



One South Wacker Drive | Suite 1800 | Chicago, Illinois 60606
T 312-224-1400 | F 312-224-1444

Pinal County
Community Development – Planning Division
85 N Florence Street
First Floor
Florence, AZ 85132

April 9, 2024

SUBJECT: Third Submission
Rezoning and PAD Application
SunDog Energy Center LLC

To Whom It May Concern,

We are writing to summarize the materials in our third submission of the rezoning and PAD applications for SunDog Energy Center, a proposed solar energy and battery storage center (“SunDog Energy Center” or the “Project”). This project would be located on approximately 1,649 acres of private land both north and south of Highway 287 just west of Eleven Mile Corner (the “Private Property”).

Below is a summary of changes made to application documents following our second submission, based on conversations with Pinal County staff. Our goal is to get information to you in the most efficient way possible. Therefore, you will notice that some of these documents have been uploaded contemporaneously with this letter, while some will be uploaded in the coming days, once they are finalized. The expected upload dates are noted below.

SUB3 – PAD – Narrative (Uploaded 4/9/2024)

- Section 3: Added paragraph describing the trail license
- Section 8: Clarified primary access locations to the project site
- Section 13: Updated operational and construction timeline
- Section 15: Revised language to address trail license
- Section 16: Added updated fencing and vegetation information
- Section 20: Added reference to trail license area
- General Provisions, Standards, and Exceptions: Updated fencing to match OSRP

SUB3 – PAD – PAD Exhibits (Uploaded 4/9/2024)

Invenergy

- Exhibit G: Added proposed trail and undeveloped open space areas
- Exhibit H: Added proposed trail
- Exhibit I: Removed historical markers
- Exhibit J: Removed historical markers

SUB3 – PAD – OSRP Exhibits (Uploaded 4/9/2024)

- Exhibit G: Added proposed trail and undeveloped open space areas
- Exhibit H: Added proposed trail
- Exhibit I: Removed historical markers
- Exhibit J: Removed historical markers
- Exhibit K: Added proposed trail

SUB3 – PAD – Site Plan (Uploaded 4/9/2024)

- Sheet 3: Added proposed trail and undeveloped open space

SUB3 – PAD – Neighborhood Meeting Report 20240408 (Uploaded 4/9/2024)

- Submitted an additional report to summarize the second neighborhood meeting held on 4/8/2024

SUB3 – Rezone – Neighborhood Meeting Report 20240408 (Expected upload 4/9/2024)

- Submitted an additional report to summarize neighborhood meeting held on 4/8/2024

SUB3 – PAD – OSRP Narrative (Expected upload 4/10/2024)

- Section (A)(2): Added proposed trail and undeveloped open space areas
- Section (B)(4): Added proposed trail and undeveloped open space areas
- Section (C)(1)(a): Added proposed trail and undeveloped open space areas
- Section (C)(1)(c): Added proposed trail and undeveloped open space areas
- Section (C)(3)(a): Added proposed trail and undeveloped open space areas
- Section (C)(4): Added proposed trail and undeveloped open space areas
- Section (D)(1): Added proposed trail and undeveloped open space areas
- Section (D)(2): Added proposed trail and undeveloped open space areas

Please contact me if you have any questions. Thank you for your consideration.

Sincerely,

Katie DeSpain | Senior Associate, Renewable Development
Invenergy | 1401 17th Street, Suite 1100, Denver, CO 80202
kdespain@invenergy.com | W (303) 557-4493 | C (503) 358-8702 | @InvenergyLLC

PROCEDURE AND APPLICATION FOR A ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a rezone).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.
3. Submit a **Zone Change Application** with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.166.050] of the PCDSC:
 - a. 0-499 mail-outs: \$4,478.00
 - b. 500 or more mail-outs: \$4,880.00
 - d. Public Works Fees: TIA Review : \$750.00; Drainage Review: \$750.00 (*Fees are due at application submittal and at subsequent reviews)
 - e. Advertising and postage fees shall be paid by the applicant
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf>

** **Your application must be submitted digitally via the online portal site at:**
<https://citizenaccess.pinalcountyz.gov/CitizenAccess>. **Please call or email the Planning Division for more information.**

*** **A Zone Change is not effective until 31 days after approval by the Board of Supervisors**



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & 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. Pinal County Staff Coordinator: Sangeeta Deokar
2. Date of Pre-application Review: 12/28 / 2021 Pre-Application Review No.: Z-PA- 143 - 21
3. Current Zoning (Please provide Acreage Breakdown): GR - General Rural (all)
4. Requested Zoning (Please provide Acreage Breakdown): I-3 - Industrial
5. Parcel Number(s): See attached sheet
6. Parcel Size(s): See attached sheet
7. The existing use of the property is as follows: Agriculture
8. The exact use proposed under this request: Photovoltaic (PV) solar energy facility with battery energy storage
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. CPA was approved for this site changing land use plan designation to Green Energy Production. The proposed Project is near the Pinal Central Substation where the generated energy would be interconnected to the electrical grid.
14. Explain why the proposed development is needed and necessary at this time. Green energy projects are critical for a sustainable energy future. Pinal County will benefit from the economic investment and low water use from this project. In addition, 200-400 construction jobs and 3-5 full-time jobs will be created by the project.

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

COMMUNITY DEVELOPMENT
Planning Division

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: The proposed Project would not require any public services.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The Project is projected to generate 61 daily trips during operations according to the attached Traffic Statement. Please see the Traffic Statement for more detailed information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Only 5 to 10 parking spaces would be provided for employees during operations.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
Noise would be generated by construction equipment during a 12 to 18 month construction period. No noticable noise would be expected during operations.
Dust could be generated during construction. No dust, smoke, fumes, or glare are expected to be generated by the Project.

5. What type of landscaping are you proposing to screen this use from your neighbors?
Chain link fence will enclose the project on all sides. Large endemic vegetation will be placed next to the ROW along roadways to provide screening.

6. What type of signage are you proposing for the activity? Where will the signs be located?
A sign will be displayed at the project entrance. Additional signs will be placed along the route commemorating the De Anza Historic Trail.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: The Project would produce solar energy. A schematic flowchart of the process is included.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The proposed Project should not affect the integrity and character of the zone any differently than the current agricultural uses on the parcels. The proposed PV project would have a low profile and would be expected to have less effect on the visual character of the area than housing or similar development.
The zone change will be submitted with a PAD amendment for PV Solar and Storage only, which will further lessen the impact of the zone change.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
 YES NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Please see attached for property ownership list.

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____
(Name of signor)

Signature _____ Date _____

State of _____)ss.

(SEAL)

County of _____

My Commission Expires _____

Signature of Notary Public _____

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. All notices will be sent to the applicant unless otherwise directed in writing

SunDog Energy Center LLC 1401 17th Street, Suite 1100, Denver, CO 80202

Name of Applicant

Address

DocuSigned by:
Laura Miner
E499AA8B30F4486...

kdespain@invenergy.com (303) 557-4493

Signature of Applicant

E-Mail Address

Phone Number

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

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

Name of Landowner

Address

Please see attached Agency Authorization form

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who 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 Community Development
P.O. Box 2973
Florence, AZ 85232

Lonesome Valley Farms Ltd Partnership, an Arizona Limited Partnership

[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 Invenergy

[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 approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

The Alice Group, Inc.

[Insert Company's or Trust's Name]

By:

Alice Gail Robertson

[Signature of Authorized Officer, or Trustee]

Its: President

[Insert Title]

Dated: 8/3/22

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name]

[Insert Title]

[Name of Company or Trust]

[Insert State of Incorporation, if applicable]

an,

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

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF ARIZONA)

) ss.

(Seal)

COUNTY OF PINAL)

The foregoing instrument was acknowledged before me, this 3rd day of AUGUST, 2022 by

ALICE GAIL ROBERTSON, who acknowledges himself/herself to be

[Insert Signor's Name]

PRESIDENT

of THE ALICE GROUP, INC

[Title of Office Held]

[Second Company]

As MANAGER

for LONESOME VALLEY FARMS LTD PARTNERSHIP, and who being

[i.e. member, manager, etc.]

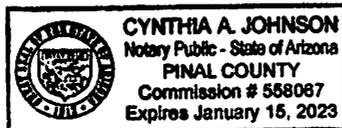
[Owner's Name]

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

My Commission Expires JANUARY 15, 2023

CYNTHIA A JOHNSON

Printed Name of Notary



Cynthia A Johnson
Signature of Notary

Application Checklist:

A. Check the appropriate item:

- This Zone Change is being submitted without a PAD request
- This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

- Notify all property owners within 1200’ (feet)
- Hold the meeting within five (5) miles of the subject property
- Hold the meeting between 5:00 pm – 9:00 pm
- Include with the application the following:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified - *(Use page 5 of this application)*
 - Minutes of the meeting
 - Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable)*.

D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the **Supporting Information** sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Appendix, as applicable

E. Submit a Site Plan (if not submitting in conjunction with a PAD Application). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. Submit the following information regarding Water Supply:

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - Depth to bedrock & Depth to groundwater
 - Known fissures or land subsidence in the area
 - Known wells in the area, available information on status and water levels
 - Summary of data-gathering efforts and sources of information

- G. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.
- H. Submit a **Drainage report** and a **TIA report**. (*Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable*).
- I. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- J. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).
- K. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- L. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- M. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. *
 - a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*
- N. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** (*in addition to application fees*)
- O. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

DocuSigned by:  <small>E4C9AA6B30F4485...</small>	8/25/2022
Signature	Date

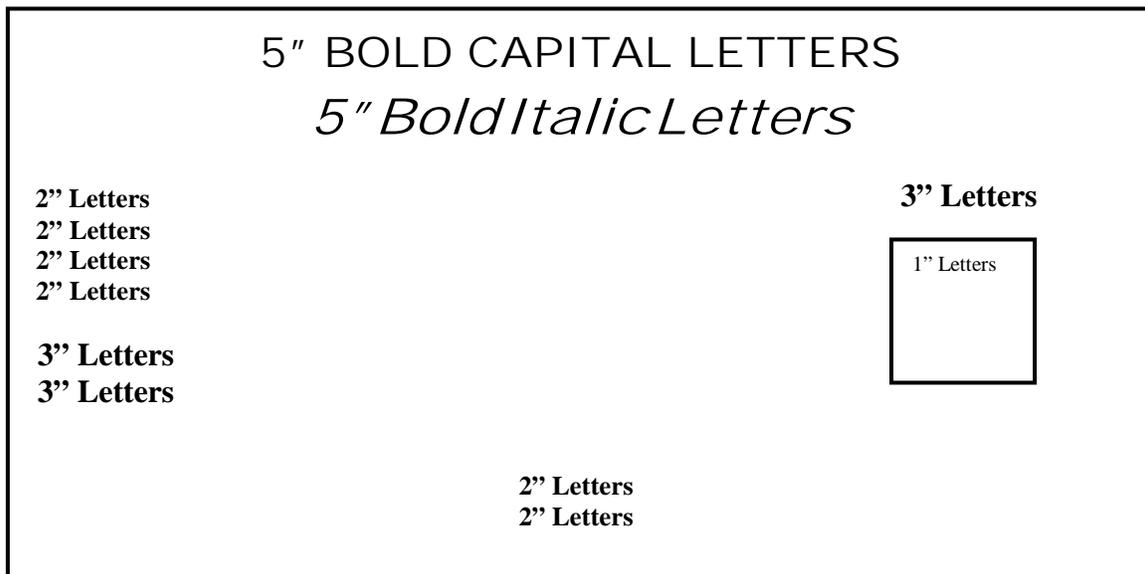
Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted **Yellow**
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



**Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)**

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed Zoning: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table>	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		
Case Information Available at Pinal County Planning and Development Services (520) 866-6442		

**Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)**

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed SUP/IUP Use: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table>	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		
Case Information Available at Pinal County Planning and Development Services (520) 866-6442		

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, _____, Applicant for case _____ (Case number), personally caused _____ sign(s) to be posted in a visible place on or near the proposed project site on _____ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by _____ this ____ day of _____, 20__.

Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**

AGENCY AUTHORIZATION

(To be completed by all landowners who 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 Community Development
P.O. Box 2973
Florence, AZ 85232

Lonesome Valley Farms Ltd Partnership, an Arizona Limited Partnership

[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 Invenergy

[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 approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

The Alice Group, Inc.

[Insert Company's or Trust's Name]

By: Alice Gail Robertson
[Signature of Authorized Officer, or Trustee]

Its: President
[Insert Title]

Dated: 8/3/22

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name] [Insert Title]

[Name of Company or Trust] [Insert State of Incorporation, if applicable] an,

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

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

(Seal)

The foregoing instrument was acknowledged before me, this 3 day of AUGUST, 2022 by ALICE GAIL ROBERTSON, who acknowledges himself/herself to be

[Insert Signor's Name]
PRESIDENT, of THE ALICE GROUP, INC

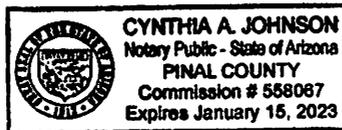
[Title of Office Held] [Second Company]

As MANAGER for LONESOME VALLEY FARMS LTD PARTNERSHIP, 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 JANUARY 15, 2023

CYNTHIA A JOHNSON
Printed Name of Notary



Cynthia A Johnson
Signature of Notary

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Please see attached for property ownership list.

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
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City/ST/Zip: _____

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Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list ^{attached} above was obtained on the 29th day of July, 2022, at the office of Online, Paul Co. GIS DB and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 18th day of August, 2022, before me personally appeared Paul Burman
(Name of signor)

Signature [Signature] Date 8/18/2022

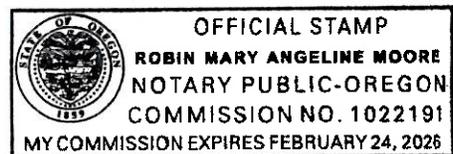
State of OREGON

County of MULTNOMAH)ss.

(SEAL)

My Commission Expires 2/24/24

Signature of Notary Public [Signature]



Find address or place

1442 ft

1448 ft

1454 ft

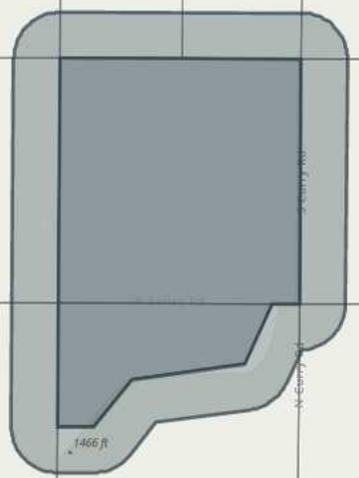
1457 ft

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1470 ft

0.3mi

-111.580020 32.866876 Degrees



Property Mail Out Parcel Identification Nu...

Locate Location Start Over

Buffer Distance 600 Feet

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Eloy, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGra...

600' Landowner List

Parcel Number	First Owner Name	Second Owner Name	Mailing Address
40172020A	ABSOLUTE REMODELING & CONSTRUCTION INC		861 W Gila Bend Hwy, Casa Grande, AZ 85122
40172020B	ABSOLUTE REMODELING & CONSTRUCTION INC		861 W Gila Bend Hwy, Casa Grande, AZ 85122
40172020C	ABSOLUTE REMODELING & CONSTRUCTION INC		861 W Gila Bend Hwy, Casa Grande, AZ 85122
40172020D	ABSOLUTE REMODELING & CONSTRUCTION INC		861 W Gila Bend Hwy, Casa Grande, AZ 85122
40172020E	ABSOLUTE REMODELING & CONSTRUCTION INC		861 W Gila Bend Hwy, Casa Grande, AZ 85122
401720350	ACCENT REALTY INVESTMENTS II LLC		4316 E Houston Ave, Gilbert, AZ 85234
40172034A	ACCENT REALTY INVESTMENTS II LLC		4316 E Houston Ave, Gilbert, AZ 85234
401720360	ACCENT REALTY INVESTMENTS II LLC		4316 E Houston Ave, Gilbert, AZ 85234
401010540	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
401150040	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
40115001C	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
401140040	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
401150040	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
401010870	ALLIGATOR FARMS PROPERTIES LP		PO Box 68, Coolidge, AZ 85128
401720120	ALLISON ROBERT & ANITA 2012 TRUST		78610 Carnes Cir, La Quinta, CA 92253
40172037D	ANGLE SARAH		2309 W Pecina Ln, Casa Grande, AZ 85194
40172001S	ARCHER RON & SUE FAMILY LIV TR	ARCHER RON	PO Box 1, Dufur, OR 97021
40101037M	ARTECHE MIKEL & BIDEAIN HAYLEE		2456 N Tweedy Rd, Casa Grande, AZ 85194
40101037J	ARTECHE MIKEL & BIDEAIN HAYLEE		2456 N Tweedy Rd, Casa Grande, AZ 85194
40174001B	BOYLE JIM H TR		19965 E Elliot Rd, Mesa, AZ 85212
40114010J	BRASHEARS PAUL & KRISTIN		1447 W David Ln, Casa Grande, AZ 85194
40114010K	BRASHEARS PAUL & KRISTIN		1447 W David Ln, Casa Grande, AZ 85194
40114010L	BRASHEARS PAUL & KRISTIN		1447 W David Ln, Casa Grande, AZ 85194
40114010M	BRASHEARS PAUL H & KRISTIN L		1447 W David Ln, Casa Grande, AZ 85194
40172017D	BUI PHONG Q	TRUOUNG DAISY M	1545 E Mia Ln, Gilbert, AZ 85298
401010570	CACTUS 13A LLLP	CURRY 40 LLLP	6710 N Scottsdale Rd, Apt. 140, Paradise Valley, AZ 85253
40172038C	CHUCRI GROUP AT CASA GRANDE LLC		Mail Return
40172038A	CHUCRI GROUP AT CASA GRANDE LLC		Mail Return
40172038D	CHUCRI GROUP AT CASA GRANDE LLC		Mail Return
40172038B	CHUCRI GROUP AT CASA GRANDE LLC		Mail Return
40172001L	CHUCRI GROUP AT CASA GRANDE LLC		6818 E Valley Vista Ln, Paradise Valley, AZ 85253
401120010	COOLIDGE/TWEEDY & STOREY ROADS LLC	C/O FIRST AMERICAN PROPERTIES	1540 E Dundee Rd, Ste 210, Palatine, IL 60074

40101063B	CORNMAN TWEEDY 560 LLC	C/O GERSTMAN PETER M	9532 E Riggs Rd, Sun Lakes, AZ 85248
401150030	CORNMAN TWEEDY 560 LLC	C/O GERSTMAN PETER M	9532 E Riggs Rd, Sun Lakes, AZ 85248
401190020	CORNMAN TWEEDY 560 LLC		PO Box 5331, Scottsdale, AZ 85261
401010640	CORNMAN TWEEDY 560 LLC	C/O GERSTMAN PETER M	9532 E Riggs Rd, Sun Lakes, AZ 85248
40101063B	CORNMAN TWEEDY 560 LLC	C/O GERSTMAN PETER M	9532 E Riggs Rd, Sun Lakes, AZ 85248
401150030	CORNMAN TWEEDY 560 LLC	C/O GERSTMAN PETER M	9532 E Riggs Rd, Sun Lakes, AZ 85248
40119003B	CORNMAN TWEEDY 590 LLC		9532 E Riggs Rd, Sun Lakes, AZ 85248
401010660	CORNMAN TWEEDY 590 LLC		9532 E Riggs Rd, Sun Lakes, AZ 85248
401010650	CORNMAN TWEEDY 590 LLC		9532 E Riggs Rd, Sun Lakes, AZ 85248
40107007D	DEMARAY TIMOTHY W TRUST		7635 148th St W #251, Apple Valley, MN 55124
40107007C	DEMARAY TIMOTHY W TRUST		7635 148th St W #251, Apple Valley, MN 55124
40107007B	DEMARAY TIMOTHY W TRUST		7635 148th St W #251, Apple Valley, MN 55124
40101037V	DERSTINE BRUCE & TINA	ZIMMERMAN ZACCHAEUS & LILLIAN	1838 E Lakeland Dr, Casa Grande, AZ 85194
40101037S	DERSTINE BRUCE & TINA	ZIMMERMAN ZACCHAEUS & LILLIAN	1838 E Lakeland Dr, Casa Grande, AZ 85194
40101037W	DERSTINE BRUCE & TINA	ZIMMERMAN ZACCHAEUS & LILLIAN	1838 E Lakeland Dr, Casa Grande, AZ 85194
40101037T	DERSTINE BRUCE & TINA	ZIMMERMAN ZACCHAEUS & LILLIAN	1838 E Lakeland Dr, Casa Grande, AZ 85194
40114023B	DOERING MAHVASH		1620 W Russell Ct, Arlington Heights, IL 60005
40101037B	DUGAN FAM TRUST		2135 N Overfield Rd, Casa Grande, AZ 85194
40112014G	DUGAN FAM TRUST		2135 N Overfield Rd, Casa Grande, AZ 85194
40112014C	DUGAN FAM TRUST		2135 N Overfield Rd, Casa Grande, AZ 85194
40101053G	ESQUESTRIAN PARCEL LLC	C/O WARD ALAN	697 N Lola Lee Rd, Casa Grande, AZ 85194
40114023A	ESTOPELLAN JUAN GABRIEL & AMERICA		35705 N Wild Horse Dr, Queen Creek, AZ 85142
40172004D	FRANGELLA MICHAEL F & ROSA		1924 Haight Ave, Bronx, NY 10461
40172004V	FRIAS ABDIEL HERAS & HERAS BERTHA S		10621 N Trekell Rd, Casa Grande, AZ 85122
40114003T	GELLER JEREMY CHARLES & JACQUELYN MICHELLE		563 S Oliver Ct, Casa Grande, AZ 85194
401010380	HASTINGS JUSTIN IRREV CHILDREN'S TR		1363 E Zion Way, Chandler, AZ 85249
40172037A	HATATHLIE VALENE ARNEILIA	YAZZIE DARIAN A	2370 W Pecina Ln, Casa Grande, AZ 85194
40172001K	HENDERSON DAVID T		Mail Return
40172001P	HOFFMAN AMANDA		2292 W Pecina Ln, Casa Grande, AZ 85194
40172034B	JOHNSON WILLIAM K & CORA M		2191 W Blaze Ct, Casa Grande, AZ 85194
40174003E	KENNEDY ROBERT G & ANITA M TRS		5125 W Kleck Rd, Casa Grande, AZ 85194
40174003B	KUKAWSKI WILLIAM		2898 N Signal Peak Rd, Casa Grande, AZ 85194
40172001J	LEWIS TERRY M TR		3845 E Farmdale Ave, Mesa, AZ 85206
40172001R	LLANO PROPERTIES LLC		1927 E Fairfield St, Mesa, AZ 85203

40172001Q	LLANO PROPERTIES LLC		1927 E Fairfield St, Mesa, AZ 85203
40172006B	LONESOME VALLEY FARMS LIMITED PARTNERSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401720050	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010500	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010550	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010560	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401720090	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401070050	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40172007A	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010390	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40172006A	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401070020	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401070010	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40115001B	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40107003A	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40115001D	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40101025A	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010240	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401010670	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
401190010	LONESOME VALLEY FARMS LTD PSHIP		1800 W Highway 287, Casa Grande, AZ 85194
40101025B	LUCKY JA PROPERTIES LLC		1800 W Highway 287, Casa Grande, AZ 85194
401010290	LUCKY JA PROPERTIES LLC		1800 W Highway 287, Casa Grande, AZ 85194
401140530	MACKLE ROBERT EUGENE & JENNIFER ANN		279 S Lyman Ct, Casa Grande, AZ 85194
401720240	MANN KARL RANDALL & CYNTHIA		4697 E Ruffian Rd, Gilbert, AZ 85297
401720130	MCCRAY LARRY & SHEILA		2089 W Blaze Ct, Casa Grande, AZ 85194
40101037Q	MCGRANE JEREMY & JENNINGS TERRI		PO Box 875309, Wasilla, AK 99687
40107006D	MCKINLEY ARCHIE D	MCKINLEY LINDA G	7211 N 177th Ave, Waddell, AZ 85355
40107006C	MCKINLEY ARCHIE D	MCKINLEY LINDA G	7211 N 177th Ave, Waddell, AZ 85355
40172004T	MCQUILLIN GORDON J & JENNIFER T		1891 W Loki Ln, Casa Grande, AZ 85194
401010510	MESA-CASA GRANDE LAND CO LLC		19965 E Elliot Rd, Mesa, AZ 85212
401070040	MESA-CASA GRANDE LAND CO LLC		19965 E Elliot Rd, Mesa, AZ 85212
401740100	MESA-CASA GRANDE LAND CO LLC		19965 E Elliot Rd, Mesa, AZ 85212
40172004W	MOSER DIANE		13511 Muses, Universal City, TX 78148
40172004R	MOSER PERRY M		2742 E Villa Park Ct, Gilbert, AZ 85298

40172004P	MOSER PERRY M		2742 E Villa Park Ct, Gilbert, AZ 85298
40172004M	MOSER PERRY M		2742 E Villa Park Ct, Gilbert, AZ 85298
40172004N	MOSER PERRY M		2742 E Villa Park Ct, Gilbert, AZ 85298
40172037C	ONEAL AMANDA J		2365 W Pecina Ln, Casa Grande, AZ 85194
40172004X	ORTEGA JUAN MANUEL & OFELIA		2235 W Loki Ln, Casa Grande, AZ 85194
401720400	ORTEGA MANUEL	ORTEGA OFELIA	2235 W Loki Ln, Casa Grande, AZ 85194
40114003F	PASTURE PROPERTIES AN AZ LIMIT LIABI CO		802 E Pennsylvania Ave, Florence, AZ 85132
40101053H	PINAL PARCELS LLC		697 N Lola Lee Rd, Casa Grande, AZ 85194
40101053J	PINAL PARCELS LLC		697 N Lola Lee Rd, Casa Grande, AZ 85194
40174003A	RADEBACH LISA R		1367 S Country Club Dr, Unit 1347, Mesa, AZ 85210
401740040	RADEBACH LISA R		4889 W Kleck Rd, Casa Grande, AZ 85194
40174003C	RADEBACH LISA R		1367 S Country Club Dr, Unit 1347, Mesa, AZ 85210
401720390	RAMIREZ VANESSA	RAMIREZ DANIEL	2235 W Loki Ln, Casa Grande, AZ 85194
401720140	RICHARDSON WILLIAM R & KAREN M		5520 E Cicero St, Mesa, AZ 85205
40107003B	ROBERTS JACOB PETER		1800 W Highway 287, Casa Grande, AZ 85194
40172001M	SCHROEDER JEFFREY C & WENDY S TRS		2313 W Mineral Rd, Phoenix, AZ 85041
40114010H	S H S H INVESTMENTS LLC		12446 S Ki Dr, Phoenix, AZ 85044
40112014F	SIDEWINDER DAIRY INC		2135 N Overfield Rd, Casa Grande, AZ 85194
40112015B	SIDEWINDER FARMING INC		2135 N Overfield Rd, Casa Grande, AZ 85194
40112015A	SIDEWINDER FARMING INC		2135 N Overfield Rd, Casa Grande, AZ 85194
40114052A	STAGER TODD A & LAURA A		218 N Lyman Ct, Casa Grande, AZ 85194
40114052B	STAGER TODD ALLEN	STAGER LAURA ANNE	218 N Lyman Ct, Casa Grande, AZ 85194
40114052C	STAGER TODD ALLEN & LAURA ANNE		218 N Lyman Ct, Casa Grande, AZ 85194
401720210	TANNER GUY & LISA REV LIVING TRUST		2608 N Barkley, Mesa, AZ 85203
40174002B	TAWNEY DAVID E		2754 N Signal Peak Rd, Casa Grande, AZ 85194
401720110	TREGONING STEPHEN M & CHERIE A		7714 Farrell Dr, Amarillo, TX 79121
40172004U	TRUJILLO DUSTIN EUGENE		45227 W Alamendras St, Maricopa, AZ 85139
40172017E	TRUONG PETER & VONG ANH		6606 Gaylord St, Riverside, CA, 92505
40172037B	VARGAS JOSE T & KATHLEEN M		2316 W Pecina Ln, Casa Grande, AZ 85194
401010350	VERTUCCIO CASA GRANDE LTD PSHIP		30800 N Gary Rd, Queen Creek, AZ 85142
40101053E	WARD ALAN R & ROBIN A FAM TRUST		697 N Lola Lee Rd, Casa Grande, AZ 85194
40101053L	WARD/PULSIFER L L C	C/O WARD ALAN	697 N Lola Lee Rd, Casa Grande, AZ 85194
40106006D	WEINSTEIN HOWARD & LEONA FAM TRS		7696 E Overlook Dr, Scottsdale, AZ 85255
40174001A	WHITWORTH CHANCE		1817 N Signal Peak Rd, Casa Grande, AZ 85194

40114003N	WOODS ROB & CINDY		PO Box 1488, Sherwood, OR 97140
401140130	WOODS ROBERT & CINDY		11095 S Barnards Rd, Molalla, OR 97038

Run date: 7/29/2022

APPLICATION NARRATIVE
PLANNED AREA DEVELOPMENT

For

SunDog Solar Energy Center

Submitted by:

SunDog Energy Center LLC

Invenergy

Submitted to:

PINAL COUNTY
Planning and Development Department

First Submission: August 2022

Second Submission: April 2023

Third Submission: April 2024

NARRATIVE REPORT FOR APPLICATION SUNDOG SOLAR ENERGY CENTER REZONE/PAD

2. PURPOSE OF REQUEST

This narrative report provides the required information to support the request for a Rezone / Planned Area Development (PAD) for the SunDog Solar Energy Center (Project) on lands in unincorporated Pinal County in the vicinity of the Pinal Central Substation. The proposed use is the development of a photovoltaic (PV) solar energy facility with battery energy storage to be located on approximately 1,649 acres of private land both north and south of Highway 287 just west of Eleven Mile Corner.

The attached exhibits show the general project location and the Project parcels that are the subject of the rezone/PAD request.

SunDog Energy Center LLC (Applicant) plans to submit applications for the rezoning and PAD for the SunDog Solar Energy Center to change the zoning designation on the approximately 1,649-acre site from General Rural (GR) to Industrial (I-3) and approval of the PAD for the Project. Figure 3 shows the existing zoning for the site and surrounding area.

This proposed site for the Project is approximately 1.5 miles west of the existing Pinal Central Substation.

3. DESCRIPTION OF PROPOSAL

Nature of the Project

The proposed uses for the subject lands would include up to 200 megawatts (MWs) of solar generation and up to 200 MWs of battery storage. The primary components of the SunDog Energy Center project would include:

- Solar field of PV modules mounted on a single-axis tracking system, along with supporting weather monitoring equipment
- Electrical collection systems, including photovoltaic combining switchgear, power conversion stations, inverters, transformers, and collection lines
- A site substation
- Battery Energy Storage System (BESS)
- A possible operation and maintenance (O&M) building, and
- Associated civil infrastructure including fencing, access driveways and gates, driveways, on-site parking, drainage channels, retention basins, signage.

The Project will operate year-round. Because the Project generates power during daylight hours, some routine maintenance could be performed during the night. Lighting and security could include motion-activated or infrared (IR) security lighting and cameras at the Project's perimeter, at O&M buildings, at substations, and at each power conversion station and photovoltaic combining switchgear.

Up to 400 construction workers would be employed during construction of the Project which is expected to take 12 to 18 months. During operations, there would be approximately 3 to 5 full-time workers employed. The Project would be expected to operate for approximately 30 years.

A more detailed description of some of the Project components is included in the sections below. The site plan for the Project is attached for review.

Solar Field and Generation System

The PV modules will produce the electricity generated by the Project by converting sunlight directly into electricity. The major equipment in the solar field is listed above. Most of the site would be covered by anti-reflective PV modules mounted on single-axis tracking supports that move to allow the panels to track the sun across the sky. The tallest part of the solar array is expected to be approximately 12 feet above ground level. The energy generated by the solar arrays is routed to Power Conversion Stations (PCSs) via a direct current (DC) collection system of underground DC cabling and combiner boxes. From the PCS locations, a medium voltage (34.5 kV) collection system will move the energy to the Project Substation that will include a voltage step-up transformer, breakers, other associated substation equipment, meteorological stations, and telecommunications equipment. At this substation, the voltage will be increased to 230kV so the energy can be transmitted to the Pinal Central Substation via a short (approximately 2 miles) new gen-tie line that would be evaluated in a Certificate of Environmental Compatibility (CEC) issued by the Arizona Corporation Commission (ACC).

In addition to the structures associated with the solar field, the Project could include an operations and maintenance (O&M) building and control house adjacent to the Project Substation. The O&M building would house maintenance staff workspace, equipment, and documents and the control house would store protective relay and communications equipment. The O&M building is currently planned to be approximately 6,000 square feet and the control house is currently planned to be approximately 1,200 square feet. During operations, the O&M building would have potable water and possibly a septic system. The design and construction of the buildings, solar arrays (panels, etc.) will be consistent with County building standards. The design and construction of the O&M building will be consistent with commercial standards.

Solar arrays and other structures will be designed consistent with applicable setbacks along the Project's external property boundaries. Fencing will be installed along project boundaries in accordance with federal regulations for energy facilities and any relevant setback requirements.

Battery Energy Storage System

The energy storage system would be designed to supply energy each day after the solar field stops generating power. The BESS will allow the Project to take the large amount of solar energy generated during the middle of the day and discharge it in the evening to meet the highest energy demand requirements.

The BESS would be housed in a series of buildings or storage containers composed of batteries and inverters - battery modules in trays that fit into racks. The batteries would be controlled by a Battery Management System, which both monitors their condition and performance and allows for their control. They would be monitored by Invenenergy's Control Center 24 hours a day, 7 days a week.

The storage system buildings will meet all applicable codes, and will include an electronic security system, smoke detectors, and a containment lip around the floor edges to contain any spills from batteries. The climate control system will keep the batteries running at optimal and safe temperatures to maximize performance and longevity. Should the air conditioning units fail and temperatures inside the buildings climb, the batteries and their control systems have redundant mechanisms to shut the batteries down. The BESS would be designed to meet all applicable life safety codes.

Grading and Drainage

The Project would be located on level agricultural land and little or no grading would be needed on the Project Site. The soil surface would be smoothed and compacted to prepare the site for installation of the solar panels using earth-moving equipment.

Temporary erosion and sediment control measures would be implemented during construction, and permanent stormwater management features will be used during operation of the facility. Temporary facilities could include sediment traps or basins, geotextile silt fences, and straw bale check dams in ditches.

The site drainage system will be designed to meet Pinal County criteria as well as the requirements of the stormwater regulations administered by ADEQ. Local area containments could be provided around certain locations, such as transformers and battery units, to prevent water that may come in contact with these materials from leaving the site.

Water Use

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. This water would be obtained from local water providers. Potable water during construction would be brought on-site by construction personnel. Portable toilets, a temporary septic system, and/or holding tanks will be used to provide needed wastewater facilities.

During operation, the Project will use a small amount of water for the O&M building and possibly for occasional washing of the solar panels. Water for the minimal operations needs could be provided by a well meeting local permitting requirements. Alternatively, water could be provided to the site by local providers and stored in water tanks.

Fire Protection System

The Project will incorporate fire protection systems for the solar project and the battery storage system that are required by the County.

Lighting System

Because the Project generates power during daylight hours, some routine maintenance could be performed during the night. The Project's lighting system will provide operation and maintenance personnel with illumination for both normal and emergency conditions. Lighting and security could include motion-activated or infrared (IR) security lighting and cameras at the Project's perimeter, at O&M buildings, at substations, and at each power conversion station and photovoltaic combing switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives and will be downward facing and shielded to focus illumination on the desired areas only. There will be no lighting in the solar field, so light trespass on surrounding properties will be minimal. If lighting at individual solar panels or other equipment is needed for night maintenance, portable lighting will be used.

Employment

The Project would generate employment opportunities during construction and operation. During construction, the number of workers on the site would be expected to vary over the construction period but would be expected to average up to approximately 200 with a peak of up to 400.

Approximately 3 to 5 full-time workers would be employed during operation of the Project. These personnel would perform maintenance and security functions.

Proposed Land Uses

The proposed land use is Green Energy Production. This proposed land use is appropriate for development of a solar energy project.

Building Types & Densities

The Project could include an operations and maintenance (O&M) building and control house adjacent to the Project Substation. The O&M building would house maintenance staff workspace, equipment, and documents and the control house would store protective relay and communications equipment. The O&M building and control house are currently planned to be approximately 1,200 square feet each. During operations, the O&M building would have potable water and possibly a septic system. The design and construction of the buildings, solar arrays (panels, etc.) will be consistent with County building standards.

Conformance to Adopted Land Use Plans

The Board of Supervisors approved a major Comprehensive Plan Amendment (CPA) on November 18, 2020 that changed the designated land use for the site to Green Energy Production. This land use designation is appropriate for development of a solar energy project. This land use is consistent with surrounding land uses, including the nearby Pinal Central Substation and multiple other solar projects in the area.

Circulation and Recreation Systems

The SunDog Solar facility is not intended to be a recreational facility within the Project development boundaries marked by the chain link fence. To accommodate the County's request that SunDog Solar

incorporate open space, SunDog Solar is proposing a recreational trail outside of the fenced area, more particularly described in section (D)(2)(170) of this Open Space & Recreation Plan.

Trail License and Open Space

A proposed trail alignment is identified as part of the Project's site plan, as requested by Pinal County. The proposed trail will be a variable-width trail that utilizes both the existing county right-of-way and land licensed to Pinal County by the Applicant. It will be developed pursuant to a trail license agreement with Pinal County. The trail license will expire and the trail will be removed when the Project is decommissioned. The trail is proposed outside of the chain link fence enclosing the Project.

Two open space corridors are also featured on the site plan as E-W Open Space #1, Storey Rd, which runs along the 33' County right-of-way located on each side of section line, and E-W Open Space #2, which follows the HIDD Canal within the 90' right-of-way located south of section line.

4. RELATIONSHIP TO SURROUNDING PROPERTIES

The current use of the subject properties is agriculture. Nearly all the parcels are irrigated farmland and have been leveled to facilitate irrigation. A portion of one parcel is an equipment yard used for storage of farm equipment and supplies.

Nearly all the surrounding parcels are also currently in agriculture. There are some farm/rural residences located adjacent to or near the proposed site. There is a low-density residential development adjacent to the southeastern portion of the proposed site on South Tweedy Road south of Highway 287 and another at the intersection of North Tweedy Road and West Storey Road north of Highway 287.

Being primarily in agriculture, none of the site parcels or the surrounding areas support native habitats. The fields are in crops or fallow at any given time and the irrigation water system (canals, ditches) are primarily concrete-lined. To determine the potential for sensitive biological resources, the Arizona Game and Fish Department (AGFD) Environmental Online Review Tool was utilized. The report indicated there are no important wildlife areas or habitats on the site or within five miles. No federally-listed threatened or endangered species and only two species of concern (SC) - (the western burrowing owl and antelope jackrabbit) - are known to occur within five miles of the site. Several other species could occur in the general area based on predictive range models.

All site parcels are within in unincorporated Pinal County and all site and surrounding County lands are currently zoned General Rural (GR) including the adjacent low density residential areas. Portions of the site are adjacent to or near the incorporated communities of Casa Grande, Eloy, and Coolidge. Some of the northern site parcels are adjacent to the City of Casa Grande, some of the southern parcels are adjacent to the City of Eloy, and the City of Coolidge municipal boundary is located approximately 0.25 to 0.5 miles east of some of the eastern parcels. During the plan amendment process, the Applicant communicated with each of these municipalities and all indicated they had no interest or plans to annex the site parcels.

5. SCHOOLS

The Project would not have impacts on schools and would not create or increase the demand for new schools. Significant employment would occur during the short-term construction period but these

workers would be expected to come from the local area and would commute to the Project site. The long-term operational period would employ a small number of local workers (3 to 5).

6. PUBLIC SERVICES AND COMMUNITY SERVICES

The Project would not impact existing public services or create the need for additional services such as schools, fire stations, fire protection systems (fire hydrants), sheriff’s facilities, and waste disposal systems. As a photovoltaic solar plant, the Project will provide renewable energy that will support public utility services.

The Project would not affect the need for community services such as churches, libraries, museums, and community centers. No new local residents would result from the Project.

8. LOCATION & ACCESSIBILITY

Primary access to the Project site would be provided via Highway 287 and the primary local roads such as North Signal Peak Road, North and South Curry Road, and North and South Tweedy Road. Access to each parcel would be the same as that currently used for the agricultural operations on the parcels. The Project would not affect mobility and connectivity in the County. Operation of the proposed Project will not permanently or significantly impact the transportation corridors within Pinal County or the State of Arizona. There would be increased traffic during the relatively short construction period for delivery of equipment/supplies and commuting construction workforce but there would be no significant increase in traffic during the operational life of the Project.

9. REGIONALLY SIGNIFICANT ROUTES

The proposed Project is adjacent to three roads identified as regionally significant routes (RSRs) – Highway 287, West Kleck Road, and North Signal Peak Road. The access points to the Project site would be the same existing access points used by the current agricultural operations on these lands.

No site access would be provided directly from Highway 287. Site access would be provided at a couple existing locations along both West Kleck Road and North Signal Peak Road. Most site access would be provided via the other existing roads that cross the site. No improvements are expected to be needed on any of these roads to facilitate construction and operation of the Project.

Increased traffic would occur during the 12-to-18-month construction period. Traffic during operations would be very low. A traffic management plan would be developed in consultation with Pinal County prior to the start of construction. Implementation of this plan during construction will ensure that the Project will comply with the Regionally Significant Routes for Safety and Mobility, Access Management Manual (2008).

10. UTILITIES & SERVICES

Type and Source of Proposed Utilities and Services			
Type	Source / Provider	Contact Info	Description
Electric	Electrical District 2 (ED2)	520-723-7741 Electrical District No 2 P.O. Box 548 Coolidge, AZ 85128	Would provide temporary construction power and backup power during operations

Water	Service District: Arizona Water Company	(520) 836-8785 P.O. Box 11030 Casa Grande, AZ 85130-1030	Water used during construction would be provided by local provider and trucked to the site. Water used during operation would be provided by an on-site well
Wastewater	N/A	N/A	Portable toilets would be used during construction, a septic system could be installed for operation
Police	Pinal County Sheriff's Office	520-866-5111 P.O. Box 867 Florence, AZ 85132	
Fire	Regional Fire & Rescue Department (RFRD) Casa Grande, Eloy, Coolidge Fire	(520) 723-4680 7951 W. McCartney Road Casa Grande, AZ 85194	RFRD is primary provider. Contact info provided for RFRD
Schools	N/A	N/A	Schools would not be used by temporary construction workers, only 3-5 workers would be employed during operation
Waste Disposal	Republic Services	(602) 237-2078	Construction waste
Telephone	CenturyLink, Cox, etc.	CenturyLink: 1-855-528-1963 Cox: 1-800-234-3993	N/A

11. NEARBY INCORPORATED COMMUNITIES

Incorporated Communities within 6 Miles of Project Site	
Name	Contact Info
Coolidge	(520) 723-5361 130 W. Central Avenue Coolidge, Arizona 85128
Eloy	520-466-9201 595 North C Street Suite 104 Eloy, AZ 85131
Casa Grande	520-421-8600 510 E Florence Blvd Casa Grande, AZ 85122

12. OWNERSHIP & CONTROL

The Applicant will own and control all facilities on the Project site and would be responsible for all maintenance. The property owner is Lonesome Valley Farms Limited Partnership. The Applicant has a long-term lease signed with the property owner.

13. TIMING OF DEVELOPMENT

The exact timing of when the Applicant will construct the Project will be to meet the timing requirements of the Power Purchase Agreement (PPA) for the delivery of the Project output. The currently anticipated timing of development of the Project is to meet a commercial operations date (COD) in 2027. Construction could start in 2025. No phasing of the Project is currently planned.

14. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Board of Supervisors approved a major Comprehensive Plan Amendment (PPA) on November 18, 2020 that changed the designated land use for the site to Green Energy Production. This land use designation is appropriate for development of a solar energy project.

15. RECREATIONAL AMENITIES

The SunDog Solar facility is not intended to be a recreational facility within the Project development boundaries marked by the chain link fence. To accommodate the County's request that SunDog Solar incorporate open space, SunDog Solar is proposing a recreational trail outside of the fenced area, more particularly described in section (D)(2)(170) of this Open Space & Recreation Plan.

16. FENCES, WALLS, & SCREENING

Because of the electrical equipment within, each solar array would be fenced with a 6-foot chain link fence with screening. The site substation would be surrounded by an additional similar fence. Large endemic vegetation will be placed next to the right-of-way along roadways and the trail license area to provide additional screening. A CMU masonry wall will be provided surrounding the battery energy storage facility.

17. TOTAL NUMBER OF DWELLING UNITS

The Project would not include any dwelling units.

18. MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT

The Project does not include any residential development or dwelling units.

19. TOTAL NUMBER OF PARKING SPACES FOR RECREATIONAL FACILITIES

No recreation would occur on the Project site so no parking spaces for recreational facilities would be needed.

20. TYPE OF LANDSCAPING

Xeriscape landscaping would be installed at the main site entrance with signage. Large endemic vegetation will be placed next to the right-of-way along roadways and the trail license area to provide screening. Installed landscaping will be maintained by the applicant.

21. PRELIMINARY HYDROLOGIC DATA AND A STATEMENT ON DRAINAGE

The entire Project site and surrounding areas have very flat topography and do not contain natural drainage courses. No drainage courses or floodplains would be obstructed or disturbed by the Project. The drainage report included with this application provides more detailed information.

22. ADDITIONAL INFORMATION FOR COMMERCIAL & INDUSTRIAL USES

The total area in acres proposed for commercial/industrial development - The entire site, being approximately 1,649 acres, would be used for solar energy production and battery energy storage.

The approximate retail sales floor area of commercial uses - No retail or commercial uses are included in the Project.

Uses Proposed for the Development (selected from the uses permitted in the base zone) - The entire Project site would be a power generation facility. This is consistent with item J in the list of uses permitted in the I-3 zone (2.340.020). The table below shows all permitted uses in I-3 zoning and identifies those that will not be allowed in the PAD for the SunDog Solar Project.

I-3 Zoning Permitted Uses vs Those that Would be Allowed in PAD	
Permitted Use	Allowed/Not Allowed in PAD
Adult-oriented businesses and adult service providers	Not Allowed
Airport or landing strip	Not Allowed
Gasoline or flammables bulk station	Not Allowed
Government structures, fire district stations, sheriff's facilities and their accessory uses	Not Allowed
Heliport	Not Allowed
Impounded or towed vehicle storage yard	Not Allowed
Junk, salvage or auto wrecking yards	Not Allowed
Landfill and transfer stations	Not Allowed
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations	Not Allowed
Power plants, wastewater treatment plants and ancillary offices and buildings	Solar power, battery energy storage, and related facilities allowed, all other Not Allowed
Prisons, detention facilities and their accessory uses	Not Allowed
Private schools	Not Allowed
Restaurant	Not Allowed
Sports arena	Not Allowed
Vocational schools	Not Allowed
Wireless communication facilities	Not Allowed
Uses involving a governmental entity performing a governmental function	Not Allowed
Heavy truck storage, repair, service, staging and point of operation for trucking operations	Not Allowed

Standards Intended for the Development - The table below lists the Pinal County zoning standards for the I-3 zone along with the standards proposed for the SunDog Solar Project.

Pinal County I-3 Zoning Standards		
Site Development Standards		
Standard	Current	Proposed
Minimum Lot Area	None	No Change
Minimum Lot Width	None	No Change
Minimum Front Setback ^(1,2)	20 feet	No Change

Minimum Side Setback ^(1,2)	25 feet (where abutting residential or rural), 0 feet otherwise	No Change
Minimum Rear Setback ^(1,2)	25 feet (where abutting residential or rural), 10 feet otherwise	No Change
Maximum Height	50 feet	No Change (transmission structures could exceed 50 feet but are exempt per 2.150.050)
Detached Accessory Buildings		
Permitted Coverage ⁽³⁾	40 percent of the required rear setback and any additional space within the buildable area	No Change
Maximum Height ⁽³⁾	20 feet within the required rear setback; 35 feet within the buildable area	No Change
Minimum Distance to Main Building	7 feet	No Change
Minimum Distance to Front Lot Line ⁽¹⁾	15 feet	No Change
Minimum Distance to Side Lot Lines ⁽¹⁾	0 feet	No Change
Minimum Distance to Rear Lot Lines ⁽¹⁾	4 feet	No Change
Industrial Buffer		
Industrial Buffer ⁽¹⁾	50 feet (where development abuts a rural or residential district, arterial or collector street)	No change

From 2.340.050 of Pinal County Code

- (1) The setbacks and Industrial Buffer set forth by this PAD are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing or signage.
- (2) Except as modified by the Industrial Buffer, where required.
- (3) Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross area of a lot or building site. No maximum buildable area is required for the I-3 district.

Development Summary Sun Dog Solar Project	
Total acreage of the site	1,649 acres
Total area of arterial and collector streets	NA - The Project does not include any new arterial or collector streets
Total area and percent of open space	NA – The Project does not contain residential development so no open space is proposed
Total number of all dwelling units proposed	None
Total number of each type of dwelling unit	None
Overall proposed density	NA

Pinal County General Provisions, Standards, and Exceptions		
	Pinal County Standard	Proposed

Substations	If not enclosed within a building, surrounded by an eight-foot wall with front yard and side yard requirements of the zoning district	Proposed to be surrounded by an additional 8-foot chain-link fence with barbed wire on top to endure safety standards are met
Height Limits	Height limits do not apply for electric power transmission towers	No change
Fences	Setback requirements shall not apply to fences or walls in front yards Fences or walls higher than six feet may be exempted in industrial zones Fences may contain barbed wire in industrial zones	Perimeter fences made of chain link with screening are proposed around the solar arrays and site substation
Open Space	-	Project contains no residential development, so no open space required
Signs	-	A sign will be developed at the main site entrance and a sign permit will be obtained
Parking	Parking - One per 1,000 square feet or one per three employees	Three parking spaces would be provided for the project
Outdoor Lighting	-	All outdoor lighting will be motion-sensor controlled, shielded, and inward / downward facing
Pedestrian/Vehicle Circulation	-	Project contains no residential and very few employees, so no pedestrian or vehicle traffic would occur during operations

From Pinal County Code

23. TABLES

Land Use Table

Development Summary SunDog Solar Project	
Total acreage of the site	1,649 acres
Total area of arterial and collector streets	NA - The Project does not include any new arterial or collector streets
Total area and percent of open space	NA – The Project does not contain residential development so no open space is proposed
Total number of all dwelling units proposed	None
Total number of each type of dwelling unit	None
Overall proposed density	NA

Amended Development Standards Table

Pinal County I-3 Zoning Standards		
Site Development Standards		
Standard	Current	Proposed
Minimum Lot Area	None	No Change
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Detached Accessory Buildings		
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Minimum Distance to Main Building	7 feet	No Change
Minimum Distance to Front Lot Line ⁽¹⁾	15 feet	No Change
Minimum Distance to Side Lot Lines ⁽¹⁾	0 feet	No Change
Minimum Distance to Real Lot Lines ⁽¹⁾	4 feet	No Change
Industrial Buffer		
Industrial Buffer ⁽¹⁾	50 feet (where development abuts a rural or residential district, arterial or collector street)	No Change

From 2.340.050 of Pinal County Code

- (1) The setbacks and Industrial Buffer set forth by this PAD are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing or signage.
- (2) Except as modified by the Industrial Buffer, where required.
- (3) Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross area of a lot or building site. No maximum buildable area is required for the I-3 district.

Pinal County General Provisions, Standards, and Exceptions		
	Pinal County Standard	Proposed

Substations	If not enclosed within a building, surrounded by an eight-foot wall with front yard and side yard requirements of the zoning district	Proposed to be surrounded by an additional 8-foot chain-link fence with barbed wire on top to endure safety standards are met
Height Limits	Height limits do not apply for electric power transmission towers	No change
Fences	Setback requirements shall not apply to fences or walls in front yards Fences or walls higher than six feet may be exempted in industrial zones Fences may contain barbed wire in industrial zones	Perimeter fences made of chain link with screening are proposed around the solar arrays and site substation
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Outdoor Lighting	-	All outdoor lighting will be motion-sensor controlled, shielded, and inward / downward facing
Pedestrian/Vehicle Circulation	-	Project contains no residential and very few employees, so no pedestrian or vehicle traffic would occur during operations

Amended Use Tables

I-3 Zoning Permitted Uses vs Those that Would be Allowed in PAD	
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Government structures, fire district stations, sheriff's facilities and their accessory uses	Not Allowed
Heliport	Not Allowed
Impounded or towed vehicle storage yard	Not Allowed
Junk, salvage or auto wrecking yards	Not Allowed
Landfill and transfer stations	Not Allowed
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations	Not Allowed

Power plants, wastewater treatment plants and ancillary offices and buildings	Solar power, battery energy storage, and related facilities allowed, all other Not Allowed
Prisons, detention facilities and their accessory uses	Not Allowed
Private schools	Not Allowed
Restaurant	Not Allowed
Sports arena	Not Allowed
Vocational schools	Not Allowed
Wireless communication facilities	Not Allowed
Uses involving a governmental entity performing a governmental function	Not Allowed
Heavy truck storage, repair, service, staging and point of operation for trucking operations	Not Allowed

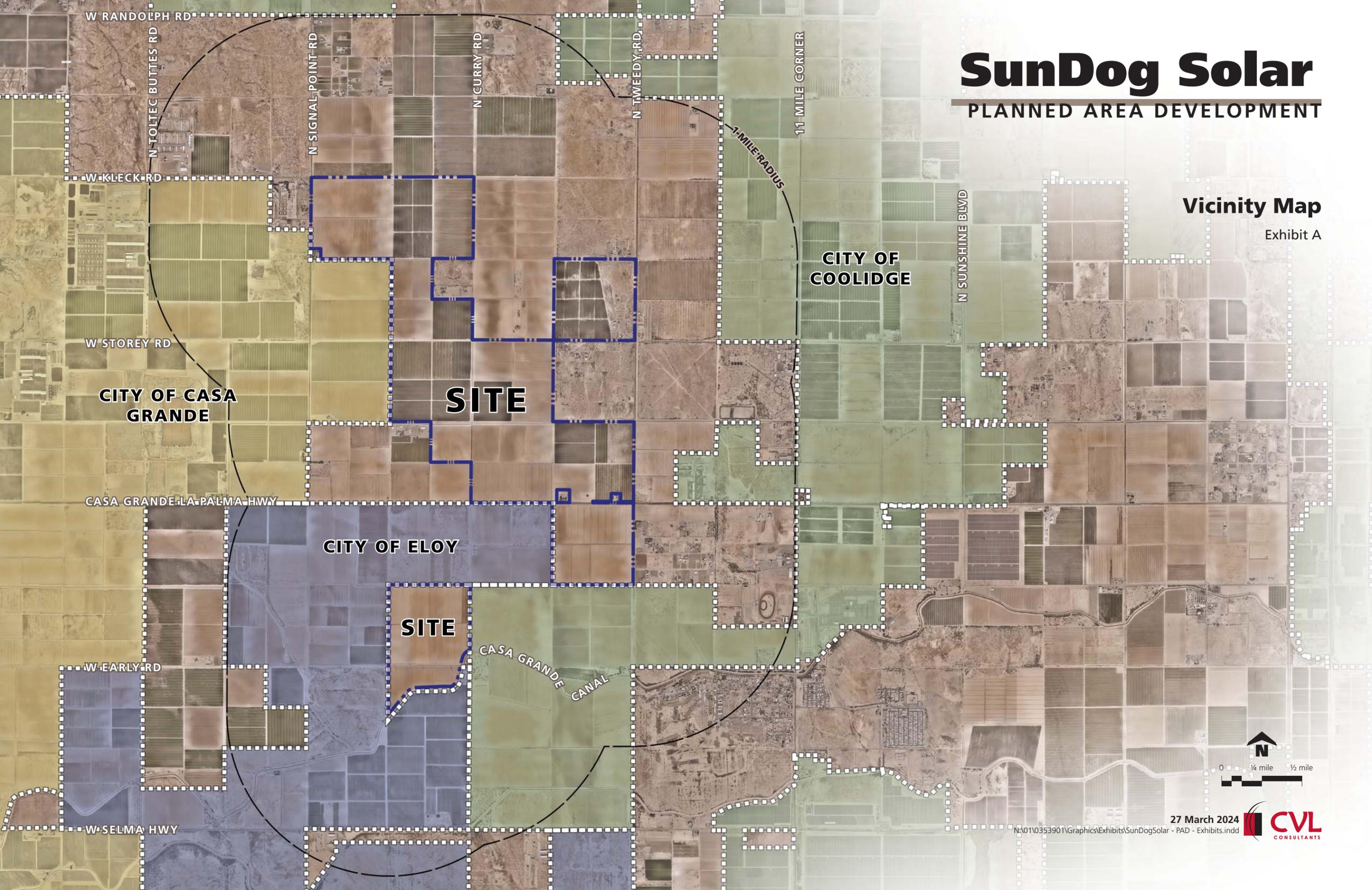
Utilities & Services Table

Type and Source of Proposed Utilities and Services			
Type	Source / Provider	Contact Info	Description
Electric	Electrical District 2 (ED2)	520-723-7741 Electrical District No 2 P.O. Box 548 Coolidge, AZ 85128	Would provide temporary construction power and backup power during operations
Water	Service District: Arizona Water Company	(520) 836-8785 P.O. Box 11030 Casa Grande, AZ 85130-1030	Water used during construction would be provided by local provider and trucked to the site. Water used during operation would be provided by an on-site well
Wastewater	N/A	N/A	Portable toilets would be used during construction, a septic system could be installed for operation
Police	Pinal County Sheriff's Office	520-866-5111 P.O. Box 867 Florence, AZ 85132	
Fire	Regional Fire & Rescue Department (RFRD), Casa Grande Fire, Eloy Fire, Coolidge Fire	(520) 723-4680 7951 W. McCartney Road Casa Grande, AZ 85194	RFRD is primary provider. Contact info provided for RFRD
Schools	N/A	N/A	Schools would not be used by temporary construction workers, only 3-5 workers would be employed during operation
Waste Disposal	Republic Services	(602) 237-2078	Construction waste
Telephone	CenturyLink, Cox, etc.	CenturyLink: 1-855-528-1963 Cox: 1-800-234-3993	N/A

SunDog Solar

PLANNED AREA DEVELOPMENT

Vicinity Map
Exhibit A



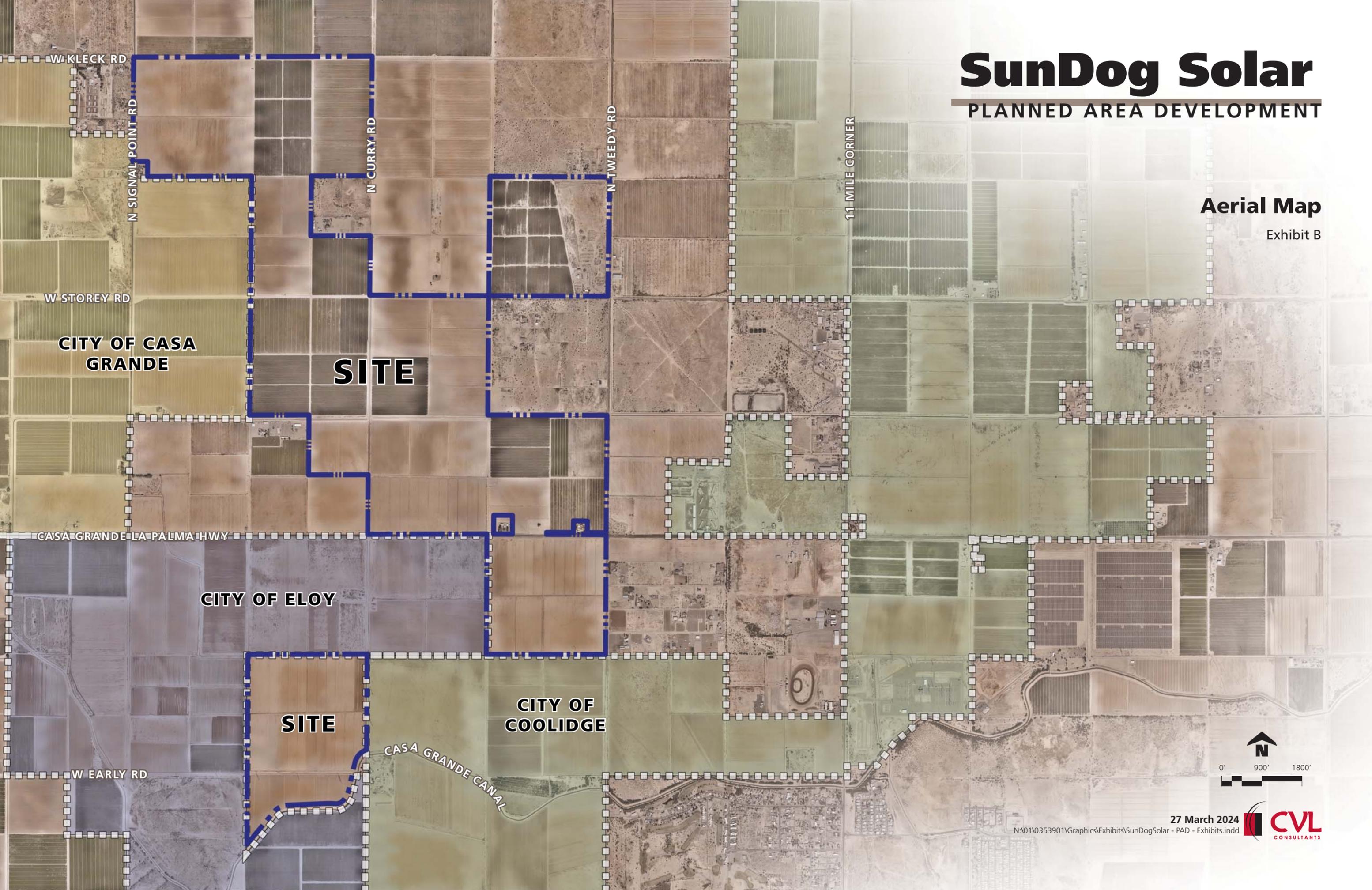
27 March 2024



SunDog Solar

PLANNED AREA DEVELOPMENT

Aerial Map
Exhibit B



W KLECK RD

N SIGNAL POINT RD

N CURRY RD

N TWEEDY RD

11 MILE CORNER

W STOREY RD

CITY OF CASA GRANDE

SITE

CASA GRANDE LA PALMA HWY

CITY OF ELOY

SITE

CITY OF COOLIDGE

CASA GRANDE CANAL

W EARLY RD



27 March 2024

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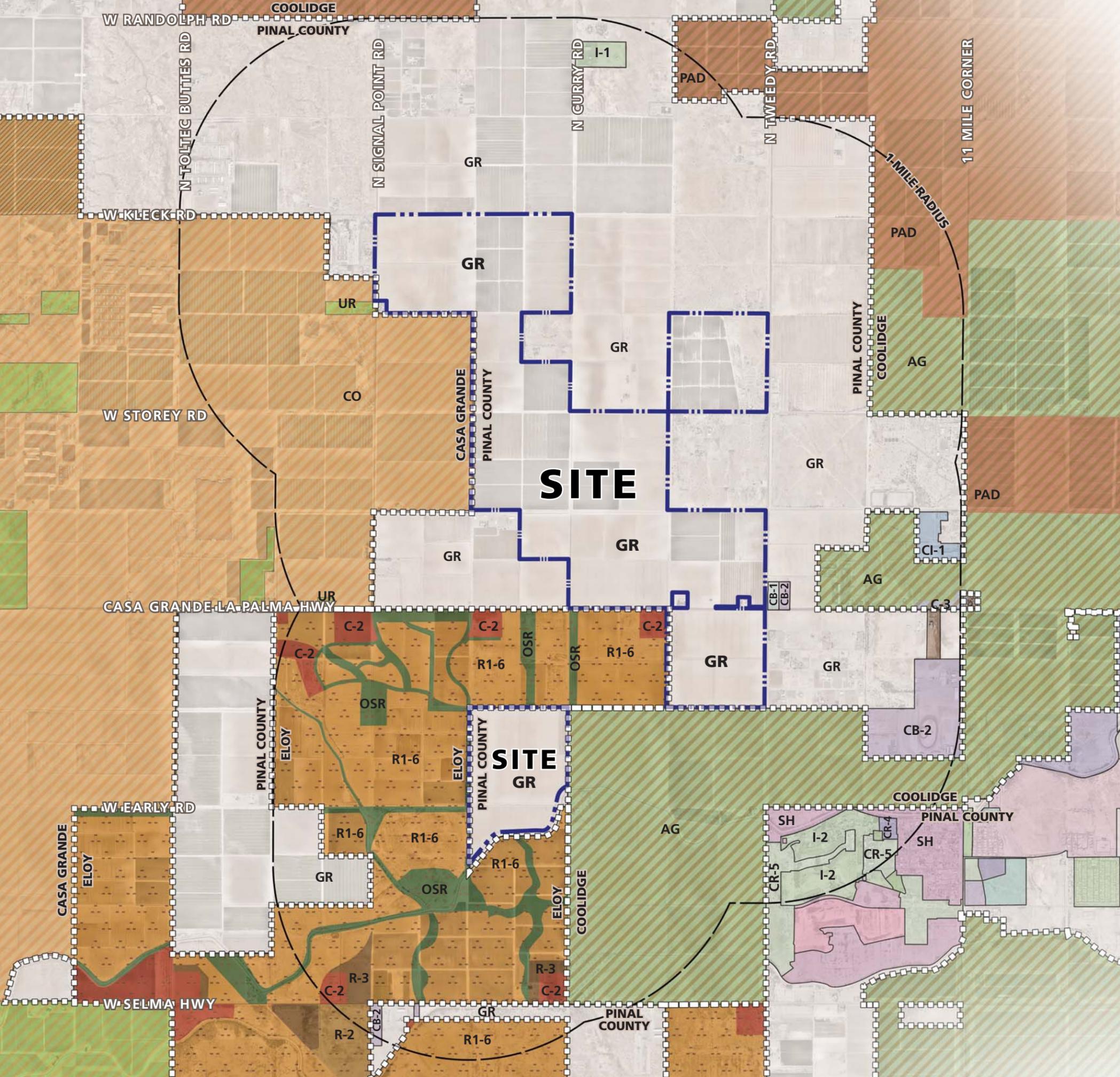


SunDog Solar

PLANNED AREA DEVELOPMENT

Context Map Existing Zoning

Exhibit C.1



LEGEND				
Pinal County Zoning				
GR	CR-1A	CI-1	SH	
I-2	CR-1	CI-2	RVP	
I-3	CR-3	MHP	I-3/ PAD	
CB-1	CR-4	MH		
CB-2	CR-5	SR		
City of Casa Grande Zoning				
CO	CO/CR	UR		
City of Eloy Zoning				
R1-6 PAD	R-2 PAD	R-3 PAD	C-2 PAD	
OSR PAD				
City of Coolidge Zoning				
AG	PAD	C-3		
City Boundary		1 Mile Radius		
Project Boundary				



27 March 2024

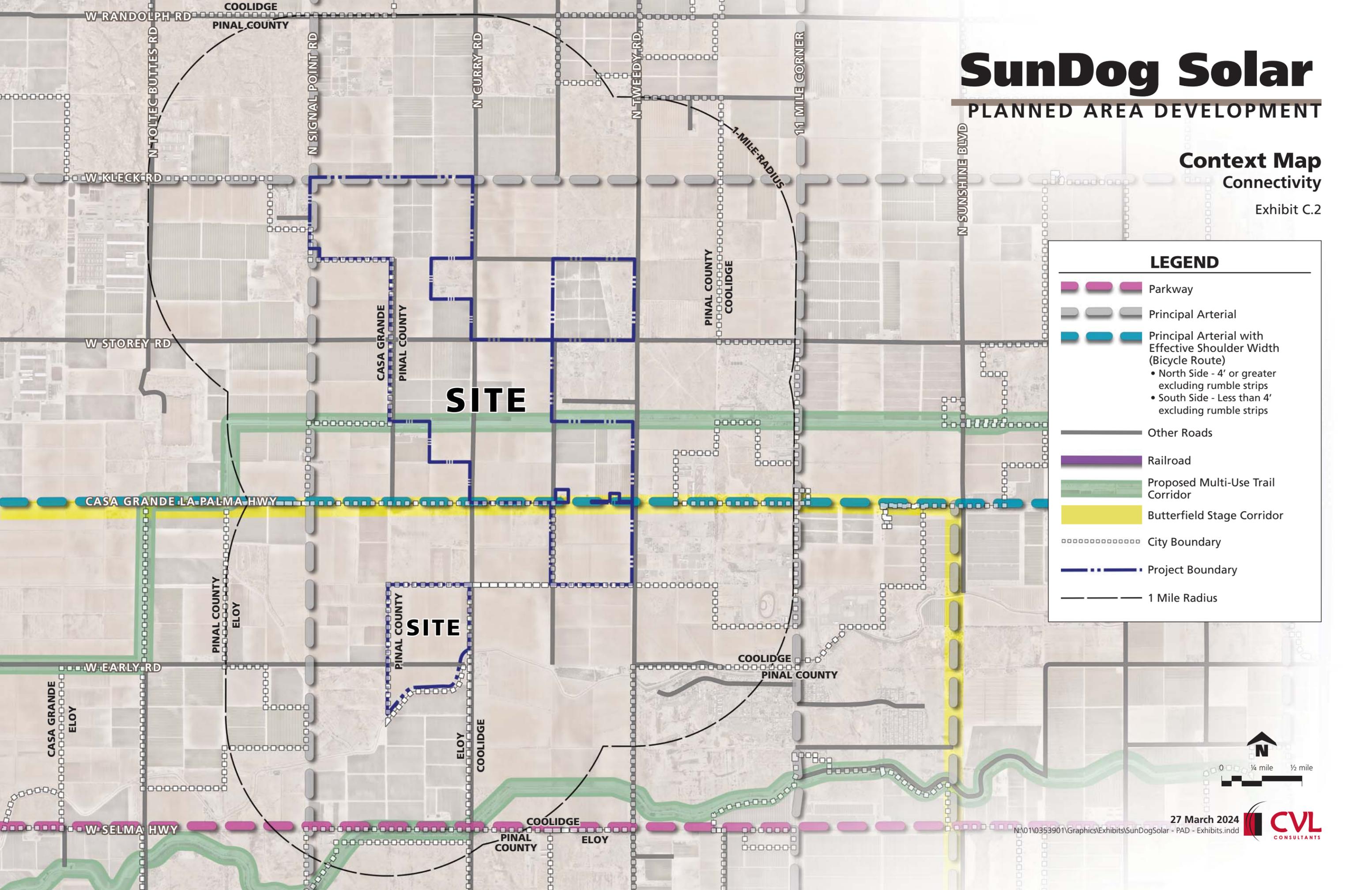


SunDog Solar

PLANNED AREA DEVELOPMENT

Context Map Connectivity

Exhibit C.2



LEGEND

- Parkway
- Principal Arterial
- Principal Arterial with Effective Shoulder Width (Bicycle Route)
 - North Side - 4' or greater excluding rumble strips
 - South Side - Less than 4' excluding rumble strips
- Other Roads
- Railroad
- Proposed Multi-Use Trail Corridor
- Butterfield Stage Corridor
- City Boundary
- Project Boundary
- 1 Mile Radius

27 March 2024

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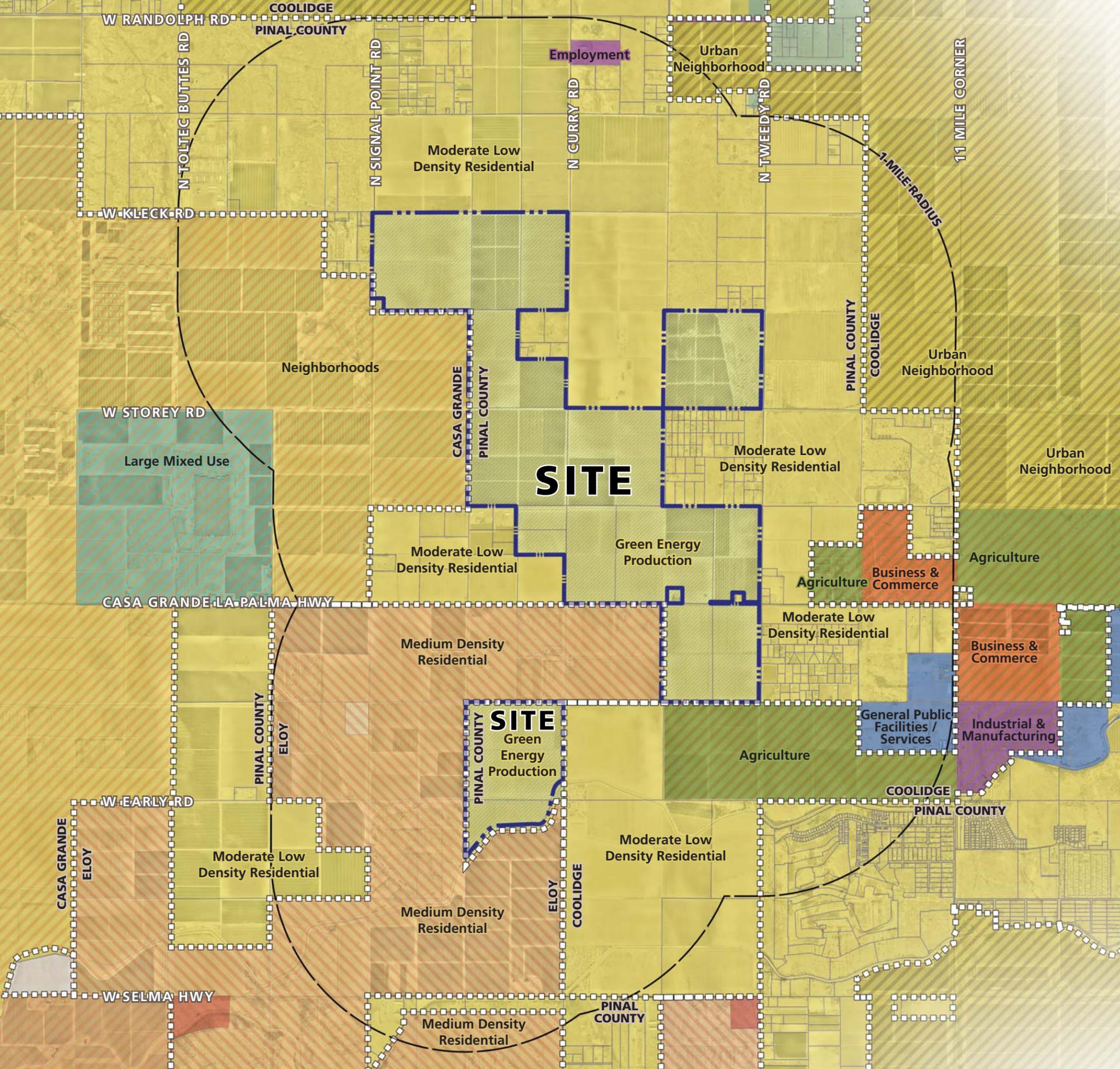


SunDog Solar

PLANNED AREA DEVELOPMENT

Existing General Plan

Exhibit D



LEGEND

Pinal County Land Use			
	Green Energy Production		Recreation / Conservation
	Moderate Low Density Residential (1-3.5 du/ac)		General Public Facilities / Services
	Employment		
City of Casa Grande Land Use			
	Neighborhoods		Rural
	Large Mixed-Use		
City of Eloy Land Use			
	Medium Density Residential (3.0 - 6.0 du/ac)		Community Commercial
City of Coolidge Land Use			
	Urban Neighborhood		Industrial & Manufacturing
	Business & Commerce		Agriculture
	City Boundary		
	Project Boundary		
	1 Mile Radius		



27 March 2024

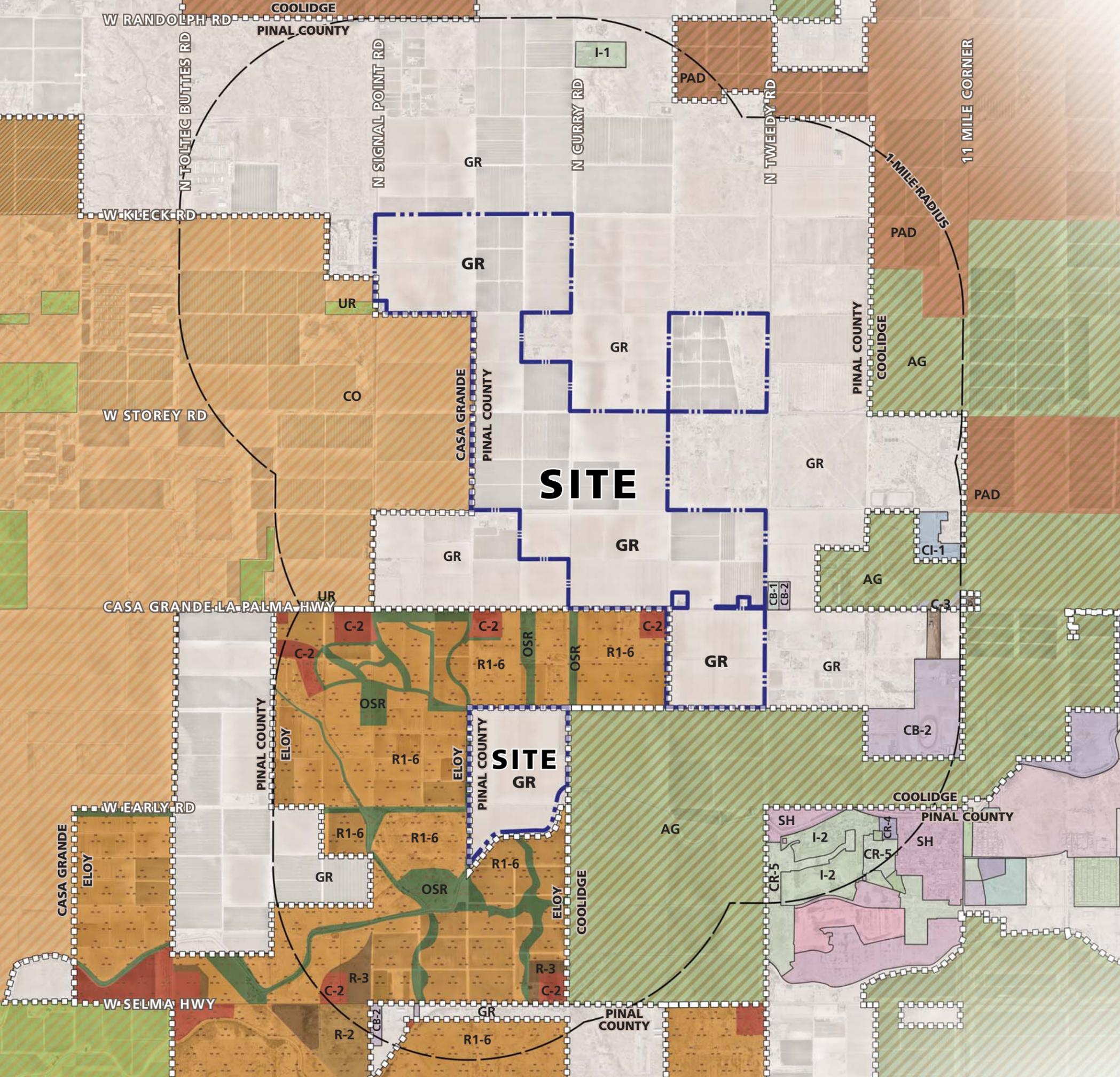


SunDog Solar

PLANNED AREA DEVELOPMENT

Existing Zoning Plan

Exhibit E



LEGEND				
Pinaleño Zoning				
GR	CR-1A	CI-1	SH	
I-2	CR-1	CI-2	RVP	
I-3	CR-3	MHP	I-3/PAD	
CB-1	CR-4	MH		
CB-2	CR-5	SR		
City of Casa Grande Zoning				
CO	CO/CR	UR		
City of Eloy Zoning				
R1-6 PAD	R-2 PAD	R-3 PAD	C-2 PAD	
OSR PAD				
City of Coolidge Zoning				
AG	PAD	C-3		
City Boundary		1 Mile Radius		
Project Boundary				



27 March 2024

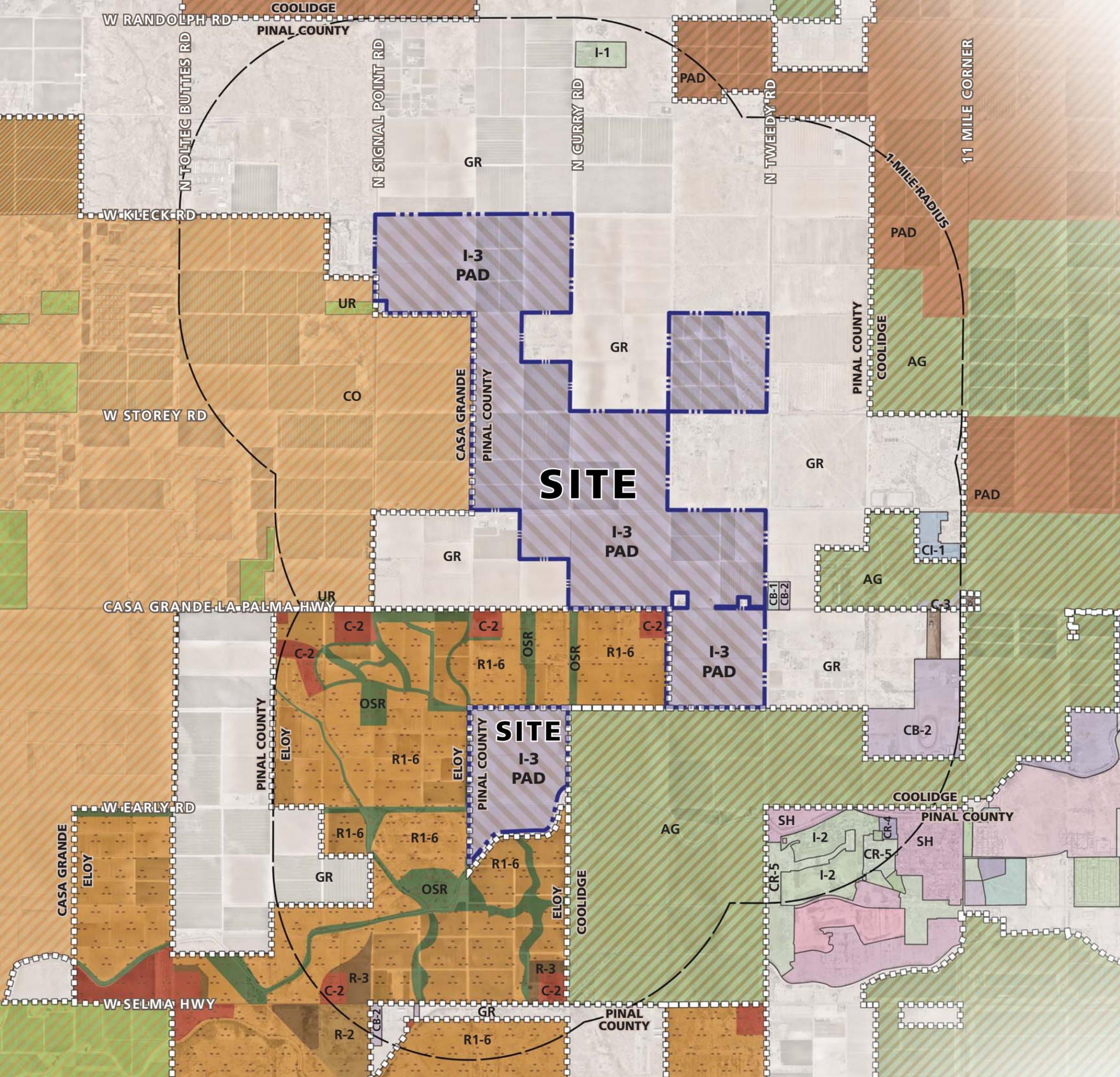


SunDog Solar

PLANNED AREA DEVELOPMENT

Proposed Zoning Plan

Exhibit F



LEGEND

Pinal County Zoning

GR	CR-1A	CI-1	SH
I-2	CR-1	CI-2	RVP
I-3	CR-3	MHP	I-3/PAD
CB-1	CR-4	MH	
CB-2	CR-5	SR	

City of Casa Grande Zoning

CO	CO/CR	UR
----	-------	----

City of Eloy Zoning

R1-6 PAD	R-2 PAD	R-3 PAD	C-2 PAD
OSR PAD			

City of Coolidge Zoning

AG	PAD	C-3
----	-----	-----

City Boundary (dashed line)

Project Boundary (blue dashed line)

1 Mile Radius (dashed line)



27 March 2024



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SunDog Solar

PLANNED AREA DEVELOPMENT

Site Plan

Exhibit G.1

LEGEND

-  Proposed Trail (utilizing existing County ROW and SunDog license area)
-  E-W Open Space #1, Storey Rd: 33' County ROW on each side of section line
-  E-W Open Space #2, HIDD Canal: 90' ROW south of section line

Note: A minimum 50-foot industrial buffer is required where project site abutts rural or residential zoning and collector or higher roadway designations.

MATCHLINE, SEE G.2



SunDog Solar

PLANNED AREA DEVELOPMENT

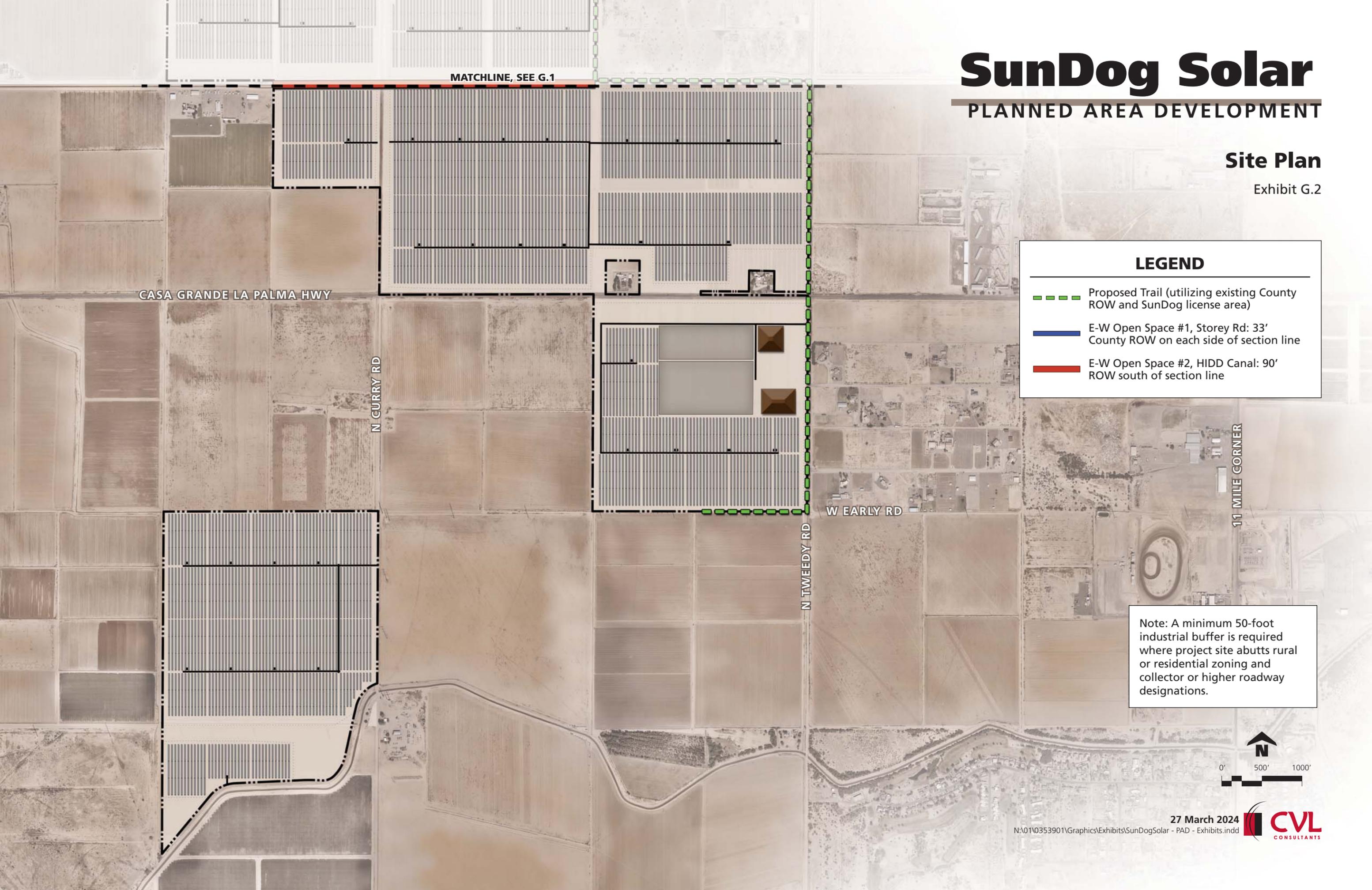
Site Plan

Exhibit G.2

LEGEND

-  Proposed Trail (utilizing existing County ROW and SunDog license area)
-  E-W Open Space #1, Storey Rd: 33' County ROW on each side of section line
-  E-W Open Space #2, HIDD Canal: 90' ROW south of section line

Note: A minimum 50-foot industrial buffer is required where project site abutts rural or residential zoning and collector or higher roadway designations.

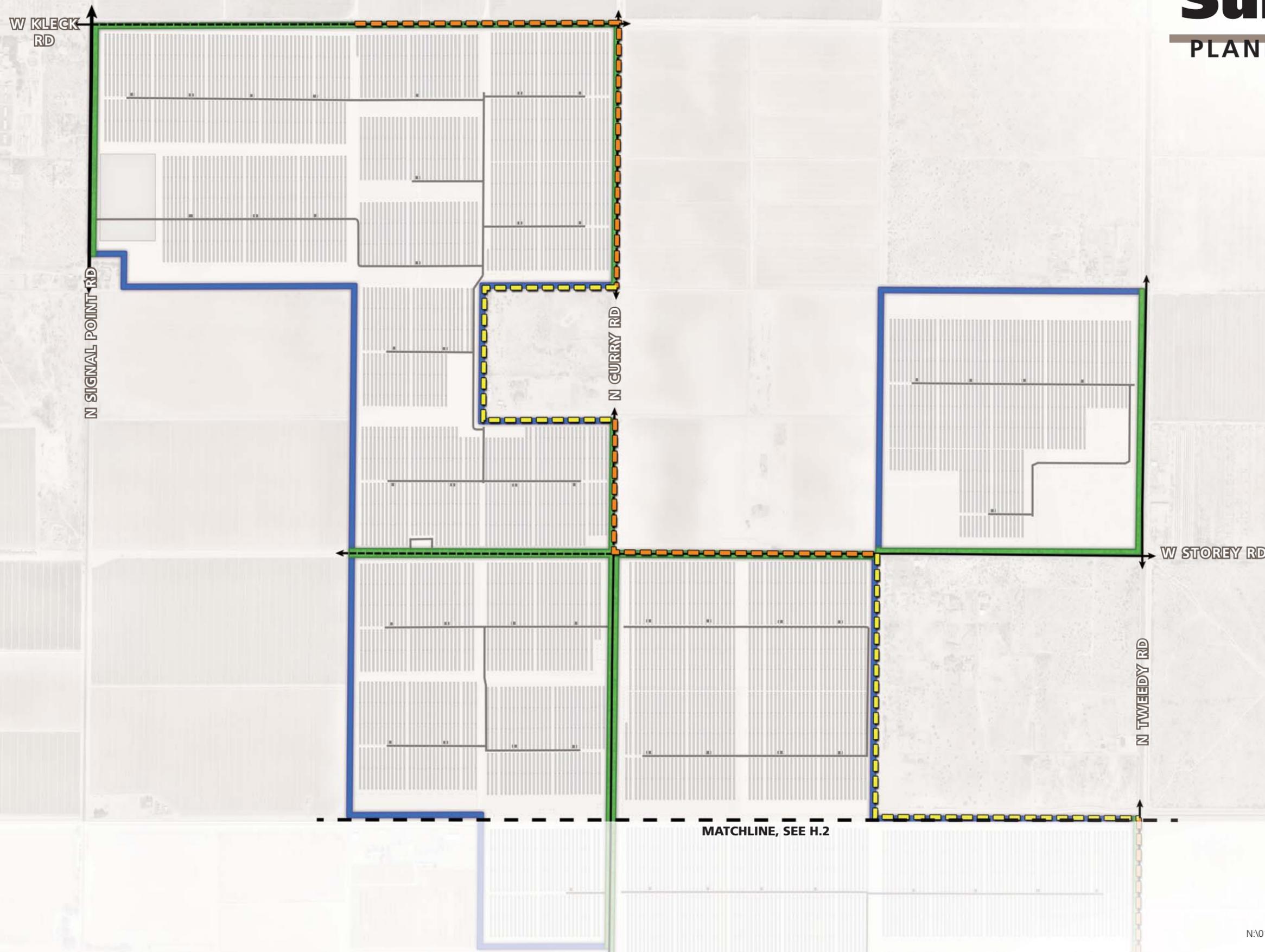


SunDog Solar

PLANNED AREA DEVELOPMENT

Open Space Plan

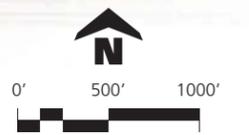
Exhibit H.1



LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
 - 1 tree for every 50 lf, planted in clusters every 150ft
 - cacti/shrubs
- Proposed Trail (utilizing existing County ROW)
- Proposed Trail (utilizing SunDog license area)

MATCHLINE, SEE H.2

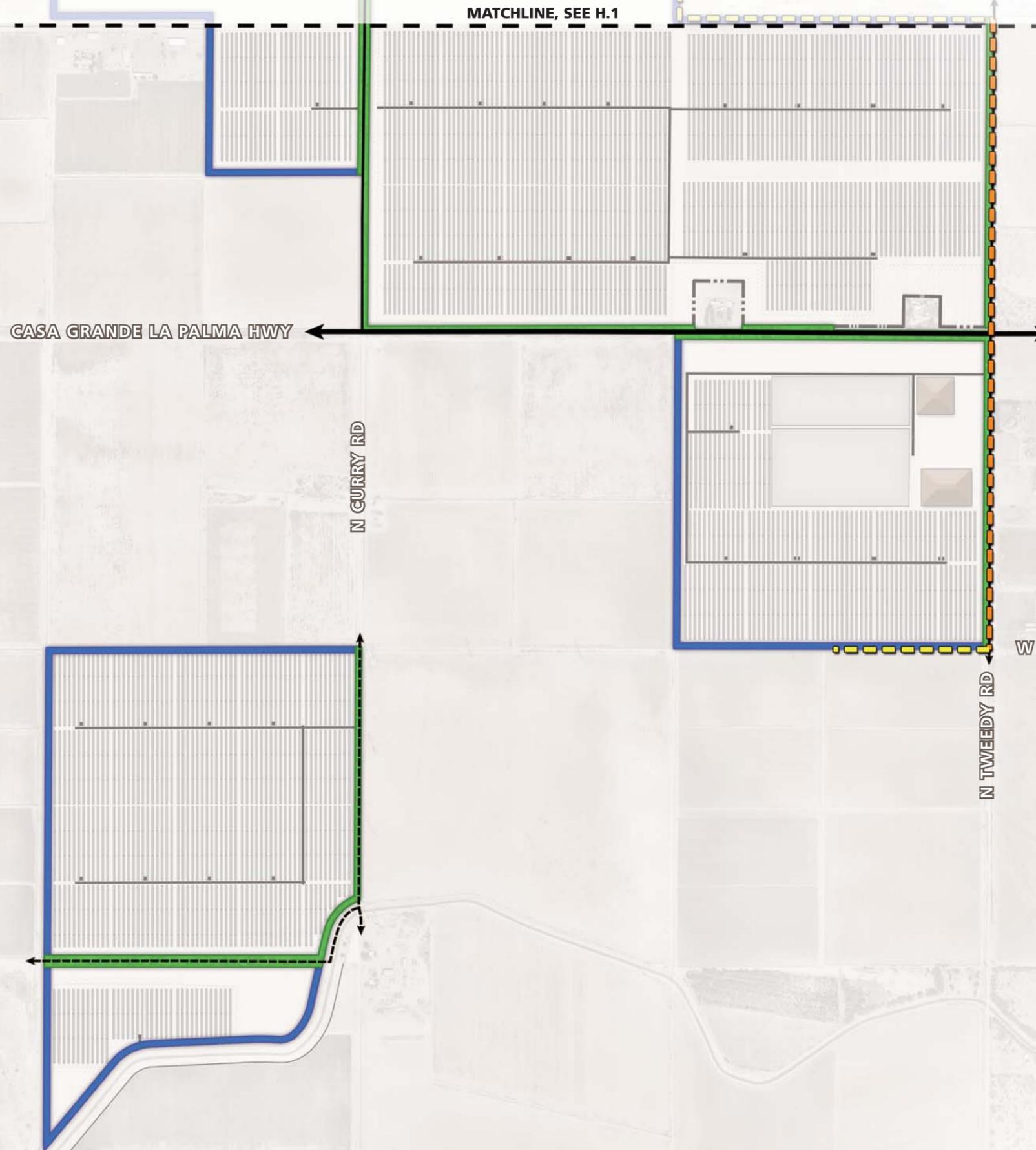


SunDog Solar

PLANNED AREA DEVELOPMENT

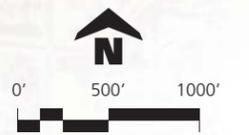
Open Space Plan

Exhibit H.2



LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
 - 1 tree for every 50 lf, planted in clusters every 150ft
 - cacti/shrubs
- Proposed Trail (utilizing existing County ROW)
- Proposed Trail (utilizing SunDog license area)



SunDog Solar

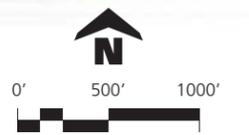
PLANNED AREA DEVELOPMENT

Wall Plan

Exhibit I.1

LEGEND

Chain link fence with screen



SunDog Solar

PLANNED AREA DEVELOPMENT

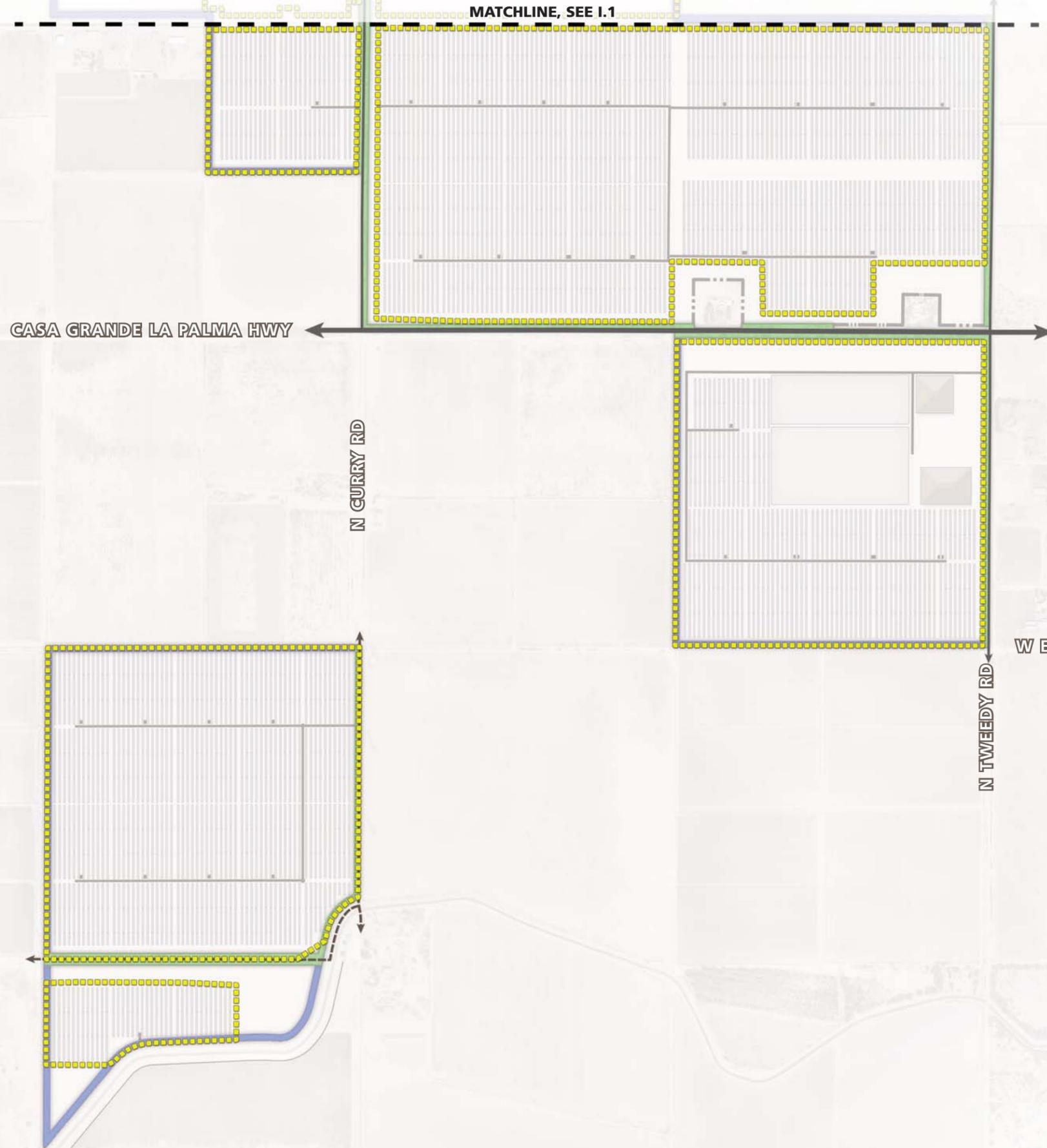
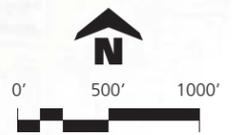
Wall Plan

Exhibit I.2

LEGEND

- Chain link fence with screen

Note: Block wall fencing will be required surrounding battery storage areas.

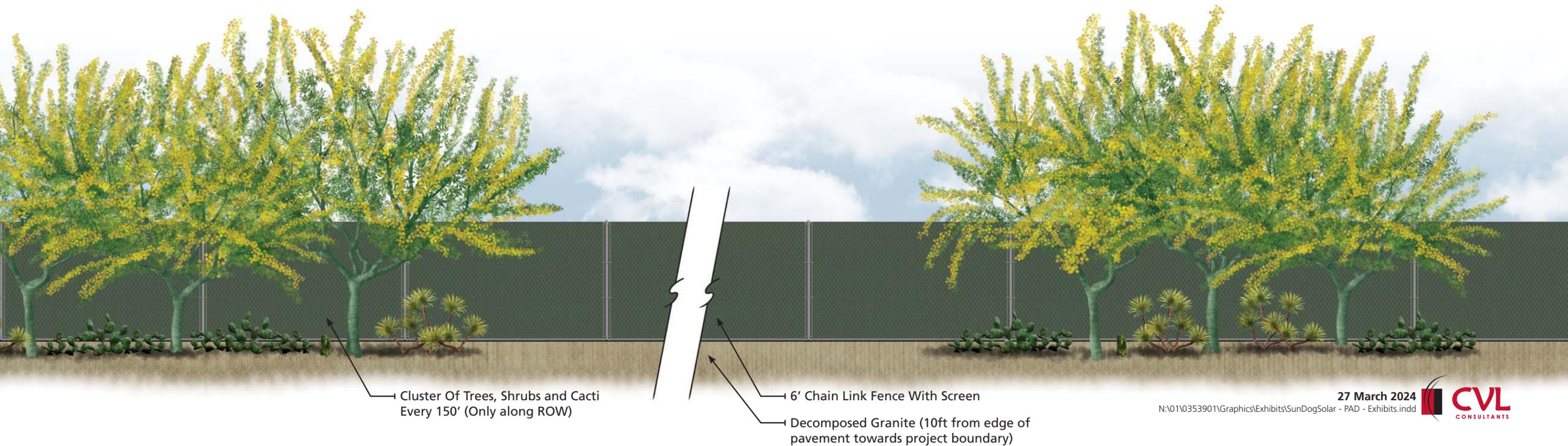
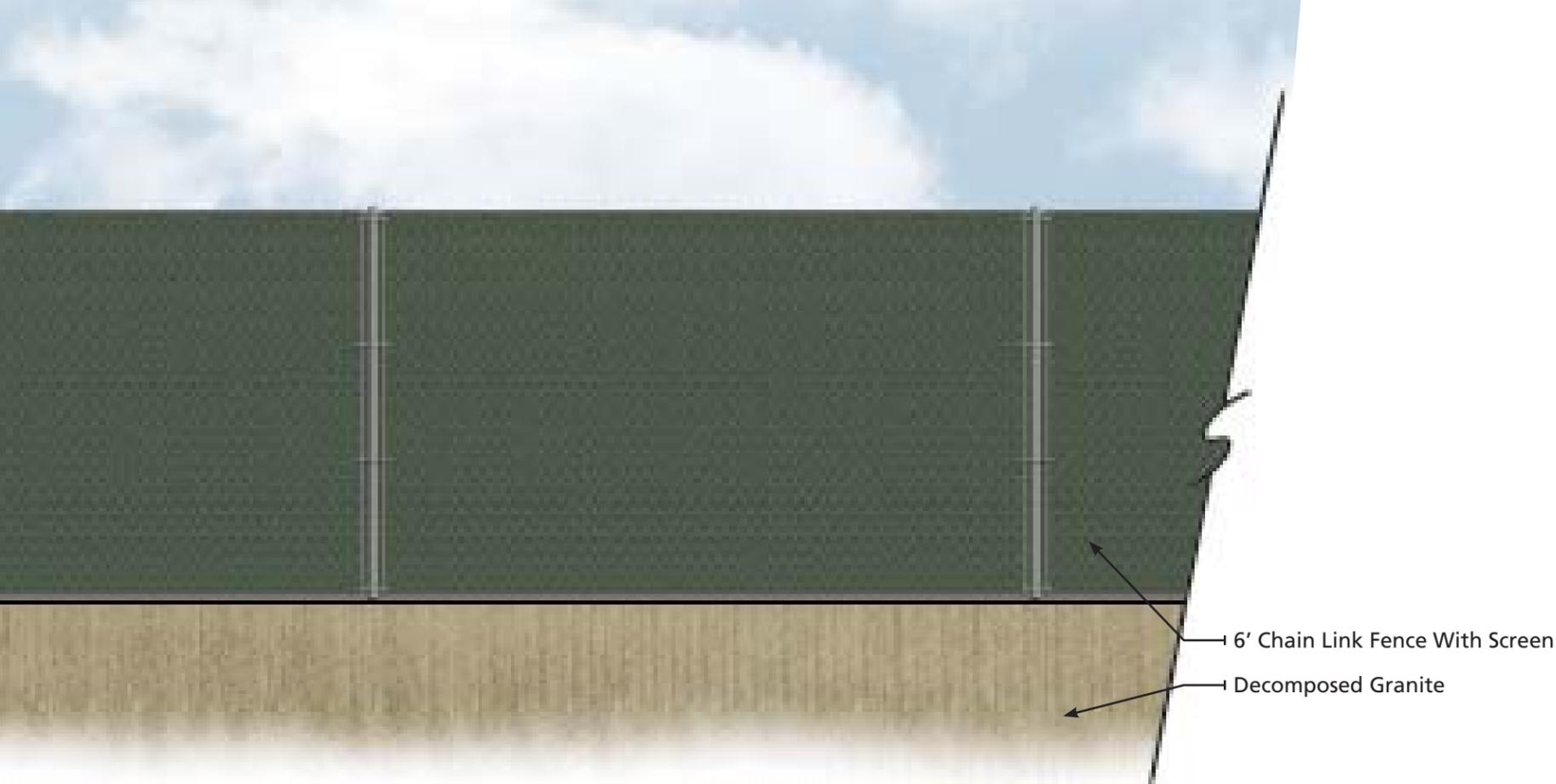


SunDog Solar

PLANNED AREA DEVELOPMENT

Fence Elevations

Exhibit J



SunDog Solar

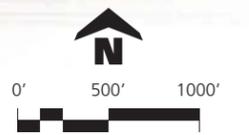
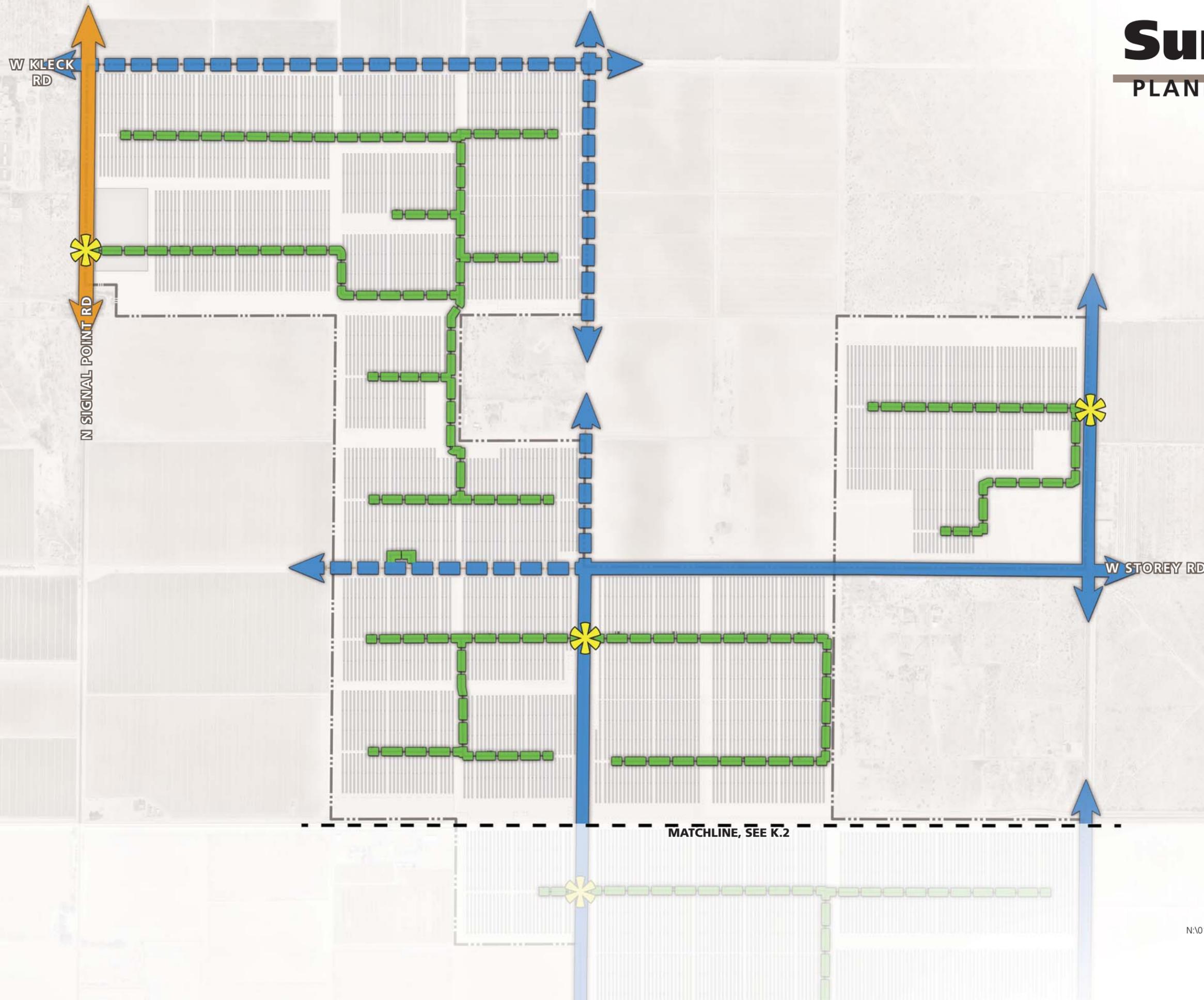
PLANNED AREA DEVELOPMENT

Circulation Plan

Exhibit K.1

LEGEND

- Existing Rural Major Collector
- Existing Rural Minor Arterial
- Existing Rural Local (paved)
- Existing Rural Local (dirt)
- Interior Road (dirt)
- Access Point

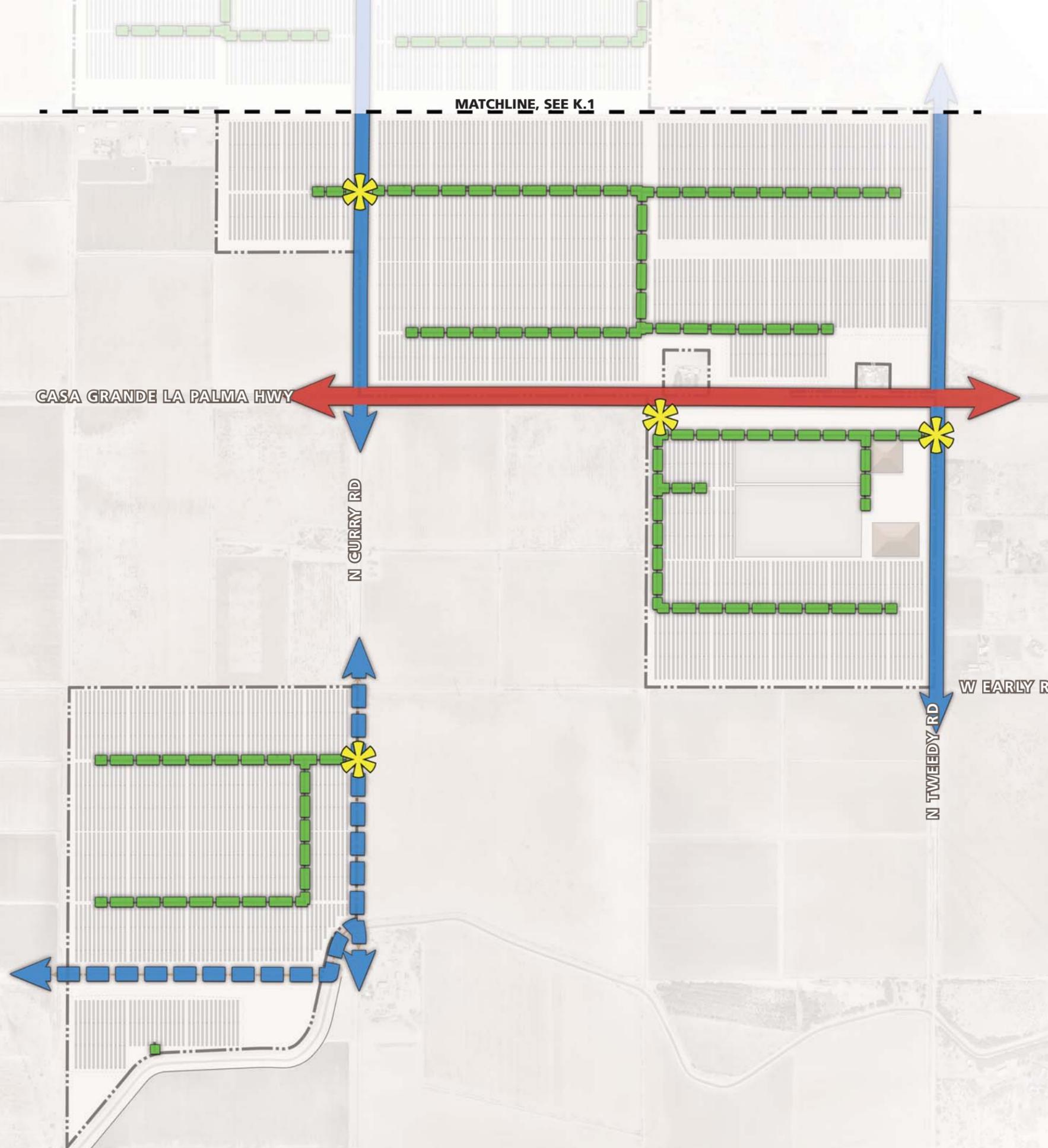


SunDog Solar

PLANNED AREA DEVELOPMENT

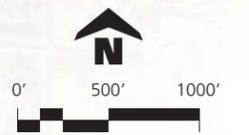
Circulation Plan

Exhibit K.2



LEGEND

- Existing Rural Major Collector
- Existing Rural Minor Arterial
- Existing Rural Local (paved)
- Existing Rural Local (dirt)
- Interior Road (dirt)
- Access Point



NO.	REVISION	DATE
1	REVISED ACREAGE AND DEV. STANDARDS PER 1ST REVIEW PAD COMMENTS	04/13/23
2	ADDED OPEN SPACE AND TRAIL LINEWORK TO SHEET 03.	03/26/24

Coe & Van Loo Consultants, Inc.

PLANNED AREA DEVELOPMENT
SUNDOG SOLAR ENERGY CENTER
PINAL COUNTY, ARIZONA



01 SHEET OF 03

PRELIMINARY SITE PLAN FOR SUNDOG SOLAR ENERGY CENTER

A PROPOSED SOLAR FACILITY LOCATED IN SECTIONS 14, 15, 22, 23, 26, 27 AND 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

- DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC;
- WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT;
- PARKING WILL BE WITHIN 600 FEET OF BUILDING;
- LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS.
- FIRE APPARATUS ACCESS AND FIRE LANES SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 503 AND APPENDIX D.
- FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 SECTION 3312 AND APPENDIX C.
- THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

PROPOSED DEVELOPMENT AND IMPROVEMENT NOTES

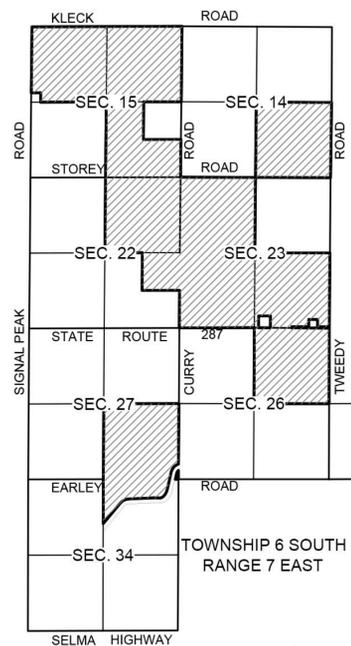
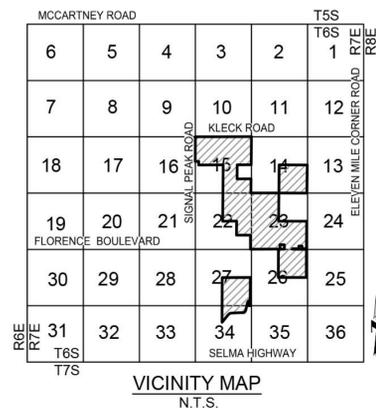
- THE PROJECT CONSISTS OF APPROXIMATELY 2.75 SQUARE MILES KNOWN AS APN #S: 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-71-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, AND 401-01-0560
- THE PROJECT IS LOCATED IN SECTIONS 14, 15, 22, 23, 26, 27 & 34, TOWNSHIP 6 SOUTH, RANGE 7 WEST
- PINAL COUNTY ZONING DESIGNATION:
 - CURRENT: GR
 - PROPOSED: I-3 PAD
- EXPECTED COMMERCIAL OPERATION BY: 06-01-2025
- SYSTEM DPC CAPACITY: 200 MWs
- SOLAR SUBSTATION TO CONNECT TO UTILITY GRID VIA NEW OVERHEAD GEN-TIE LINE TO CONNECT TO UTILITY GRID AT THE EXISTING PINAL CENTRAL 230KV SUBSTATION LOCATED 2 MILES SOUTHEAST OF THE SITE.
- THE PROJECT CONTAINS 1 BUILDING. BUILDING TO BE USED FOR OPERATIONS AND MAINTENANCE.
- INTERNAL ACCESS ROADS
 - TYPE: 16' WIDTH CRUSHED AGGREGATE
 - TOTAL LENGTH: 57,971'
- FENCE
 - TYPE: 8' PLUS 1' 3-STRAND BARB
 - TOTAL LENGTH: 101,291'
- PARKING
 - CONSTRUCTION PARKING WILL BE IN AREA LABELED CONSTRUCTION LAYDOWN AND PARKING.
 - TWO PERMANENT PARKING SPACES (9'X20") WILL BE ADJACENT TO THE OPERATIONS AND MAINTENANCE BUILDING AND SUBSTATION AREA.
- DETENTION/RETENTION PONDS
 - THE CONSTRUCTION OF DETENTION AND/OR RETENTION PONDS ON SITE ARE TO BE DETERMINED BASED ON PRELIMINARY ANALYSIS OF THE PROPOSED SITE.

LAND PLANNER

COE & VAN LOO CONSULTANTS, INC. (CVL)
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: 602-285-4765

OWNER / DEVELOPER

SUNDOG ENERGY CENTER LLC
1401 17TH STREET, SUITE 1100
DENVER, CO 80202
CONTACT: KATIE DESPAIN
PHONE: 303-557-4493



LEGAL DESCRIPTION

SEE SHEET 02

LEGEND

- PROPOSED BOUNDARY LINE
- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" REBAR WITH CAP RLS #33851
- INDICATES CENTER LINE MONUMENTATION- SET BRASS CAP FLUSH UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-2, TYPE "D" (UNLESS OTHERWISE NOTED)
- ⊙ INDICATES EXISTING BRASS CAP FLUSH
- INDICATES EASEMENT LINES
- L1 INDICATES LINE NUMBER
- C2 INDICATES CURVE NUMBER
- ESMT. INDICATES EASEMENT
- N.T.S. INDICATES NOT TO SCALE
- G.L.O. INDICATES GENERAL LAND OFFICE
- P.C.R. INDICATES PINAL COUNTY RECORDS
- T.B.A. INDICATES TO BE ABANDONED

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 04021C-1225 E AND 04021C-1600 E, BOTH DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UNSHADED ZONE "X" AS DEFINED BY FEMA IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°35'44" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO DIRECT OBSERVATION ON ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE.

SERVICE PROVIDERS

ELECTRICITY	ELECTRICAL DISTRICT 2 (ED2) - NOTE: FOR TEMPORARY CONSTRUCTION POWER AND BACKUP POWER DURING OPERATIONS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	REGIONAL FIRE AND RESCUE (AND/OR CASA GRANDE, ELOY, COOLIDGE FIRE)
WASTE DISPOSAL	REPUBLIC SERVICES - NOTE: FOR CONSTRUCTION WASTE
WATER	N/A - NOTE: WATER FOR CONSTRUCTION WILL BE TRUCKED TO THE SITE
WASTEWATER	N/A - NOTE: PORTABLE TOILETS TO BE USED DURING CONSTRUCTION. POTENTIAL SEPTIC SYSTEM TO BE USED FOR OPERATION.

SITE DATA TABLE

GROSS AREA	71,845,666 SF	1,649.35 AC
EXISTING ZONING	GR	
PROPOSED ZONING	I-3 PAD	
NUMBER OF BUILDINGS	1 BUILDING	

BASE ZONING & ZONING CASE

A PLANNED AREA DEVELOPMENT WITHIN I-3 PAD
CASE NUMBER: PZ-PD-044-22

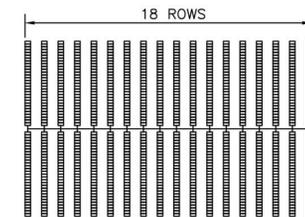
Amended Development Standards - I-3 PAD	
Site Development Standards	
Min. Lot Area	None
Min. Lot Width	None
Min. Front Setback ^(1,2)	20'
Min. Side Setbacks ^(1,2)	0'; 25' (where development abuts a rural or residential district)
Min. Rear Setback ^(1,2)	10'; 25' (where development abuts a rural or residential district)
Max. Height	50' (transmission structures could exceed 50 feet but are exempt per Pinal County Code Section 2.150.050)
Detached Accessory Buildings	
Permitted coverage ⁽³⁾	40 percent of the required rear setback and any additional space within the buildable area;
Maximum height ⁽³⁾	20 feet within the required rear setback; 35 feet within the buildable area;
Minimum distance to main building	7'
Minimum distance to front lot line ⁽³⁾	15'
Minimum distance to side lot lines ⁽³⁾	0'
Minimum distance to rear lot lines ⁽³⁾	4'
Industrial Buffer ⁽¹⁾	
50' (where development abuts a rural or residential district, arterial or collector street)	

⁽¹⁾ The setbacks and Industrial Buffer are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing, or signage.
⁽²⁾ Except as modified by the Industrial Buffer, where required.
⁽³⁾ Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross area of a lot or building site. No maximum buildable area is required for the I-3 district.

DETAILS

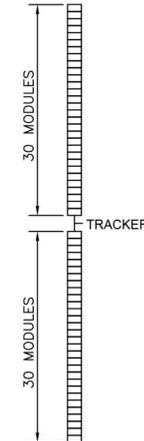
FULL TRACKER ARRAY

SCALE: 1" = 100'



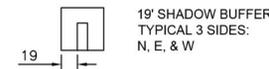
ROW LAYOUT

SCALE: 1" = 40'



ELECTRICAL EQUIPMENT SKID

SCALE: 1" = 100'



SHEET INDEX

- COVER SHEET, TABLES, NOTES, DETAILS
- LEGAL DESCRIPTION
- SITE PLAN

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA.

PARCEL NO. 2:
THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY FOR THE FLORENCE – CASA GRANDE CANAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE 1/2" REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:
THENCE NORTH 12 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.60 FEET;
THENCE NORTH 13 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 117.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 400.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 11 SECONDS, A DISTANCE OF 403.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID EAST LINE, A DISTANCE OF 226.60 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING ON A 200.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 40 DEGREES 26 MINUTES 27 SECONDS EAST;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 04 MINUTES 38 SECONDS, A DISTANCE OF 125.93 FEET;
THENCE SOUTH 13 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 116.01 FEET;
THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTH LINE, A DISTANCE OF 204.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT THE SOUTH 45.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCKET 927, PATE 868, RECORDS OF PINAL COUNTY, ARIZONA; AND ALSO
EXCEPT THAT CERTAIN PARCEL OF LAND DESCRIBED IN FEE NO. 2010-085083, RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, BEING MARKED BY AN H.D. BRASS CAP IN A HAND HOLE;
THENCE WEST (ASSUMED AND BASIS OF BEARING), ALONG THE SOUTHERLY LINE OF SAID SECTION 23, A DISTANCE OF 419.61 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST, BEING PARALLEL WITH AND 45.00 FEET NORTHERLY OF SAID SOUTHERLY LINE OF SECTION 23, A DISTANCE OF 312.13 FEET TO A POINT FROM WHICH AN A.H.D. ALUMINUM CAP R/W MARKER BEARS WEST 1310.77 FEET DISTANT THEREFROM;
THENCE NORTH 00 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF 258.35 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 17278";
THENCE SOUTH 89 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF 311.78 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 29864";
THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 253.58 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:
THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE 1" IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 00 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 2,647.97 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2,087.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 417.42 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 417.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 417.12 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;
THENCE SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 417.42 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 07 SECONDS WEST, A DISTANCE OF 417.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 6:
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA.

PARCEL NO. 7:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 8:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA.

PARCEL NO. 9:
THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 10 - INTENTIONALLY DELETED

PARCEL NO. 11:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 12:
THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 13:
THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 14: - INTENTIONALLY DELETED

PARCEL NO. 15: - INTENTIONALLY DELETED

PARCEL NO. 16:
THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT NO. 7076 FROM THE STATE OF ARIZONA.

PARCEL NO. 17:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL;
THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:
THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 363.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 289.29 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 200.00 FOOT RADIUS, CONCAVE NORTHERLY;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 37 MINUTES 01 SECONDS, A DISTANCE OF 169.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,100.00 FOOT RADIUS, CONCAVE SOUTHERLY;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 248.51 FEET;
THENCE SOUTH 87 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 824.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 34 MINUTES 40 SECONDS, A DISTANCE OF 352.92 FEET;
THENCE SOUTH 39 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 934.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;
THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID WEST LINE, A DISTANCE OF 1,564.36 FEET TO THE POINT OF BEGINNING.
SAID LAND BEING THE SAME AS THE FOLLOWING DESCRIBED PARCEL:
THAT PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;
THENCE EAST ON THE NORTH LINE THEREOF TO A POINT 1080 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 13 DEGREES 41 MINUTES WEST 545 FEET;
THENCE SOUTH 42 DEGREES 8 MINUTES WEST 280 FEET;
THENCE SOUTH 88 DEGREES 53 MINUTES WEST 1362 FEET;
THENCE SOUTH 40 DEGREES 33 MINUTES WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST THEREON TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 18:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 19:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL AREA TABLE		
PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)
PARCEL 1	3,528,595	81.005
PARCEL 2	6,974,493	160.112
PARCEL 3	3,371,939	77.409
PARCEL 4	6,838,012	156.979
PARCEL 5	3,540,557	81.280
PARCEL 6	3,516,212	80.721
PARCEL 7	5,288,063	121.397
PARCEL 8	3,529,151	81.018
PARCEL 9	6,945,114	159.438
PARCEL 11	3,549,429	81.484
PARCEL 12	7,055,605	161.974
PARCEL 13	7,049,181	161.827
PARCEL 16	7,053,718	161.931
PARCEL 17	1,848,492	42.436
PARCEL 18	878,299	20.163
PARCEL 19	878,807	20.175
TOTAL	71,845,667	1,649.350

NOTE:
PARCEL ACREAGES MAY NOT ADD TO TOTAL DUE TO ROUNDING ERROR.
PARCEL NOS. 10, 14 AND 15 HAVE BEEN INTENTIONALLY DELETED.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	289.29'	500.00'	033°09'01"	148.82	285.27	S28°57'30"W
C2	169.71'	200.00'	048°37'01"	90.34	164.66	S69°50'31"W
C3	248.51'	2100.00'	006°46'49"	124.40	248.37	N89°14'23"W
C4	352.92'	425.00'	047°34'40"	187.35	342.86	S63°34'53"W
C5	403.42'	400.00'	057°47'11"	220.75	386.54	S42°22'31"W
C6	91.75'	300.00'	017°31'21"	46.23	91.39	S73°16'49"W
C7	267.23'	300.00'	051°02'13"	143.21	258.48	S39°00'02"W
C8	347.15'	600.00'	033°09'01"	178.58	342.33	S28°57'30"W
C9	254.56'	300.00'	048°37'01"	135.51	246.99	S69°50'31"W
C10	236.68'	2000.00'	006°46'49"	118.48	236.54	N89°14'23"W
C11	269.88'	325.00'	047°34'40"	143.27	262.19	S63°34'53"W
C12	125.93'	200.00'	036°04'38"	65.13	123.86	N31°31'14"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°27'02"W	45.00'
L2	S13°28'55"W	117.93'
L3	S12°23'00"W	140.60'
L4	S12°23'00"W	363.06'
L5	S82°02'29"W	86.55'
L6	S13°28'55"W	116.97'
L7	S12°23'00"W	117.60'
L8	S12°23'00"W	385.09'
L9	N89°38'53"W	419.39'
L10	N00°43'42"E	253.58'

LINE TABLE		
NO.	BEARING	LENGTH
L11	N88°46'19"W	311.78'
L12	S00°48'29"W	258.35'
L13	N89°57'27"E	102.40'
L14	N89°57'27"E	102.40'
L15	N89°57'27"E	110.34'
L16	N12°23'00"E	94.61'
L17	N13°28'55"E	116.01'
L18	S00°19'23"W	310.73'
L19	N00°43'42"E	45.00'



NO.	REVISION	DATE
1	REVISED ACREAGE AND DEV. STANDARDS PER 1ST REVIEW PAD COMMENTS	04/13/23
2	ADDED OPEN SPACE AND TRAIL LINEWORK TO SHEET 03.	03/26/24

PLANNED AREA DEVELOPMENT
SUNDOG SOLAR ENERGY CENTER
PINAL COUNTY, ARIZONA

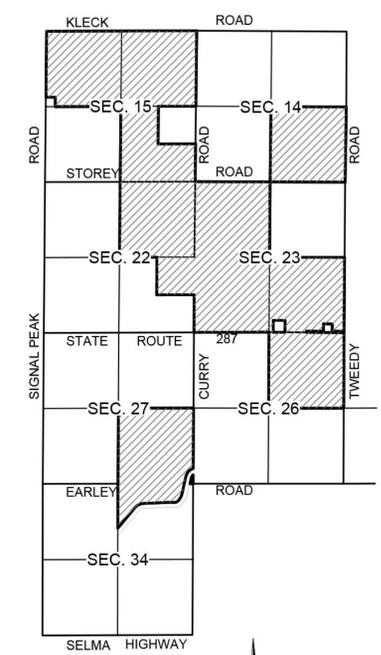


02 SHEET OF 03
CVL Project # 1-01-03539-01
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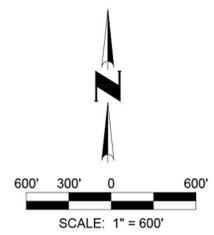
SHEET INDEX
1 COVER SHEET, TABLES, NOTES, DETAILS
2 LEGAL DESCRIPTION
3 SITE PLAN

Coe & Van Loo Consultants, Inc.

Printed By: JulieW Print Date: March 26, 2024 Filename: N:\01\03\03\001\CADD\Pre\main\PS_SitePlan.dwg



- OPEN SPACE AND TRAIL LEGEND**
- PROPOSED TRAIL (UTILIZING EXISTING COUNTY ROW AND SUNDOG LICENSE AREA)
 - E-W OPEN SPACE #1, STOREY RD: 33' COUNTY ROW ON EACH SIDE OF SECTION LINE
 - E-W OPEN SPACE #2, HIDD CANAL: 90' ROW SOUTH OF SECTION LINE



SHEET INDEX

1	COVER SHEET, TABLES, NOTES, DETAILS
2	LEGAL DESCRIPTION
3	SITE PLAN



NO.	REVISION	DATE
1	REVISED ACREAGE AND DEV. STANDARDS PER 1ST REVIEW PAD COMMENTS	04/13/23
2	ADDED OPEN SPACE AND TRAIL LINEWORK TO SHEET 03.	03/26/24

PLANNED AREA DEVELOPMENT
SUNDOG SOLAR ENERGY CENTER
PINAL COUNTY, ARIZONA



SunDog Energy Center

Decommissioning Plan

Prepared for
Pinal County

Project Owner
SunDog Energy Center LLC
1 South Wacker Drive Suite 1800
Chicago, IL 60606

May 10, 2023

Table of Contents

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2. Project Background	1
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4. Decommissioning Requirements	1
5. Description of Work to Install Project.....	2
6. Decommissioning Process	3
7. Decommissioning Timing.....	3

1. Introduction

SunDog Energy Center LLC (the Project Owner) is proposing to construct, own and operate an approximately 200-megawatt (MW) capacity photovoltaic (PV) solar plus storage energy facility on approximately 1,600 acres in Pinal County, AZ (the Project) on private land.

2. Project Background

The Project is located west of Casa Grande near Eleven Mile Corner in Pinal County, Arizona. The solar farm will consist of these selected project components:

- Solar modules using single-axis trackers mounted on steel posts;
- Operations facilities including O&M building, control building, energy storage buildings, storage yard and parking areas;
- Interior access roads and a perimeter road;
- Inverters and collection system;
- A collector substation;
- Security fencing;
- Distribution line for construction and operation power;
- 230 kV gen-tie line or bus connection; and
- Associated electrical equipment and materials necessary to connect to the Salt River Project (SRP) Pinal Central Substation.

The Project Owner will secure a 20-year agreement to sell the energy and environmental attributes from the Project to SRP (Power Purchase Agreement). This Power Purchase Agreement will be used by the Project Owner to secure project financing in order to build the project.

3. Existing Site Conditions

The biotic communities present within the Project area are classified as Lower Colorado subdivision of Sonoran desertscrub. However, the majority of land within the Project area has been converted to agriculture. The land is flat with an elevation ranging from approximately 1,400 to 1,490 feet above mean sea level (AMSL). The surrounding properties consist of agricultural and residential properties. The existing facilities in close proximity to the Project include a substation and solar generating facilities. The Project will be accessed primarily from the southeast edge of the Project from N Tweedy Road, south of W Highway 287. Two other access points will be located along N Curry Road, north and south of Casa Bonita Road.

4. Decommissioning Requirements

The Project Owner has supplied this Decommissioning Plan to Pinal County, Arizona to detail how the site will be restored to a useful, non-hazardous condition once the Project Owner has vacated the grounds. This is an obligation the Project Owner has with all the landowners it leases from; if it defaults on this obligation landowners have rights under the lease agreements. At the end of the equipment's useful life, the Project components are expected to be decommissioned as described below.

5. Description of Work to Install Project

Clearing and Grading: The entire site will be cleared of vegetation and some grading will occur.

Solar Equipment: Rock anchor foundations will be used for the solar racking system. Steel pile foundations will be used for the solar inverters and medium voltage step-up transformers.

Energy Storage: The energy storage facilities would be located on up to twenty acres located adjacent to the Project collector substation.

Roads and Fencing: Access roads approximately 16 to 20 feet wide will be installed to service the Project and have an aggregate base over compacted native soils. An approximately 6-foot-high chain-link fence would be installed around the facility and access to the site will be controlled by gates.

Buildings and Enclosures: The Project will have an operations and maintenance (“O&M”) building currently planned to be approximately 6,000 square feet and a control house currently planned to be approximately 1,200 square feet. The control house is delivered to the site already built and set on a concrete foundation.

SCADA and Communications Equipment Enclosure: Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control components. The SCADA equipment for the Project will be mounted in the control house. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to remotely monitor the Project.

Cable Trenching: Trenching requirements for the electrical cables and telecommunication lines would consist of a trench up to approximately three feet deep and one to four feet wide. The trenches would be filled with base material above and below the conductors and communications lines to ensure adequate thermal conductivity and electrical insulating characteristics. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Excessive material from the foundation and trench excavations would be used for site leveling.

Project Substation and Transmission Line: The electrical cables will feed to the Project Substation from which one 230-kV transmission line will go to the SRP Pinal Central Substation 1.75 miles from the Project.

Foundations: The solar modules will be installed on single-axis trackers attached to racking structures. The foundations for the racking structures will either be rock anchors or ballast foundations.

Project Life: The Project equipment has an estimated useful life of at least 35 years with an opportunity for extension depending on equipment replacements or refurbishments.

6. Decommissioning Process

The Project will consist of various materials including steel, aluminum, copper, concrete, solar modules, transformer insulating oils, and plastics. When the Project reaches the end of its operational life, the components will be disassembled, and component materials will be recycled (including sold for scrap) or taken to a landfill.

Decommissioning will be accomplished using conventional construction equipment with the objective of maximizing the recycling of materials and minimizing the amount of waste to be disposed. Demolition debris will be placed in temporary onsite, secured, storage areas pending final transportation and disposal or recycling according to the procedures listed below.

The first step in the decommissioning process is the assessment of existing site conditions and preparation of the facility site for decommissioning. Internal service roads, fencing, and electrical power will remain in place for use by the decommissioning workers until no longer needed. All necessary permits, such as for land use or road access, will be obtained prior to conducting any decommissioning work.

The decommissioning of the Project will then proceed in reverse order of the construction and commissioning of the solar farm. The Project will be disconnected from the transmission system. Solar modules will be disconnected, collected, packed, and sent to the original manufacturer or a local recycler. Site equipment will be disconnected from all above ground and underground cables. All above and below ground cables will be removed and transported off-site to an approved recycling facility or landfill. Solar module steel racking system will be removed and transported off-site to a recycling facility. Electrical and electronic devices, including medium voltage step-up transformers and solar inverters will be removed and transported off-site to a recycling facility. Disconnect switches and the recloser will be removed and sold for reuse, will be recycled, or will be sent to a facility who takes electrical waste. Concrete foundations will be removed and then transported off-site and recycled, recycled by portable recycling equipment brought on-site, or taken to the landfill.

The last step, treatment of internal service roads, fences, gates, and the transmission line will depend on whether there is a planned next use of the land by the landowner. If there is a need for these improvements, they will be left in place and maintained by the landowner. If there is not, they will be removed and the land will be restored. Because the area will be minimally graded for construction, it will not be necessary to restore the original grading.

7. Decommissioning Timing

Once the project is scheduled for decommissioning, the Project Owner will work diligently to complete the decommissioning process within approximately 12 months or as soon as reasonably practicable.

Second Report on Citizen Contact¹

- I. Second Neighborhood Meeting information:
 - Monday, April 8, 2024
 - 6:00pm - 6:30pm
 - Virtual Meeting held via Microsoft Teams
- II. Notice Information

Notice	Postcard Mailing	Email (when address not provided)
Content	See Appendix I.	See Appendix I.
Dates Distributed	March 26, 2024	April 1, 2024
Names and Addresses	See Appendix II.	See Appendix II.

- III. Summary of concerns, issues, and problems
 - a. **Participants**
 - i. Allison Satalino
 - ii. Justin Hastings
 - iii. Robin Ward
 - iv. Justin Ward
 - v. Two anonymous video conference participants
 - b. **Vegetation.**
 - i. There was only one comment made by a participant in the second neighborhood meeting. The individual asked whether and to what extent there would be vegetation along the proposed trail corridor.
 - ii. The Project described the proposed vegetation along the trail corridor, specifically that the vegetation would likely include “clusters” of native plants/trees approximately every 150 feet. The individual was satisfied with this response and responded, “great.” The Project offered to provide additional information on proposed vegetation to the individual, who accepted the Project’s offer.

Appendix I. Copies of postcard mailing.

Appendix II. Names and addresses who received the notice of neighborhood meeting.

¹ This Neighborhood Meeting was held at the request of Pinal County, pursuant to Development Services Code § 2.166.050(E)(3)(d).

Appendix I.

a. Postcard mailing



Neighborhood Meeting for SunDog Solar Energy Center

Join us for the SunDog
Solar Energy Center
Neighborhood Meeting

Invenergy
1401 17th Street
Suite 1100
Denver, CO 80202

Monday, April 8th, 2024 | 6pm MST/AZ

Location:
Virtual Meeting
www.bit.ly/sundog040824

Please join us on Microsoft Teams for a virtual neighborhood meeting for the SunDog Solar Energy Center. The event will consist of a presentation followed by Q&A. If you are unable to attend or would like to schedule a private meeting, please contact Katie DeSpain, project developer, at (303) 557-4493 or kdespain@invenergy.com.

b. Email



Neighborhood Meeting for SunDog Solar Energy Center

Monday, April 8th, 2024
6pm MST/AZ

Location:
Virtual Meeting
www.bit.ly/sundog040824

Please join us on Microsoft Teams for a virtual neighborhood meeting for the SunDog Solar Energy Center. The event will consist of a presentation followed by Q&A. If you are unable to attend or would like to schedule a private meeting, please contact Katie DeSpain, project developer, at (303) 557-4493 or kdespain@invenergy.com.

Appendix II.

Name	Method of Contact
Alan, Robin, and Justin Ward	697 N Lola Lee Rd, Casa Grande, AZ 85194
Alan Miller	3455 Romana Dr, Eloy, AZ 85131
Justin Hastings	1363 E Zion Way, Chandler, AZ 85249
Noah and Brenda Hiscox	PO Box 309, Coolidge, AZ 85128
Jerry and Janet Devan	239 S Alexis Ln, Casa Grande, AZ 85194
Perry Moser	2742 E Villa Park Ct, Gilbert, AZ 85298
Bonnie Weaver	9284 E Christie Pl, Coolidge, AZ 85128
David Valdes	880 W David Ln, Casa Grande, AZ 85194
Doskie Edwards	1190 S La Palma Rd, Casa Grande, AZ 85194
Philip Coffman	943 E Lincolnwood Cir, Casa Grande, AZ 85194
Karl Mann	4697 E Ruffian Rd, Gilbert, AZ 85297
Ken Tanner	khtrealtor@gmail.com
David Davis	584 N Eleven Mile Corner Rd, Casa Grande, AZ 85194
Allison Satalino	563 S Oliver Ct, Casa Grande, AZ 85194
G(*illegible) Molina	ealfonso08@icloud.com
Max Ochoa	maxochoa7@gmail.com
Roy Weaver	931 E Lincolnwood Cir, Casa Grande, AZ 85194
Yvette Kent	601 S Linden Pl, Casa Grande, AZ 85194
Richard Hinkle	1083 E Sunscape Way #80, Casa Grande, AZ 85194
Kyle Varvel	2156 S Clubhouse Dr, Casa Grande, AZ 85194
Terri Jennings	1742 W Lakeland Dr, Casa Grande, AZ 85194
Paul Brashears	1447 W David Ln, Casa Grande, AZ 85194
Austin and Kayla Woods	550 S Linden Pl, Casa Grande, AZ 85194
Julie Frazier	420 S David Circle, Casa Grande, AZ 85194
	1493 W Andrew Ln, Casa Grande, AZ 85194
	11095 S Barnards Rd, Molalla, OR 97038
Cindy Woods	PO Box 1488, Sherwood, OR 97140

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY 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 EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

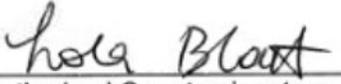
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas 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 Policy Amount 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.

Countersigned by:


Authorized Countersignature



Stewart Title Guaranty Company -
Commercial Services
2930 E Camelback Road Suite 215,
Phoenix, AZ 85016
Agent ID 03M047


Frederick H. Eppinger
President and CEO


Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 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) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature 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 Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be 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 shall not be 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 will only have liability 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.

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File No. 19000031802

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 2 of 3



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

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. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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File No. 19000031802

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 3 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title Guaranty Company - Commercial Services - Arizona
Issuing Office: 2930 E Camelback Road Suite 215, Phoenix, AZ 85016
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 19000031802
Issuing Office File Number: 19000031802
Property Address: Section 15 Township 6 South, AZ
Revision Number: 10

1. Commitment Date: July 26, 2022 at 5:00 P.M.

2. Policy to be issued:		Proposed Policy Amount
(a) ALTA Owner's Policy	Extended	TBD
Proposed Insured:	SunDog Energy Center LLC, a Delaware limited liability company	
(b) ALTA Loan Policy	Extended	TBD
Proposed Insured:	TBD	

3. The estate or interest in the Land described or referred to in this Commitment is:
SEE ATTACHED EXHIBIT B

4. The Title is, at the Commitment Date, vested in:
Lonesome Valley Farms Limited Partnership, an Arizona limited partnership ([vesting](#))

5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Parcel No. 1:

The West half of the Northeast quarter of Section 15, Township 6 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona.

For information purposes only: APN 401-07-0010

Parcel No. 2:

The Southeast quarter of Section 27, Township 6 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona;

EXCEPT any part lying within the right-of-way for the Florence – Casa Grande Canal more particularly described as follows:

Commencing at the 1/2 inch rebar marking the South quarter corner of said Section 27, from which the 1/2 inch rebar marking the Southwest corner of said Section 27 bears South 89 degrees 57 minutes 27 seconds West, a distance of 2,657.55 feet;

Thence North 89 degrees 57 minutes 27 seconds East, along the South line of the Southeast quarter of said Section 27, a distance of 2,342.33 feet to a point on the Northwesterly right-of-way line of the Florence – Casa Grande Canal, being the True Point of Beginning;

Thence along said Northwesterly right-of-way line of the Florence – Casa Grande Canal the following courses:

Thence North 12 degrees 23 minutes 00 seconds East, a distance of 140.60 feet;

Thence North 13 degrees 28 minutes 55 seconds East, a distance of 117.93 feet to the beginning of a tangent curve of 400.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 57 degrees 47 minutes 11 seconds, a distance of 403.42 feet to a point on the East line of the Southeast quarter of said Section 27;

Thence South 00 degrees 19 minutes 23 seconds West, departing said Northwesterly right-of-way line along said East line, a distance of 226.60 feet to a point on the Southeasterly right-of-way line of the Florence – Casa Grande Canal, being on a 200.00 foot radius non-tangent curve, whose center bears South 40 degrees 26 minutes 27 seconds East;

Thence along said Southeasterly right-of-way line of the Florence – Casa Grande Canal the following courses:

Thence Southwesterly, along said curve, through a central angle of 36 degrees 04 minutes 38 seconds, a distance of 125.93 feet;

Thence South 13 degrees 28 minutes 55 seconds West, a distance of 116.01 feet;

Thence South 12 degrees 23 seconds 00 seconds West, a distance of 94.61 feet to a point on the South line of the Southeast quarter of said Section 27;

Thence South 89 degrees 57 minutes 27 seconds West, departing said Southeasterly right-of-way line along said South line, a distance of 204.80 feet to the True Point of Beginning.

For information purposes only: APN 401-01-0670 (portion)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Parcel No. 3:

The East half of the Southeast quarter of Section 23, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County Arizona;

Except the South 45.00 feet of the Southeast quarter of the Southeast quarter of said Section 23 as described in Warranty Deed recorded in [Docket 927, Page 868](#), records of Pinal County, Arizona; and

EXCEPT that certain parcel of land more particularly described as follows:

Commencing at the Southeast corner of said Section 23, being marked by an H.D. brass cap in a hand hole;
Thence West (assumed and basis of bearing), along the Southerly line of said Section 23, a distance of 419.61 feet;
Thence North 00 degrees 22 minutes 35 seconds East, a distance of 45.01 feet to the TRUE POINT OF BEGINNING;
Thence West, being parallel with and 45.00 feet Northerly of said Southerly line of Section 23, a distance of 312.13 feet to a point from which an A.H.D. aluminum cap r/w marker bears West 1310.77 feet distant therefrom;
Thence North 00 degrees 27 minutes 22 seconds East, a distance of 258.35 feet to a point marked by a 1/2 inch iron bar with tag "L.S. 17278";
Thence South 89 degrees 07 minutes 26 seconds East, a distance of 311.78 feet to a point marked by a 1/2 inch iron bar with tag "L.S. 29864";
Thence South 00 degrees 22 minutes 35 seconds West, a distance of 253.58 feet to the POINT OF BEGINNING.

For Informational Purposes: APN 401-72-006A

Parcel No. 4:

The East half of the Southwest quarter and the West half of the Southeast quarter of Section 23, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the following described parcel of land:

That part of the Southeast quarter of said Section 23, more particularly described as follows:

Commencing at the Brass Cap in hand hole marking the Southeast corner of said Section 23, from which the 1inch iron pipe marking the East quarter corner of said Section 23 bears North 00 degrees 26 minutes 49 seconds East, a distance of 2,647.97 feet;
Thence North 89 degrees 38 minutes 53 seconds West, along the South line of the Southeast quarter of said Section 23, a distance of 2,087.60 feet to the True Point of Beginning;
Thence continuing North 89 degrees 38 minutes 53 seconds West, along said South line, a distance of 417.42 feet;
Thence North 00 degrees 21 minutes 07 seconds East, a distance of 417.42 feet to a point on a line which is parallel with and 417.12 feet Northerly, as measured at right angle, from the South line of the Southeast quarter of said Section 23;
Thence South 89 degrees 38 minutes 53 seconds East, along said parallel line, a distance of 417.42 feet;
Thence South 00 degrees 2 minutes 07 seconds West, a distance of 417.42 feet to the True Point of Beginning.

For informational purposes: APN 401-72-007A (part)

Parcel No. 5:

The East half of the Northeast quarter of Section 26, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

For informational purposes: APN 401-15-001D

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Parcel No. 6:

The West half of the Southwest quarter of Section 23, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County Arizona.
For Informational Purposes: APN 401-72-0090

Parcel No. 7:

The Southeast quarter of the Southeast quarter and the West half of the Southeast quarter of Section 15, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For information purposes only: APN 401-07-0050

Parcel No. 8:

The East half of the Northeast quarter of Section 15, Township 6 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona.
For information purposes only: APN 401-07-0020

Parcel No. 9:

The Northwest quarter of Section 15, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the Southwest quarter of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 15, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For Information purposes only: APN 401-07-003A

Parcel No. 10 - Intentionally Deleted

Parcel No. 11:

The West half of the Northeast quarter of Section 26, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For informational purposes: APN 401-15-001B

Parcel No. 12:

The Northwest quarter of Section 23, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For informational purposes: APN 401-72-0050

Parcel No. 13:

The Northeast quarter of Section 22, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For informational purposes: APN 401-01-0500

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Parcel No. 14: - Intentionally Deleted

Parcel No. 15: - Intentionally Deleted

Parcel No. 16:

The Southeast quarter of Section 14, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all oil, gases, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States or of this State or decisions of court, to be particularly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent No. 7076 from the State of Arizona.

For informational purposes only: APN 401-01-0390

Parcel No. 17:

That part of the Northeast quarter of Section 34, Township 6 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the 1/2 inch rebar marking the North quarter corner of said Section 34, from which the 1/2" rebar marking the Northwest corner of said Section 34 bears South 89 degrees 57 minutes 27 seconds West, a distance of 2,657.55 feet;

Thence North 89 degrees 57 minutes 27 seconds East, along the North line of the Northeast quarter of said Section 34, a distance of 2,342.33 feet to a point on the Northwesterly right-of-way line of the Florence – Casa Grande Canal;

Thence along the Northwesterly right-of-way line of the Florence – Casa Grande Canal the following courses:

Thence South 12 degrees 23 minutes 00 seconds West, a distance of 363.06 feet to the beginning of a tangent curve of 500.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 33 degrees 09 minutes 01 seconds, a distance of 289.29 feet to the beginning of a tangent compound curve of 200.00 foot radius, concave Northerly;

Thence Westerly, along said curve, through a central angle of 48 degrees 37 minutes 01 seconds, a distance of 169.71 feet to the beginning of a tangent reverse curve of 2,100.00 foot radius, concave Southerly;

Thence Westerly, along said curve, through a central angle of 06 degrees 46 minutes 49 seconds, a distance of 248.51 feet;

Thence South 87 degrees 22 minutes 13 seconds West, a distance of 824.36 feet to the beginning of a tangent curve of 425.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 4 degrees 34 minutes 40 seconds, a distance of 352.92 feet;

Thence South 39 degrees 47 minutes 33 seconds West, a distance of 934.52 feet to a point on the West line of the Northeast quarter of said Section 34;

Thence North 00 degrees 11 minutes 27 seconds East, departing said Northwesterly right-of-way line along said West line, a distance of 1,564.36 feet to the Point of Beginning.

said land being the same as the following described parcel:

That part of Section 34, Township 6 South, Range 7 East of the Gila and Salt River Baser and Meridian, Pinal County, Arizona,

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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STEWART TITLE GUARANTY COMPANY

Beginning at the Northwest corner of the Northeast quarter of said Section 34;
Thence East on the North line thereof to a point 1080 feet East of the Northwest corner of the Northeast quarter of the Northeast quarter;
Thence South 13 degrees 41 minutes West 545 feet;
Thence South 42 degrees 6 minutes West 280 feet;
Thence South 88 degrees 53 minutes West 1362 feet;
Thence South 40 degrees 33 minutes West to the South line of the Northwest quarter of the Northeast quarter;
Thence West thereon to the Southwest corner thereof;
Thence North along the West line of the Northwest quarter of the Northeast quarter to the point of beginning.
For informational purposes only: APN 401-19-0010

Parcel No. 18:

The North half of the Northeast quarter of the Southeast quarter of Section 22, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For informational purposes only: APN 401-01-0550

Parcel No. 19:

The South half of the Northeast quarter of the Southeast quarter of Section 22, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
For informational purposes only: APN 401-01-0560

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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EXHIBIT "B"

Leasehold, under the terms and conditions of an unrecorded lease made by Lonesome Valley Farms Limited Partnership, and Arizona limited partnership, Lessor and Invenergy Solar Development LLC., a Delaware limited liability company, Lessee, as disclosed by Memorandum of Solar Lease and Easement Agreement, dated September 3, 2020 recorded October 14, 2020 in [Fee No. 2020-104235](#), First Amendment to Solar Lease and Easement Agreement dated April 27, 2020 recorded August 16, 2021 in [Fee No. 2021-102659](#), Assignment and Assumption Agreement dated August 19, 2021 recorded August 19, 2021 in [Fee No. 2021-104369](#), whereby the Lessee's interest was assigned to SunDog Energy Center LLC, a Delaware limited liability company and Second Amendment to Solar Lease and Easement Agreement dated August 25, 2021 recorded September 23, 2021 in [Fee No. 2021-120107](#).

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 19000031802- Revision No. 10

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.
5. **Moved to Schedule BII** - Deed of Trust given to secure the original amount of \$6,000,000.00, and any other amounts payable under the terms thereof
Dated: December 23, 2011
Trustor: Lonesome Valley Farms Limited Partnership, an Arizona limited partnership
Trustee: Farm Credit Services Southwest, FLCA
Beneficiary: Farm Credit Services Southwest, FLCA
Recorded: January 3, 2012, as [Fee No. 2012-000036](#)
Parcels 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 18 and 19
6. **Moved to Schedule BII** - RECORD PARTIAL RELEASE AND PARTIAL RECONVEYANCE of Deed of Trust given to secure the original amount of \$6,000,000.00, and any other amounts payable under the terms thereof
Dated: February 20, 2014
Trustor: Lonesome Valley Farms Limited Partnership, an Arizona limited partnership
Trustee: Farm Credit Services Southwest, FLCA
Beneficiary: Farm Credit Services Southwest, FLCA
Recorded: March 24, 2014, as [Fee No. 2014-016769](#)
Parcels 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 17, 18 and 19
7. **Requirement Satisfied** - RECORD PARTIAL RELEASE AND PARTIAL RECONVEYANCE of Deed of Trust given to secure the original amounts of \$1,000,000.00 and \$1,000,000.00, and any other amounts payable under the terms thereof
Dated: December 15, 2015
Trustor: Lucky JA Properties, L.L.C., an Arizona limited liability company and Lonesome Valley Farms Limited Partnership, an Arizona limited partnership
Trustee: Farm Credit Services Southwest, PCA
Beneficiary: Farm Credit Services Southwest, PCA
Recorded: December 29, 2015, as [Fee No. 2015-082764](#)

Modification To Deed of Trust recorded November 15, 2016, as [Fee No. 2016-076808](#), recorded June 19, 2017 as [Fee No. 2017-043472](#) and recorded January 27, 2020 as [Fee No. 2020-007013](#) and recorded May 29, 2020, as [Fee No. 2020-050848](#).

Note: Partial Release recorded May 29, 2020, as [Fee No. 2020-050845](#) and rerecorded June 9, 2020 as [Fee No. 2020-054381](#)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

8. **Requirement Satisfied** - RECORD PARTIAL RELEASE AND PARTIAL RECONVEYANCE of Deed of Trust given to secure the original amounts of \$7,018,292.00 and \$6,050,000.00, and any other amounts payable under the terms thereof

Dated: December 7, 2015

Trustor: Lucky JA Properties, L.L.C., an Arizona limited liability company and Lonesome Valley Farms LP, an Arizona limited partnership which acquired title as Lonesome Valley Farms Limited Partnership, an Arizona limited partnership

Trustee: Farm Credit Services Southwest, FLCA

Beneficiary: Farm Credit Services Southwest, FLCA

Recorded: January 15, 2016, as [Fee No. 2016-002872](#)

Modification To Deed of Trust recorded May 29, 2020, as [Fee No. 2020-050846](#) and Subordination Agreement recorded May 29, 2020 as [Fee No. 2020-050849](#)

Partial Reconveyance recorded May 29, 2020, as [Fee No. 2020-050847](#)

Modification to Deed of Trust recorded November 23, 2020 as [Fee No. 2020-122040](#)

Subordination Agreement Agricultural Lease recorded November 23, 2020 as [Fee No. 2020-122041](#)

9. **INTENTIONALLY DELETED** - RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of \$124,000.00, and any other amounts payable under the terms thereof

Dated: November 4, 1991

Trustor: Alice Gail Robertson

Trustee: The Valley National Bank of Arizona

Beneficiary: The Valley National Bank of Arizona

Recorded: December 3, 1991, as [Docket 1787, Page 426](#)

Affects: Parcel No. 3 - part - APN 401-72-006B

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

PLEASE NOTE: SOME COVERAGE, INCLUDING MECHANIC'S LIEN, CERTAIN ENDORSEMENTS, ETC., MAY REQUIRE ADDITIONAL TIME TO OBTAIN APPROVAL. NOTIFY US ABOUT ANY REQUESTED ADDITIONAL COVERAGE AS SOON AS POSSIBLE TO AVOID DELAYS.

11. **Requirement Satisfied** - THE RIGHT IS RESERVED to make additional exceptions or requirements upon submission of the name of the proposed insured.
12. **Requirement Satisfied**- FURNISH PLATS OF SURVEY acceptable to the Company. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination of said plat.
13. USUAL PRELIMINARY INSPECTION report by an employee of the Company. THE Company requires notification 10 days prior to close of escrow for the inspection to be completed. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination.
14. FURNISH copy of Certificate of Limited Partnership for Lonesome Valley Farms Limited Partnership, an Arizona limited partnership filed with the Secretary of State. Said copy to include Secretary of State's filing data. THE

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

15. SUBMIT fully executed copy of the partnership agreement (and all amendments) of Lonesome Valley Farms Limited Partnership, an Arizona limited partnership for examination. THE RIGHT IS RESERVED to make additional requirements upon such examination.
16. FURNISH an Indemnity Agreement for the benefit of Stewart Title Guaranty Company, a Texas corporation, executed by the seller/borrower that no work or material has been done or furnished within the statutory lien period which could give rise to a mechanic's or materialman's lien.
17. FURNISH the Company with proper Certificate by the Owner itemizing all Leases, identifying Lessee, date of Lease, Terms and any Options to Renew. SAID CERTIFICATE SHALL ALSO STATE THAT NONE OF THE LEASES REFERRED TO THEREIN CONTAINS A FIRST RIGHT OF REFUSAL OR OPTION TO PURCHASE. Upon receipt and approval by the Company, Exception No. 45 of Schedule B will be limited to those parties identified in the Certificate.

NOTE: If any leases are to be subordinated THE FORM OF SUBORDINATION MUST BE APPROVED by the Company PRIOR TO CLOSE OF ESCROW.

18. FURNISH the Company's Gap indemnity. THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document.
19. **Requirement Satisfied** - RECORD Patent No. 7076 from the State of Arizona to Peter J. Robertson. THE RIGHT IS RESERVED to make additional exceptions or requirements upon review of said document, Affects: Parcel No. 16
20. **INTENTIONALLY DELETED**-PROPER SHOWING as to the marital status of Peter J. Robertson on July 26, 1985 prior to the close. THE RIGHT IS RESERVED to make additional exceptions or requirements based upon information furnished. Affects: Parcel No. 16
21. FURNISH copy of map/plat of Tract 491 in the Northwest quarter of Section 34, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona as referred to in Deed recorded as [Fee No. 2002-015013](#). THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document. Affects: Parcel No. 17
22. RECORD Deed from Alice Gail Robertson, an unmarried woman, to Lonesome Valley Farms Limited Partnership, an Arizona limited partnership. Necessary to correct legal description in Deed recorded as [Fee No. 2002-015013](#). Affects: Parcel No. 17
23. COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document. Affects: Parcel No. 17

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

24. **Intentionally Deleted** - RECORD Deed from Lonesome Valley Farms Limited Partnership, an Arizona limited partnership to the parties to be insured herein.
25. **Intentionally Deleted** - COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.
26. RECORD Deed of Trust to be insured herein.

NOTE: If Stewart Title is named as Trustee under the Deed of Trust, the correct name and address is:

Stewart Title Guaranty Company
3131 E. Camelback Road, #200
Phoenix, AZ 85016

27. RECORD Deed from Alice Gail Robertson, an unmarried woman to Lonesome Valley Farms Limited Partnership, an Arizona limited partnership. Necessary to correct the legal description on Deed recorded as [Fee No. 2002-015012](#) to delete reference to Section 34.
Affects: Parcel No. 9
28. COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.
Affects: Parcel No. 9
29. **Intentionally Deleted**-FURNISH documentation sufficient to the Company regarding the location of the Florence - Casa Grande Canal as it lies within the Parcel No. 2 and Parcel No. 17 herein. THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document.
30. **Intentionally Deleted**-FURNISH CONSENT from the United States of America to the location of of the Florence - Casa Grande Canal as it lies within the Parcel No. 2 and Parcel No. 17 herein. THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document.
31. **Intentionally Deleted**-FURNISH revised legal description for Parcel No. 4 of Schedule A herein to include footage to the Southwest corner of the Section to the Southeast corner of the Section and footage from "True Point of Beginning" to the Southwest corner of said Section 23. THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document.
32. **Requirement Satisfied**- FURNISH revised legal description for Parcel No. 17 of Schedule A herein to include distance, along the North line, to the Northeast corner of the Section and include "same as" statement for record legal description. THE RIGHT IS RESERVED to make additional requirements or exceptions upon review of said document.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

33. **Requirement Satisfied** - RECORD Corrective Memorandum of Solar Lease and Easement Agreement recorded October 14, 2020 at [Fee No. 2020-104235](#) to correct the legal description as follows:
- Tract No. 5 description is missing "East half" of the Northeast
 - Tract No. 9, Parcel No. is for Northwest quarter EXCEPT the SW SW SW - we have covered both parcels in our reports so confirm which it should be and match the Parcel No. to the Legal. Consider Requirement No. 9 if Parcel no. is changed.
 - Tract No. 20 is Parcel 17 here in, The legal description "Tract 491" is not an insurable legal as we find nothing of record establishing the boundaries of said tract. See Requirement 17 above.
34. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of SunDog Energy Center LLC, a (n) Delaware limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination.

NOTE: This Company has on file a copy of the Application for Registration of a Foreign Limited Liability Company of Invenergy Solar Development LLC, a(n) Delaware limited liability company authorizing the entity listed below (with Manager designation), to execute and deliver all instruments required to consummate this transaction:

Person: SunDog Energy Center LLC, a Delaware limited liability company
As (Title): Manager

35. FURNISH copy of Certificate of Registration of SunDog Energy Center LLC, a Delaware limited liability company (a foreign limited liability company) filed with the Arizona Corporation Commission -OR- PROPER SHOWING that said limited liability company is in good standing in its domiciliary jurisdiction. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.
36. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of SunDog Energy Center LLC, a Delaware limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination.
37. RECORD a proper Subordination Non-Disturbance and Attornment Agreement executed by SunDog Energy Center LLC, a Delaware limited liability company, Lessee, Farm Credit Services Southwest, FLCA, Lender and Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Borrower, subordinating the Lease insured herein to the lien of Deed of Trust recorded January 3, 2012, as [Fee No. 2012-000036](#), shown as Item No. 49 in Schedule B II here in .
38. RECORD a proper Subordination Non-Disturbance and Attornment Agreement executed by SunDog Energy Center LLC, a Delaware limited liability company, Lessee, Farm Credit Services Southwest, FLCA, Lender and Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Borrower, subordinating the Lease insured herein to the lien of Deed of Trust recorded March 24, 2014, as [Fee No. 2014-016769](#), shown as Item No. 50 in Schedule B II here in .

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File No. 19000031802

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 5 of 6



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

PRIOR to recording, obtain current tax information from:
Pinal County Treasurer
P.O. Box 729
Florence, AZ 85232-0729
Phone: (520) 509-3541
<http://co.pinal.az.us/Treasurer/Search/>

[Assessor Maps](#) [Tax Sheets](#) [updated Tax Sheets](#)

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ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 19000031802- Amended No. 10

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.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Standard Exceptions:

Special Exceptions:

1. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
2. 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.
3. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2022.
4. Liabilities and obligations imposed upon said land by reason of its inclusion within any district formed pursuant to Title 48 Arizona Revised Statutes.
5. Easement for road and rights incident thereto, as set forth in instrument recorded in [Docket 375, Page 572](#).
6. Any action that may be taken by the Department of Transportation to acquire right of way for road or highway as disclosed by Resolution recorded in [Fee No. 2002-048370](#).
7. Liabilities and obligations imposed upon said land by reason of its inclusion within the Arizona Water Company Franchise as disclosed by document recorded at [Fee No. 2010-074864](#).
8. Liabilities and obligations imposed upon said land by reason of its inclusion within the Picacho Sewer Company Franchise as disclosed by document recorded as [Fee No. 2004-105664](#) and [Fee No. 2004-105665](#), Expansion and Amendment recorded as [Fee No. 2006-147636](#) Acceptance recorded as [Fee No. 2006-147637](#), Expansion and Amendment recorded as [Fee No. 2006-147638](#) and Acceptance recorded as [Fee No. 2006-147639](#).
9. The right of entry to prospect for, mine and remove the oil and gas in said land as set forth in Patent recorded in [Docket 217, Page 245](#).
Affects: Parcel No. 1

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

10. Easement for electrical and communication lines and facilities and rights incident thereto, as set forth in instrument recorded as [Fee No. 2008-103071](#).
Affects: Parcel No. 2 and Parcel No. 17
11. Easement for communication lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 1612, Page 219](#).
Affects: Parcel No. 3
12. Easement for highway and rights incident thereto, as set forth in instrument recorded in [Docket 930, Page 697](#).
Affects: Parcel Nos. 4 and 6.
13. Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1510, Page 67](#).
Affects: Parcel Nos. 4 and 6
14. Easement for communication lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 1612, Page 211](#).
Affects: Parcel No. 4
15. Easement for electrical and telecommunication lines and facilities and rights incident thereto, as set forth in instrument recorded as [Fee No. 2009-076430](#).
Affects: Parcels 6 and 12
16. All matters shown on Record of Survey recorded in [Book 14 of Surveys, Page 58](#).
Affects: Parcel Nos. 5 and 11
17. Easement for highway and rights incident thereto, as set forth in instrument recorded in [Book 58 of Deeds, Page 166](#).
Affects: Parcel No. 6
18. Easement for communication lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 1612, Page 213](#).
Affects: Parcel No. 6
19. Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 418](#).
Affects: Parcel No. 7
20. Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 437](#).
Affects: Parcel Nos. 7 and 13
21. Liabilities and obligations imposed upon said land by reason of its inclusion within Hohokam Irrigation and Drainage District as disclosed by document recorded as [Fee No. 2007-058486](#).
Affects: Parcel No. 7

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

22. The right of entry to prospect for, mine and remove the mineral deposits in said land as reserved in Deeds recorded in [Docket 40, Page 222](#), [Docket 40, Page 223](#), [Docket 40, Page 224](#), [Docket 40, Page 225](#) and in [Docket 40, Page 226](#).
Affects: Parcel No. 8
23. Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 417](#).
Affects: Parcel No. 8
24. Easement for communication lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 65, Page 425](#).
Affects: Parcel No. 9
25. Intentionally Deleted - Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 406](#).
Affects: Parcel No. 10
26. Intentionally Deleted - Easement for gas pipe lines and appurtenant facilities and rights incident thereto, as set forth in instrument recorded in [Docket 1781, Page 660](#).
Affects: Parcel No. 10
27. Intentionally Deleted - All matters shown on Record of Survey recorded in [Book 12 of Surveys, Page 59](#).
Affects: Parcel Nos. 10, 14 and 15
28. Easement for communication lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 885, Page 986](#).
Affects: Parcel Nos. 12 and 13
29. Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1598, Page 236](#) and in [Docket 1633, Page 153](#).
Affects: Parcel 12
30. Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 440](#).
Affects: Parcel No. 13
31. Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1510, Page 73](#).
Affects: Parcel No.18
32. Intentionally Deleted - Easement for electric lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 405](#).
Affects: Parcel No. 14

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

33. Intentionally Deleted - Easement for gas pipe lines and facilities and rights incident thereto, as set forth in instrument recorded in [Book 55 of Deed, Page 237](#).
Affects: Parcel No. 15
34. Intentionally Deleted - Easement for gas lines and facilities and rights incident thereto, as set forth in instrument recorded in [Book 55 of Deeds, Page 238](#).
Affects: Parcel No. 15
35. Intentionally Deleted - License and all other rights incident thereto, as set forth in instrument recorded in [Docket 604, Page 10](#)
Affects: Parcel No. 16
36. **Intentionally Deleted**-Easement for electrical lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 314](#).
Affects: Parcel No. 16
37. Easement for electrical lines and facilities and rights incident thereto, as set forth in instrument recorded in [Docket 740, Page 414](#).
Affects: Parcel No. 16
38. Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1593, Page 415](#) and [Docket 1716, Page 775](#).
Affects: Parcel No. 16
39. The right of entry to prospect for, mine and remove the oil, gases, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States or of this State or decisions of court, to be particularly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent No. 7076 from the State of Arizona recorded as [Fee No. 2020-053431](#).
Affects: Parcel No. 16
40. **Intentionally Deleted**-Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1284, Page 443](#)
Affects: Parcel No. 17
41. Intentionally Deleted - Right of way for canal and other facilities and other purposes and rights incident thereto, as set forth in instrument recorded in [Docket 1510, Page 73](#) and in [Docket 1638, Page 421](#).
Affects: Parcel Nos. 18 and Parcel No. 19
42. Intentionally Deleted - Unrecorded lease under the terms and conditions contained therein made by Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Lessor, and Tio's Terra, an Arizona general partnership, as disclosed by Subordination Agreement recorded as [Fee No. 2012-000038](#), and other Subordinations of record.
Affects: Parcel No. 10 and Parcel No. 15

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

43. Intentionally Deleted - Unrecorded lease under the terms and conditions contained therein made by Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Lessor, and Firma Farms, an Arizona general partnership, Lessee, as disclosed by Subordination Agreement recorded as [Fee No. 2012-000039](#).
Affects: Parcel No. 10 and Parcel No. 15
44. Unrecorded lease under the terms and conditions contained therein made by Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Lessor, and Firma Farms, an Arizona General Partnership, Lessee, as disclosed by Subordination Agreement, recorded as [Fee No. 2014-016768](#).
Affects: Parcel No. 7
45. Intentionally Deleted - Unrecorded lease under the terms and conditions contained therein made by Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Lessor, and Terra Firma, an Arizona general partnership, as disclosed by Subordination Agreement recorded as [Fee No. 2016-076809](#), and other Subordinations of record.
Affects: Parcel No. 10 and Parcel No. 15
46. Rights of parties in possession.

NOTE: This exception may be made more specific upon our examination of documents, which entitle the occupants to possession.

47. Matters as set forth in Resolution No. 2020-PZ-006-20, regarding land use designation as recorded as [Fee No. 2020-120313](#)
48. Any failure to comply with the terms and conditions of the lease or leases referred to in Schedule A.
49. Deed of Trust given to secure the original amount of \$6,000,000.00, and any other amounts payable under the terms thereof
- | | |
|--------------|---|
| Dated: | December 23, 2011 |
| Trustor: | Lonesome Valley Farms Limited Partnership, an Arizona limited partnership |
| Trustee: | Farm Credit Services Southwest, FLCA |
| Beneficiary: | Farm Credit Services Southwest, FLCA |
| Recorded: | January 3, 2012, as Fee No. 2012-000036 |

Subordination Non-Disturbance and Attornment Agreement executed by SunDog Energy Center LLC, a Delaware limited liability company, Lessee, Farm Credit Services Southwest, FLCA, Lender and Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Borrower, dated _____, recorded _____ in Fee No. _____

Affects Parcel No.'s 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 18 and 19

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

50. Deed of Trust given to secure the original amount of \$6,000,000.00, and any other amounts payable under the terms thereof
- Dated: February 20, 2014
Trustor: Lonesome Valley Farms Limited Partnership, an Arizona limited partnership
Trustee: Farm Credit Services Southwest, FLCA
Beneficiary: Farm Credit Services Southwest, FLCA
Recorded: March 24, 2014, as [Fee No. 2014-016769](#)

Subordination Non-Disturbance and Attornment Agreement executed by SunDog Energy Center LLC, a Delaware limited liability company, Lessee, Farm Credit Services Southwest, FLCA, Lender and Lonesome Valley Farms Limited Partnership, an Arizona limited partnership, Borrower, dated _____, recorded _____ in Fee No. _____

Affects Parcel No.'s 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 17, 18 and 19

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STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”), Stewart Information Services Corporation and its subsidiary companies (collectively, “Stewart”) are providing this **Privacy Notice for California Residents** (“CCPA Notice”). This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents (“consumers” or “you”). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person’s preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

August 2, 2022
Revised: April 13, 2023
April 5, 2024

SunDog Solar

Proposed Solar Facility
Pinal County, Arizona

OPEN SPACE AND RECREATION PLAN

Case #: PZ-PD-044-22



4550 N 12th Street
Phoenix, AZ 85014

CVL Job. No: 1-01-0353901-01

OPEN SPACE AND RECREATION PLAN

For

SunDog Solar

Pinal County, Arizona

Case #: PZ-PD-044-22

Developer

SunDog Energy Center LLC

1401 17th Street, Suite 1100
Denver, Colorado 80202
Attn: Katie DeSpain

**Planning/Civil Engineering
Consultant**

Coe & Van Loo Consultants, Inc.

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
602-285-4765

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Exhibits

Aerial Map	Exhibit A
Vicinity Map	Exhibit B
Context Map, Existing Zoning	Exhibit C.1
Context Map, Connectivity	Exhibit C.2
Exiting Conditions: Alta Survey (Excerpt)	Exhibit D
Site and Slope Analysis Plan	Exhibit E
Preliminary Hydrology Analysis - Proposed Drainage Map	Exhibit F
Site Plan	Exhibit G
Open Space Plan	Exhibit H
Wall Plan	Exhibit I
Fence Elevations.	Exhibit J
Landscape Master Plan	Exhibit K
Archaeological Records Search Results	Exhibit L

A. Executive Summary: Open Space and Recreation Plan

SunDog Solar is a proposed solar facility located between Kleck Road to Earley Road and Signal Peak Road to Tweedy Road in Pinal County, Arizona. The project includes a portion of Sections 14, 15, 22, 23, 25, 26, 27 and 34, Township 6 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona. (Exhibit A: Aerial Map). SunDog Solar encompasses approximately 1,649.35 acres of primarily agricultural land intended for development of a solar production facility. This Open Space and Recreation Plan (OSRP) is provided as part of the Zone Change with Planned Area Development (PAD) request currently in process to alter the current zoning from GR to I-3 PAD for the SunDog Solar project.

1. Site Analysis

Analysis of the site and surrounding area revealed the following (See Exhibit B: Vicinity Map for a visual overview of the site's current condition being primarily agricultural land with one parcel designated as agricultural with residences):

- *The area is generally encompassed by agricultural land, undisturbed native desert land, and rural residential.*
- *A proposed open space and trail corridor, as shown on the Pinal County Comprehensive Plan, intersects the central portions of the project running north to south along Curry Road.*
- *The intended use is for a solar facility which is not defined in the Open Space and Recreation Area Guideline Manual for Residential Developments (OSRAM), which is primarily intended to apply to the residential portions of PADs.*
- *The site consists of primarily agricultural land and slopes generally from the southeast to the northwest at approximately 0.002%. The property is considered disturbed agricultural land. (See Exhibit E: Site and Slope Analysis Plan)*
- *The project sites falls within Zone "X", which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance of floodplain."*
- *An archaeological record search with the Arizona State Museum was completed (See Exhibit L: Archaeological Records Search Results) Seven previously conducted archaeological investigations overlap a portion of the project. Additionally two archeological sites known as ASM site numbers AZ AA:2:149(ASM) and AZ AA:2:298(ASM) overlap portions of the project. The investigations were conducted for the construction and installation of utilities such as canal, road, transmission line installation and pole replacement as well as land development. The parcels 401-01-0390, 401-01-0500, 401-01-0550, 401-01-0560, 401-01-0670, 401-07-003A, 401-07-0010, 401-07-0020, 401-07-0050, 401-15-001B, 401-15-001D, 401-19-0010, 401-71-0090, 401-72-0050, 401-72-006A, and 401-72-007A located between Kleck Road to Earley Road and Signal Peak Road to Tweedy Road in Pinal County, Arizona were researched.*
- *The site is primarily disturbed agricultural land. The project sites are located in an area designated as "low quality habitat value" (Pinal County Open Space and Trails Master Plan, 2007).*

2. Site Plan

SunDog Solar is comprised of approximately 1,649.350 acres whereon the land will be utilized for the layout of specialized equipment necessary to capture solar energy which will be provided to nearby electric plants. No facilities, such as residential housing, schools or commercial centers, which would require additional recreational opportunities will be developed within the project. (See Exhibit G: Site Plan).

The site has less than 5% slope and is disturbed agricultural land. The nature of this disturbed, generally flat land renders the site unable to provide conservation open space. Open space areas are not required within the project.

SunDog Solar is a proposed solar facility that will be used to locate specialized equipment needed for the capture and conversion of solar energy to useable electric energy.

A proposed trail alignment is identified on Exhibit G, Site Plan. The proposed trail will be a variable-width trail that utilizes both the existing County right-of-way and the SunDog license area, as illustrated on Exhibit H, Open Space Plan. It will be developed pursuant to a trail license agreement with Pinal County and the trail will expire when the solar project is decommissioned.

Two open space corridors are featured on the plan as E-W Open Space #1, Storey Rd, which runs along the 33' County right-of-way located on each side of section line, and E-W Open Space #2, which follows the HIDD Canal within the 90' right-of-way located south of section line.

3. Compliance with County Standards

A detailed review of the Pinal County Open Space and Recreation Area Manual (OSRAM) and the Pinal County Development Services Code (PCDSC) were undertaken. More detailed information is provided in Section D, Compliance with County Guidelines and General OSRP Design Guidelines.

4. Integration with the County's Open Space

SunDog Solar will be located within an existing farming community and will not create an increased impact on existing open space amenities within the County limits. Currently there are no existing trails or amenities within the project boundaries.

B. Context, Existing Conditions, and Site Analysis

1. Location

The project is within the West Pinal Land Use Growth Area. The Casa Grande Mountains are located approximately 6 miles to the southwest. The project is located within Pinal County and adjacent to Pinal County, Casa Grande, Eloy, and Coolidge.

SunDog Solar is located south of Kleck Road, north of Earley Road, east of Signal Peak Road and west of Tweedy Road within Pinal County, Arizona. The parcels are located in Sections 14, 15, 22, 23, 26, 27, and 34 of Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The Vicinity Map, Exhibit B provides general information on the project's location and surroundings.

The project is primarily agricultural land with a small area of disturbed desert land. The project parcels are currently designated as Green Energy Production based on the Pinal County Comprehensive Plan by case PZ-PA-006-20. An application for a Zone Change from GR to I-3 with PAD overlay is in process to update the current zoning.

2. Transportation

Regionally, the following major transportation routes are existing.

- Highway 287: *The existing route intersects the southern portion of the site traversing east/ west. It is currently classified by ADOT as a Rural Major Collector.*
- West Pinal Freeway: *The proposed freeway is approximately 1/2 mile east of the project which will provide direct access to the City of Casa Grande located southeast of the community as well as direct access to Interstate 10.*
- Kleck Road: *The existing roadway is designated by Pinal County as a Regionally Significant Route, Parkway planned for a 200-foot corridor. This road bounds the northernmost portion of the project. It is currently classified by ADOT as a Rural Local.*
- Signal Peak Road: *The existing roadway is designated by Pinal County as a Regionally Significant Route, Principal Arterial planned for a 150-foot corridor and bounds portions of the western project boundary. It is currently classified by ADOT as a Rural Minor Arterial.*

The facility may be accessed via planned access points along the existing roads at Signal Peak Road, Tweedy Road, Highway 287, and Curry Road.

3. Surrounding Recreation Opportunities

Nearby recreation areas were identified within the area. Central Arizona Raceway is located 1/2 mile east of the proposed facility near Tweedy Road and Highway 287. Tierra Grand Public Golf Course is less than 1 mile to the south.

4. Connectivity and Area Trails

Review of the County's Open Space and Trails Master Plan (2007) and through discussions with the Pinal County Parks and Recreation Director, Mr. Kent Taylor, indicated that planned trail corridors are designated within or adjacent to the project. Proposed open space is shown on the Pinal County Comprehensive Plan and includes a corridor running generally north to south through portions of the project area. Currently there are no existing trails within the project boundaries. The Pinal County Parks and Recreation Department has identified the proposed Anza trail alignment located within a portion of the project boundaries. Another proposed multi-use trail along the wash adjacent to the southwest portion of the project boundary was also identified by the Pinal County Parks and Recreation Department. Additionally, the Butterfield Stage Corridor, which parallels Highway 287 through the project was identified on the Pinal County Comprehensive Plan. See Exhibit C.2 Context Map, Connectivity.

A proposed trail alignment is identified on Exhibit G, Site Plan, which will be developed pursuant to trail license agreement with Pinal County.

5. Target Market

SunDog Solar is a proposed solar facility. The site is generally flat and is currently used for agriculture. The project is intended to be a solar facility and is excluded, by definition in the OSRAM, as a 'natural' community.

No dwellings will be located within the project boundary, therefore, only the "All Developments" requirements of the OSRAM apply. Therefore, it is believed that it should be treated in a similar manner to the existing agricultural use and the project will not be providing recreational amenities. No intent to attract visitors to the facility for recreational purposes is recommended.

6. Site and View Shed Analysis

As the site has no significant topography, the views are offsite. Existing viewsheds are of adjacent agricultural properties as well as several agricultural properties with residences. No significant views to natural or man-made areas will be impacted by the use of the site.

7. Slope Analysis

Analysis of existing slope is critical in determining the lands of high value, view sheds, and lands that should be set aside for conservation. Slopes exceeding 15% are generally set aside as conservation areas. Additionally, slope is used in determining the overall project requirement for Conservation Open Space and Recreation Area Open Space. The site is disturbed and has less than 5% slope across the site. No hillside is present to be conserved.

8. Preliminary Hydrology Analysis

SunDog Solar is bordered by rural roadways and agricultural land to the north, east and west. An area approximately 1/2 mile in length along Red Bronc Road is bounded by a divided section of land that is sparsely developed with homes. No existing homes are immediately adjacent to Red Bronc Road.

The Casa Grande Canal borders a portion of the southwestern most portion of the proposed facility.

The site consists primarily of agricultural lands and is not located within any part of a regulated floodplain. No natural washes exceeding 200 CFS were observed within the project that would require conservation. (See Exhibit F: Preliminary Hydrology Analysis - Proposed Drainage Map)

9. Flood Zone Designation

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), Map Numbers 04021C1225E and 0421C1600E dated December 4, 2007, indicate that the property falls within Zone X. Zone X is defined by FEMA as: “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.”

10. Archaeological Sites Investigation

A review was conducted of the AZSITE database maintained by the Arizona State Museum to identify previous archaeological investigations and recorded archaeological sites within a one mile radius of the project area. These records indicate that 27 archaeological investigations have been previously conducted within this study radius between 1977 and 2019. Seven of these investigative areas intersection a portion of the project boundaries. Furthermore, 14 archaeological sites were identified within a one-mile radius of the project and two of the sites intersect a portion of the project boundaries.

The letter recommends, but does not require, that an archaeology consultant survey the site prior to construction. (See Exhibit L: Archaeological Records Search Results)

11. Existing Vegetation and Biological Habitat Analysis

The site consists primarily of disturbed agricultural land. In reviewing the Pinal County Open Space and Trails Master Plan (OSTMP), the site is located in an area of low-quality habitat value with no designated critical habitat present. According to the OSTMP, neither native grassland nor conservation areas are present on the site or in the adjacent areas. The site is currently being utilized for agricultural activities and there are very limited plants on the site.

C. Implementation: Proposed Development Plan

1. Development Concept

a. Site Plan and Open Space Data

SunDog Solar is proposed solar facility with no proposed dwellings on the site. The site will be accessible via planned access points along the existing roads at Signal Peak Road, Tweedy Road, Highway 287, and Curry Road.

The SunDog Solar facility is not intended to be a recreational facility within the Project development boundaries marked by the chain link fence. To accommodate the County’s request that SunDog Solar incorporate open space, SunDog Solar is proposing a recreational trail outside of the fenced area, more particularly described in section (D)(2)(170) of this Open Space & Recreation Plan. The table below provides the required and provided open space acreage for the PAD per the appropriate slope category. The site fits within the category of 0-5% slope.

Category (for 0-5% slope)	Area Required ²	Area Provided ³
Conservation Open Space	0 acres / 0%	0 acres / 0%
Developed Open Space	0 acres / 0%	± 37.8 acres / ± 2.3%
Recreation Open Space	0 acres / 0%	± 9.2 acres / ± 0.6%
Total Open Space ¹	0 acres / 0%	± 37.8 acres / ± 2.3%

¹“Total Open Space” is the combination of conservation and developed open space. Developed open space includes recreation open space.

²“Area Required” is the minimum area required by this proposal.

³“Area Provided” is a conceptual estimate subject to change during the development process.

b. Vehicular Circulation Concept

The parcel has convenient access from the existing Signal Peak Road, Tweedy Road, Highway 287, and Curry Road. Due to the proposed use of the facility to be developed and its minimal traffic generation, it is not deemed advisable to provide roadway improvements for the facility. Unpaved access roads within the project boundary shall remain private with limited authorized access only due to the nature of the facility. (See Exhibit G: Site Plan)

c. Pedestrian Circulation Concept

No public internal circulation routes will be provided due to the nature of the solar facility. Any paved access routes shall meet ADA guidelines. SunDog Solar, as requested by the County, proposes a recreation trail outside of the fenced in SunDog Solar facility.

d. Stormwater Management Concept

According to the SunDog Solar Master Drainage Report, the site generally drains to the washes, which cross the site from the southeast to the northwest. The runoff drains to North Branch Santa Cruz Wash. (See Exhibit F: Preliminary Hydrology Analysis - Proposed Drainage Map)

e. Development Phasing Concept

The SunDog Solar facility will be developed within one phase. Due to the nature of the facility, no permanent open space amenities will be provided.

2. Conservation Open Space

Conservation open space is not provided since the land is currently disturbed agricultural land and generally flat. (See Exhibit A: Aerial Map)

3. Developed Open Space

a. Developed Open Space Areas

Two open space corridors are featured on the plan as E-W Open Space #1, Storey Rd, which runs along the 33' County right-of-way located on each side of section line, and E-W Open Space #2, which follows the HIDD Canal within the 90' right-of-way located south of section line. (See Exhibit H: Open Space Plan). SunDog Solar is also proposing a trail corridor outside of the fenced in project area, along the County's right-of-way corridor and subject to a trail license described in section (D)(2)(170) of this Open Space & Recreation Plan.

b. Proposed Walls

The solar facility will be enclosed by chain link fence with screening on all sides with locked gates allowing limited and authorized access only. Large endemic vegetation will be placed next to the right-of-way along roadways to provide additional screening. Block wall fencing will be required surrounding battery storage areas.

Wall locations and elevations have been illustrated in detail on the following exhibits: Wall Plan (Exhibit I) and Fence Elevations (Exhibit J).

4. Recreation Area Open Space

SunDog Solar proposes certain designated recreational open space outside of the solar facility's chain link fence enclosure; this designated recreational open space is described more particularly in section (D)(2)(170) of this Open Space & Recreation Plan.

5. Landscaping

a. Landscape Character

The plants for the developed open space and streetscape will be selected to create an appropriate low-water use landscape that meet ADWR criteria. Large screening endemic shrubs will be selected to filter the views into the site where adjacent to existing nearby residential areas.

b. Landscape Calculations

The site will be developed with green energy development infrastructure. No landscape tracts will be provided within the development layout. The table below outlines the required plant quantity, density and sizes for developments in general. The quantities shown are the minimum required per Pinal County Development Services Code for typical developments. Detailed calculations will be provided with the final landscape plans.

BASED ON 0 Acres (0 SF)	Total Trees (15 Gallon Minimum)	24" Box Trees	Shrubs (5 Gallon Minimum)	Groundcover (<18" tall)
Standard / Requirement	1 per 1000 SF	25% of tree total	7 per 1000 SF	>50% of vegetation area
Calculation	0/1,000	0.25 x 0 trees	(0/1000)x7	(0 trees x 400 SF = 0 SF) + (0 shrubs x 18 SF = 0 SF) Total (0) x 50%
Quantity Required	0 trees	0 - 24" box	0 shrubs	0 SF of Groundcover

c. Irrigation Source

To minimize landscape irrigation demand, all plants will be low water use, per the ADWR plant list. Irrigation sources will be potable water where available. Due to the nature of the development which is located in a rural agricultural community, most of the areas will not have access to potable water. Water meters, where possible will be located within the ROW and final locations will be coordinated with the civil plans.

D. Compliance with County Guidelines and General OSRP Design Guidelines

1. Conformance to the Open Space and Recreation Area Manual (OSRAM)

The development team has reviewed the Open Space and Recreation Area Guideline Manual. Key design guidelines are quoted directly from the manual, below. These guidelines are then related to the proposed development. The development standards outlined in this plan are in conformance with the OSRAM, as follows:

Spatial Standards

“Open space should be located and designed as a community amenity and provided with each phase of a development. It should be highly visible to the public to encourage community use and awareness.”

SunDog Solar is a proposed solar facility. The SunDog Solar facility, itself, will not be open to the public and will have limited authorized access only. Outside of the fence enclosing the facility, SunDog Solar is proposing a recreation trail, more particularly described in section (D)(2)(170) of this Open Space & Recreation Plan.

“Arterial Street Frontage: meandering tract between 15 and 20 feet in width”

The proposed development is adjacent to several arterial streets. Select roadways will be landscaped adjacent to the right-of-way with decomposed granite and endemic planting.

Groundform

Retention basins “should be shaped to have meandering edges with varying slide slopes from 4:1 to 10:1.”

“Contouring of the ground and placement of mounds and earth berms along streets is recommended.”

“Retention/detention basins designated as developed open space should be located so that they are visible, attractive, and accessible.”

No retention basins will be required for the solar facility.

Planting Standards

“Provide a natural native desert (or regionally compatible) plant pallet of trees, shrubs and ground covers grouped and arranged to create interesting patterns and textures.”

“Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.”

Large shrubs, cacti and trees will be used to screen the development along roadways. Due to the nature of the facility and limited access to irrigation sources, landscape improvements along arterials will be limited. All plants used will be from the ADWR low water use list for Pinal County.

The project will provide 1 tree per 50 lineal feet of street frontage planted in equivalent groupings every 150 feet along existing paved arterials within the right-of-way.

Conservation Areas

The site was analyzed for conservation potential. The project will be located on previously disturbed agricultural land. The area is relatively flat and does not contain any hillside or conservation areas.

Recreation and Amenities

SunDog Solar is a solar facility. The project is not intended to provide housing or commercial zones which would benefit from recreational amenities specifically. Per the standards of the OSRAM the project loosely falls within the “All Developments” category. However, the OSRAM guidelines are geared toward residential and commercial development and not uses such as industrial or agricultural functions.

Pathway and Trail Guidelines

“Suburban Trails have a high to moderate intensity usage and are located in mixed use, commercial, residential, and office areas. They can be either paved or unpaved. The typical suburban trail users may include pedestrians, bicyclists, equestrians, and in-line skaters...Suburban trails link recreation areas and open space areas and adjacent community developments, and serve both recreation and transportation needs.”

SunDog Solar is a green energy production facility not intended for public access, much like other public utility facilities. The facility is not of a type that would encourage or invite visitors, residents and others to use the facility for recreational purposes. However, a proposed trail alignment is identified on Exhibit G, Site Plan. The proposed trail will be a variable-width trail that utilizes both the existing County right-of-way and the SunDog license area, as illustrated on Exhibit H, Open Space Plan. It will be developed pursuant to a trail license agreement with Pinal County and the trail will expire when the solar project is decommissioned.

2. Conformance to the PCDC

The development standards outlined in this plan are in conformance with Chapter 2.176 of the PCDC, as follows:

Section 130 – Minimum requirements for open space

The average slope for the net acreage of the project is less than 5%, requiring a minimum of 0% conservation open space if disturbed (3% min. if undisturbed). The proposed development meets this criteria as follows:

Category (for 0-5% slope)	Area Required ²	Area Provided ³
Conservation Open Space	0 acres / 0%	0 acres / 0%
Developed Open Space	0 acres / 0%	± 37.8 acres / ± 2.3%
Recreation Open Space	0 acres / 0%	± 9.2 acres / ± 0.6%
Total Open Space¹	0 acres / 0%	± 37.8 acres / ± 2.3%

¹“Total Open Space” is the combination of conservation and developed open space. Developed open space includes recreation open space.

²“Area Required” is the minimum area required by this proposal.

³“Area Provided” is a conceptual estimate subject to change during the development process.

Section 140 – Uses Permitted

The proposed development will provide limited and authorized use within the confines of the solar facility. It will be treated in a similar manner to other utility company sites.

Section 150 – Uses Prohibited

Two open space corridors are featured on the plan as E-W Open Space #1, Storey Rd, which runs along the 33' County right-of-way located on each side of section line, and E-W Open Space #2, which follows the HIDD Canal within the 90' right-of-way located south of section line. (See Exhibit H: Open Space Plan). SunDog Solar is also proposing a trail corridor outside of the fenced in project area, along the County's right-of-way corridor and subject to a trail license described in section (D)(2)(170) of this Open Space & Recreation Plan.

Section 160 – Minimum Requirements for Recreation Areas

Currently the PCDC does not provide guidelines for utility service sites. The proposed solar facility is intended to be treated in a similar manner to other utility company sites.

Section 170 – Minimum Requirements for Multi-use Paths and Trails

Review of the County’s Open Space and Trails Master Plan (2007) and the County’s online interactive GIS maps indicated that planned trail corridors are proposed through the central portion of the project running in a generally north to south orientation. Another proposed trail is located along the Casa Grande Canal adjacent to the southwestern most section of the project. (See Exhibit C.2: Context Map, Connectivity)

These trail corridors are future proposed trails intended to provide additional recreational opportunities within the region. The current use of the site as agricultural land does not coincide with recreational access. However, a proposed trail alignment is identified on Exhibit G, Site Plan. The proposed trail will be a variable-width trail that utilizes both the existing County right-of-way and the SunDog license area, as illustrated on Exhibit H, Open Space Plan. It will be developed pursuant to a trail license agreement with Pinal County and the trail will expire when the solar project is decommissioned.

Section 180 – Minimum Requirements for Storm Water Retention and Detention Basins

As noted previously, the groundform of the site will remain relatively flat and no retention or detention basins are proposed within the construction for green energy production.

Section 190 – Minimum Requirements for Streetscape and Entryways

Plant sizes and density will meet or exceed the requirements of the PCDSC. All plant material used will be listed on the ADWR low water use plant list.

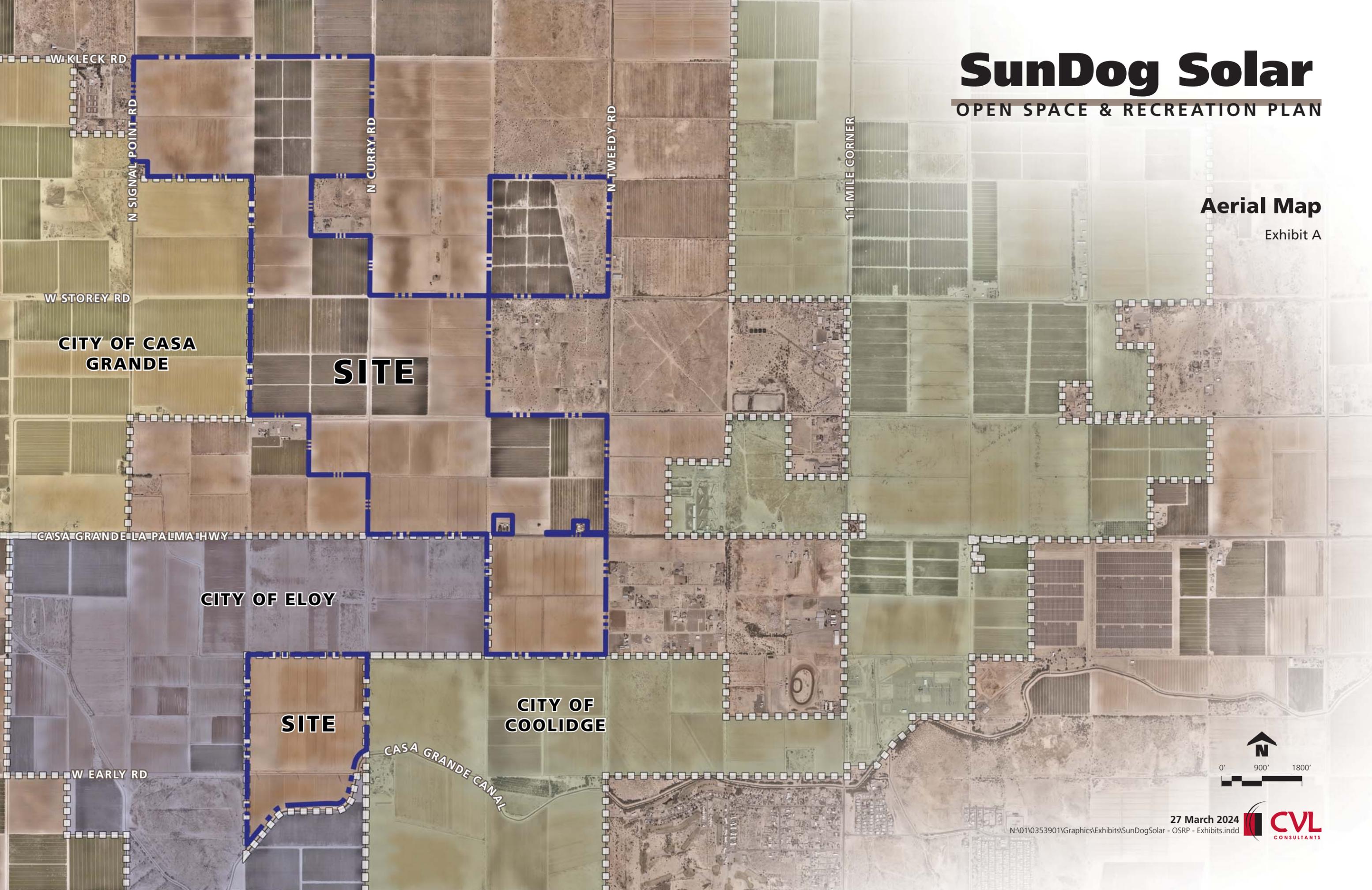
Section 200 – Minimum Requirements for Conservation of Open Space

Conservation open space is not provided as the site is location within an area currently used as agricultural farm land. Since the site is currently disturbed, 0% will be required to be conserved.

SunDog Solar

OPEN SPACE & RECREATION PLAN

Aerial Map
Exhibit A

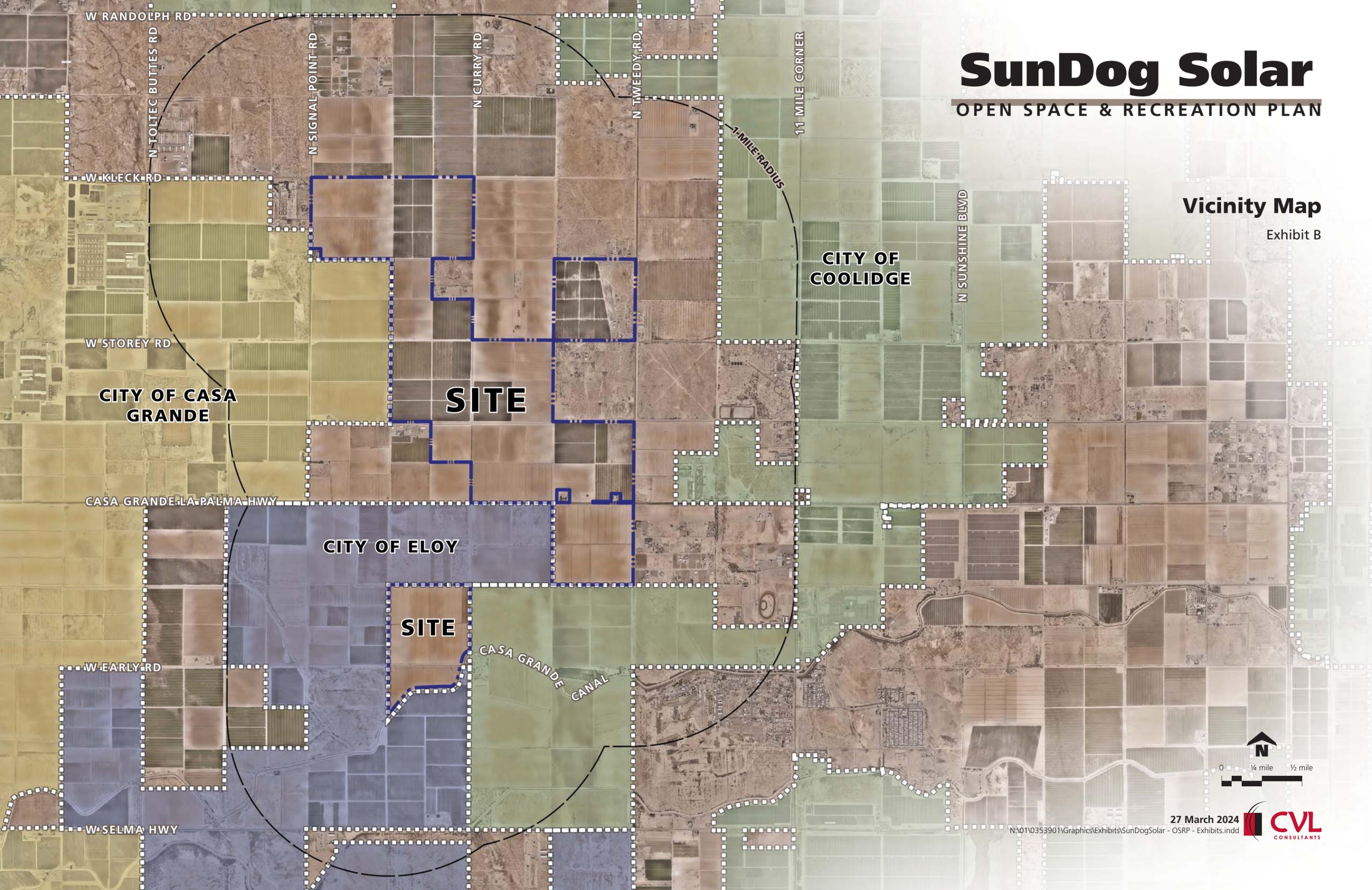


SunDog Solar

OPEN SPACE & RECREATION PLAN

Vicinity Map

Exhibit B



27 March 2024

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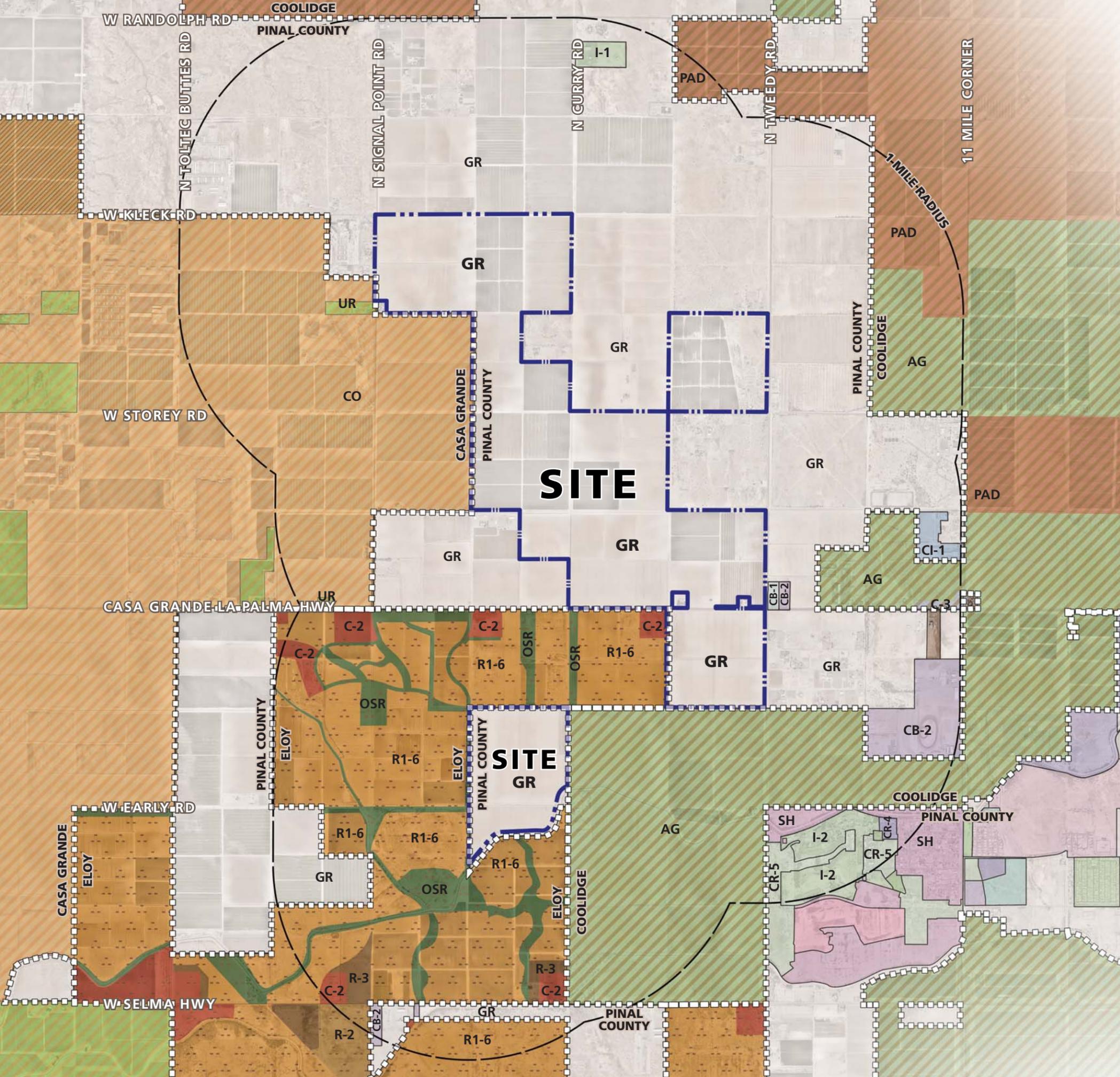


SunDog Solar

OPEN SPACE & RECREATION PLAN

Context Map Existing Zoning

Exhibit C.1



LEGEND					
Pinal County Zoning					
	GR		CR-1A		CI-1
	I-2		CR-1		CI-2
	I-3		CR-3		MHP
	CB-1		CR-4		MH
	CB-2		CR-5		SR
	SH		RVP		I-3/ PAD
City of Casa Grande Zoning					
	CO		CO/CR		UR
City of Eloy Zoning					
	R1-6 PAD		R-2 PAD		R-3 PAD
	C-2 PAD		OSR PAD		C-2 PAD
City of Coolidge Zoning					
	AG		PAD		C-3
	City Boundary		1 Mile Radius		
	Project Boundary				



27 March 2024

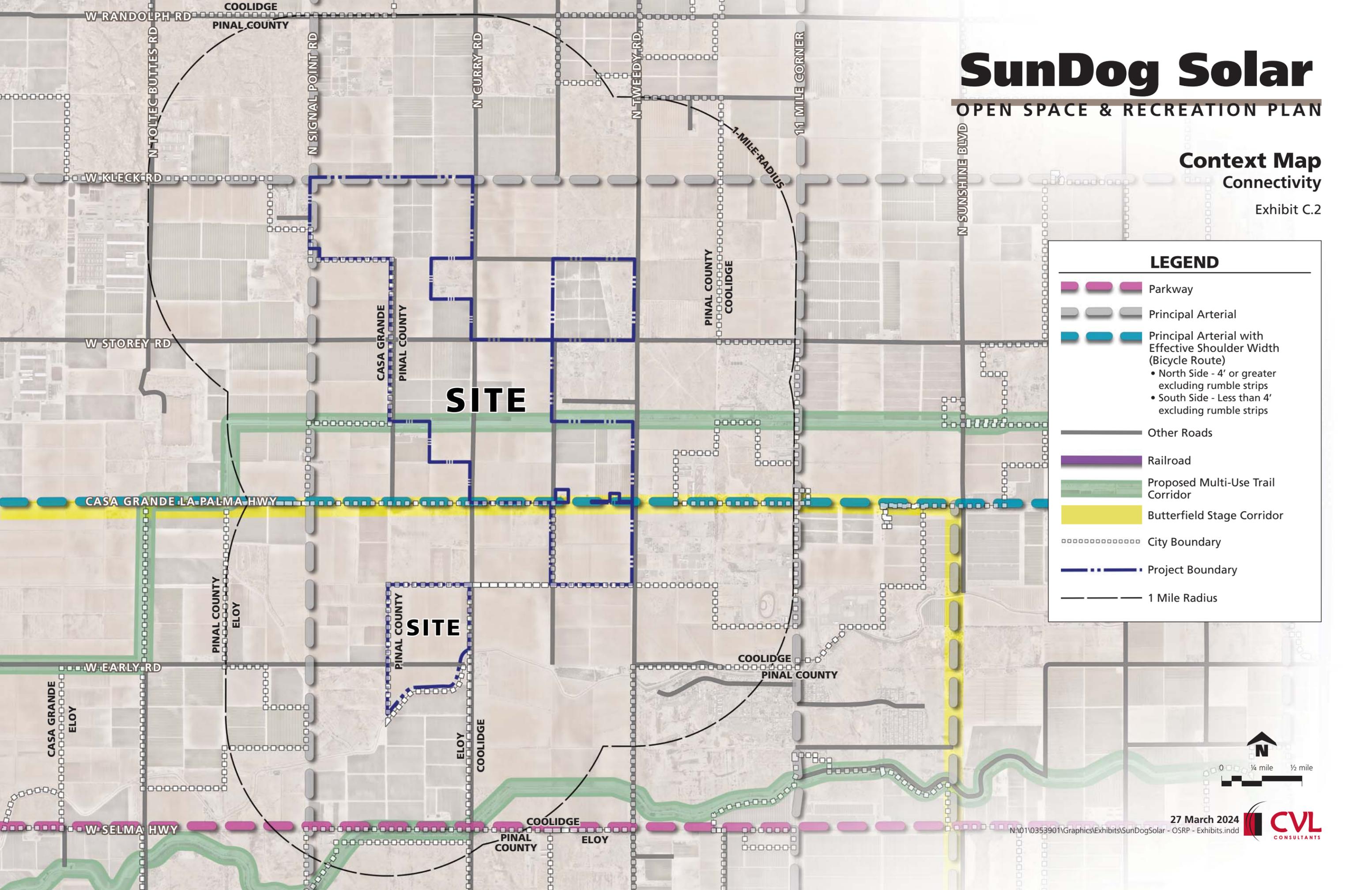


SunDog Solar

OPEN SPACE & RECREATION PLAN

Context Map Connectivity

Exhibit C.2



LEGEND

- Parkway
- Principal Arterial
- Principal Arterial with Effective Shoulder Width (Bicycle Route)
 - North Side - 4' or greater excluding rumble strips
 - South Side - Less than 4' excluding rumble strips
- Other Roads
- Railroad
- Proposed Multi-Use Trail Corridor
- Butterfield Stage Corridor
- City Boundary
- Project Boundary
- 1 Mile Radius

27 March 2024

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

A PORTION OF LAND LOCATED IN SECTIONS 14, 15, 22, 23, 26, 27 AND 34,
TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY.
COMMITMENT NO. 19000031802 AMENDMENT NO. 3 DATED 07/15/2020

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

1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
3. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2020.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48 ARIZONA REVISED STATUTES.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
5. EASEMENT FOR ROAD AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 375, PAGE 572.
(AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)
6. ANY ACTION THAT MAY BE TAKEN BY THE DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY FOR ROAD OR HIGHWAY AS DISCLOSED BY RESOLUTION RECORDED IN FEE NO. 2002-048370.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
7. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE ARIZONA WATER COMPANY FRANCHISE AS DISCLOSED BY DOCUMENT RECORDED AT FEE NO. 2010-074864.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
8. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE PICACHO SEWER COMPANY FRANCHISE AS DISCLOSED BY DOCUMENT RECORDED AS FEE NO. 2004-105664 AND FEE NO. 2004-105665, EXPANSION AND AMENDMENT RECORDED AS FEE NO. 2006-147636, ACCEPTANCE RECORDED AS FEE NO. 2006-147637, EXTENSION RECORDED AS FEE NO. 2006-147638 AND ACCEPTANCE RECORDED AS FEE NO. 2006-147639.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
9. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE OIL AND GAS IN SAID LAND AS SET FORTH IN PATENT RECORDED IN DOCKET 217, PAGE 245.
(AFFECTS PARCEL NO. 1 - BLANKET EFFECT - NOT MAPPABLE)
10. EASEMENT FOR ELECTRICAL AND COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AS FEE NO. 2008-103071.
(AFFECTS PARCEL NO. 2 AND PARCEL NO. 17 - MAPPED HEREON)
11. EASEMENT FOR COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1612, PAGE 219.
(AFFECTS PARCEL NO. 3 - MAPPED HEREON)
12. EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 930, PAGE 697.
(AFFECTS PARCEL NOS. 4 AND 6 - MAPPED HEREON)
13. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1510, PAGE 67.
(AFFECTS PARCEL NOS. 4 AND 6 - MAPPED HEREON)
14. EASEMENT FOR COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1612, PAGE 211.
(AFFECTS PARCEL NO. 4 - MAPPED HEREON)
15. EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AS FEE NO. 2009-076430.
(AFFECTS PARCELS 4 AND 12 - MAPPED HEREON)
16. ALL MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 14 OF SURVEYS, PAGE 58.
(AFFECTS PARCEL NOS. 5 AND 11 - NO MAPPABLE ITEMS DISCLOSED)
17. EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 58 OF DEEDS, PAGE 166.
(AFFECTS PARCEL NO. 6 - MAPPED HEREON)
18. EASEMENT FOR COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1612, PAGE 213.
(AFFECTS PARCEL NO. 9 - MAPPED HEREON)
19. EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 418.
(AFFECTS PARCEL NO. 7 - BLANKET EFFECT - NOT MAPPABLE)
20. EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 437.
(AFFECTS PARCEL NOS. 7 AND 13 - BLANKET EFFECT - NOT MAPPABLE)

NOTES (CONTINUED)

21. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN HOHOKAM IRRIGATION AND DRAINAGE DISTRICT AS DISCLOSED BY DOCUMENT RECORDED AS FEE NO. 2007-058486.
(AFFECTS PARCEL NO. 7 - BLANKET EFFECT - NOT MAPPABLE)
22. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERAL DEPOSITS IN SAID LAND AS RESERVED IN DEEDS RECORDED IN DOCKET 40, PAGE 222, DOCKET 40, PAGE 223, DOCKET 40, PAGE 224, DOCKET 40, PAGE 225 AND IN DOCKET 40, PAGE 226.
(AFFECTS PARCEL NO. 8 - BLANKET EFFECT - NOT MAPPABLE)
23. EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 417.
(AFFECTS PARCEL NO. 8 - BLANKET EFFECT - NOT MAPPABLE)
24. EASEMENT FOR COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 65, PAGE 425.
(AFFECTS PARCEL NO. 9 - BLANKET EFFECT - NOT MAPPABLE)
25. INTENTIONALLY DELETED.
26. INTENTIONALLY DELETED.
27. INTENTIONALLY DELETED.
28. EASEMENT FOR COMMUNICATION LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 885, PAGE 986.
(AFFECTS PARCEL NOS. 12 AND 13 - MAPPED HEREON)
29. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1598, PAGE 236 AND IN DOCKET 1633, PAGE 153.
(AFFECTS PARCEL 12 - MAPPED HEREON)
30. EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 440.
(AFFECTS PARCEL NO. 13 - BLANKET EFFECT - NOT MAPPABLE)
31. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1510, PAGE 73 AND IN DOCKET 1638, PAGE 421.
(DOCKET 1510, PAGE 73 AFFECTS PARCEL NO. 18 - MAPPED HEREON. DOCKET 1638, PAGE 421 AFFECTS THE SURVEYED PARCELS AND IS A BLANKET EASEMENT FOR CABLE SERVICES THAT EXPIRED IN 2014)
32. INTENTIONALLY DELETED.
33. INTENTIONALLY DELETED.
34. INTENTIONALLY DELETED.
35. LICENSE AND ALL OTHER RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 604, PAGE 10
(AFFECTS PARCEL NO. 16 - BLANKET EFFECT - NOT MAPPABLE. THIS DOCUMENT EXPIRED MAY 5, 1975)
36. EASEMENT FOR ELECTRICAL LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 314.
(DOES NOT AFFECT THE SURVEYED PARCELS - NOT MAPPED HEREON)
37. EASEMENT FOR ELECTRICAL LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 740, PAGE 414.
(AFFECTS PARCEL NO. 16 - BLANKET EFFECT - NOT MAPPABLE)
38. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1593, PAGE 415 AND DOCKET 1716, PAGE 775.
(AFFECTS PARCEL NO. 16 - MAPPED HEREON)
39. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN PATENT NO. 7076 FROM THE STATE OF ARIZONA RECORDED AS FEE NO. 2020-053431.
(AFFECTS PARCEL NO. 16 - BLANKET EFFECT - NOT MAPPABLE)
40. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1284, PAGE 443
(DOES NOT AFFECT THE SURVEYED PARCELS - NOT MAPPED HEREON)
41. RIGHT OF WAY FOR CANAL AND OTHER FACILITIES AND OTHER PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1510, PAGE 73 AND IN DOCKET 1638, PAGE 421.
(DOCKET 1510, PAGE 73 AFFECTS PARCEL NO. 1 - MAPPED HEREON. DOCKET 1638, PAGE 421 AFFECTS THE SURVEYED PARCELS AND IS A BLANKET EASEMENT FOR CABLE SERVICES THAT EXPIRED IN 2014)
42. INTENTIONALLY DELETED.
43. INTENTIONALLY DELETED.

NOTES (CONTINUED)

44. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY BY LONESOME VALLEY FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, LESSOR, AND FIRMA FARMS, AN ARIZONA GENERAL PARTNERSHIP, LESSEE, AS DISCLOSED BY SUBORDINATION AGREEMENT, RECORDED AS FEE NO. 2014-016768.
(AFFECTS PARCEL NO. 7 - BLANKET EFFECT - NOT MAPPABLE)
 45. INTENTIONALLY DELETED.
 46. RIGHTS OF PARTIES IN POSSESSION.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)
- 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 CORNER.
- 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 IN THE PARCEL AREA TABLE ON SHEET 2.
- PURSUANT TO TABLE "A", ITEM 6(B), NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS SURVEY.
- PURSUANT TO TABLE "A", ITEM 7(A), EXTERIOR DIMENSIONS OF THE BUILDINGS AT GROUND LEVEL ARE SHOWN ON THE PLAT OF SURVEY.
- 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.
- PURSUANT TO TABLE "A", ITEM 18, NO DELINEATION OF WETLANDS HAS BEEN PERFORMED IN THE FIELD IN CONJUNCTION WITH THIS SURVEY.
- PURSUANT TO TABLE "A", ITEM 19, PLOTTABLE OFFSITE EASEMENTS AND SERVITUDES ARE SHOWN ON THE PLAT OF SURVEY.
- 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.
- NO BUILDINGS WERE OBSERVED IN THE FIELD FOR THIS SURVEY, EXCEPT IN PARCEL NOS. 2 AND 16.
- PARCEL 17 NOTE:
THE ORIGINAL LEGAL DESCRIPTION FOR PARCEL NO. 17 IN FEE NO. 2002-015013 WAS "TRACT 491 IN NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, 44 ACRES, MORE OR LESS." NO MAP OR DOCUMENT DETAILING THE DIMENSIONS OF TRACT 491 HAS BEEN FOUND. INQUIRIES TO GEORGE CAIRO ENGINEERING, INC., THE ENGINEERS OF RECORD FOR THE SAN CARLOS IRRIGATION DISTRICT, UNCOVERED A DOCUMENT IN THE B.I.A. RECORDS FROM CHARLES R. SLIGH TO THE UNITED STATES FOR A 200 FOOT RIGHT-OF-WAY FOR THE FLORENCE - CASA GRANDE CANAL DATED APRIL 3, 1920. A SURVEY OF THE LANDS SOUTH OF THE CANAL WAS LOCATED IN FEE NO. 2009-124033. THIS SURVEY INCLUDED AN ALIGNMENT FOR THE CANAL. CVL'S FIELD SURVEY LOCATED THE CANAL AND APPURTENANCES IN THE FIELD IN MAY AND JUNE OF 2020. THE CENTERLINE FROM THE RECORDED 2009 SURVEY FIT THE ALIGNMENT OF THE CANAL VERY WELL, AND THAT ALIGNMENT WAS USED TO CALCULATE THE BOUNDARY AND WRITE THE LEGAL DESCRIPTION USED IN THIS SURVEY. THE SECOND DESCRIPTION OF PARCEL NO. 17 IN THIS SURVEY IS A CLOSE APPROXIMATION OF THE LINES IN THE PINAL COUNTY ASSESSOR MAP. THE ORIGINS OF THIS BOUNDARY ARE UNKNOWN.
- SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
GENERAL LAND OFFICE PLAT NO. 1687
BOOK 3 OF SURVEYS, PAGE 330 (R1)
BOOK 19 OF SURVEYS, PAGE 292 (R2)
BOOK 21 OF SURVEYS, PAGE 52 (R3)
FEE NO. 2009-124033 (R4)
PINAL COUNTY CONTROL NETWORK (PCCN)

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 04021C-1225 E AND 04021C-1600 E, BOTH DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UNSHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°35'44" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO DIRECT OBSERVATION ON ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE.

SHEET INDEX

SHEET 1	COVER, NOTES
SHEET 2	LEGAL DESCRIPTION, LINE, CURVE, AREA AND ADJOINING PARCEL TABLES, VICINITY/KEY MAP
SHEET 3	SECTION 14 SURVEY
SHEET 4	SECTION 15 SURVEY
SHEET 5	SECTION 22 SURVEY
SHEET 6	SECTION 23 SURVEY
SHEET 7	SECTION 26 SURVEY
SHEET 8	SECTION 27 SURVEY
SHEET 9	SECTION 34 SURVEY, DETAILS

CERTIFICATION

TO LONESOME VALLEY FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AND STEWART TITLE GUARANTY COMPANY:

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, 3, 4, 6(B), 7(A), 8, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/16/2020.

DATE OF PLAT OR MAP: 07/29/2020

RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6631
CVLSURVEY@CVLCL.COM



DATE

REVISION

NO.

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

SUNDOG SOLAR
PINAL COUNTY, ARIZONA

Coe & Van Loo Consultants, Inc.



1 SHEET OF 9

CVL Contact: M. RUSSO
CVL Project #: 01-03539-01

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Existing Conditions

Alta Survey

Exhibit D.1

SunDog Solar

OPEN SPACE & RECREATION PLAN

LEGAL DESCRIPTION

PARCEL NO. 1: THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2: THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY FOR THE FLORENCE - CASA GRANDE CANAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE NORTH 12 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.60 FEET;

THENCE NORTH 13 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 117.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 400.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 11 SECONDS, A DISTANCE OF 403.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID EAST LINE, A DISTANCE OF 226.60 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL, BEING ON A 200.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 40 DEGREES 26 MINUTES 27 SECONDS EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 04 MINUTES 38 SECONDS, A DISTANCE OF 125.93 FEET;

THENCE SOUTH 13 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 116.01 FEET;

THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTH LINE, A DISTANCE OF 204.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3: THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 45.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AS DESCRIBED IN WARRANT DEED RECORDED IN DOCKET 927, PATE 868, RECORDS OF PINAL COUNTY, ARIZONA; AND ALSO

EXCEPT THAT CERTAIN PARCEL OF LAND DESCRIBED IN FEE NO. 2010-085083, RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, BEING MARKED BY AN H.D. BRASS CAP IN A HAND HOLE;

THENCE WEST (ASSUMED AND BASIS OF BEARING), ALONG THE SOUTHERLY LINE OF SAID SECTION 23, A DISTANCE OF 419.61 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST, BEING PARALLEL WITH AND 45.00 FEET NORTHERLY OF SAID SOUTHERLY LINE OF SECTION 23, A DISTANCE OF 312.13 FEET TO A POINT FROM WHICH AN A.H.D. ALUMINUM CAP R/W MARKER BEARS WEST 1310.77 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF 258.35 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 17278";

THENCE SOUTH 89 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF 311.78 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 29864";

THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 253.58 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE 1" IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 00 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 2,647.97 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2,087.60 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 417.42 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 417.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 417.12 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 417.42 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 07 SECONDS WEST, A DISTANCE OF 417.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5: THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 6: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 7: THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 8: THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 9: THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 10 - INTENTIONALLY DELETED

PARCEL NO. 11: THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 12: THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 13: THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 14 - INTENTIONALLY DELETED

PARCEL NO. 15 - INTENTIONALLY DELETED

PARCEL NO. 16: THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT NO. 7076 FROM THE STATE OF ARIZONA.

PARCEL NO. 17: THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE - CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 363.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 289.29 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 200.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 37 MINUTES 01 SECONDS, A DISTANCE OF 169.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,100.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 248.51 FEET;

THENCE SOUTH 87 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 824.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 34 MINUTES 40 SECONDS, A DISTANCE OF 352.92 FEET;

THENCE SOUTH 39 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 934.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID WEST LINE, A DISTANCE OF 1,564.36 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING THE SAME AS THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE EAST ON THE NORTH LINE THEREOF TO A POINT 1080 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 13 DEGREES 41 MINUTES WEST 545 FEET;

THENCE SOUTH 42 DEGREES 6 MINUTES WEST 290 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES WEST 1362 FEET;

THENCE SOUTH 40 DEGREES 33 MINUTES WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ;

THENCE WEST THEREON TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

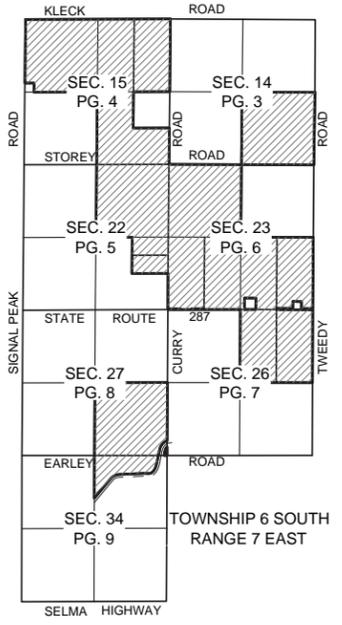
LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 18: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 19: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL AREA TABLE with columns: PARCEL NO., AREA (SQ. FT.), AREA (AC.)

NOTE: PARCEL ACREAGES MAY NOT ADD TO TOTAL DUE TO ROUNDING ERROR. PARCEL NOS. 10, 14 AND 15 HAVE BEEN INTENTIONALLY DELETED.



CURVE TABLE with columns: NO., LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD-BEARING

ADJOINING PARCEL TABLE

Table with columns: APN, DEED (FEE NO.), OWNER NAME

LINE TABLE with columns: NO., BEARING, LENGTH

LINE TABLE with columns: NO., BEARING, LENGTH



Table with columns: DATE, REVISION, NO.

Coe & Van Loo Consultants, Inc. SUNDOG SOLAR PINAL COUNTY, ARIZONA

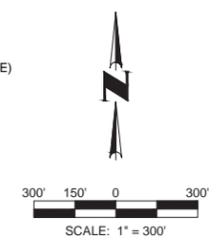
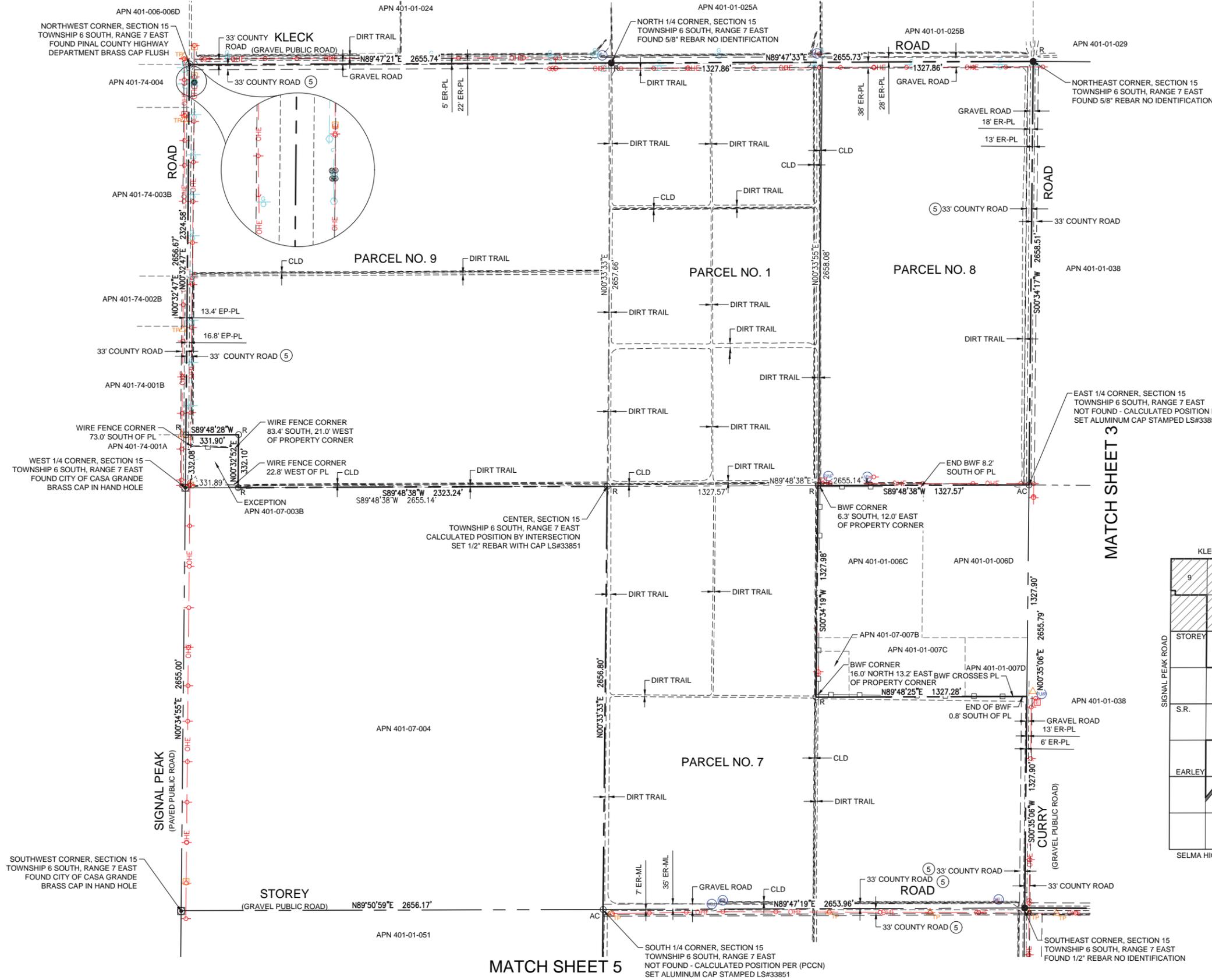
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



2 SHEET OF 9. CVL Contact: M. RUSSO. CVL Project #: 01-03539-01

Existing Conditions Alta Survey Exhibit D.2 SunDog Solar OPEN SPACE & RECREATION PLAN

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NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

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

SUNDOG SOLAR
 PINAL COUNTY, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCK
 (Professional Seal)

4 SHEET OF 9

CVL Contact: M. RUSSO
 CVL Project #: 01-03539-01
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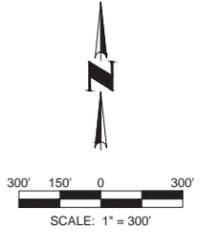
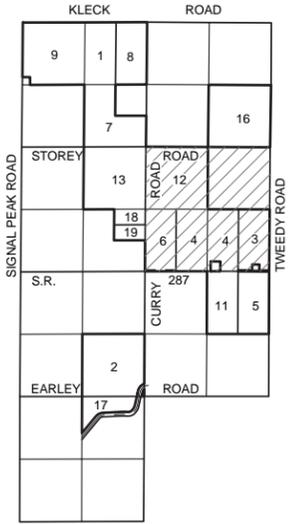
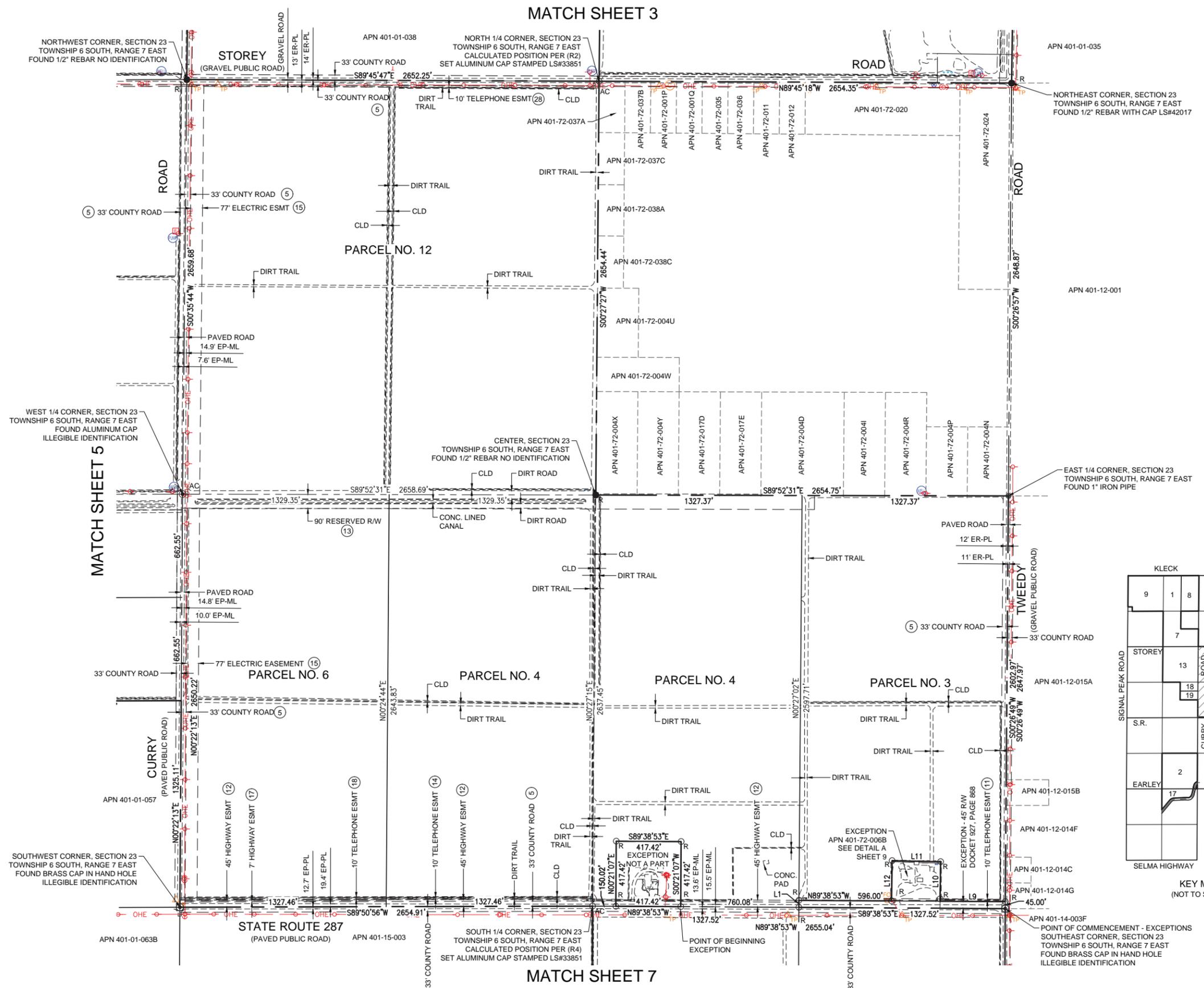
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PINAL COUNTY, ARIZONA

6 SHEET OF 9

CVL Contact: M. RUSSO
CVL Project #: 01-03539-01

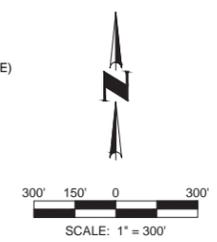
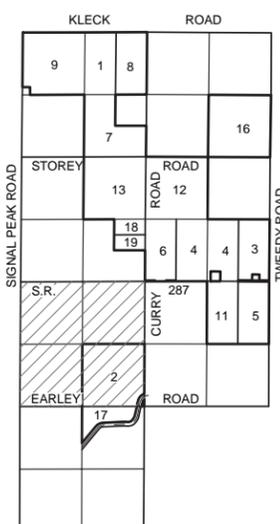
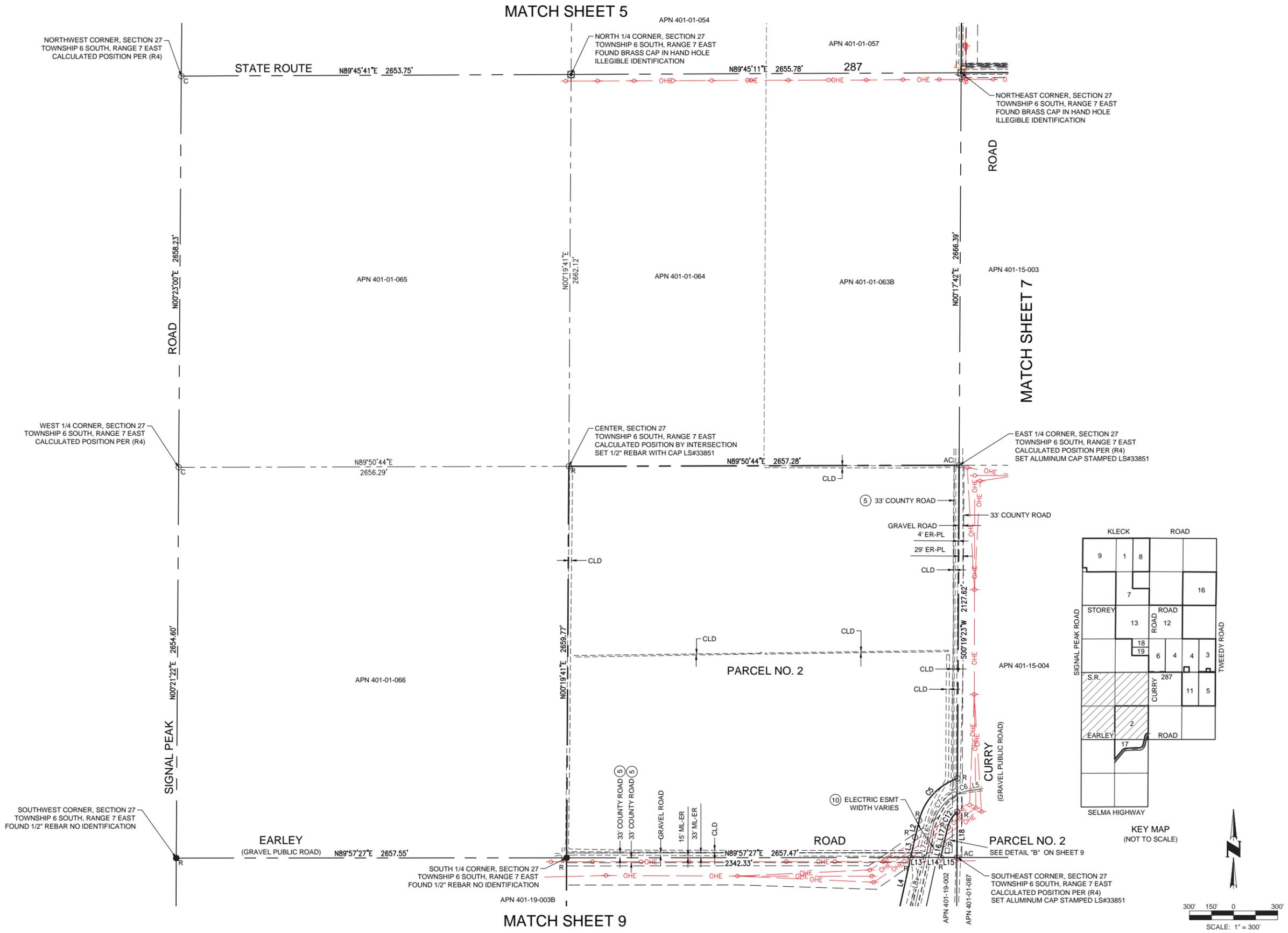
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Alta Survey
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SunDog Solar
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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

SUNDOG SOLAR
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
PINAL COUNTY, ARIZONA 1989

Richard G. Alcock

8 SHEET OF 9

CVL Contact: M. RUSSO
CVL Project #: 01-03539-01

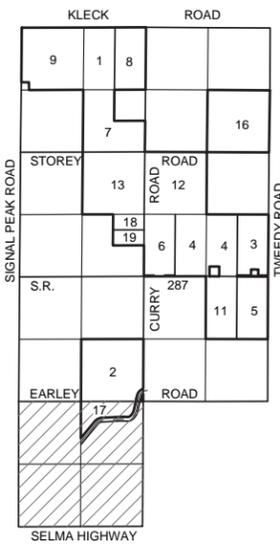
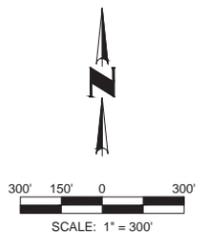
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Exhibit D.8

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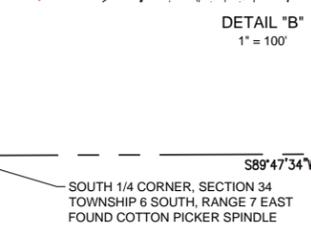
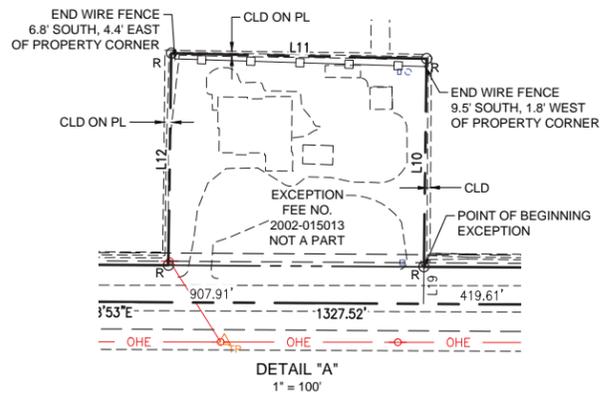
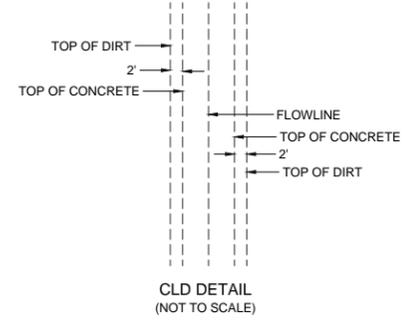
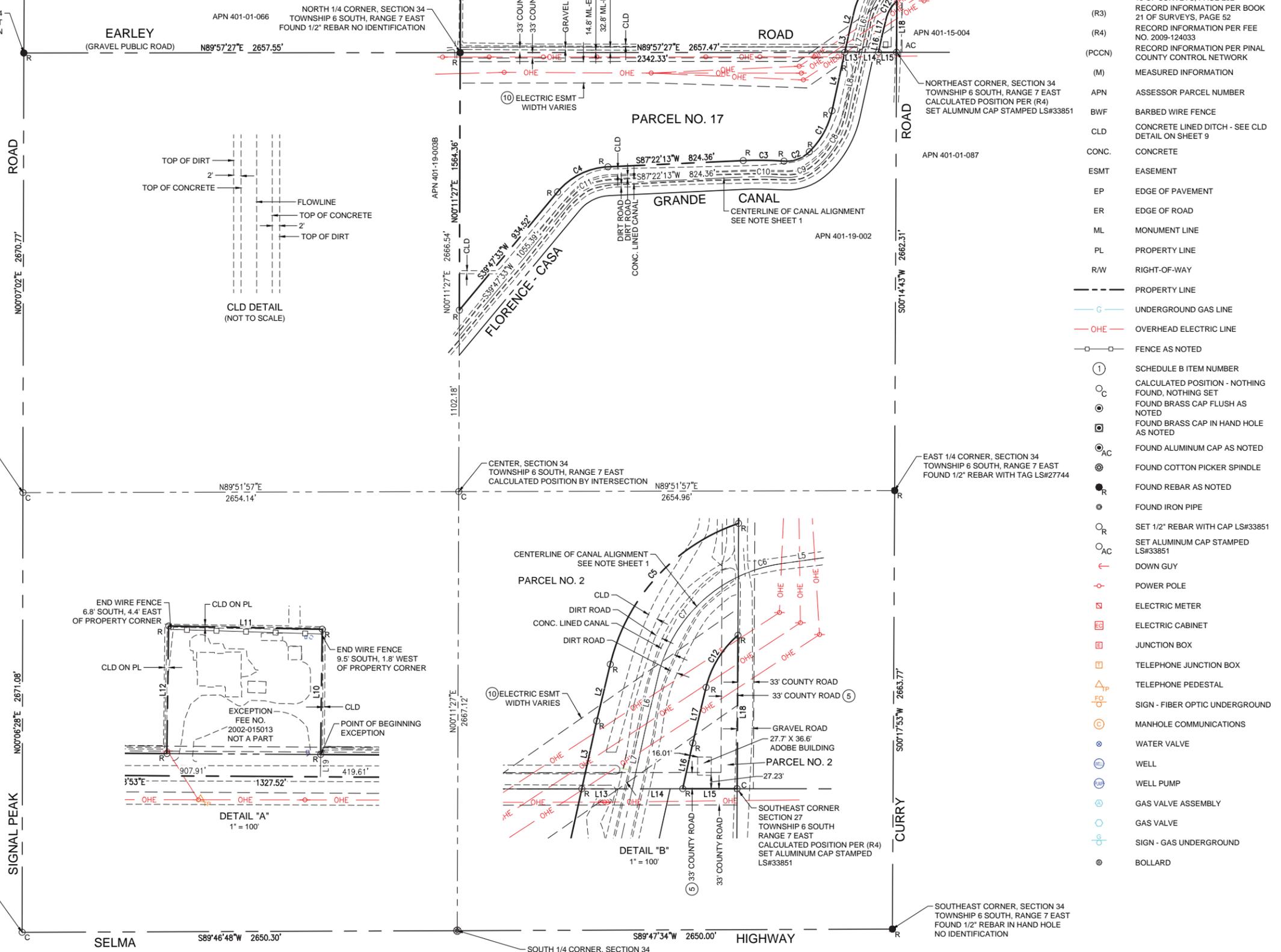
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NORTHWEST CORNER, SECTION 34 TOWNSHIP 6 SOUTH, RANGE 7 EAST FOUND 1/2" REBAR NO IDENTIFICATION



SOUTHWEST CORNER, SECTION 34 TOWNSHIP 6 SOUTH, RANGE 7 EAST CALCULATED POSITION PER (PCCN)

MATCH SHEET 8



- #### LEGEND
- (R1) RECORD INFORMATION PER BOOK 3 OF SURVEYS, PAGE 330
 - (R2) RECORD INFORMATION PER BOOK 19 OF SURVEYS, PAGE 292
 - (R3) RECORD INFORMATION PER BOOK 21 OF SURVEYS, PAGE 52
 - (R4) RECORD INFORMATION PER FEE NO. 2009-124033
 - (PCCN) RECORD INFORMATION PER PINAL COUNTY CONTROL NETWORK
 - (M) MEASURED INFORMATION
 - APN ASSESSOR PARCEL NUMBER
 - BWF BARBED WIRE FENCE
 - CLD CONCRETE LINED DITCH - SEE CLD DETAIL ON SHEET 9
 - CONC. CONCRETE
 - ESMT EASEMENT
 - EP EDGE OF PAVEMENT
 - ER EDGE OF ROAD
 - ML MONUMENT LINE
 - PL PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - PROPERTY LINE
 - G UNDERGROUND GAS LINE
 - OHE OVERHEAD ELECTRIC LINE
 - FENCE AS NOTED
 - ① SCHEDULE B ITEM NUMBER
 - CALCULATED POSITION - NOTHING FOUND, NOTHING SET
 - FOUND BRASS CAP FLUSH AS NOTED
 - ⊙ FOUND BRASS CAP IN HAND HOLE AS NOTED
 - ⊙ AC FOUND ALUMINUM CAP AS NOTED
 - ⊙ FOUND COTTON PICKER SPINDLE
 - FOUND REBAR AS NOTED
 - FOUND IRON PIPE
 - SET 1/2" REBAR WITH CAP LS#33851
 - AC SET ALUMINUM CAP STAMPED LS#33851
 - ↑ DOWN GUY
 - ⚡ POWER POLE
 - ⊞ ELECTRIC METER
 - ⊞ ELECTRIC CABINET
 - ⊞ JUNCTION BOX
 - ⊞ TELEPHONE JUNCTION BOX
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ SIGN - FIBER OPTIC UNDERGROUND
 - ⊞ MANHOLE COMMUNICATIONS
 - ⊞ WATER VALVE
 - ⊞ WELL
 - ⊞ WELL PUMP
 - ⊞ GAS VALVE ASSEMBLY
 - ⊞ GAS VALVE
 - ⊞ SIGN - GAS UNDERGROUND
 - BOLLARD

NO.	REVISION	DATE

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SUNDOG SOLAR
PINAL COUNTY, ARIZONA

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CVL Project #: 01-03539-01
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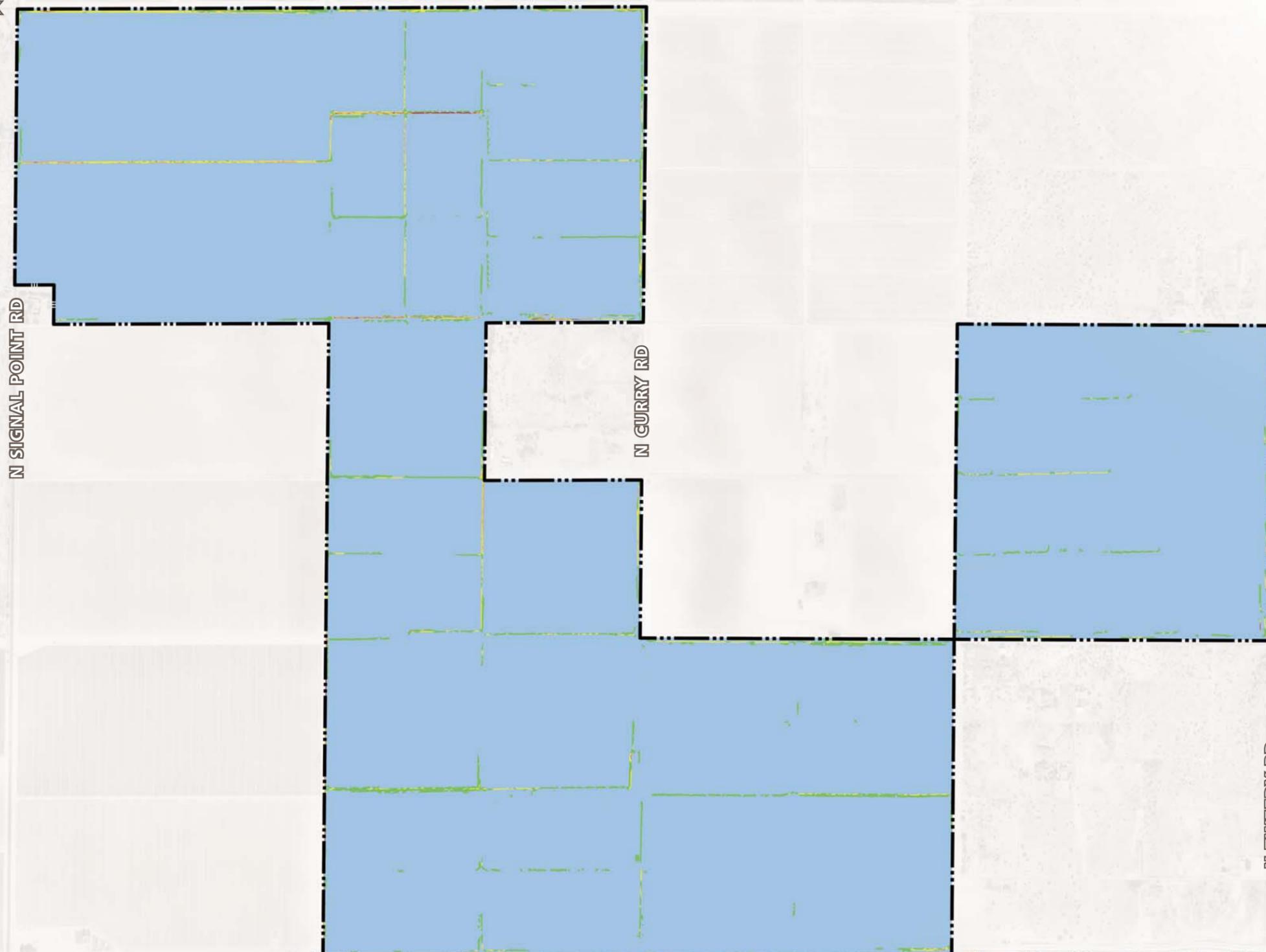
SunDog Solar
OPEN SPACE & RECREATION PLAN

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Site and Slope Analysis Plan

Exhibit E.1

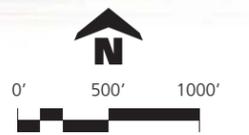


SLOPE TABLE		
	Minimum Slope	Maximum Slope
	0%	5%
	5%	10%
	10%	15%
	15%	20%
	20%	25%

MATCHLINE, SEE G.2

W STOREY RD

N TWEEDY RD

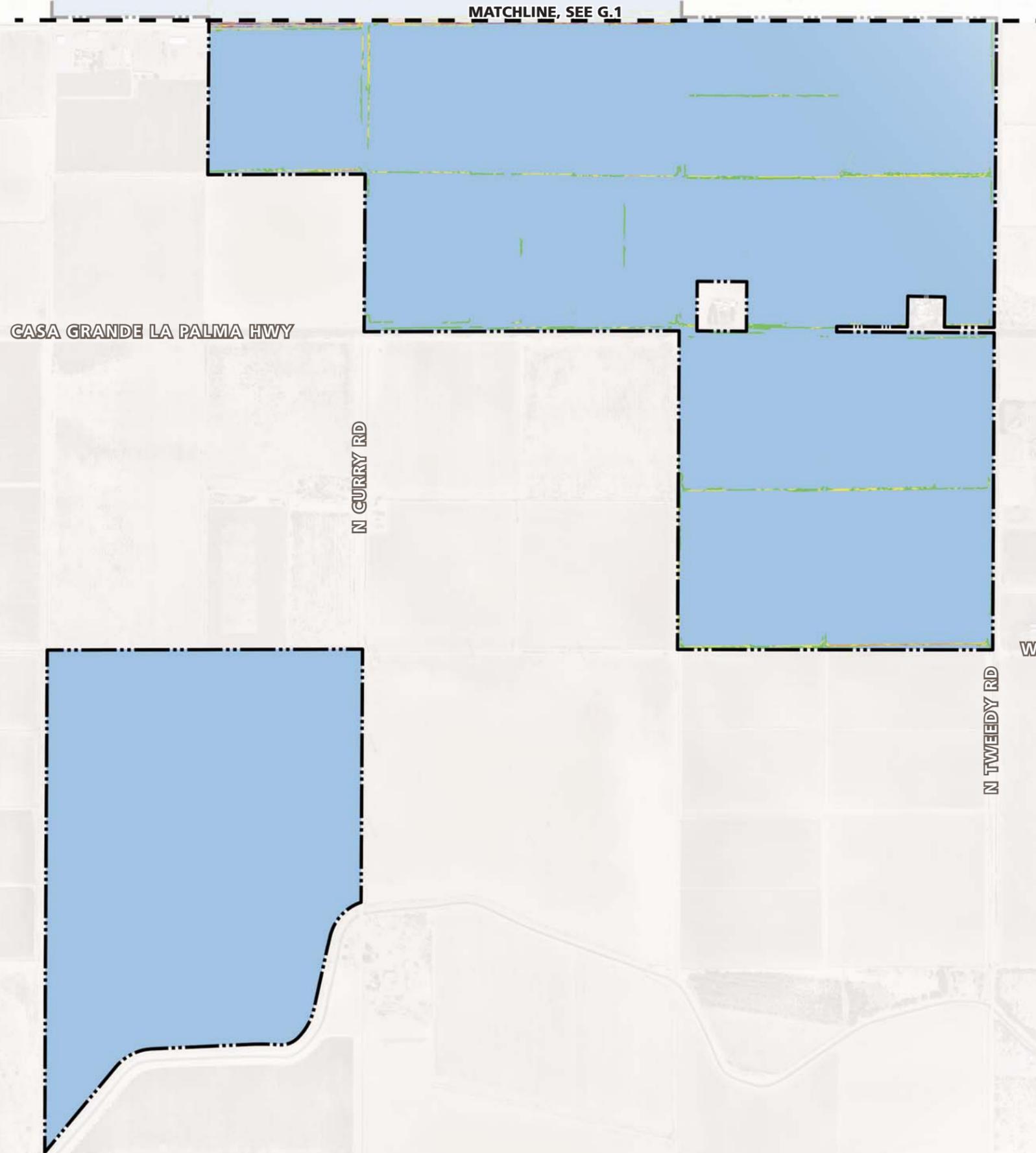


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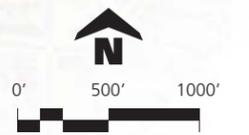
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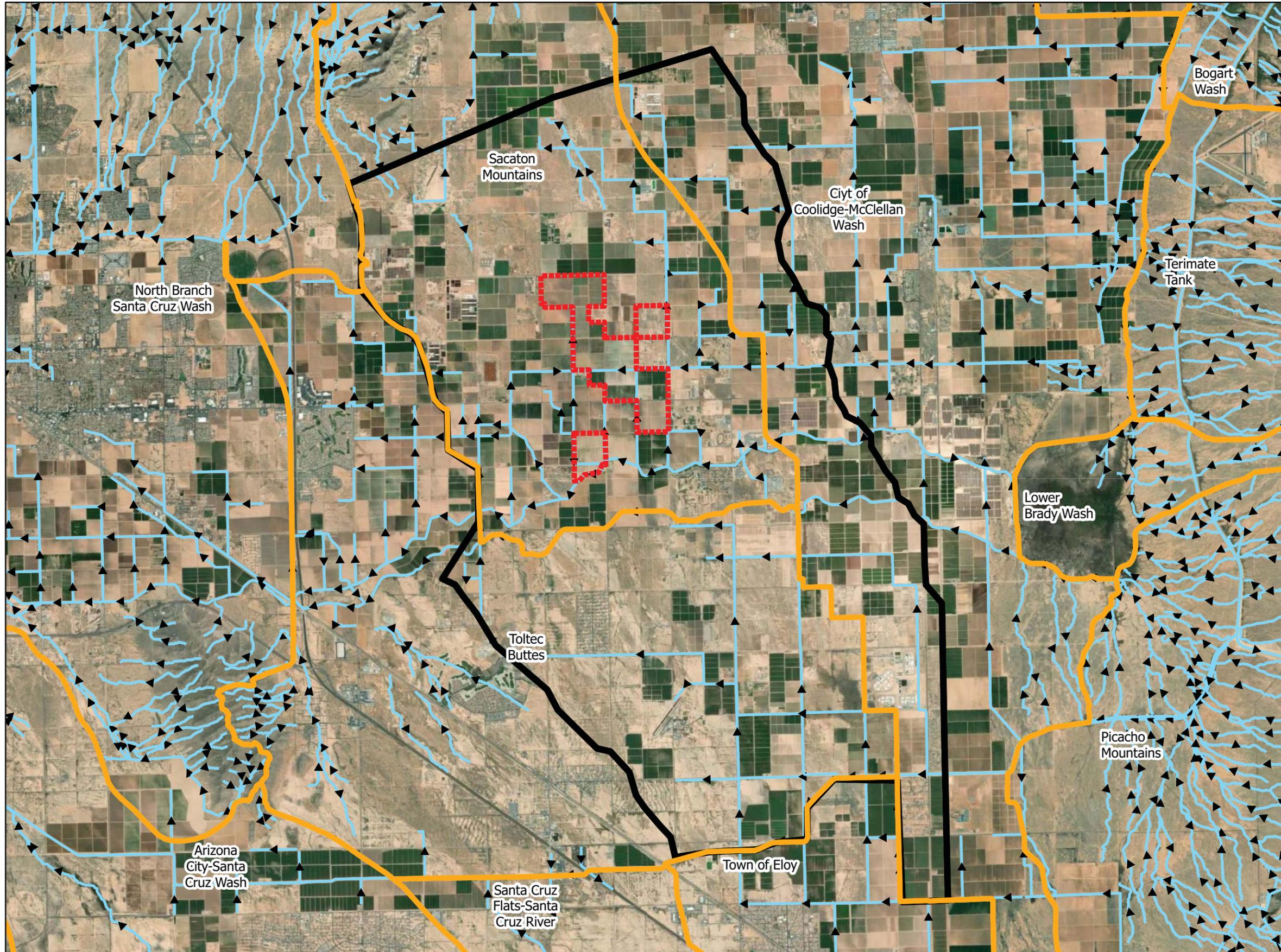
Site and Slope Analysis Plan

Exhibit E.2



SLOPE TABLE		
	Minimum Slope	Maximum Slope
	0%	5%
	5%	10%
	10%	15%
	15%	20%
	20%	25%

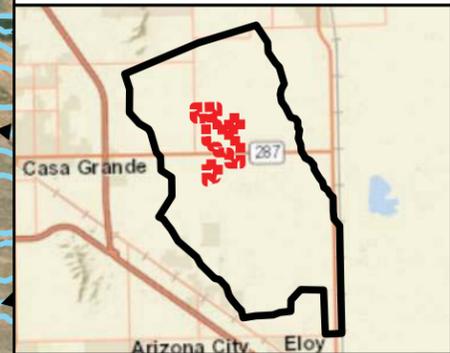




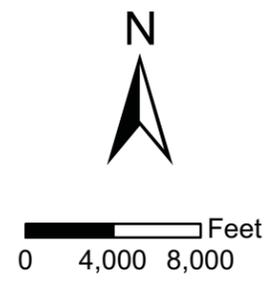
**FIGURE 3:
DRAINAGE AREA MAP**

SUNDOG
SOLAR FACILITY

PINAL COUNTY, AZ



- Legend**
- 2-D Model Area
 - Project Location
 - NHD Flowline
 - WBD Drainage Basin



PREPARED BY
Kimley»Horn
Invenergy March 2022

Drainage Area Map
Exhibit F

SunDog Solar
OPEN SPACE & RECREATION PLAN

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OPEN SPACE & RECREATION PLAN

Site Plan

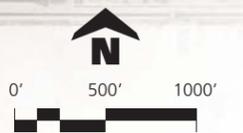
Exhibit G.1

LEGEND

-  Proposed Trail (utilizing existing County ROW and SunDog license area)
-  E-W Open Space #1, Storey Rd: 33' County ROW on each side of section line
-  E-W Open Space #2, HIDD Canal: 90' ROW south of section line

Note: A minimum 50-foot industrial buffer is required where project site abutts rural or residential zoning and collector or higher roadway designations.

MATCHLINE, SEE G.2



SunDog Solar

OPEN SPACE & RECREATION PLAN

Site Plan

Exhibit G.2

LEGEND

- Proposed Trail (utilizing existing County ROW and SunDog license area)
- E-W Open Space #1, Storey Rd: 33' County ROW on each side of section line
- E-W Open Space #2, HIDD Canal: 90' ROW south of section line



Note: A minimum 50-foot industrial buffer is required where project site abutts rural or residential zoning and collector or higher roadway designations.

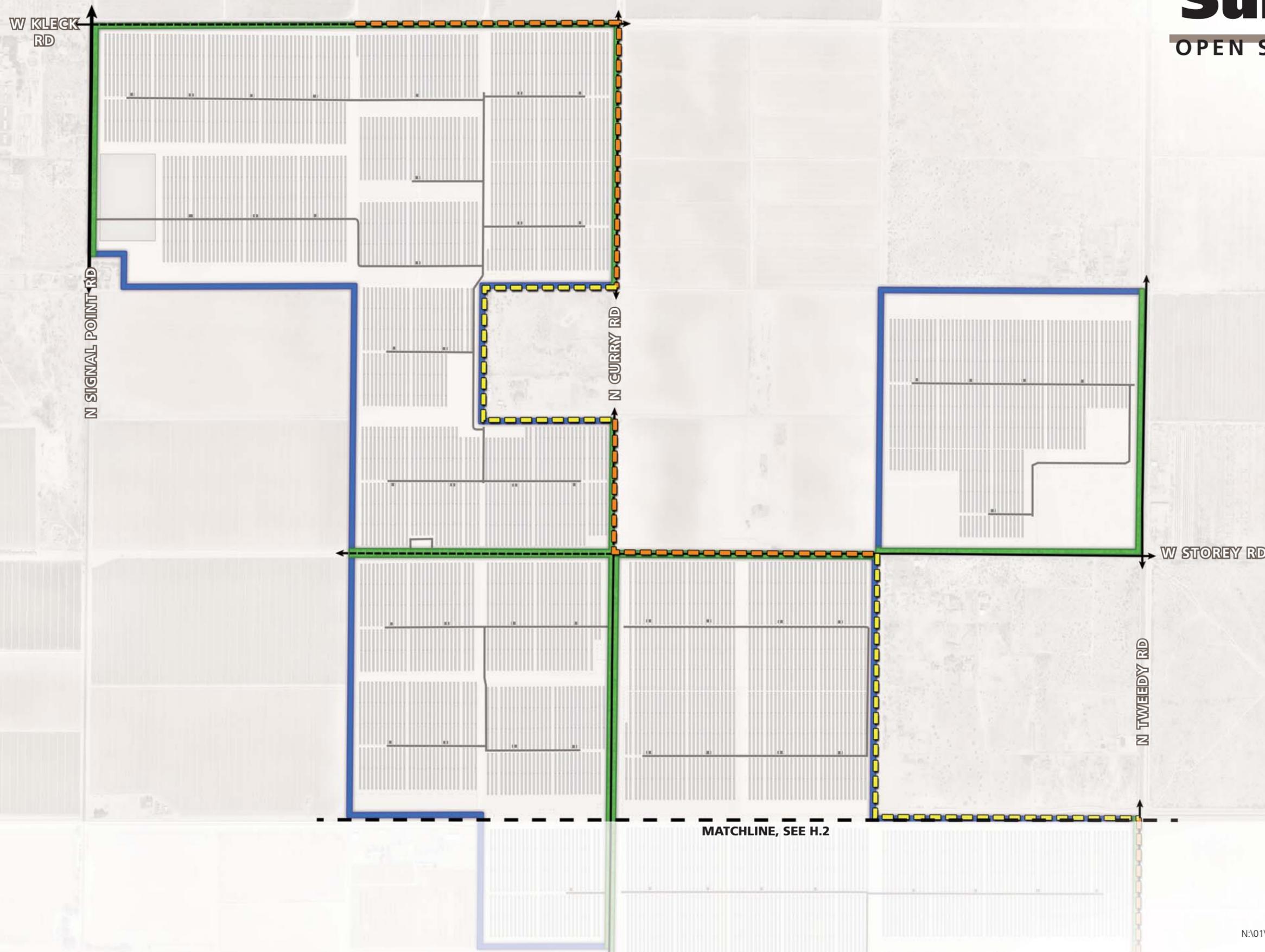


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OPEN SPACE & RECREATION PLAN

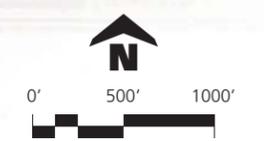
Open Space Plan

Exhibit H.1



LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
 - 1 tree for every 50 lf, planted in clusters every 150ft
 - cacti/shrubs
- Proposed Trail (utilizing existing County ROW)
- Proposed Trail (utilizing SunDog license area)

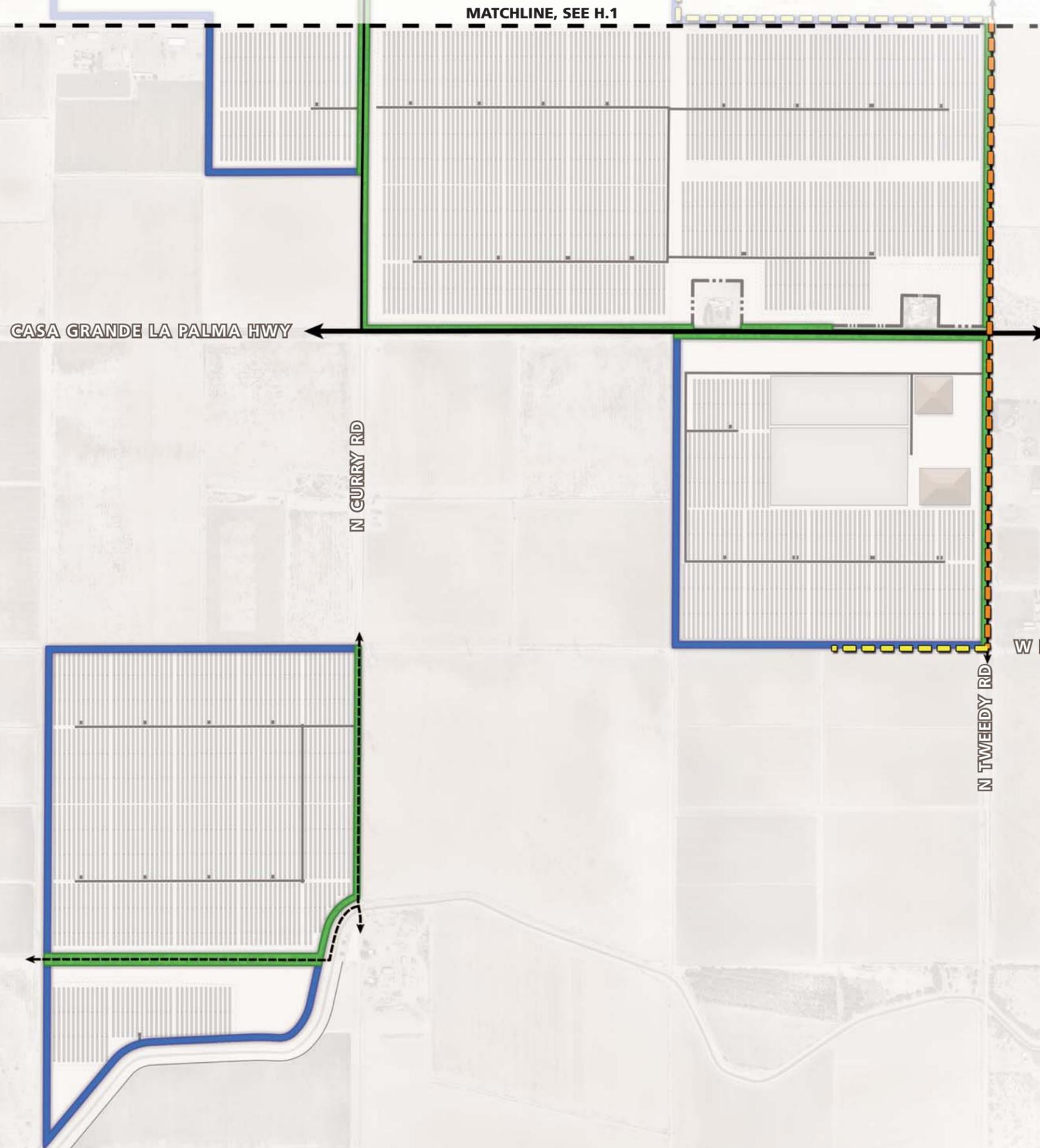


SunDog Solar

OPEN SPACE & RECREATION PLAN

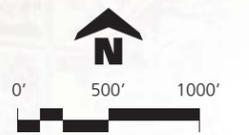
Open Space Plan

Exhibit H.2



LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
 - 1 tree for every 50 lf, planted in clusters every 150ft
 - cacti/shrubs
- Proposed Trail (utilizing existing County ROW)
- Proposed Trail (utilizing SunDog license area)



SunDog Solar

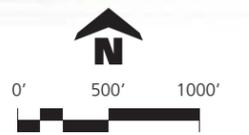
OPEN SPACE & RECREATION PLAN

Wall Plan

Exhibit I.1

LEGEND

- Chain link fence with screen



SunDog Solar

OPEN SPACE & RECREATION PLAN

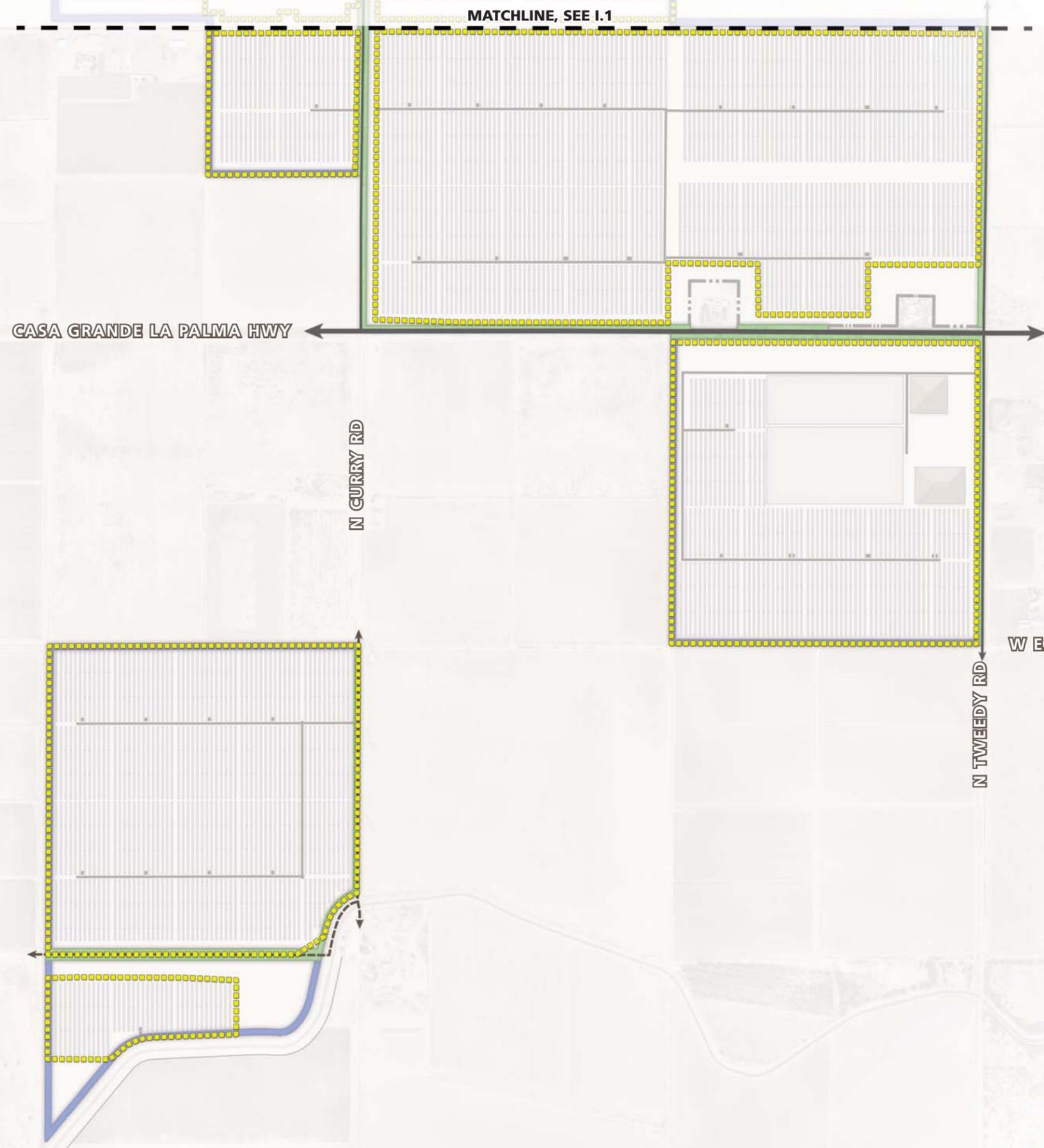
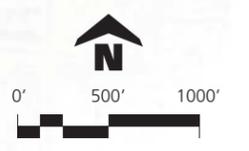
Wall Plan

Exhibit I.2

LEGEND

- Chain link fence with screen

Note: Block wall fencing will be required surrounding battery storage areas.

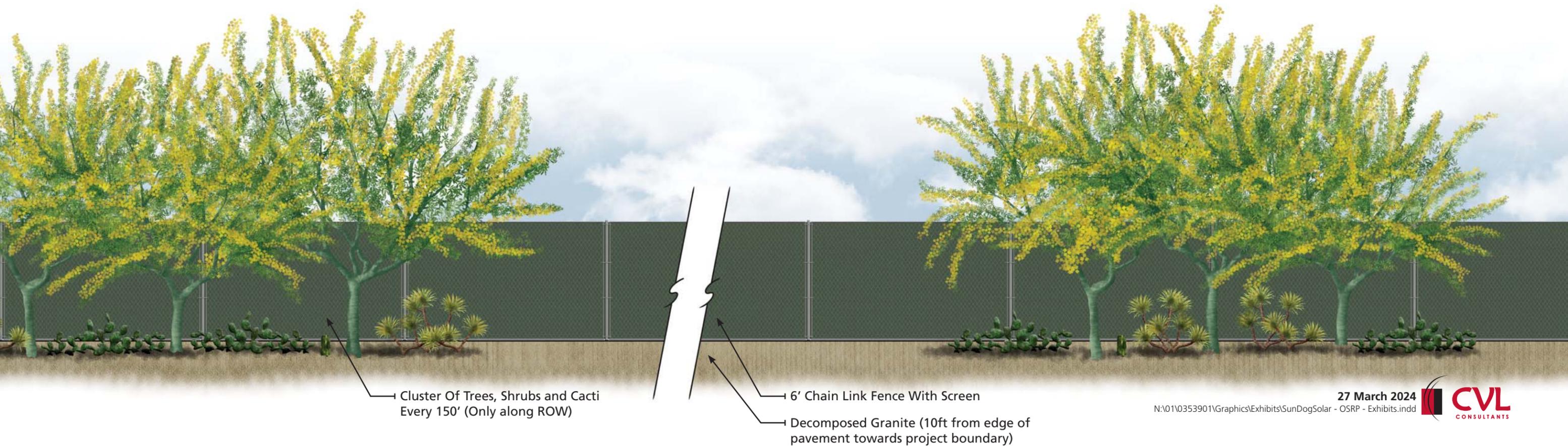
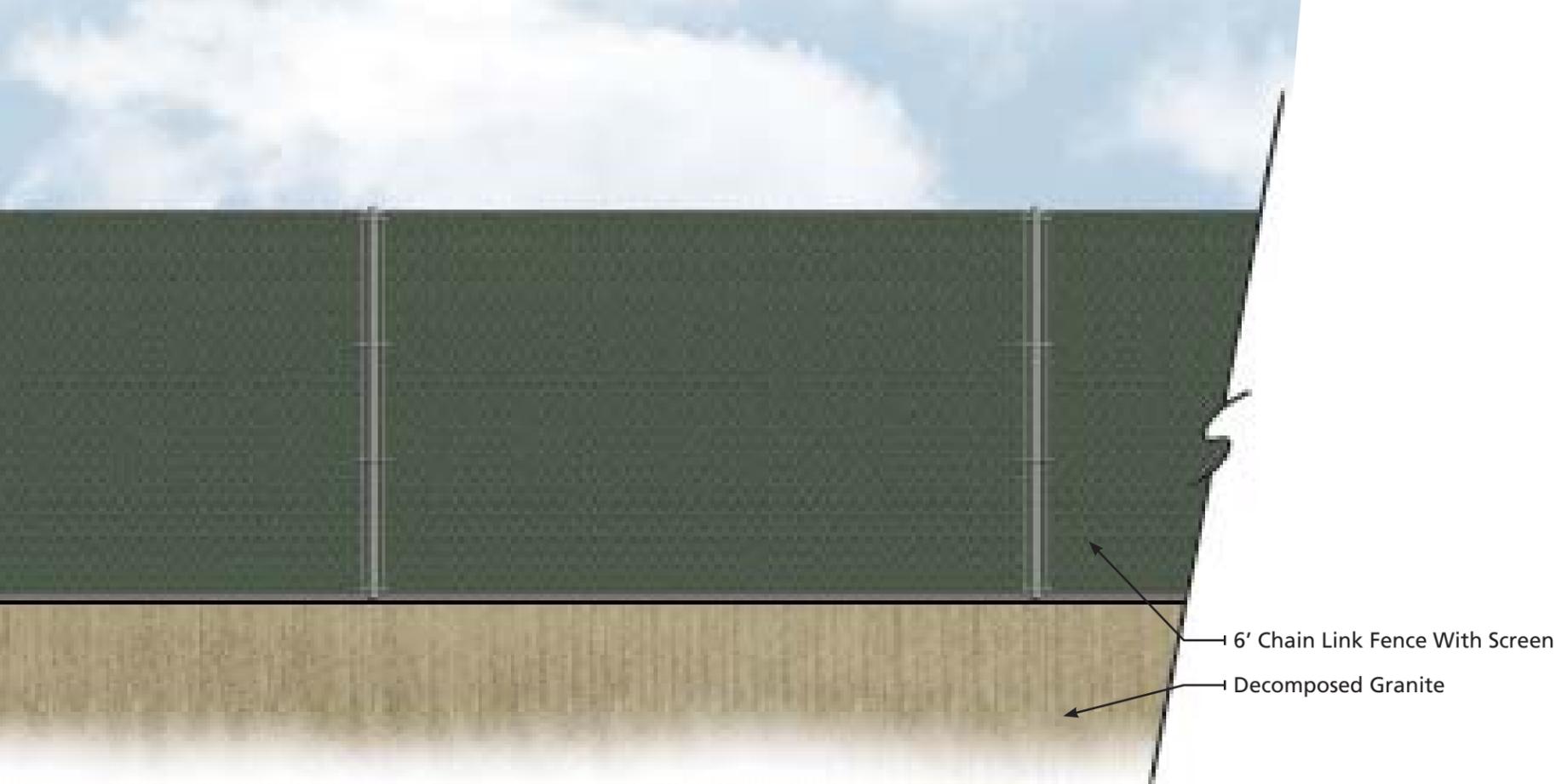


SunDog Solar

OPEN SPACE & RECREATION PLAN

Fence Elevations

Exhibit J



SunDog Solar

OPEN SPACE & RECREATION PLAN

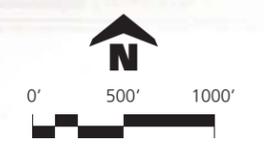
Landscape Master Plan

Exhibit K.1



LEGEND	
	Decomposed Granite - 10ft from edge of boundary
	Decomposed Granite 10ft from edge of ROW • 1 tree every 50 lf clustered • cacti/shrubs
	Proposed Trail (utilizing existing County ROW)
	Proposed Trail (utilizing SunDog license area)

Trees	
<i>Parkinsonia florida</i>	Blue Palo Verde
Shrubs	
<i>Baccharis sarothroides</i>	Desert Broom
<i>Echinocactus engelmannii</i>	Hedgehog Cactus
<i>Ferrocactus cylindraceus</i>	Compass Barrel
<i>Larrea tridentate</i>	Creosote
<i>Opuntia basilaris</i>	Beavertail Prickly Pear
<i>Opuntia ficus-indica</i>	Indian Fig Prickly Pear
<i>Opuntia violacea</i>	Violet Prickly Pear
<i>Yucca baccata</i>	Banana Yucca
<i>Vaquelinia californica</i>	Arizona Rosewood

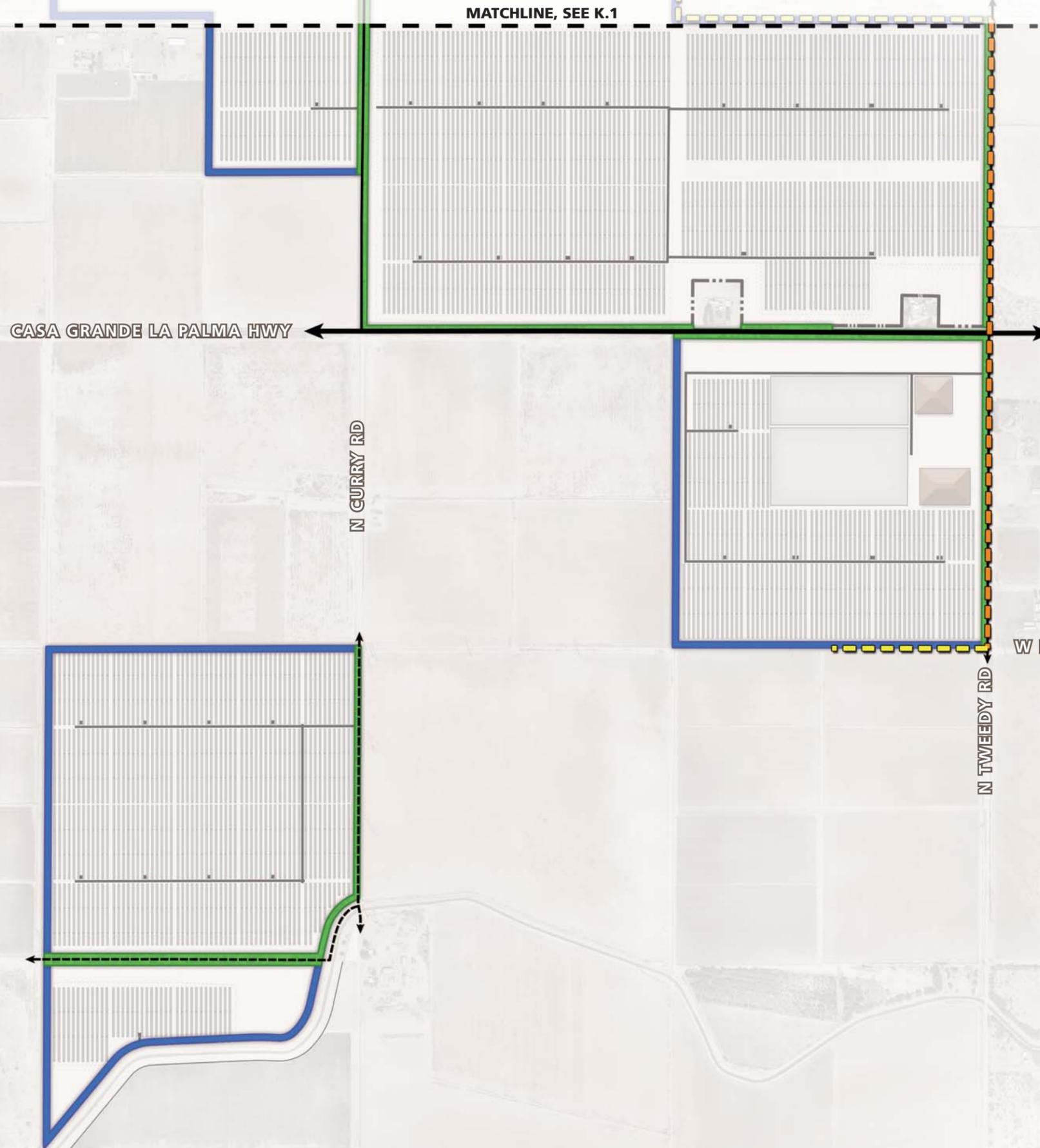


SunDog Solar

OPEN SPACE & RECREATION PLAN

Landscape Master Plan

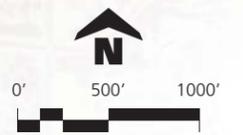
Exhibit K.2



LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
 - 1 tree every 50 lf clustered
 - cacti/shrubs
- - - Proposed Trail (utilizing existing County ROW)
- - - Proposed Trail (utilizing SunDog license area)

Trees	
<i>Parkinsonia florida</i>	Blue Palo Verde
Shrubs	
<i>Baccharis sarothroides</i>	Desert Broom
<i>Echinocactus engelmannii</i>	Hedgehog Cactus
<i>Ferrocactus cylindraceus</i>	Compass Barrel
<i>Larrea tridentate</i>	Creosote
<i>Opuntia basilaris</i>	Beavertail Prickly Pear
<i>Opuntia ficus-indica</i>	Indian Fig Prickly Pear
<i>Opuntia violacea</i>	Violet Prickly Pear
<i>Yucca baccata</i>	Banana Yucca
<i>Vaquelinia californica</i>	Arizona Rosewood





Chris Pomrening
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, Arizona 85014

April 1, 2022

RE: Sundog Solar

Dear Chris,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of the following project:

Coe & Van Loo Consultants' Sundog Solar project (Coe & Van Loo Consultants Project No. 1-01-0353901; ASM Job No. 004538)

Correspondence indicates this project will involve the development of privately-owned land with the intent of developing a solar power site. The project area consists of approximately 1,484 acres located at the southeast corner of Signal Peak Road and Kleck Road in Pinal County, and encompasses parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-71-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, 401-14-003F, and 401-72-037A within Township 6 South, Range 7 East, Sections 14-15, 22-23, 25-27, and 34.

I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 27 archaeological investigations were conducted within a one-mile radius of the project area between 1977 and 2019. Of these 27 archaeological investigations, seven intersect a portion of the project area.

For the seven archaeological investigations that intersect the project area, Table 1 summarizes their basic information and scope.

Additionally, 14 archaeological sites have been identified within a one-mile radius of the project area. Of these 14 archaeological sites, two intersect a portion of the project area.

The following ASM site numbers intersect the project area: AZ AA:2:149(ASM) and AZ AA:2:298(ASM).

ASM Reference Number (AZProj/Accession)	Report Author(s)	Year(s) Conducted	Scope of Project
1985-0238	Van Nimwegen and Hackbarth	1985-1990	Survey for canal construction clearance
1998-0540	Stone	1998	Survey for road maintenance activities
2000-0082	Hackbarth	2000	Survey for utility pole replacement
2005-1256	Hopkins	2005	Survey for land development
2007-0692	Henderson et al.	2007-2008	Survey for transmission line installation
2009-0434	Ellison	2009	Survey for transmission line installation
2011-0371	Garcia and Behrend	2011-2012	Survey for transmission line installation

Table 1. ASM archaeological investigations that intersect the project area

Recommendations and Responsibilities:

1. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

Additionally, in the portions of the project area that have been previously surveyed, the work was conducted 10 to 37 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for previously unidentified archaeological sites to have since been exposed. For this reason, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

A list of archaeological contractors is available on the ASM website at:
<https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at 520-626-0320.

3. City, county, or municipal governments may have their own requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at jknightonwisor@arizona.edu or 520-621-4011.

Sincerely,



Jonathan Knighton-Wisor
 Research Specialist
 Archaeological Records Office
 Arizona State Museum
 520-621-4011
 jknightonwisor@arizona.edu

References:

Ellison, Travis

2009 *Cultural Resources inventory of 5.75 Miles for a 230kV Transmission Line Across Private Land to Connect the Sundance Generating Station and Pinal Central Substation, Pinal County, Arizona.* EnviroSystems Management Project/Report No. I494-09/private. EnviroSystems Management, Inc., Flagstaff, Arizona.

Garcia, Daniel and Matthew Behrend

2012 *Supplemental Cultural Resource Survey of 41 Locations Along the Proposed Pinal West-Duke-Pinal Central Transmission Line. Pinal County, Arizona.* EcoPlan Survey Report No. 09-281005. EcoPlan Associates, Inc. Mesa, Arizona.

Hackbarth, Mark

2000 *Archaeological Survey of the Signal Peak Upgrade Pole Replacement Project, Pinal County, South-Central Arizona.* Technical Report No. 00-16. Northland Research, Inc., Tempe, Arizona.

Henderson, T. Kathleen, Michael W. Lindeman, and Tiffany C. Clark

2009 *Cultural Resources Survey for the Pinal West to Dinosaur Extra-High Voltage Transmission Line. Pinal County, Arizona.* Desert Archaeology Report No. 08-109. Desert Archaeology, Inc., Tucson.

Hopkins, Maren P.

2005 *A Cultural Resources Survey of 80 Acres Located Southwest of Kleck Road and Tweedy Road, Near Coolidge, Pinal County, Arizona.* Technical Report No. 05-62. Northland Research, Inc., Tempe, Arizona.

Stone, Bradford

2000 *Cultural Resources Survey of 17.6 Miles of State Route 287 Between Casa Grande and La Palma (Mileposts 116-125.8) and Between Coolidge and Florence (Mileposts 135-142.8, Central Pinal County, Arizona.* Archaeological Research Services, Inc., Tempe, Arizona.

Van Nimwegen, Lanita and Mark Hackbarth

1990 *Management Summary: Archaeological Assessments of the Maricopa-Stanfield Irrigation and Drainage District, Pinal County, Arizona.* Northland Research, Inc., Phoenix, Arizona.

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

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

Project Name:

SunDog Solar

User Project Number:

1-01-0353901

Project Description:

photovoltaic solar facility (new)

Project Type:

Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:

Julie Vermillion

Organization:

CVL Consultants

On Behalf Of:

PINAL

Project ID:

HGIS-16752

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

Disclaimer:

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

Locations Accuracy Disclaimer:

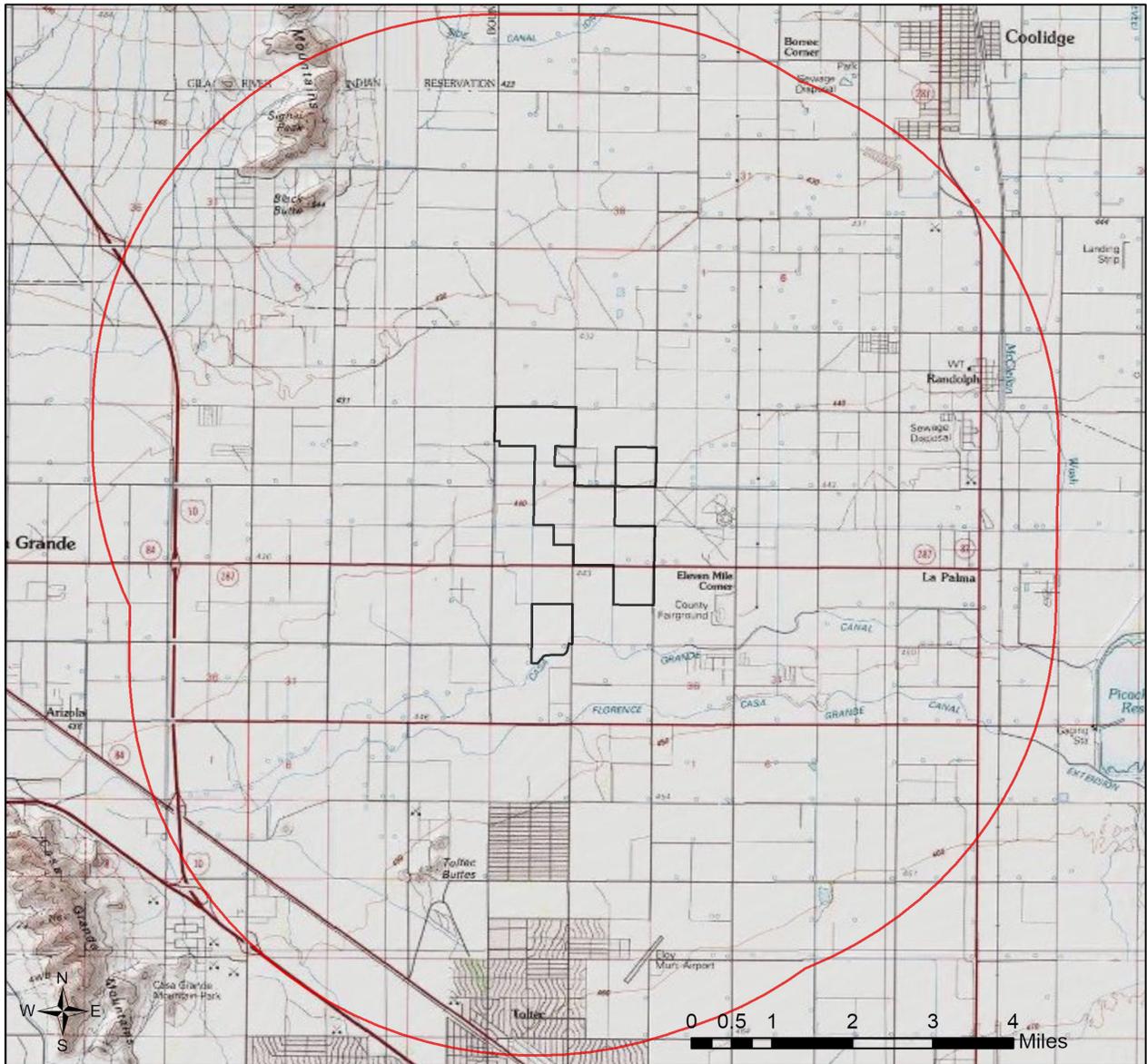
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

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

SunDog Solar

USA Topo Basemap With Locator Map



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 1,668.62
Lat/Long (DD): 32.8887 / -111.6002
County(s): Pinal
AGFD Region(s): Mesa
Township/Range(s): T6S, R7E
USGS Quad(s): COOLIDGE; ELOY NORTH

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



SunDog Solar

Web Map As Submitted By User

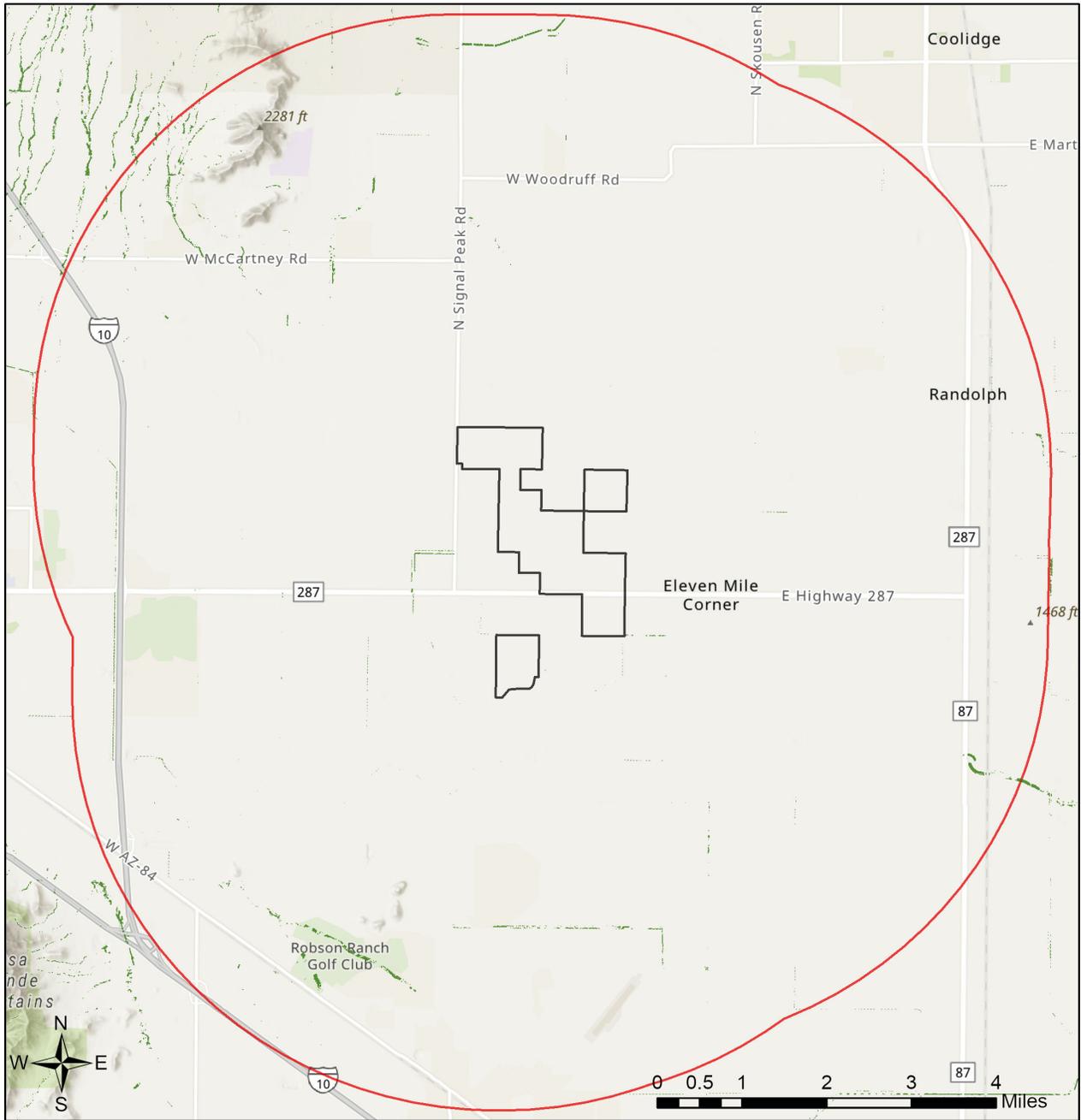


- Sections
- Buffered Project Boundary
- Project Boundary

Project Size (acres): 1,668.62
Lat/Long (DD): 32.8887 / -111.6002
County(s): Pinal
AGFD Region(s): Mesa
Township/Range(s): T6S, R7E
USGS Quad(s): COOLIDGE; ELOY NORTH

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

SunDog Solar Important Areas

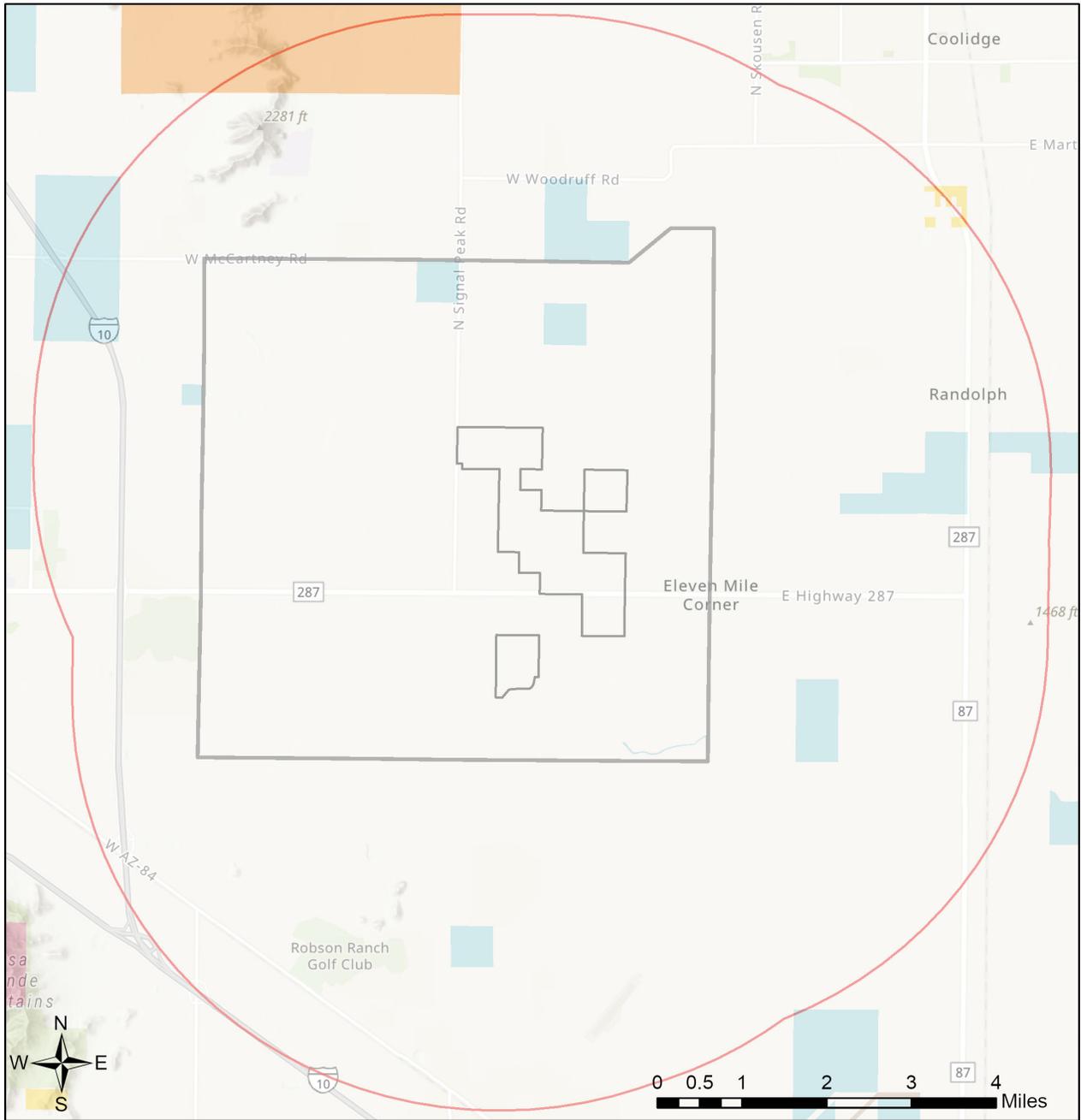


- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 1,668.62
 Lat/Long (DD): 32.8887 / -111.6002
 County(s): Pinal
 AGFD Region(s): Mesa
 Township/Range(s): T6S, R7E
 USGS Quad(s): COOLIDGE; ELOY NORTH

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

SunDog Solar Township/Ranges and Land Ownership



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

Project Size (acres): 1,668.62
 Lat/Long (DD): 32.8887 / -111.6002
 County(s): Pinal
 AGFD Region(s): Mesa
 Township/Range(s): T6S, R7E
 USGS Quad(s): COOLIDGE; ELOY NORTH

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Danaus plexippus	Monarch	C		S		
Lepus alleni	Antelope Jackrabbit					1B

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

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

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolni	Lincoln's Sparrow					1B

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Melospiza aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

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

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

Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Project Type Recommendations:

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

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

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

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

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

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

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally March through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches. In addition, indirect affects to wildlife due to construction (timing of activity, clearing of rights-of-way, associated bridges and culverts, affects to wetlands, fences) should also be considered and mitigated.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<https://www.fws.gov/office/arizona-ecological-services>).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

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

Project Location and/or Species Recommendations:

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

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