POINT ON THE SECTION LINE.

THENCE SOUTH 89°50'50" WEST A DISTANCE OF 278.00 FEET TO A POINT REFERENCED BY A 5/8 INCH REBAR WITH TAG RLS # 57280, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°23'09" EAST ALONG THE EASTERLY RIGHT OF WAY LINE FOR MARICOPA ROAD A DISTANCE OF 91.06 FEET TO A POINT REFERENCED BY A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP RLS #18214;

THENCE SOUTH 89°37'27" EAST A DISTANCE OF 87.38 FEET TO A 1/2 INCH REBAR NO I.D., SAID POINT BEING THE START OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 224.38 FEET, THROUGH A CENTRAL ANGLE OF 32°08'22" TO A POINT ON A REVERSE CURVE CONCAVE SOUTH EASTERLY AND HAVING A RADIUS OF 600.00 FEET, SAID POINT REFERENCED BY A 1/2 INCH REBAR NO I.D.;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 184.02 FEET, THROUGH A CENTRAL ANGLE OF 17°34'20" TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE JOHN WAYNE PARKWAY, SAID POINT REFERENCED BY A 1/2 INCH REBAR WITH NO I.D.;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE FOR THE JOHN WAYNE PARKWAY THE FOLLOWING 6 COURSES ALL REFERENCED BY A 3 INCH ADOT ALUMINUM CAP PLS #57280;

THENCE SOUTH 00°02'46" WEST A DISTANCE OF 92.07 FEET;

THENCE SOUTH 89°54'57" EAST A DISTANCE OF 29.92 FEET;

THENCE SOUTH 00°02'32" WEST A DISTANCE OF 188.51 FEET;

THENCE SOUTH 89°28'07" EAST A DISTANCE OF 10.03 FEET;

THENCE SOUTH 00°02'09" WEST A DISTANCE OF 122.75 FEET;

THENCE SOUTH 45°01'16" WEST A DISTANCE OF 21.20 FEET;

THENCE DEPARTING THE JOHN WAYNE PARKWAY RIGHT OF WAY AND TRAVERSING ALONG THE NORTHERLY RIGHT OF WAY LINE FOR HUNNICUTT AVENUE THE FOLLOWING FOUR COURSES ALL REFERENCED BY A 5/8 REBAR TAGGED PLS #57280;

THENCE NORTH 89° 56'06" WEST A DISTANCE OF 58.97 FEET;

THENCE SOUTH 00°11'16" WEST A DISTANCE OF 4.96 FEET;

SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS BEARING NORTH 00°03'15" EAST A DISTANCE OF 495.00 FEET;

THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 313.11 FEET THROUGH A CENTRAL ANGLE OF 36°14'34";

THENCE NORTH 53° 43'51" WEST A DISTANCE OF 177.21 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 138,711 SQUARE FEET OR 3.18 ACRES MORE OR LESS.

Parcel 510-25-009J

BEING A PORTION OF THE WEST HALF OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE A.D.O.T. ALUMINUM CAPPED MONUMENT IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 27 AS SHOWN ON THE OCTOBER 8, 2003 DESERT CEDARS ALTA SURVEY BY FRED W. KLEIN, III, RLS NO. 36562;

THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION, 2629.17 FEET TO THE 1 1/2" IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 2654.72 FEET TO THE CENTER OF SAID SECTION AS SHOWN ON SAID ALTA SURVEY;

THENCE SOUTH 00 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 153.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING, SOUTH 00 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG SAID NORTH-SOUTH CENTERLINE, 409.65 FEET;

THENCE DEPARTING SAID NORTH-SOUTH CENTERLINE, SOUTH 89 DEGREES 53 MINUTES 01 SECONDS WEST, 446.60 FEET;

THENCE NORTH 53 DEGREES 53 MINUTES 43 SECONDS WEST, 444.49 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS POINT THAT BEARS NORTH 14 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 365.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 08 MINUTES 52 SECONDS AN ARC LENGTH OF 198.43 FEET;

THENCE NORTH 73 DEGREES 41 MINUTES 34 SECONDS WEST, 302.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 365.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 34 SECONDS AN ARC LENGTH OF 211.24 FEET;

THENCE NORTH 49 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 49 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 325.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 48 MINUTES 27 SECONDS AN ARC LENGTH OF 231.47 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 27 SECONDS EAST, 127.16 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 325.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 35 MINUTES 50 SECONDS AND ARC LENGTH OF 213.26 FEET;

THENCE NORTH 52 DEGREES 07 MINUTES 43 SECONDS WEST, 637.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 600.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69 DEGREES 45 MINUTES 12 SECONDS AN ARC LENGTH OF 730.46 FEET TO THE POINT OF REVERSE CURVATURE FOR A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 09 MINUTES 22 SECONDS AN ARC LENGTH OF 224.49 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 33 SECONDS WEST, 87.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOHN WAYNE PARKWAY (STATE ROUTE 347);

THENCE NORTH 00 DEGREES 16 MINUTES 27 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 282.30 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS EAST, 140.00 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 27 SECONDS EAST, 150.00 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, 210.01 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 27 SECONDS EAST, 275.04 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 374.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 53 DEGREES 48 MINUTES 45 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1083.93 FEET;

THENCE SOUTH 41 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 276.79 FEET;

THENCE SOUTH 53 DEGREES 48 MINUTES 45 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1421.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING EASTERLY OF THE NEW RIGHT OF WAY LINE AS DESCRIBED IN ORDER FOR IMMEDIATE POSSESSION RECORDED IN FEE NO. 2017-039605, OFFICIAL PINAL COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1.5 INCH IRON PIPE PIPE STAMPED "PLS 19817" MARKING THE WEST QUARTER CORNER OF SECTION 27, BEING SOUTH 00 DEGREES 09 MINUTES 32 SECONDS EAST FROM A 3 INCH ADOT BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE ALONG THE WEST LINE OF SAID SECTION 27, NORTH 00 DEGREES 09 MINUTES 32 SECONDS WEST, 552.51 FEET;
THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 71 DEGREES 28 MINUTES 08 SECONDS EAST, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET, A LENGTH OF 159.75 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 5.00 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST 58.93 FEET;
THENCE NORTH 45 DEGREES 02 MINUTES 23 SECONDS EAST 21.21 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 122.72 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS WEST 10.00 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 189.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 212.32 FEET;
THENCE NORTH 05 DEGREES 37 MINUTES 14 SECONDS WEST 456.26 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 190.55 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST 40.34 FEET TO THE POINT OF ENDING ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY.

Parcel 510-28-030A – General Commercial (GC)

That portion of the Owners' property that is described in the following PROPERTY DESCRIPTION located in the Northwest quarter of the Northwest quarter (NW¹/₄NW¹/₄) of Section 27, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, which lies between the following described NEW RIGHT OF WAY LINE NO. 1 and the following described NEW RIGHT OF WAY LINE NO. 2:

PROPERTY DESCRIPTION:

PARCEL NO. 1:

A parcel of land situated in the Northwest quarter (NW¹/₄) of Section 27 and the Northeast quarter (NE¹/₄) of Section 28, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at a point which bears South 4 degrees 31 minutes-30 seconds East 1033.00 feet from the Northwest corner of said Section 27, said point being further identified as being the Northwest corner of that particular tract of land described in Docket 202 at page 508 in the Office of the Pinal County Recorder,

thence South 89 degrees 45 minutes East 140.00 feet;

thence South 0 degrees 15 minutes West 75.00 feet;

thence South 89 degrees 45 minutes East 232.60 feet to a point on the Westerly right of way line of the Union Pacific Railroad Company (formerly known as Southern Pacific Railroad);

~~thence North 53 degrees 40 minutes West along said Union Pacific Railroad Company right of way line,~~
326.80 feet to the intersection of the center line of Arizona Avenue (abandoned);

thence North 89 degrees 45 minutes West along the center line of Arizona Avenue (abandoned), 404.20 feet more or less to the Easterly right of way boundary of Williams Avenue as presently established;

thence along the Easterly boundary of William Avenue, 121.90 feet, more or less to a point which lies North 89 degrees 45 minutes West 330.10 feet from the POINT OF BEGINNING;

thence South 89 degrees 45 minutes East 330.10 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

The underlying fee in and to that portion of the right of way of the Union Pacific Railroad Company that lies within the property that is determined by taking the property lines of the above described parcel and extending to the northeasterly right of way line of said railroad, said extended lines being at right angles to said railroad right of way line.

NEW RIGHT OF WAY LINE DESCRIPTION NO. 1:

COMMENCING at a 3 inch ADOT brass cap in handhole marking the Northwest corner of said Section 27, being North 00°09'32" West 2628.85 feet from a 1.5 inch iron pipe stamped "PLS 19817" marking the West quarter corner of said Section 27;

thence along the West line of said Section 27, South 00°09'32" East 2076.34 feet to the POINT OF BEGINNING;

thence from a Local Tangent Bearing of South 71°28'08" East, along a curve to the Left, having a radius of 495.00 feet, a length of 159.75 feet;