PZ-PA-009-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 30, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO(S): **PZ-PA-009-24 TAP SOLAR**

CASE COORDINATOR(s): KENDALL RILEY, PLANNER

Executive Summary: *Meeting for a 2019 Pinal County Comprehensive Plan Major Amendment request by Keith Nichter (Kimley-Horn Associates), applicant/agent to re-designate ±1,089.79 acres from Moderate Low Density Residential (VLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant and BESS (battery energy storage system).*

If this request is approved by the Board:
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility and battery energy storage system (BESS) on 1,089.79± acres.

Items for Board's Consideration:

Public/Agency Participation:

- 3 letters of opposition received
- 3 letters of support received
- City of Maricopa identified this project lies within their planning area and proposal does not align with their general plan.

Citizens Advisory Committee Recommendation:
September 5th - Citizen's Advisory Committee voted 9-7 to recommend forwarding **approval** of case PZ-PA-009-24 to the Planning and Zoning Commission.

Planning and Zoning Commission Recommendation:
September 25th – Planning and Zoning Commission voted to recommend **approval** (6-1) to the Board of Supervisors

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LEGAL DESCRIPTION: Situated on a portion of sections 21, 22, 27, and 28, T05S, R02E of the Gila and Salt River Base and Meridian

TAX PARCELS: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040

APPLICANT/AGENT: Hidden Valley Ranch Partners, LLC, applicant/agent, Keith Nichter

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, September 25, 2024
BOS Hearing Room
135 N. Pinal Street, Florence, Arizona

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

DEOKAR: Thank you.

MENNENGA: Thank you. Okay, next case is – yeah, let's take a quick five minutes. It's 4:10, let's be back her at 4:15. We just need to take a quick bathroom break, okay?

[Break]

MENNENGA: Let's call the meeting back to order, and our next case is PZ-PA-009-24. Sangeeta. No, I'm sorry.

RILEY: Good afternoon, Chair, Vice Chair, Members of the Commission. My name's Kendall Riley, my title is planner, and I'm here to present to you case PZ-PA-009-24, for Tap Solar. This is a request to redesignate 1,092 acres from Moderate Low Density Residential to Green Energy Production for a 250 megawatt photovoltaic solar power plant, with 250 megawatt battery storage BESS. Location is off of North Hidden Valley Road and West Val Vista Road in the Hidden Valley/Maricopa area. Owner is Hidden Valley Ranch LLC. Applicant and agent is Kimley-Horn Associates and Rose Law Group. Here is a County map showing the approximate location of the proposal site. It is marked by the red star. Here is a aerial showing the existing and surrounding land use designations. It is currently designated as Moderate Low Density Residential with Very Low Density Residential surrounding, and proposed regional park. Here's an aerial showing the development patterns in the area. If you look to the east side of the proposal, there is the Santa Rosa Canal

running along, and the Vekol Wash. Bisecting the project proposal site is the proposed I-11 corridor and another canal that offshoots from the Santa Rosa Canal. Current site conditions, is it is close to the Vekol Wash. Most of the parcel is located in Flood Zone X. Flat topography throughout. Environmental review tool identified impacted species at the project site. Project area is currently entitled for residential and commercial uses. Their proposal, as stated previously in the slides, 250 megawatts voltaic solar energy, to include the battery energy storage system, an addition of a 500 kilovolt utility substation, and plans to interconnect to the transmission grid of the existing Pinnacle West Substation. We got a response from the City of Maricopa, they object to the proposal because of the - it doesn't align with their general plan. The existing entitlement that's currently here, it more aligns with their plan with the home's dedication to the trail system, the Discovery Trail. There was plans for two elementary school sites and the proposed recreation site next to the Vekol Wash. So public responses, we have one letter in opposition. Their concerns were that it could lower the surrounding property values. Could obstruct city development. Not enough research on solar projects and their affects. More information on battery and impacts were wanted, and tax concerns. We did receive three letters in support stating that the existing road infrastructure in that

area could not handle more residential. It will not deplete the water table. And concerns with the additional residents with educational opportunities, with schooling. At the Citizens Advisory Committee, they recommended approval 9 to 7 to the P&Z. Any questions for staff?

MENNENGA: Questions?

SCHNEPF: Question, right here, Commissioner Schnepf. Is this within the general planning area of Maricopa, even though it's unincorporated right now, it is in their future?

RILEY: It is, yes.

SCHNEPF: Okay, thank you.

MENNENGA: You said something about water, this is a solar facility, right?

RILEY: Yes.

MENNENGA: Okay. All right. That's what I thought. Yes, applicant. Sorry.

RILEY: Okay, thank you.

ROSE: Thank you Chair and Vice Chair, Members of the Commission. For your records, I'm Jordan Rose with Rose Law Group, but I'm here today with Jennifer Hall from my office and Keith Nichter from Kimley-Horn, and Sam DeMoss, who's also from my office, on behalf of Copia. I appreciate the length of time that you've all been here and that I've all been – and we've all been here, too, and I'll try to be very

quick. I think in this particular - and I can go through a whole presentation if you want, but I think I'll be brief and then come back if you need that. I would say we were supported at the Citizens Committee. This makes me very happy that we've done lots of cases in this area, and much to the consternation of many of the neighbors in Hidden Valley. In this particular case, I think they're here and I'm very grateful for that, for their support today. This case, this particular project is located in an area that doesn't have any water service. This will preserve this particular property for 30 years with a solar development. And currently it's approved for 3,200 residential homes, and so the traffic and the noise and the water use that would come with those residential homes in this particular location won't be there if this solar project is approved, which is, I think, why we have so much support. You'll notice in the City of Maricopa letter, they indicate that they do not have a general plan designation for solar, and so that's part of their opposition or their nonsupport. And we have talked with the city manager there about a potential future development agreement. It's so far from being able to be annexed legally right now that it's really not a possibility. However, the solar development in this particular site I think is just a great holding pattern for land that needs to be preserved right now because of the water situation, the neighbors and all of those things. So

hopefully you can hear from the public, and then if we have more questions, I'm happy to respond.

MENNENGA: Okay, any questions from the Commission? Okay, all right. With that said, let's go to a public hearing for case PZ-PA-009-24. Anyone wish to speak? Okay. I knew you was hanging around for something.

LEPPERT: Hi, Ken Leppert in Thunderbird Farms. I just want to say that we have studied solar farms and some of the technology, initially. We have some very good people that study this, they're very knowledgeable. At this point we have no objection to the change and support the application.

MENNENGA: Thank you. Anyone else?

FLANAGAN: Maryeileen Flanagan, Hidden Valley. I'm in support of the solar farm asking for permission to be installed at Hidden Valley Road and Val Vista Road, southwest of the Town of Maricopa, and the next case, the array at the northeast corner of Louis Johnson and Highway 347, with the following regulations, once you can put regulations in place. I would ask 100 foot setback from the property line. Several of the articles I read while researching these solar projects indicated that there is a heat island effect which dissipates at 100 feet. Additionally, there is noise from the generation of electricity, which also diminishes somewhat at 100 feet. I would also ask for the building of a sound barrier made of a sound absorbing wall around the arrays. As mentioned earlier,

there is a distinct high pitched whirry or whining sound associated with solar arrays. As a friend of a family that has a solar array less than 100 feet from their home in Coolidge, I am well acquainted with this annoying and disturbing sound. To prevent others from the inconvenience of the noise this family endures daily, I would like to see true sound dampening barriers, like a fence of sound absorbing material surrounding the array. A traditional block or wood wall will simply bounce the sound. Solar is a far better, more safe neighbor than the roughly 2,300 homes now slated to be put here. I hope the Planning and Zoning Commission will recommend approval to the change to the Comprehensive Plan. Thank you.

MENNENGA: Thank you. Questions? Questions? Anyone else? Here we go.

DAVIS: Of course. And I'm signed in. Okay, I'm Robin Davis, I live in Hidden Valley. I'm just about 4 to 5 miles south of this project on Warren Road. Pinal County's being targeted with solar projects. Some are good and some are not. Today, I will say that I do not oppose this plan. It's not the perfect plan, but it's the lesser of two evils, and it will supply much needed power into the grid. We've come before this Commission all the time as residents of this rural area, and to tell you we don't want homes in our area. We don't want our rural area turned into a city. Developers

are coming in without any regard to the residents who live there and develop at will. So having someone come in and want to put a solar farm in is far better than the 3,600 plus homes this parcel is currently zoned. It's hard to imagine all these homes coming into our rural neighborhood when it's quite clear that we don't want it and our infrastructure cannot handle it. So a solar farm makes more sense than putting in all those homes in this particular location. In addition, where the solar farm is going is not the place that you want to put homes. So now a solar farm will have its issues, but it's not like putting those 3,600 plus homes out there. This area is near the Pinal West Substation and in close proximity to the proposed solar Pinyon project. So this solar project fits the area okay. Not optimal, but okay. I'm confident enough in the information that Copia gave us that the newer technology in the solar industry will be safer area and superior than in past projects. At this time, I will support this solar project, as long as they do it the right way. Let's make it blend into the desert and not stand out. Thank you.

MENNENGA: Thank you. Any – here we go, one more. How many more do we have to speak?

??: Last one.

MENNENGA: All right.

FULLER: Good afternoon, Laurie Fuller of

Thunderbird Farms. I have signed in. I would like to correct Ms. Rose in the fact that we are not overwhelmingly supportive of this project. We're supportive of this project because it's in lieu of 3,600 homes. This is virgin desert. As Sangeeta mentioned in her report, there are many endangered species in this area. I would like - I listened very carefully to the San Miguel residents speaking, and I have very many of the same concerns that they have, and I'm hoping that Copia Power and Rose Law Group also were paying attention to San Miguel, because we're very early in the process and I know it's too early to talk about stipulations, but I'm hoping that Copia Power and Rose Law Group paid attention to that presentation and provides us and you with the same information that San Miguel residents are asking for. I'm talking about property values, safety as far as fire, battery storage, use of property following the project, what will happen to it? Decommission of the solar project once its 30 years is over. Noise. And where does the power go? Do we, as we have had so many brownouts and blackouts in our neighborhood over the summer, it was some power outages were lasting two and three days. So where is this power going? Will we, as residents in Thunderbird Farms and Hidden Valley, benefit from this project? So I really encourage the applicants to pay attention to the questions that the San Miguel people asked - I'm not going to repeat them all - but they're very important

questions, and I understand you guys have a very heavy decision. We have further opportunities to speak on this project, so I'm going to shut up now. Thank you.

MENNENGA: Thank you. Anyone else? Okay, I'm going to close the public portion on PZ-009-24, and Ms. Jordan, you want to rebut?

ROSE: Chair and Members of the Commission, thank you to the community for speaking today. We took good notes, and if we're lucky enough to come back with a zoning case, we'll continue to work with them on all of those details. I would note that the, most of the property right now is an agriculture projection, so this should be a real water saving measure to take it into solar. Thank you.

MENNENGA: Thank you. Commission, questions of anyone? Commissioner Klob.

KLOB: So - and probably should have announced earlier today, but, you know, while we're here, as this, you know, should this forward on to, you know, to become a green energy zone to the Board and be approved, does that take away the ability at a future date if they were never to build and a new developer would come in, would they still be able to build the homes that have been already approved?

OLGIN: Chair, Vice Chair, no. Once it's been designated for green energy, it's just for the use of solar for the facility itself. So that kind of puts that protection

on there that it only be – no, homes can't come in unless they get the green energy, if it's approved, removed and changed to the applicable designation.

KLOB: Okay, thank you.

MENNENGA: Anyone else? Any other questions? Motion?

DEL COTTO: Yes. Thank you, Chair. Can the staff give us any idea in regards to the fact that it is on the Val Vista alignment and what impact that would have moving forward if it were to be solar?

BILLINGSLEY: Interesting question. I was looking to see if Chris and/or Al was out in the audience, and I don't see either one. I can tell you from a previous case that we worked on with Ms. Rose, which is the solar project that's north of town here off of 79, as part of the site planning for that project, once it got through zoning and went to site planning, part of that project was right-of-way dedication for the future improvements as required by the RSRSM, and I believe there were two different road corridors where that project provided right-of-way.

MENNENGA: We did right-of-way for Judd Road, I believe, on that one if I remember right.

BILLINGSLEY: That's correct. Judd Road and I forgot the other road's name.

ROSE: Chair and Commissioner, yeah, we would need

to dedicate what the County designates as a roadway there.

DEL COTTO: Thank you.

MENNENGA: Anyone else? Motion?

KLOB: Close it?

MENNENGA: I did.

KLOB: Did you? Okay. Are we at the Commission level here?

MENNENGA: Yes.

KLOB: I'd like to make a motion that the Planning and Zoning Commission forward PZ-PA-012-24 to the Board of Supervisors with a favorable recommendation.

MENNENGA: Second?

LIZARRAGA: I second, Lizarraga.

MENNENGA: Second. Roll call vote.

BILLINGSLEY: Yes sir. Commissioner Pranzo.

PRANZO: Positive.

BILLINGSLEY: Commissioner Mooney.

MOONEY: No.

BILLINGSLEY: Commissioner Schnepf.

SCHNEPF: Yes.

BILLINGSLEY: Commissioner Lizarraga.

LIZARRAGA: Aye.

BILLINGSLEY: Commissioner Klob.

KLOB: Yes. On the fence.

BILLINGSLEY: Commissioner Del Cotto.

DEL COTTO: Aye.

BILLINGSLEY: Chairman Mennenga.

MENNENGA: Yep.

BILLINGSLEY: 6 to 1, ayes have it.

RILEY: Thank you.

MENNENGA: Okay, we're going to – all right, we're gonna - do we have anyone here – let me ask it, on the next case is the Superstition Springs (inaudible) Solar. Anyone in the audience here to speak in the public portion on that at all?

??: Which one?

MENNENGA: No? Okay. Case PZ-PA-010-24. Okay, let's move forward. Case PZ-PA-010-24.

BAK: Good afternoon, Mr. Chair, Commissioners. So this one's pretty easy. It's been withdrawn by the applicant. We had to say that because it was advertised partially before it had been formally withdrawn.

MENNENGA: So it has been withdrawn.

BAK: It's been withdrawn.

MENNENGA: Okay. All right. Let's go to PZ-PA-001-24.

BAK: So once again, Mr. Chair, Commissioners, PZ-PA-011-24, Frontier East Solar. This is a request for a Major Comp Plan Amendment to redesignate approximately 160 acres of land from 70 acres of Employment and 90 or so acres of High

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 89°59'09" EAST, A DISTANCE OF 2641.99 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 89°52'23" EAST, A DISTANCE OF 2638.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, NORTH 89°52'22" EAST, A DISTANCE OF 2637.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, NORTH 89°53'53" EAST, A DISTANCE OF 2393.16 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 34°14'45" WEST, A DISTANCE OF 1383.89 FEET;

THENCE SOUTH 07°35'13" WEST, A DISTANCE OF 2002.42 FEET;

THENCE SOUTH 15°37'56" EAST, A DISTANCE OF 772.29 FEET;

THENCE SOUTH 08°00'13" EAST, A DISTANCE OF 344.78 FEET;

THENCE SOUTH 00°22'59" EAST, A DISTANCE OF 406.79 FEET;

THENCE SOUTH 89°57'19" WEST, A DISTANCE OF 1617.81 FEET;

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	09/26/2024	291565038	1 OF 6

EXHIBIT A
LEGAL DESCRIPTION

THENCE SOUTH 00°06'41" WEST, A DISTANCE OF 659.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°56'26" WEST, A DISTANCE OF 1106.12 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 10°56'33" WEST, A DISTANCE OF 982.30 FEET;

THENCE SOUTH 83°06'30" WEST, A DISTANCE OF 844.10 FEET;

THENCE NORTH 85°06'15" WEST, A DISTANCE OF 512.49 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 85°02'32" WEST, A DISTANCE OF 56.27 FEET;

THENCE NORTH 77°37'57" WEST, A DISTANCE OF 613.24 FEET;

THENCE NORTH 67°58'49" WEST, A DISTANCE OF 960.90 FEET;

THENCE NORTH 71°54'14" WEST, A DISTANCE OF 568.52 FEET;

THENCE NORTH 35°53'10" WEST, A DISTANCE OF 430.50 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTH LINE, NORTH 89°57'52" WEST, A DISTANCE OF 297.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21;

THENCE NORTH 00°07'28" EAST, A DISTANCE OF 431.85 FEET;

THENCE NORTH 52°42'00" WEST, A DISTANCE OF 1074.77 FEET;

THENCE NORTH 46°22'30" WEST, A DISTANCE OF 383.18 FEET;

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EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 12°50'13" WEST, A DISTANCE OF 555.77 FEET;

THENCE NORTH 01°47'03" EAST, A DISTANCE OF 750.44 FEET;

THENCE NORTH 89°58'18" WEST, A DISTANCE OF 1402.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 00°05'00" EAST, A DISTANCE OF 2639.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,089.79 ACRES MORE OR LESS.

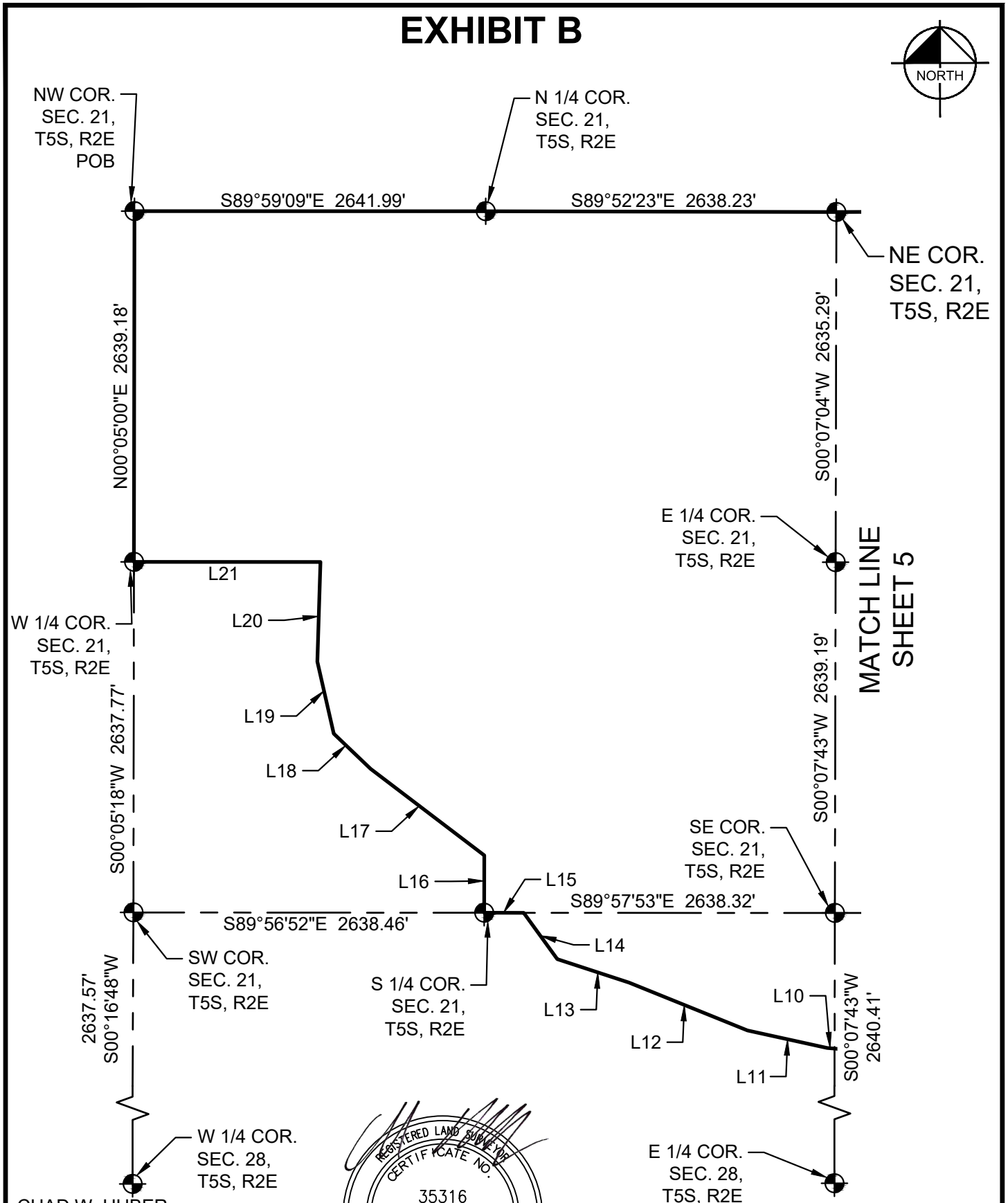


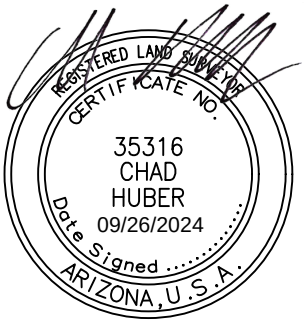
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EXHIBIT B





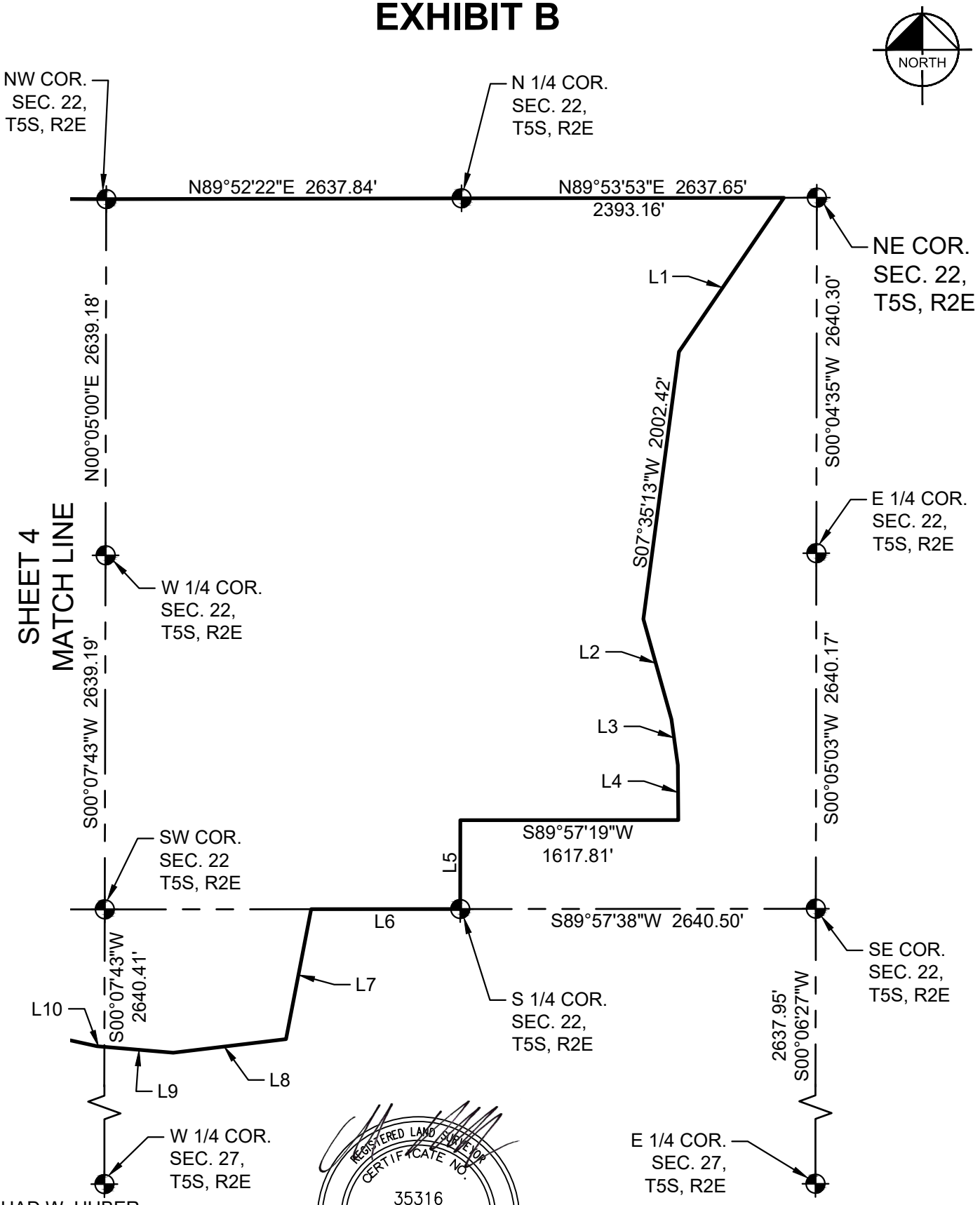
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EXHIBIT B



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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
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09/26/2024
Date Signed .....
ARIZONA, U.S.A.

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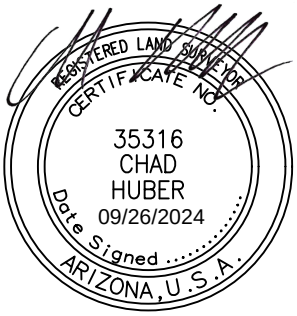
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EXHIBIT B



LINE TABLE

L1	S34°14'45"W	1383.89'
L2	S15°37'56"E	772.29'
L3	S08°00'13"E	344.78'
L4	S00°22'59"E	406.79'
L5	S00°06'41"W	659.81'
L6	S89°56'26"W	1106.12'
L7	S10°56'33"W	982.30'
L8	S83°06'30"W	844.10'
L9	N85°06'15"W	512.49'
L10	N85°02'32"W	56.27'
L11	N77°37'57"W	613.24'
L12	N67°58'49"W	960.90'
L13	N71°54'14"W	568.52'
L14	N35°53'10"W	430.50'
L15	N89°57'52"W	297.40'
L16	N00°07'28"E	431.85'
L17	N52°42'00"W	1074.77'
L18	N46°22'30"W	383.18'
L19	N12°50'13"W	555.77'
L20	N01°47'03"E	750.44'
L21	N89°58'18"W	1402.89'



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ATTACHMENT P – NOTICE OF PUBLC HEARING POSTCARD BOARD OF SUPERVISORS HEARING

PINAL COUNTY
WIDE OPEN OPPORTUNITY

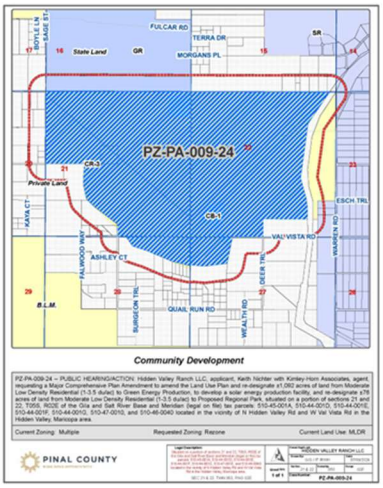
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11193 N WARREN RD
MARICOPA, AZ 85139

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **30TH** DAY OF **OCTOBER 2024**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,089.79 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility and battery energy storage system (BESS) , situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.



ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 30th DAY OF **SEPTEMBER 2024**, by DEVELOPMENT SERVICES DEPARTMENT.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov

PINAL COUNTY
WIDE OPEN OPPORTUNITY

ATTACHMENT Q – AFFIDAVIT OF MAILING OF NOTICE OF HEARING BOARD OF SUPERVISORS HEARING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Justin Kinkade, Applicant for case PZ-PA-009-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-009-24 on October 07, 2024, on a form prescribed by the planning division before the scheduled Board of Supervisors Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The notice (s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTRY OF PINAL)

Subscribed and sworn to me by Justin Kinkade the 8th day of October, 2024

Notary Public

My Commission Expires: October 7, 2027

TAMIE SCHOFIELD
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission #657843
My Comm. Expires October 7, 2027

ATTACHMENT R – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)
BOARD OF SUPERVISORS HEARING

AFFIDAVIT OF Publication

I, Justin Kinkade, Applicant for case PZ-PA-009-24, personally caused advertisement(s) to be published by the Arizona Republic and Casa Grande Dispatch regarding the 10/30/24 public hearing associated with case PZ-PA-009-24, as prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The publications(s) were provided as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Justin Kinkade this 14 day of October, 2024.

Notary Public

My Commission Expires:

TAMIE SCHOFIELD
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission #657643
My Comm. Expires October 7, 2027

Public Notice Posted – Arizona Republic
PZ-PA-009-24 – Tap Solar

ORDER DETAILS

Order Number:
LAZS0171321
External Order #:
10648089
Order Status:
Approved
Classification:
Public Notices
Package:
General Package 1 Day
Base amount:
1,853.00
Service fee:
73.93
Cash/Check/ACH

Discount:
-0.00
Total payment:
1,926.93
As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH.Pay by Cash/Check/ACH and save! In no event are service fees refundable.
Payment Type:
amex
User ID:
L0077584

ACCOUNT INFORMATION

Justin Kinkade
1001 W Southern Ave
Mesa, AZ 85210-4911
480-485-8903
justin.kinkade@kimley-horn.com
Kimley Horn
Contract ID:

PAYMENT DETAILS

amex**********1004

TRANSACTION REPORT

Date
October 3, 2024 6:16:36 PM EDT
Amount:
1,926.93

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LAZS0171321O

October 10, 2024
Arizona Republic

PREVIEW FOR AD NUMBER LAZS0171321O

TAP SOLAR PZ-PA-009-24
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 30TH DAY OF OCTOBER 2024, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-009-24 – PUBLIC HEARING/ ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,089.79 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility and battery energy storage system (BESS), situated on a portion of sections 21 and 22, T6SS, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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DATED THIS 30th DAY OF SEPTEMBER 2024, by DEVELOPMENT SERVICES DEPARTMENT.

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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514
Publication Dates
LAZS0171321

Public Notice Posted – Dispatch
PZ-PA-009-24 – Tap Solar

Casa Grande Dispatch

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

Kevin Richman, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Oct. 10, 2024

NOTICE ID: txNEDHWVMg2Lzg4IYDhs
NOTICE NAME: PZ-PA-009-24 TAP SOLAR

(Signed) Kevin Richman

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 10/11/2024

Notary Public
Notarized remotely online using communication technology via Proof.

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PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Kendall Riley, Planner

Public Notice Posted – Pinal Central Dispatch (3rd Posting provided for convenience)
PZ-PA-009-24 – Tap Solar

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Pinal Central Dispatch** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(520) 836-7461**.

Notice ID: tNvHm1zHxec2p0vUz0M0 | **Proof Updated: Oct. 14, 2024 at 10:13am MST**
Notice Name: PZ-PA-009-24 Tap Solar

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Justin Kinkade	Pinal Central Dispatch
justin.kinkade@kimley-horn.com	
(480) 485-8903	

Columns Wide:	1	**Ad Class:** Legals
Total Column Inches:	10.3	
Number of Lines:	99	

10/17/2024: Other	65.29

Subtotal	$65.29
Tax	$1.18
Processing Fee	$11.53
Total	**$78.00**

See Proof on Next Page

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PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514

No. of publications: 1: date of publication: Oct 17, 2024

ATTACHMENT S – AFFIDAVIT OF POSTING BROADCAST SIGNS
BOARD OF SUPERVISORS HEARING

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at TAP SOLAR, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/07/24 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

My Commission expires: 10-25-24

ATTACHMENT T – BROADCAST SIGNS POSTING PHOTOS (20)
BOARD OF SUPERVISORS HEARING






NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 3:04 PM
+32.985487,-112.143680
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:40 PM
+32.974374,-112.163445
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 3:02 PM
+32.985475,-112.147076
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 3:01 PM
+32.985392,-112.151776
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
October 7, 2024 at 2:58 PM
+32.981845, -112.151811
N Hidden Valley Rd
Maricopa AZ 85139
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:57 PM
+32.978152, -112.151751
N Hidden Valley Rd
Maricopa AZ 85139
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10 | 07 | 24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:55 PM
+32.974676,-112.151793
N Hidden Valley Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
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Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 2:50 PM
+32.985326,-112.168928
11458–11498 N Sage St
Maricopa AZ 85139
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/7/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:48 PM
+32.981928,-112.168967
11280 N Sage St
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:42 PM
+32.978267,-112.164353
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
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Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 2:38 PM
W Val Vista Rd
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:35 PM
W Val Vista Rd
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
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Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
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Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 2:33 PM
+32.971134,-112.151841
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:31 PM
+32.971175,-112.146876
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 2:29 PM
W Val Vista Rd
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 3:04 PM
52835 W Papago Rd
United States


NOTICE
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Date Posted: 10/07/24
POST COPY OF ACTUAL NOTICE BELOW.
October 7, 2024 at 2:27 PM
+32.971033,-112.140299
W Val Vista Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
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Moderate Low Density Residential (1-3.5 du/ac)
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NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
October 7, 2024 at 2:21 PM
+32.975132,-112.134621
10696–10898 N Warren Rd
Maricopa AZ 85139
United States

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **30TH** DAY OF **OCTOBER 2024**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514

[*Anything below this line is not for publication*.]

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: Solar Arrays at Hidden Valley and Val Vista: PD

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Sun, Sep 22, 2024 at 9:57 PM
To: Glenn Bak <glenn.bak@pinal.gov>, Kendall Riley <kendall.riley@pinal.gov>

Mail for support of Solar-
Not sure whose case this one is, so forwarding to both of you

Sangeeta

---------- Forwarded message ---------
From: **Maryeileen Flanagan** <rainfirestables@yahoo.com>
Date: Sun, Sep 22, 2024 at 4:44 PM
Subject: Solar Arrays at Hidden Valley and Val Vista: PD
To: sangeeta.deokar@pinal.gov <sangeeta.deokar@pinal.gov>

Dear Ms. Deokar,

I am writing in support of the solar arrays asking for permission to be installed at Hidden Valley Rd. and Val Vista Roads southwest of the town of Maricopa and the array at the NE corner of Louis Johnson and Highway 347 with the following stipulations:

I would ask a 100 foot set-back from the property line. Several of the articles I read indicated that there is a heat-island effect which dissipates at 100 feet. Additionally, there is noise from the generation of electricity which also diminishes somewhat at 100 feet.

I would also ask for a sound-barrier of a sound absorbing wall around the array. As mentioned above, there is a distinct high pitched whirring or whining sound associated with solar arrays. As a friend of a family that has a solar array less than 100 feet from their home in Coolidge, I am well acquainted with this annoying and disturbing sound. To prevent others from the inconvenience and annoyance this family endures daily, I would like to see true sound-dampening barriers (like a fence of sound-absorbing material) surrounding the array. (For example Sound Fighter Systems walls.)

Solar is an excellent neighbor with these two conditions. I hope the staff and the P&Z Commission will recommend approval to the change to the Comprehensive Plan.

Sincerely,

--Maryeileen Flanagan
602-820-7293
Post Office Box 640
Stanfield, Arizona 85172
Rainfire Stables
"Our Appaloosas Have Spots!"(tm)

--

Sangeeta Deokar
Senior Planner,

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Solar farm?!

Nancy <nancy_naylen@yahoo.com> Wed, Oct 9, 2024 at 5:45 PM
To: kendall.riley@pinal.gov

Good evening
I was just contacted by my neighbor about a pamphlet he received. It is regarding a MAJOR zoning change to over 1000 acres in my very close vicinity. We have not received any notice of this.
1) PZ-PA-009-24 is the case number
2) Greg Naylen/Nancy Lawrence-Naylen , 204-851-1420, parcel 510-47-0005R2
3) we are absolutely against a solar farm of this size so close to our North! Of all the thousands of bare acres in Az, they need to build this monstrosity right out my front door??
My understanding is that a 1.89 mile distance from any housing is the bare minimum allowed. I will be much closer that that!
I want to see state law on how close to established homes this can be built, environmental studies on how much it will damage environment, raise temperatures around the area.
Health risks to me? I am already a cancer survivor!
Home depreciation plan after plopping this mess down? Plan to keep the area aesthetically pleasing?
Yes we will be at the meeting, who speaks on behalf of the residents in the area? I feel there ought to be someone representing us tax payers?

Please let me know you received this and what further action we can take.
Greg and Nancy Naylen
Sent from my iPhone

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

FW: PZ-PD-009-24 Tap Solar - Maricopa / Hidden Valley Solar Field

Jim Leach <labcasework-jl@outlook.com> Fri, Oct 11, 2024 at 5:31 PM
To: "sangeeta.deokar@pinalcountyaz.gov" <sangeeta.deokar@pinalcountyaz.gov>, "Kendall.riley@pinal.gov" <Kendall.riley@pinal.gov>

From: Jim Leach <labcasework-jl@outlook.com>
Sent: Friday, October 11, 2024 5:25 PM
To: sangeeta.deokar@pinalcountyaz.gov; Kendall.riley@pinal.gov
Subject: PZ-PD-009-24 Tap Solar - Maricopa / Hidden Valley Solar Field

Hello,

I would like to be able to attend the meeting on October 17th regarding the solar field being considered in Maricopa / Hidden Valley (PZ-PD-009-24).

I am not sure if I would like to speak, but definitely want to attend, as I have serious concerns about being so close to the proposed site. My concerns are health and safety and what will this do to my property value. We moved here 5 years ago to be surrounded by nature, not solar panels. We would have not moved here knowing this was in the works. I am opposed to such a project being literally in view of my property.

Please let me know if there are any specific forms I need to fill out to attend.

Thank you,

Jim Leach

56129 W Papago Rd

Maricopa, AZ 85139

Ph: 520.683.5760

85 N Florence Street
P O Box 749
Florence, AZ 85132

PZ-PA-009-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO(S): **PZ-PA-009-24 TAP SOLAR**

CASE COORDINATOR(s): KENDALL RILEY, PLANNER

Executive Summary: *Meeting for a 2019 Pinal County Comprehensive Plan Major Amendment request by Keith Nichter (Kimley-Horn Associates), applicant/agent to re-designate ±1092 acres from Moderate Low Density Residential (VLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant and BESS (battery energy storage system).*

If this request is approved by the Board:
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility and battery energy storage system (BESS) on 1,092± acres.

LEGAL DESCRIPTION: Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian

TAX PARCELS: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040

APPLICANT/AGENT: Hidden Valley Ranch, LLC, applicant/agent, Keith Nichter

REQUESTED ACTION & PURPOSE: **PZ-PA-009-24: PUBLIC HEARING/ACTION:** Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area

LOCATION: Located five miles Southwest of Maricopa and approximately five miles west of Highway 347 (N Maricopa rd).

SIZE: ±1,092 acres

STAFF FINDINGS:

PUBLIC COMMENTS:
To date three comments in writing have been received from surrounding property owners in support of the project, and one in opposition. Other inquiries have been by phone calls asking about upcoming hearing dates and information.

PUPBLIC PARTICIPATION:

60 day review period:	6/10/24 to 8/10/24
Newspaper Publication:	9/5/24
Site Posting:	9/3/24
Property mail outs:	9/9/24
Web posting:	9/9/24
Citizen Advisory Committee:	9/5/24

OTHER REVIEW AGENCY COMMENTS:
As of the writing of this report AZ Game and Fish agency, the City of Maricopa, and Open Space and Trails comments have been received. These have been included in the discussion and recommendations.

PLAN ADMENDMENT DISCUSSION:

Request to Change Land-use:
This proposal is to change the land designation of seven parcels. All parcels are classified as Moderate Low Density Residential Classification (MLDR) that allows 1-3.5du/ac. New land use designation requested is Green Energy Production (GEP) for a utility scale solar project with battery energy storage system (BESS).

SURROUNDING ZONING AND LAND USE:
North: General Rural (GR) and State Land
South: General Rural (GR)
East: Suburban Ranch (SR)
West: General Rural (GR), BLM Land

Project Proposal:
Hidden Valley Ranch LLC, is proposing a ±250 MW solar photovoltaic facility with ±250 MW battery energy storage system (BESS). This project will also include a 500 kV substation constructed on site. Plans are to interconnect with the existing transmission line that runs along the Southern portion of the property. The transmission line connects to the 500 kV Pinal West substation owned by Electrical District 3 (ED3). The project spans 7 parcels of privately-owned land in unincorporated Pinal County. Approximately ±1,900,000 solar panels will be constructed. Applicant is estimating this project will deliver energy to 385,000 homes in Arizona. It was indicated that a decommissioning plan will be provided at a later time.

Location and Accessibility:
Proposal is located in the Hidden Valley area of Maricopa. Vekol wash and parallel canal restricts the physical access of the east side of the project. Site would be accessed from W Val Vista Rd or N Hidden Valley Rd. There is a lateral canal that branches off the Santa Rosa and runs through the entire parcel 510-44-001G. Traffic Impact Statement submitted anticipates four daily trips, once project is completed. Applicant ensured internal circulation will be provided, and it will be paved.

Southwest portion of the project area intersects with the proposed I-11 corridor. The I-11 Highway spans 2000 feet wide, with a 400-feet wide alignment planned for the highway right-of-way. Since 2016, the Arizona Department of Transportation (ADOT) and the Federal Highway Administration conducted preliminary reviews and released a Final Tier 1 Environmental Impact Statement (EIS) in 2021. No land use approvals for the I-11 corridor have been granted, necessitating additional studies.

Site Data:
Current use is agriculture and vacant land. Surrounding uses is residential, with existing subdivision directly to the east named “Thunderbird Farms”. This subdivision was approved in 1972. Most of the larger 3.33 acre lots appear to be developed. The Vekol Wash and Santa Rosa Canal provide approximately ±0.25 acre buffer to the residential

properties. Site is currently zoned Single Family Residence Zone (CR-3) with a Planned Area Development (PAD), and Local Business Zone (CB-1) with a Planned Area Development (PAD). These cases were approved in 2006, case numbers PZ-038-06 and PZ-PD-038-06. This site is potentially under a training flight path by the Department of Defense, we have sent out a notification packet and requested comments. We have not received anything back yet.

Flood Zone
The northeastern corner project site is situated within FEMA Zone A, indicating a 1% annual chance of flood hazard covering ±2.2 acres, and Zone X, indicating a 0.2% annual chance of flood hazard covering ±1,089.8 acres. Additionally, the site lies within the 100-year floodplain.

Environmental Study:
Environmental Report uploaded identified impacted species. 53 species fell under the "Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models". Vekol Wash corridor was recognized as a riparian area, and Palo Verde Mountains as an "Important connectivity zone". These areas are important for species to repopulate and provide ecosystem functions. Applicant did not mention any environmental mitigation for these concerns.

Staff Analysis:
This project was entitled and proposed for a residential subdivision and commercial uses. This project is surrounded by residential properties and Thunderbird subdivision. City of Maricopa "objects" to the proposal because it does not conform to the City of Maricopa's General Plan and Commercial land use designations. Current PAD approved in 2006 maintains their open space requirements and dedicates a portion to the preservation of 35 acre Discovery Trail throughout the subject site. There is also access to water through the Santa Rosa canal with a branch off that runs through the entire western portion. There is existing infrastructure for residential properties due to the surrounding development.

Southwest portion of the project area intersects with the proposed I-11 corridor. The I-11 Highway spans 2000 feet wide, with a 400-feet wide alignment planned for the highway "Right-of-Way". Since 2016, the Arizona Department of Transportation (ADOT) and the Federal Highway Administration conducted preliminary reviews and released a Final Tier 1 Environmental Impact Statement (EIS) in 2021. This highway could play an important role in connecting cities within the county.

Proposal lies within an area of environmental concern. The environmental report identified multiple species that will be impacted by this project including the endangered "Sonoran pronghorn" and "Sonoran desert tortoise" which is a federal species of concern. Arizona Game and Fish Department also identified this area as Riparian habitat. They classify these environmental areas important for wildlife in the area.

Analysis of the proposal, shows that is does not align with several Pinal County Comprehensive Plan goals.

1. Proposal does not align with the following goals outlined in the Pinal County Comprehensive Plan:

    - Goal 4.1 Improve County and regional mobility
    - Goal 5.1 Create more employment opportunities in Pinal County
    - Goal 6.1: Develop a connected system of open space areas that protect and conserve natural, physical and social resources.
    - Goal 6.2: Develop a safe, multi-use trail system that provides connectivity throughout the County and to adjacent recreational areas.
    - Goal 6.5: Encourage coordination and cooperation between adjacent municipalities, agencies, jurisdictions and the public in open space, park and trail development.

- Goal 7.1: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.
- Goal 8.1: Pinal County has a mix of housing types and is well positioned to respond to emerging housing industry trends and markets.
- Goal 8.2: Maximize residential development opportunities where existing infrastructure and services are provided or planned.

Goals outlined in the Pinal County Comprehensive Plan that this proposal follows:

- Goal 7.2: To protect the long-term water supply for Pinal County.
- Goal 7.3: Improve the energy efficiency of Pinal County government.

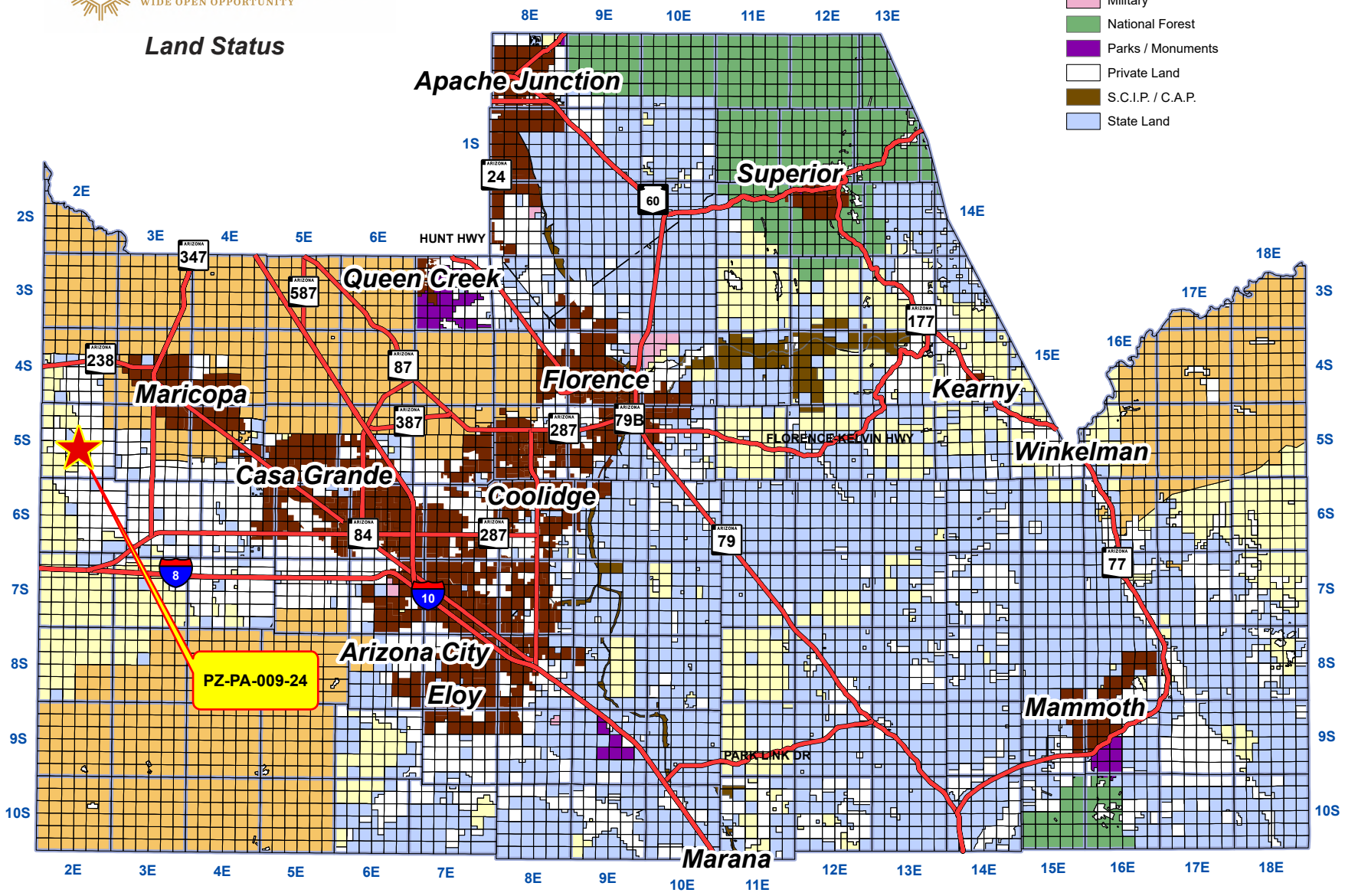
2. Location of the project will impact wildlife and existing residents. This could reduce recreational opportunities with trails and proposed parks if a trail system is not approved at the zoning level. Special environmental mitigation will have to be addressed in the zoning proposal if approved.
3. Location is within the proposed I-11 corridor. This future project will help connect residents of Pinal County and reduce traffic aligning with goal 4.1.
4. This designation change may result in loss of jobs and homes. The original PAD dedicates portions of the property to commercial uses and a school, which could benefit the existing residents surrounding.

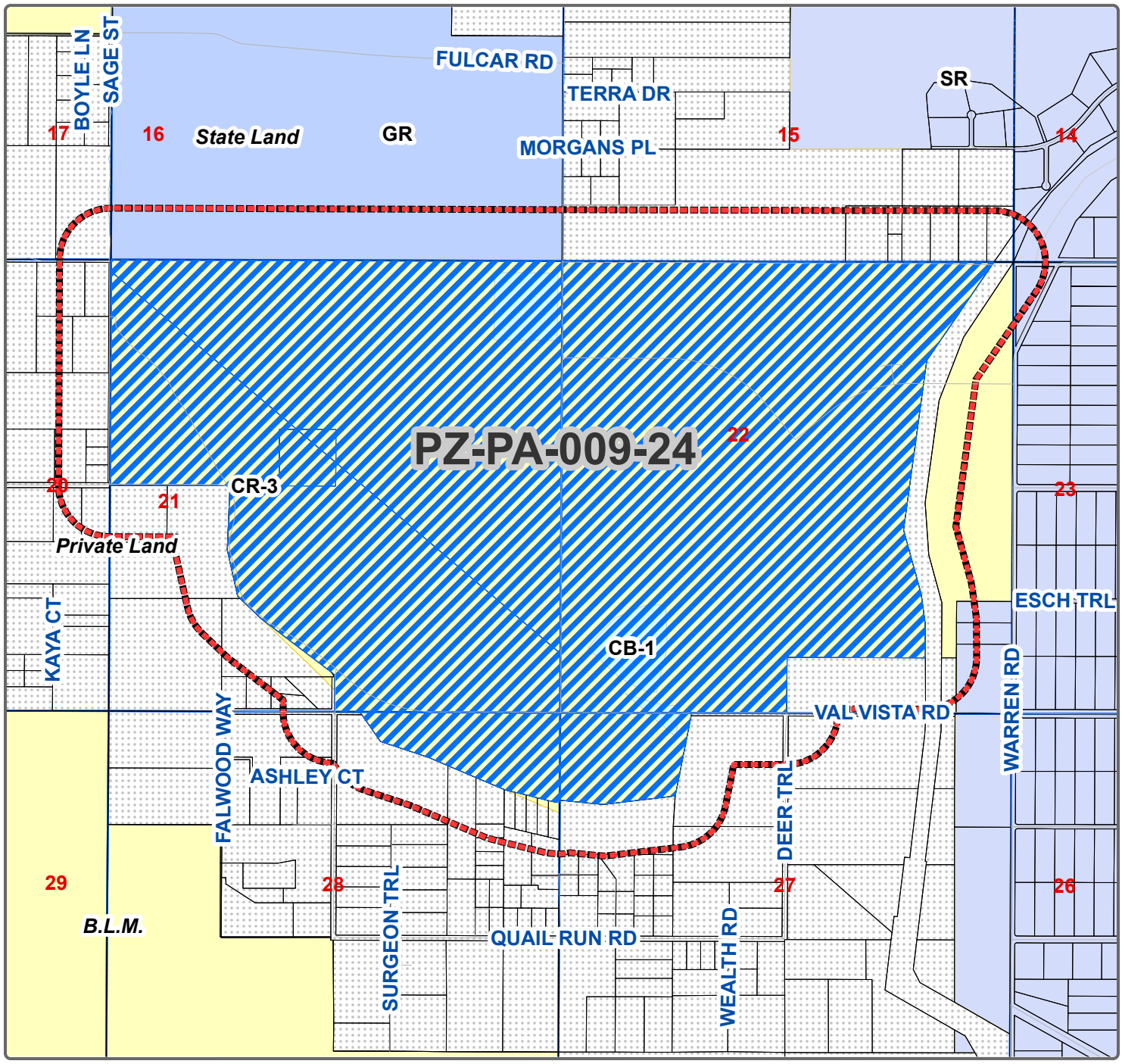
Results from CAC Meeting: After a detailed discussion and decision, at the public hearing, the Citizen's Advisory Committee voted 9-7 to recommend forwarding approval of case PZ-PA-009-24 to the Planning and Zoning Commission

Date prepared-9/11/24 KR
Date Revised-9/23/24 KR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-PA-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, and re-designate ±76 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Proposed Regional Park, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

Current Zoning: Multiple	Requested Zoning: Rezone	Current Land Use: MLDR

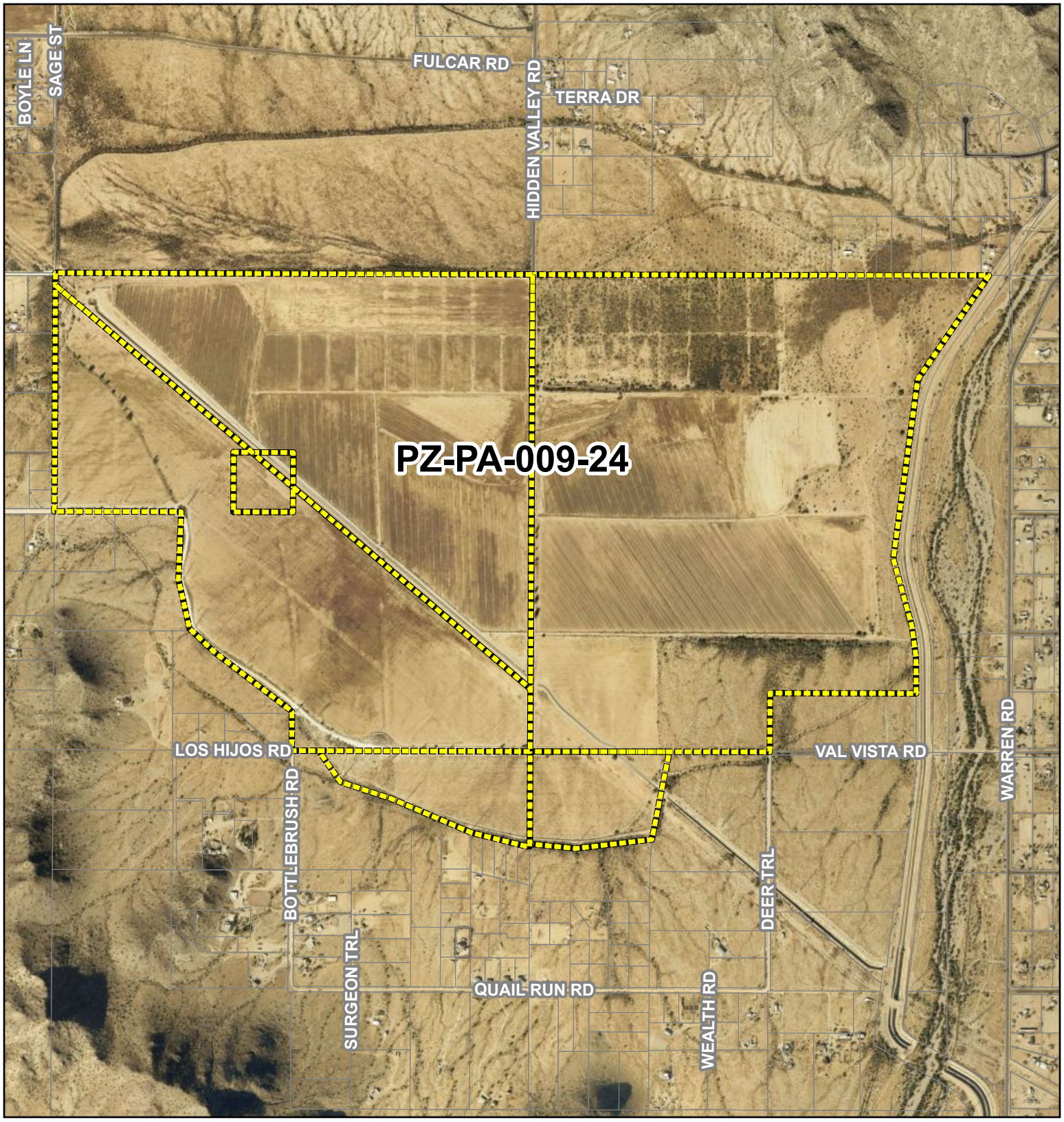
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

SEC 21 & 22, TWN 05S, RNG 02E

Sheet No. 1 of 1

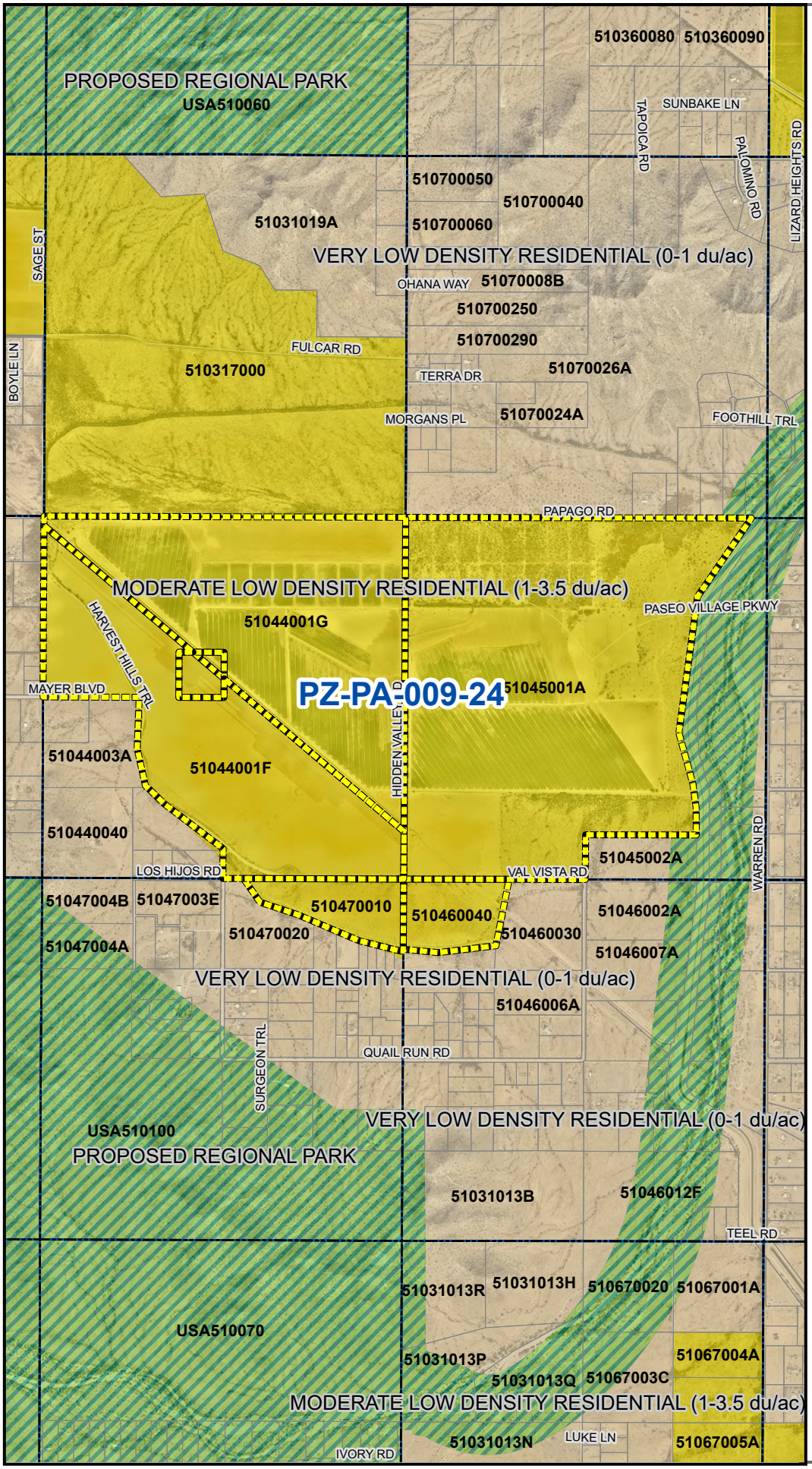
Owner/Applicant: HIDDEN VALLEY RANCH LLC			
Drawn By: GIS / IT /RWH			Date: 07/09/2024
Section: 21 & 22	Township: 05S	Range: 02E	
Case Number: PZ-PA-009-24			



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-009-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

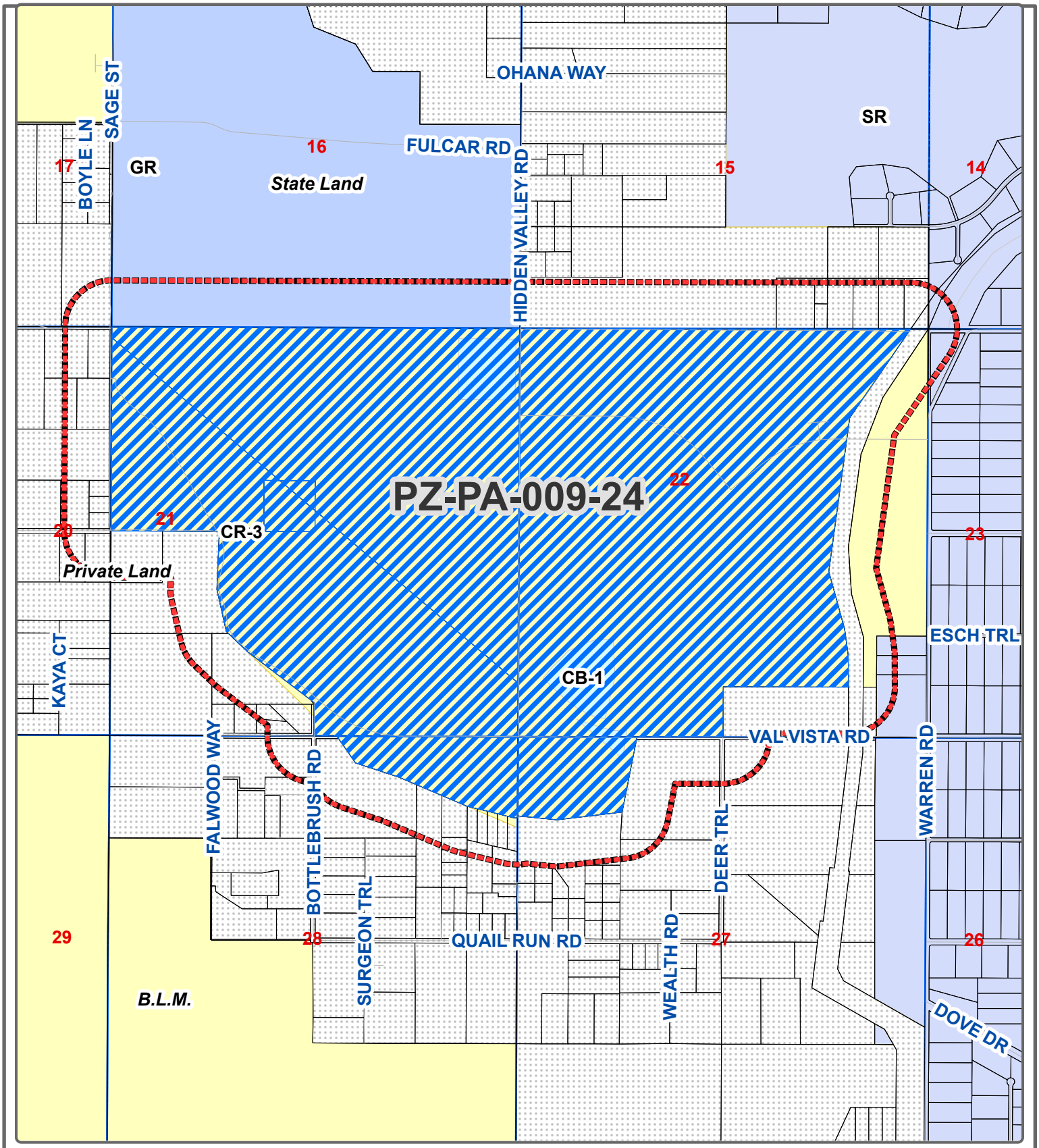
PZ-PA-009-24

FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

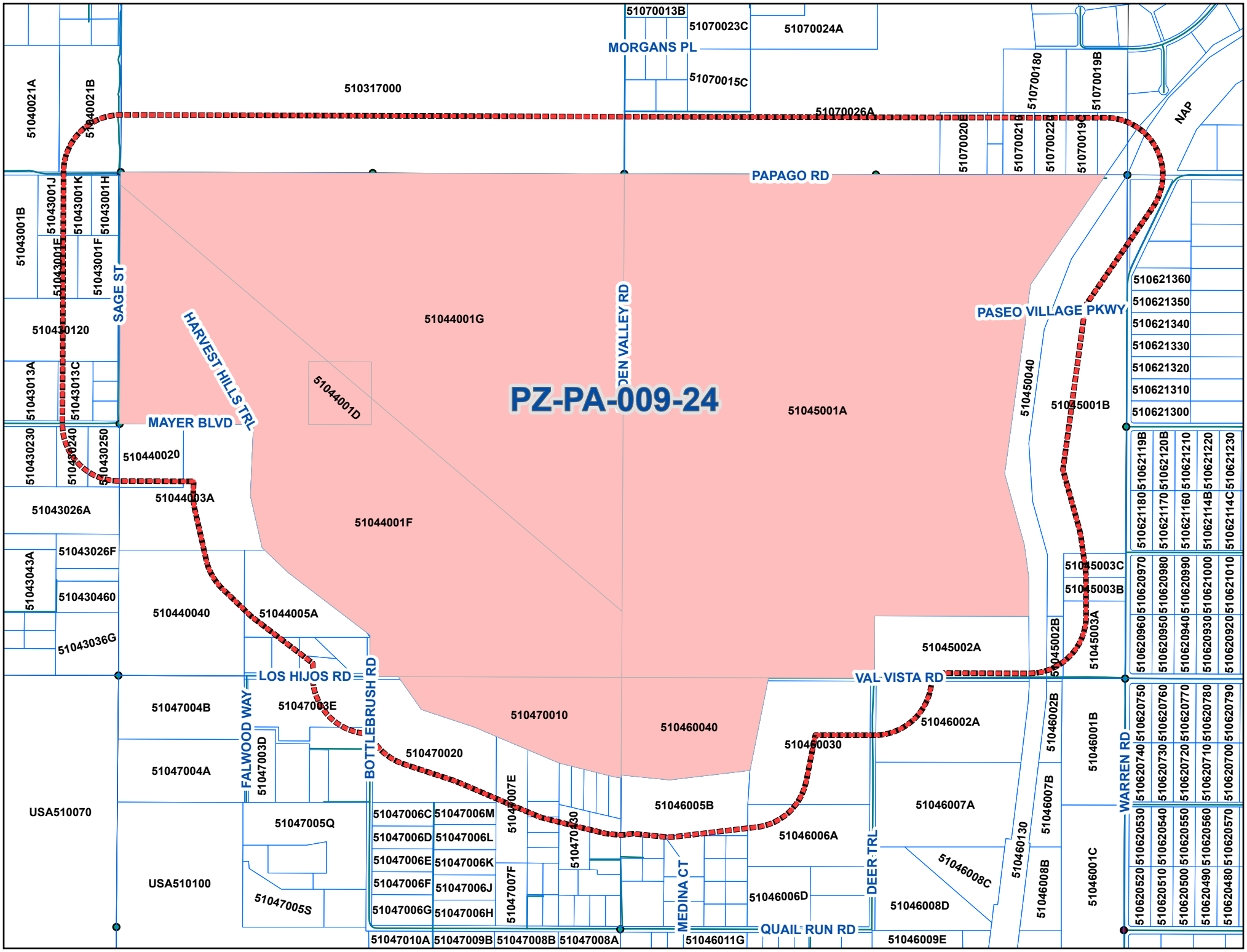
TO:

GREEN
ENERGY
PRODUCTION



Community Development

Owner/Applicant: Hidden Valley Ranch LLC	**Legal Description:** Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area. SEC 21 & 22, TWN 05S, RNG 02E	Current Zoning: Multiple Request Zoning: Rezone Current Land Use: MLDR
Drawn By: GIS/IT - RWH; **Date:** 07/09/2024		
Section 21 & 22; **Township** 05S; **Range** 02E		
Case Number: PZ-PA-009-24	**Sheet No.** 1 of 1	PINAL COUNTY WIDE OPEN OPPORTUNITY


PZ-PA-009-24
PAPAGO RD
MORGANS PL
MAYER BLVD
LOS HIJOS RD
VAL VISTA RD
QUAIL RUN RD
SAGE ST
HARVEST HILLS TRL
GOLDEN VALLEY RD
PASEO VILLAGE PKWY
FALWOOD WAY
BOTTLEBRUSH RD
DEER TRL
MEDINA CT
WARREN RD
NAP
510317000
51070026A
51044001G
51044001D
51044001F
51045001A
51045001B
510440020
51044003A
510440040
51044005A
510470010
510460040
510470020
510460030
51046002A
51045002A
USA510070
USA510100
51047005Q
51047005S
51046005B
51046006A
51046007A
51046008C
51046008D
51046006D
51046009E
51046011G
51047010A
51047009B
51047008B
51047008A

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.

D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public meeting with the Citizens Advisory Committee.

D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

   a. 0-499 mailouts: $4,478.00
   b. 500 or more mailouts: $4,824.00
   c. With accompanying zone change: $3,354.00

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See attached.

2. Parcel Number(s): 51045001A, 51044001D, E ,F & G, 510470010, 510460040 Total Acreage: +/-1,092

3. Current Land Use Designation: Moderate Low Density Residential (1-3.5 du/ac)

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: 05.28.2024 Concept Review Number: Z-PA-056-24

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): This Major Comprehensive Plan Amendment to Green Energy Production is being requested to allow for the future development of a large scale photovoltaic solar energy generation and storage project situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road.

7. Discuss any recent changes in the area that would support yourapplication. See attached narrative.

8. Explain why the proposed amendment is needed and necessary at thistime. See attached narrative.

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal Countyenvirons.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Hidden Valley Ranch Partners, LLC	7373 N. Scottsdale Rd. #B210 Scottsdale AZ 85253	480-368-520

Manager — chase@fin-plat.com

Signature of Landowner (Applicant) — E-Mail Address

Name of Agent	Address	Phone Number
Kimley-Horn - Keith Nichter	1001 W. Southern Ave., Suite 131, Mesa AZ 85210	602.313.7206

keith.nichter@kimley-horn.com

Signature of Agent — E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of_____acres located at _____, and further identified
[Insert Address of Property]

as assessor parcel number_____and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____
[Signature] ***[Signature]***

_____ _____
[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of_____, _____by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____ _____
Printed Name of Notary Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Hidden Valley Ranch Partners, L.L.C.
[Insert Company or Trustee's Name]

By: _____, Manager
[Signature of Authorized Officer or Trustee]

Emmerson Holdings, LLC, its Manage
[Insert Title]

Dated: 5/28/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of May, 2024, by Chase Emmerson, Manager of Emmerson Holdings, LLC, its Manager in Arizona
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

KIM HARDY
Notary Public - Arizona
Maricopa County
Commission # 613783
My Comm. Expires Oct 30, 2025

My commission expires: 10/30/25

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

Kimley-Horn and Associates

TAP SOLAR PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT
PROJECT NARRATIVE
CASE #: Z-PA-056-24

July 2nd, 2024

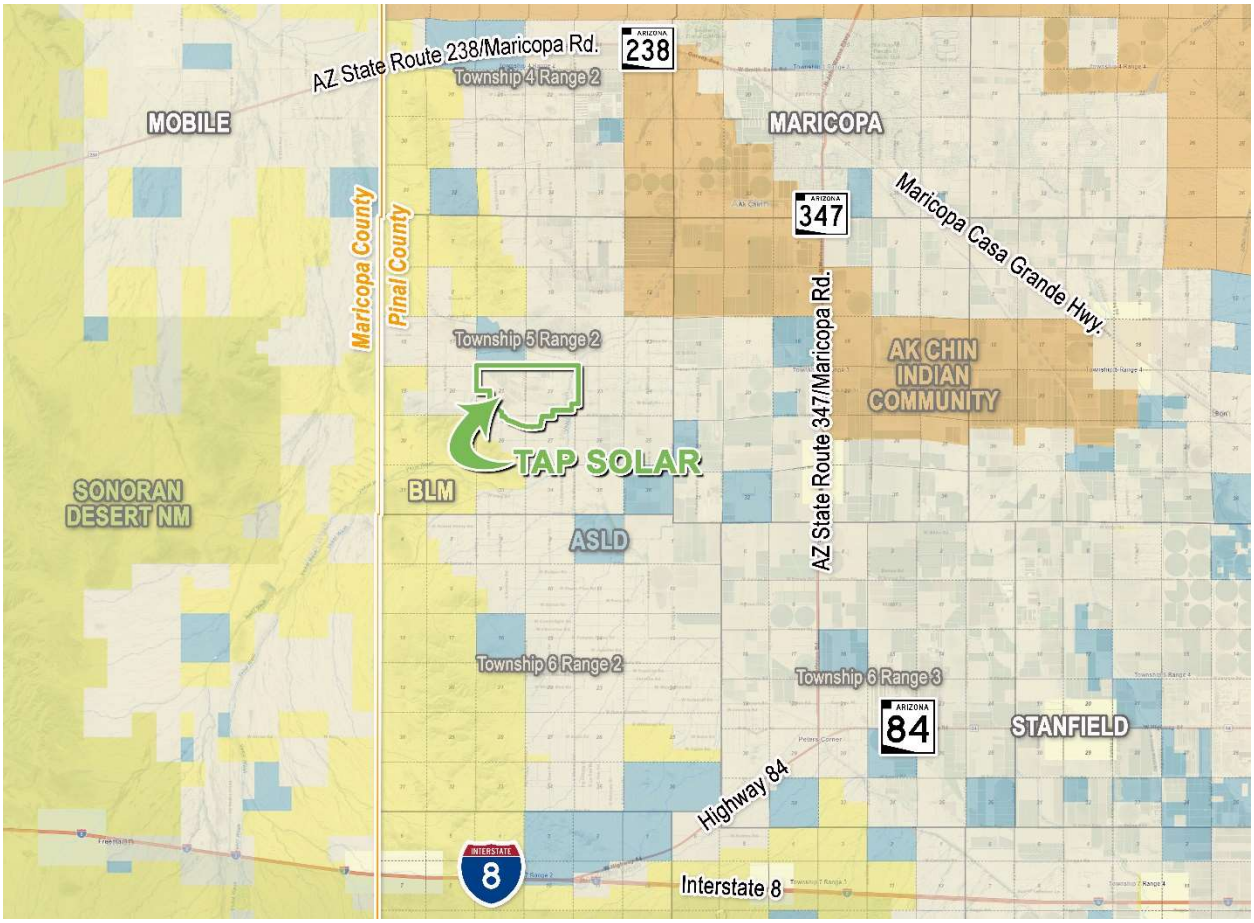


Exhibit A – Regional Context

Project Team

Developer	Planner/Engineer	Representation
Sawtooth DevCo, LLC	Kimley-Horn	Rose Law Group
Ryan Galeria	Keith Nichter	Jordan Rose
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A. PURPOSE OF THE REQUEST

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owner (Hidden Valley Ranch Partners LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of ±1,092 acres of the overall ±1,169-acre Tap Solar Project (Project) from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road. The CPA request will be accompanied by a subsequent request for a Planned Area Development (PAD) Overlay with an accompanying zone change to rezone the underlying parcels from PAD with Single Residence Zone (CR-3/PAD) and Local Business Zone (CB-1/PAD) to PAD with Industrial Zoning District (I-3/PAD) to support the future land use and site plan approval.

B. DESCRIPTION OF THE PROPOSAL

As seen in ***Exhibit A - Regional Context***, the CPA area, made up of (7) underlying parcels, is located approximately 8 miles southwest of the City of Maricopa within Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East. The CPA will affect the land use designation of seven (7) of the following parcels with the land use for parcel 51045001B, which is made up of the Vekol Wash corridor, remaining as Proposed Regional Park. Leaving the Vekol Wash, in its natural state, acts as a natural buffer and represents a commitment made to neighbors during previous approvals. The wash, in addition to Warren Road and the Santa Rosa canal, provides a significant buffer up to a ±¼ mile between the proposed development area and the existing residential properties to the east.

Table 1 - Tap Solar Parcel/Land Use List

APN	Owner	S/T/R	Existing Comp. Plan Land Use Designation	Area (Acres)
51045001A	Hidden Valley Ranch Partners LLC	22/05S/02E	MLDR 1-3.5 du/ac	491.93
51044001D	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	7.99
51044001E	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	2.01
51044001F	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	232.52
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510470010	Hidden Valley Ranch Partners LLC	28/05S/02E	MLDR 1-3.5 du/ac	38.70
510460040	Hidden Valley Ranch Partners LLC	27/05S/02E	MLDR 1-3.5 du/ac	33.80

The Developer proposes to construct, operate, and maintain up to approximately ±250 MW hybrid solar photovoltaic (PV) facility, up to approximately ±250 MW battery energy storage system (BESS) along with associated infrastructure for the Tap Solar Project.

The Project, which may be phased, will include approximately ±475,000 solar modules mounted on single axis trackers, inverters to convert direct current into grid-compatible alternating current, transformers to increase the voltage of the electricity generated, and battery energy storage system. The Project will also include a 500 kV utility substation and one or more small buildings to house telecommunication equipment. The Project is expected to interconnect to the transmission grid at the existing 500kV Pinal West Substation,

owned by Tucson Electric Power Company, which is located approximately ±2.5 miles to the northwest, delivering enough energy to power roughly 95,000 Arizona homes to the public utility distribution system.

Off-site supporting improvements, infrastructure, and/or uses are expected to include a gen-tie line that extends, through private and/or Arizona State Land Department lands, to the existing 500 Kv substation.

At the time of the subsequent PAD and zone change, the project team will provide the County with additional detailed reports (TIA, Drainage, Water & Sewer) along with a de-commissioning document to provide details of the end-of-life process for the Project.



Exhibit B – Site Context

C. RELATIONSHIP TO SURROUNDING PROPERTIES

The Project is nestled within the Hidden Valley between the Palo Verde Mountains to the north, the Haley Hills to the south and the Vekol Wash, to the east, capturing historic flows from south to north. The Santa Rosa irrigation canal is located adjacent to the Vekol Wash and will be left undisturbed as a result of this development. This surrounding area, mostly within the General Rural (GR) and Suburban Ranch (SR) zoning districts, is characterized by native desert lands, active and passive agricultural and large lot residential. The Project site, due to its agricultural history, is relatively flat with only a 30-foot elevation change from west to east. Additionally, the existing Pinal West electrical substation is located nearby to the northwest along with the Santa Rosa Substation further to the east, which makes this an ideal location for the proposed Green Energy Production land use, limiting the need for extensive off-site infrastructure into the power grid. Given the proximity to these substations, both high and low voltage transmission lines exist within the area including along the Projects southern border. Other surrounding land uses include publicly owned and managed Local, State, and Federal Lands. These include lands controlled by the Arizona State Land Trust, Ak Chin Indian Reservation and Bureau of Land Management. Throughout the processes, property owners and residents will be notified of the project and efforts will be made to identify concerns

over visual impacts and incorporate effective mitigation and/or screening of the site where possible. Site parcels will be enclosed by perimeter security fencing located along each phase project boundaries and adjacent rights of way. No fencing will impede or otherwise enclose existing roads within the project boundaries. Screening and mitigation of visual impacts will be addressed in greater detail with the PAD/zone change and site plan submittals.

Table 2 – Surrounding Land Uses

Side	Ownership	Zoning	Land Use Designation	Land Use
Site	Private	CB-1 & CR-3 PAD	MLDR 1-3.5 du/ac	Agricultural/Vacant
North	Private, ALSD	GR, SR	VLDR 0-1 du/ac & MLDR 1-3.5 du/ac	Vacant Desert
East	Private	SR	VLDR 0-1 du/ac	Large Lot Residential
South	Private	GR, SR	VLDR 0-1 du/ac	Vacant Desert, Scattered Residential
West	Private	GR	VLDR 0-1 du/ac	Vacant Desert, Scattered Residential

I. SITE ACCESS

The Project area is generally bound on the north side by W. Papago Road, on the east side by N. Warren Road, on the south side by W. Val Vista Road and on the west by Sage Street. The site can be accessed regionally from Arizona State Route 238 from the north via Hidden Valley Ranch Road, from Arizona State Route 347 from the east via Papago Road and south via Arizona State Route 84 along Ralston Road and Warren Road.

There would be no significant increase in traffic during the operational life of the Project. There would be a relatively minor increase in the level of traffic during the limited timeframe required for each phase of the Project construction. A traffic impact study will be completed as part of the PAD/zone change process associated with the Project.

Internal circulation will be planned via a network of private maintenance and service drive aisles to provide vehicular access to the solar arrays, associated equipment, and BESS yard(s) and substation(s) facilities. All driveway aprons shall be paved with a minimum asphalt milling bound with a liquid binding emulsifier, or comparable, with the remainder of the typical 20’ internal drives being compacted decomposed granite (DG), or similar road base material to minimize imperviousness and stormwater runoff, as proposed with an approved dust control permit.

Site access will be identified with the PAD/zone change and site plan applications. Final access locations and necessary right-of-way dedications/preservations will be determined in accordance with access management policies and permitting requirements of Pinal County.

D. COMPREHENSIVE PLAN AMENDMENT CRITERIA

This Comprehensive Plan Amendment is being requested in conjunction with the Arizona state statutes that define a “Major Amendment” as a “substantial alteration of the County’s land use mixture or balance as established in the County’s existing Comprehensive Plan Land Use element for that area of the County.” However, it is left to each County to determine the criteria for determining if a proposed amendment meets

this definition. Specifically related to the Tap Solar Project, any change from a residential or non-residential land use to Green Energy Production of 640 acres or more contiguous acres represents a Major Comprehensive Plan Amendment. As seen in ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map***, the change from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production, for ±1,092 acres of the overall ±1,169-acre Project area, meets these criteria.

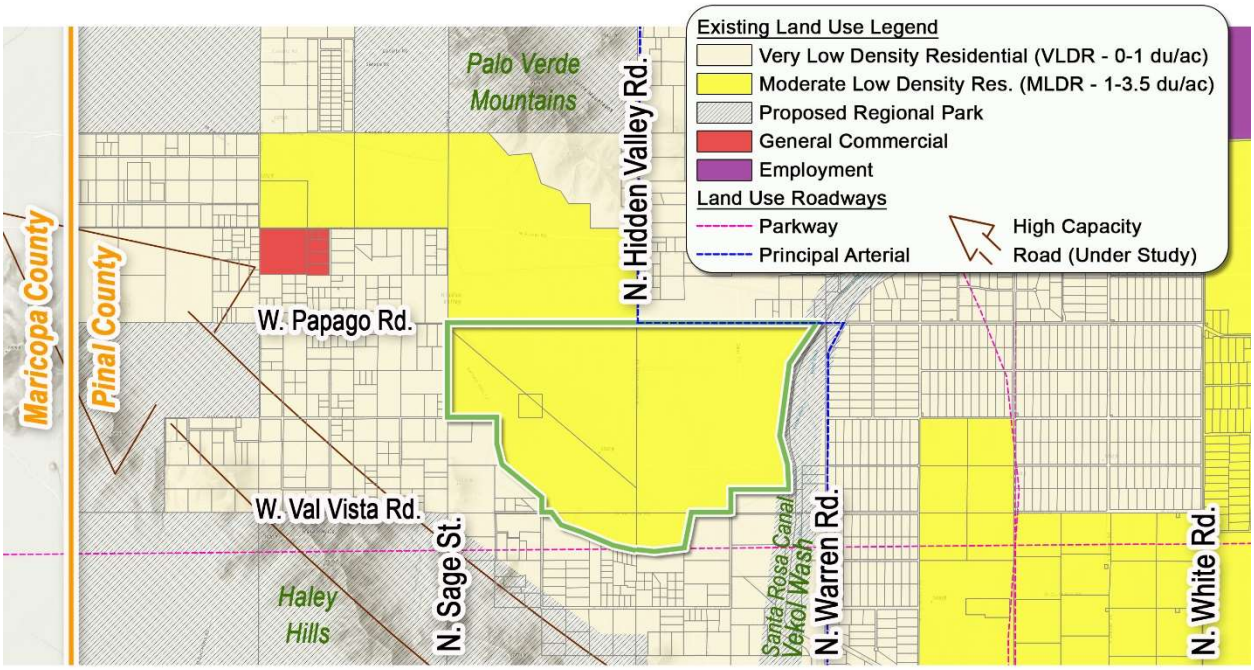


Exhibit C – Existing Comprehensive Plan Land Use Map

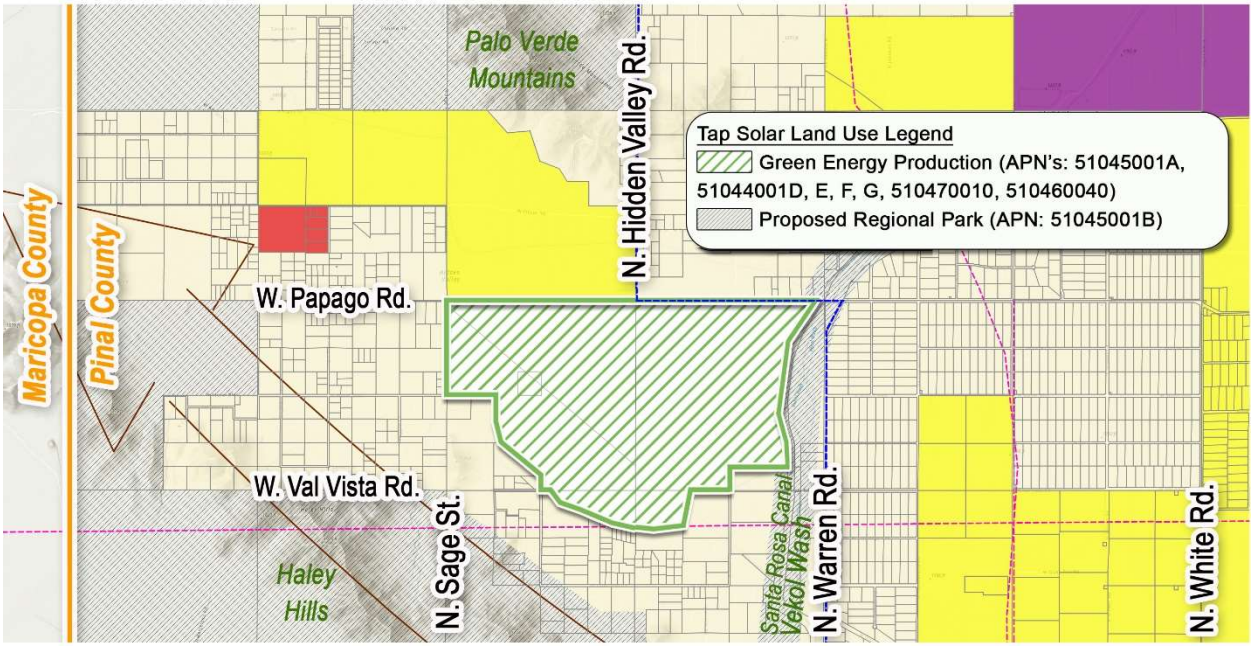


Exhibit D – Proposed Comprehensive Plan Land Use Map

Additionally, this area has experienced some recent changes that support this application. In 2004 at the time of the last Comprehensive Plan amendment, on this site, and following the 2008 Planned Area Development, (Case No. PZ-PD-038-06) approval, the nearby Pinal West Substation did not exist. The Santa Rosa Substation has also been significantly improved since then. This focus on improving the surrounding electrical infrastructure in this area lends itself to future alternative energy solutions that will allow for opportunities to further bolster the surrounding infrastructure and power needs. Furthermore, the Comprehensive Plan did not have the Green Energy Production land use or the current focus on alternative energy. The current Plan focuses on how Pinal County will provide a broad portfolio of energy resources to support future land use patterns and address energy conservation. The Plan now understands the importance to efficiently use and conserve energy sources and seek renewable sources so that future generations will not unnecessarily suffer from its shortage or absence.

The Tap Solar Project team feels this proposed amendment is necessary at this time due to the unique opportunity for green energy production in this area with the development of underutilized land that would provide jobs, sustainable energy, and further economic development in Pinal County.

E. COMPREHENSIVE PLAN COMPLIANCE

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. This narrative, and more specifically the compliance analysis below, lays out the expectations for future growth and development of the Green Energy Production designation, which promote an efficient use of land, energy, and financial resources. Specifically, the renewable energy and solar uses discussed throughout the Plan respond to Pinal County's ability to be one of the most productive spots in the state for solar energy generation. These references provide measurable goals and strategies to further the vision components, as described below.

I. CONSISTENCY WITH PINAL COUNTYS VISION COMPONENTS.

The Project development area has a land use classification of Moderate Low Density Residential (MLDR 1-3.5 du/ac). The proposal will amend the Pinal County Comprehensive Plan on the majority of the site to Green Energy Production. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following analysis is in response to the Plan's compliance checklist:

1. Sense of Community

This Sense of Community vision component understands that the land use plan is more than just a map and that the goals of the Comprehensive Plan ultimately augment the visual aspects of the map. The Tap Solar Project furthers these goals by focusing on the strategic areas within the Sense of Community component that provide the allowance for flexibility to respond to market changes and align with Pinal County's vision and policies to achieve a land use that is in line with the important goals and objectives, such as sustainable development, economic diversification, and energy efficiency. Additionally, given the surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that Solar and other renewable energy production are compatible with the farming heritage. In order to achieve these goals, the Pinal County Comprehensive Plan implemented the additional land use designation of Green Energy production, which is intended for areas that are strategically located

for the development of large scale photovoltaic solar panel power generation facilities such as Tap Solar.

Further, relating to the West Pinal Growth Area, Pinal County states the need for carefully sited development in relation to existing and proposed infrastructure. Collaboration is encouraged with municipalities and private landowners within the West Pinal Growth Area plan to help knit together all of the public and private efforts and infrastructure development. Necessary for smart growth. The Tap Solar Project will support the culmination of public, private and infrastructure development and seeks to include renewable energy into the community landscape with little impact on existing surrounding area.

2. Mobility and Connectivity

As required by the Mobility and Connectivity vision component, Tap Solar plans to work with the County to evaluate the transportation impacts of the proposed Comprehensive Plan amendment and rezoning based on Pinal County's regional transportation system. The minimal traffic impact associated with the Project fit the existing surrounding rural context. Additionally, while no future trail alignments have been identified on or around the Project, the Vekol Wash will be preserved in place to allow for future pedestrian connectivity to the planned trail systems further south. As seen on ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map***, the Project has also contemplated the Land Use Roadways, which indicate the Principal Arterial designation of Hidden Valley Road heading to the south to Papago Road, easterly to Warren Road and continuing south along the Project's eastern frontage. The applicant will work with County staff to provide necessary right-of-way to preserve these designations. Additional Parkway and High-Capacity Road (Under Study) designations have been identified within the surrounding area but do not appear to impact the Project area.

3. Economic Sustainability

This Project is intended to promote and incentivize the production and delivery of renewable energy resources that meet and otherwise support consumption needs of existing and emerging markets which benefit the regional and state economies and tax bases. The availability of sustainable, renewable, and economically efficient energy and the resulting cost savings, both immediate and over time, creates opportunity for reinvestment of public and private capital back into the local and regional economy.

The Project, which is located near identified Employment, Commercial and Activity Centers, is consistent with this vision component by implementing the development of renewable energy, adding resilience to the electrical grid and demonstrating the County's commitment to the use of renewable energy resources, which can help increase the number of businesses that expand in and locate to Pinal County. This solar facility will be a catalyst for sustainable energy in the future. This Project provides the County and area a sustainable way of bringing economic development to the region while providing employment opportunities ranging from construction, operation, management, and maintenance. The Project was selected after completing site research on multiple sites to ensure selection of a land area well suited for energy development; including adjacent necessary electric transmission infrastructure to provide a reliable and competitive energy development.

4. Open Spaces and Places

The Tap Solar CPA amendment is consistent with the Open Spaces and Places vision component. The Pinal County Open Space and Trails Master Plan does not identify the Project area as having to dedicate any open space or trails (existing, proposed, or planned). Although, this Project will preserve

the Vekol Wash in its natural state, along with its Proposed Regional Park land use designation, which will preserve it as a potential wildlife corridor with the possibility for future pedestrian circulation that has yet to be anticipated. Additionally, the project team will coordinate with the Pinal County Parks/Rec team to ensure further compatibility.

5. Environmental Stewardship

This request is consistent with the Environmental Stewardship vision component, which looks to expand renewable energy in Pinal County and have officials coordinate with energy providers to ensure energy infrastructure is adequate to support growth and infrastructure development. The Project will take advantage of Arizona's year-round sunshine, collecting this energy and producing clean renewable electricity for Pinal County, its residents, and surrounding communities. The importance and demand for sustainable energy is an important piece of the economy both locally and statewide. The Green Energy Production land use will allow for the conservation of water resources currently available in Pinal County. The Project would use PV solar panels to generate electricity and as a renewable energy source, solar PV facilities generate no air emissions and use less water compared to traditional fossil fuel-based energy sources and the existing agricultural uses. Additionally, throughout the entitlement process, the project team with coordinate with the Arizona Game and Fish Department (AZGFD) to ensure the future development is sensitive to any potential wildlife in the area.

6. Healthy, Happy Residents

This request is consistent with the Healthy, Happy Residents vision component by promoting a low impact use that contributes clean, safe, affordable, and efficient energy to the regional transmission grid while helping maintain long-term financial stability through the generation of revenues and tax base contributions for Pinal County. Tap Solar will provide fiscally responsible alternative energy services and effective and efficient infrastructure to implement delivery of services that help promote and contribute to a healthy community that residents can enjoy.

7. Quality Educational Opportunities

While this component may not apply to all projects, this request provides an opportunity for the community to have an opportunity to learn about, be aware of and take advantage of the benefits of alternative energy.

II. CONSISTENCY WITH THE PLAN'S KEY CONCEPTS ILLUSTRATED ON LAND USE, ECONOMIC, AND CIRCULATION GRAPHICS.

The Project Site Property has an existing land use designation of Moderate Low Density Residential (MLDR 1-3.5 du/ac). The proposal will amend the Pinal County Comprehensive Plan for ±1,092 acres of the overall ±1,169-acre Project area to Green Energy Production. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following is a response to the Plan's compliance checklist:

1. Consistency with the Land Use Designation shown on the graphics.

While the Green Energy Production category is an additional land use alternative that does not have specific planning guidelines, it is consistent with the County's vision and policies to achieve a land use that is in line with the important goals and objectives of the Comprehensive Plan, such as sustainable development, economic diversification, and energy efficiency. The Tap Solar Project is in a remote area

of Pinal County and is unlikely to conflict with other proposed developments or sensitive land uses. Additionally, given that the Project would be a passive, low-intensity use, the proposed amendment would be consistent with surrounding land uses, which include Very Low and Moderate Low Density Residential and Proposed Regional Park.

2. Consistency with the Mixed-Use Activity Center Concept.

This proposal is not within a Mixed-Use Activity Center. Although, the supply of energy is essential to the region's transportation and manufacturing sectors. Energy resources significantly impact economic development by contributing to the region's overall attractivity on basic and corresponding non-basic employment, primary and secondary employment sectors and markets, and research and development within existing and emerging markets and industries. Additionally, energy availability and even surplus opportunities function as an incubator for innovations within all segments of the local, regional, and state economy.

3. Consistency with the Planning Guidelines described in the Land Use element.

Per the Comprehensive Plan, Major Plan Amendments should improve the County's overall condition and not undermine the Plan's core principles. The Plan recognizes the need to redesignate land uses in response to changing market conditions and to address the increasing demands of growth to the public infrastructure needs, specifically energy generation and consumption demands within the local economy.

4. Quality Employment Opportunities County-wide.

The Project is anticipated to generate new jobs in the construction, contracting, administrative, and project management fields during the construction and implementation of the Project over the proposed construction timeline. Additional jobs will be created for routine maintenance activities and equipment repair and replacement. In addition to providing in state construction jobs and long-term technical careers, local projects like Tap Solar will help contribute to the regional economy by providing tax revenue and by using local engineering and development contractors.

The amendment would be compatible with the Economic Sustainability Vision outlined in Chapter 5 of the Comprehensive Plan. The adopted and revised 2021 Pinal County Comprehensive Plan's Economic Development Plan does not identify any areas for Green Energy Production, indicating that any land designated as such must be done so via a Comprehensive Plan amendment, major or minor.

5. Viable Agriculture, Equestrian and Rural Lifestyle.

As discussed above, Tap Solar will complement the existing rural character of the surrounding area by providing a low impact use, which will avoid adding traffic and noise to a quiet area. Additionally, the low-profile solar panels will preserve views and allow for continued drainage and wildlife movement. Similarly, the preservation of Vekol Wash will preserve the existing wash corridor in its natural state, which will double as a large buffer to the existing residential development to the east. Given these surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that Solar and other renewable energy production are compatible with the farming heritage. In order to achieve these goals, the Pinal County Comprehensive Plan implemented the additional land use designation of Green Energy production, which is intended for areas that are strategically located for the development of large scale photovoltaic solar panel power generation facilities such as Tap Solar.

6. System of Connected Trails and Preservation of Open Space.

As discussed above, the amendment area is consistent with the Trails and Open Space Master Plan and Chapter 6: Open Spaces and Places of the Comprehensive Plan. There are no existing or otherwise dedicated Open Space areas within the Project Area. Additionally, no planned trails traverse the Project area. Although, this Project will preserve the Vekol Wash, along with its Proposed Regional Park land use designation, in its natural state.

7. Natural and Cultural Resource Conservation.

Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed and documented, as needed or as recommended by local, state, or federal agencies. While the majority of the Tap Solar Project area has been previously disturbed with a history of agricultural usage, the area outside of the amendment area will be conserved in its natural state.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

Increasing the County's investment (in terms of land use planning) in local solar powered generation facilities and infrastructure has a long-term tangible impact of lowering costs of energy production, delivery, and consumption. This goal is achieved in part by increasing local/regional energy production/generation. The increased supply has a proportionate impact on the accessibility of the resource and encourages integration of applied uses and transitions away from reliance on outdated and inefficient modes of energy generation and transmission creating efficiencies in these areas. Increased supply and efficiencies will promote increased integration into the market for various sectors of the economy (housing, manufacturing, transportation, etc.).

Compared to the existing agricultural uses on-site or the approved PAD allowance of 34.2 acres of Commercial/Office and 3,620 residential lots, Tap Solar will require significantly less infrastructure and will have less overall impacts on the surrounding area. Utility service(s) to the site will be provided by the following providers. No water or wastewater service is planned to the site. Water for construction purposes will be transported to the site. Drinking water for employees will be individually provided. No permanent restrooms are anticipated. Temporary facilities will be provided for maintenance activities as needed.

Utility/Service	Agency/Provider
Water	(N/A) Hauled/well
Sewer	(N/A) Sanitary sewer provided via accessible portable restroom facility as needed for maintenance activities. In the event that a future O&M building is built and/or permanent employees are present on the site sewer to be septic.
Electric Service	Electrical District 3
Fire Protection	Thunderbird Fire District
Police Protection	Pinal County Sheriff Office
Refuse (Waste Management)	Republic Services
Telephone	Cox Communications
Cable	Cox Communications

Development of the Project would not impact existing water quality. The site would be designed to pass off-site stormwater through or around the site and release it in a manner similar to the existing conditions. Based on a final hydrologic analysis of the Project Area, on-site drainage would be routed as necessary to retention basins in accordance with Pinal County Public Works regulations. This drainage design concept would allow the site to be developed, while not increasing stormwater runoff or creating an adverse impact on adjacent properties. Careful Project siting and design, sensitive to existing topography and drainage patterns would also function to protect water quality.

F. CONCLUSION

The Tap Solar Major Comprehensive Plan Amendment supports the Pinal County Comprehensive Plan goals by providing additional renewable energy resources and battery storage for local energy reliability and resiliency. The proposed Green Energy Production land use minimizes impacts to the surrounding neighbors and lessens the impact to the environment based on proximity to the Pinal West Substation by minimizing very long electrical interconnects. The electricity generated through these facilities would be distributed to the regional electrical grid, supplying Pinal County and wider west/southwest regions while directly benefitting Arizona corporations seeking competitively priced renewable energy and looking to add new clean energy resources to power the record number of people and companies moving to the state. The need for this Project is established by growing demand for renewable energy as evidenced by Arizona's Renewable Portfolio Standard (RPS). RPS are policies designed to increase the use of renewable energy sources for electricity generation. These policies require or encourage electricity suppliers to provide their customers with a stated minimum share of electricity from eligible renewable resources. Most states, including Arizona, have enacted their own RPS programs to diversify their energy resources, promote domestic energy production and encourage economic development. Arizona has set their standards for investor-owned utilities at 45% by 2030 and 100% by 2050. Approval of the Project strengthens the overall energy production output within Pinal County.

Kimley-Horn and Associates

CITIZEN PARTICIPATION PLAN

TAP SOLAR PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT

CASE #: PZ-PA-009-24

August 22nd, 2024 / Revised September 10th, 2024

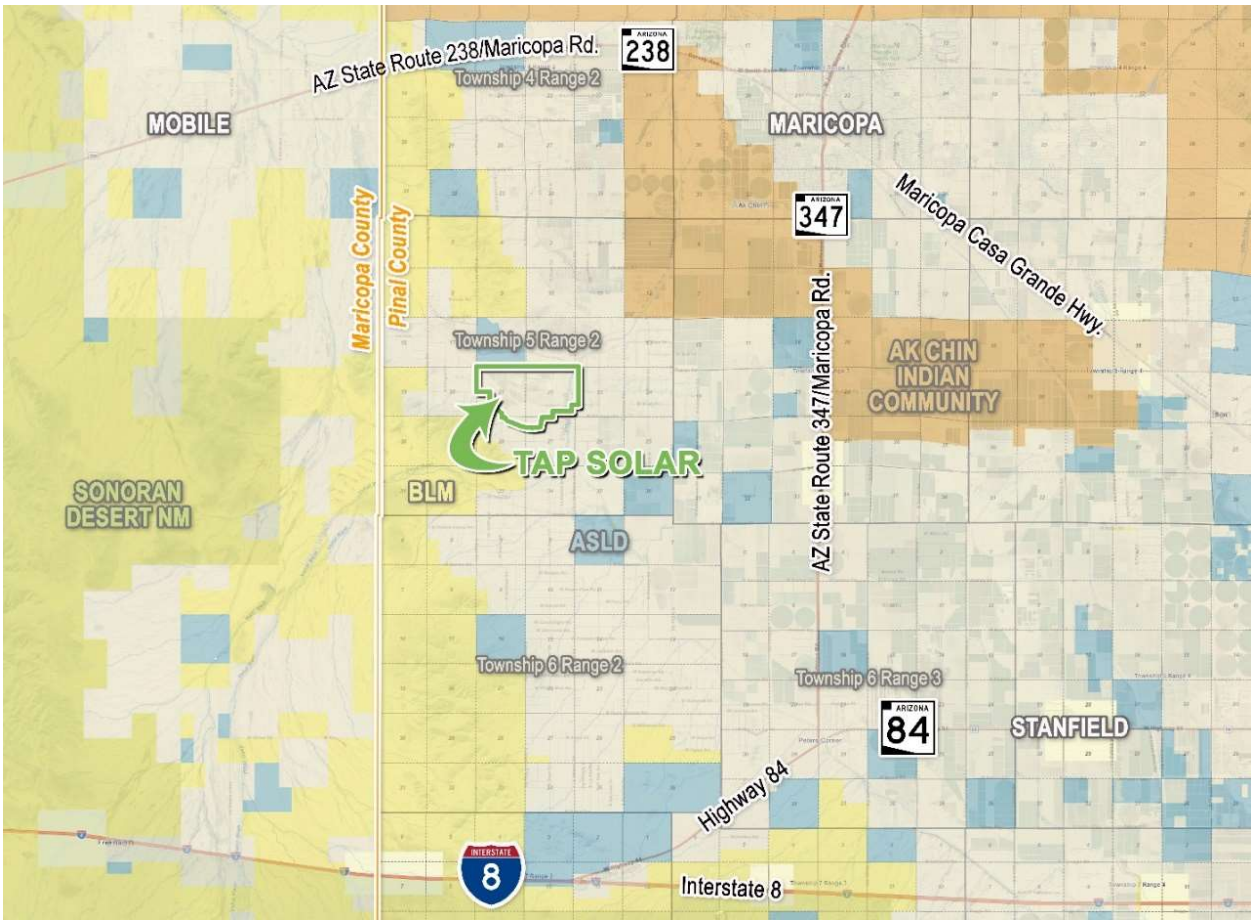


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owner (Hidden Valley Ranch Partners LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of ±1,092 acres of the overall ±1,169-acre Tap Solar Project (Project) from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road.

As seen in ***Exhibit A - Regional Context***, the CPA area, made up of seven (7) underlying parcels, is located approximately 8 miles southwest of the City of Maricopa within Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East. The CPA will affect the land use designation of seven (7) of the following parcels with the land use for parcel 51045001B, which is made up of the Vekol Wash corridor, remaining as Proposed Regional Park. Leaving the Vekol Wash, in its natural state, acts as a natural buffer and represents a commitment made to neighbors during previous approvals.

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510460040	Hidden Valley Ranch Partners LLC	27/05S/02E	MLDR 1-3.5 du/ac	33.80

B. PARTIES POTENTIALLY AFFECTED BY APPLICATION AND STAKEHOLDERS

The project team realizes the importance that public participation plays in the development process. We are committed to encouraging and allowing the public to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way. Interested parties and stakeholders who could be engaged in the public participation process may include: Adjoining property owners within 1,200' of the project boundaries, Pinal County Planning and Development Department, City of Maricopa, Maricopa County, Arizona Department of Transportation (ADOT), Ak-Chin Indian Reservation, Arizona Game and Fish Department (AZGFD), Bureau of Land Management (BLM), Arizona State Land Department (ASLD). Additional stakeholders identified throughout the review of the Major Comprehensive Plan Amendment application will be included in the citizen participation process and documented in the citizen participation report. It is not anticipated that any neighbors or stakeholders and/or their interests will be negatively affected by this proposed CPA.

C. NOTIFICATION AND INFORMATION PROCEDURES

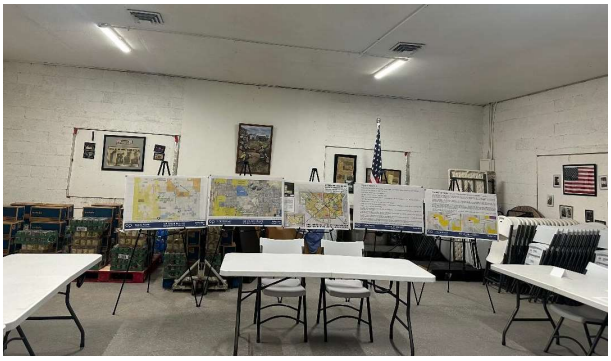
The applicant has provided notification via first-class US mail to property owners within 1,200 feet of the project site. The Initial notice included project information, as well as an opportunity to attend a neighborhood meeting/open house and learn about the proposal and/or contact or meet the applicant as needed to discuss the project. The neighborhood meeting/open house was held on Wednesday, July 31st, 2024, from 6:00 p.m. to 7:00 p.m. at the Maricopa Library and Cultural Center in the Maple Room at 18160 N. Maya Angelou Drive, Maricopa, AZ 85138.

An additional meeting occurred, at the request of the Thunderbird Farms Committee, on Tuesday, August 20th, 2024, from 7:00 p.m. to 8:00 p.m. at the Thunderbird Farms Community Building at 12356 N. Ralston Road, Maricopa, AZ 85139.

At both of these meetings, the applicant and project team were able to discuss the project and answer questions from the residents that were in attendance. Project data and exhibits were printed on 24”x36” boards and placed around the room and were used to answer general questions from the residents related to the project request, data, location, size, timing and project benefits. Additionally, the project team discussed questions related to the CPA process and next steps (hearings, future zone change approvals, site plan approvals, permit approvals), the developers background (nearby sites and community involvement), existing compatible surrounding uses (adjacent electrical facilities), job opportunities (~450 contract construction positions), public health (zero-emission solar technologies), public safety (fire suppression/remote technology, fire dept. coordination and education), access and preservation of the existing Vekol Wash. It was discussed that these uses are highly regulated. Overall, the meetings lasted about an hour and allowed for a good discussion regarding the proposal. The project team received input from the community that this land use proposal was much more desirable and a better fit within the rural character of the surrounding area than the allowed 3,620 residential units previously approved in the Hidden Valley Master Planned Community (Case #:PZ-PD-038-2006). In addition to the in-person meetings, the applicant has been able to respond to eight (8) phone calls from the public and has also held a virtual meeting with an adjacent landowner who lives out-of-town.



7/31/2024 – Neighborhood Meeting



8/20/2024 – Thunderbird Farms Committee Meeting

Broadcast signs were also posted 21 days before the first Citizen’s Advisory Committee meeting so that the hearing notices are visible from the nearest public right-of-way. Additionally, the signs were updated for the Planning and Zoning Commission Hearing. All posting activities conform to the applicable procedural requirements.

On both the notification and the sign postings the applicants contact information will be provided for use by the public to request information and provide comments, as follows.

Contact:
Kimley-Horn,
Keith Nichter,
1001 W. Southern Ave.,
Suite 131,
Mesa, Arizona 85210
602.313.7206 / Keith.Nichter@kimley-horn.com

This contact information provides the public direct contact with the applicant team members who have and will be able to respond directly for requests for information and to address comments or concerns identified by stakeholders and other interested parties. Public communication comments, and concerns will be forwarded to County Staff monthly/bi-monthly.

In addition, postcard notices of public hearing were sent via first-class US mail to property owners within 1,200 feet of the project site. These postcards included project details, hearing dates, links to submittal materials and County contact information.

D. RESPONSE PROCEDURES

The applicant has been and will be available to discuss the application with any interested party initiating a request or who participates in any public outreach program format (neighborhood open house). The applicant will remain open to all stakeholder and/or public feedback and discourse through the duration of the CPA process.

The applicant will provide the Planning and Zoning Division periodic written summaries of public/stakeholder correspondence to include: interested party/persons (including contact information), requests for information or actions, identified issues/comments, summaries of responses, and disposition of discussion and/or follow up actions/activities. Details of the correspondence will be documented for inclusion in the final citizen participation report.

E. SCHEDULE FOR COMPLETION

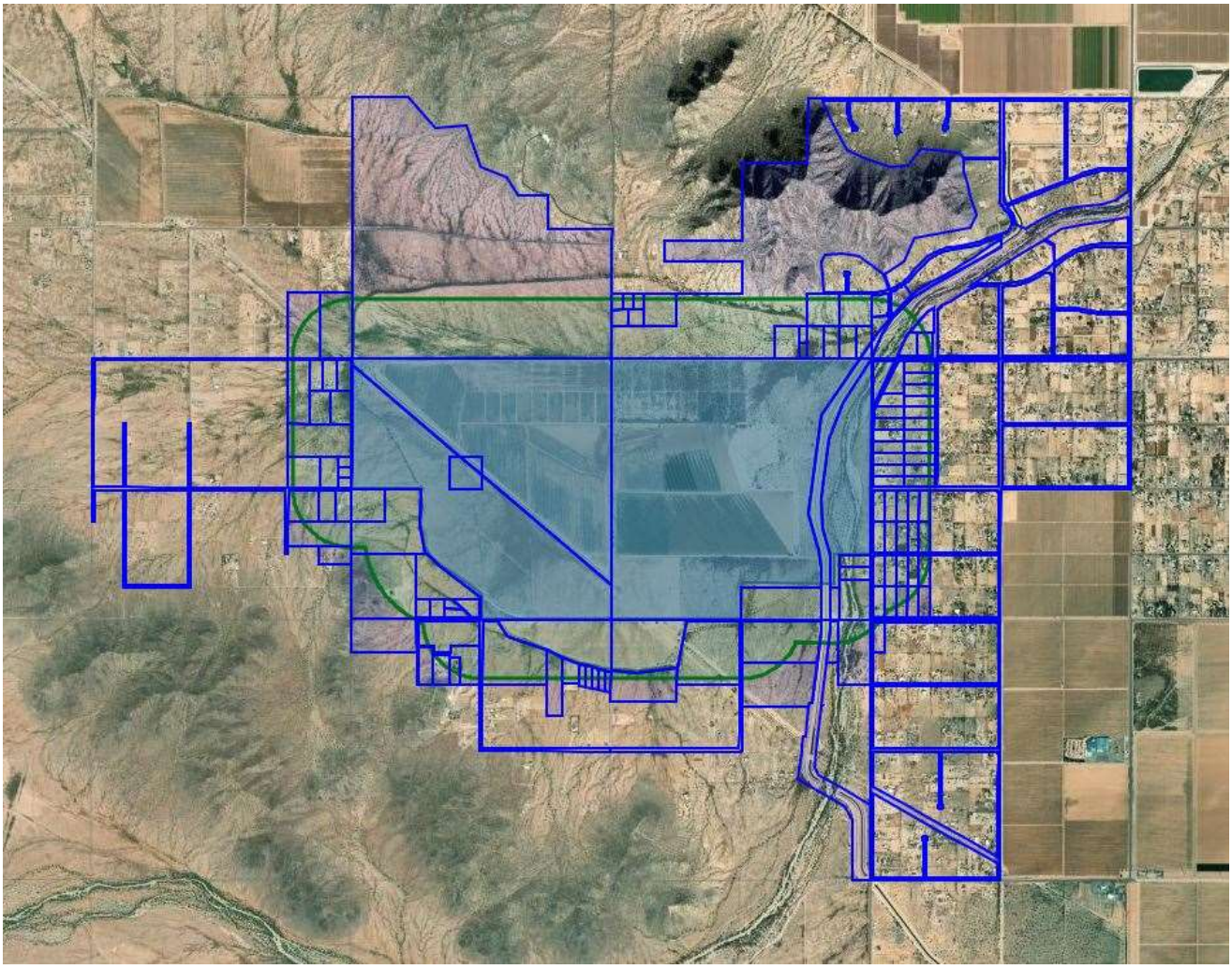
The citizen participation plan was submitted within thirty (30) days of the application submittal. An updated citizen participation report will be provided prior to any required public hearing.

ATTACHMENTS

Attachment A – 1,200' Notification Map
Attachment B – 1,200' Notification List
Attachment C – Neighborhood Meeting Letter
Attachment D – Neighborhood Meeting Sign-in Sheet(s)
Attachment E – Notice of Public Hearing Postcard - Citizens Advisory Committee Meeting
Attachment F – Affidavit of Mailing of Notice of Hearing - Citizens Advisory Committee Meeting
Attachment G – Affidavit of Publication (Newspapers) - Citizens Advisory Committee Meeting
Attachment H – Affidavit of Posting Broadcast Signs - Citizens Advisory Committee Meeting
Attachment I – Broadcast Signs Posting Locations
Attachment J – Broadcast Signs Posting Photos - Citizens Advisory Committee Meeting
Attachment K – Notice of Public Hearing Postcard - Planning and Zoning Commission Hearing
Attachment L – Affidavit of Mailing of Notice of Hearing - Planning and Zoning Commission Hearing
Attachment M – Affidavit of Publication (Newspapers) - Planning and Zoning Commission Hearing
Attachment N – Affidavit of Posting Broadcast Signs - Planning and Zoning Commission Hearing
Attachment O – Broadcast Signs Posting Photos - Planning and Zoning Commission Hearing

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ATTACHMENT A – 1,200' NOTIFICATION MAP



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ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
51045001A	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001F	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001G	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001E	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001D	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510460040	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510470010	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070015J	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
510440090	ENKE FRED W	MAIL RETURN			
51070015H	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51070015C	CARPENTER JAMES KEELEY REV LIV TR	2914 W ORANGEWOOD AVE	PHOENIX	AZ	85051
51044005A	WILKES DAVID J	PO BOX 11421	TEMPE	AZ	85284
51047007N	WHITECALFE JACKIE & WHITECALFE FRANK	1132 57TH AVE NW	GARRISON	ND	58540
51070015E	JAROSZ SUSAN KRISTI	PO BOX 10927	CASA GRANDE	AZ	85130
51070015F	OROZCO TIMOTHY ALAN	43759 W COLBY DR	MARICOPA	AZ	85138
51044006B	PASTORE JOSEPH & SHARON	6320 RUNNEL DR	NEW PORT RICHEY	FL	34653
51070015G	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51047007M	MURAD GEORGE P	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
51047007L	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE	AZ	85253
51047007K	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE	AZ	85253
510460030	DWAIK FATHI & HANA	4301 ADRIEL LN	PLANO	TX	75074
510470020	SITU PETER & KATY	1252 S PORTER CT	GILBERT	AZ	85296
51044006E	EKO VENTURES LLC	PO BOX 26686	PHOENIX	AZ	85068
51044006F	CD & K DESIGNER WORKROOM LLC	1236 E AUDREY LN	PHOENIX	AZ	85022
51046005B	MORRENZIN MICHAEL E	1542 S MARGATE ST	CHANDLER	AZ	85286
51047007E	HIOUAS AUSTIN	20391 E ESTRELLA RD	QUEEN CREEK	AZ	85142
51045002A	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51044006D	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139
51047003E	BOLTON'S LANDING LLC	4829 EAGLEWOOD CT	RENO	NV	89502

51044006C	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139
51044003A	REARDON MARION M TRUSTEE	PO BOX 6056	OLYMPIA	WA	98507
51070020E	KUJAWSKI JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
510450040	USA	MAIL RETURN			
51046002A	MOTTAHEDIAN IRAJ	MAIL RETURN			
51047003A	ASHLEY HILLS LLC	55411 W ASHLEY CT	MARICOPA	AZ	85139
51045001B	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070020D	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003B	BOLTON CLARK A	55301 W ASHLEY CT	MARICOPA	AZ	85139
510440020	REDMAN LEONARD H SR & GINGER L	PO BOX 21583	PHOENIX	AZ	85036
51070020F	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003C	BOLTON WAYNE R	55411 W ASHLEY CT	MARICOPA	AZ	85139
510440040	JHD LAST RESORT II LLC	5208 W CREEDANCE BLVD	GLENDALE	AZ	85310
510700210	HARDWICK RICHARD A SR & LOIS TRS	PO BOX 914	TONTO BASIN	AZ	85553
51045002B	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51045003C	SULTANA MARIUM SHAHRIN	840 BEACH RD	CHEEKTOWAGA	NY	14225
51045003B	VELASQUEZ GELACIO G	10342 N WARREN RD	MARICOPA	AZ	85139
51046007A	THUNDERBIRD FARMS IMPROVEMENT	10675 N BREWER RD	MARICOPA	AZ	85139
510700220	MISTLER EDWARD A JR & SUSAN G	6195 N LA BURMA RD	MARICOPA	AZ	85139
51045003A	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
51043013F	KIRK ROBYN LYNN	MAIL RETURN			
51043013E	KIRK ROBYN LYNN	MAIL RETURN			
51062119B	STEWART PATRICIA	6001 SIERRA DRIVE	KELOWNA	BC	
51046002B	MOTTAHEDIAN IRAJ	MAIL RETURN			
510430250	ROSENFELDT RANDY	55965 W MAYER BLVD	MARICOPA	AZ	85139
51043013D	KIRK ROBYN LYNN	MAIL RETURN			
510621180	RAMOS VICENTE & MARTINEZ MARIA L LIV	13120 N BREEZE WAY	MARICOPA	AZ	85139
510700180	RJP GUARDIAN FAM LTD PSHIP	7301 E FOREST TRAIL CIR	MESA	AZ	85207
510621300	TOM PETER	52620 W MAYER BLVD	MARICOPA	AZ	85139
51070019C	FIGUEROA RICHARD L & ERLINDA T	41947 W ALMIRA DR	MARICOPA	AZ	85138
510621310	ZAPPIA DOMINICK & WENDY JO TRS	10981 N WARREN RD	MARICOPA	AZ	85139
510621320	MCCALL SCOT A & LORI A	11053 N WARREN RD	MARICOPA	AZ	85139
51062120B	BONTEMPT DONALD & HILL JAYMIE	52615 W MAYER BLVD	MARICOPA	AZ	85139

510620970	FERNETS RANDY & WENDY	147 SUMMERFELDT DR	THODE	SK	
510621330	NAVA ARCELIA	MAIL RETURN			
510621340	ALEMAN VICENTE G TR	11193 N WARREN RD	MARICOPA	AZ	85139
510621170	FOSTER WILLILAM	BOX 7208	PEACE RIVER	AB	
51043001F	RODRIGUEZ ROSA E GOMEZ	35854 W SMITH ENKE RD	MARICOPA	AZ	85138
51043013C	KIRK ROBYN LYNN	MAIL RETURN			
510621350	ANGUIANO STEVEN B SR & BETTY ANN	613 E MANOR DR	CASA GRANDE	AZ	85122
510430240	WONG KENNETH & PHUONG MINH	1628 E IRIS DR	CHANDLER	AZ	85286
510621360	RURAL ENTITY LLC	10645 N TATUM BLVD STE 200-408	PHOENIX	AZ	85028
51070019F	USA CAP	PO BOX 43020	PHOENIX	AZ	85080
510620960	FRENTZ FAMILY TRUST	52688 W VAL VISTA RD	MARICOPA	AZ	85139
510317000					
51043001H	GUIMONT SALES MA	MAIL RETURN			
510620980	CROTEAU ALBERT	BOX 171	SETTLER	AB	
510621210	RIVERA HUGO & ALICIA ROBLES	52547 W MAYER BLVD	MARICOPA	AZ	85139
51070019E	LIZARRAGA CARMEN K & SECUNDINO SR	52835 W PAPAGO RD	MARICOPA	AZ	85139
510621370	KRAMER GARRETT D & JANE	11401 N WARREN RD	MARICOPA	AZ	85139
51046001B	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
510621160	REICH MICHAEL BRUCE & BONITA TRS	52546 W ESCH TRL	MARICOPA	AZ	85139
51043026A	LABADIE MONICA D REV TRUST	1712 N MILLER RD	SCOTTSDALE	AZ	85257
510430120	TEETS AARON D & LEE MINA LIV TRUST	438 W BALSAM DR	CHANDLER	AZ	85248
510620950	DICKERSON PATRICK C & AMANDA L	52614 W VAL VISTA RD	MARICOPA	AZ	85139
510620990	MILLER RONALD C & PATRICIA T	52557 W ESCH TRL	MARICOPA	AZ	85139
51070019B	PRICE K ETTA & KING KENNETH W JR	128 RUE MARTINE	MIRAMAR BEACH	FL	32550
510621220	PASSERBY MICHAEL & SARAH	50150 W MAYER BLVD	MARICOPA	AZ	85139
510621380	ARMSTRONG MARTY	BOX 133	EASTEND	SK	
51043001E	EDWARDS DEBRA A	22071 N LAKESIDE DR	MARICOPA	AZ	85138
51043001K	LEACH JIMMY ROLAND JR	56129 W PAPAGO RD	MARICOPA	AZ	85139
51062114B	LEPPER KENNETH G & PATRICIA A	52476 W ESCH TRL	MARICOPA	AZ	85139
510621490	BAKER DAVID D	52440 W MAYER BLVD	MARICOPA	AZ	85139
510621480	COMFORT JEFFREY & JILL TRS	10980 N JOHNSON RD	MARICOPA	AZ	85139
510430230	ROSENFELDT RANDY JAY	55965 W MAYER BLVD	MARICOPA	AZ	85139

51043013A	COLEMAN GENE	56180 W MAYER BLVD	MARICOPA	AZ	85139
510621470	KARGMAN WENDY RUTH	11052 N JOHNSON RD	MARICOPA	AZ	85139
510621460	SOTO JOSE RAMIREZ	11122 N JOHNSON RD	MARICOPA	AZ	85139
510620940	VANGORDAN SUSAN	52546 W VAL VISTA RD	MARICOPA	AZ	85139
510621450	DELCOTTO ROBERT R & SOPHIA E	50010 W JULIE LN	MARICOPA	AZ	85139
510621000	BOYD MICHAEL & JODI	52477 W ESCH TRL	MARICOPA	AZ	85139
51038211A	CARPENTER DEBRA TRS	11910 N WATERHOLE RD	MARICOPA	AZ	85139
510621230	CHACON LAURO & PAULA	2714 E MEAD PL	CHANDLER	AZ	85249
510621440	ARRIOLA ROGELIO & LILIA	1392 W TULIP PL	CASA GRANDE	AZ	85122
51043001J	NEILL KEVIN & NICOLE	56163 W PAPAGO RD	MARICOPA	AZ	85139
51062114C	GREEN DONALD VICTOR	52402 W ESCH TRL	MARICOPA	AZ	85139
510621430	STONEY ROBIN D & MERRY ANN	PO BOX 1072	CLARESHOLM	AB	
51040021B	MILLER CREIGHTON D FAMILY TRUST ETAL	333 CIRCLE P DR	PRESCOTT	AZ	86303
510621420	LOOPER JEFFREY & CALL JANINE	11398 N JOHNSON RD	MARICOPA	AZ	85139
510620930	LYNCH BETH BYERS & MELLAGE GENE JR	52486 W VAL VISTA RD	MARICOPA	AZ	85139
510621410	EDGMON JASON R & TAWNA	11470 N JOHNSON RD	MARICOPA	AZ	85139
510621010	NAFARRATE CARLOS	52403 W ESCH TRL	MARICOPA	AZ	85139
51070026A	RUMPLE ERIC MARTIN	1484 E SHANE CIR	SANDY	UT	84092
510382100	BARNES STEVE R & SUZANNE M	10612 VINCA LN APT 101	VENTURA	CA	93004
51062140C	HAWKINS THEODORE D & BARBARA	11542 N JOHNSON RD	MARICOPA	AZ	85139
51043001B	PEREZ CARLOS V	1172 N CALIFORNIA ST	CHANDLER	AZ	85225
510382180	BROWN GRAIN & CATTLE LLC	6060 66TH AVE NW	BERTHOLD	ND	58718
51062140B	HAWKINS THEODORE D & BARBARA	11542 N JOHNSON RD	MARICOPA	AZ	85139
510460130	USA	MAIL RETURN			
51038212A	GONZALEZ XAVIER G	11961 N WATERHOLE RD	MARICOPA	AZ	85139
510382190	TELLEZ MARCO A & SUSANA S	11800 N JOHNSON RD	MARICOPA	AZ	85139
51040021A	BOYER LAND INVESTMENTS LP	4101 W GREEN OAKS BLVD # W	ARLINGTON	TX	76016
510382200	ESTRADA HERIBERTO	402 W 12TH ST	ELOY	AZ	85131
51038211B	USA CAP	PO BOX 43020	PHOENIX	AZ	85080

ATTACHMENT C – NEIGHBORHOOD MEETING LETTER

Kimley»Horn

July 12th, 2024

TAP SOLAR NOTIFICATION LETTER

REQUEST: *The Tap Solar Project (Z-PA-056-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±1,092-acre from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from PAD with Single Residence Zone (CR-3/PAD) and Local Business Zone (CB-1/PAD) to PAD with Industrial Zoning District (I-3/PAD), to support the future construction and operation of a proposed large scale solar photovoltaic energy production and battery storage facility.*

LOCATION: *Located in Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East of unincorporated Pinal County at the southwest corner of Papago Road and Warren Road.*

APN's (7): *510-45-001A, -44-001D, E, F & G, -47-0010, -46-0040*

SIZE: *+/- 1,092 Acres*

NEIGHBORHOOD MEETING/OPEN HOUSE INFORMATION:

DATE: ***WEDNESDAY, JULY 31ST, 2024***

TIME: ***6:00 p.m. to 7:00 p.m.***

LOCATION: ***MARICOPA LIBRARY AND CULTURAL CENTER IN THE MAPLE ROOM 18160 N. MAYA ANGELOU DRIVE MARICOPA, AZ 85138***

OWNER:
Hidden Valley Ranch Partners, LLC

APPLICANT:
Sawtooth DevCo, LLC

APPLICANT CONTACT:
Kimley-Horn - Keith Nichter
1001 W. Southern Avenue, Suite 131
Mesa, Arizona 85210
Phone: 602.313.7206
Email: Keith.Nichter@kimley-horn.com

Vicinity Map (Not to scale)



This notice is being sent to you because property listed in your name is located within 1,200 feet of the site noted above. An application has been filed with the Pinal County Department of Planning and Development regarding the request above and we are reaching out to invite you to a neighborhood meeting/open house. This will give us an opportunity to discuss the proposal, discuss any questions and collect your insights and feedback. If you are unable to attend the meeting, please do not worry. We will make ourselves available as necessary to discuss the project. You can contact me (Keith Nichter) by phone (802.313.7206) or email (keith.nichter@kimley-horn.com).

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR COUNTY BOARD OF SUPERVISORS.

HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

kimley-horn.com | 1001 West Southern Avenue Suite 131, Mesa, AZ 85210 | 480 207 2666

ATTACHMENT D – NEIGHBORHOOD MEETING SIGN-IN SHEET(S)

TAP SOLAR PROJECT
Neighborhood Meeting Sign-in Sheet
Wednesday, July 31 2024

Name	Address	Phone	Email
Dominick ZAPPIA	10981 N. WARREN RD MARICOPA	0 ZAPPIA@GMAIL.COM	
Jay Mc Gee	1105 J. Water RD 85139		wildhamer 578 outlook
Ken Lepper	32476 W. Esch Trl 85138		nav.build@gmail.com
Patricia Dickerson	52614 W Val Vista Rd 85139	575-654-6499	gwen-go200@q2oo.com
Ed + Sue Mistler	6195 N La Buena Rd 85139		Smistler@gmail.com
PROJECT TEAM IN ATTENDANCE			
KEITH NICHTER, KIMLEY-HORN, AGENT			
JENNIFER HALL, ROSE LAW GROUP, AGENT			
ALEX HOSMAR, ROSE LAW GROUP, AGENT			
DALLAS PUGH, SAWTOOTH DEVCO LLC, APPLICANT REP.			
MADISON MCMULLEN, SAWTOOTH DEVCO LLC, APPLICANT REP.			
CARISA ENDRIZZI-DAVIS, SAWTOOTH DEVCO LLC, APPLICANT REP.			
EMILY SKILL, SAWTOOTH DEVCO LLC, APPLICANT REP.			
GREG LU, SAWTOOTH DEVCO LLC, APPLICANT REP.			

THUNDERBIRD FARMS COMMITTEE MEETING PRESENTATION SIGN-IN SHEET

TAP SOLAR PROJECT
Thunderbird Farms Meeting Sign-In Sheet
Tuesday, August 20 2024

Name	Address	Phone	Email
Sonya Loveland			Sonya.Loveland@gmail.com
Laurie Fuller			Laur.fuller@gmail.com
Maryellen Flanagan	P.O. Box 640, Stanfield, 85172		RainfireStables@yahoo.com
Anthony Brady	PO Box 810 Maricopa 85139		Bak.and.brady@gmail.com
~~Jackie Rizzo~~			~~Attorney for applicant~~
GARY A. METIVIER			GARYAMETIVIER@MSN.COM
Robin Davis	4429 N Warren Rd Maricopa AZ 85139	a 9884-88087	rolandavis1369@outlook.com
Rich Wyeld	40559 W. Sedona Trail maricopa	480-358-8051	rich4Supervisor@gmail.com
PROJECT TEAM IN ATTENDANCE			
KEITH NICHTER, KIMLEY-HORN, AGENT			
JENNIFER HALL, ROSE LAW GROUP, AGENT			
MADISON MCMULLEN, SAWTOOTH DEVCO LLC, APPLICANT REP.			
CARISA ENDRIZZI-DAVIS, SAWTOOTH DEVCO LLC, APPLICANT REP.			

ATTACHMENT E – NOTICE OF PUBLC HEARING POSTCARD CITIZENS ADVISORY COMMITTEE MEETING

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85123

«AddressBlock»

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE **5TH DAY OF SEPTEMBER 2024**, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

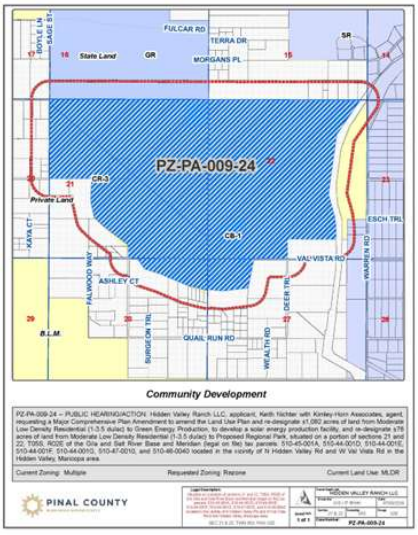
DATED THIS 1st DAY OF AUGUST 2024, by DEVELOPMENT SERVICES DEPARTMENT.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514



PINAL COUNTY
WIDE OPEN OPPORTUNITY

ATTACHMENT F – AFFIDAVIT OF MAILING OF NOTICE OF HEARING CITIZENS ADVISORY COMMITTEE MEETING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Keith Nichter, Applicant for case PZ-PA-009-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-009-24 on August 14th, 2024, on a form prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by Keith Nichter this 14th day of August, 2024.

TAMIE SCHOFIELD
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission #657843
My Comm. Expires October 7, 2027

Notary Public

My Commission Expires: Oct 7, 2027

ATTCHMENT G – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)
CITIZENS ADVISORY COMMITTEE MEETING

AFFIDAVIT OF Publication

I, Keith Nichter, Applicant for case PZ-PA-009-24, personally caused advertisement(s) to be published by the Pinal Central Dispatch and Arizona Republic regarding the public hearing associated with case PZ-PA-009-24, as prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The publications(s) were provided as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Keith Nichter this 21st day of August, 2024.

Notary Public

My Commission Expires:

Public Notice Posted – Pinal Central Dispatch
PZ-PA-009-24 – Tap Solar

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Aug. 15, 2024

NOTICE ID: sLp15yBSm1OQAuQGp0mg
NOTICE NAME: PZ-PA-009-24 Hidden Valley Ranch

(Signed) Hayden Lipsky

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 08/16/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.
PZ-PA-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Vail Vista Rd in the Hidden Valley, Maricopa area.
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings
DATED THIS 1st DAY OF AUGUST 2024, by DEVELOPMENT SERVICES DEPARTMENT.
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514
No. of publications: 1; date of

Public Notice Posted – Arizona Republic
PZ-PA-009-24 – Tap Solar

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Kimley Horn
1001 W Southern Ave
Mesa AZ 85210-4911

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

08/22/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/22/2024

Legal Clerk

Notary, State of WI, County of Brown

9.19.25

My commission expires

Publication Cost:	$1790.00	
Tax Amount:	$0.00	
Payment Cost:	$1790.00	
Order No:	10486335	# of Copies:
Customer No:	1478110	0
PO #:	LAZS0145599	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

ATTACHMENT H – AFFIDAVIT OF POSTING BROADCAST SIGNS
CITIZENS ADVISORY COMMITTEE MEETING

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at TAP SOLAR, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/14/24 by Meghan Liggett.

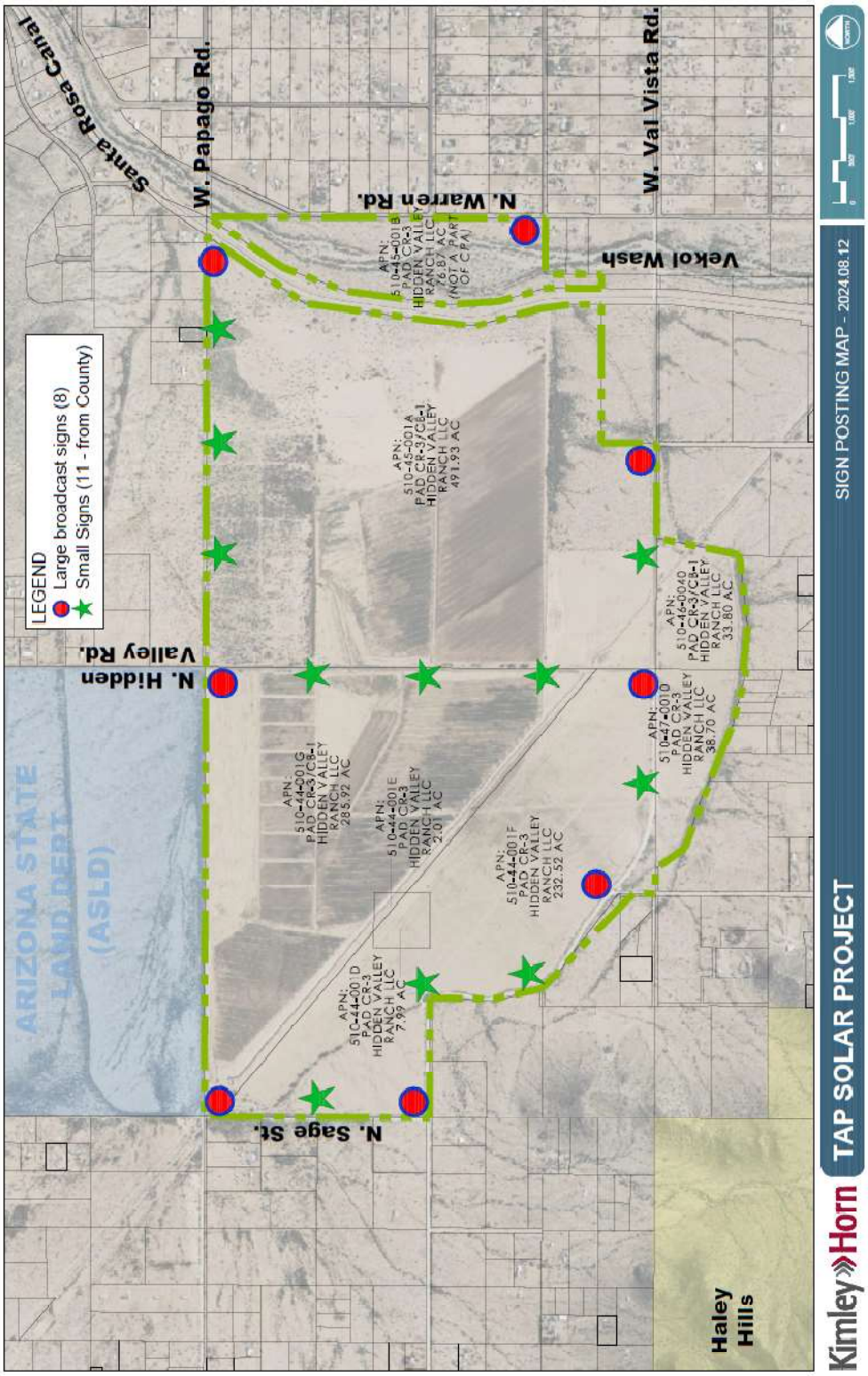
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591441
My Comm. Expires Oct 25, 2024

My Commission expires: 10-25-24

ATTACHMENT I – BROADCAST SIGNS POSTING LOCATIONS



ATTACHMENT J – BROADCAST SIGNS POSTING PHOTOS (19)
CITIZENS ADVISORY COMMITTEE MEETING






NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:54 AM
+32.971182,-112.146929
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 10:46 AM
+32.985536,-112.135884
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:28 AM
+32.985460,-112.139497
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:25 AM
+32.985449,-112.143667
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:22 AM
52835 W Papago Rd
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 10:18 AM
N Hidden Valley Rd
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:00 AM
+32.981851,-112.151810
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:57 AM
+32.978167,-112.151801
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:54 AM
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 9:50 AM
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 9:30 AM
+32.972408,-112.160239
W Val Vista Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:07 AM
+32.974676,-112.163770
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:04 AM
+32.978328,-112.164421
Harvest Hills Trail
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 9:00 AM
+32.978470,-112.168874
11200–11312 N Sage St
Maricopa AZ 85139
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 08/14/24
August 14, 2024 at 9:57 AM
+32.978167, -112.151801
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 8:41 AM
+32.981883, -112.168955
11314–11352 N Sage St
Maricopa AZ 85139
United States
Maps



(The remainder of this page is left intentionally blank)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio
President

Lisa W. Cornehl
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the

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Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Landmark Title Assurance Agency of Arizona LLC
Issuing Office:	2555 E. Camelback Road, Suite 275, Phoenix, AZ 85016
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Issuing Office File Number:	06207662-026-NM2
Property Address:	Approx. 1160 acres SW of Warren and Papago Rd, Maricopa, AZ 85139
Revision Number:	Amendment No. 1. Amendment Date: February 8, 2024

SCHEDULE A

1. Commitment Date: **January 23, 2024**
2. Policy to be issued:
   (a) **ALTA 2006 Extended Owner's Policy**
   Proposed Insured: **Sawtooth DevCo, LLC, a Delaware limited liability company**
   Proposed Amount of Insurance: **$43,500,000.00**
   The estate or interest to be insured: **A FEE**
   (b) **None**
   Proposed Insured:
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured: **A FEE**
   (c) **None**
   Proposed Insured:
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: (Identify each estate or interest covered, i.e., fee, leasehold, etc.)

   A FEE
4. The Title is, at the Commitment Date, vested in:

   Hidden Valley Ranch Partners, LLC, an Arizona limited liability company
5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof.

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File Number: 06207662-026-NM2

SCHEDULE A
(Continued)

By: 

Authorized Countersignature

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions and a countersignature by the Company or its issuing agent that may be in electronic form.

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File Number: 06207662-026-NM2

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That part of the East half of Section 22, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the aluminum cap stamped "LS36562" marking the Northeast corner of said Section 22, from which the 1/2 inch rebar marking the East quarter corner of said Section 22 bears South 00 degrees 04 minutes 37 seconds West, a distance of 2640.30 feet;

Thence South 00 degrees 04 minutes 37 seconds West, along the East line of the Northeast quarter of said Section 22, a distance of 2640.30 feet to the East quarter corner of said Section 22;

Thence South 00 degrees 05 minutes 03 seconds West, along the East line of the Southeast quarter of said Section 22, a distance of 1320.09 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 01 seconds West, along said North line, a distance of 659.97 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 00 degrees 05 minutes 27 seconds West, along the West line of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 659.98 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along the South line of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 182.34 feet to a point on the Easterly line of the Santa Rosa Canal - Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following six (6) courses;

North 00 degrees 23 minutes 00 seconds West, a distance of 605.84 feet;

North 15 degrees 39 minutes 02 seconds West, a distance of 620.83 feet;

North 04 degrees 01 minutes 24 seconds West, a distance of 611.82 feet;

North 07 degrees 35 minutes 13 seconds East, a distance of 1203.44 feet;

North 20 degrees 54 minutes 51 seconds East, a distance of 792.48 feet;

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EXHIBIT A
(Continued)

North 34 degrees 14 minutes 37 seconds East, a distance of 1057.16 feet to a point on the North line of the Northeast quarter of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along said North line, a distance of 26.63 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22).

PARCEL NO. 2:

That part of Section 22; and the Northwest quarter of Section 27, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with cap stamped "LS33851" marking the Northwest corner of said Section 22, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 22 bears North 89 degrees 52 minutes 22 seconds East, a distance of 2637.84 feet;

Thence North 89 degrees 52 minutes 22 seconds East, along the North line of the Northwest quarter of said Section 22, a distance of 2637.84 feet to the North quarter corner of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along the North line of the Northeast quarter of said Section 22, a distance of 2393.16 feet to a point on the Westerly line of the Santa Rosa Canal- Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following five (5) courses;

South 34 degrees 14 minutes 45 seconds West, a distance of 1383.89 feet;

South 07 degrees 35 minutes 13 seconds West, a distance of 2002.42 feet;

South 15 degrees 37 minutes 56 seconds East, a distance of 772.29 feet;

South 08 degrees 00 minutes 13 seconds East, a distance of 344.78 feet;

South 00 degrees 22 minutes 59 seconds East, a distance of 406.79 feet to a point on the North line of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along said North line, a distance of 1617.81 feet to the Northwest corner of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 00 degrees 06 minutes 41 seconds West, along the West line of the Southeast quarter of said Section 22, a distance of 659.81 feet to the South quarter corner of said Section 22;

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EXHIBIT A
(Continued)

Thence South 89 degrees 56 minutes 26 seconds West, along the South line of the Southwest quarter of said Section 22, a distance of 1106.12 feet to the Northeast corner of Parcel No. 4 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 10 degrees 56 minutes 33 seconds West, departing said South line and along the Easterly line of said Parcel No. 4, a distance of 982.30 feet to the Southeast corner of said Parcel No. 4;

Thence South 83 degrees 06 minutes 30 seconds West, along the Southerly line of said Parcel No. 4, a distance of 844.10 feet;

Thence continuing along said Southerly line, North 85 degrees 06 minutes 15 seconds West, a distance of 512.49 feet to a point on the Westerly line of said Parcel No. 4 and West line of the Northwest quarter of said Section 27;

Thence North 00 degrees 07 minutes 43 seconds East, along said West line, a distance of 1020.40 feet to the Northwest corner of said Parcel No. 4, said point also being the Southwest corner of said Section 22;

Thence North 00 degrees 07 minutes 43 seconds East, along the West line of the Southwest quarter of said Section 22, a distance of 2639.19 feet to the West quarter corner of said Section 22;

Thence North 00 degrees 07 minutes 04 seconds East, along the West line of the Northwest quarter of said Section 22, a distance of 2635.29 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22) and in Book 40 of Deeds at page 342 (as to that portion in Section 27).

PARCEL NO. 3:

That part of Section 21, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 21 bears South 89 degrees 59 minutes 09 seconds East, a distance of 2642.00 feet;

Thence South 89 degrees 59 minutes 09 seconds East, along the North line of the Northwest quarter of said Section 21, a distance of 2642.00 feet to the North quarter corner of said Section 21;

Thence South 89 degrees 52 minutes 23 seconds East, along the North line of the Northeast quarter of said Section 21, a distance of 2638.23 feet to the Northeast corner of said Section 21;

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EXHIBIT A
(Continued)

Thence South 00 degrees 07 minutes 04 seconds West, along the East line of the Northeast quarter of said Section 21, a distance of 2635.29 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Southeast quarter of said Section 21, a distance of 1974.98 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona;

Thence North 49 degrees 38 minutes 27 seconds West, along said Northerly line, a distance of 6916.75 feet to a point on the West line of the Northwest quarter of said Section 21;

Thence North 00 degrees 05 minutes 00 seconds East, along said West line, a distance of 137.64 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the North half of the North half and the North half of the South half of Section 21).

PARCEL NO. 4:

That part of the Northwest quarter of Section 21; and the Northeast quarter of Section 28, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1/2 inch rebar with a plastic cap stamped “LS33851” marking the Northwest corner of said Section 21, from which the aluminum cap stamped “LS36562” marking the West quarter corner of said Section 21 bears South 00 degrees 05 minutes 00 seconds West, a distance of 2639.17 feet;

Thence South 00 degrees 05 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 137.64 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona and the TRUE POINT OF BEGINNING;

Thence South 49 degrees 38 minutes 27 seconds East, along said Northerly line, a distance of 6916.75 feet to a point on the East line of the Southeast quarter of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along said East line, a distance of 664.21 feet to the Southeast corner of said Section 21 and the Northeast corner of Parcel No. 3 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Northeast quarter of said Section 28, said line also being the Easterly line of said Parcel No. 3, a distance of 1020.40 feet to the Southeast corner of said Parcel No. 3;

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EXHIBIT A
(Continued)

Thence departing said East line and along the Southerly line of said Parcel No. 3, the following five (5) courses;

North 85 degrees 02 minutes 32 seconds West, a distance of 56.27 feet;

North 77 degrees 37 minutes 57 seconds West, a distance of 613.24 feet;

North 67 degrees 58 minutes 49 seconds West, a distance of 960.90 feet;

North 71 degrees 54 minutes 14 seconds West, a distance of 568.52 feet;

North 35 degrees 53 minutes 10 seconds West, a distance of 430.50 feet to the Northwest corner of said Parcel No. 3, also being a point on the Southerly line of Parcel No. 1 of said record of survey and the South line of the Southeast quarter of said Section 21;

Thence North 89 degrees 57 minutes 52 seconds West, along said South line, a distance of 297.40 feet to the South quarter corner of said Section 21 and the Southwest corner of said Parcel No. 1;

Thence North 00 degrees 07 minutes 28 seconds East, along the West line of the Southeast quarter of said Section 21, a distance of 431.85 feet;

Thence North 52 degrees 42 minutes 00 seconds West, departing said West line, a distance of 1074.77 feet;

Thence North 46 degrees 22 minutes 30 seconds West, a distance of 383.18 feet;

Thence North 12 degrees 50 minutes 13 seconds West, a distance of 555.77 feet;

North 01 degrees 47 minutes 03 seconds East, a distance of 750.44 feet to a point on the South line of the Northwest quarter of said Section 21;

North 89 degrees 58 minutes 18 seconds West, along said South line, a distance of 1402.89 feet to the West quarter corner of said Section 21;

North 00 degrees 05 minutes 00 seconds East, along the West line of the Northwest quarter of said Section 21, a distance of 2501.54 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the South half of the North half and the North half of the South half of Section 21).

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   ASSESSOR MAP
   ASSESSOR MAP
   ASSESSOR MAP

   TAX NOTE:

Year	2023
Parcel No.	510-46-0040
Total Tax	$1,612.92
First Half	$PAID
Second Half	$806.46 (UNPAID)

   (Affects a portion of Parcel No. 2)

   TAX NOTE:

Year	2023
Parcel No.	510-47-0010
Total Tax	$1,748.34
First Half	$PAID
Second Half	$874.17 (UNPAID)

   (Affects a portion of Parcel No. 4)

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SCHEDULE B – PART I
(Continued)

TAX NOTE:

Year	2023
Parcel No.	510-44-001D
Total Tax	$235.02
First Half	$PAID
Second Half	$117.51 (UNPAID)

(Affects a portion of Parcel No. 4)

TAX NOTE:

Year	2023
Parcel No.	510-44-001E
Total Tax	$59.26
First Half	$PAID
Second Half	$PAID

(Affects a portion of Parcel No. 3)

TAX NOTE:

Year	2023
Parcel No.	510-44-001F
Total Tax	$9,044.04
First Half	$PAID
Second Half	$4,522.02

(Affects a portion of Parcel No. 4)

TAX NOTE:

Year	2023
Parcel No.	510-44-001G
Total Tax	$11,121.28
First Half	$PAID
Second Half	$5,560.64

(Affects a portion of Parcel No. 3)

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SCHEDULE B – PART I
(Continued)

TAX NOTE:

Year	2023
Parcel No.	510-45-001A
Total Tax	$23,266.24
First Half	$PAID
Second Half	$11,633.12

(Affects a portion of Parcel No. 2)

TAX NOTE:

Year	2023
Parcel No.	510-45-001B
Total Tax	$4,433.12
First Half	$PAID
Second Half	$2,216.56

(Affects Parcel No. 1)

TAX SHEETS

5. FURNISH the Company with Owner's Affidavit executed by Hidden Valley Ranch Partners, LLC, an Arizona limited liability company

6. USUAL preliminary inspection report by an employee of the Company. The right is reserved to make additional requirements or exceptions upon examination.

7. Furnish an Affidavit of No Change for ALTA/NSPS survey by Coe & van Loo Consultants, Inc. dated January 22, 2021, revised February 23, 2021 and April 9, 2021, Project No. 01-01120-06

8. Property herein appears to be free and clear of liens. Please verify. Further requirements may be deemed necessary upon said disclosure.

9. Approval by the Legal Department of the Company of this Commitment prior to close of escrow and issuance of policy.

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SCHEDULE B – PART I
(Continued)

10. THIS COMPANY has on file a copy of the Operating Agreement of the limited liability company named below, authorizing the persons listed below (with member/manager designation) to execute and deliver all instruments required to consummate this transaction:

Limited Liability Company: Hidden Valley Ranch Partners, L.L.C., an Arizona limited liability company

Person and designation: Emmerson Holdings, LLC, an Arizona limited liability company, Manager

By: C&W Investments, LLC, an Arizona limited liability company, Manager
By: Chase E. Emmerson, Manager

OR

By: CVE, Inc., an Arizona corporation, Manager
By: Craig V. Emmerson, President OR Keith J. Miller, Vice President

NOTE: Consent of the Majority of Members of Hidden Valley Ranch Partners, LLC is required in order to consummate this transaction per Section 6.05(C)(1)(e) of the Operating Agreement

11. FURNISH name(s) and capacity(ies) of party(ies) who will be executing documents on behalf of the limited liability company named below, along with proper supporting documentation, including a copy of filed Articles of organization and fully executed copy of the Operating Agreement (and all amendments) of the limited liability company

Limited Liability Company: Sawtooth DevCo, LLC, a Delaware limited liability company

12. RECORD Deed from Hidden Valley Ranch Partners, LLC, an Arizona limited liability company to Sawtooth DevCo, LLC, a Delaware limited liability company.

NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

NOTE: The last conveyances affecting said land are as follows:

Special Warranty Deed recorded May 28, 2021 in Fee Number 2021-071932 and re-recorded in Fee Number: 2021-103232

End of Schedule B, Part I

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SCHEDULE B, PART II

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

In addition to the Exceptions from Coverage contained in the form of Short Form Residential Loan Policy identified in Item 2 of Schedule A, the Policy will not insure against loss or damage resulting from the terms and conditions of any easement or lease included in the description of the Land as set forth in the Insured Mortgage, and will include the following Exceptions unless cleared to the satisfaction of the Company:

A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

B. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

C. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

D. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

E. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

F. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

G. Any lien or right to a lien for services, labor or material not shown by the Public Records.

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SCHEDULE B – PART II
(Continued)

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

   Second half 2023

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

   2024

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

   Maricopa/Stanfield Irrigation and Drainage District

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

   Central Arizona Water Conservation District

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

   Pinal County Flood Control District

6a. RESERVATIONS contained in the Patent from the United States of America, recorded as follows.

   Book 45 of Deeds at page 174 (as to the North half of the North half of Section 22 and the North half of the North half of Section 21);
   Book 40 of Deeds at page 134 (as to the South half of the North half and the North half of the South half of Section 21)
   Book 40 of Deeds at page 342 (North half and the North half of the South half of Section 27)

   reading as follows:

   RESERVED from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States of America. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862).

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SCHEDULE B – PART II
(Continued)

6b. RESERVATIONS contained in the Patent from the United States of America, recorded as follows:

Book 40 of Deeds at page 130 (The South half of the North half AND the North half of the South half of Section 22);
Book 40 Deeds at page 341 (The South half of the South half of Section 22)
Book 55 of Deeds at page 533 (as to the South of the South half of Section 21 and the Northeast Quarter of Section 28)

reading as follows:
SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

7. 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.

8. Easement interest of the United States of America and of the Salt River Project (collectively Salt River Valley Water Users Association and Salt River Project Agricultural Improvement and Power District), if any, in and to that portion of the property lying within 50.00 feet of the high water mark of the Santa Rosa Canal.

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SCHEDULE B – PART II
(Continued)

9. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Book 78 of Deeds, Page 104
Purpose Natural Gas Pipeline and appurtenances
Affects All Parcels

Thereafter, Amendment recorded in Docket 6, Page 26;

Thereafter, Amendment recorded in Docket 21, Page 45;

Thereafter, Amendment recorded in Docket 521, Page 296;

Thereafter, Amendment recorded in Docket 521, Page 299

Thereafter, Amendment recorded in Docket 788, Page 611;

Thereafter, Amendment recorded in Docket 799, Page 678;

Thereafter, Amendment recorded in Docket 803, Page 398.
(Affect Parcels 2, 3 and 4)

10. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Book 78, of Deeds, Pag 567
Purpose Utilities
(Affect Parcels 2, 3 and 4)

11. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Book 79, of Deeds, Page 353
Purpose Utilities
(Affect Parcels 2, 3 and 4)

12. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 51, Page 97
Purpose Natural Gas Pipeline
Affects Parcel Nos. 3 and 4

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SCHEDULE B – PART II
(Continued)

13. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 105, Page 578
Purpose Meter Station, concrete ditch and/or Pipe Line Right of Way
Affects Parcel Nos. 1 and 2

14. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 257, Page 109
Purpose Pipe Line Right of Way
Affects Parcel Nos. 1 and 2

15. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 303, Page 573
Purpose Public Highway
Affects Parcel Nos. 1 and 2

16. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 639, Page 874
Purpose Natural Gas Pipeline
Affects Parcel Nos. 2, 3 and 4

17. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 693, Page 788
Purpose Natural Gas Pipeline
Affects Parcel Nos. 2, 3 and 4

18. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 771, Page 802
Purpose Natural Gas Facilities
Affects Parcel Nos. 3 and 4

19. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. Docket 1202, Page 398
Purpose Electric Lines and appurtenance facilities
Affects Parcel Nos. 3 and 4

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SCHEDULE B – PART II
(Continued)

20. AGREEMENT, according to the terms and conditions, contained therein:

Purpose	Memorandum of Understanding and Agreement
Recorded	March 30, 1984
Document No.	Docket 1215, Page 858
Affects All Parcels	

21. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No.	Docket 1282, Page 221
Purpose	Utilities and Pipelines
Affects Parcel No. 2	

22. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No.	Docket 1282, Page 224
Purpose	Utilities and Pipelines
Affects Parcel No. 2	

23. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No.	Docket 1534, Page 413
Entitled	Notice of Exercise of Reserved Right of Way
Affects Parcel Nos. 3 and 4	

24. AGREEMENT, according to the terms and conditions, contained therein:

Entitle	Agreement
Purpose	Maricopa-Stanfield Irrigation and Drainage District
Recorded	May 17, 1989
Document No.	Docket 1605, Page 245
Affects All Parcels	

Thereafter, First Modification recorded in Docket 2010, Page 626.

25. AGREEMENT, according to the terms and conditions, contained therein:

Entitled	Agreement Relating to Exercise of Reserved Right of Way
Recorded	November 08, 1989
Document No.	Docket 1639, Page 862
Affects All Parcels	

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SCHEDULE B – PART II
(Continued)

26. AGREEMENT, according to the terms and conditions, contained therein:

Entitled	Agreement Relating to Exercise of Reserved Right of Way
Recorded	November 08, 1989
Document No.	Docket 1639, page 881
Affects Parcel Nos. 3 and 4huh	

27. THE EFFECT of Resolution No. PZ-PA-007-04 by the Pinal County Board of Supervisors recorded in

Document No.	2004-099442
Concerning	Adopting an amendment to the Pinal County Comprehensive Plan for all planning areas in the unincorporated area
Affects All Parcels	

28. AGREEMENT, according to the terms and conditions, contained therein:

Entitled	Infrastructure Coordination and Finance Agreement
Recorded	May 24, 2005
Document No.	2005-060419
Affects All Parcels	

29. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No.	2007-070935
Entitled	Order of Immediate Possession and Public Use and Necessity
Matter	Public Overhead Electric Power Line Easement
Affects Parcel Nos. 2, 3 and 4	

30. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No.	2008-023016
Entitled	Final Order of Condemnation
Matter	Public Overhead Electric Power Line Easement
Affects Parcel Nos. 2, 3 and 4	

31. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No.	2009-016069
Entitled	Final Order of Condemnation
Matter	Natural Gas Pipeline Easement and temporary workspace easements
Affects All Parcels	

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SCHEDULE B – PART II
(Continued)

32. The following matters shown on that survey made by Coe & Van Loo Consultants, Inc., dated January 22 2021, revised February 23, 2021 and April 9, 2021, Project No. 01-01120-06:

a. Overhead electric lines and power poles running through the parcels, not within recorded easements;
b. Concrete ditches running through the parcels, not within recorded easements;
c. Intentionally omitted;
d. Dirt trails, dirt roads and paved roads running through the parcels, and the rights of others to use said dirt trails, dirt roads and paved roads;
e. Intentionally omitted;
f. Barbed wire fences along the perimeters of the parcels, portions of which encroach into neighboring parcels; and
g. Intentionally omitted.

33. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	1269, Page 3
Purpose	pipeline

34. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No. 2021-071929 and re-recorded in Document No. 2021-103229
Entitled Affidavit of Disclosure

35. THE FOLLOWING MATTERS disclosed by following instrument recorded in:

Document No. 2021-071930 and re-recorded in Document No. 2021-103230
Entitled Affidavit of Disclosure

36. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion sex, handicap, familial status or national origin contained in instrument:

Recorded in Document No.	2005-149010
Amended in Document No.	2006-030998
Amended in Document No.	2021-141242
Annexation in Document No.	2022-2433

(Affects Parcels 3 and 4)

37. RIGHTS OF PARTIES in possession.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions and a counter-signature by the Company or its issuing agent that may be in electronic form.

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File Number: 06207662-026-NM2

SCHEDULE B – PART II
(Continued)

38. ADVERSE MATTERS that may be revealed by an inspection of the land.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

END OF SCHEDULE B – PART II

Exceptions above will be eliminated from any ALTA Extended Coverage Policy, ALTA Homeowner's Policy, ALTA Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

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First American Title

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16..

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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NOTICE OF TITLE POLICY DISCOUNTS

Residential Resale and Refinance Transactions – Arizona

Escrow No.: **06207662**

Please note certain discounts sometimes apply to reduce title insurance premiums. You should review the possible discounts listed below and tell your escrow officer if you think any apply. For some of the discounts, you may be asked to provide additional information to allow us to verify that the discount is applicable. The discount will be subject to specific formulas filed by the Underwriter with the Arizona Department of Insurance and the location of the property.

SHORT/LONG TERM RESALE RATE:

There are certain discounts available if your purchase was within last 5 years and insured by us or another title company. The discount will vary depending on when you purchased your property and who insured it.

REFINANCE RATE:

There are certain discounts available if your current transaction is a refinance of a prior loan that was insured by us, or another title insurance company. This rate is subject to determination of loan balances in some instances, depending on the formula filed by the Underwriter being used to insure the current transaction.

Please acknowledge your understanding of the foregoing disclosure, even if no discount applies, by signing below.

Date: _____ Date: _____

_____ _____

Signature of Seller/Borrower Signature of Seller/Borrower

_____ _____

Print Name Print Name

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

This is to give notice that Title Security Agency of Arizona (including Magnus Title Agency, a division thereof) ("Title Security") is an Arizona corporation which is affiliated with and has business relationships with Long Title Agency, LLC ("Long Title"), Catalina Title Agency, LLC ("Catalina Title"), Infinity Title Agency, LLC (Infinity Title/ITA), Millennium Title Agency, LLC (Millennium Title/MTA), Investors Title Agency, LLC (Investors Title), Professional Title Agency, LLC (Professional Title/PTA), Asset Title Agency, LLC (Asset Title) and CRE Title Agency, LLC (CRE Title) to provide title services. Title Security also has business relationships with First American Title Insurance Company, Old Republic National Title Insurance Company and Title Resources Guaranty Company, which underwrite the policies issued by Title Security. Because of these relationships, this referral may provide Title Security with a financial or other benefit.

You are not required to use Title Security, Long Title, Catalina Title, Infinity Title, Millennium Title, Investors Title, Professional Title, Asset Title, CRE Title, First American Title Insurance Company, Old Republic National Title Insurance Company or Title Resources Guaranty Company, as part of the real estate transaction for this subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

The rates for escrow agencies that are also title insurers or title insurance agents are filed with the Arizona Department of Financial Institutions and the escrow agency may not deviate from those filed rates. Title insurance rates are filed with the Arizona Department of Insurance by each title insurer, and the rates are the same for all title insurance issuing agents for each particular insurer. The premium you are charged for your title insurance policy is based upon the purchase price for the property you are purchasing/selling. If you are refinancing, the premium you are charge for your title insurance policy is based upon the loan amount. You may request to review the title insurance rate card which establishes the premium amount from the escrow agent handling your transaction.

DISCLOSURE NOTICES

Good Funds Law
Arizona Revised Statutes Section 6-843 regulates the disbursement of escrow funds by an escrow agent. The law requires that funds be deposited in the escrow agent's escrow account and available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company in the form of cashier's checks, certified checks or teller's checks, or checks which are made by an affiliate of a state or federally regulated depository institution when the check is drawn on that institution, may be disbursed the same day as deposited. If funds are deposited with the Company by other methods, recording and/or disbursement may be delayed.

PURCHASER DWELLING ACTIONS NOTICE
Pursuant to Arizona Revised Statutes Section 12-1363.N, notice is hereby provided to the purchaser of a dwelling of the provisions of Arizona Revised Statutes Sections 12-1361, 1362 and 1363. These statutory sections set forth the requirements to be met by a purchaser prior to bringing an action against the seller of a dwelling arising out of or related to the design, construction, condition or sale of the dwelling. "Dwelling" means a single or multifamily unit designed for residential use and common areas and improvements owned or maintained by an association or its members. "Seller" means any person, firm, partnership, corporation, association or other organization engaged in the business of designing, constructing or selling dwellings. The complete statutory sections can be viewed on the Arizona State Legislature's web site: www.azleg.state.az.us/ars/ars.htm.

NOTICE:
Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

a Print must be ten-point type (pica) or larger.

b Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.

c Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.

NOTICE
OF
IMPORTANT CHANGE TO ARIZONA NOTARY LAWS

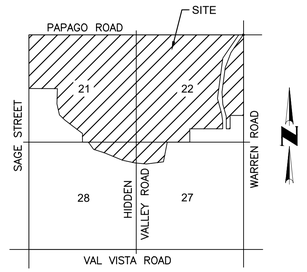
If your client is a foreign citizen, you will want to be aware of this change.

Arizona law currently provides that "satisfactory evidence of identity" for purposes of a notary's acknowledging signatures or performing jurats includes a "current form of identification issued by a federal, state or tribal government…." (A.R.S. 41-311.11.) Effective August 25, 2004, however, this provision has been amended to provided that the current form of identification must be issued by "the United States government or a state or tribal government…." This change means that a current form of identification issued by a foreign government, such as a foreign driver's license, will NOT meet the statutory identification requirements.

To avoid delays in closing transactions involving foreign citizens who may not have appropriate identification, you should determine as soon as possible what form(s) of identification your clients have. If they do not have appropriate identification, then you may wish to suggest, depending on their circumstances, that they apply for and obtain an appropriate form of U.S. or state identification.

HIDDEN VALLEY
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN WITHIN PORTIONS OF SECTIONS 17, 21, 22, 27 & 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP

(NOT-TO-SCALE)

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE NO. 06191292-026-NM2 AMENDMENT NO. 1 DATED 02/18/2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2021
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: CENTRAL ARIZONA WATER CONSERVATION DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: PINAL COUNTY FLOOD CONTROL DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

5. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

6. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

7. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

8. 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.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

9. THE INTEREST OF THE UNITED STATES OF AMERICA AND OF THE SALT RIVER PROJECT (COLLECTIVELY SALT RIVER VALLEY WATER USERS ASSOCIATION AND SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT), IF ANY, IN AND TO THAT PORTION OF THE PROPERTY LYING WITHIN 50.00 FEET OF THE HIGH WATER MARK OF THE SANTA ROSA CANAL.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

10. MATTERS SHOWN ON SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 226.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

11. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 78 OF DEEDS, PAGE 104 FOR NATURAL GAS PIPELINE AND APPURTENANCES; THEREAFTER, AMENDMENT RECORDED IN DOCKET 6, PAGE 26; THEREAFTER, AMENDMENT RECORDED IN DOCKET 21, PAGE 45; THEREAFTER, AMENDMENT RECORDED IN DOCKET 521, PAGE 296; THEREAFTER, AMENDMENT RECORDED IN DOCKET 521, PAGE 299; THEREAFTER, AMENDMENT RECORDED IN DOCKET 788, PAGE 611; THEREAFTER, AMENDMENT RECORDED IN DOCKET 799, PAGE 678; THEREAFTER, AMENDMENT RECORDED IN DOCKET 803, PAGE 398.
(AFFECTS ALL PARCELS - MAPPED HEREON)

12. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 78 OF DEEDS, PAGE 567 FOR UTILITIES.
(AFFECTS ALL PARCELS - MAPPED HEREON)

13. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 79 OF DEEDS, PAGE 353 FOR UTILITIES.
(AFFECTS ALL PARCELS - MAPPED HEREON)

14. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 51, PAGE 97 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 3 AND 4 - DOCUMENT PROVIDED ILLEGIBLE - EFFECT UNKNOWN)

15. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 105, PAGE 578 FOR METER STATION AND/OR PIPE LINE RIGHT OF WAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

16. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 257, PAGE 109 FOR PIPE LINE RIGHT OF WAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

17. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 303, PAGE 573 FOR PUBLIC HIGHWAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

18. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 639, PAGE 874 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

NOTES (CONTINUED)

19. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 693, PAGE 788 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

20. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 771, PAGE 802 FOR NATURAL GAS FACILITIES.
(AFFECTS PARCEL NOS. 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

21. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1202, PAGE 398 FOR ELECTRIC LINES AND APPURTENANCE FACILITIES.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

22. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN PURPOSE MEMORANDUM OF UNDERSTANDING AND AGREEMENT RECORDED MARCH 30, 1984 AS DOCUMENT NO. DOCKET 1215, PAGE 858
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

23. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1282, PAGE 221 FOR UTILITIES AND PIPELINES.
(AFFECTS PARCEL NO. 2 - BLANKET EFFECT - NOT MAPPABLE)

24. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1282, PAGE 224 FOR UTILITIES AND PIPELINES.
(AFFECTS PARCEL NO. 2 - BLANKET EFFECT - NOT MAPPABLE)

25. THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1534, PAGE 413 ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

26. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT PURPOSE MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT RECORDED MAY 17, 1989 AS DOCUMENT NO. DOCKET 1605, PAGE 245; THEREAFTER, FIRST MODIFICATION RECORDED IN DOCKET 2010, PAGE 626.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

27. THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1609, PAGE 685 ENTITLED NOTICE REGARDING LANDS INCLUDED WITHIN MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

28. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED NOVEMBER 08, 1989 AS DOCUMENT NO. DOCKET 1639, PAGE 862.
(AFFECTS ALL PARCELS - MAPPED HEREON)

29. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED NOVEMBER 08, 1989 AS DOCUMENT NO. DOCKET 1639, PAGE 881.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

30. THE EFFECT OF RESOLUTION 89-3 BY THE BOARD OF DIRECTORS OF MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT RECORDED IN DOCUMENT NO. DOCKET 1642, PAGE 486 CONCERNING EXCLUSION AND INCLUSION OF LANDS.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

31. THE EFFECT OF RESOLUTION NO. PZ-PA-007-04 BY THE PINAL COUNTY BOARD OF SUPERVISORS RECORDED IN DOCUMENT NO. 2004-099442 CONCERNING ADOPTING AN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN FOR ALL PLANNING AREAS IN THE UNINCORPORATED AREA.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

32. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT RECORDED MAY 24, 2005 AS DOCUMENT NO. 2005-060419.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

33. INTENTIONALLY OMITTED.

34. THE FOLLOWING MATTERS DISCLOSED BY ORDER OF IMMEDIATE POSSESSION AND PUBLIC USE AND NECESSITY FOR PUBLIC OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED IN DOCUMENT NO. 2007-070935.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

35. THE FOLLOWING MATTERS DISCLOSED BY FINAL ORDER OF CONDEMNATION FOR PUBLIC OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED IN DOCUMENT NO. 2008-023016.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

36. THE FOLLOWING MATTERS DISCLOSED BY FINAL ORDER OF CONDEMNATION FOR NATURAL GAS PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2009-016069.
(AFFECTS ALL PARCELS - MAPPED HEREON)

37. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR DESERT LEASING, LLC, A MICHIGAN LIMITED LIABILITY COMPANY LESSEE TEMPE FARMING CO., AN ARIZONA GENERAL PARTNERSHIP DATED JANUARY 01, 2019 TERM COMMENCE JANUARY 01, 2019, SHALL TERMINATE DECEMBER 31, 2021 AS DISCLOSED BY AGRICULTURAL LEASE WITHIN PURCHASE AND SALE AGREEMENT DATED DECEMBER 29, 2020.
(DOCUMENT NOT PROVIDED - EFFECT UNKNOWN)

38. RIGHTS OF PARTIES IN POSSESSION.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

NOTES (CONTINUED)

39. INTENTIONALLY OMITTED.

40. THE FOLLOWING MATTERS SHOWN ON THAT SURVEY MADE BY COE & VAN LOO CONSULTANTS, INC., DATED JANUARY 22, 2021, PROJECT NO. 01-01120-06:
A. OVERHEAD ELECTRIC LINES AND POWER POLES RUNNING THROUGH THE PARCELS, NOT WITHIN RECORDED EASEMENTS.
B. CONCRETE DITCHES RUNNING THROUGH THE PARCELS, NOT WITHIN RECORDED EASEMENTS.
C. WELL PUMPS AND CAPPED WELLS, NOT WITHIN RECORDED EASEMENTS.
D. DIRT TRAILS, DIRT ROADS AND PAVED ROADS RUNNING THROUGH THE PARCELS, AND THE RIGHTS OF OTHERS TO USE SAID DIRT TRAILS, DIRT ROADS AND PAVED ROADS.
E. IRRIGATION PUMPING FACILITIES AND APPURTENANCES NOT WITHIN RECORDED EASEMENTS.
F. BARBED WIRE FENCES ALONG THE PERIMETERS OF THE PARCELS, PORTIONS OF WHICH ENCROACH INTO NEIGHBORING PARCELS.
(AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

41. EASEMENT FOR PIPELINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1269, PAGE 3.
(AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE ORDER.

PURSUANT TO TABLE "A", ITEM 2, A PART OF PARCEL NO. 4 HAS THE FOLLOWING STREET ADDRESS PER THE PINAL COUNTY ASSESSOR'S WEB SITE. THERE IS NO PROPERTY ADDRESS FOR THE REMAINING PARCELS.

PART OF PARCEL NO. 4
11450 N. HARVEST HILLS TRAIL
MARICOPA, ARIZONA 85139

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 11, NO PHYSICAL LOCATION OF UNDERGROUND UTILITIES WAS PERFORMED IN THE FIELD IN CONJUNCTION WITH THIS SURVEY. UTILITIES SHOWN ARE A COMPILATION OF FIELD LOCATED SURFACE EVIDENCE AND UNDERGROUND UTILITY LINE LOCATIONS FROM THE BEST AVAILABLE SOURCES, INCLUDING BLUESTAKE MARKINGS AS LOCATED IN THE FIELD AND MAPS AS SUPPLIED BY UTILITY PROVIDERS. NOT ALL MAPS WERE AVAILABLE AS OF THE DATE OF THIS SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE PINAL COUNTY ASSESSOR UNLESS NOTED OTHERWISE.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
GENERAL LAND OFFICE PLAT NO 1613 (GLO)
BOOK 1 OF SURVEYS, PAGES 169 & 172 (R1)
DOCKET 203, PAGE 392 (R2)
FEE NO. 1999-050392 (R3)
BOOK 5 OF SURVEYS, PAGE 204 (R4)
FEE NO. 2001-043612 (R5)
BOOK 7 OF SURVEYS, PAGE 45 (R6)
BOOK 13 OF SURVEYS, PAGE 20 (R7)
DOCKET 1508, PG. 297 (R8)
FEE NO. 1996-021733 (R9)
BOOK 16 OF SURVEYS, PAGE 248 (R10)
BOOK 21 OF SURVEYS, PAGE 226 (R11)

SHEET INDEX

1 NOTES, VICINITY MAP & CERTIFICATION
2 LEGAL DESCRIPTION, BASIS OF BEARING, FLOOD ZONE CERTIFICATION & ADJOINING OWNERSHIP TABLE
3-6 SITE MAPPING
7 MAPPING AND EASEMENT DETAILS

CERTIFICATION

TO:
HIDDEN VALLEY RANCH PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
DESERT LEASING LLC, A MICHIGAN LIMITED LIABILITY COMPANY;
MIEDEMA PRODUCE, INC., A MICHIGAN CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY;
LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/21/2021.

DATE OF PLAT OR MAP: 02/23/2021

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
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Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
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NO.	REVISION	DATE
1	UPDATED TITLE COMMITMENT	02/23/21

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

SHEET 01 OF 07

CVL Contact: M. RUSSO

CVL Project # 01-01120-06

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Printed By: TomD Print Date: February 23, 2021 Filename: N:\01\01120\1\cadd\VS ALTA.dwg

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTHEAST CORNER OF SAID SECTION 22, FROM WHICH THE 1/2 INCH REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 2640.30 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2640.30 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1320.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 659.97 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 182.34 FEET TO A POINT ON THE EASTERLY LINE OF THE SANTA ROSA CANAL - DIVISION B, DESCRIBED IN DOCKET 1364, PAGE 160, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES;

NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 605.84 FEET;
NORTH 15 DEGREES 39 MINUTES 02 SECONDS WEST, A DISTANCE OF 620.83 FEET;
NORTH 04 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 611.82 FEET;
NORTH 07 DEGREES 35 MINUTES 13 SECONDS EAST, A DISTANCE OF 1203.44 FEET;
NORTH 20 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 792.48 FEET;

NORTH 34 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1057.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 26.63 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 2:

THAT PART OF SECTION 22; AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2 INCH REBAR WITH CAP STAMPED "LS33851" MARKING THE NORTHWEST CORNER OF SAID SECTION 22, FROM WHICH THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF 2637.84 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2637.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2393.16 FEET TO A POINT ON THE WESTERLY LINE OF THE SANTA ROSA CANAL- DIVISION B, DESCRIBED IN DOCKET 1364, PAGE 160, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES;

SOUTH 34 DEGREES 14 MINUTES 45 SECONDS WEST, A DISTANCE OF 1383.89 FEET;
SOUTH 07 DEGREES 35 MINUTES 13 SECONDS WEST, A DISTANCE OF 2002.42 FEET;
SOUTH 15 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 772.29 FEET;
SOUTH 08 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF 344.78 FEET;

SOUTH 00 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 406.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1617.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 06 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 659.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 56 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1106.12 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 4 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 226, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 10 DEGREES 56 MINUTES 33 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL NO. 4, A DISTANCE OF 982.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 4;

THENCE SOUTH 83 DEGREES 06 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 4, A DISTANCE OF 844.10 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 85 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 512.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL NO. 4 AND WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1020.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 22;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2639.19 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2635.29 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 3:

THAT PART OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2 INCH REBAR WITH A PLASTIC CAP STAMPED "LS33851" MARKING THE NORTHWEST CORNER OF SAID SECTION 21, FROM WHICH THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, A DISTANCE OF 2642.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2642.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 52 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2638.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2635.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1974.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NATURAL GAS PIPELINE EASEMENT DESCRIBED IN DOCKET 6, PAGE 26, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 49 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 6916.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 137.64 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21; AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2 INCH REBAR WITH A PLASTIC CAP STAMPED “LS33851” MARKING THE NORTHWEST CORNER OF SAID SECTION 21, FROM WHICH THE ALUMINUM CAP STAMPED “LS36562” MARKING THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 2639.17 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 137.64 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NATURAL GAS PIPELINE EASEMENT DESCRIBED IN DOCKET 6, PAGE 26, RECORDS OF PINAL COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49 DEGREES 38 MINUTES 27 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 6916.75 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 664.21 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21 AND THE NORTHEAST CORNER OF PARCEL NO. 3 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 226, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL NO. 3, A DISTANCE OF 1020.40 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 3;

THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 3, THE FOLLOWING FIVE (5) COURSES;

NORTH 85 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 56.27 FEET;
NORTH 77 DEGREES 37 MINUTES 57 SECONDS WEST, A DISTANCE OF 613.24 FEET;
NORTH 67 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 960.90 FEET;
NORTH 71 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 568.52 FEET;

NORTH 35 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 430.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 3, ALSO BEING A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 1 OF SAID RECORD OF SURVEY AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 297.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND THE SOUTHWEST CORNER OF SAID PARCEL NO. 1;

THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 431.85 FEET;

THENCE NORTH 52 DEGREES 42 MINUTES 00 SECONDS WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 1074.77 FEET;

THENCE NORTH 46 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 383.18 FEET;
THENCE NORTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 555.77 FEET;

NORTH 01 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 750.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

LEGAL DESCRIPTION (CONTINUED)

NORTH 89 DEGREES 58 MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1402.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21;

NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2501.54 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 1 CONTAINS: 3.282.416 SQ. FT. OR 75.354 ACRES, MORE OR LESS
PARCEL NO. 2 CONTAINS: 22,916,985 SQ. FT. OR 526.102 ACRES, MORE OR LESS
PARCEL NO. 3 CONTAINS: 12,542,150 SQ. FT. OR 287.928 ACRES, MORE OR LESS
PARCEL NO. 4 CONTAINS: 12,012,056 SQ. FT. OR 275.759 ACRES, MORE OR LESS
TOTAL AREA= 50,753,607 SQ. FT. OR 1,165,143 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONES "X" & "A" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-1100E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" AS DEFINED BY FEMA IS:
NO BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°55'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO GENERAL LAND OFFICE PLAT NO. 1613.

ADJOINING OWNERSHIP TABLE

APN	OWNER	FEE NO.
510-31-7000	NOT AVAILABLE	NOT AVAILABLE
510-70-026A	IRVINE H. RUMPLE	2019-053706
510-70-020E	GREGORY & JUSTINE KUJAWSKI	2015-069675
510-70-020D	GREGORY & JUSTINE KUJAWSKI	2004-031656
510-70-0210	RICHARD A & LOIS HARDWICK TRUST	2003-032542
510-70-0220	JAMES P & HOLLY D GLEESON TRUST	2006-079763
510-70-019C	RICHARD L & ERLINDA T FIGUEROA	2006-153500
510-70-019E	SECUNDINO & CARMEN K LIZARRAGA	1986-032730
510-45-0040	USA SANTA ROSA CANAL	NOT AVAILABLE
510-45-003C	MOHAMMAD HASAN	2013-055304
510-45-003B	GELACIO G VELASQUEZ	2010-062692
510-45-003A	LECUORE PROPERTIES, L.L.C.	2013-085916
510-45-002B	FRANK SCAVETTI	2006-005168
510-45-002A	FRANK SCAVETTI	2009-024669
510-46-0030	FATHI & HANA DWAIK	2020-018792
510-46-005B	MICHAEL E MORRENZIN	2010-051408
510-47-007H	GEORGE P MURAD ET AL	2013-054326
510-47-007J	ROMEO YACOUB LIVING TRUST	2014-003119
510-47-007K	ROMEO YACOUB	2012-023143
510-47-007L	ROMEO YACOUB	2014-001370
510-47-007M	GEORGE P MURAD ET AL	2011-023005
510-47-007N	JACKIE & FRANK WHITECALFE	2018-069804
510-47-007E	AUSTIN HIOUAS	2002-025302
510-47-0020	PETER & KATY SITU	2016-041018
510-44-006B	JOSEPH & SHARON PASTORE	2010-042444
510-44-0050	MICHAEL D & PATRICIA M GAULT TRUST	2011-092180
510-44-0030	MARION M REARDON LIVING TRUST	2011-067272
510-44-0020	LEONARD H SR & GINGER L REDMAN	2003-012147
510-43-013B	JOSE C JARA	2013-038725
510-43-0120	AARON D & LEE MINA TEETS LIVING TRUST	2012-014775
510-43-001F	SANDRA ANN REDDING	2001-008950
510-43-001H	MARMIE GUIMONT-SALES	2002-002083
510-40-021B	CREIGHTON D MILLER FAMILY TRUST ETAL	2007-051768

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE
1	UPDATED TITLE COMMITMENT	02/23/21

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

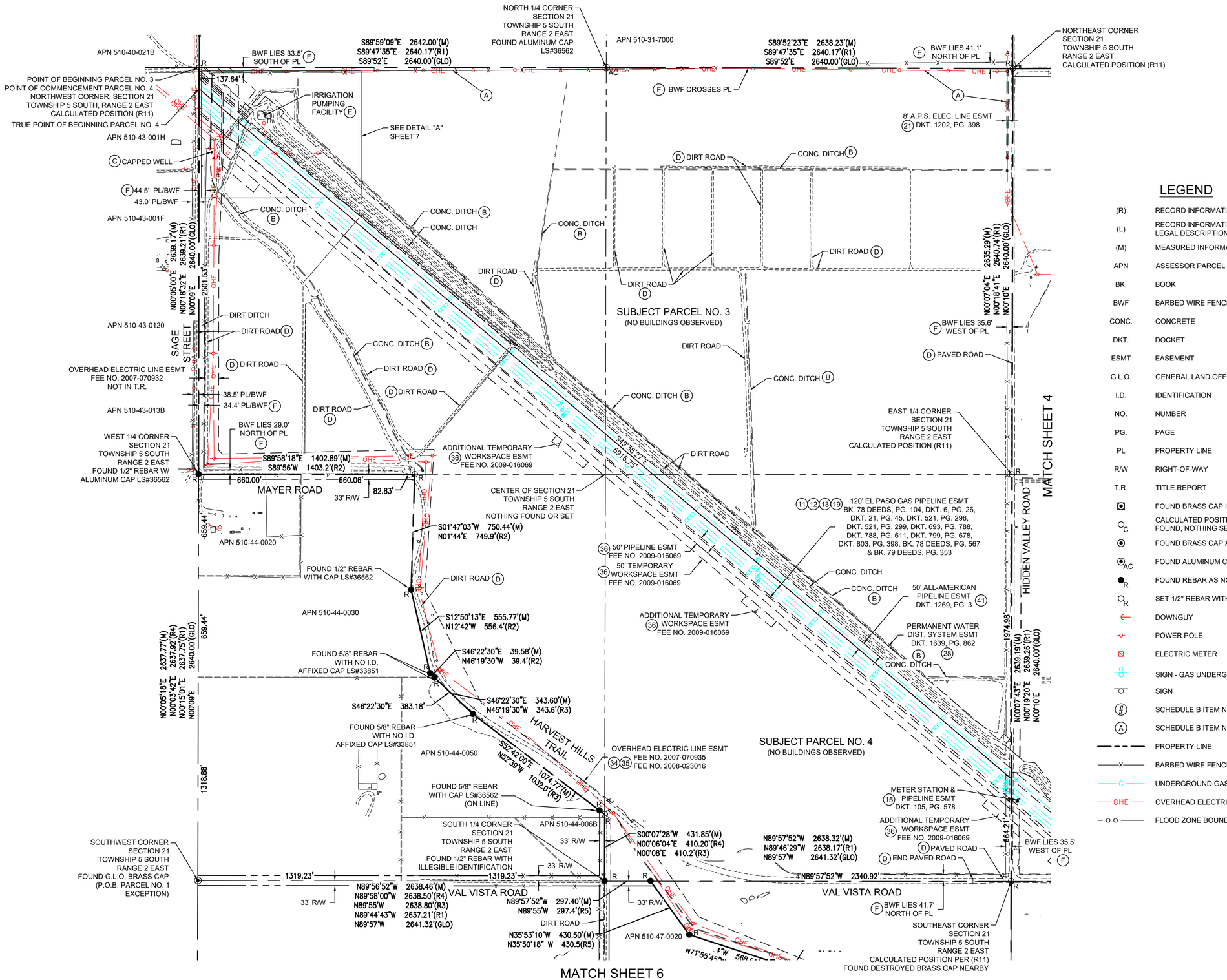
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 02 OF 07

CVL Contact: M. RUSSO
CVL Project #: 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
⊡	FOUND BRASS CAP IN HAND HOLE
$\circ_C$	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
⊙	FOUND BRASS CAP AS NOTED
$\odot_{AC}$	FOUND ALUMINUM CAP AS NOTED
$\bullet_R$	FOUND REBAR AS NOTED
$\circ_R$	SET 1/2" REBAR WITH CAP LS#33851
←	DOWNGUY
⊸	POWER POLE
⊠	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM NUMBER
———	PROPERTY LINE
——X——	BARBED WIRE FENCE
—— G ——	UNDERGROUND GAS LINE
—— OHE ——	OVERHEAD ELECTRIC LINE
– o o –	FLOOD ZONE BOUNDARY

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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY

MARICOPA, ARIZONA

Coe & Van Loo Consultants, Inc.

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
2-23-21
Date Signed
ARIZONA U.S.A.

SHEET 03 OF 07

CVL Contact: M. RUSSO

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