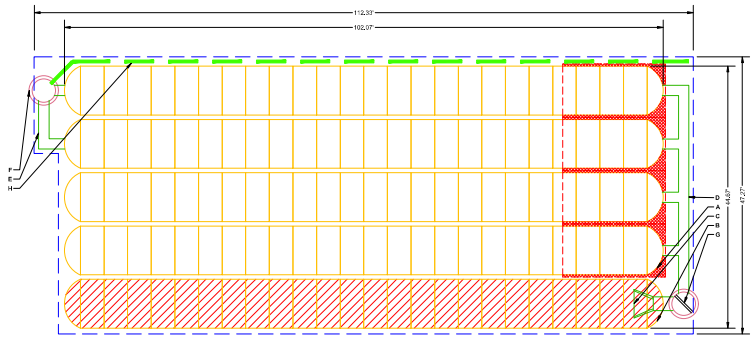
Summary of Underground Chamber System for CPNW with Rock not Counting

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
120	STORMTECH MC-4500 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.75
10	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED W/ TRAFFIC)	8.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	7.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	7.25
0	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	7.25
13176	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	TOP OF STONE	6.75
		TOP OF MC-4500 CHAMBER	5.75
		MC ISOLATOR ROW PLUS INVERT	0.25
3182	BASE STONE INCLUDED)	MANIFOLD INVERT	0.25
3182	SYSTEM AREA (SF)	18" x 18" BOTTOM MAIN CULVERT INVERT	0.25
312.2	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT	0.25
		BOTTOM OF MC-4500 CHAMBER	0.00
		UNDISTURBED EARTH	0.00
		BOTTOM OF STONE	0.00

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.97"	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
CLAMP	C	INSTALL CLAMP ON 2" ACCESS PIPE / PART#: MCPLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37"	
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		22.0 CFS IN
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

*INVERT ABOVE BASE OF CHAMBER



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADS/FLO 175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

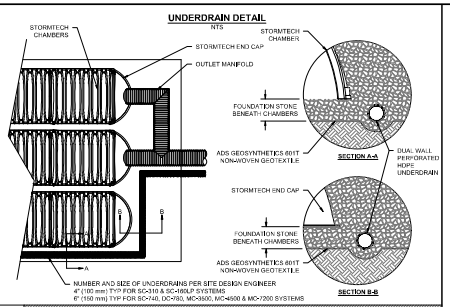
BED LIMITS

NOTES

1. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 45.22 FOR MANIFOLD SIZING GUIDANCE.
2. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
3. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
4. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
5. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

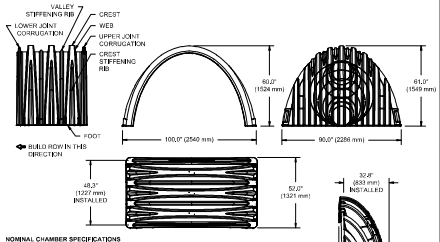
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UNDERDRAIN DETAIL
NTS



4 UNDERDRAIN DETAIL

MC-4500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.8 CUBIC FEET	(4.60 m³)
WEIGHT (NOMINAL)	129.0 lbs.	(58.7 kg)

NOMINAL END CAP SPECIFICATIONS

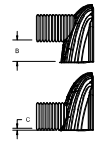
SIZE (W X H X INSTALLED LENGTH)	90.4" X 61.0" X 32.6"	(2296 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH A "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

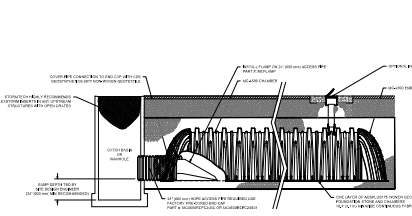
PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	–
MC4500EPP06B		–	0.89" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	–
MC4500EPP08B		–	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	–
MC4500EPP10B		–	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	–
MC4500EPP12B		–	1.59" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	–
MC4500EPP15B		–	1.70" (43 mm)
MC4500EPP18T	18" (450 mm)	29.39" (746 mm)	–
MC4500EPP18TW			
MC4500EPP18B		–	1.97" (50 mm)
MC4500EPP18BW			
MC4500EPP24T	24" (600 mm)	23.05" (585 mm)	–
MC4500EPP24TW			
MC4500EPP24B		–	2.26" (57 mm)
MC4500EPP24BW			
MC4500EPP30BW	30" (750 mm)	–	2.95" (75 mm)
MC4500EPP36BW	36" (900 mm)	–	3.25" (83 mm)
MC4500EPP42BW	42" (1050 mm)	–	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12x24" (300x600 mm) SIDE ON SIDE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm), THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-4500 TECHNICAL SPECIFICATION



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON SIDES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

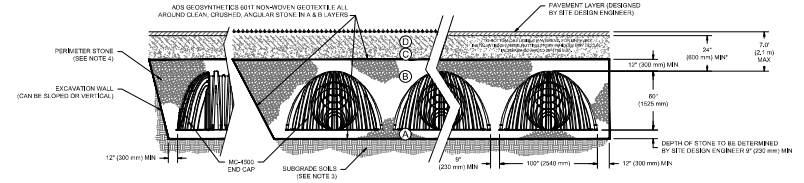
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-4500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE: FILL** BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



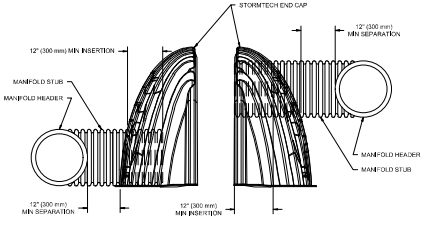
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-4500 CROSS SECTION DETAIL

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MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

SAN TAN COMMERCIAL 3 - CPNW
QUEEN CREEK, AZ, USA

DRAWN: CL | DATE:
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

SHEET 1 OF 1

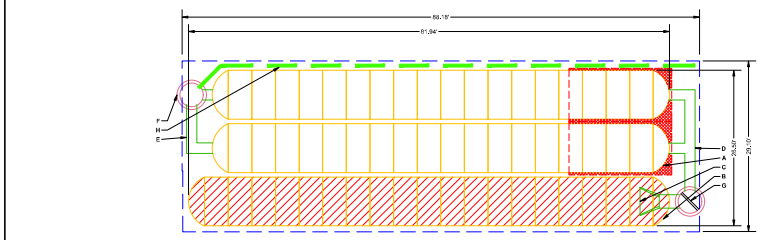
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Summary of Underground Chamber System for CPSW with Rock Counting

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
55	STORMTECH MC-4500 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.75
6	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	8.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	7.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	7.25
30	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	7.25
9461	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-4500 CHAMBER:	5.75
		MC ISOLATOR ROW PLUS INVERT:	5.25
2562	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	5.17
2542	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	5.01
		BOTTOM OF MC-4500 CHAMBER:	5.00
		UNDERDRAIN INVERT:	5.00
		BOTTOM OF STONE:	5.00

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.97'	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26'	
CLAMP	C	INSTALL CLAMP ON 2" ACCESS PIPE / PART#: MCPLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37'	
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37'	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.0 CFS IN
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

*INVERT ABOVE BASE OF CHAMBER



ISOLATOR ROW PLUS (SEE DETAIL)

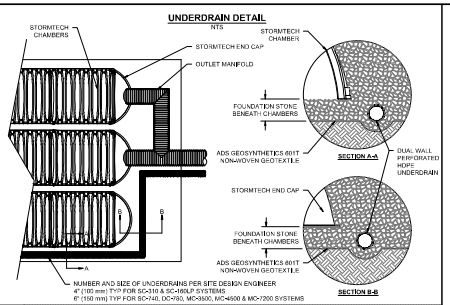
PLACE MINIMUM 17.50' OF ADS/PLUS 175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

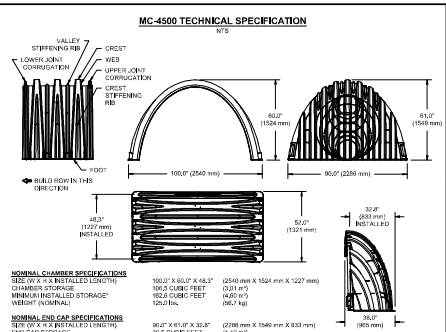
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 45.22 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IS NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

4 UNDERDRAIN DETAIL



SPACE INTENTIONALLY LEFT BLANK

2 MC-4500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.8 CUBIC FEET	(4.60 m³)
WEIGHT (NOMINAL)	129.0 lbs.	(58.7 kg)

NOMINAL END CAP SPECIFICATIONS

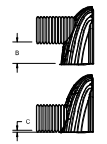
SIZE (W X H X INSTALLED LENGTH)	90.4" X 61.0" X 32.8"	(2296 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH A "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

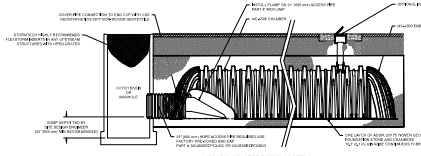
PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	–
MC4500EPP06B		–	0.89" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	–
MC4500EPP08B		–	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	–
MC4500EPP10B		–	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	–
MC4500EPP12B		–	1.59" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	–
MC4500EPP15B		–	1.70" (43 mm)
MC4500EPP18T	18" (450 mm)	29.39" (746 mm)	–
MC4500EPP18W			
MC4500EPP18B		–	1.97" (50 mm)
MC4500EPP18BW			
MC4500EPP24T	24" (600 mm)	23.05" (585 mm)	–
MC4500EPP24TW			
MC4500EPP24B		–	2.26" (57 mm)
MC4500EPP24BW			
MC4500EPP30BW	30" (750 mm)	–	2.95" (75 mm)
MC4500EPP36BW	36" (900 mm)	–	3.05" (83 mm)
MC4500EPP42BW	42" (1050 mm)	–	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12x24" (300x600 mm) SIZE ON SIDE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

3 MC-4500 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i. MIRRORS ON SIDES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

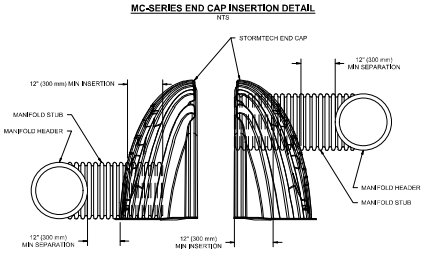
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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5 MC-SERIES END CAP INSERTION DETAIL

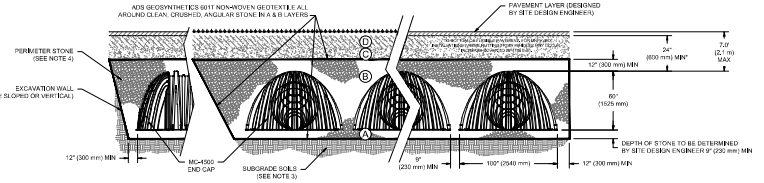


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M431* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE: FILL** BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #1 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-4500 CROSS SECTION DETAIL

SAN TAN COMMERCIAL 3 - CPSW
QUEEN CREEK, AZ, USA

DRAWN: CL | DATE:
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

SHEET 1 OF 1

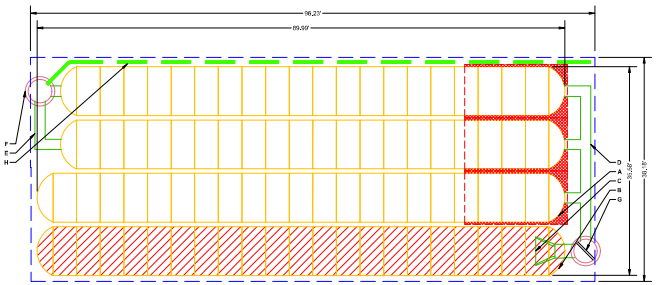
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Summary of Underground Chamber System for CPSW with Rock not Counting

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
92	STORMTECH MC-4500 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.75
8	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	8.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	7.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	7.25
0	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	7.25
9050	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-4500 CHAMBER:	5.75
	(COVER STONE INCLUDED)	MC ISOLATOR ROW PLUS INVERT:	5.75
	(BASE STONE INCLUDED)	18" x 18" BOTTOM MANIFOLD INVERT:	5.75
2572	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD CLOSED INVERT:	5.75
2823	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	5.75
		BOTTOM OF MC-4500 CHAMBER:	5.75
		UNDISTURBED INVERT:	5.50
		BOTTOM OF STONE:	5.50

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.97"	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
CLAMP	C	INSTALL CLAMP ON 2" ACCESS PIPE / PART#: MCPLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37"	
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.37"	
CONCRETE STRUCTURE	F	DCB (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		16.5 CFS IN
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

*INVERT ABOVE BASE OF CHAMBER



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADS/PLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

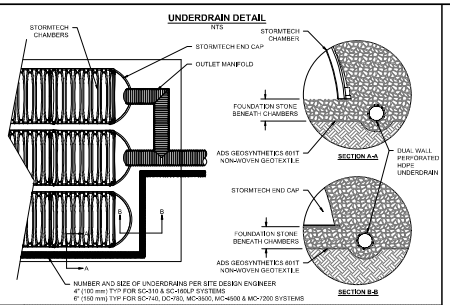
NOTES

1. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 45.22 FOR MANIFOLD SIZING GUIDANCE.
2. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
   - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IS NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
   - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
   - **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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UNDERDRAIN DETAIL

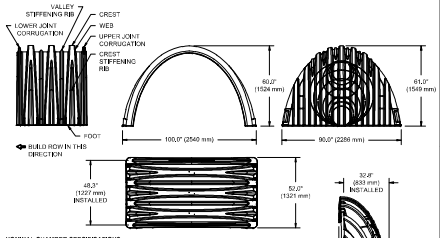
NTS



4 UNDERDRAIN DETAIL

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.8 CUBIC FEET	(4.60 m³)
WEIGHT (NOMINAL)	129.0 lbs.	(58.7 kg)

NOMINAL END CAP SPECIFICATIONS

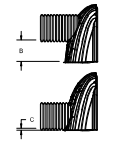
SIZE (W X H X INSTALLED LENGTH)	90.4" X 61.0" X 32.6"	(2296 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH A "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

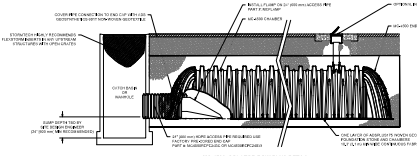
PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	–
MC4500EPP06B		–	0.89" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	–
MC4500EPP08B		–	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	–
MC4500EPP10B		–	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	–
MC4500EPP12B		–	1.59" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	–
MC4500EPP15B		–	1.70" (43 mm)
MC4500EPP18T	18" (450 mm)	29.39" (746 mm)	–
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2 MC-4500 TECHNICAL SPECIFICATION


COVER PER CONNECTION TO END CAP (4") (SEE GEOTEXTILE NOTES FOR NON-WOVEN GEOTEXTILE)
INSTALL PLUMB ON 12" (305 mm) ACCESS PIPE PART # MCPLAMP
OPTIONAL INSPECTION PORT
MC-4500 END CAP
STONE DEPTH AS REQUIRED (SEE GEOTEXTILE NOTES FOR NON-WOVEN GEOTEXTILE)
INSTALLATION NOTES FOR ISOLATOR ROW PLUS (SEE DETAIL)
CUT OUT BASE OR MANIFOLD
SUMP DEPTH TBD BY SITE DESIGN ENGINEER (4" (305 mm) MIN. RECOMMENDED)
12" (305 mm) MIN
12" (305 mm) MIN
12" (305 mm) MIN

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
San Tan Commercial 3

User Project Number:
Upfront Planning

Project Description:
Proposing Indoor Batting Cages

Project Type:
Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:
Amber Knapp

Organization:
Upfront Planning & Entitlements

On Behalf Of:
PINAL

Project ID:
HGIS-17396

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

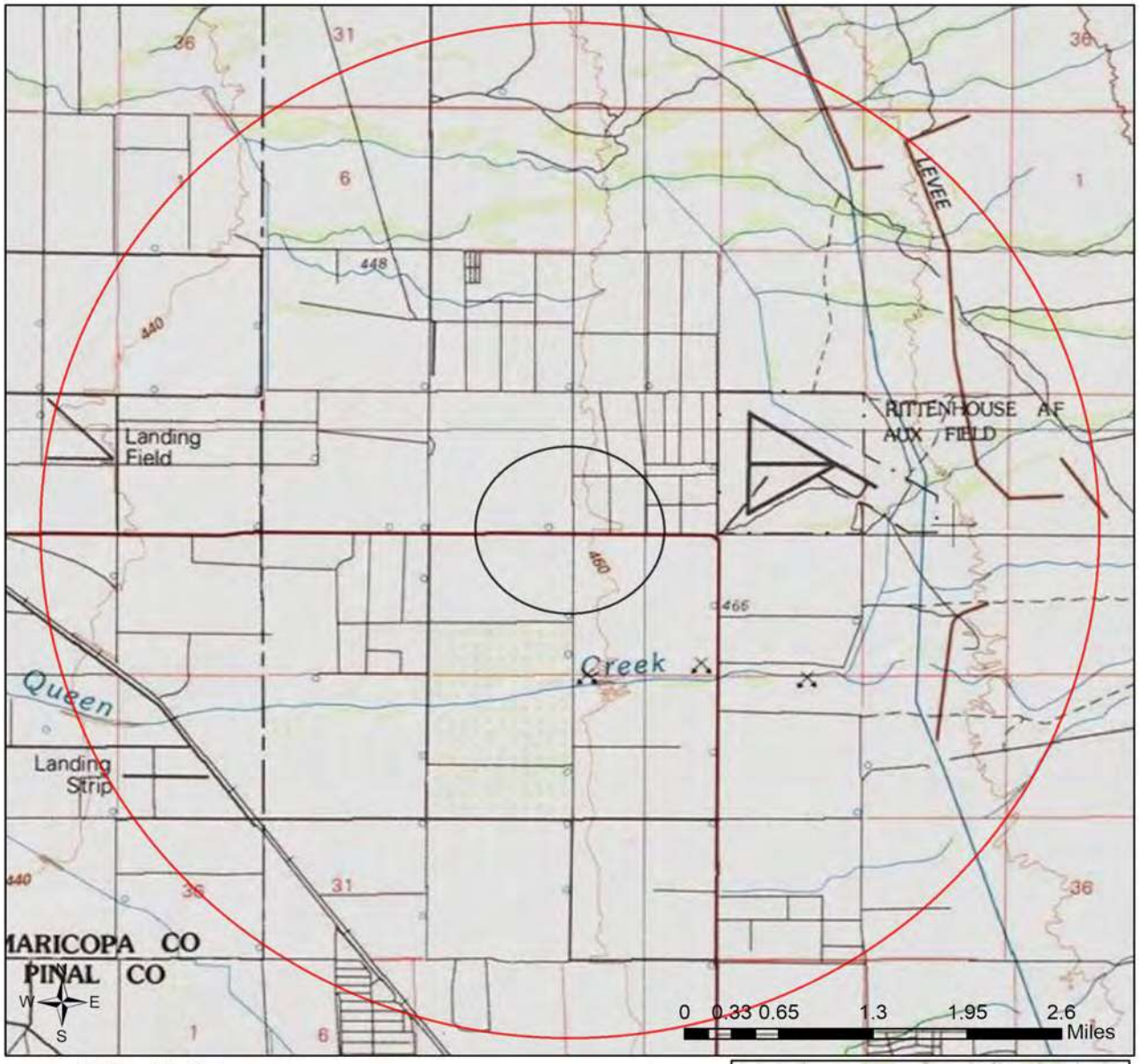
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

San Tan Commercial 3

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 775.63

Lat/Long (DD): 33.2490 / -111.5461

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T2S, R8E

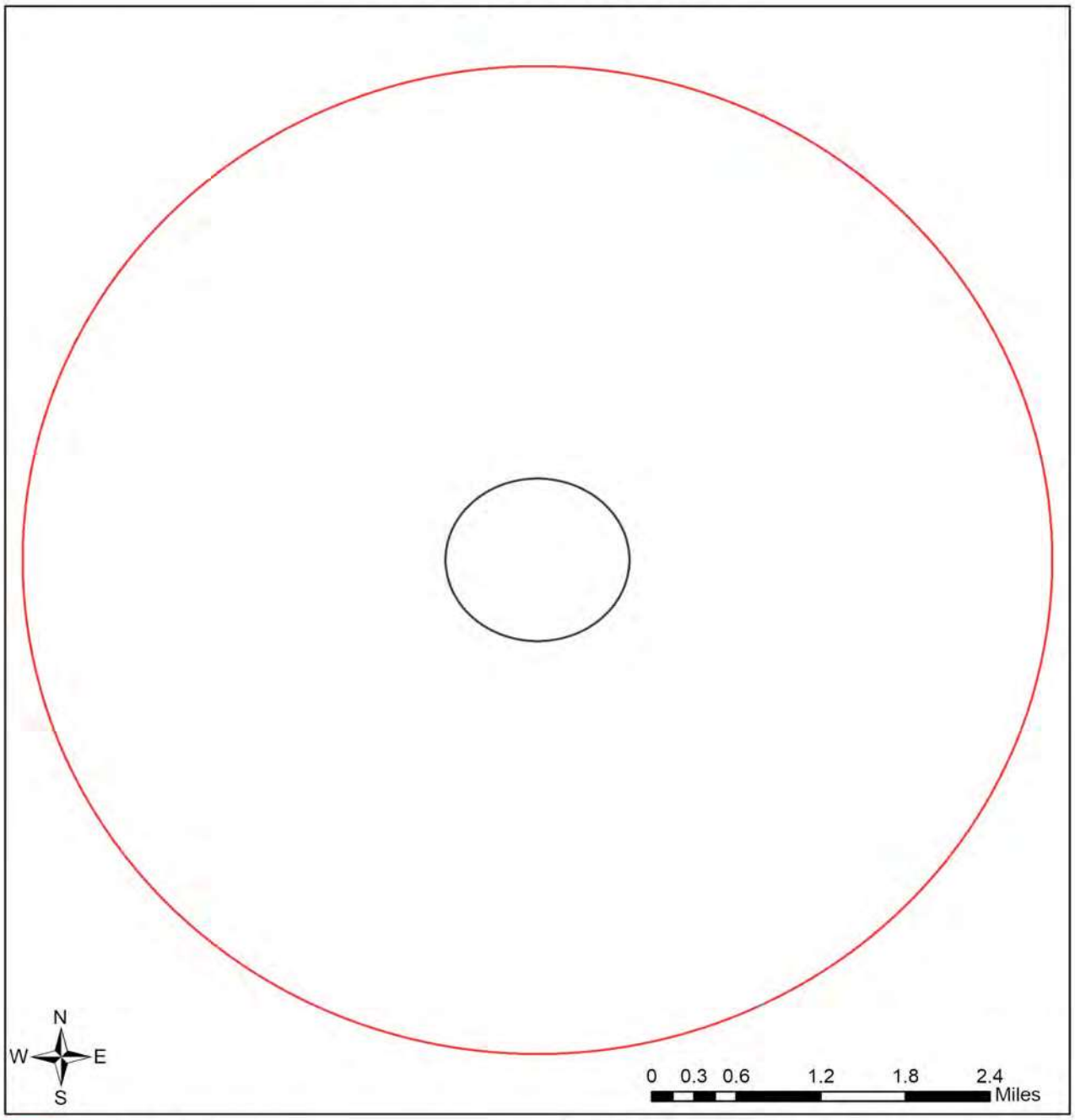
USGS Quad(s): DESERT WELL; SACATON NE



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

San Tan Commercial 3

Web Map As Submitted By User

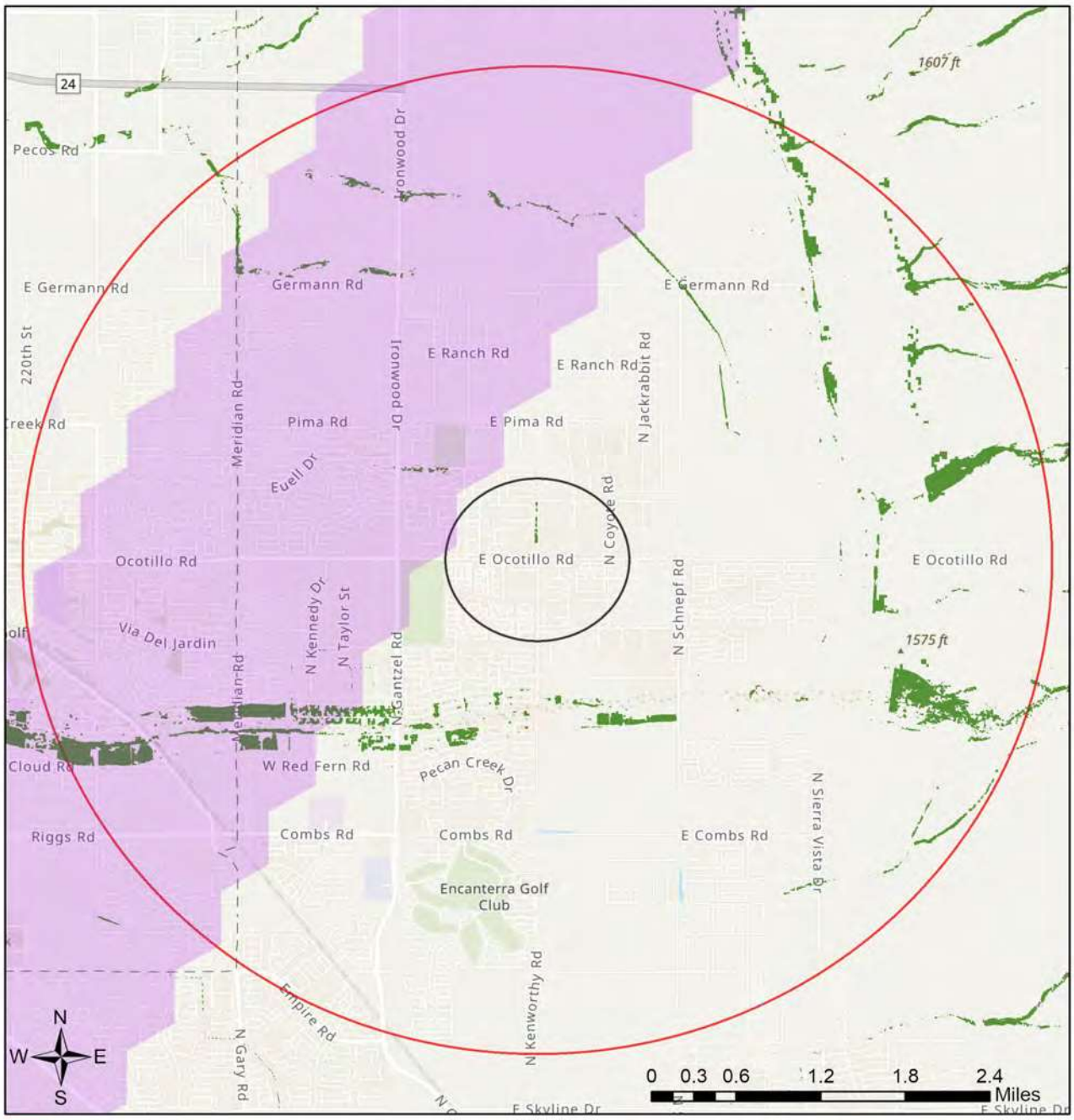


Buffered Project Boundary
Project Boundary

Project Size (acres): 775.63
Lat/Long (DD): 33.2490 / -111.5461
County(s): Pinal
AGFD Region(s): Mesa
Township/Range(s): T2S, R8E
USGS Quad(s): DESERT WELL; SACATON NE

San Tan Commercial 3

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 775.63

Lat/Long (DD): 33.2490 / -111.5461

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T2S, R8E

USGS Quad(s): DESERT WELL; SACATON NE

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

San Tan Commercial 3

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 775.63

Lat/Long (DD): 33.2490 / -111.5461

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T2S, R8E

USGS Quad(s): DESERT WELL; SACATON NE

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis annulata	Resplendent Shovel-nosed Snake					1C
Lepus alleni	Antelope Jackrabbit					1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Important Connectivity Zone	Wildlife Connectivity					
Queen Creek - Gila River Indian Community	Maricopa County Wildlife Movement Area - Riparian/Wash					
Queen Creek - Gila River Indian Community	Pinal County Wildlife Movement Area - Riparian/Wash					
Riparian Area	Riparian Area					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:
During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/ and https://www.azgfd.com/Wildlife/LivingWith.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***.
The **Statewide Wildlife Connectivity Assessment's Important Connectivity Zones** (ICZs) represent general areas throughout the landscape which contribute the most to permeability of the whole landscape. ICZs may be used to help identify, in part, areas where more discrete corridor modeling ought to occur. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://s3.amazonaws.com/azgfd-portal-wordpress/azgfd.wp/wp-content/uploads/0001/01/23120719/ALIWCA_Final_Report_Perkl_2013_lowres.pdf.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at: https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/.

Magnus Title Agency LLC
3200 North Central Avenue, Suite 950, Phoenix, AZ 85012
(602) 792-7310

CONDITION OF TITLE REPORT

SCHEDULE A

Effective Date: _____July 19, 2023_____ **Escrow No.** 099-10127-?

Fee: $400 **Ref. No.**

1. **This report is for informational purposes only and is not to be considered a commitment to insure or a commitment to issue a policy of title insurance; no insurance, guarantee or other assurance is intended or afforded hereby. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.**

   This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B.

2. **For the use and benefit of:**

   Fern Vasl and Pete Acquisito

3. **The estate or interest in the land described herein is:**

   fee simple

4. **Title to said estate or interest at the date hereof is vested in:**

   Fern Vasl, an unmarried woman

5. **The land referred to in this report is located in Pinal County, ARIZONA and is described as: See Exhibit A attached hereto and made a part hereof**

Magnus Title Agency LLC

By: Doug White 8/2/2023
Doug White Senior Title Officer

SCHEDULE B

1. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.

2. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

3. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

4. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

2023

5. LIABILITIES AND OBLIGATIONS imposed upon said land by reason of its inclusion within the following named District:

Central Arizona Water Conservation District
Pinal County Flood Control District
Queen Creek Irrigation and Drainage District
Central Arizona Groundwater Replenishment District

6. An easement for public highway and rights incidental thereto, recorded in Docket 163, Page 277.

7. All matters as set forth in Notice of Exercise of Reserved Right-of-Way, recorded in Docket 1416, Page 845 and Agreement recorded in Docket 1444, Page 38.

8. All matters as set forth in covenants, conditions, and restrictions recorded in 1996-013553, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).

9. An easement for ingress, egress and public and rights incidental thereto, recorded in 1996-015035.

10. An easement for public utilities and irrigation and rights incidental thereto, recorded in 1996-019539.

11. An easement for ingress and egress and rights incidental thereto, recorded in 1996-019540.

12. All matters as set forth in Quarterhorse Farms Irrigation Association Declaration of Bylaws recorded in Fee No. 1999-006145 records of Pinal County, Arizona

13. A Resolution by the County Board of Supervisors, recorded in 2006-003298 purporting to establish a county roadway.

14. THE EFFECT of 121207-AQ1, Rescinding and Replacing Ordinance No. 122000-BS by the County of Pinal recorded as

Instrument No.	2008-001862
Concerning	Open burning Permits

15. All matters as shown on Record of Survey Minor Land Division recorded December 16, 2020, in Instrument No. 2020-131725, records of Pinal County, Arizona.

END OF SCHEDULE B

Magnus Title Agency LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GBLA, we are providing you with this document, which notifies you of the privacy policies and practices of Magnus Title Agency LLC.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.
Information about your transaction we secure from our files, or from our affiliates or others.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Phone: (602) 792-7310

Fax: (602) 748-2700

Date: _____July 19, 2023_____

Fern Vasl and Pete Acquisito

Escrow No. 099-10127-?

Attn:

Re: 1741 West Green Tree Drive, Queen Creek, AZ 85142

Ref:

In connection with the above referenced order number, enclosed please find the following item(s):

We would like to thank you for providing us this opportunity to serve you. We look forward to working with you in the future.

Sincerely,
Magnus Title Agency LLC

Phone: (602) 792-7310

Fax: (602) 748-2700

Exhibit A

PARCEL NO. 1:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inch Rebar with tag, stamped R.L.S. #32778, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. Thence South 89 Degrees 36 Minutes 57 Seconds West, along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Set P.K. Nail with tag, R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 184.80 feet West of the East Boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "A";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "A";

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 316.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel "A";

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING.

PARCEL NO. 2:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. The said Brass Cap, in Hand hole, marking the Northeast corner of Section 20 is also the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East along the East Boundary of the Northeast quarter of Section 20, a distance of 33.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel “B”;

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 33.00 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 40.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel “B”;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 40.00 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 379.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel “B”;

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 144.80 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel “B”;

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 184.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel “B”;

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Brass Cap, in hand hole, marking the Northeast corner of Section 20, and also being the POINT OF BEGINNING.

DocuSign

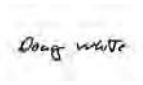
Certificate Of Completion

Envelope Id: 1D1DB8C831E04E21A4FE196D5B2C35AB
Status: Completed
Subject: Complete with DocuSign: MAG - Condition of Title Report.pdf
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Certificate Pages: 1
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Envelope Originator:
Doug White
3200 N Central Ave
Suite 950
Phoenix, AZ 85012
Doug.White@magnustitle.com
IP Address: 72.44.230.155

Record Tracking

Status: Original
8/2/2023 9:35:18 AM
Holder: Doug White
Doug.White@magnustitle.com
Location: DocuSign

Signer Events	Signature	Timestamp
Doug White Doug.White@magnustitle.com Senior Title Officer Magnus Title Agency Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 72.44.230.155	Sent: 8/2/2023 9:35:30 AM Viewed: 8/2/2023 9:35:36 AM Signed: 8/2/2023 9:36:10 AM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/2/2023 9:35:30 AM
Certified Delivered	Security Checked	8/2/2023 9:35:36 AM
Signing Complete	Security Checked	8/2/2023 9:36:10 AM
Completed	Security Checked	8/2/2023 9:36:10 AM

Payment Events	Status	Timestamps