



MEETING DATE: October 19, 2016

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-003-16 (Attesa)**

CASE COORDINATOR: Steve Abraham

Executive Summary:

This is a major amendment to the Pinal County Comprehensive Plan to re-designate 937± acres of land from Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (0-3.5 du/ac) & High Intensity Activity Center to Employment & Secondary Airport South of Casa Grande immediately adjacent to the Tohono O'Odham Nation.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant will begin the process of re-zoning the property.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request. The amendment's location and accessibility to existing and proposed high capacity corridors appears approximate for larger scale employment and non-residential designated land uses.

LEGAL DESCRIPTION: 937± acres situated in a portion, situated in a portion of Sections 17, 20 & 21 T07S, R05E G&SRB&M (legal on file)

TAX PARCELS: 51115003A, 002; 51101015, 016B, 016C, 018B, 018C, 018D, 017D, 017B

LANDOWNER/APPLICANT: Bingham Arizona Land LLC & DRE Development LLC, 4492 W Kitty Hawk Chandler AZ 85226

AGENT: Snell & Wilmer, LLP 1 Arizona Center 400E Van Buren, Suite 1900 Phoenix AZ 85004

REQUESTED ACTION & PURPOSE: A major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** from Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (1-3.5 du/ac), and High Intensity Activity Center to Employment and Secondary Airport on approximately 937± acres

LOCATION: Located on the east side of Montgomery Road between Hanna Road and the Tohono O'Odham Nation, south of Casa Grande

SIZE: 937+/- acres.

STAFF FINDINGS:

Public Comment: To date, no comments in writing have been received

Public Participation: BOS work session: 8/17/16
Neighborhood Meeting (direct mail): 8/18/16
Web posting and 60 day review: week of June 17, 2016
P&Z Work session: 8/18/16
CAC: 9/1/16

Other Review Agency Comments:

The **State of Arizona Game and Fish Department** provided comments which are attached to the correspondence section of this report.

The **City of Casa Grande** provided comments which are attached to the correspondence section of this report.

Plan Amendment Discussion: The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (1-3.5 du/ac), and High Intensity Activity Center to Employment and Secondary Airport on approximately 937± acres

The Comprehensive Plan designation of the properties adjacent to the site south of Hanna is Very Low Density Residential. North of Hanna Rd. designations are mixed that include high intensity activity center, which encourage “downtown” like development, moderate density residential and employment. If this amendment were to be approved, it would create a nearly 2400 acre employment area encompassing almost 4 full sections. Several years ago this site was originally proposed as a racetrack and today’s application represents and expansion of that original idea.

Ultimately the applicant intends to rezone the site to include a variety of different uses such as race track, hotel, commerce-park, small airstrip and event conference space. When planning employment areas and large event type venues, adequate transportation facilities must be taken into account to ensure not just adequate onsite ingress/egress but regional transportation impacts as well. The site is accessed by two aerial roadways, a potential parkway and is in close proximity to I-8; a copy of the transportation plan is included in the applicant narrative on page 19 of 20.

Another component to consider when evaluating this request is the proposal’s impact on the activity center, located at the intersection of I-8 and Montgomery. With the employment designation and the intent to zone the area commercial, staff believes that the activity center is still intact even with this re-designation and the proper mix of residential, commercial and industrial use could be achieved.

If this request is approved, the applicant will be required to provide a Traffic Impact Analysis as part of their re-zoning application which will detail the potential traffic impacts associated with this projecting terms of comprehensive planning the proposal would subtract approximately 2000 dwelling units at varying densities out of the land use mixture in the area.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and the Pinal County Development Services Code, Staff recommends approval of this request. However, in addition to staff recommendations, should the Citizen Advisory Committee find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Citizen Advisory Committee forward **PZ-PA-003-16**, to the Planning and Zoning Commission with a favorable recommendation. If the Citizen Advisory Committee cannot find for all of the factors listed above, then staff recommends that the Citizen Advisory Committee forward this case to the Planning and Zoning Commission with a recommendation of denial.

Citizens Advisory Committee Action: On 9/1/16 the Citizen's advisory committee reviewed the proposal and forwarded a recommendation of Approval. The committee voted 7-0-2, Seven in favor and two abstaining. One abstention (Committee Member Weaver) was due to technical difficulties with the phone, the other, due concerns over public safety and utility provider's services to the site. After discussing the abstention with member weaver after the meeting had concluded he responded that he shared similar concerns but would have voted against the approval motion. Even with this vote against the motion would have still passed. Staff will provide a more detailed statement of Mr. Weaver's concerns at the public hearing.

Planning Commission Action: On 9/15/16 the Planning Commission reviewed the proposal and forwarded a recommendation of Approval. The Commission voted 7-0, and the minutes are included in this report

Date Prepared: 8/24/16 – sja
Revised:9/08/16 - sja
Revised:10/04/16 - sja



MEETING DATE: October 19, 2016

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-004-16 (Pinal Central Power)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a major amendment to the Pinal County Comprehensive Plan to re-designate 257± acres of land from Moderate Low Density Residential (0-1 du/ac) to General Public Facilities/Services in the Coolidge area.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the applicant will begin the process of re-zoning the property to Industrial with a Planned Area Development Overlay District.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request to re-designate 257± acres to General Public Facilities/Services.

LEGAL DESCRIPTION: 257± acres situated in a portion Sections 29 and 30, T06S, R07E G&SRB&M (legal on file)

TAX PARCELS: 401-43-005, 401-44-001H, 401-44-001P, 401-44-006, & 401-44-010

LANDOWNER: Inland Farms, Inc., 2487 East Highway 287, Casa Grande, AZ 85194

LANDOWNER: Wuertz Farm Land, LLC, 2487 East Highway 287, Casa Grande, AZ 85194

LANDOWNER: Marvin & Kathleen Wuertz Trust, 2487 East Highway 287, Casa Grande, AZ 85194

AGENT: Boulevard Associates, LLC, 700 Universe Boulevard, Juno Beach, FL 33408

REQUESTED ACTION & PURPOSE: A major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to re-designate 257± acres of land from **Moderate Low Density Residential (0-1 du/ac)** to **General Public Facilities/Services**.

LOCATION: located adjacent to the south side of Highway 287 approximately one mile east of Eleven Mile Corner Road in the City of Coolidge area.

SIZE: 257± acres.

STAFF FINDINGS:

The applicant is requesting a Major Comprehensive Plan Amendment to re-designate 257± acres of land from **Moderate Low Density Residential (0-1 du/ac)** to **General Public Facilities/Services** in the City of Coolidge area.

Public Comment: To date, no written comments have been received

Public Participation: BOS work session: 8/17/16
Neighborhood Letter: 9/2/16
Web posting and 60 day review: week of June 20, 2016
P&Z Work session: 8/18/16
CAC: 9/1/16

Other Review Agency Comments:

The **State of Arizona Game and Fish Department** provided comments which are attached to the correspondence section of this report.

The **City of Apache Junction** provided comments which are attached to the correspondence section of this report.

Other Review Agency Comments:

The **Superstition Land Area Trust** provided comments which are attached to the correspondence section of this report.

The **State of Arizona Game and Fish Department** provided comments which are attached to the correspondence section of this report.

Plan Amendment Discussion: The agent, Boulevard Associates, LLC., is requesting a Major Comprehensive Plan map amendment to amend the Land Use Plan from **Moderate Low Density Residential (0-1 du/ac)** to **General Public Facilities/Services** on 257± acres. The property is currently zoned General Rural and the current use is agriculture. The adjacent properties are zoned General Rural (GR) and are also used as agriculture. There are some scattered home sites in the area.

The applicant is proposing to construct and operate a “combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts. Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field”.

The Comprehensive Plan designation of the properties adjacent to the site is Moderate Low Density Residential. Approximately a half mile east of the site adjacent to the south side of Highway 287 is designated Employment. The Employment designation would also support uses such as electrical generation facilities. Adjacent to the western border of the subject property is within the City of Coolidge. Within their city limits, which is the area south of highway 287 and

east of Eleven Mile Corner Road is designated as Business & Commerce and Industrial & Manufacturing on their General Plan. If this amendment were to be approved, the General Public Facilities/Services designation would include large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentrations of public buildings.

In the area of the proposed map amendment designation change it does include infrastructure such as 500 kV lines and the Pinal Central Substation. In the future, there are at least two additional proposed 500kV line corridors expected in this area. The line siting of these corridors are going to tie into the Pinal Central Substation. Due to proximity of the current and proposed electrical infrastructure, road infrastructure, proposed land area, and the area being sparsely populated this proposed designation change along with the use being proposed may work well in this area.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and the Pinal County Development Services Code, Staff recommends approval of this request. However, in addition to staff recommendations, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Planning and Zoning Commission forward **PZ-PA-004-16**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then staff recommends that the Planning and Zoning Commission forward this case to the Board of Supervisors with a recommendation of denial.

Citizens Advisory Committee Action: On 9/1/16 the Citizen's advisory committee reviewed the proposal and forwarded a recommendation of denial. The committee voted 8-0-1, eight in opposition and one abstaining. One abstention (Committee Member Weaver) was due to technical difficulties with the phone. After discussing the abstention with member Weaver after the meeting had concluded he responded that he have concerns with the solar portion of the project. Staff will provide a more detailed statement of Mr. Weaver's concerns at the public hearing.

Planning Commission Action: On 9/15/16 the Planning Commission reviewed the proposal and forwarded a recommendation of denial. The Commission voted 7-0, and the minutes are included in this report

Date Prepared: 9/30/2016 – dld
Revised:

Draft

1 HARTMAN: Yes.

2 AGUIRRE-VOGLER: I don't know how much weight the
3 recorded information that we have, but it's on file, so I'm
4 making the recommendation for approval. If the attorney here
5 thinks that we need another dialogue, another stipulation, so
6 be it.

7 HARTMAN: I think we heard from Steve say that if
8 there was more dialogue needed, that they would go ahead and
9 address that, even without our recommendation. So we have a
10 second from Commissioner Salas. Is there any further
11 discussion on the motion? If not, call for a voice vote. All
12 those in favor say aye.

13 COLLECTIVE: Aye.

14 HARTMAN: Opposed? Motion carried. Matthew, you
15 heard the decision of this Commission. You go to the
16 Supervisors with a recommendation for approval. All right.
17 With that, we will move into the - time for a break? No.
18 Let's take (inaudible). Okay, let's take a ten minute break.
19 [Break.] Thank you. Our next item on the agenda is item
20 number 7. Public Hearing/Discussion/Action on the Following
21 Major Amendment Request to the 2009 Pinal County Comprehensive
22 Plan. The two cases are PZ-PA-003-16 and PZ-PA-004-16. With
23 that, I'll turn it to Steve.

24 ABRAHAM: Thank you Mr. Chair. So this is the 2016
25 Major Comprehensive Plan Amendment cycle. We took a look at

1 both of our cases last month in a work session format. Just a
2 quick couple things about the Comprehensive Plan process in
3 general, and kind of doing a little stalling for Mark who's
4 still out talking in the lobby there, but the - couple quick
5 things, points about our Comprehensive Plan Amendments. One
6 is that after the Commission recommends a course of action, it
7 goes to the Board of Supervisors. If the Board of Supervisors
8 chooses to change or modify the proposal, it actually will end
9 up coming back here for re-recommendation and then back to the
10 Board of Supervisors for final approval. So the process isn't
11 quite over yet, but it could be just one stop here and then
12 one stop with the Board of Supervisors. Now, that is due to
13 the fact that the State has some guidelines, the State law,
14 about how to handle Comprehensive Plan Amendments that at the
15 end of the day they're land use discussions. So, you know,
16 regardless of how refined the proposal is at this stage,
17 you're really looking at family of - families of land uses and
18 do they make sense on where they're going in their particular
19 location. So while it's certainly okay to talk about things
20 of flood and public services and facilities, that's - you
21 know, we're only human, we want to know what's going on in our
22 communities, I totally understand that. But, you know, at the
23 end of the day we're looking at land use changes and many of
24 the technical details about a proposal will often come up as
25 part of a zoning proposal later on in the process. And again,

1 some folks are getting ready to submit and just waiting for
2 the calendar year to flip, and others have to do some more
3 permitting or look at, you know, other data and facts
4 associated with that. So it looks like Mark is still in the
5 lobby, so I'll just go ahead and move on. So with our two
6 cases we have today, the first one being PZ-PA-003-16, this is
7 a change in the Comprehensive Plan designation from Very Low
8 Density Residential, Moderate Low Density Residential, and
9 High Intensity Activity Center, to Employment and Secondary
10 Airport on approximately 937 acres. The location of the
11 proposal's on Montgomery and Hanna south of I-8, adjacent to
12 the Tohono O'Odham Indian Community, south of Casa Grande.
13 The applicant today is Snell & Wilmer. The Employment
14 definition, just to give some background on the request, so in
15 the Comp Plan it says that area - that Employment is - are -
16 and are areas that can support a variety of employment-
17 generating business activities. That includes industrial
18 office, business park, warehousing and distribution centers.
19 Power plants are also included in the category. The
20 proposal's located here, as indicated by the blue star.
21 Zooming in on the project location, getting closer to the - in
22 looking at some of the designations in the immediate area, the
23 highlighted areas is the project that we're looking at today.
24 South of those yellow boxes is the Tohono O'Odham Indian
25 Community. Let's see, Montgomery would be on your right of

1 the map - I'm sorry, left, excuse me - and then Hanna's on the
2 north, and Bianco would be on the right, on your right.
3 Again, zooming in even further, basically the area has a large
4 designated - Employment designated area, and that is the
5 result of a Comprehensive Plan Amendment that we looked at
6 back in 2010 that we called the racetrack proposal, which we
7 designated much of the Low Density Residential in the area to
8 actually two different designations - Moderate Low and
9 Employment. Then this is the way our Comprehensive Plan looks
10 today. So in effect, the applicant's proposal seeks to sort
11 of square off that box and addition - and in addition, add
12 Secondary Airport as indicated by that little yellow airplane
13 there. Now aerial photography of the subject site, and I do
14 have a handout which kind of zooms in this in case the view's
15 a little - it's a little better showing the current existing
16 condition. On the east side of the property there's irrigated
17 agricultural fields. On the west, the area's largely
18 undeveloped and those lines kind of going from south to north
19 there are flood related. Some photos of the subject site.
20 The property and the surroundings are largely undeveloped,
21 save for a farming residence. So this is looking southwest,
22 and this is from the northeast corner of the property. So
23 this is looking outside of the subject site. This is looking
24 east. This is into the property. And this is south. Now,
25 going onto the opposite side of the development. Looking

1 north. Looking east. So for folks who are kind of familiar
2 with the area, there's not a lot of development. Now in hopes
3 of this proposal going through, the applicant intends to
4 submit this conceptual plan, so keeping in mind what I talked
5 about before we got started here, features a variety of
6 employment and commercial land uses. I think the centerpiece
7 of the project, which the applicant will give some more
8 details on, is a racetrack and hotel facility. Now just some
9 Comprehensive Planning guidelines, this is straight out of our
10 Comprehensive Plan and some things to consider when approving
11 or looking at proposals of this nature. Right at the
12 beginning, the employment planning guidelines is - a major
13 objective is to maintain land designated for Employment to
14 place Pinal County in a position to take advantage of future
15 economic opportunities. It encourages quality design in high
16 visible locations. This would certainly quality as that,
17 being next to a freeway. With also considering compatibility
18 in relationship to existing and proposed neighborhoods. And
19 also this should be located where access to major
20 transportation corridors exist or can be provided. In this
21 particular location, there's an interstate, there's a planned
22 parkway, and then there's arterial access that brackets the
23 proposal. Further, high intensity employment is encouraged in
24 campus or urbanized areas adjacent to collector or arterial
25 roadways. We, as always, encourage pedestrian environments

1 wherever possible. Keeping in mind building heights and also
2 transitions, including step-downs, where compatibility issues
3 can be further addressed. Of equal importance is also
4 diversifying those employment opportunities in that
5 designation, which could include civic uses and retail and
6 also arrange those into campus-like environments. Now what's
7 unique about racetracks and public, you know, sporting even
8 locations, while most definitely commercial in nature, they do
9 provide somewhat of a civic experience in places to
10 congregate, enjoy the activity, root on your favorite racers
11 and/or fans in a certain way. So while most definitely
12 commercial, there's sort of a civic aspect to that as well,
13 which is at the end of the day really an important part of
14 large development sites. So with that, just to give a couple
15 updates, that this proposal did go to the Citizens Advisory
16 Committee, your recommendation of approval was received by
17 them. It's important to note that there were two abstentions
18 in that vote: one was a abstention due to technical
19 difficulties with the communication equipment that we had that
20 evening, and then the other was due to concerns over provision
21 of public safety and utilities to the subject site, and also
22 dealing with flooding concerns as well. Now we had an
23 opportunity to talk to the advisory committee member that
24 unfortunately didn't get a chance to vote, and he shared some
25 of those similar concerns regarding the provision of public

1 services and facilities to the area, and making sure that
2 really the project, while although not a land use concern, the
3 project goes to fruition and concerns about, you know, making
4 sure that the project's real, I guess. And I'm sure the
5 applicant would like to talk about that in greater detail.
6 Now since the Citizen Advisory Committee, we did get a letter
7 in it from a neighbor of the subject property of - Mr. Bianco
8 did send one in, and I believe he's here today if he would
9 like to talk to the Commission. But he did voice a degree of
10 approval for the project, but then had also some concerns
11 regarding development in the area as well. So I have - I do
12 have that letter if the Commission would like me to go in more
13 detail. But that - it concludes the updates since the
14 Advisory Committee saw it last, and I'd be happy to answer any
15 questions that you may have.

16 HARTMAN: Commission Members, questions of Steve?
17 If not, thank you Steve. At this time I will call the
18 applicant to come forward and if you would do the same thing.
19 Give us your name, address and be sure and write it down.

20 WOOD: Sure. Mr. Chairman, Members of the
21 Commission, my name is Nick Wood, I'm with the law firm of
22 Snell & Wilmer. My address is One Arizona Center, and I
23 represent Danrick, who is the developer of Attessa. This is a
24 very complicated project. You saw a little bit of it in your
25 study session last month. We're back today for a

1 recommendation, hopefully recommendation of approval from you.
2 We'll be back again, and the reason is, because it's such a
3 large complicated project, we need more than just a
4 Comprehensive Plan Amendment. As we're, you know, working
5 with staff - and by the way, I want to compliment staff, Steve
6 and Mark and the entire staff, you're very fortunate to have,
7 you know, this type of staff because they're problem solvers.
8 They try to look at the issues, they try and find solutions to
9 them and they work very, very well with applicants, and they
10 especially have with us. But because of the complexities of
11 this project, we actually have to create a brand new zoning
12 district to accommodate this, because this type of use doesn't
13 fit within any individual zoning district, so we're going to
14 have to create a new one. So we're working with them right
15 now, we'll be back before you with that district, we'll
16 explain it, the rationale behind it, how it works, etc. And
17 then of course we have to come to you with a zoning case. So
18 sadly, you're going to - I'm going - you know, for your sake,
19 I'm going to be in front of you more often than just today.
20 But I hope that we can have fun with it and I hope that it's
21 something that you think is a very positive project, you know,
22 for the future of Pinal County. I learned a lot about racing,
23 you know, when I started this project. For example, I had no
24 idea that the actual - the first race that ever occurred in
25 the United States - car race - happened in 1895 on

1 Thanksgiving Day. It was in Chicago, it was a race between
2 Chicago and Evanston, Illinois. Now that is a 15 mile
3 distance, okay? The top speed of those cars was 15 miles an
4 hour, and it took them several hours because there was
5 breakdowns and other things that happened. But this
6 fascination that we have had with speed has of course
7 reflected in racing. And racing has evolved. You know my
8 dad, he used to have these guiding principles, right, and my
9 sister and I put together a whole list of them and one of them
10 was the one constant and ever changing world is change. So as
11 things evolve, you know, racing became a big deal. I mean you
12 look at the Indianapolis 500, you look at Daytona, you look at
13 what happens at the Grand Prix in Europe, all over the world,
14 you know, there are racing enthusiasts and it continues to
15 evolve. Now what's interesting is, technology, right, has
16 caused a dramatic change in the way that we see and use
17 automobiles, whether it just be everyday or whether it be
18 racing. For example, I bought my first car, I was 16 years
19 old, and I saved up a whole bunch of money for it. In 1967,
20 right, I was 16, I was able to buy my first car, and it was an
21 old 1957 Ford Fairlane. And it was a beater. I mean it had
22 needed all kinds of tender loving care. Well I was able to do
23 all the things myself. You know, growing up my dad worked in
24 a factory and he used to work on his cars and he told me how
25 to - taught me how to work on mine, so, you know, I could, you

1 know, not only do oil changes and filters and things, I could
2 also do tune-ups and changing points and plugs and even do
3 some engine rebuilds and it was really fun. Today, the only
4 thing I know how to do is turn the damn thing on, and turn it
5 off. I can't get close or even understand the technology
6 behind it. A year ago I was, you know, looking at buying a
7 Tesla and one of my partners had one and I asked him what do
8 you think? So you know, the first thing that comes out of his
9 mouth is not how technologically, you know, significant it is
10 and how great it is, it's you can go from 0 to 60 in less than
11 three seconds. So I go why would you want to? Right? And he
12 said well - and he thought for a second, he said because you
13 can. Well, I bought one and I have to admit every time I come
14 on the freeway, on the on-ramp, if it's clear, I go to 0 to 60
15 in less than three seconds. But that technology has also now
16 influenced racing, to the point where the racetracks that you
17 see today, right, the ones that have been around a long time,
18 that's the old model. The new model, the future of racing is
19 all tied to technology, research and development, right? It's
20 all tied to creating, you know, something that is a mixture,
21 it's a mixed use, and what you're going to see and what I'm
22 going to show you today is the future, and in fact that
23 future's going to me now. Let me see if I know how to work
24 this thing. Okay. The site, you know, is kind of equidistant
25 between Phoenix and Tucson, it's a little bit south of Casa

1 Grande, but we chose a site that is really remote from
2 existing residential. I mean this is going to be a major
3 project. There are going to be a number of racetracks, it's
4 going to make noise, and there's really only one resident that
5 lives within, you know, miles of this thing, and it's Mr.
6 Bianco, which is - and he's here today, and I think he'll
7 probably speak in support. But, you know, you can see here
8 that the site now is 2360 acres, and Mr. Bianco's site is that
9 little notch that's on the right side of it, to the east of
10 the site itself. This was the plan in 2010 that you wrote a
11 recommendation for approval and that the Board of Supervisors
12 approved, and that was a Comprehensive Plan Amendment. Of
13 course as you can see, the geometry really is kind of
14 interesting, because it's kind of a - it's all broken up,
15 there's not any nice clean lines. So what we're doing is
16 we're trying to expand it and complete the rectangle, and
17 these are the additions that we're asking you to approve today
18 as part of this amendment, and here's the site. And we're
19 also of course adding an airport. One of the things that's
20 happening in racing is there's, you know, racing enthusiasts
21 come in all shapes and sizes and all economic backgrounds,
22 right? There are people who like me when I was a kid, man,
23 you just, you know, you could barely squeak by. And then
24 there's people who have tremendous amounts of money and they
25 want to spend it and rather than go play golf, they'd like to

1 have a car, and they'd like to fly in and do all these other
2 things. So we, we've accommodated them and part of this is,
3 you know, we've hired a company called Apex. Apex is, if not
4 one of the best, you know, the best race design companies in
5 the world. They're based in London, the design that you see
6 is something that they created, and all of the elements that
7 go along with it. You know, they have a finger on the pulse
8 of racing and racing enthusiasts worldwide and this is going
9 to be a world class project. This is not just going to serve
10 the people who live in Pinal County, or the people who live in
11 Maricopa County or Pima County, or the State of Arizona; this
12 is not only going to be national, it's going to be an
13 international raceway. And here's the site itself. You can
14 see that there's four racetracks and they're, they're created
15 in an attempt to address the needs and the desires of everyone
16 who loves racing. The first one - and you can see - if I can
17 learn to do this. Okay. The first one, this is what they
18 call a public circuit course. Now this is where most of the
19 major races will occur. It's designed to be challenging for
20 both professional racers, as well as for amateurs. But the
21 important thing is, you will see as we go forward that there
22 are a number of commerce park. Now the commerce park, you
23 know, elements here, this is going to be R&D companies. It's
24 going to be racing manufacturers. Anyone who has any
25 connection with racing, who wants to have connections with

1 racing, will actually open up an office, a manufacturing
2 facility, assemblage, etc. The next one, this is going to be
3 the private circuit club. Now this is the people - these are
4 for people who, rather than be, you know, joining a country
5 club for golf, you know, it's a country club for cars. And
6 basically they'll be able to have - if they want, they can
7 have a home that has a garage, they have connections to this.
8 They can fly in. There will be a clubhouse, you know,
9 everything that you find in a country club, you'll find here
10 except the difference is instead of golf clubs you're going
11 to, you know, pull your car onto the track and you're going to
12 run. A second one is the carting circuit. Now again, I
13 didn't know a lot about racing when I started this, and I'm
14 going those are go-carts. And he goes no, those are not go-
15 carts. Those are major racing vehicles. Many of your world
16 class drivers start on the carting circuit. This is where
17 they get their training. And, you know, to get an idea, the
18 first two that I showed you are 2.8 mile courses. This is a
19 three quarter mile course. The actual size, giving
20 perspective, the first two that I showed you about 250 acres
21 each. This one is a bit smaller. Again, because it's for
22 carting. And then the last one is for driver experience. You
23 know, one of the things that I know I wanted my kids to do it,
24 I raised four kids and I've had grandkids, and that is I want
25 them to learn how to drive, right? My dad taught me how to

1 drive in a parking lot in Milwaukee, Wisconsin in the middle
2 of winter and, you know, we're driving along and he says slam
3 on the brakes, so I did and we started spinning around.
4 That's not quite the way you want to learn how to drive. So
5 here we're going to have programs that teach kids, but also
6 anybody. I mean any of you, anyone here in the audience,
7 anyone who come - who wants to come and learn how to drive,
8 whether it be fast on a speedway, or just, you know, learn
9 good driving habits. These kind of programs will be available
10 at this site. One of the elements here is the event plaza.
11 It's huge. It's basically long and, you can have, you know,
12 festivals. You have a lot of dealers. You know, we represent
13 - our firm represents a lot of the major car manufacturers.
14 We represent Toyota and Ford and a whole host of others. They
15 like when they come out with new models, they like to have
16 pretty spectacular unveilings of these new models and this is
17 a great opportunity for them, because again, it's in the
18 middle of a major racetrack. So, you know, around the
19 (inaudible) again, we've got manufacturers, research and
20 development parks for commercial, we've got supporting retail,
21 office, restaurant users, residential, for folks with second
22 homes or even primary homes. I mean as the commerce park and
23 the commercial build out, you know, there's going to be people
24 that are going to live their fulltime. Homes for employees,
25 airport, access for racers - racers - fans, residents,

1 corporate use, and we also have a big hotel that's going to be
2 part of this. And the hotel, frankly, sits right - you can
3 see the green in the middle, it's right of that star, that's
4 all hotel and hospitality. And it's right smack dab in the
5 middle of all the action and it's intended to be that way.
6 Even though we've got a phases - something this big you build
7 it in phases. The sections in green are the first phase. So
8 we're talking about, you know, the tracks, the hotel, you've
9 got RV parking, you've got regular parking for other events,
10 and then of course Phase 2, in that we have the airport, much
11 of the commerce park. And then of course Phase 3. And, you
12 know, we had to work very closely with the Flood Control
13 District because of, you know, you can see the green line that
14 kind of snakes around, we're changing the water courses. You
15 know, there's a lot of floodplain that was in here, and of
16 course we had to work to make sure that we follow the rules.
17 We actually have a letter that's in your packet from Arizona
18 Game and Fish, they gave us a nice compliment, because we're
19 creating a riparian area here, a natural riparian area for
20 wildlife, which again is a very big positive here. And I
21 heard from Steve that there was some questions from a couple
22 of members at the Citizens Advisory Committee regarding
23 infrastructure. You know, where's the water going to come
24 from? How are you going to handle all the sewage, because
25 this is going to be a major project with a lot of people. So

1 if - with your permission, Mr. Chairman, I'd like to invite
2 Darrell Wilson up. Darrell is with HilgartWilson, he's our
3 civil engineer. I've been working Darrell for years and he
4 really - and I think you've seen him before. He does a
5 tremendous job. And he'll explain to you how the water, the
6 sewer, everything works. Then I'd like - after that, I'd like
7 to have Dawn Cartier, she's our traffic engineer, because one
8 of the questions was traffic. There's going to be thousands
9 of people that will come in and out, so how will the traffic
10 circulate? Will it come in off of 8, and what happens then?
11 You know, where does it go? And then if you'd like, my client
12 is here and, you know, he can share with you his vision into
13 how this thing will unfold. So again, Mr. Chairman, with your
14 permission I'd like to invite Mr. Wilson up.

15 WILSON: Good morning.

16 HARTMAN: Good morning.

17 WILSON: My name's Darrell Wilson, HilgartWilson,
18 2141 East Highland in Phoenix. Glad to be before you again,
19 very proud to be here representing this project. w. We're
20 thrilled to be a a part of it. I'll try and keep this brief
21 on water/wastewater issues, utility service. We'll start with
22 water. First, water will be provided by Arizona Water
23 Company. The vast majority of the project lies within a
24 current CC&N for the service area of Arizona Water Company. A
25 small area will be amended to be annexed into their service

1 area. The Arizona Water Company will be connected to, with
2 services that exist to the north, as well as development of
3 new wells onsite. Any particular questions on water service?
4 The facilities themselves of the campus will be co-located
5 with the wastewater campus at the northeast corner of the
6 site.

7 HARTMAN: Gerald, I have a question. The existing
8 irrigation wells, you probably won't be able to use those as
9 your source.

10 WILSON: Thank you for that question. We're
11 investigating the possibility of being able to refurbish and
12 retrofit some of them, but in most - in all likelihood we're
13 probably going to be generating new wells. So we're
14 investigating that currently. The groundwater/ hydrogeology
15 work is being done by a firm called Southwest Groundwater
16 Consultants, who's very well known and familiar with the water
17 hydrogeologic conditions in the area.

18 HARTMAN: Just a comment. Historically I knew the
19 Biancos and that was one of their biggest faults was they
20 didn't have enough water to irrigate their properties, and so
21 the well situation is, and the water, is of great concern. I
22 think, and let me ask you this, this is going to be basically
23 like a Sun City - excuse me - on the west side of Phoenix
24 where it's going to be kind of a self-sustaining community, is
25 it not?

1 WILSON: Well described. Effectively both water and
2 wastewater will largely be developed onsite, with the
3 facilities that exist today, the hydrogeologic condition
4 beneath the ground. Although there will be a connection to
5 Arizona Water Company lines that do exist to the north, with
6 relatively low capacity, but it does give us some degree of
7 redundancy. But that's a good description. It's largely
8 going to be generated onsite, both in terms of water and
9 wastewater service provisions.

10 HARTMAN: Gerald, before you leave the stand, if you
11 would sign in. We didn't see you sign in.

12 WILSON: Okay. We have done the water and
13 wastewater master plans have been completed. We have a grasp
14 on exactly what that network needs to consist of in terms of
15 infrastructure for waterline sizing, sewer line sizing,
16 treatment plant capacity, etc. We are looking at the water
17 line graphic right now with - any other questions on water
18 before we move to wastewater?

19 HARTMAN: Questions? Frank. Commissioner Salas.

20 SALAS: (Inaudible) your water that - for -

21 WILSON: (Inaudible)?

22 SALAS: Like for your recycled water for whatever
23 other services you might need, for example (inaudible).

24 WILSON: Great question. Great segue into
25 wastewater. So on the water side, we'll be developing it

1 onsite with the connection offsite to a small system that
2 Arizona Water Company has to the north. But the water will be
3 collected. It will be gathering in a wastewater and water
4 campus that exists at the northwest corner of the site,
5 adjacent to the relocated channel that will convey the green
6 wash flows. And so the treatment will occur on that campus
7 and a district will be created to operate the wastewater
8 facility itself. That will include treatment onsite and the
9 treatment level will be to A-plus standards. That water then
10 will be reused within the property and reclaimed. There may
11 be some - we're working through the details right now of
12 exactly what - how the distribution of that reuse and
13 reclamation will occur, but yes, it will be reused within the
14 property. And some potential recharge.

15 SALAS: Thank you.

16 WILSON: Yes.

17 ??: (Inaudible - mic not turned on)

18 WILSON: Storm water will be dealt independent of
19 the wastewater system. It will stand on its own in terms of
20 its obligations for retention, and the storm water management
21 for the overall project will meet all current County standards
22 in terms of retention obligations for the site. And that
23 particular question really speaks to the onsite water
24 generation, so there's really two primary components on the
25 storm water element. All of the offsite hydrology, the storm

1 water condition from offsite - and it's significant, I don't
2 wish to diminish that at all. Green wash carries
3 approximately 14,000 cfs in a 100 year event. That's a
4 significant amount of water. Nick alluded earlier to the
5 extent of the floodplain that exists, which does impact most
6 of the property today. And so the offsite water will be
7 addressed by the channel. In fact, you may remember from the
8 phasing exhibit that Nick had before you a moment ago,
9 although the Phase 1 primarily relates to all the motorsports
10 activities, which is rough - almost 1,000 acres, it's about
11 950 acres - you may recall that there was a (inaudible) with
12 the green area, Phase 1, which encompasses the channel on the
13 southern side of the site. The channel will be massive. The
14 analysis for that work has been done by Erie & Associates, and
15 they've worked on this property for years and are very
16 familiar with it. We've also been working very closely with
17 engineering representatives - engineering and public works
18 department of Pinal County - on the design of that channel.
19 And what that channel will do is remove the bulk of the
20 property from floodplain. So we've got to look at both the
21 existing condition with the canal in place, the irrigation
22 canal that was in place to the south, but we also have to
23 anticipate that it could be breached, and that channel is
24 there to intercept all of that offsite water. So to your
25 point, the offsite waters are going to be intercepted and at

1 the northeast - excuse me - northwest portion of the site,
2 you'll see where it discharges back to the existing
3 channelized portion of Green Wash. And the onsite water,
4 again, will meet all County criteria in terms of our storm
5 water retention, obligation management requirements for the
6 100 year, two hour at each of the land use categories.

7 ???: (Inaudible - mic not turned on)

8 WILSON: Are you referring to the track areas
9 themselves?

10 ???: (Inaudible - mic not turned on) residential
11 areas, (inaudible - mic not turned on) all the infrastructure
12 to facilitate the use (inaudible - mic not turned on).

13 WILSON: Do understand, let me clarify one thing.
14 On each of the different land uses, any of the development
15 does create more impervious surface - surface - which will
16 generate more runoff than is there naturally. We have to
17 manage all of that increase in storm water. So agreed. In
18 terms of what is generated, it is more runoff than what is
19 there today. We do have to manage that, and that is built
20 into the drainage master plan based on each one of the land
21 uses that have varying degrees of permeability. I would want
22 to clarify, though, that the tracks themselves, they're
23 largely impervious. Really, most of the surfaces of the gray
24 areas that you see for the motor sports activities before you,
25 most of those are impervious and are going to be in landscaped

1 or otherwise managed areas. The impervious apron areas and
2 track areas are a relatively small percentage of the overall
3 land mass. Now that being said, a large impervious area is at
4 the northeast corner of the site, which will provide the
5 predominance of the parking for the large venues, the large
6 events that will take place here. So you raised an excellent
7 point. I mean there is a lot of impervious area generated in
8 some locations, and it's our responsibility as the engineers
9 to manage that increase, or actually reduction, in
10 infiltration that would happen naturally, and we've got to
11 provide retention for that to attenuate, so that we're not
12 discharging any more storm water flow than exists today in
13 adjacent properties.

14 HARTMAN: Thank you.

15 WILSON: Any other questions?

16 HARTMAN: Gerald, yes. To elaborate on what you're
17 talking about, these photos, those aerial photos, show the
18 floodplain and the water courses of the Santa Cruz coming from
19 - of the original Santa Cruz - coming from Nogales, which
20 flows up to the Gila and goes on into the Salt eventually.
21 But anyway, you're going to be interrupting these - this
22 normal course, and the biggest pro - your biggest problem will
23 be to the offsite waters and not the onsite waters. We won't
24 have but maybe - I think we've had like maybe up to two inches
25 of rain this, this year so far in that area, and that - the

1 soil will almost absorb that, even if it is runoff.

2 WILSON: You are right. The much larger constraint
3 on this property has been management of the offsite flows,
4 you're exactly right. And again, that is dealt with the
5 offsite - or the onsite channel to intercept any breach of the
6 existing conditions from the canal to the south of us today,
7 to be able to intercept that water and then redistribute it
8 back to the midway channel that exists today.

9 HARTMAN: I just want to just kind of remind the
10 Commission that today we're not actually - we're altering the
11 - if we choose to pass it on with a favorable recommendation,
12 we'll change the Comprehensive Plan which is a roadmap for the
13 future. Now previously that roadmap included small acreages,
14 low density, mobile homes which were on wheels and things like
15 that because the County actually required the residence to be
16 above the flood stage, and so I've actually seen water cover
17 that entire farm, except for Joe Bianco's home, and it was the
18 only - in that whole property, it was the only residence that
19 didn't receive flood waters. Now we're not talking massive
20 flood waters, we're talking several inches, except in the
21 channels where you see these channels, these things do like
22 you said carry a tremendous flow.

23 WILSON: They have the potential to carry a great
24 deal and I see your point about having seen the area flooded.
25 I too have seen the area flooded. We are acutely aware, as

1 some of you may recall, I grew up in Casa Grande. Lived in
2 Desert Carmel, and so we've carried the furniture out through
3 those flood waters before. I understand. One thing I would
4 like to point out, I should have earlier, is it that in the
5 drainage analysis and the work that is being done, to create
6 the channel, to intercept and manage these flood waters, to
7 make this development possible, that will include amendment to
8 the existing floodplains that are mapped by FEMA today, so
9 that is part of the process currently underway.

10 HARTMAN: You're exactly right. I - well, you
11 mentioned FEMA in a comment. It used to be in the early days
12 as farmers and rural residents, that we could put up a dike or
13 a channel and that would, that would work. But today FEMA
14 doesn't allow diking to - as a (inaudible).

15 WILSON: You're right. It makes it difficult for us
16 as engineers, because although dikes exist, like the
17 irrigation facility south of us today that physically is there
18 and would impede water, we've got to consider conditions where
19 the facility is both there and that levee or dike is not
20 there. So it's challenging for us, and I'm sure other
21 engineers in the room, like Mr. Peterson, can attest to the
22 challenges put before us, but that's exactly what we designed
23 for today.

24 HARTMAN: And that's the key basis of this whole
25 project, is to make it so that you can develop it without any

1 destruction from flooding.

2 WILSON: That's exactly right. And although the
3 graphic that we see of the site, oftentimes doesn't do it
4 justice in representing the scale. The channel that will need
5 to be built to be able to manage this, it is hundreds of feet
6 wide. It doesn't look so significant on the overall scale of
7 20 - to over 2,000 acres, but it's a major facility.

8 HARTMAN: To give a comparison, Dreamy Draw in
9 Scottsdale, would that kind of be the same thing? The
10 channeling through Scottsdale?

11 WILSON: It's of similar magnitude.

12 HARTMAN: Yeah.

13 WILSON: You know, Indian Bend has similar numbers,
14 but recognize in this case, it is purely there to intercept
15 flood waters. We're not co-locating other uses within the
16 channel as Indian Bend does that some of you may be familiar
17 with in Scottsdale. We are not doing that here.

18 HARTMAN: Okay.

19 WILSON: Other questions I may -

20 HARTMAN: All right, Commission Members. Other
21 questions?

22 WILSON: Great.

23 HARTMAN: Okay, thank you Gerald.

24 WILSON: Thank you.

25 HARTMAN: I guess -

1 ??: (Inaudible).

2 HARTMAN: Oh, Gerald, excuse me.

3 CARTIER: Good morning, my name's Dawn Cartier,
4 10605 North Hayden Road, Scottsdale, Arizona, and my firm
5 CivTech is performing the traffic engineering analysis on this
6 project. It has been remarkably fun and different, and it's
7 created for us a really unique opportunity to learn a lot
8 about racing, and a lot about how events are managed in
9 bringing cars to and from a racing event. So I'd like to
10 start off just by saying in order for us to look at the
11 traffic on this project properly, we've had to look at two
12 conditions. The condition that exists with the industrial,
13 the residential, the commercial, that you've heard about
14 happening on a day-to-day basis, and measuring that against
15 the traffic that happens in an event condition. Because we
16 need to make sure that we're mitigating for the greater of
17 those, also want to make sure that we're not over building
18 infrastructure and trying to be creative on how we do that, so
19 we don't put a lot of traffic lanes out there that aren't
20 being used most of the time. So, we feel really lucky to have
21 the opportunity to have been able to explore this in so much
22 depth. What we have found overall is that if we look at how
23 we are going to manage our event conditions, we will have more
24 than managed our daily condition of traffic in this area. We
25 see traffic coming in primarily on I-8, and in the early days

1 primarily from the east, to and from the east. So we'll be
2 needing to utilize both Montgomery Road and Bianco Road to get
3 people in and out. But the interesting thing that we have
4 learned about managing race event traffic - and this is from
5 studying now several sites, similar type of sites - is that a
6 race event, the attendees and spectators tend to arrive very
7 early. And when I say very early, I mean days early, not
8 hours early. And so we have people coming into the site for
9 an event where we would normally be talking about a concert
10 and everybody arrives within 90 minutes prior, to a case where
11 we've got attendees coming and arriving in a period of days,
12 and then leaving more closely together, but even leaving over
13 a period of time. So while we're expecting to have events and
14 event traffic, we believe that it can be managed, just in the
15 way that racetrack traffic accumulates. In this case, too, we
16 are looking at on this event condition where we would work
17 with ADOT in order to manage how people came in, to make sure
18 we didn't overload Bianco or Montgomery. We would split that
19 into two traffic locations, bring people into the site, down
20 Bianco, down Montgomery, circle them in on Hanna, and as was
21 pointed out, up in the, I think in this exhibit at the top
22 right-hand corner, that's where we will be parking the
23 majority of the event traffic. So getting them to leave is
24 the same, you know, we'll be taking them out. And in order to
25 do that and not overbuild the infrastructure, we're requesting

1 that the roadways we build, can be built without medians, so
2 that if we need to use three lanes out, we can use three lanes
3 out. As opposed to building wider roads that'll sit there,
4 just pavement that - with heat island and maintenance, will
5 never be used. So with that, I think that is most of our
6 traffic discussion. I'll quickly talk about the roads we have
7 on the plan, how we see them working. In this case, we do
8 have Erica Road. It is the one that's running through the
9 middle of our site, and it is currently shown in the
10 (inaudible) as a regionally significant route. We'll be
11 bringing that in, although we're only showing a need for
12 arterial street traffic inside our site, but it's important
13 for us that we have continued that or shown it as a continuous
14 route all the way through Bianco. Bianco Road will come from
15 the freeway all the way down to the south delivering traffic
16 to the residential, the airport components of the site. We
17 have some internal collectors. And Montgomery, as you can see
18 on this map up here, it comes in and it provides access to
19 what is more of the commercial core, and industrial side, and
20 then ties into what I call more of the recreational core. And
21 where Hanna Road, we're really using to distribute our
22 east/west traffic, and again, heavily relying on Hanna Road as
23 it comes to our event traffic. So with that explanation, I'd
24 be happy to answer any questions.

25 HARTMAN: Okay, my - first I'll start off with the

1 questions, my first question is from Montgomery Road, you're
2 going to have to be traversing through that channel. What's
3 the plans on the west side?

4 CARTIER: Montgomery Road right now will come into
5 the site and it will actually curve to the inside of the
6 channel, but will not cross the channel. So in the short term
7 condition, and this is - I think ultimately there's plans
8 where Montgomery Road could become an expressway or a larger
9 facility, this is a plan that works here for us onsite with
10 the channel, but ultimately allows availability from
11 Montgomery Road to be constructed as something different when
12 the regional improvements come in.

13 HARTMAN: Okay, the other thing I need you to do is
14 sign in.

15 CARTIER: Oh, you got it.

16 HARTMAN: Okay. And then Commission Members, no
17 questions?

18 CARTIER: Thank you.

19 WOOD: Mr. Chairman, Members of the Commission, I
20 was happy to hear about the tourism plan because, of course,
21 this will fit right in, square in the heart of that whole
22 idea, that whole plan. I wanted to share some additional
23 information for you. I mean, you know, your focus, of course,
24 is always on, you know, the land use. I mean that's what the
25 Commission's purpose is, but I wanted to share with you some

1 of the economics about this project, because I think in this
2 case, unlike, you know, the more conventional projects that
3 you see, I think the economics here will play an important
4 part in the overall decision-making. We asked Elliott Pollack
5 - I don't know if you're familiar with Elliott - Elliott is a
6 real estate economist. He's considered by many to be the best
7 in Arizona, and we use him a lot to just kind of understand,
8 you know, how things are going to work, and more importantly
9 what kind of economic impact a project's going to have. And
10 he gave us, you know, a complete analysis. But let me give
11 you just a few highlights. The project when it's built out,
12 will employ 13,365 people. That includes 9,250 manufacturing
13 jobs, 3,661 commercial jobs. That of course creates indirect
14 jobs as well throughout Pinal County. The estimated
15 attendance, you know, for let's say we have six major races,
16 you know, during the year, the average attendance will be
17 20,000 to 25,000 people. That generates up to \$18 million
18 just in spending, you know, from people including lodging,
19 etc. During construction, the State will collect an estimated
20 \$52.6 million in construction sales tax, while Pinal County
21 will collect \$12.3 million in construction sales tax.
22 Revenues from the racetrack will be anywhere from \$43 million
23 a year and up, as far as operating revenues. Then of course
24 you've got the other spending and all the sales tax, so it's a
25 tremendous economic impact on Pinal County, in an area that

1 really was not going to see any kind of economic impact like
2 this, you know, in the near future. We're right on Interstate
3 8, which exactly where you want something like this to be.
4 We've got two sets of on and off ramps to get people in and
5 out. So, you know, it's a project that we've got a tremendous
6 team working on it, you know, the professionals that you've
7 heard from, as well as Apex, they've created something that's
8 pretty special. So with that, Mr. Chairman, Members of the
9 Commission, I'd be happy to answer any other questions that
10 you might have for me, but I would respectfully ask that you
11 recommend approval to the Board of Supervisors. Thank you.

12 HARTMAN: All right. Thank you, Nate. Commission
13 Members, any other questions?

14 AGUIRRE-VOGLER: Yeah, I have a question,

15 HARTMAN: Mary Aguirre-Vogler.

16 AGUIRRE-VOGLER: Did I miss out on a timeline? Do
17 you have a timeline?

18 HAKE: We do. And I'm going to call Pat to come up.
19 You heard from him last time, but I think he would - he's our
20 - he's a partner and he's the project manager on this, and I
21 think he'd be the appropriate person to kind of give you the
22 timeline.

23 HARTMAN: Pat, if you would, just sign in before you
24 really -

25 JOHNSON: Before I get started?

1 HARTMAN: Yes, yes.

2 JOHNSON: Yeah, you know I'd forget it quickly.

3 HARTMAN: Yes, me too.

4 JOHNSON: Good to be back here, guys. We're making
5 progress is what it means to me.

6 AGUIRRE-VOGLER: That's great. I am kind of
7 interested in how you're going to channelize that river too.
8 That's kind of -

9 JOHNSON: Okay, we've brought down Len Erie from the
10 Erie and Associates, who are some of the top people in that -
11 did the design on that channel, and we have a person here if
12 you want to get into more detail. But the bottom line is the
13 flows that go through have always been sheet flow. The small
14 amount that you see that moves down where it is is primarily
15 because they put a siphon in the middle of that canal and now
16 the water's all (inaudible).

17 AGUIRRE-VOGLER: (Inaudible) during what they call
18 those 100 year events, and they're not every 100 year.

19 JOHNSON: No, and actually I was here in '82 and on
20 that site. This farm was one of my clients when they were in
21 the trust. So I'm fully - yeah, I know what they are. But
22 with the channel, the canal on the back side of the property
23 has blocked most of the, most of the normal flow that you
24 would have. Although as Nick said - as Nick said, the - we
25 have to prepare as if that wasn't there. And what we did is

1 we designed the channel that can handle the entire flow from
2 the south that runs along that southern border of the property
3 - you can kind of (inaudible) back up with it now - but
4 basically it would (inaudible).

5 AGUIRRE-VOGLER: That first - excuse me for
6 interrupting, but that first, when they first started the
7 presentation, if you could go back to that some way because
8 you can see how large the channel is at that point. It's the
9 very first one.

10 JOHNSON: Yeah, the - yeah, that's a good one.

11 AGUIRRE-VOGLER: (Inaudible) on the timeline and the
12 channel if you would please. Way back. Further back.
13 Further back. Well that's what you're going to do, but there
14 is another one that shows it in today's -

15 JOHNSON: Well, just an overview (inaudible).

16 AGUIRRE-VOGLER: Yeah, today.

17 JOHNSON: Oh yeah. Site map. Okay.

18 AGUIRRE-VOGLER: There you go. Something like that.
19 And you're going to pull it down to the borders, so.

20 JOHNSON: Yeah. That what you're looking at is
21 where that water flows threw there, along that pathway there.
22 That's not really much of a river anymore. That's pretty much
23 the (inaudible).

24 AGUIRRE-VOGLER: But that's the flow, yes.

25 JOHNSON: Yeah that's - but that flow will be

1 redirected to the extent (inaudible) into that channel. It
2 has been designed to handle 14,000 cfs, which is a 100 year
3 event. So the maximum flow then comes through, it moves to
4 the west, it's recirculated and goes back straight to the
5 south and then hooks back into the existing midway flood
6 control channel. So all of that was done. We have those
7 plans into the County for their flood control people. They've
8 looked at the hydrology and the numbers and calculations and
9 all that stuff, and then FEMA will also - is also getting it.
10 So we'll have a re-draw of the flood control map, and yes, we
11 will be able to handle that entire flow.

12 AGUIRRE-VOGLER: Can I ask McD, when that happened,
13 that event happened in '83 and '93, it was all over the place,
14 wasn't it? Because it got together with the Green and the
15 Santa Cruz.

16 HARTMAN: That was a 500 year flood.

17 AGUIRRE-VOGLER: It was the flow, it was just the
18 flow all over the place.

19 JOHNSON: Yeah, it went all the way down. I can
20 remember driving to Phoenix and it washed out the approaches
21 on the Gila River before I could get across to go to Phoenix
22 that day. San Francisco Grande, the lobby, was under water in
23 the hotel.

24 AGUIRRE-VOGLER: Right, right.

25 JOHNSON: (Inaudible) Company all back - I was all

1 through the area, so I'm real familiar with what happened.
2 Very unusual, he said that was like a 500 year event. We're
3 certainly designed for a 100 year flood. And, you know, if we
4 do get a 500, we know we're going to have problems. That's
5 what happens.

6 AGUIRRE-VOGLER: I just wanted to -

7 JOHNSON: However, I would point this out, and I
8 think you guys are probably more aware of it than I am, there
9 is the Santa Cruz flood control people that are working on a
10 separate solution, which would move the water of the Santa
11 Cruz into a controlled method further to the south. They
12 finally, as I last heard from them, have gotten a grant from
13 the Corps of Engineers to proceed with that design, at which
14 point if they get done, I'm going to have a 600 flood channel
15 that we can put all kinds of stuff in. So that's kind of -
16 Mary, does that answer it for you? Is that kind of what you
17 were looking for? Yeah. And on the timeline, what we are
18 hoping to have done with all our approvals, which we think we
19 can get through towards the end of this year, first part of
20 next year. We're hoping to be able to break ground in August
21 of next summer, this next summer. And that would be with an
22 at-risk grading permit. We have so much earth to move out
23 there that we can start moving that thing and be at it for a
24 while, and still proceed. Don't want to go before August
25 because TK is farming the place and he'll have his corn off by

1 then. Does that make sense to you? And anything else that
2 you would like to -

3 AGUIRRE-VOGLER: So after you (**inaudible - mic not**
4 **turned on**) I know you said something about the first first
5 phase (inaudible).

6 JOHNSON: Yeah, first phase, you know, in the first
7 phase is the flood control channel, that's part of the first
8 phase. There's also some berming that takes place because the
9 flood control channel's going to create a lot of extra dirt
10 for me. So that extra dirt's going to be used to berm around
11 the tracks, so we'll get the rough grades in and actually
12 first phase we're planning on having those under construction
13 too. The major road improvements on Hanna, the free - coming
14 down from the freeway, Bianco - the side road as Nick has
15 indicated, what we did with Montgomery is we said listen, we
16 don't know what's going to happen. So rather than having the
17 possibility of the State coming in and say we're going to tear
18 your road up and do something else, we put our road to the
19 inside of the channel so no matter what happens, our road's
20 there and we don't have to build a bridge across it, and
21 that's why we did it that way. But if all of that in the
22 first phase goes together, there'll be the water treatment,
23 the water campus. Initial numbers that I'm getting for
24 estimates are about 500,000 GPM is what we'll build the
25 initial plant for. I think the max is now either 1.5. For

1 those of you guys that are into real water, I know some of you
2 are, we have around 2600 acre (inaudible) grandfathered rights
3 on the property. We are going to extinguish those, obviously,
4 but then we'll use some of those water for irrigation purposes
5 in that irrigated area. The current plan, if it all goes well
6 because we're still doing perc tests, are to recharge the
7 effluent on the site, on the campus, let it recharge there,
8 and then re-pump it so we don't have to use a separate water
9 line from another well, for irrigation purposes, and then
10 Arizona Water Company will have its own system. More? Thank
11 you so much. Appreciate it.

12 HARTMAN: Pat now, let me make a comment. You're
13 talking like you're willing to build and all that, but you've
14 got to come back for hard zoning.

15 JOHNSON: Yes, and we intend -

16 HARTMAN: If we pass this on, and the Supervisors.

17 JOHNSON: Yeah, and our plan is - I don't remember
18 the exact schedule, but it has already been in the process of
19 getting filed and we should have it in this year, so it's
20 going to be - it's coming fast. Which is fine because I think
21 that way you guys will all remember what we talked about as we
22 go through, but we'll have the comp - the text amendment first
23 and then the zoning case right after it. So it'll all make
24 sense. But yeah, I know it's moving fast. We're hoping that
25 we can - I'd love to be under construction. We've already

1 lost two deals that were pretty significant because we can't
2 be done early enough. So.

3 HARTMAN: Okay. Thank you.

4 WOOD: Mr. Chairman, I need to apologize. I don't
5 think he meant to say that you have short memory, so -

6 HARTMAN: Now say that again, I didn't catch.

7 WOOD: I need to apologize. I don't think that Pat
8 meant to say that you had short memories and that's why it's
9 good that you have him back soon. You know, one thing from
10 the lawyer's standpoint when it comes, you know, at the flood
11 control, and, you know, that's always a question that comes up
12 and it's a very legitimate question. I mean growing up in
13 Wisconsin, right, (inaudible) everything gets separated in the
14 ground, it percolates right away, and here of course we don't
15 have that. It just, it sits on the surface. My experience,
16 and I've been here since 1985, so for the past 31 years, is
17 the flood control districts for each County, and in this case
18 Pinal County, you know, they're the agency, they represent not
19 only the interests of Pinal County, but also the interests of
20 the Corps of Engineers and FEMA. They make sure that these
21 things are designed to handle not only the flows that are
22 necessary to make sure that downstream flows and upstream
23 flows legally can't even be affected. So it's an interesting
24 process that I sit back and I watch with amazement, because I
25 don't know how they do it, but they do. So again, I - if

1 there's any other questions, I'd be happy to answer to them,
2 otherwise thank you very much for your time. I'm sorry for
3 the long-winded presentation, but we're very excited about
4 this project.

5 HARTMAN: Thank you Nick. At this time we'll turn
6 it to the public. Anyone that would like to speak either for
7 this project, or this Comprehensive Plan Amendment would come
8 forward - either for it or against it. Yes sir, come forward.
9 State your name and address, and be sure and sign in if you
10 will.

11 BIANCO: My name's Vince Bianco, 8050 South Bianco
12 Road, Casa Grande, Arizona. I think I was here in 2010 when
13 Pat came before you all at that particular time. And I've
14 known Pat for, I think since the 1980s when he was rolling in
15 Phoenix International Raceway and I was - had some business
16 dealings with him, and I got to know him quite a bit. And
17 we've had quite a bit of conversations over this, and we've
18 had some disagreements on the flood control back in 2-10, but
19 my biggest concern when I looked at the project was selfish.
20 I didn't want a road in between the properties. As you look
21 in the little corners, Bianco Road cuts - I've got both sides
22 of the roads, it's about 18 acres. But I'm all in favor, and
23 I recommend that you pass this, because the west side of
24 cities usually are the last one to get developed, and this one
25 is on the west side of Casa Grande. It's got freeway access

1 on Interstate 10, and I think that when considering approving
2 or disapproving, I think we ought to look at the financial
3 benefit, not only for the City of Casa Grande, to the County,
4 and the State of Arizona with all the revenue that comes in,
5 but what it's going to do for that side of town. If you look
6 at the properties around Interstate 8, they've all been zoned,
7 I think, for major residential, schools and properties. I
8 think it was the Tenera Corporation out of New Mexico or
9 something that was here 2-10, wanted to get it rezoned, and
10 obviously when folks bought those properties out there, at the
11 time they bought them they were very expensive. It was - and
12 I know a lot of these people (inaudible) that's probably why
13 you don't see any development out there at that time. This
14 right here would be a jumpstart to that entire area, both for
15 commercial - all I can give you an example, in the 90s when I
16 was working for the Coca-Cola Company in Vegas, they started
17 to build a racetrack up there. They built a racetrack and -
18 out in the middle of the desert. Well if you go up there now,
19 you have almost every major car manufacturer that's got a shop
20 there that do testing and R&D up in those places. This is the
21 same type of situation we have here where you're going to get
22 that steady income and those steady employment jobs year-
23 round. It's not a 20,000 people come into an event three
24 times a year and that's it. This is continuous, okay? So I
25 highly recommend it. I've got another couple comments on some

1 disagreements I might have with what you all think about the
2 flood control out there. Born and raised out there, I've seen
3 two floods out there, and one of them I think was in the 70s
4 and the one you might refer to, my Uncle Joe. At that time, I
5 think it was the Midway Flood District that had gotten
6 together with a bunch of farmers, they pooled their money
7 together and it was beneficial for them to build a dike. So
8 they built a dike around the back part of the Bianco property
9 at that time and a sputter line that went up to Interstate 8.
10 The Corps of Engineers had gone into the Indian Reservation
11 and built sputter dams all the way through there. The rain
12 that happens in Pinal County and on that property out there is
13 not water that floods. Where you're getting your water from
14 is where Tucson gets six or seven inches, or Nogales gets two
15 or three inches, and that water rolls all the way down, floods
16 (inaudible) the Indian Reservation and it comes in. You have
17 more of an opportunity for Interstate 8 to flood from Bianco
18 to Thornton Road above the sputter dam than you do back around
19 the backside. Tucson got what, four or five inches of rain a
20 month and a half ago? I've got some pictures on my phone that
21 show the stream through there, and I just think that the canal
22 and all that is - if it has to be done, it has to be done, but
23 I think it's an overcharge for these people. I think it's in
24 excess. I really do. Bianco to around their property,
25 they'll never see water up on that end, unless it flows

1 backwards towards that end, okay? So to me it's wasted money.
2 But I'm just a guy that's lived there all my life, okay? And
3 I'm just a guy that owns the property, and I don't get
4 flooded. The only time it was is that one time, and the
5 reason it did is because they ran out of money and they
6 wouldn't maintain the dike. It's full of holes. The water
7 built up down - you've got a Central Arizona Water Project
8 canal there that's what, 12-15 feet? If the water - they say
9 you have to have a flood deal on the other side because if it
10 overflows. Well hell if it overflows, you'd be a fool not to
11 take the water and pump it downstream somewhere. And if it
12 does, if it does, goodbye Stanfield, goodbye Mr. Hartman and
13 property you have out in Stanfield, and goodbye to Buckeye,
14 Arizona. Because that's where it ends up. So I think the
15 flood thing's overplayed. Your questions are relative based
16 on what you see from an aerial photograph, and those, those
17 lines right there are used for smuggling (inaudible) now.
18 They're so deep into the ground you could walk in them. You
19 can't be seen from the surface or anywhere. So - and, you
20 know, the reason they put that underneath was to let the water
21 go through. I recommend you pass it, I do.

22 AGUIRRE-VOGLER: I'm asking the question, it was
23 just a question, you realize it's the flood control people
24 that are going to make all that.

25 BIANCO: It's government. It's, it's -

1 AGUIRRE-VOGLER: Whatever they make you do.

2 BIANCO: It's FEMA, isn't it?

3 AGUIRRE-VOGLER: We're just listening to you.

4 BIANCO: I understand. And I'm glad I got the
5 opportunity to talk to you, because I think it's the first
6 time I've seen all of you smile at one time today.

7 HARTMAN: Exactly. Exactly.

8 BIANCO: Thank you for your time.

9 HARTMAN: Thank you for signing in, Vince.

10 BIANCO: You're welcome.

11 HARTMAN: All right. Anyone else either for or
12 against? If not, we will turn from the public back to the
13 Commission for discussion. Okay.

14 PUTRICK: I'd just like to make a comment.

15 HARTMAN: Commissioner Putrick.

16 PUTRICK: I appreciate Mr. Bianco's clear, concise
17 discussion of this, and I'm a businessman too, and I
18 understand you guys have a tremendous investment here and
19 you're not going to let a flood screw up that investment.
20 Thank you.

21 HARTMAN: Exactly. Okay, any other discussion? I
22 think when you come into the zoning part, we'll really discuss
23 the flood, the drainage, we'll have staff, Lester and all of
24 them will be talking to us about what we're going to be doing
25 there, so that's to come forward. If there's no more

1 questions or discussion from this Commission, at this time
2 I'll call for a motion. Are you going to make a motion?

3 SALAS: Yeah.

4 HARTMAN: Frank - Commissioner Salas will make a
5 motion.,

6 SALAS: What's the (inaudible)?

7 HARTMAN: PZ-003-

8 SALAS: PZ-003 -

9 HARTMAN: Zero - PZ-PA-003.

10 SALAS: 003-16 to the Board of Supervisors with a
11 recommendation of approval.

12 PUTRICK: I'll second.

13 HARTMAN: Putrick seconds the motion. With that,
14 any further discussion? If not, call for a voice vote. All
15 those in favor say aye.

16 COLLECTIVE: Aye.

17 HARTMAN: Opposed? Hearing none, motion carried.

18 Good luck on your travels. All right, now we're going to take
19 another ten minute break. [Break.] Mr. Denton, you're ready?

20 DENTON: I'm ready.

21 HARTMAN: You're the only one there.

22 DENTON: I am. The rest of them disappeared. We
23 can move forward.

24 HARTMAN: All right, that's the most important
25 thing, anyway.

1 DENTON: Our next case is -

2 HARTMAN: Go ahead.

3 DENTON: Our next case is PZ-PA-004-16. The
4 applicant is requesting a change in the Comprehensive Plan
5 designation from Moderate Low Density Residential to General
6 Public Facilities on 257 acres. The site is located adjacent
7 to the south side of State Route Highway 287, approximately
8 one mile east of 11 Mile Corner Road. The applicant is
9 Boulevard Associates, LLC. A little definition on the General
10 Public Facilities and Service. It's for a large public or
11 quasi-public facilities that requires significant space such
12 as power plants, land fills, solid waste transfer stations,
13 wastewater facilities, water campuses and concentrations of
14 public buildings. Here on the County map the site is
15 indicated by the blue star, is centrally located between the
16 City of Coolidge and the City of Eloy. Here is the outline of
17 the project. The project is located south of Highway 287.
18 The area to the west that is shaded in orange, all that's in
19 the City of Coolidge. And in the area, you can see that it's
20 currently agricultural land and sparsely populated with home
21 sites. This is the applicant proposal. On the left-hand is
22 the existing Comprehensive Plan. It's Moderate Low Density
23 Residential. If approved, on the right-hand side would be the
24 General Public Facilities designation. To the east in purple
25 there, is currently employment that would allow for power

1 plants on as well. And then to the west, that blue area, is
2 the Pinal County Fairgrounds and that is also designated as
3 General Public Facilities. Not shown on the map between the
4 fair grounds and existing or the proposed site, is in the City
5 of Coolidge, and in that area they also have their general
6 plan designated as Commercial Industrial. Aerial photo of the
7 site, in blue there is the City of Coolidge. The site is
8 outlined in yellow. As you can see on the aerial photograph,
9 it is predominantly agricultural lands out there. The photo
10 was taken on 287. And this is looking north. Looking east
11 down 287. This is looking south into the subject property.
12 And this is looking west. And I took another shot on the
13 south end of the property, and this is looking west towards
14 the Pinal Central Substation. And this is looking east, and
15 you can see some of the existing 500 kV lines that's running
16 to Pinal Central Substation. And looking south. And that
17 concludes my presentation. I'm available for any questions
18 that the Commission may have, and the applicant is also
19 present. And also one thing, at the CAC, they did recommend
20 denial of the proposal. We did have one abstention and we did
21 get a chance to speak with that member and he said that he was
22 - he didn't have any issues with the request, but he did have
23 some concerns about like the solar power plant part of the
24 proposal. With that, I'm done with my presentation.

25 HARTMAN: All right. Commission Members, any

1 questions of Denton? If not, let's proceed. Call the
2 applicant to come forward, if you will. If you'll state your
3 name and address, and sign in.

4 KORNHAUS: Morning Vice Chair.

5 HARTMAN: Good morning.

6 KORNHAUS: My name is Mark Kornhaus, I'm with
7 NextEra Energy Resources. We're located at 700 Universe Blvd.
8 in Juno Beach, Florida. We do have a presentation here. It's
9 coming up. I'd also like to introduce Devin. If you want to
10 come up and go ahead and sign in. We will be going back and
11 forth through this presentation. I'm with NextEra Energy
12 Resources and Devin is with one of our consultants that helps
13 us with planning.

14 PETRY: My name is Devin Petry, I'm with EPG, and my
15 address is 4141 North 32nd Street, Phoenix, Arizona.

16 KORNHAUS: With that, we'll go ahead and step into
17 the presentation. What we're going to walk you through today
18 is who we are, a NextEra Energy overview. We'll talk to you a
19 little bit about the project itself, what we are thinking
20 about developing, and I think it'll become fairly apparent
21 once you get to know our company the kind of things that we
22 do. We'll walk you through what we envision for this site,
23 and kind of what caught our eye. We'll talk also about the
24 Comprehensive Plan Amendment, what specifically are we
25 requesting. We will also walk you through some of the

1 additional project permitting requirements. We are in the
2 early stage. There's a lot to come. A lot of detail and I
3 think it'll all come together as we walk through it. We'll
4 specifically address why this site, we'll talk about some of
5 the things that you saw before that are already there and kind
6 of why we feel this is a good opportunity for us and for the
7 County. We'll talk - specifically address the Comprehensive
8 Plan Amendment compatibility. There's a lot of things that go
9 into the plan, a lot of foundational requirements, and we'll
10 walk you through how this Comprehensive Plan Amendment goes
11 with that. Then we'll kind of finalize it, but you know,
12 we'll kind of let you know now, we did get a recommendation
13 from the Pinal County staff, so we will kind of close with
14 that and start with a little overview of NextEra Energy
15 Resources. We're a Fortune 200 company. We're located,
16 headquartered in Juno Beach, Florida. You may ask why Florida
17 and why are you here? Within in Florida we are the local
18 utility. We serve about 5 million customers there, two-thirds
19 of the state. About 60 percent of our business is with
20 Florida Power and Light, which is on the left-hand side. I am
21 with NextEra Energy Resources, we operate outside of the state
22 of Florida. We use the same expertise to operate our plants,
23 to develop plants, the transmission lines. A lot of the same
24 services that go into operating a utility, we can employ on a
25 large scale to power plants outside of the State of Florida.

1 We're probably best known as the global leader in electricity
2 generation from the sun and the wind. We have a lot of wind
3 and we have a lot of solar across the United States and
4 Canada. We are self-funding because we have a large utility
5 that has earnings power, we take that cash and we put it back
6 into our business. So when we get ready to move and move
7 forward with the project, we can self-finance. We don't have
8 to wait for financing to come in place. But I would state
9 that, you know, when we look at all of these projects across
10 the United States, it's difficult to see all the dots.
11 There's a lot of wind through the central part of the U.S. and
12 in the west. There's solar as well, it's becoming more and
13 more popular across the United States. We own and operate
14 pretty much every technology. All of the above. We don't
15 really have coal per se, but that's driven primarily because
16 we haven't been able to build coal in Florida for a long time.
17 That expertise just doesn't exist within our company, so we've
18 stayed away from that. If you talk about kind of what is our
19 connection to Arizona, this kind of lays out what we've been
20 doing and what we hope to do in the future, specifically with
21 this Pinal central site. We have the Perrin Ranch Wind Energy
22 Center. That has 62 wind turbines. It's located in Coconino
23 County, Arizona. It's under a long term contract with Arizona
24 Public Service. I'll pause here just to talk a little bit
25 about our business model. Our business model is we don't

1 build it until we have a long-term customer, a local utility
2 or cooperative and municipality that's willing to buy that
3 energy from us. Could we build just on our own and sell it
4 into the market? You could, that's a very risky proposition,
5 and because we think like a utility, most of our business is a
6 utility, we don't take on that risk. So we look for
7 opportunities in the market where utilities have needs. We do
8 early stage development in anticipation of what their needs
9 ultimately are, but in the end we develop, we build, and we
10 operate for the local utility, for that customer. The Perrin
11 Rach Wind Farm has been in operation since 2012. One of our
12 more recent projects is the Tucson Energy Storage Center.
13 It's actually in construction right now. This is a battery
14 storage project. It's meant to help really not only maintain,
15 but bolster the infrastructure within the transmission system
16 here in Arizona. There's a lot of things that it can do. It
17 can help with frequency, to manage that on the transmission
18 system. Really a lot of it is security and reliability that
19 is important to the grid. That will come online in late 2016.
20 We have a number of battery storage projects throughout the
21 United States and we'll continue to develop those. More
22 recently we acquired - and that's under contract with Tucson
23 Electric. More recently we acquired the High Lonesome Mesa
24 Wind Energy Center. It's not physically located in Arizona,
25 it's in New Mexico. It's a project that we're familiar with

1 the technology, it had some issues, we came in and fixed
2 those, but to link back to Arizona, is it's under long-term
3 contact with Arizona Public Service. Good customer, quality
4 utility, and that's really what we're looking for is that
5 long-term contract with a good customer like that. We'll talk
6 now a little bit about the Pinal Central Project, as we call
7 it. Now, as you learned just earlier, we - the application's
8 under Boulevard Associates, and it's like who is Boulevard
9 Associates? That's us. When we think about development, we
10 start off in the early stage, and that's where we are now,
11 going out in land acquisition. We looked for sites. We look
12 for sites that are located in favorable areas, and where there
13 is utility need in that area. We go out and contract under
14 our - an entity called Boulevard Associates, it's a wholly
15 owned subsidiary of ours, and once the project gets to
16 materialization, once it becomes real, that land, that real
17 property, is then transferred over to a project company that
18 is again under the wholly controlled subsidiary of NextEra
19 Energy Resources. So it all begins with a utility resource
20 plan. So all the local utilities and all the regional
21 utilities, look at what their needs are, look at what their
22 assets are, what their retirements are, the amount of
23 (inaudible) coming on the system, all their needs, and they
24 plan out for 10 and 20 year horizons. They have to do that
25 because the whole process is extremely long, not only from

1 permitting, to design, to actual construction can take years,
2 depending on the technology, the operation. And these are 40
3 or 50 year long-term horizon investments. We're at the stage
4 now with the Pinal Central, is we looked at the area, we've
5 kind of been monitoring a lot of the regional utilities, and
6 they're looking for. That's how we won the Tucson Electric
7 Battery Storage Program. We saw what they were thinking about
8 in their resource plan, we identified some potential sites,
9 but then when it really becomes real, is the last step in the
10 early stage. When the utilities actual issue or request for
11 proposal, they go to market and say okay we've got our plan,
12 we think we understand what the costs are, we're going to take
13 it out to people like NextEra, and other people. It's a very
14 competitive market, just won or lost over pennies, and see
15 what the real prices are. We go through that, then we step
16 into the mid stage. We've identified a need, and a request
17 for proposal has been issued, and now we begin our preliminary
18 engineering. Now we know what they want, we kind of take our
19 skillset with the sites that we have and start doing that
20 preliminary engineering. We start the permitting process. We
21 gather that together, we send that RFP response to the utility
22 for them to evaluate - again, it's competitive - and then we
23 go through, if we're selected by the local utility, we go
24 through a contracting process and there's also other approval
25 processes many times that they have to go through within their

1 state or within their company. Then we move to the late stage
2 of development where we finalize all the engineering, we
3 finalize the permitting. We have already begun ordering our
4 long lead items. Some of these items take years to develop
5 and to bring to site. We construct it, test it and operate
6 it. So that's really where we are now is we're seeking to
7 qualify the this site, we're kind of in that qualification
8 stage with a land use designation change to general public
9 facilities and services. So what other technologies that we
10 see that the local utilities are interested in? What, you
11 know, what might we build here? I think in the beginning if
12 you go back several years when we first identified this site,
13 the only thing in our mind was solar. There was a lot of
14 solar being built and there's even more today. And the solar
15 that's built today is more cost effective than what it was a
16 year ago. And economy's a scale are important, in pricing and
17 technology improvements are important as well. So we see
18 potentially solar that's never left our radar. Now that we
19 see a demand for energy storage, that's also a, you know, an
20 application that would easily fit at this site, proximity to
21 the substation. And more recently utilities have been looking
22 for natural gas-fire generation. There's several different
23 types of natural gas generation, and we'll talk a little bit
24 about that. We would also look at different combinations of
25 these. These fit together well, and you'll see that a little

1 bit later on. Just early stage renderings of what it might
2 look like on this specific site. So the need has been
3 identified through these long term resource plans, and we're
4 now trying to qualify sites where we can compete. So here's
5 the conceptual footprint. If you look at the upper left, this
6 would be probably the best configuration for solar or solar
7 plus battery storage. Battery storage, as we'll see in a
8 little bit, think of that as shipping containers that fit on
9 the back of semis. It can be very containerized. You could
10 put battery storage within existing facilities, but there are
11 no structures out here, so it would all be containerized,
12 brought in, maybe two, four or six. It's scalable as well.
13 The battery storage would be in the purple section, in the
14 bottom left-hand corner, and we would fill the majority of the
15 other parcels with solar arrays. If we were to go with the
16 gas-fire, a combined cycle or a peak, or - that would probably
17 go in - if we're looking at the upper right-hand corner, in
18 the - in that quadrant shaded in blue. And there's also the
19 combination, or potential combination that we would do all of
20 these on this site, where the ancillary services, the pumps
21 and the fans and all the motors would be - for the natural gas
22 plant, would potentially be powered by solar, which again
23 offsets some of the - it's a renewable product and offsets
24 some of the emissions and water load. I think we've all seen
25 these. This is, this is our examples of solar farms in the

1 desert southwest. This would be relatively small. It would
2 utility scale, as we call it. It would probably be in the
3 range of 25 to 30 megawatts. Some of these sites that you're
4 looking at are hundreds of megawatts. So just to put a scale
5 on it. Here is, I refer to what a battery storage project
6 looks like. This is what it looks like. From the outside you
7 would never know what it's doing. From the inside it's
8 lithium ion batteries are charged, possibly during night,
9 possibly instantaneously. Even pushed back onto the grid.
10 Depending on what their service is, what their duty is, that
11 really dictates what these look like and the way that they're
12 laid out. The one on the upper left-hand side is actually an
13 interconnection with one of our wind farms. So while wind is
14 intermittent, we have the storage there to help balance that
15 load. Or balance that generation, I should say. Here's some
16 examples of what gas plants look like. Combined cycle is the
17 one that uses - think of it this way: A peaker is simply a
18 jet engine. Use the fuel, it spins, it creates energy, you
19 harness that energy, and you generate power. Combined cycle
20 takes use of that waste heat that comes out of the jet engine,
21 turns it into steam. A lot more expensive, but a lot more
22 efficient because it uses that waste heat. It doesn't just go
23 to the atmosphere. So the project on the upper - the top
24 project, is actually a peaking project. It's the Sundance
25 Power Plant in Coolidge. You may be familiar with that if

1 you've been through the area. Each one of those stacks
2 represents one turbine. This technology's about 12 years old.
3 No, this actually is about five years old. Since then,
4 turbines have gotten larger. It's about a 500 megawatt
5 project. You could replace that today with two turbines, much
6 larger, and you would decrease the footprint, decrease the
7 emissions and so forth. The project below it is Desert Basin
8 Power Plant. This is a combined cycle plant. Again going
9 back to the rule, you see two stacks there, that's two
10 turbines. Today - and it's about 500 megawatts as well. We
11 believe a 500 megawatt combined cycle would fit on this site.
12 There's adequate room. And it would actually only use, with
13 today's larger turbines, one turbine. So there'd be one stack
14 and then some of the ancillary equipment that you see there.
15 There's some detail there on how combined cycle technology
16 works too. And I'll hand it over to Devin, he can walk us
17 through some of the details.

18 PETRY: Good morning.

19 HARTMAN: Good morning.

20 PETRY: Again, my name is Devin Petry, I'm with
21 Environment Planning Group, or EPG, and we at EPG are
22 assisting NextEra with their permitting. I'm going to provide
23 you with an overview of the intent of the Comprehensive Plan,
24 the subsequent zoning and other permitting requirements, the
25 development benefits of this particular site, and why the

1 proposed amendment is compatible with the Comprehensive Plan.
2 I will end with Pinal County staff's approval for
3 recommendation. As you can see on this slide here, just again
4 an overview of the Comprehensive Plan. The Pinal County
5 Comprehensive Plan delineates existing and proposed land uses,
6 while providing for annual changes. The Comprehensive Plan is
7 a land use policy for future development, and it coordinates
8 the timing and implementation of capital improvement
9 activities. It will determine the relative suitability of
10 individual geographic sectors for various land use types. And
11 as we have shown in the application before you, and will show
12 further in this presentation, the geographic sector, our
13 proposed amendment areas within, is one that is already
14 planned for a utility development. Should this proposed
15 Comprehensive Plan Amendment be approved, NextEra will then
16 apply to the County for rezoning of these parcels from a
17 General Rural zoning, to an Industrial zoning. It is during
18 that rezoning process that NextEra will be able to provide
19 additional project development plans and details, based on the
20 electric utility customer requirements. An application for
21 rezoning will require significantly more detail than a
22 Comprehensive Plan Amendment, and it focuses more on the
23 detail of the specific development as opposed to the allowable
24 land use. Rezoning applications require details, again not
25 required in the Comprehensive Plan, such as detailed site

1 plans, the water provider, demand and source, geotechnical
2 information and neighborhood and community meetings, and
3 further public participation. In addition to the Pinal County
4 permitting requirements that we've already discussed, we are
5 in process of applying for a temporary use permit with the
6 County, and an air quality permit. The temporary use permit
7 would be associated with a meteorological tower that's
8 proposed for the site as well, to gather some available air
9 quality and climatology data for the region. As well, based
10 on the generation technology used, a certificate of
11 environmental capability may be required from the Arizona
12 Corporation Commission. And due to the likely crossing of the
13 San Carlos Irrigation and Drainage District lateral canal to
14 connect, interconnect into the existing Pinal Central
15 Substation adjacent to the site, a permit would be required
16 from the DIA as the administrating authority. As we've
17 mentioned previously, and Mark sort of alluded to, we realize
18 that the proposed site is located in an area with existing and
19 planned compatible land uses. It's in an area that is planned
20 as a regional electrical hub. Near the site, adjacent to the
21 site, is the Pinal Central 500 kilovolt substation, and you
22 saw a photo of that during Dedrick's portion of the
23 presentation earlier. Immediately west of the Pinal Central
24 Substation, is a Western Area Power Administration substation
25 as well. There are three existing 500 kV transmission lines,

1 and two additional permitted 500 kV transmission lines that
2 cross the site, or are immediately adjacent to the site.
3 There are numerous electrical distribution lines,
4 communication cables and irrigation canals, laterals and
5 ditches. And as well, there's the Pinal County Fairgrounds
6 nearby, which are prescribed General Public Facilities and
7 Services land use which we're applying for here today. To
8 give you a regional graphic that shows some of the industrial
9 - compatible industrial and utility land uses in the region,
10 you can see - let's see, you can see the project site in
11 green, right here. And adjacent to the site, you can notice
12 some yellow triangles. Those represent the existing
13 substations in the region. The two substations I just
14 described, the Pinal Central and the Western Area Power
15 Administration substation are both immediately west of the
16 project area there. The red lines that you can see crossing
17 across here, heading up north, throughout the area, are the
18 existing 500 kV substations. The two proposed - or I'm sorry,
19 the two permitted 500 kV transmission lines will be traveling
20 right south of those lines there, the existing 500 kV
21 transmission lines. Again, we have, as represented on this
22 graphic in yellow lines, many large diameter gas pipelines,
23 numerous canals and laterals, and as represented in orange,
24 many other utility or industrial land uses in the region.
25 We'll zoom in a little bit to the project site on the next

1 slide here, which will show some of the utility and industrial
2 uses within the vicinity of the project, and this gives you a
3 much better view of the existing Pinal Central Substation
4 represented in orange, with a yellow triangle right here,
5 immediately west of the site. The Western Area Power
6 Administration owned substation, west of that. Existing 115
7 kV transmission lines. Existing 500 kV transmission lines.
8 The large diameter gas pipelines, as well as existing power
9 generation facilities. Mark provided pictures earlier of the
10 desert basin and the Sundance Power Plants. And I'll step
11 back one slide and point those out here as well. You can find
12 those located - the Desert Basin Sub - pardon me, the Desert
13 Basin generating facility is right here, with the Sundance
14 power facility located right here, within the region of the
15 proposed project. I'll step forward one more slide and we can
16 show the existing designated land uses on the site, and in the
17 region. Dedrick showed a slide earlier that provided the
18 boundary of the City of Coolidge immediately adjacent to the
19 site, and that's what's represented in this blue haloed parcel
20 throughout here. Right here next to the site, you'll see the
21 Pinal Central Substation, which is designated as a industrial
22 and manufacturing land use by the City of Coolidge, and then
23 outside of the City of Coolidge, west of the substation,
24 you'll see the fairgrounds here, which again are designated a
25 General Public Facilities and Services, which is what we're

1 proposing for the site here today. Beyond the compatibility
2 with the land use plan and nearby land uses, the site itself
3 has numerous attributes which lend themselves to the power
4 generation development. It's on an area, an adequate area of
5 flat vacant land, previously disturbed vacant land that is
6 suitable for conventional and alternative energy facilities.
7 Of course we have an excellent solar resource here. It's
8 close to existing transmission and natural gas pipelines, and
9 again, due to the existing disturbance, there is - there are
10 minimal biological and cultural resource issues associated
11 with the site. There's a close proximity to a large
12 metropolitan area, with high energy demands, and an available
13 workforce. And the proximity to existing major transportation
14 corridors, which is a highway and a rail. Now we'll talk a
15 bit about the proposed amendment's compatibility with the
16 Comprehensive Plan. As part of the amendment application
17 that's in front of you, we are required to address the
18 County's Comprehensive Plan Compliance Checklist, which
19 focuses on two major components. They're the County's vision
20 components and the plan's key concepts, as illustrated on land
21 use circulation and economic development graphics. The
22 checklist provides specific questions which we've addressed in
23 our application, and which I'll outline in the following
24 slides. The Comprehensive Plan Compliance Checklist asks, is
25 the proposal consistent with the sense of community vision

1 component? It is, by consolidating energy facilities in an
2 area that contains similar compatible land uses. Is the
3 proposal consistent with the mobility and connectivity vision
4 component? It is. There would be minimal impact on planned
5 land uses from traffic. Is the proposal consistent with the
6 economic sustainability vision component? It is. It provides
7 direct and indirect employment, and would potentially support
8 residential growth and job creation. The Comprehensive Plan
9 Compliance Checklist asks if the proposal is consistent with
10 the Open Spaces and Place vision component. It is. There are
11 no existing dedicated open spaces or trails within the project
12 site, and there are no - there is no conflict with proposed
13 multi-use trail corridors. Is the proposal consistent with
14 the environmental stewardship vision component? It is. The
15 current project design includes the use of solar generation
16 that conserves natural resources, battery energy storage
17 facilities, which facilitates the integration of renewable
18 resources, as well as the dry cooled combined cycle gas fire
19 generators, which would minimize water use. The checklist
20 asks if the proposal is consistent with the Happy Healthy
21 Residents vision component. It is, as the project would
22 contribute to our maintaining long-term financial stability,
23 which is one of the stated goals of this vision component. It
24 would also allow the contribution of clean, safe, affordable
25 and efficient energy to the regional transmission grid. The

1 checklist asks if the proposal is consistent with the land use
2 designation shown on the graphics, and the proposal would be
3 consistent with supporting the adjacent and nearby public
4 utility infrastructure and energy facility uses. The
5 checklist asks if the proposal is consistent with the planning
6 guidelines described in the land use element, which it is. It
7 would be a step toward allowing additional power generation
8 and battery energy storage facilities in an area with existing
9 utility land uses. The proposal would be consistent with the
10 economic development element, as it would further promote
11 economic diversity and employment opportunities within the
12 County and the region. The checklist asks if the proposal is
13 consistent with the Viable Agriculture, Equestrian Rural
14 Lifestyle, which it is, as it would cluster industrial or
15 utility development into an area that now supports and is
16 planned for existing and planned utility uses, thus limiting
17 the dispersed impacts to open space and agriculture. The
18 checklist asks if the proposal is consistent with the Trails
19 and Open Space Master Plan, and the Comprehensive Plan Open
20 Space and Places chapter. And again, it is. There's no
21 existing dedicated open space areas or trails within the site,
22 and there would be no conflict with proposed multi use trail
23 corridors. The checklist also asks if the proposal is
24 consistent with natural resource conservation, which it is.
25 The project site is purposely located in an area with minimal

1 sensitive environmental resources present, and project
2 development would comply with any and all applicable state and
3 federal environmental laws, regulations and guidelines. The
4 checklist also asks if the proposal accounts for water
5 resources, public utilities and services, and infrastructure
6 support. It does. There are no new or additional public
7 services anticipated, as well for a combined cycle project,
8 the proposed dry cooling would use substantially less water
9 than typical farm lands within the region. I'd like to leave
10 you with the Pinal County planning staff's recommendation of
11 approval. As stated in the staff's report, after a detailed
12 review of the request, Pinal County Comprehensive Plan and the
13 Pinal County Development Services Code, staff recommends
14 approval of this request. That concludes our presentation,
15 but at this time we would be open to answer any questions.

16 HARTMAN: Commission Members, questions? Kevin, I
17 have a question. Where - the big - the major power lines, on
18 my maps, plat maps, I don't really - I can't visualize where
19 the major power lines will be. Will they be on the southern
20 portion of this property, along the San Carlos irrigation
21 canal, or -

22 PETRY: Are you referring to the existing power
23 lines?

24 HARTMAN: Well the ones - and the ones proposed that
25 are coming in.

1 PETRY: So as far as an interconnection into the
2 existing Pinal Central Substation, which would be the intent,
3 the location of that interconnection is not yet determined,
4 but would be when we came back in front of the County with a
5 zoning application. That's when that particular design would
6 be something we could present. But in terms of the existing
7 lines, you can see those represented right along here. The
8 green side, of course, is the project site. Here is the
9 existing Pinal County Central Substation, and you can see the
10 existing 500 kV lines traveling right here, south of the site,
11 and another one traveling here, south and through a portion of
12 the site. As well as the existing 500 kV lines to the west,
13 and the 115 kV lines traveling north to south right here.

14 HARTMAN: So basically there won't be any new lines
15 along 287?

16 KORNHAUS: I guess what I would add to this, is our
17 site was chosen because within the site boundary itself, we
18 have access to that transmission line. So our - the way that
19 we would design this, is to bring it within the green site and
20 directly into the substation. Transmission (inaudible) are
21 very expensive. We would not go out of our way to go up and
22 over and around, we would stay within our own project. It's
23 easier to permit, and it's less costly to go directly.

24 HARTMAN: Okay. From looking at the map, the plat
25 that I have in front of me, this one, the irregular shape of

1 the property, I was kind of wondering well why did you buy
2 that irregular shape along the canal, and it's probably
3 because of the power lines. I'm not really that familiar with
4 that southerly part of 287, the property south of it. I know
5 along the highway, because I drive the highway, but I don't
6 get out in the fields and where the canal system is, but there
7 - this property looks pretty irregular to me. You know, it
8 has a pinpoint down here on - along the canal, and it's
9 probably because the power lines, for the power line sitings,
10 is that why that property is like it is?

11 KORNHAUS: Well, the canal runs on that south side,
12 and we wanted to make sure that we were clear of that, with
13 the location of the actual power facility. So what we've
14 always envisioned would be that northern, more rectangular
15 section would be where the power facility would go, and the
16 really odd shaped, where the corners kind of connect, that is
17 what we want to provide us access, direct access to the
18 transmission substation. So that would not be where our
19 primary block would be, is that irregular shape. We can fill
20 that in with solar, we can put the storage down there. But in
21 case that canal itself would need to move, we would have to
22 move our plant and you just don't do that. So we wanted to
23 stay clear of the canal itself. And you may be able to expand
24 on that.

25 HARTMAN: I notice in your presentation you said

1 that the 11 Mile Corner Mile of the fairgrounds is General
2 Public Facilities Services, and that's interesting to know
3 that. I didn't know - I hadn't really looked at that
4 specifically, but this would tie into that, you know, the zone
5 - basically in zoning.

6 KORNHAUS: It would be the same prescribed land use,
7 yes. That's what we're applying for as well as the General
8 Public Facilities and Services.

9 HARTMAN: I generally personally have a problem with
10 General Public Facilities, because you don't know what can go
11 there. It could be a lot of things, and -

12 PETRY: A wide variety of things that are included
13 there, but I would add that should this land use plan
14 amendment be approved, before any development could occur on
15 the site, just like NextEra would, any development would have
16 to go through a rezoning process as well, which would again
17 seek approval from the County.

18 HARTMAN: And the public.

19 PETRY: And the public.

20 HARTMAN: And the public.

21 PETRY: Indeed.

22 HARTMAN: Okay. Commission Members, questions?

23 None.

24 AGUIRRE-VOGLER: I have a question.

25 HARTMAN: Mary, Mary Aguirre-Vogler.

1 AGUIRRE-VOGLER: What I'm kind of concerned about,
2 and I don't know if this is a very big thing that's going on
3 now, is all this hacking and cyber stuff that's going on, so
4 are there provisions made for the power, for the energy, for
5 the grid, to make sure that if anything got attacked, that we
6 would still have power?

7 KORNHAUS: I'll address that in a general way. We
8 operate nuclear plants within the State of Florida and outside
9 of the State of Florida. We are constantly under attack. We
10 have a very large staff of IT professionals that work
11 diligently to prevent exactly what you're describing. This
12 plant would be operated and monitored by that same team.

13 AGUIRRE-VOGLER: It's not only nuclear, it's going
14 to be everything eventually.

15 KORNHAUS: Right. Our communication system is
16 isolated, it's dedicated, and it's monitored. Whether it'd
17 be, you know, the 12,000 wind turbines we have, or -

18 AGUIRRE-VOGLER: The lines and everything? I mean
19 it could be attacked anywhere and send a lot of people out of
20 utility. Internet, everything.

21 KORNHAUS: Right. We would own the - we would own
22 the line to the transmission substation, and that would be
23 monitored real time, 24 hours a day, and all
24 telecommunications it would - could potentially open that
25 circuit. You know we would be in control of, once it gets to

1 the substation, that's handed off to - SRP actually owns and
2 maintains that substation.

3 AGUIRRE-VOGLER: And when you do something like
4 this, do you make any local, you know, anything local that
5 will prevent it? Because, you know, there's been things that
6 have happened that nobody, maybe sometimes the press doesn't
7 really tell us the truth. So -

8 KORNHAUS: We do have people onsite, so while we -
9 you know, for a gas-fired power plant, for example, there's
10 always people onsite, as well as remote monitoring. So if for
11 some reason communication was cut, between that and our main
12 control center, yes there are people onsite that monitor it
13 that can either be - we can communicate with them, or they can
14 independently operate that plant and put it into a safe
15 condition.

16 AGUIRRE-VOGLER: Okay. Thank you.

17 HARTMAN: All right. Yes, Putrick.

18 PUTRICK: Your comment about you're dealing with
19 this continually, concerns me a little bit. I didn't realize
20 that there was that much activity in that, in that area. We
21 feel particularly vulnerable because of our porous southern
22 border here, despite what the morons inside the beltway tell
23 us we're all safe. We have people coming across here all the
24 time, and we also know in recent roundups that there were
25 three guys picked up, one was Syrian, one was Egyptian and one

1 was Russian, so it's not all who we think it is coming across
2 the border. And I, I - I'm not a, you know, chicken little,
3 the sky is falling kind of a guy, but I think that it is, it
4 is good to have some precautions in place for that kind of
5 thing, because, you know, in today's cyber arena, there are
6 people constantly trying to do things, as probably Colin
7 Powell could attest to, and the former Secretary of State as
8 well. So yeah, I am concerned about that. But your statement
9 kind of shocked me to think that you deal with that all the
10 time. I didn't think - I didn't think that it was that, that
11 active. You want to comment further on that?

12 KORNHAUS: I mean it can be - they're not trying to
13 take over our plants per se, it could be just the simple
14 things that we all deal with, with, you know, trying to get
15 into our system, to get into our emails, you know, the typical
16 hacking.

17 AGUIRRE-VOGLER: Hacking.

18 KORNHAUS: Right. It takes on various levels and -

19 AGUIRRE-VOGLER: And we don't have to be physical,
20 it's going to be just -

21 KORNHAUS: Across the world, right?

22 AGUIRRE-VOGLER: Into computers and things.

23 KORNHAUS: But ev - you know, we look at everything,
24 and I really can't quantify it any more than that.

25 PUTRICK: Sure, I understand, and I think we know

1 that there are people out constantly testing systems to see
2 how easy they are to get into, and for all kinds of reasons,
3 whatever those reasons are, so the -

4 AGUIRRE-VOGLER: One more question. Your
5 association, it was what local utility company? Are you with
6 - you're going to be associated with - you have to get
7 permission from the people with the big kV length lines and
8 everything, don't you?

9 KORNHAUS: Right. There's a formal process, it's
10 regulated by the Federal Energy Regulatory Commission, and our
11 ability to interconnect to the existing transmission.

12 AGUIRRE-VOGLER: It's not just Salt River or APS, or
13 the ED 5s or 4s or 3s. It's all of it, it's a general -

14 KORNHAUS: Salt River Project owns the 500 kV
15 transmission substation. We would follow the prescribed FERC
16 requirements, make a request to interconnect there. They
17 would do the engineering studies, there would be meetings with
18 us that we - our engineers would talk to each other about, you
19 know, where it would come in, how the communications worked,
20 and all the -

21 AGUIRRE-VOGLER: Not just one, it's a few.

22 KORNHAUS: Right. Right.

23 HARTMAN: Okay. Commission Members, no more
24 questions? If not, thank you. At this time I'll call to the
25 public anyone that would like to speak either for or against

1 this case, if you'll come forward, state your name and be sure
2 and sign in.

3 BAGNALL: Good morning.

4 HARTMAN: Good morning.

5 BAGNALL: Vice Chairman Hartman, Commission Members,
6 my name is Tom Bagnall. I live at 67 North Sunshine
7 Boulevard. My - Casa Grande, Arizona 85194. My mailing
8 address is P.O. Box 2084, Coolidge, Arizona, 85128. I'm here
9 to speak to you and address this issue on behalf of myself and
10 my wife, as well as my mother-in-law who lives at 1718 East
11 Highway 287. She lives just adjacent to us. We are located
12 at the northeast corner of Sunshine Boulevard and Highway 287,
13 and our property is directly across the road from what is
14 proposed, if they go in for the zoning on this, to where this
15 power plant's going to be located. I think it's - one thing
16 that I thought was really kind of interesting in the
17 presentation was in the site plans that were sent out, they do
18 show a 230 kV line going north from this proposed power plant,
19 up towards 287, then west towards 11 Mile Corner, then south
20 again, back down. But all of a sudden, that's not happening,
21 even though it's on the original site plan. I think that, you
22 know, that kind of throws up some red flags for me. I don't
23 know what kind of noise, what kind of smells, what kind of
24 odors, what kind of particulates will be emitted from this
25 type of a project. And as you brought up, Vice Chairman

1 Hartman, this is so - it just opens the whole thing up. And
2 they can - and even though we're saying right now gas-fired
3 and solar, we could end up coming back in, they want to put a
4 nuclear. I mean they could come in, they want to put a
5 landfill in. I mean I think their full intent is to develop
6 it as a power plant. I'm not - I don't want it across from
7 me. I don't want to see it, I don't want to smell it, and I
8 don't want to hear it. And one of the things in all the
9 photos that were taken of the property, it doesn't show our
10 houses in there. At the Advisory Committee Meeting, I did
11 attend that, and I just got notice of that the Tuesday before
12 it happened. The Advisory Committee, I'm sure as you know,
13 voted unanimously to turn this down. And I think part of the
14 reasons that they gave were because when they asked questions,
15 it was probably, might, I don't know, maybe, it's possible.
16 So there's a lot of questions. When that meeting was over
17 with, I did ask - gave Mr. Kornhaus has my card which has my
18 work phone number in Tucson, in Casa Grande, and my cell
19 number on it and asked - and said you know I look forward to
20 hearing from you. Never heard a word. So evidently, with
21 staff recommendation, it appears that they feel that they're
22 going to go ahead and move this thing forward. And I don't
23 believe any of the staff lives across the road from where this
24 is being proposed. So again - and then one other thing, my
25 mother-in-law, she does have some breathing problems, and so

1 again, the concern I have is what might come out of that plant
2 and the operation of it. So again, I'm going to ask you to
3 please deny this request because again I don't want to see it,
4 smell or hear it. Thank you.

5 HARTMAN: If you'll wait a second, maybe we'll have
6 somebody on the Commission want to ask a question. Commission
7 Members, no questions of Tom?

8 SALAS: How far are you from -

9 HARTMAN: Putrick.

10 PUTRICK: Just a comment. If you'd like to see how
11 they operate, there's one right up here on Hunt Highway that
12 we approved for the Town of Florence. There are no
13 particulates released. There's little or no noise. There's
14 no energy. A plant is not a good term for it. It's a farm, a
15 solar farm. It's almost nothing. It doesn't do anything
16 except convert sunlight to electrical energy. There are no
17 big spinning turbines, none of that kind of stuff. So if
18 you'd like to see what it's like, you can drive up here to
19 Hunt Highway just where Felix comes in, there's a big solar
20 farm. I think it's, I think it's 50 megawatts, and it's just
21 right off, between the river and Hunt Highway, and you can,
22 you can go and see it and listen to it. There's a dirt road
23 that takes you right down to it. Just to give you some
24 comfort that it's not a big noisy thing, blowing stuff in the
25 air.

1 BAGNALL: But this also states that it could be gas
2 combined. This is what they're proposing. So that, I
3 believe, would make - because if you have turbines, I think
4 that's going to make noise, right?

5 PUTRICK: Yeah. But I don't know why, I don't know
6 why it says that, because if you're putting in a solar farm,
7 you don't need turbines.

8 BAGNALL: It says it could be combined, gas and
9 solar. And I'm also kind of interested where the, where the
10 gas is coming from for this too, because I mean I think they'd
11 have to tie into one of the big El Paso trunk lines, and
12 that's, I believe, is way south of us, so...

13 HARTMAN: Okay, thank you.

14 SALAS: Yeah, I'd like to know the reason that the
15 citizens committee (inaudible) on unanimously. You were there
16 at the meeting, right?

17 BAGNALL: Yes I was.

18 SALAS: And so what did they say about voting
19 against it?

20 BAGNALL: Well, a part of it was it - they - if I
21 remember correctly, it was because of the probably, might,
22 maybe, could. I don't know. Those answers that they were
23 getting. And then I think part of it was also the fact that
24 they didn't feel that there was enough outreach done, and you
25 know, when you post the property the way it is for rezoning,

1 or for the change in the Comprehensive Plan, you really don't
2 know what the gist of it is until you go and you see these
3 documents. And that's what I did, I went online and I looked
4 at them, and that's when it threw up the red flag for me.
5 And, you know, the property where it's located belongs to a
6 neighbor, and he's here, and I did call him and speak with
7 him. And I said I understand where you're coming from, I mean
8 this is good for you, and I said I hope you understand where
9 I'm coming from. And he said yes I do. So we don't have any
10 animosity towards one another over this, but we're both
11 understand each other's positions, and we're - and I'm sure
12 we're both going to argue them. So is that it?

13 SALAS: How far do you live from the proposed site?

14 BAGNALL: We live right on Highway 287, and I'm not
15 sure how far south of the highway they want to locate the
16 power plant, but if the site plan shows the power line coming
17 up, the 230 kV power line coming up north to the highway, and
18 then west towards 11 Mile Corner, I don't want to, I don't
19 want to have to look at that either.

20 HARTMAN: Tom, you're basically on the northeast
21 corner?

22 BAGNALL: Of Sunshine and 287, that's correct.

23 HARTMAN: Okay.

24 BAGNALL: Okay, thank you.

25 HARTMAN: All right, anybody else?

1 K. BARTLETT: And I'll sign in.

2 HARTMAN: That's a requirement.

3 K. BARTLETT: Yeah. Good morning, Mr. Vice Chairman
4 and Commission Members. First of all I'd like to tell you
5 thank you for allowing me to speak on this particular issue
6 that's before us. I live at 815 North Sunshine Boulevard,
7 which is about a quarter of a mile north of Mr. Bagnall, and I
8 am here to express my strong opposition of this project. I
9 believe that this project will significantly reduce my
10 property values, because who wants to move in across the
11 street from a power plant? And as Mr. Bagnall had said
12 previously, it's not just the solar power plant, it is the
13 combined, which will have turbines and gas engines that we are
14 so against. I don't want that across the street from my
15 house, I'm sure none of you would like it across the street
16 from your house. Like I said, it's not only that we have to
17 look at it, it's that we have to listen to it, we have to
18 smell it, and it will significantly reduce our property
19 values, which is a concern of mine. So I am here to ask you
20 please to decline this request. Like I said, I don't want it
21 across the street from my house, and I'm sure that you
22 wouldn't want it across the street from you house. Thank you.

23 HARTMAN: Commission Members, questions of Kim?

24 Thank you, Kim.

25 SMYRES: In the, in the photos that were shown,

1 there were the, what I call the high powered transmission
2 lines, do you see those from your house?

3 K. BARTLETT: Yes I do. Yes I do. They're
4 approximately a mile away, a mile south of my house.

5 SMYRES: Thank you.

6 K. BARTLETT: May I say one more thing? The other
7 thing is, is I know that there's a lot of loops that this
8 company is going to have to jump through in order to get this
9 whole project on the ground, and say it doesn't go forth, that
10 the SRP doesn't allow them to tie into their lines, it leaves
11 it open to put a sewer plant on that. Once you have changed
12 the land usage, it leaves it open to a power - or to power
13 plants, other power plants - to sewer plants, to trash
14 recycling, to dumps or, you know, lots of other things that
15 are not designated, and I don't want that in my neighborhood
16 either. Thank you.

17 SALAS: I have a question.

18 K. BARTLETT: Yes sir.

19 SALAS: Did you attend the committee, the citizen's
20 committee?

21 K. BARTLETT: No I did not. No I did not.

22 SALAS: Okay, thank you.

23 K. BARTLETT: Thank you.

24 HARTMAN: All right, is there anyone else that would
25 like to speak for or against. If you'll state your name, sign

1 in, and all that.

2 WUERTZ: My name is Marvin Wuertz, I live at 2487
3 East Highway 287 in Casa Grande, just adjacent to this
4 property. In fact this property is, is part of my farm, and
5 we, we have been farmers here since my family came to Arizona
6 in 1929. I was born here, and I have been farming this
7 property since 1974. And it's truly a family farm. Our whole
8 family works on it. One son lives on the farm, one son lives
9 a half a mile or a little bit more north of us, and works on
10 the farm. I have two grand kids that are - live with my son a
11 mile north and they will probably be working there some day
12 too. And I've talked to these people from NextEra for the
13 last two years, and checked out their company, and if I
14 thought this was going to be a big pollution-causing thing, I
15 would never have agreed to it in the first place. And we can
16 - we want to continue to be a farm. We are just kind of
17 downsizing our part of the farm by selling this to them. They
18 - the - we didn't have this land for sale, they came to us to
19 propose this thing, and so they made us an offer and we've
20 accepted it. We're still negotiating with them. I'm hoping
21 maybe to some day get a big outlet on one of those
22 transformers that I could plug my pumps into, to save
23 irrigation power. That's a joke, by the way, you could laugh
24 if you want to. But anyway, I've - first, when they first put
25 those big 500 KVA lines in, oh six or seven years ago, I

1 thought man, that's going to really look ugly on the farm, so
2 they said there's a bunch of them running through Phoenix and
3 Tucson, and so when you're driving through rural - or
4 residential areas in Phoenix and Tucson and Mesa, you don't
5 really notice those lines, but I'm one to look up. I was
6 driving, I see these big lines that are about this size, you
7 hardly notice them when you're driving there. And now we've
8 had them for seven-eight years, we've kind of gotten used to
9 it. And I know this County is growing, the whole state is
10 growing, and we're going to need power. And I think if it's
11 not here, it's going to be some place else, and I think with
12 the infrastructure they bring here, it'll bring jobs to the
13 County, and income to the County and the State, and so I would
14 recommend that you approve this. So thank you very much.

15 HARTMAN: Okay Marvin. Yes, Putrick? No?
16 Commission Members? Mary.

17 AGUIRRE-VOGLER: I'll ask just a question. Do you
18 happen to know where the power's going to go?

19 WUERTZ: No.

20 AGUIRRE-VOGLER: They generate?

21 WUERTZ: No, I don't. I don't think they know
22 either, yet. I'm not positive of that. I can't answer for
23 them, but -

24 HARTMAN: Okay, thank you Marvin. Anybody else like
25 to come speak?

1 B. BARTLETT: How we doing?

2 HARTMAN: We're here.

3 B. BARTLETT: Yeah, I'm Brooks Bartlett. Obviously
4 you just heard from my wife. It was kind of interesting going
5 down. The presentation did mention that multi facilities
6 between the gas powered deal is possible, or whatever. You
7 know, the - and it's vague coming from them, that you really
8 question the (inaudible) after it gets rezoned what will
9 really transpire if this happens. He goes down his checklist,
10 which he's quite confident in. Yes. Yes. Yes. You know, it
11 seems like a lot of those issues might be up for debate if you
12 kind of debated them. You know, I understand that he's on one
13 side of the deal and we might be on the other, but I still
14 believe he was awful confident and everything. Well this is
15 horse trails and all that. Well there's other things that
16 someone might want to look into a little deeper than just
17 being so presumptuous that the checklist was so easy to
18 computer generated and check off, so. And yeah, it will have
19 an impact on our livelihood around there. Not really our
20 livelihood, but they're not the prettiest thing and then
21 showed us a container full of batteries. Well that's a lovely
22 site to come home to everyday. Well of course they show that
23 they planted trees around them, but still that's not what
24 we're used to, being an agriculture community. And then I
25 don't know, I guess kept saying that Coolidge is zoned that

1 commercial, I don't know if that's really the situation.
2 Right now there's nothing going on and this is - I don't know,
3 it's just a big eyesore. There's lots of other locations a
4 little farther to the south that you can still get that
5 transition line and all that - all the, you know, the SRP
6 stuff. Why not take something that's less attrusive [sic] and
7 use that and (inaudible) some desert out there and just use
8 that. I understand, Marvin, that property he wants to sell
9 and money in his pocket, that's - I'll probably be in the same
10 position. I'm in this position.

11 HARTMAN: Brooks, address us. Address us.

12 B. BARTLETT: Okay. I'm sorry. (Inaudible). All
13 right, so no, I'm just being, you know, like Tom said too, I
14 don't want to be arguing with my neighbors, because we are,
15 we're neighbors, friends, family. If I was in his position I
16 would probably be looking out for myself too, but I'm in this
17 position, I'm thinking about my neighbors and so. But I'm not
18 for it, so thank you very much. Any questions? All right.

19 HARTMAN: None. Thank you, Brooks. Anybody else
20 like to speak either for or against? If not, I - did you sign
21 in, Brooks?

22 B. BARTLETT: I did, thank you.

23 HARTMAN: Okay. Mark or Kevin, would you like to
24 make any rebuttals or answer any questions?

25 ??: No, thank you.

1 HARTMAN: None? All right. Thank you, then I'll
2 turn it back to the Commission. Commission Members,
3 discussion? If no discussion, motion? Putrick? Smyres?

4 PUTRICK: I'll make a motion.

5 HARTMAN: Mary, did you want a discussion? I called
6 for a motion.

7 AGUIRRE-VOGLER: Can I still ask the client - the
8 representatives one question? That they didn't answer any of
9 what the public was saying.

10 HARTMAN: Well we actually closed it.

11 AGUIRRE-VOGLER: Okay. Well okay, that's fine. I
12 was wondering -

13 HARTMAN: Well we can have discussion. You could
14 ask staff if you want to. You can ask staff.

15 AGUIRRE-VOGLER: Okay, sure. So could staff kind of
16 do a little rebuttal on some of the opposition that came up?
17 It's really - I mean it just - I've gone by a solar farm and I
18 can't see, like Putrick says, I can't see any turbines. Maybe
19 I'm missing something. Staff?

20 HARTMAN: Mark.

21 LANGLITZ: Mr. Vice Chair, Commissioner, that would
22 be really more appropriate for the applicant to do so, and Mr.
23 Vice Chair, asked the applicant if they wanted to respond to
24 any of the issues raised and they felt that it was not
25 necessary to do so, so I don't - you know, we should probably

1 let it lie now. Excuse me.

2 HARTMAN: Commissioner Salas.

3 SALAS: I move that -

4 AGUIRRE-VOGLER: PZ-PA-004-

5 SALAS: PZ-004 -

6 AGUIRRE-VOLGER: PZ-PA -

7 SALAS: 16 - PZ-A-

8 AGUIRRE-VOGLER: PZ-PA-

9 SALAS: PZ-PA-004-16 be forwarded to the Board of
10 Supervisors with a denial recommendation.

11 HARTMAN: Do I have a second?

12 PUTRICK: I'll second.

13 HARTMAN: Putrick seconds the motion. Any
14 discussion on the motion? If not, I'll call for a voice vote.
15 All those in favor say aye.

16 COLLECTIVE: Aye.

17 HARTMAN: Opposed? Hearing none, motion carried.
18 Unanimously. All right, your next trip is to the Board of
19 Supervisors. Good luck. Okay, Commission Members, ten minute
20 break or go ahead?

21 AGUIRRE-VOGLER: Go ahead.

22 ???: I gotta get out of here.

23 HARTMAN: Okay.

24 ???: (Inaudible).

25 HARTMAN: Yeah. All right. The next - we move now

PZ-PA-003-16



Danrick Builders, LLC

Comprehensive Plan
Major Amendment

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: Please see attached.

2. Parcel Number(s): Various. Please see attached. Total Acreage: Approximately 937

3. Current Land Use Designation: Very Low Density Res; Moderate Low Density Res & High Density Activity Cntr.

4. Requested Land Use Designation: Employment / Secondary Airport

5. Date of Concept Review: 5/24/16 Concept Review Number: Z-PA-022-16

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): _____
This Major Comprehensive Plan Amendment is requested in order to expand a 2010 approved amendment that is intended for the eventual development of the Attesa project, a major regional employment core that will focus on motor sports activities, testing and advanced technology. The Attesa project will include a regional track facility as its anchor, providing the catalyst for the eventual development of surrounding employment land uses as well as supporting commercial and residential land uses. Please see the enclosed narrative for additional details.

7. Discuss any recent changes in the area that would support your application. _____
The prior 2010 amendment established an Employment designation for most of the project site; this request is intended to expand that approval to encompass the entire Attesa project area.

8. Explain why the proposed amendment is needed and necessary at this time. _____
The Attesa project is ready to move forward with the required supporting land use entitlements. The Comprehensive Plan Land Use Map must be amended to support the vision of Attesa as an employment core. Please see the narrative for additional details.

RECEIPT #: 431427

AMT: \$5,091

DATE: 6/1/16

CASE: PZ-PZ-003-16



DRE Development, LLC
Ownership Authorization

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

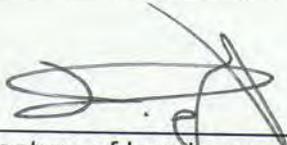
IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

DRE Development, LLC	N/A	N/A
Name of Landowner (Applicant)	Address	Phone Number

	N/A
Signature of Landowner (Applicant)	E-Mail Address

Nick Wood, Esq., Snell & Wilmer, L.L.P.	400 East Van Buren Street	602-382-6269
Name of Agent	Address	Phone Number

	nwood@swlaw.com
Signature of Agent	E-Mail Address

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

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*
AGENCY AUTHORIZATION

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

DRE Development, LLC, an Arizona Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 427.85 acres located at N/A
[Insert Address of Property]
and further identified as assessor parcel number 51101018D; 51101017D; 51101017B and legally 51101016B; 51101016C; 51101018B; 51101018C;
[Insert Parcel Number]
described as follows:

Legal Description is attached hereto as Exhibit A

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

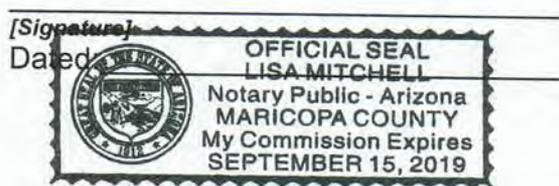
Owner hereby appoints
Nick Wood, Esq., Snell & Wilmer, L.L.P.

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

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

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

[Signature]
Dated: 5/23/2016
STATE OF Arizona)
COUNTY OF Maricopa) ss.



The foregoing instrument was acknowledged before me this 23rd day of May, 2016
By Daniel Erickson
[Insert Name of Signor(s)]

My commission expires September 15, 2019
Lisa Mitchell
Notary Public



Legal Descriptions
(Exhibit A)

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP

PAGE 1 OF 3



EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.
2	51115002	Bingham Arizona Land LLC	40	The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
3	51101015	Bingham Arizona Land LLC	320	The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



DRE Development, LLC

DEED

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

FIDELITY NATIONAL TITLE AGENCY INC.

DATE/TIME: 04/24/2015 1049

FEE: \$18.00

PAGES: 12

FEE NUMBER: 2015-026197

After recording, please mail to:

Mast Law Firm, P.C.
2415 East Camelback Road, Suite 455
Phoenix, Arizona 85016
Attn: Gregory L. Mast

71002514

3/3

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, WILFORD R. CARDON AS TRUSTEE OF THE JEITO FOUNDATION, FAR MAREL, LLC, an Arizona limited liability company, MT. OLYMPUS INVESTMENTS, LLC, an Arizona limited liability company, CARDON FAMILY, LLC, an Arizona limited liability company, NEAL MANAGEMENT, LLC, an Arizona limited liability company, SMT INVESTORS LIMITED PARTNERSHIP, an Arizona limited partnership, and MICHAEL T. COWLEY as TRUSTEE of the ANC IRREVOCABLE TRUST DATED October 18, 2004 (collectively, "Grantor"), does hereby grant and convey to DRE DEVELOPMENT LLC, an Arizona limited liability company ("Grantee"), that certain real property situated in the County of Pinal, State of Arizona legally described as set forth on Exhibit A attached hereto, together with all rights and privileges appurtenant thereto and Grantor's interest in all mineral rights and water rights that relate to such real property and improvements thereon (the "Property").

The Property is conveyed subject to all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of April _____, 2015.

GRANTOR:

The Jeito Foundation

By: *Wilford R. Cardon*
Wilford R. Cardon, Trustee

Cardon Family, L.L.C.,
an Arizona limited liability company

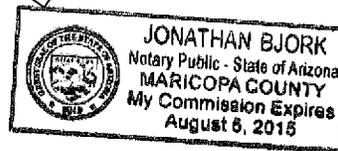
By: *Wilford R. Cardon*
Wilford R. Cardon, Manager

STATE OF ARIZONA)
) ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 21 day of April, 2015, by Wilford R. Cardon, who acknowledged himself to be (1) the Trustee of The Jeito Foundation, and (2) the Manager of Cardon Family, L.L.C., an Arizona limited liability company.

Jonathan Bjork
Notary Public

My Commission Expires: 8-5-15



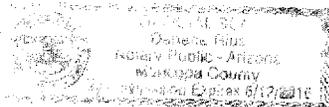
UNRECORDED

Far Marel, L.L.C.,
an Arizona limited liability company

By: *B. Bowden*
Brent A. Bowden, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 21 day of April, 2015, by Brent A. Bowden, as Manager of Far Marel, LLC, an Arizona limited liability company, on behalf thereof.



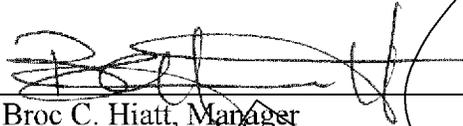
Darlene Rios
6/12/2016

Darlene Rios
Notary Public

My Commission Expires: 06/12/2016

UNOFFICIAL

Mt. Olympus Investments, L.L.C.,
an Arizona limited liability company

By: 
Broc C. Hiatt, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 21 day of April, 2015, by Broc C. Hiatt, as Manager of Mt. Olympus Investments, L.L.C., an Arizona limited liability company, on behalf thereof.




Darlene Rios
Notary Public

My Commission Expires: 06/12/2016

UNOFFICIAL

Neal Management, L.L.C.,
an Arizona limited liability company

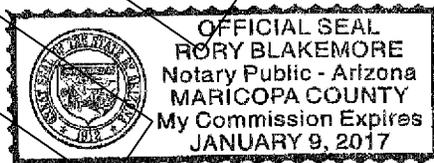
By: *David N. Neal*
David N. Neal, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 23rd day of April, 2015, by David N. Neal, the Manager of Neal Management, LLC, an Arizona limited liability company, on behalf thereof.

Rory Blakemore
Notary Public

My Commission Expires: 1/9/2017



Umo

SMT Investors Limited Partnership

an Arizona limited partnership

By: CCT Investors, LLC
an Arizona limited liability company
Its General Partner

By: Cowley Companies, Inc.,
an Arizona corporation
Its Manager

By: [Signature]
Michael T. Cowley, President

**Michael T. Cowley, as Trustee of the
ANC Irrevocable Trust dated October 18, 2004**

By: [Signature]
Michael T. Cowley, Trustee

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 23rd day of April, 2015, by **Michael T. Cowley** (1) as the President of Cowley Companies, Inc., an Arizona corporation, the Manager of CCT Investors, LLC, an Arizona limited liability company, the General Partner of SMT Investors Limited Partnership, and (2) as Trustee of the ANC Irrevocable Trust dated October 18, 2004.

[Signature]
Notary Public

My commission expires: 1/9/2017

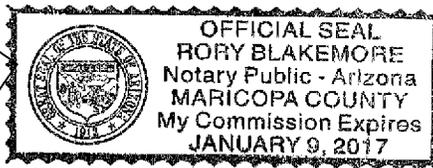


Exhibit A

Legal Description

UNOFFICIAL

Escrow No. 71002514-071-CH1

Exhibit "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

All of Section 16, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING therefrom the following described parcel:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 16;

Thence along the Easterly line thereof, North 00 degrees 02 minutes 46 seconds West, a distance of 1503.61 feet;

Thence leaving said Easterly line, South 89 degrees 43 minutes 24 seconds West, a distance of 390.26 feet;

Thence South 00 degrees 04 minutes 18 seconds East, a distance of 552.59 feet;

Thence South 60 degrees 05 minutes 21 seconds East, a distance of 383.39 feet to a point hereinafter known as "Point A";

Thence South 23 degrees 36 minutes 11 seconds West, a distance of 499.91 feet;

Thence South 05 degrees 39 minutes 41 seconds West, a distance of 301.40 feet to the Southerly line of the Southeast quarter of said Section 16, said point hereinafter known as "Point B";

Thence along said Southerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.36 feet to the POINT OF BEGINNING, and

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPT 6% of all oil, gas, and other minerals as reserved in the Book 78 of Deeds, page 260.

(APN: 511-01-012B, 511-01-012D)

PARCEL NO. 2:

The Northeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPTING therefrom 6% of all minerals rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 3:

The West half of the Southeast quarter; and the Northeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 4:

The Southwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, and metals of every kind and character, all coal, asphaltum, oil, gases, fertilizers fossils, and other like substances, as reserved by the State of Arizona, in the Patent to said land; and

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-004)

PARCEL NO. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-016B and 511-01-016C)

PARCEL NO. 6:

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-018B, 018C and 018D)

PARCEL NO. 7:

The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and

EXCEPTING therefrom the following described parcel:

BEGINNING at the Northeast corner of the Northeast quarter of said Section 21;

Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet;

Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;

Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.17 feet;

Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;

Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and

EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858.

Parcel A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.819 feet (measured) 245.00 feet (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195.00 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 feet (record);

Thence South 78 degrees 25 minutes 36 seconds East, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds East, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

Parcel B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21.

(APN: 511-01-017B, 017C, 017D, and 017G)

In accordance with Arizona Revised Statutes Section 33-404, the names and addresses of the beneficiaries of the ANC Irrevocable Trust dated October 18, 2004 are:

Michael Theron Cowley, 101 W. Cypress St., AZ 85004
Timothy Neal Cowley, 2309 E. Grandview, Mesa, AZ 85213
Kristen Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Dallyn Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hunter Bronson Cowley, 2309 E. Grandview, Mesa, AZ 85213
Monson Seville Cowley, 2309 E. Grandview, Mesa, AZ 85213
Ashlyn Briana Cowley, 2309 E. Grandview, Mesa, AZ 85213
Cannon Duke Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hollyn Tristen Cowley, 2309 E. Grandview, Mesa, AZ 85213
McKaylin Marie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Perry Alice Cowley, 2309 E. Grandview, Mesa, AZ 85213
Taft Marcia Cowley, 2309 E. Grandview, Mesa, AZ 85213
Suzette Cowley Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Loren Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Jacob Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Janie Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Emma Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Alyse Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **See attached for Tax Parcels**
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 13 total

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

The Jeito Foundation et al
1819 E. Southern #B10
Mesa, AZ 85204

3. (a) BUYER'S NAME AND ADDRESS:

DRE Development LLC
4492 W. Kitty Hawk
Chandler, AZ 85226

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Bianco Farms
Vacant Land .. AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

DRE Development LLC
See #3 above

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent [Signature]
State of AZ County of Maricopa
Subscribed and sworn to before me on this 23 day of April 2015
Notary Public [Signature]
Notary Expiration Date 1/31/16

Signature of Buyer / Agent [Signature]
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 22nd day of April 2015
Notary Public [Signature]
Notary Expiration Date September 15, 2015

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 04/24/2015 1049
FEE NUMBER: 2015-026197

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 10,595,250.00

11. DATE OF SALE (Numeric Digits): 01 / 2015
Month / Year

12. DOWN PAYMENT \$ 10,595,250.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
b. Barter or trade f. Other financing; Specify: _____
c. Assumption of existing loan(s)
d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
DRE Development LLC
See #3 above
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

JOEL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016

LISA MITCHELL
Notary Public - Arizona
Maricopa County
My Commission Expires
September 15, 2015

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

All of Section 16, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING therefrom the following described parcel:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 16;

Thence along the Easterly line thereof, North 00 degrees 02 minutes 46 seconds West, a distance of 1503.61 feet;

Thence leaving said Easterly line, South 89 degrees 43 minutes 24 seconds West, a distance of 390.26 feet;

Thence South 00 degrees 04 minutes 18 seconds East, a distance of 552.59 feet;

Thence South 60 degrees 05 minutes 21 seconds East, a distance of 383.39 feet to a point hereinafter known as "Point A";

Thence South 23 degrees 36 minutes 11 seconds West, a distance of 499.91 feet;

Thence South 05 degrees 39 minutes 41 seconds West, a distance of 301.40 feet to the Southerly line of the Southeast quarter of said Section 16, said point hereinafter known as "Point B";

Thence along said Southerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.36 feet to the POINT OF BEGINNING; and

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPT 6% of all oil, gas, and other minerals as reserved in the Book 78 of Deeds, page 260.

(APN: 511-01-012B, 511-01-012D)

PARCEL NO. 2:

The Northeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPTING therefrom 6% of all minerals rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 3:

The West half of the Southeast quarter; and the Northeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

EXHIBIT "A"
(Continued)

PARCEL NO. 4:

The Southwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, and metals of every kind and character, all coal, asphaltum, oil, gases, fertilizers fossils, and other like substances, as reserved by the State of Arizona, in the Patent to said land; and

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-004)

PARCEL NO. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-016B and 511-01-016C)

PARCEL NO. 6:

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-018B, 018C and 018D)

PARCEL NO. 7:

The North half, and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and

EXCEPTING therefrom the following described parcel:

BEGINNING at the Northeast corner of the Northeast quarter of said Section 21;

Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet;

Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;

EXHIBIT "A"
(Continued)

Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;

Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;

Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and

EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858.

Parcel A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet,

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.819 feet (measured) 245.00 feet (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195.00 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 feet (record);

Thence South 78 degrees 25 minutes 36 seconds East, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds East, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

Parcel B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21.

(APN: 511-01-017B, 017C, 017D, and 017G)

EXHIBIT "A"
(Continued)

Tax Parcel Numbers:

- 511-01-012B
- 511-01-012D
- 511-01-016B
- 511-01-016C
- 511-01-017B
- 511-01-017C
- 511-01-017D
- 511-01-017G
- 511-01-018B
- 511-01-018C
- 511-01-018D
- 511-15-001
- 511-15-004

UNOFFICIAL



Bingham Arizona Land, LLC
Ownership Authorization

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

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

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

Bingham Arizona Land, LLC/Picacho 300, LLC	N/A	N/A
Name of Landowner (Applicant)	Address	Phone Number

	N/A
Signature of Landowner (Applicant)	E-Mail Address

Nick Wood, Esq., Snell & Wilmer, L.L.P.	400 East Van Buren Street	602-382-6269
Name of Agent	Address	Phone Number

	nwood@swlaw.com
Signature of Agent	E-Mail Address

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

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.
AGENCY AUTHORIZATION

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

Bingham Arizona Land, LLC, an Arizona Limited Liability Company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 509.26 acres located at N/A,
[Insert Address of Property] 51115003A; 51115002O; and
and further identified as assessor parcel number 511010150 and legally **[Insert Parcel Number]**
described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints

Nick Wood, Esq., Snell & Wilmer, L.L. P.

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

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

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

~~_____
[Signature]~~

~~Dated: _____~~

~~_____
[Signature]~~

~~Dated: _____~~

~~STATE OF _____)~~

~~) ss.~~

~~COUNTY OF _____)~~

~~The foregoing instrument was acknowledged before me this _____ day of _____, _____~~

~~By _____
[Insert Name of Signor(s)]~~

~~My commission expires _____~~

~~_____
Notary Public~~

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

Picacho 300, LLC
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: JOHN W HOGLE, TRUSTEE OF THE JOHN WILSON HOGLE & RHONDA ELAINE HOGLE REVOCABLE FAMILY TRUST AS MEMBER OF RAVEN HOLDINGS, LLC AS SOLE MEMBER
[Insert Title]

Dated: 5-20-16 OF PICACHO 300, LLC

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, by _____, _____ of _____, an _____, and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

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

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 20th day of May, 2016, before me, the undersigned, personally appeared JOHN W. HOGLE Who acknowledged himself/herself to be _____

TRUSTEE of THE JOHN WILSON HOGLE & RHONDA &
[Title of Office Held] [Second Company]

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

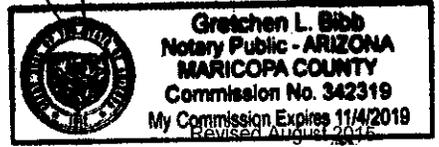
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

& ELAINE HOGLE REVOCABLE FAMILY TRUST

Notary Public

My commission expires: _____

& AS SOLE MEMBER OF PICACHO 300, LLC.





Legal Descriptions
(Exhibit A)

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP

PAGE 1 OF 3

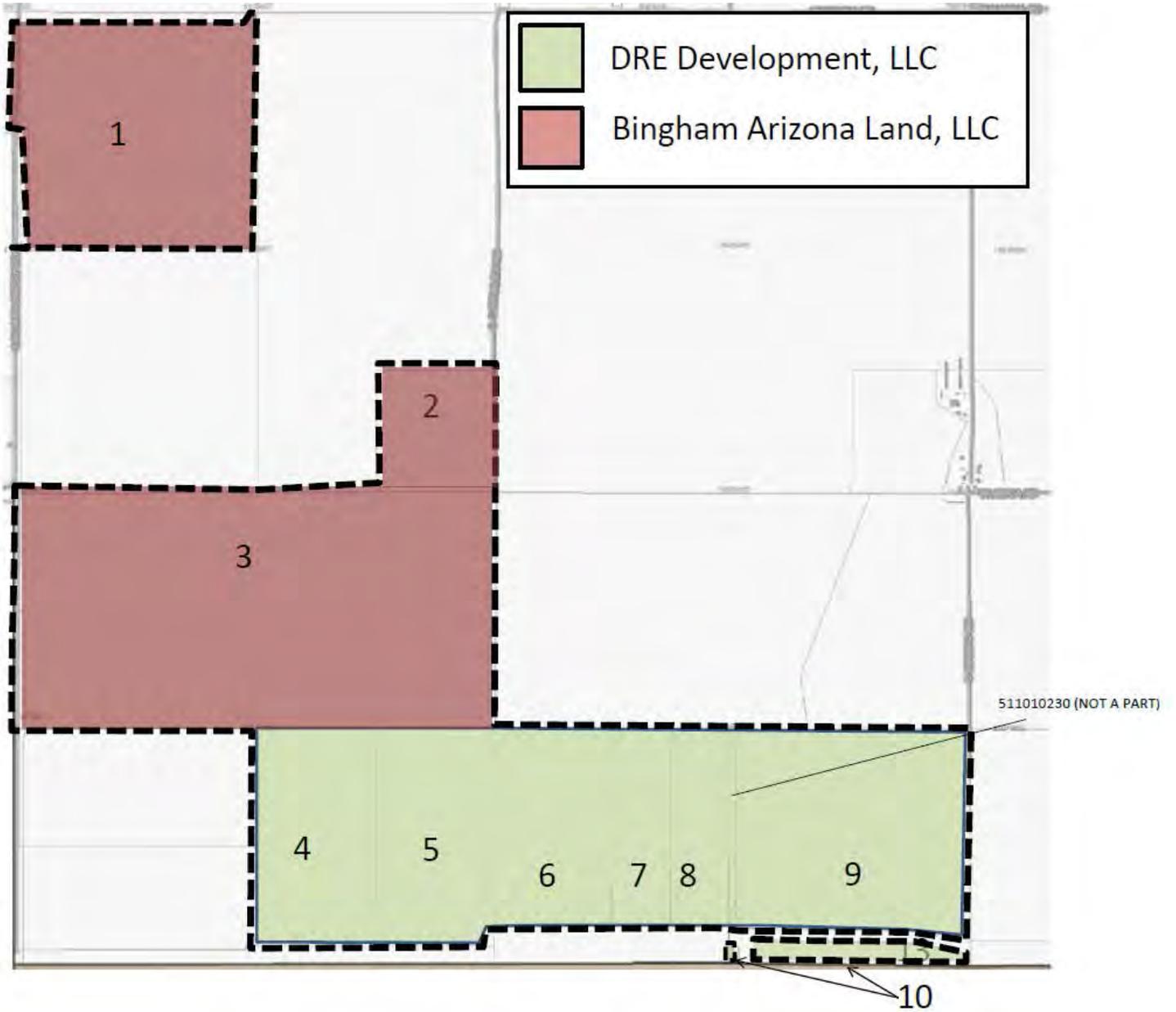


EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	<p>The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.</p>
2	51115002	Bingham Arizona Land LLC	40	<p>The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.</p>
3	51101015	Bingham Arizona Land LLC	320	<p>The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.</p> <p>Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and</p> <p>Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.</p>
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	<p>The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;</p> <p>EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.</p>
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	<p>The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and</p> <p>EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.</p>

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



Bingham Arizona Land, LLC

DEED(s)

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

When recorded mail to:
Keith L. Hendricks
Fennemore Craig
3003 N. Central Ave. Suite 2600
Phoenix, AZ 85012-2913

AZ-305-08

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the undersigned ("Grantor"), hereby sells, transfers and conveys to Bingham Arizona Land, LLC, an Arizona limited liability company, an undivided 31.67% interest in and to that certain real property situated in Pinal County, Arizona and which is legally described on Exhibit "A" annexed hereto and incorporated herein by reference.

Subject to: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

DATED: March 7th, 2011

Exempt ARS 11-1134 B1

GRANTOR:

Mont 150, L.L.C., an Arizona limited liability company

By: Raven II Holdings, LLC, member

By: John Wilson Hogle, Jr. and Rhonda Elaine Hogle
Revocable Family Trust, manager

By: [Signature]
John W. Hogle, Jr., trustee

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 7th day of March, 2011, by John W. Hogle, Jr., as trustee of John Wilson Hogle, Jr. and Rhonda Elaine Hogle Revocable Family Trust, as manager of Raven II Holdings, LLC, as member of Mont 150, L.L.C., an Arizona limited liability company, on behalf of the company.

[Signature]
Notary Public

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Unofficial



Recorded at the request of *Capital Title Agency Inc.*
when recorded mail to

Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

DATE/TIME: 03/23/07 1454
FEE: \$20.00
PAGES: 9
FEE NUMBER: 2007-035353

3/4

Special Warranty Deed

Escrow No. 11070134

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Hogle-Bawden Holdings, LLC**, an Arizona limited liability company as to an undivided 17.85% interest in Parcel 1 and **Mont 150, LLC**, an Arizona limited liability company as to an undivided 50% interest in Parcel 2 and **Pleacho 300, LLC**, an Arizona limited liability company as to an undivided 50% interest in Parcel 3 and **Hanna 120 Holdings, LLC**, an Arizona limited liability company as to an undivided 17.87% interest in Parcel 4 and **Raven II Holdings, LLC**, an Arizona limited liability company as to an undivided 32.13% interest in Parcel 4 and **Goshawk Holdings, LLC**, an Arizona limited liability company as to an undivided 8.3475% interest in Parcel 5A and 5B and **Marsh 478 Holdings, LLC**, an Arizona limited liability company as to an undivided 11.35% interest in Parcel 6 and **Crismon Crossings II, LLC**, an Arizona limited liability company as to an undivided 36.585% interest in Parcel 8 and **Hamblin 20, L.L.C.**, an Arizona limited liability company as to an undivided 50% interest in Parcel 9, do/does hereby convey to **Bingham Arizona Land, LLC**, an Arizona limited liability company, the following real property situated in Pinal, County, Arizona:

*-interest **- and **Suncraft Construction, LLC** an Arizona limited liability company as to an undivided 50% interest in Parcel 7
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 28th day of February, 2007

Hogle-Bawden Holdings, LLC

By: Clyde Bawden, as member

Mont 150, LLC

By: Clyde Bawden, as member

Pleacho 300, LLC

By: Clyde Bawden, as member

Hanna 120 Holdings, LLC

By: Clyde Bawden, as member

Raven II Holdings, LLC

By: Clyde Bawden, as member

Goshawk Holdings, LLC

By: Clyde Bawden, as member

Marsh 478 Holdings, LLC

By: Clyde Bawden, as member

Crismon Crossings II, LLC

By: Clyde Bawden, as member

Suncraft Construction LLC

Hamblin 20, L.L.C.

C. Bowen
By: Clyde Bowen, as member

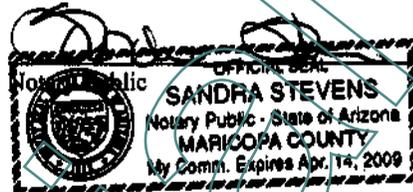
C. Bowen
By: Clyde Bowen, as member

STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bowen as member of Hogle-Bawden Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Mont 150, LLC

My Commission Expires: 4-14-09

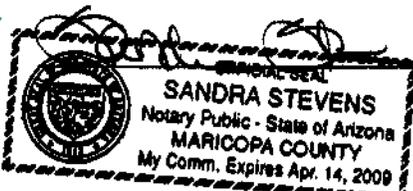


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Picacho 300, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Hanna 120 Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Raven II Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clayton Barden as member of Goshawk Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clayton Barden as member of Marsh 478 Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clayton Barden as member of Crimson Crossings II, LLC

My Commission Expires: 4-14-09

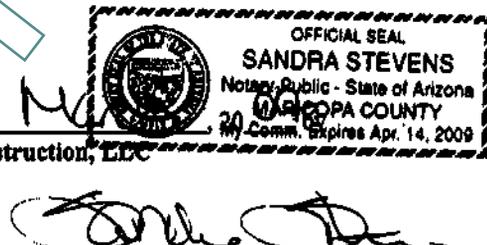


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clayton Barden as member of Suncraft Construction, LLC

My Commission Expires: 4-14-09

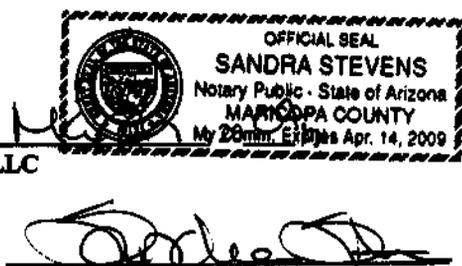


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clayton Barden as member of Hamblin 20, LLC

My Commission Expires: 4-14-09



Attached For
Clarification

Recorded at the request of *Capital Title Agency Inc.*
when recorded mail to

Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

1 of 30

3/4

Special Warranty Deed

Escrow No. 11070134

For the consideration of Ten Dollars, and other valuable considerations, I or we, ~~Hogle-Bawden Holdings, LLC~~, an Arizona limited liability company as to an undivided 17.85% interest in Parcel 1 and ~~Mont 150, LLC~~, an Arizona limited liability company as to an undivided 50% interest in Parcel 2 and ~~Picacho 300, LLC~~, an Arizona limited liability company as to an undivided 50% interest in Parcel 3 and ~~Hanna 120 Holdings, LLC~~, an Arizona limited liability company as to an undivided 17.87%* in Parcel 4 and ~~Raven II Holdings, LLC~~, an Arizona limited liability company as to an undivided 32.13%* in Parcel 4 and ~~Goshawk Holdings, LLC~~, an Arizona limited liability company as to an undivided 8.3475%* in Parcel 5A and 5B and ~~Marsh 478 Holdings, LLC~~, an Arizona limited liability company as to an undivided 11.35% interest in Parcel 6 and ~~Crismon Crossings II, LLC~~, an Arizona limited liability company as to an undivided 36.585% interest in Parcel 8 and ~~Hamblin 20, L.L.C.~~, an Arizona limited liability company as to an undivided 50% interest in Parcel 9, do/does hereby convey to Bingham Arizona Land, LLC, an Arizona limited liability company, the following real property situated in Pinal, County, Arizona:

* - interest ** - and ~~Suncraft Construction, LLC~~ an Arizona limited liability company as to an undivided 50% interest in Parcel 7
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

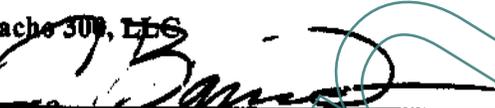
Dated this 28th day of February, 2007

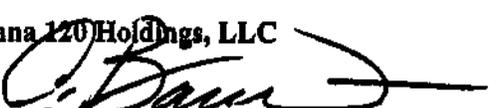
Hogle-Bawden Holdings, LLC

By: Clyde Bawden, as member

Mont 150, LLC

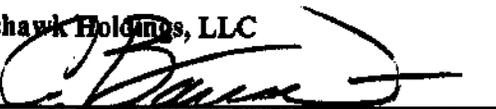
By: Clyde Bawden, as member

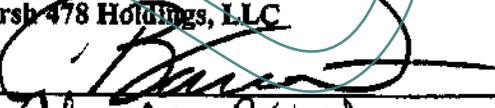
Picacho 300, LLC

By: Clyde Bawden, as member

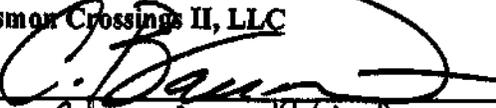
Hanna 120 Holdings, LLC

By: Clyde Bawden, as member

Raven II Holdings, LLC

By: Clyde Bawden, as member

Goshawk Holdings, LLC

By: Clyde Bawden, as member

Marsh 478 Holdings, LLC

By: Clyde Bawden, as member

Crismon Crossings II, LLC

By: Clyde Bawden, as member

Suncraft Construction LLC

Hamblin 20, L.L.C.

C. Bowen
By: Clyde Bowen, as member

C. Bowen
By: Clyde Bowen, as member

STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bowen as member of Hogle-Bawden Holdings, LLC

My Commission Expires: 4-14-09

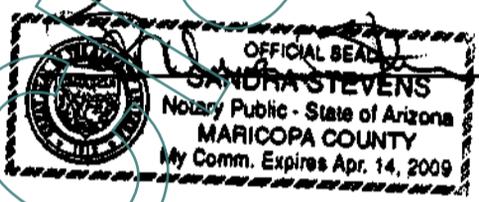


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Mont 150, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Picacho 300, LLC

My Commission Expires: 4-14-09

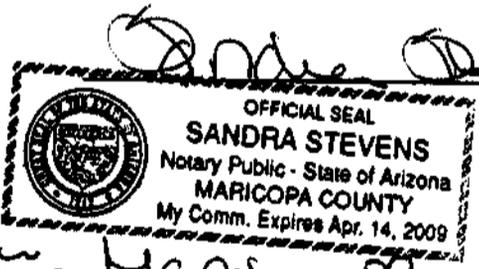


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Hanna 120 Holdings, LLC

My Commission Expires: 4-14-09

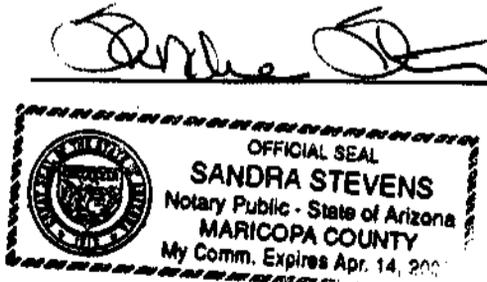


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bowen as member of Raven II Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bauden as member of Goshawk Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bauden as member of Marsh 478 Holdings, LLC

My Commission Expires: 4-14-09

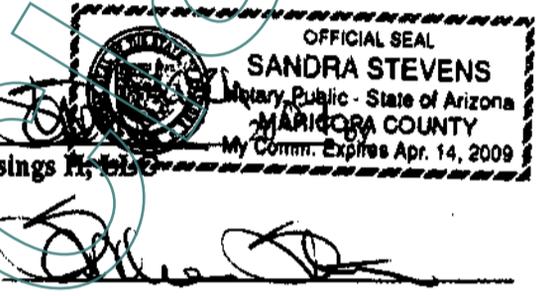


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bauden as member of Crismon Crossings II, LLC

My Commission Expires: 4-14-09

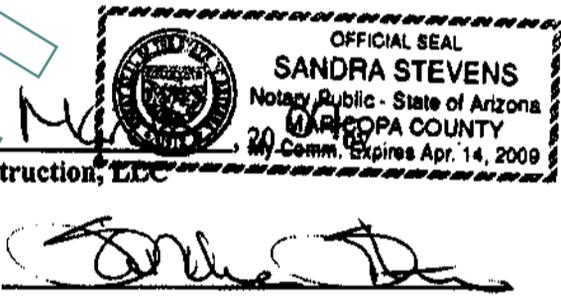


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bauden as member of Suncraft Construction, LLC

My Commission Expires: 4-14-09

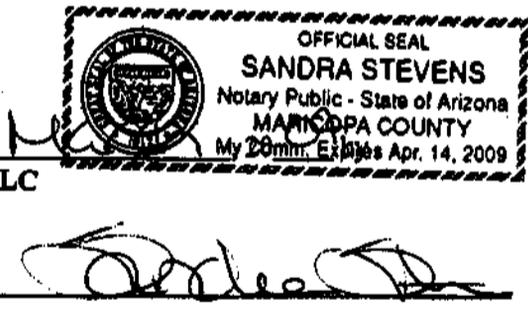


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Clyde Bauden as member of Hamblin 20, LLC

My Commission Expires: 4-14-09



LEGAL DESCRIPTION

Parcel No. 1:

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Parcel No. 3:

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel No. 4:

The North half of the Southwest quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5A:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Together with an undivided 13/16th interest in and to Tracts A, B, C and D, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING;
and

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the Northwest corner of said Section 18;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East, continuing along said North line a distance of 1,291.19 feet to a point;

Thence South 00 degrees 02 minutes 46 seconds West, a distance of 1,341.87 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,310.73 feet to a point;

Thence North 00 degrees 52 minutes 58 seconds East, a distance of 1,336.90 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5B:

Lots 1, 2, 3 and 4; and the East half of the West half of Section 19, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 175 feet of Government Lot 4 and the South 175 feet of the East half of the West half as conveyed to the United States of America in Docket 1349, page 790 and re-recorded in Docket 1354, page 855; and

ALSO EXCEPT all coal and other minerals as reserved by the United States of America in the Patent to said land. (Mineral reservation affects Government Lots 3 and 4 and the East half of the Southwest quarter of said Section 19).

Parcel No. 6:

A portion of Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 24,

Thence South 00 degrees 04 minutes 38 seconds West, along the West line of said Section 24, a distance of 1320.42 feet to a point;

Thence South 89 degrees 57 minutes 54 seconds East, a distance of 2589.58 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 58 minutes 00 seconds East, a distance of 2691.96 feet to a point;

Thence South 00 degrees 07 minutes 12 seconds West, a distance of 1320.15 feet to a point;

Thence South 00 degrees 08 minutes 08 seconds West, a distance of 1319.90 feet to a point;

Thence South 00 degrees 04 minutes 07 seconds West, a distance of 1319.89 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2639.19 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2640.22 feet to a point;

Thence North 00 degrees 04 minutes 38 seconds East, a distance of 1906.16 feet to a point;

Thence North 88 degrees 25 minutes 05 seconds East, a distance of 2590.87 feet to a point;

Thence North 00 degrees 04 minutes 16 seconds East, a distance of 1982.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7:

A portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING.

Parcel No. 8:

Lots 9, 10, 11, 13, 14 and 15, Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 9:

The North half of Lot 24, Section 13, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: SEE ATTACHED Exhibit B
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 21
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

9. SPECIAL USE ONLY: Buyer and Seller leave blank
 (a) _____
 (b) COUNTY OF RECORDATION: PINAL _____
 (c) FEE NO: 2007-035353 _____
 (d) RECORD DATE: 03/23/07 _____
 Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

 ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
SEE ATTACHED
4710 East Falcon Drive #106
Mesa, AZ 85215

3. (a) BUYER'S NAME AND ADDRESS:
Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

4. ADDRESS OF PROPERTY:
515.90 Acres I-8 & Montgomery, Casa Grande, AZ

11. SALE PRICE: \$ 8,250,000.00

5. MAIL TAX BILL TO:
Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

12. DATE OF SALE (Numeric Digits): 03 / 07
 Month Year
 (For example: 03 / 08 for March 2008)

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building _____

13. DOWN PAYMENT: \$ 250,000.00

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from financial institution:
 (1) Conventional (2) VA (3) FHA
 f. Other financing; Specify: _____

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND
 briefly describe the Personal Property: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 14 day of April, 2007
 Notary Public _____
 Notary Expiration Date 4-14-09

Signature of Buyer/Agent _____
 State of Utah, County of Maricopa Utah
 Subscribed and sworn to before me this 8 day of March, 2007
 Notary Public _____
 Notary Expiration Date 4/18/08

Sandra Stevens,
4-14-09

SEE ATTACHED
seal/acknowledgment attached
 (Revised 5/2003)

This certificate is attached to a 1 page document entitled Affidavit of Property Value (or dealing with) and dated 3/8/07.
of pages

ACKNOWLEDGMENT CERTIFICATE

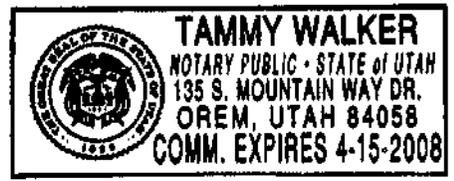
State of Utah
County of Utah

On this 8th day of March, 2007.
(Year)

Marc C. Bingham personally appeared before me,
Print name(s) of signer(s)

- who is personally known to me
- whose identity I proved on the basis of _____
- whose identity I proved on the oath/affirmation of _____ a credible witness

as the signer(s) of the attached instrument, and he/she/they acknowledged that he/she/they signed the instrument voluntarily for the purpose expressed in it.



Witness my hand and official seal.

Tammy Walker
Signature of Notary

Tammy Walker/Utah/4/15/08
Print Notary's Name, County in which Commissioned and Commission Expiration Date

(Seal)

Unofficial

LEGAL DESCRIPTION

Parcel No. 1:

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Parcel No. 3:

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel No. 4:

The North half of the Southwest quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5A:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Together with an undivided 13/16th interest in and to Tracts A, B, C and D, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING;
and

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the Northwest corner of said Section 18;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East, continuing along said North line a distance of 1,291.19 feet to a point;

Thence South 00 degrees 02 minutes 46 seconds West, a distance of 1,341.87 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,310.73 feet to a point;

Thence North 00 degrees 52 minutes 58 seconds East, a distance of 1,336.90 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5B:

Lots 1, 2, 3 and 4; and the East half of the West half of Section 19, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 175 feet of Government Lot 4 and the South 175 feet of the East half of the West half as conveyed to the United States of America in Docket 1349, page 790 and re-recorded in Docket 1354, page 855; and

ALSO EXCEPT all coal and other minerals as reserved by the United States of America in the Patent to said land. (Mineral reservation affects Government Lots 3 and 4 and the East half of the Southwest quarter of said Section 19).

Parcel No. 6:

A portion of Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 24;

Thence South 00 degrees 04 minutes 38 seconds West, along the West line of said Section 24, a distance of 1320.42 feet to a point;

Thence South 89 degrees 57 minutes 54 seconds East, a distance of 2589.58 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 58 minutes 00 seconds East, a distance of 2691.96 feet to a point;

Thence South 00 degrees 07 minutes 12 seconds West, a distance of 1320.15 feet to a point;

Thence South 00 degrees 08 minutes 08 seconds West, a distance of 1319.90 feet to a point;

Thence South 00 degrees 04 minutes 07 seconds West, a distance of 1319.89 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2639.19 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2640.22 feet to a point;

Thence North 00 degrees 04 minutes 38 seconds East, a distance of 1906.16 feet to a point;

Thence North 88 degrees 25 minutes 05 seconds East, a distance of 2590.87 feet to a point;

Thence North 00 degrees 04 minutes 16 seconds East, a distance of 1982.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7:

A portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING.

Parcel No. 8:

Lots 9, 10, 11, 13, 14 and 15, Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 9:

The North half of Lot 24, Section 13, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Unofficial

Exhibit "B"

Tax Parcel #511-15-002 (Parcel No. 1) – HOGLE-BAWDEN HOLDINGS, LLC, an Arizona limited liability company as to an undivided 17.85% interest.

Tax Parcel #511-15-003A (Parcel No. 2) – MONT 150, L.L.C., an Arizona limited liability company as to an undivided 50% interest

Tax Parcel #511-01-015 (Parcel No. 3) – PICACHO 300 LLC, an Arizona limited liability company as to an undivided 50% interest

Tax Parcel #511-01-014D (Parcel No. 4) – RAVEN II HOLDINGS, LLC, an Arizona limited liability company as to an undivided 32.13% interest and HANNA 120 HOLDINGS, LLC, an Arizona limited liability company as to an undivided 17.87% interest.

Tax Parcel #511-68-001

511-68-002A

511-68-004A

511-68-005

511-68-006

511-68-007

511-68-008

511-68-009

511-68-010

511-68-011

511-68-015

511-68-016 (Parcel No. 5A) – GOSHAWK HOLDINGS, L.L.C., an Arizona limited liability company, as to an undivided 8.3475% interest

Tax Parcel #511-16-003D (Parcel No. 5B) – GOSHAWK HOLDINGS, L.L.C., an Arizona limited liability company, as to an undivided 8.3475% interest

Tax Parcel #500-23-014A (Parcel No. 6) – MARSH 478 HOLDINGS LLCm an Arizona limited liability company, as to an undivided ~~32%~~ interest

11.35%

Tax Parcel #511-68-004B (Parcel No. 7) – SUNCRAFT CONSTRUCTION LLC, an Arizona limited liability company, as to an undivided 50% interest

Tax Parcel #500-23-004 (Parcel No. 8) – CRISMON CROSSINGS II LLC, an Arizona limited liability company, as to an undivided 36.585% interest

Tax Parcel #500-19-012A (Parcel No. 9) – HAMBLIN 20, L.L.C., an Arizona limited liability company as to an undivided 50% interest



Certified A.L.T.A Survey,
Including Legal Descriptions
of the Proposed Designations

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

ALTA/ACSM LAND TITLE SURVEY

GREENE WASH

A PORTION OF SECTIONS 16, 17, 20, & 21 TOWNSHIP 7 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 1:

All of Section 16, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPTING therefrom the following described parcel:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 16:

Thence along the Easterly line thereof, North 00 degrees 02 minutes 46 seconds West, a distance of 1503.61 feet;

Thence leaving said Easterly line, South 89 degrees 43 minutes 24 seconds West, a distance of 390.26 feet;

Thence South 00 degrees 04 minutes 18 seconds East, a distance of 552.59 feet;

Thence South 60 degrees 05 minutes 21 seconds East, a distance of 383.39 feet to a point hereinafter known as "Point A";

Thence South 23 degrees 36 minutes 11 seconds West, a distance of 499.91 feet;

Thence South 05 degrees 39 minutes 41 seconds West, a distance of 301.40 feet to the Southerly line of the Southeast quarter of said Section 16, said point hereinafter known as "Point B";

Thence along said Southerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.36 feet to the POINT OF BEGINNING; and

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPT 6% of all oil, gas, and other minerals as reserved in the Book 78 of Deeds, page 260.

(APN: 511-01-012B, 511-01-012D)

PARCEL NO. 2:

The Northeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPTING therefrom 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 3:

The West half of the Southeast quarter; and the Northeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-01-001)

PARCEL NO. 4:

The Southwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all minerals, ores, and metals of every kind and character, all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona, in the Patent to said land; and

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-01-004)

PARCEL NO. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-016B and 511-01-016C)

PARCEL NO. 6:

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-018B, 018C and 018D)

PARCEL NO. 7:

The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and

EXCEPTING therefrom the following described parcel:

BEGINNING at the Northeast corner of the Northeast quarter of said Section 21:

Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet;

Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;

Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;

Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;

Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and

EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858.

Parcel A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.819 feet (measured) 245.00 feet (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195.00 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 feet (record);

Thence South 78 degrees 25 minutes 36 seconds East, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds East, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

Parcel B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21.

(APN: 511-01-017B, 017C, 017D, and 017G)

PARCEL NO. 1: (*)

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 2: (*)

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

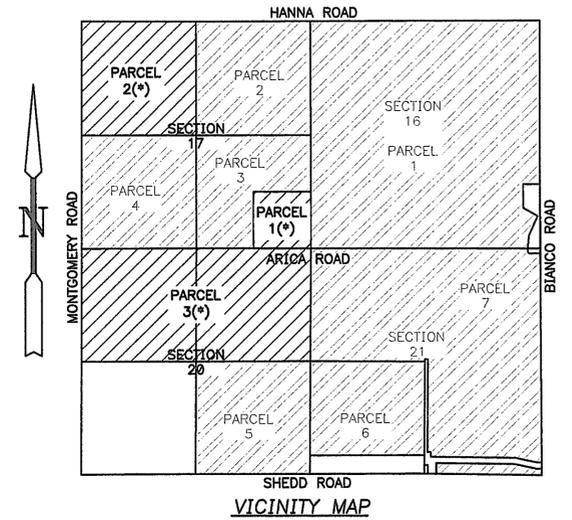
EXCEPT the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

PARCEL NO. 3: (*)

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds



VICINITY MAP

ADDRESS

APN

511-01-012B, 511-01-012D, 511-15-001, 511-01-004
511-01-016B, 511-01-016C, 511-01-018B, 511-01-018C,
511-01-018D, 511-01-017B, 511-01-017C, 511-01-017D,
511-01-017G, 511-15-003A(*), 511-01-015(*), 511-15-002(*)

ZONING

NOT SUPPLIED BY TITLE COMPANY

BENCHMARK

NW CORNER SECTION 17, T7S, R5E
GLO BRASS CAP 1' DOWN
BL=1370.07 (NAVD 88)

REFERENCE DOCUMENTS

PLAT OF BIANCO RANCHES
BOOK 3 OF SURVEYS, PAGE 428
DATED MAY 16, 2000

TITLE REPORT
FIDELITY NATIONAL TITLE AGENCY
TITLE NO.: 71003029-071-CH1
DATE SEPT 18, 2015 AT 07:30 AM

LAND AREA

	GROSS AREA (AC)	NET AREA (AC)
PARCEL 1	636.15	566.12
PARCEL 1(*)	40.25	40.25
PARCEL 2	161.23	143.50
PARCEL 2(*)	150.05	150.05
PARCEL 3	120.70	107.70
PARCEL 3(*)	321.95	321.95
PARCEL 4	160.69	156.70
PARCEL 5	148.37	146.52
PARCEL 6	134.43	132.75
PARCEL 7	472.62	419.56
TOTAL	2346.44	2185.10

NET AREA IS GROSS ACREAGE LESS THE ACREAGE WITHIN ANY EXISTING DEDICATIONS OR EASEMENTS FOR ROADS, RIGHTS-OF-WAY, ALLEYS, OR STREETS.

BUILDING AREA

FLOOD ZONE DESIGNATION

A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN A ZONE "A" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 04021C1530E & 04021C1540E BEARING AN EFFECTIVE DATE OF DECEMBER 4, 2007.

PARKING

NONE

OWNER
DRE DEVELOPMENT, LLC
16,066 N. 77TH ST.
SCOTTSDALE, AZ 85260

ENGINEER
LEN ERIE, P.E., L.S.
ERIE & ASSOCIATES, INC.
3120 NORTH 24TH STREET
PHOENIX, ARIZONA 85016
(602) 954-6399
ERIE@WATERWIZ.NET

CERTIFICATE OF SURVEY

TO (1) DRE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND (2) FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11A, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2015.

DATE OF PLAT OR MAP: FEB 17, 2016



GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. INFORMATION THAT MIGHT EFFECT THE QUALITY OF TITLE OF THE PARCEL(S) SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE ORDER NO. 71003029-071-CH1 DATED SEPTEMBER 18, 2015 AT 7:30 A.M. BY FIDELITY NATIONAL TITLE AGENCY.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES, AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATED BURIED UTILITIES DURING THE PROCESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH IT'S ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.
- THIS SURVEY SHOWS THE IMPROVEMENTS ON SUBJECT PARCEL.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL
- NO KNOWN WETLANDS IDENTIFIED BY THE CLIENT
- NO KNOWN CHANGES IN STREET R.O.W. OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PARTY WALLS.

(*) ADDITIONAL PARCELS ADDED 11-17-15

GREENE WASH
ALTA/ACSM LAND TITLE SURVEY

1981-2016
35
YEARS OF
EXCELLENCE
ERIE &
ASSOCIATES



ERIE & ASSOCIATES, INC.
3120 N. 24TH ST., DOWNA 85016
(602) 954-6399



JOB NO. 1852.08
DATE: 02/17/2016
SCALE: N.T.S.
DRAWN: J.L.M.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.

1 OF 5

SCHEDULE B ITEMS

INDICATES THE SCHEDULE "B" ITEMS THAT ARE PLOTTED.

BLANKET SCHEDULE "B" ITEMS

NOT PLOTTABLE

1. Intentionally Deleted.
The liabilities and obligations imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Maricopa-Stanfield Irrigation and Drainage District; (b) membership of the owner thereof in the Maricopa-Stanfield Irrigation and Drainage District and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

Taxes and assessments levied by the City of Eloy.

Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District.

Reservations contained in the Patent

From: The State of Arizona
To: Herbert A. Shedd
Recording Date: October 4, 1917
Recording No: Book 32 of Deeds, page 119
(as to Parcel No's. 2 and 4)

Which among other things recites as follows:

Subject to any and all easements or rights of way herefore legally obtained and now in full force and effect.

Reservations contained in the Patent

From: The State of Arizona
To: Newton R. Bell
Recording Date: October 4, 1917
Recording No: Book 32 of Deeds, page 125
(as to Parcel No. 1)

Which among other things recites as follows:

Subject to any and all easements or rights of way herefore legally obtained and now in full force and effect.

Reservations contained in the Patent

From: The United States of America
To: Jane L. Rappleye
Recording Date: November 21, 1925
Recording No: Book 40 of Deeds, page 515
(as to Parcel No. 3)

Which among other things recites as follows:

Subject to an vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Reservations contained in the Patent

From: The United States of America
To: Henri Bland
Recording Date: January 14, 1926
Recording No: Book 41 of Deeds, page 9
(as to Parcel No's. 6 and 7)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Reservations contained in the Patent

From: The United States of America
To: Herbert R. Probst
Recording Date: August 31, 1927
Recording No: Book 43 of Deeds, page 59
(as to Parcel No. 5)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Water rights, claims or title to water, whether or not disclosed by the public records.

The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Construct, operate and maintain a pipeline, telephone line, power transmission line and appurtenances thereto
Recording Date: November 15, 1946
Recording No: Docket 78, page 569
(undefined Portions of Parcel No's. 1 and 2) and

Thereafter an Amendment recorded February 10, 1961 in Docket 284, page 166.

13. A resolution in favor of Pinal County, Arizona

For: Road Declaration (Road File No. 37)
Recording Date: February 21, 1964
Recording No: Docket 375, page 572

14. Intentionally Deleted.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Construction, use maintenance, operation, replacement, and repair of levees, dikes, ditches, canals and other works of flood control and appurtenances thereto
Recording Date: August 6, 1969
Recording No: Docket 375, page 767
(as to Parcel No's. 6 and 7)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Right of way for the construction, use, maintenance, repair, and improvement of flood control works, and for flood control purposes, and appurtenances thereto, and the right to take and use materials from said land
Recording Date: November 10, 1969
Recording No: Docket 583, page 352
(as to Parcel No. 4)

17. Matters contained in that certain document

Entitled: Notice of Exercise of Reserved Right-of-Way by the United States of America
Recording Date: June 2, 1986
Recording No: Docket 1364, page 786

Reference is hereby made to said document for full particulars.

18. Intentionally Deleted.

19. Intentionally Deleted.

20. Intentionally Deleted.

21. Matters contained in that certain document

Entitled: Agreement relating to Exercise of Reserved Right-of-Way
Recording Date: October 22, 1987
Recording No: Docket 1505, page 186
(as to Parcel No. 7)

Reference is hereby made to said document for full particulars.

22. Matters contained in that certain document

Entitled: Agreement for Project Water Service
Recording Date: December 8, 1989
Recording No: Docket 1645, page 41
(as to Parcel No's. 1, 2 and 7)

Reference is hereby made to said document for full particulars.

23. Matters contained in that certain document

Entitled: Notice of Interest in Mineral Rights Proceeds
Recording Date: June 30, 1997
Recording No: 1997-022620
(as to Parcel No's. 1, 2 and 3)

Reference is hereby made to said document for full particulars.

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Maintenance, repair, and replacement of irrigations ditch, pipelines, for irrigations water flowage, and appurtenances thereto
Recording Date: June 30, 1997
Recording No: 1997-022624
(as to Parcel No.1)

25. Matters contained in that certain document

Entitled: Exclusive Reciprocal Easements
Recording Date: September 11, 1998
Recording No: 1998-037129
(as to Parcel No's. 5 and 6)

Reference is hereby made to said document for full particulars.

26. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 3 of Surveys, page 428. (Bianco Ranches, Parcel No's. 1 and 2)
(To be terminated at closing - see Requirement No. 23 herein)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: construct, operate, and maintain communication facilities, and construct, operate and maintain a pipeline, telephone line, power transmission line, and appurtenances thereto.
Recording Date: May 3, 2000
Recording No: 2000-018711
(as to Parcel No's. 1 and 2)

28. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: 2000-021089
(Bianco Ranches, Parcel No's. 1 and 2)

(To be terminated at closing - see Requirement No. 23 herein)

29. Intentionally Deleted.

30. A resolution in favor of Pinal County, Arizona

For: Adopting Major Amendment to the Comprehensive Plan
Recording Date: December 13, 2010
Recording No: 2010-11-1955

31. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Job No.: 1852.03
Dated: March 27, 2015; last revised . 2015
Prepared by: Eric & Associates, Inc.
Matters shown:

- a) power line running along the north boundary of Parcel No. 1;
b) irrigation canals running throughout Parcels 1, 2 and 7;
c) encroachment of a fence over the southwest boundary of Parcel No. 1;
d) encroachment of a fence over the west boundary of the southeast quarter of Parcel No. 7 into the Exception Parcel B;
e) a wash running through a portion of Parcels 3, 4, 5, 6 & 7 by the name of "Greene Wash";
f) Parcel 7 exception parcel A description appears to be in error by approximately 30' in distances to the section lines. Record dimensions shown are from the plat for "Bianco Ranches" per Book 3 of Surveys Page 428, Schedule B Item 26.

32. The rights of Bianco Farm as to the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

* EASEMENT AFFECTS OFFSITE PROPERTIES AND BENEFITS PARCEL 1

GREENE WASH
ALTA/ACSM LAND TITLE SURVEY

1881 - 2016
35 YEARS OF EXCELLENCE
ERIE & ASSOCIATES

REGISTERED LAND SURVEYOR
18229
LEONARD J.
ERIE, IL
ALTA/ACSM, U.S.A.
EXP. 09/30/17

ERIE & ASSOCIATES, INC.
3170 N. 24th ST.
DINA, ILL 60116
(630) 984-6300

JOB NO. 1852.03
DATE: 02/17/2016
SCALE: N.T.S.
DRAWN: J.L.M.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.

SCHEDULE B ITEMS (*)

◊ INDICATES THE SCHEDULE "B" ITEMS THAT ARE PLOTTED.

□ BLANKET SCHEDULE "B" ITEMS

△ NOT PLOTTABLE

1. Reservations contained in the Patent

From: The United States of America
To: Jane L. Rappleye
Recording Date: November 21, 1925
Recording No: Book 40 of Deeds, page 515

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(Parcel 1)

2. Reservations contained in the Patent

From: The United States of America
To: Edwin H. Bechtel
Recording Date: September 19, 1921
Recording No: Book 37 of Deeds, page 135

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(Parcel 2)

3. Reservations contained in the Patent

From: The United States of America
To: William A. Plenz
Recording Date: December 30, 1925
Recording No: Book 40 of Deeds, page 580

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(The Northwest quarter of Parcel 3)

4. Reservations contained in the Patent

From: The United States of America
To: Henri Blend
Recording Date: January 14, 1926
Recording No: Book 41 of Deeds, page 9

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(The Northeast quarter of parcel 3)

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the Second half of 2015.

7. Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District.

8. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telephone lines and power transmission lines
Recording No: Book 78 of Deeds, page 225A
(Parcel 2)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telephone lines and power transmission lines
Recording No: Book 78 of Deeds, page 563
Recording No: Docket 21, page 41
(Parcel 2)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: gas pipelines
Recording No: Docket 688, page 802
(Parcel 2)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: communication system
Recording No: 2000-33982
(parcel 2)

13. Matters shown on record of survey:

Recording No.: Book 1 of Surveys, page 170
(Parcel 3)

14. Matters shown on record of survey:

Recording No.: Book 1 of Surveys, page 173
(Parcel 1)

15. All matters as set forth in Resolution No. 82-15, a resolution of the Board of Directors of Maricopa-Stanfield Irrigation & Drainage District, relating to the exclusion of unproductive land recorded in Docket 1141, page 447 (Parcels 1, 2 and 3)

16. All matters as set forth in License Agreement between the Board of Supervisors of Pinal County, Arizona and Eagle West, LLC., recorded in Document No. 2000-24966 (parcels 1, 2 and 3)

17. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

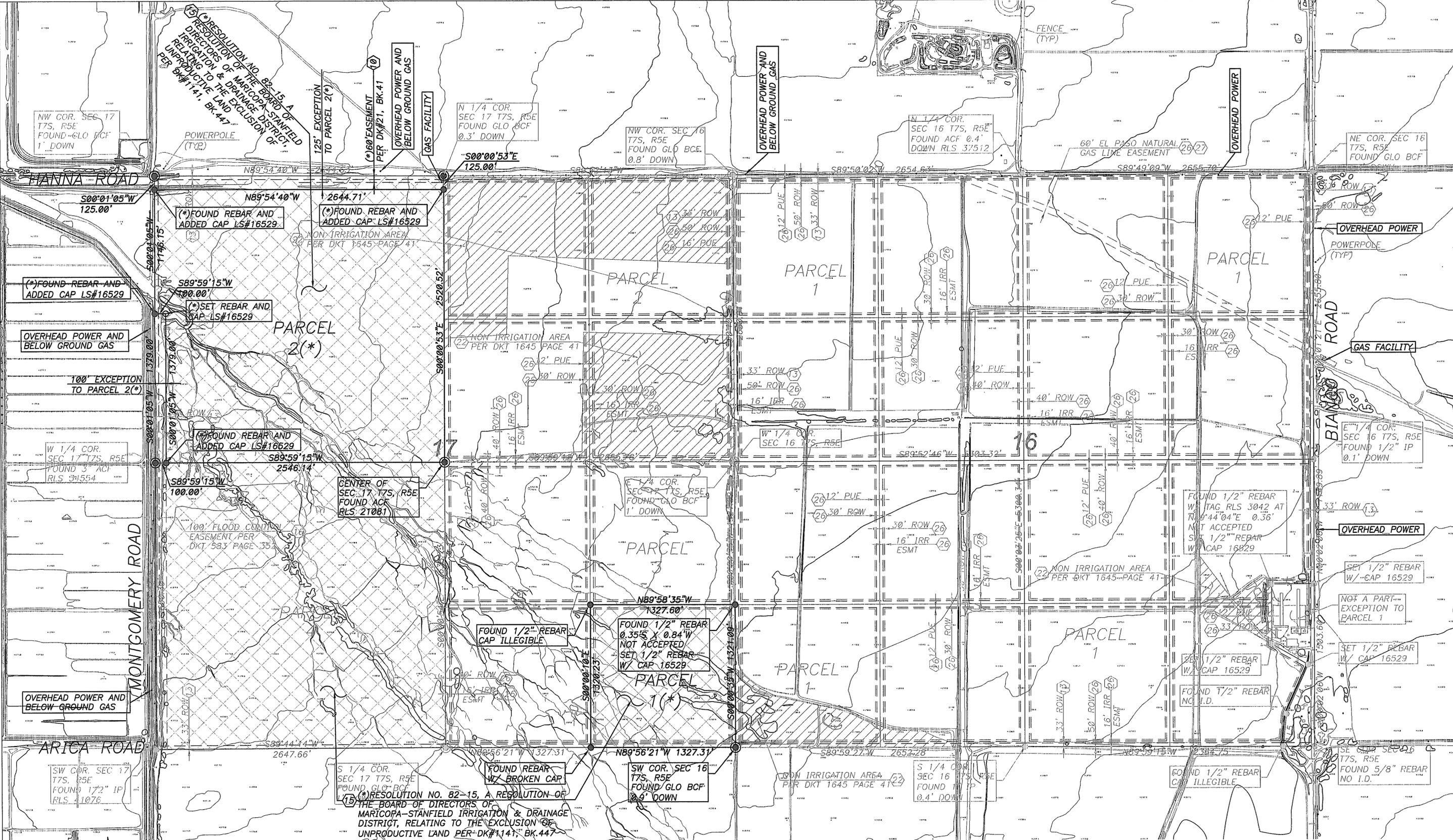
18. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

GREENE WASH
ALTA/ACSM LAND TITLE SURVEY



JOB NO. 1962.08
DATE: 02/17/2016
SCALE: N.T.S.
DRAWN: J.L.M.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.

GREENE WASH
A.L.T.A. LAND TITLE SURVEY

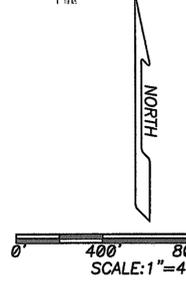


LINE TABLE

LINE	BEARING	LENGTH
L1	S89°44'04"E	390.26'
L2	S00°03'38"E	552.59'
L3	S60°04'41"E	383.39'
L4	S23°30'51"W	499.91'
L5	S05°40'21"W	301.33'
L6	S89°59'15"E	288.34'

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FOUND BRASS CAP OR AS CALLED OUT
	FOUND REBAR OR AS CALLED OUT
	(*SET REBAR AND CAP LS#16529 AS CALLED OUT
	POWERPOLE
	FENCELINE



1985 - 2016
35 YEARS OF EXCELLENCE
ERIE & ASSOCIATES

REGISTERED LAND SURVEYOR
LEONARD J. ERIE, II
P. S. 1177
ARIZONA, U.S.A.

EXP. 09/30/17

ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 964-6389

JOB NO. 1852.08
DATE: 02/18/2016
SCALE: 1"=400'
DRAWN: J.L.M.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.

GREENE WASH
A.L.T.A. LAND TITLE SURVEY

1881-2016
35 YEARS OF EXCELLENCE
ERIE & ASSOCIATES

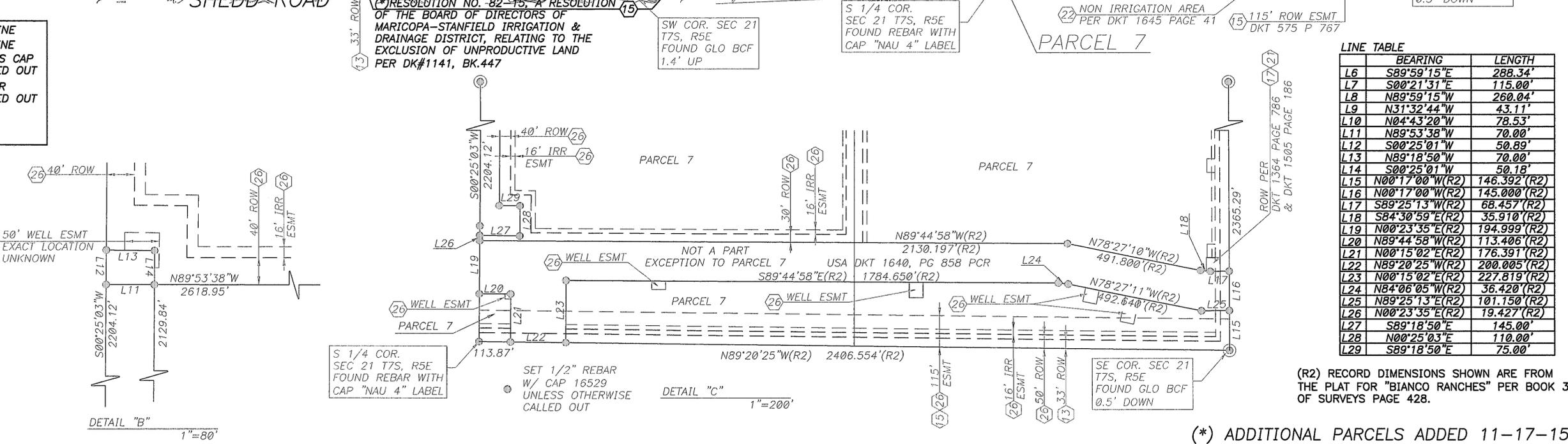
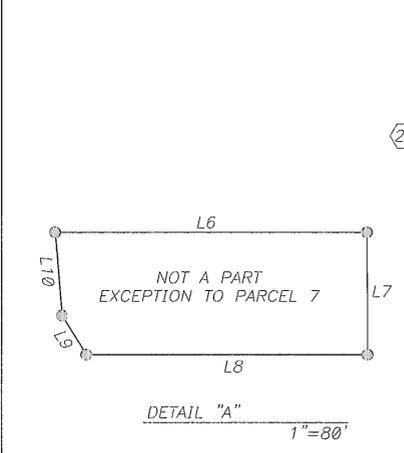
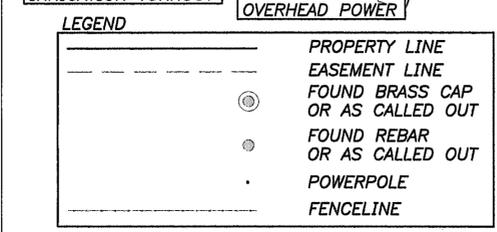
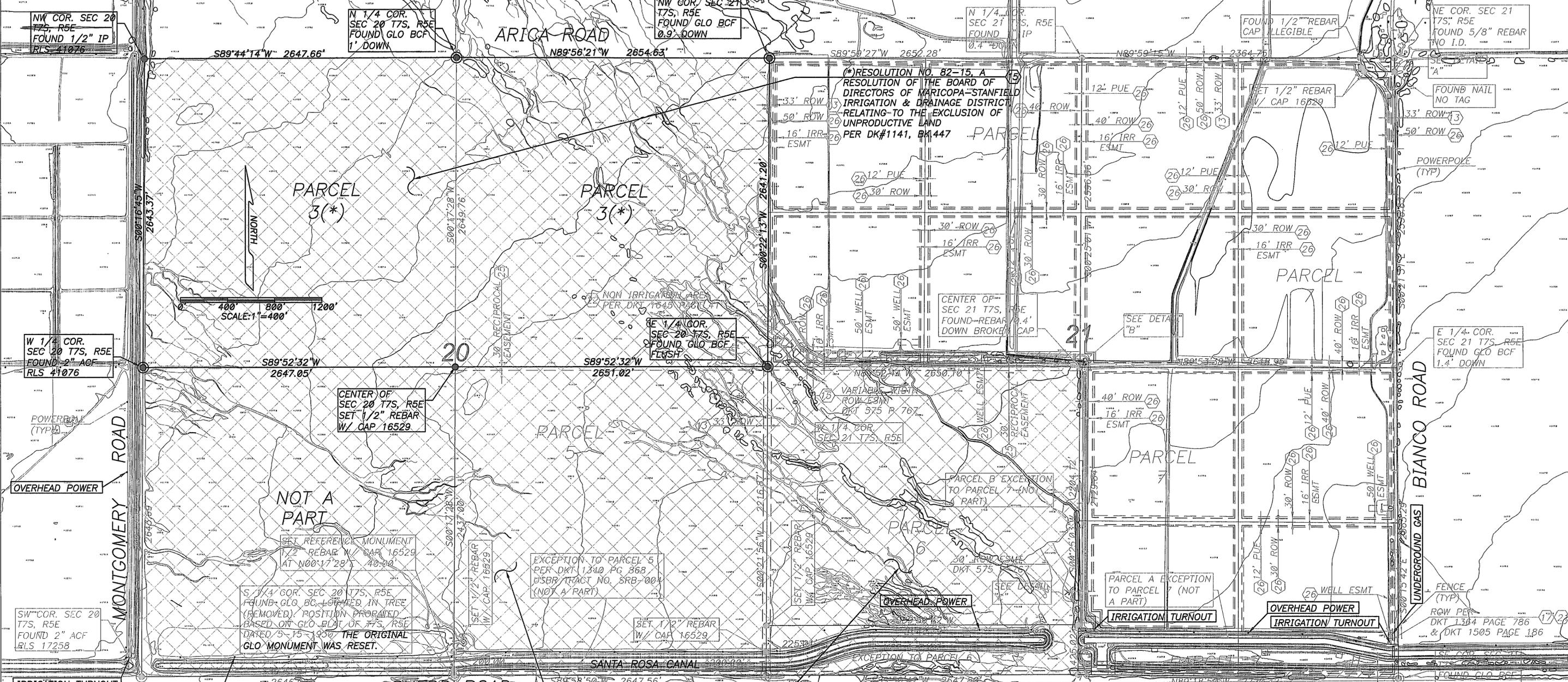


EXP. 09/30/17

ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 964-6589



JOB NO. 1852.08
DATE: 02/18/2016
SCALE: 1"=400'
DRAWN: J.L.M.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.



LINE TABLE

LINE	BEARING	LENGTH
L6	S89°59'15"E	288.34'
L7	S00°21'31"E	115.00'
L8	N89°59'15"W	260.04'
L9	N31°32'44"W	43.11'
L10	N04°43'20"W	78.53'
L11	N89°53'38"W	70.00'
L12	S00°25'01"W	50.89'
L13	N89°18'50"W	70.00'
L14	S00°25'01"W	50.18'
L15	N00°17'00"W(R2)	146.392'(R2)
L16	N00°17'00"W(R2)	145.000'(R2)
L17	S89°25'13"W(R2)	68.457'(R2)
L18	S84°30'59"E(R2)	35.910'(R2)
L19	N00°23'35"E(R2)	194.999'(R2)
L20	N89°44'58"W(R2)	113.406'(R2)
L21	N00°15'02"E(R2)	176.391'(R2)
L22	N89°20'25"W(R2)	200.005'(R2)
L23	N00°15'02"E(R2)	227.819'(R2)
L24	N84°06'05"W(R2)	36.420'(R2)
L25	N89°25'13"E(R2)	101.150'(R2)
L26	N00°23'35"E(R2)	19.427'(R2)
L27	S89°18'50"E	145.00'
L28	N00°25'03"E	110.00'
L29	S89°18'50"E	75.00'

(R2) RECORD DIMENSIONS SHOWN ARE FROM THE PLAT FOR "BIANCO RANCHES" PER BOOK 3 OF SURVEYS PAGE 428.

(*) ADDITIONAL PARCELS ADDED 11-17-15

Legal Descriptions for Amendment Area per ALTA

Parcel #1(*) – APN 511-15-002

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel #2(*) – APN 511-15-003A

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the North 125.00 feet and the South 1379.00 of the West 100 feet thereof.

Parcel #3(*) – APN 511-01-015

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River base and Meridian, Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel #5 – APN's 511-01-016B and 511-01-016C

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT the ½ of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

Parcel #6 – APN's 511-01-018B, 511-01-018C and 511-01-018D

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT the ½ of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

Parcel #7 (Southeast portion as described below) – APN 211-01-017D

The Southeast Quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Meridian, Pinal County Arizona;

EXCEPTING therefrom the following prescribed parcels:

PARCEL A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.82 feet (measured) 245.00 (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 (record);

Thence South 78 degrees 25 minutes 36 seconds, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

PARCEL B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the east half of said Section 21.

PARCEL C:

The portion of the Southeast Quarter of said Section 21 that lies south of the south line of exception Parcel A.

Said Parcel (APN 115-01-017D) contains 137.34 acres more or less.



Location Map

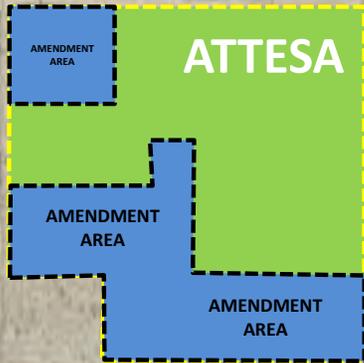
Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



Tohono O'odham Nation





Topography Map

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



ATESSA SITE TOPO

1981-2016
35
 YEARS OF
 EXCELLENCE
 ERIE &
 ASSOCIATES



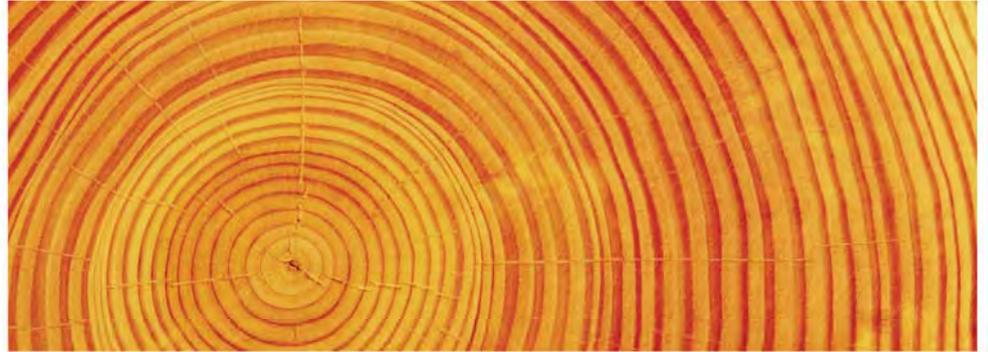
ERIE & ASSOCIATES, INC.
 2701 N. 44TH ST.
 PHOENIX, ARIZONA 85016
 (602) 954-6399



JOB NO. 1852.06
 DATE: 05/19/2016
 SCALE: 1"=600'
 DRAWN: J.L.M.
 DESIGN: L.J.E.
 CHECKED: L.J.E.
 SHEET NO.



0' 600' 1200' 1800'
 SCALE: 1"=600'



Site Map with
Parcel Ownership
Information

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP

PAGE 1 OF 3

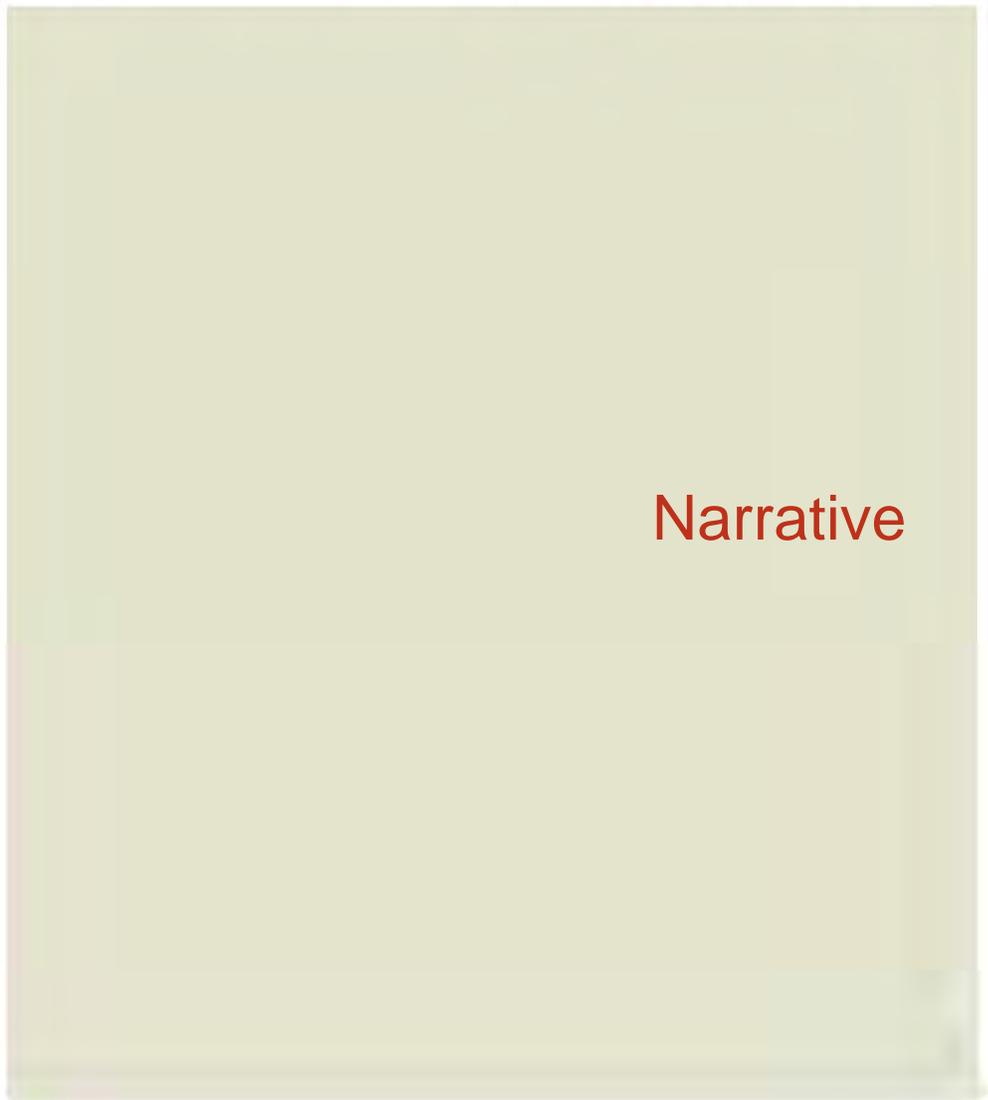


EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.
2	51115002	Bingham Arizona Land LLC	40	The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
3	51101015	Bingham Arizona Land LLC	320	The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



Narrative

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

2016 Major Comprehensive Land Use Plan Map Amendment



A Regional Employment Core

Focused on Motorsports Activities, Testing, Advanced Technology, Entertainment and Supporting Uses

Prepared for:



Prepared by:



1. Introduction and Background

Danrick Builders (“Danrick”) is master planning 2,360 acres into a unique, one of a kind regional sports and entertainment activity center, focused around motorsports racing and recreation, training, advanced automotive technology development and manufacturing to be known as “Attesa” (to be “in expectation of the new and exciting”).

The location is ideal for the proposed uses, with direct access to Interstate 8 provided at both Montgomery and Bianco Roads. The site itself is located about eight (8) miles west from the Interstate 10/Interstate 8 junction, five (5) miles southwest from downtown Casa Grande. This location is about an hour drive from downtown Phoenix, an hour and ten minutes to downtown Tucson and only six and a half hours from downtown Los Angeles. With Sky Harbor, an international airport within about 50 miles, Attesa will have easy over road accessibility to west coast markets as well as air accessibility for international visitors.

Attesa will be a regional employment core, with motorsports and event facilities anchoring a supporting community of research, development, training and high-tech manufacturing firms. Key to this vision is the motorsports technology core, which features a public raceway facility, a private raceway (similar to a golf club type facility), potentially a karting facility, club racing and training track facility, all totaling 640 acres of direct motorsports related tracks, spectator facilities, “pit” areas and related improvements. The racing circuits have been designed by Apex Circuit Design out of the United Kingdom, one of the top raceway design firms in the world. Because of the quality of their design, it is anticipated that Attesa will attract motorsport enthusiasts (both personal and corporate) to use, and locate near, the motorsports racing core.

To support this motorsports core, a hotel and conference center, grand plaza and related entertainment space is planned (approximately 106 acres) to provide food, amusement and accommodations for visitors. Event related camping and recreational vehicle facilities will also be provided as major events are anticipated to attract large (20,000 plus) crowds requiring a diversity in overnight accommodation options (as is found at most major motorsport track facilities). Attesa will be a regional draw, with visitors expected from all over the western United States (and beyond for sanctioned racing events).

The core, with its supporting entertainment areas, will attract businesses that desire proximity to high-quality race surfaces for testing, training and research purposes. Attesa will include, as a primary land use, over 420 acres of commerce park type land uses, appropriate for research facilities, manufacturing firms and other industrial type businesses that will derive value out of close proximity to the motorsports racing core and its facilities. It is envisioned that a wide range of automotive related firms will want to be located in Attesa, including automotive manufactures, engine and transmission

manufactures, customized parts firms, tire development, electric drivetrain and vehicle firms as well as battery, self-driving and advanced materials companies.

This attraction of numerous automotive related businesses will drive additional supporting development, including commercial (office type land uses), retail (to support visitors and local customer needs) as well as residential (both custom homes for those interested in raceway accessible living and residences for employees in the development itself). A small general aviation airport is proposed to provide access to visitors, event participants, residents and for business users.

To facilitate the above concepts included in the master plan, the Pinal County Comprehensive Plan requires amendment to an “Employment” designation to properly reflect the automotive related employment focused vision of Attesa (which is also inclusive of its required supporting land uses).

A portion of Attesa (about 1,834 acres) was reclassified in 2010, approved via Resolution PZ-PA-002-10. In the period since then, Danrick has expanded the vision to include a total of 2,360 acres, most of which is currently classified for low-density residential land use, which is not compatible with the future zoning classification Attesa will require (as shown in Exhibit A). This Comprehensive Plan Land Use Map application is required to expand the “Employment” classification to the entire Attesa project site (as shown on Exhibit B), which will be subject to a following rezoning application to approve the development of the project’s master plan.

2. Existing Land Use

The property is partially open desert range and partially active farming operations. There is no significant development on-site and, other than a homestead on Bianco Road, there are neither residences nor other non-farm related development within a mile or more of the property. An aerial is provided as Exhibit C.

3. Future Land Use and Proposed Comprehensive Plan Designation

Attesa is primarily about the motorsports activities core, which will support surrounding land uses that will complement the core, including commerce park (industrial and semi-industrial land uses), commercial (office and retail), temporary accommodation (hotel/resort, camping and recreational vehicle facilities) and residential land uses. A conceptual land use master plan is provided as Exhibit D. Please note this is a concept only.

The final zoning for Attesa will reflect flexibility in the exact nature, location and quality of each land use to support dynamic development over an extended period of time. Because the zoning will permit a range and variety in the exact location of specific land uses, it is most appropriate to classify the entire Attesa project as “Employment” which most closely matches the vision of the project as a regional employment core.

Other designations have been explored, and it has been determined that the other available land use designations do not properly describe Attesa's unique mix of land uses nor the intensity of the regional sports and entertainment activity center vision and therefore are not appropriate for the site (i.e. Mixed-Use Activity Center, General Commercial or Mixed-Use Residential Focused).

An "Employment" designation provides the policy support of the Comprehensive Plan to allow a wide range of underlying land uses, such as the raceways themselves to heavier industrial (such as an automotive electric vehicle battery manufacturer) that would otherwise not be encouraged in other, less intensive classifications.

The "Secondary Airport" designation is required to incorporate a general aviation airport to that will likely be required. Since Attesa will draw recreational visitors (those attending events), residents (many part-time residents are expected to utilize private aircraft) as well as corporate needs for quick connection to other locations for business purposes, it is anticipated that a general aviation airport will be required as part of the overall project plan. Because any future airport will not likely feature regularly scheduled airline service, a "Secondary Airport" designation is appropriate to provide support for a future general aviation airport.

4. Purpose for Proposed Comprehensive Plan Designation

The purpose of this request is to expand the prior approved Comprehensive Plan Land Use Map amendment (Resolution PZ-PA-002-10) to map the entire Attesa project site as "Employment". This request will also add a "Secondary Airport" designation for the project. This amendment will provide the policy support for a subsequent rezoning to an appropriate zoning district that will permit the development of the motorsports and event facilities core and the surrounding land uses discussed above as well as for a future general aviation facility required to support access needs for employers, visitors and residents.

5. Recent Changes in the Area that Would Support Request

Unlike a typical amendment request, this application is not a departure from prior planning efforts in the area; rather it is the update of a prior approved vision for the site to accommodate the expanded project.

6. Proposed Amendment in Necessary and Needed

Without this amendment, the Attesa project would be limited to the smaller (1,800 acre) area approved in 2010 for what was then known as the "Arizona Raceway Park". This plan was focused around racing facilities only; it was not envisioned to develop as a true regional sports and entertainment activity center.

Attesa, with its expanded focus around a motorsports technology core, training, advanced automotive equipment development and manufacturing, will establish a true

“Employment” core. Without this approval, the vision of Attesa would have to be re-evaluated and possibly refocused on a less grand project.

7. Environmental Permits/Compliance with Federal, State and Local Regulations

All development in Attesa will comply with all applicable requirements of federal and state agencies, as well as all Pinal County requirements.

8. Infrastructure

A key consideration in any development proposal is how the necessary water, wastewater, drainage and dry utilities will be provided. Below, each of these key items is reviewed in concept. Please note that detailed planning for specific infrastructure will occur during the entitlement (rezoning) as well as development phases to ensure adequate facilities.

WATER

Water service for Attesa will be provided by Arizona Water Company. Most of the project site is located within the Arizona Water Company’s Certificate of Convenience and Necessity (CC&N) water service area boundary. It is anticipated that the remainder of the site will be added to the service area through a CC&N expansion request that will be submitted to the Arizona Corporation Commission for approval prior to development of those areas.

Arizona Water Company does not currently have water infrastructure adjacent to the project site. Therefore, it is anticipated that groundwater wells will be developed to serve the potable water demands for the development. Depending on Arizona Water Company needs and requirements, a water transmission main may also be installed to connect the site to the remainder of the existing potable water distribution system for additional redundancy.

The capacities, locations, and alignments of groundwater wells and/or transmission mains will be determined during the design phase. Depending on water quality, groundwater may be conveyed to a centralized water campus for treatment (if necessary) and storage and then pumped to the distribution system for delivery to individual parcels. The onsite potable water distribution system will generally consist of the pumps at the water campus and looped distribution mains, which will provide multiple points of connection to individual parcels. Water demands for Attesa will be refined in coordination with ongoing planning and design.

WASTEWATER

Attesa is located within the municipal planning area for the City of Casa Grande relative to the Central Arizona Government (CAG) Areawide Water Quality Management Plan pursuant to section 208 of the Clean Water Act. It is anticipated that the City of Casa

Grande will ultimately own and operate the water reclamation facility (WRF) and wastewater collection system. Since the site is located a distance from the City's existing wastewater infrastructure, a new WRF will be constructed in the northwestern portion of the site.

An amendment to the CAG 208 Plan may be required to ensure that the new WRF is consistent with regional planning. The collection system for Attesa will route wastewater flows from the individual parcels to the WRF for treatment. The treated effluent from the WRF may be discharged, reused, or recharged to the aquifer. The details of the WRF design, phasing, and effluent management will be developed during design. The anticipated wastewater generation rate for Attesa will be refined in coordination with ongoing planning and design.

DRAINAGE

The Attesa project area is predominantly undeveloped native desert land and agricultural farm land, which is split by Greene Wash running from southeast to northwest with a slope of approximately 0.3 percent.

The Project is affected by two (2) significant offsite drainages, Greene Wash and flows from the property to the east. The predominant drainage impact is from Greene Wash watershed which contributes approximately 14,000 cubic feet per second (cfs) (Len Erie and Associates) which approaches the Project from southeast.

The southern boundary of the project is fronted by the Santa Rosa Canal that impedes surface flow that is necked approximately one half mile west of the West Bianco Road alignment. While the canal is a physical barrier, it is not considered a flood control measure or a flood levee and is not included in the Regional flood mapping performed on behalf of the FEMA defined flood hazard zone for Greene Wash. Offsite flows exit the property at the along the northwestern corner and is collected in an existing drainage channel that continues on to the northwest.

Offsite flows will be managed by engineered channels to divert runoff around the Project. A large earthen channel has been proposed which will traverse the southern and western border of the Project to convey the larger Greene Wash flows approaching the site from the south to the historic outfall located at the northwestern corner of the site. The regulatory (FEMA) flood hazard limits shall be removed from the Project via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) with the Project's development. A smaller drainage corridor will be sized to divert runoff from the adjacent property east of the Project, north along the Bianco Road and then west along Hanna Road to its natural outfall within Greene Wash.

The onsite drainage area for the Project consists of approximately 2,360 acres. Planned uses include motorsports tracks, single and multi-family residential neighborhoods, commercial and business parks, parking, public facilities, and open spaces. Onsite rainfall runoff from the Project will be routed via surface flow and stormdrains to retention basins where the 100-year, 2-hour runoff will be retained to ensure that post-

developed flows do not exceed pre-developed flows exiting the property. Retention basins will be designed so that the runoff shall be disposed of within thirty-six (36) hours either by percolation, drywells or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows. Excess runoff will overtop the retention basins and be routed emergency overflow corridors to the Project outfall located at the northwestern corner of the property.

All drainage infrastructure will be designed in accordance with Pinal County drainage standards and guidelines. The main objectives of the drainage plan is to ensure that the development provides 100-Year flood protection to habitable structures and the downstream drainage conditions are not significantly altered by the development of this Project. The storm water management systems will consider both the potential of offsite flooding sources and the surface runoff generated within the Project boundary.

In summary, this amendment will result in future development that will provide adequate infrastructure to support any and all proposed development. Final design of the required infrastructure will inform the final intensity levels of and the types of various land uses permitted within the amendment area (and Attesa as a whole).

9. Compliance with Comprehensive Plan's Vision Components

This proposed amendment is in compliance with the "Vision" of the Pinal County Comprehensive Plan. With its location, size and lack of an established development pattern in the vicinity, the Attesa project will redefine this area of the County from its current agricultural and vacant condition to an "Employment" core. More specifically, the proposed amendment is in compliance with the following Comprehensive Plan vision elements (in order as found listed on Appendix A, pages A-1 through A-6):

- A. Sense of Community (as per Chapter 3): Attesa will establish an employment node adjacent to a future "High Capacity Corridor" (as shown on the Economic Development Plan Exhibit 3-10) proposed for the Montgomery Road alignment. Furthermore, the Comprehensive Plan encourages "Employment" land uses along the Interstate 8 corridor. With easy access to the interstate, the future north/south corridor as well as its proximity to Casa Grande, Attesa is an ideal location for the proposed regional sports and entertainment activity center. The Growth Area Plan (Exhibit 3-20) identifies the site as being within the West Pinal Growth Area which notes that the area is intended for the "*development of...activity centers and employment areas will significantly add to the job base of Pinal County*" (Page 124). Jobs and economic growth are included in a number of the Goals, Objectives and Policies of this Vision Component (such as 3.7, 3.7.1.5 and others).
- B. Mobility and Connectivity (as per Chapter 4): Access is key to the success of Attesa. The core of the development will be a regional, if not international, draw for major events which will include automotive racing, motorcycle racing, concerns, festival type events and other gatherings of large numbers of visitors.

Furthermore, the businesses in Attesa will require connectivity to reach their markets. While a general aviation airport is planned, access to Sky Harbor via the interstate is critical to providing access to those too far to conveniently drive to the site. The interstate also provides access to local and adjacent state visitors, as well as to markets in those areas. Capacity exists on Interstate 8 to support the anticipated traffic demands of Attesa. In addition, nearby roadways will be developed to accommodate peak demands (which will be event days). The development of a “High Capacity Corridor” on Montgomery Road and a “Principal Arterial” on Bianco Road (as planned in the Multimodal Circulation Plan, Exhibit 4-4) with Arica Parkway will provide additional roadway capacity and access to the site (Exhibit 5). Maximization of transportation corridors and the development of necessary supporting roadway infrastructure are encouraged by several of the Goals, Objectives and Policies of this Vision Component (including 4.1, 4.1.1.9, etc.)

- C. Economic Sustainability (as per Chapter 5): As noted on Page 203, “[a] successful economy does not just happen”. It requires planning and investment. Attracting major employers, particularly those in high tech fields such as advanced autonomous automobile systems, electric car technology and cutting edge automotive materials requires a catalyst or a reason to locate in a particular area. With its increasing population, Pinal County is challenged to provide sufficient employment to keep up with this growth (as noted on Page 206). This Vision Component supports an Attesa vision of a regional employment core, specifically Goals, Objectives and Policies 5.1, 5.1.1, 5.1.1.5, 5.2, 5.3, and 5.3.2.2.
- D. Open Spaces and Places (as per Chapter 6): The Pinal County Open Space and Trails Master Plan provides a framework for County-wide trail connectivity, which Attesa will incorporate into the final development plans. A unique opportunity to conserve wildlife connectivity is offered by the future regional drainage improvements required by Attesa; these areas also will provide a large open space connection to act as a buffer to the Tohono O’odham community to the south (allowing wildlife to connect through the site). This will meet the Vision Component Goals, Objectives and Policies 6.1.2, 6.1.2.3, 6.2.1.1, and 6.4.1.1.
- E. Environmental Stewardship (as per Chapter 7): Facilities developed within Attesa will be of the most current building code, material and design which will be best practices in energy, water, and material usage. Waste management will include recycling services as well as the careful disposal of any hazardous waste generated (i.e. from battery technology). Environmental Stewardship Vision Component Goals, Objectives and Policies will be met, particularly those related to solid and hazardous waste management, 7.1.6.1 and 7.1.6.3 respectively. Also, with the anticipated use of solar systems and high-tech equipment, 7.4.1 and 7.6.2 will be met.

- F. Healthy Happy Residents (as per Chapter 8): Attesa will be unique for its residents. Those that choose to live in Attesa will most likely be those that are attracted to the automotive related functions, such as the ability to rent “track time” or join a racing club. A large majority of the homes will be second homes, so an attractive living environment is a necessity. This Vision Component includes Objectives, such as 8.1.1, which calls for the County to “[s]upport a mix of quality housing opportunities to support economic development efforts” as well as 8.1.3.5 which states that the County should “[c]reate new development codes and ordinances to encourage urban style, higher density residential development in areas...of future activity”. The unique housing options of Attesa will forward this Vision Component.
- G. Quality Educational Opportunities (as per Chapter 9): It is anticipated that Attesa will attract university and technical programs that are automotive focused, such as those that are automotive engineering, repair and manufacturing related. This Vision Component provides a clear Objective that states that the County should “[e]xpand educational quality and opportunities at all levels” (9.1.1). By providing an opportunity to attract both new higher education opportunities as well as new advanced vocational training to Pinal County, this Objective will be met.

10. Conformance with Comprehensive Plan’s Key Concepts

The Comprehensive Plan includes “Key Concepts” that are illustrative in nature and are shown on the Land Use, Economic and Circulation graphics. These concepts are listed out in Appendix A, pages A-7 through A-10):

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

The requested Land Use Designation modification will add additional “Employment” designation on property adjacent to the prior approval in 2010. Because this is a small addition to a prior approved amendment, the request is consistent with the vision provided for in both the Land Use and Economic Development graphics.

B. Consistency with the Mixed Use Activity Center Concept.

A small portion of the northwestern corner of the Attesa project is currently classified as “Mixed Use Activity Center” (MUAC). This area is approximately 40 acres. Due to the nature of the project, it is not appropriate to classify it as the “edge” of this concept and instead this area will be re-classified as “Employment” to create a uniform classification for the entire Attesa area. With this area re-classified, the project will not be shown within MUAC. However, the intent of the MUAC is met by Attesa, as the goal of the MUAC to establish a mixed activity center is achieved by the mix of land uses and intensities contemplated by the plan. Attesa will include a mix of land uses, to include employment (both “basic” as well as “service”), a mix of residential and the activity of the event facility. As surrounding MUAC classified lands are developed over time, the

“Employment” proposed by this application will result in complementary land uses and provide a proper transition from those uses and Attesa.

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

The Employment Planning Guidelines (pages 85 – 86) suggest that projects should:

... “*place Pinal County in a position to take advantage of future economic development opportunities*”. Attesa will create a high-tech hub of advanced automotive technology businesses as well as provide a unique entertainment draw providing jobs for Pinal County residents.

“*Employment designated land uses should be located where access to major transportation corridors exist or can be provided.*” This amendment provides for additional “Employment” designated lands in proximity to both Interstate 8 as well as the future “High Capacity Corridor” on Montgomery Road.

“*Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use.*” The primary land uses for Attesa will be racing and event facilities as well as employment uses, such as manufacturing, research and testing. Supporting retail, services and even housing are required, but are not intended to be primary land uses.

This proposed amendment is in consistent with the above Planning Guidelines.

D. Quality Employment Opportunities County-wide.

This proposed amendment will increase the number of quality jobs in this portion of the County, as noted prior, this is in conformance with the vision of the Comprehensive Plan.

E. Viable Agriculture, Equestrian and Rural Lifestyle.

By amending the Comprehensive Plan to support the Attesa plan, the County’s agricultural/equestrian/rural lifestyle will not be negatively impacted. The properties subject to the amendment are not in agricultural production. Furthermore, the multi-use trails will permit equestrian connections to and through the project, forwarding the vision of the Comprehensive Plan to support and maintain equestrian uses throughout the County.

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

This amendment will not impact the trails plans for the County, as reflected in the Open Space and Trails Plan (Exhibit 6-5). As the resulting project develops, the master plans will be required to comply with the County’s trail system and open space preservation

standards. By the eventual provision of master planned open space and connectivity, this amendment in conformance with this “Key Concept”.

G. Natural and Cultural Resource Conservation.

The area has been reviewed for major cultural resources and none have been identified to date. Lands affected by this application are typical; there are no known special natural resources or extra ordinary features. By promoting the development of this area, much of which has been farmed prior, this amendment will be in conformance with this Comprehensive Plan element by avoiding areas of undisturbed or are in a more natural condition. Furthermore, as the project moves forward, the applicant will work diligently with the Tohono O’odham Nation to identify sensitive areas.

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

This area has existing water rights and will include ground water recharge as part of the final development plans. All required infrastructure, including substations required for police, fire and/or medical services, shall be provided by the developer as the project is constructed. By establishing new infrastructure by the eventual development, this amendment is consistent with this “Key Concept”.

In summary, this amendment is in conformance with the “Key Concepts” of the Pinal County Comprehensive Plan.

11. Conformance with Comprehensive Plan Amendment Determination Criteria

The Comprehensive Plan includes specific criteria that a Major amendment “must address” as listed on Page 332 and 333. The following is a review of those criterion and a summary statement as to how each have been complied with to document the overall benefit and the improvement of the Comprehensive Plan as required.

Criteria #1: The identified site is appropriate for the proposed use.

The area of amendment is appropriate for the proposed “Employment” uses, particularly the specific project, Attesa, which is planned for the larger site. The property is generally flat, with prior disturbance from agricultural activities. The property has easy access to two (2) existing access ramps to Interstate 8 and is in reasonable proximity to nearby communities for both employees as well as visitors. The area has already been deemed appropriate for “Employment” uses via the 2010 amendment of a portion of the surrounding property. This portion of the County along this portion of Interstate 8 has been identified as appropriate for “Employment” land uses (see Exhibit 3-10, Economic Development Plan Map) as well as a “Growth Area” (Exhibit 3-20, Growth Area Plan). This is an appropriate location for the development of “Employment” type uses and this request will add a nominal amount of additional “Employment” appropriate land to the area.

Criteria #2: The amendment must constitute an overall improvement to the County.

By approving this amendment, the County will be improved. If developed as proposed, Attesa will be a world-class motorsports destination and employment hub that will attract new business to the County. Regardless of Attesa, development of the Interstate 8 corridor with “Employment” uses has been established as a key objective of the Comprehensive Plan, as discussed prior. This request will simply expand the available “Employment” land in the immediate area improving possible locations for jobs and employment related development.

Criteria #3: The amendment will not adversely impact a portion of, or the entire County, by:

a. significantly altering existing land use patterns, especially in established neighborhoods.

This request will not significantly alter existing land use patterns. The area is mostly vacant or otherwise agricultural; a land use pattern has not yet developed on or near the site. The area was already approved for “Employment” uses; this request adds some additional complementary area to that prior approval.

b. significantly reducing the jobs per capita balance in Pinal County.

Approval of this amendment will INCREASE the available area for employment uses, thereby creating more potential jobs.

c. replacing employment with residential uses.

This request replaces residential uses with employment.

d. placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contribution to infrastructure and services through construction and dedication of improvements, payment of development fees, and other mitigation measures.

The development in this amendment area, as well as those areas approved prior for “Employment” as part of the 2010 amendment, will require significant new infrastructure systems. Attesa will require the development of infrastructure and services which will be determined as the project moves forward into the entitlement and construction phases. Any new infrastructure and/or services will be provided as required by Pinal County.

e. negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area.

Development in this area, once commenced, will set the character of the area. The final development plans for Attesa will be reviewed by Pinal County to ensure a balanced plan that establishes a “regional employment core” with a motorsports/automotive focus that promotes quality development and respects the environment in which the project is developed. Approval of this amendment will establish character, not negatively impact it.

f. increasing the exposure of residential to aviation-generated noise, and/or flight operations.

While Attesa will include a small general aviation airport in the southeastern portion of the project site, the local area is currently home to very few people. The eventual residents of Attesa (a non-primary use of the overall project area) will be made aware of the operational characteristics of this airport facility and therefore will be electing to locate in an area of possible aviation related sounds. With that in mind, the airport is intended to support small private operators, not large scale airline type activities.

g. diminishing the environmental quality of the air, water, land, or cultural resources.

As noted prior, this proposed amendment will result in a wide range of future employment related land uses. Any and all development will comply with the most current applicable environmental standards then in effect, ensuring that there will be no negative impacts to the localized or larger County’s environment.

h. significantly decreasing the quality or quality of recreational amenities such as open space, parks and trails.

This amendment does not modify any proposed future open space areas nor modify the County trails plans.

In summary, the proposed amendment will be an overall improvement to the Pinal County Comprehensive Plan by expanding the prior “Employment” area to encompass the entire Attesa project site. This approval will comply with the Vision of the plan, as discussed prior, and will meet the applicable goals, objectives, policies and planning guidelines.

12. Pre-Application Meeting Staff Comments

Please see Attachment A to this narrative.

13. Conclusion

The initial vision of the lands making up the Attesa project as an area of “Employment” intensity was approved in 2010. Today, with the expanded land area and to support the

necessary future rezoning for the project, this Major Comprehensive Plan Amendment is necessary to provide uniform “Employment” designation across the entire property.

This request complies with the applicable Vision of the plan, as well as the goals, objectives, policies and planning guidelines as described herein. Approval of this application will improve the Comprehensive Plan and will result in the development of a high-quality “Employment” core with a unique, one of a kind focus that will attract motorsports enthusiasts and related businesses from across the region and even from around the globe.

Exhibit A – Current Comprehensive Plan Map Designations



Exhibit B – Proposed Comprehensive Plan Map Designation

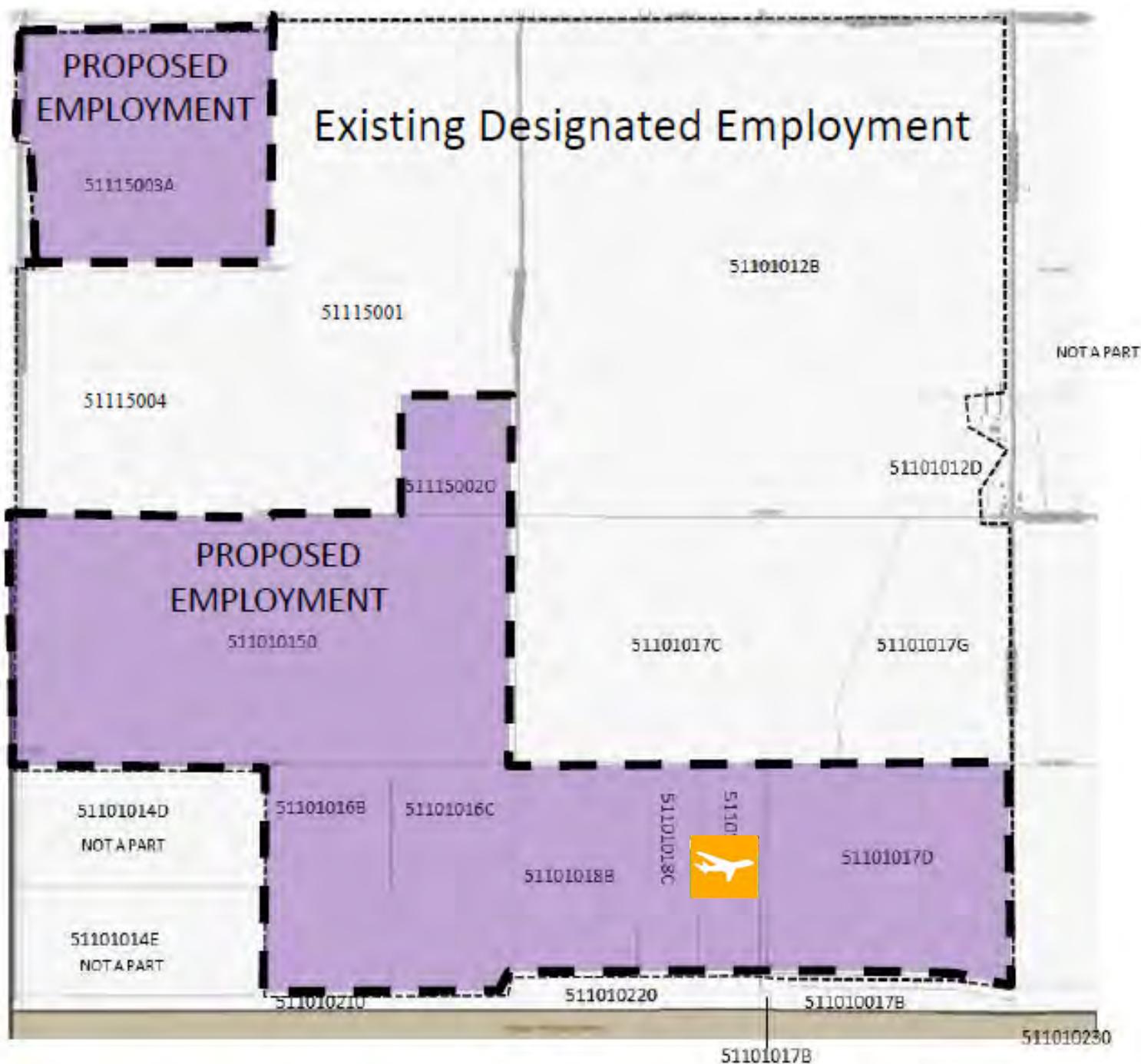


Exhibit C – Site Aerial

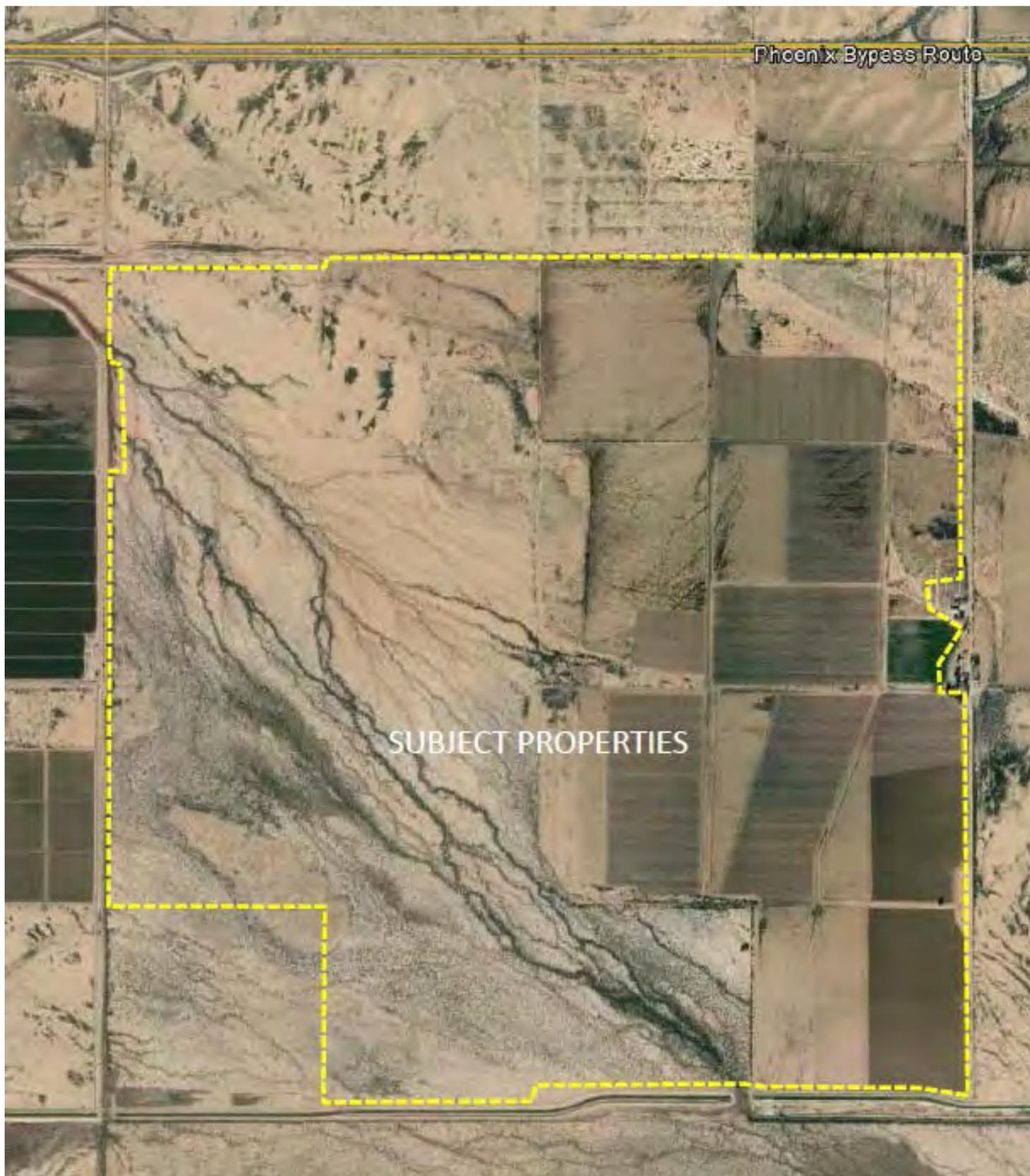


Exhibit D – Conceptual Land Use Master Plan for Attesa

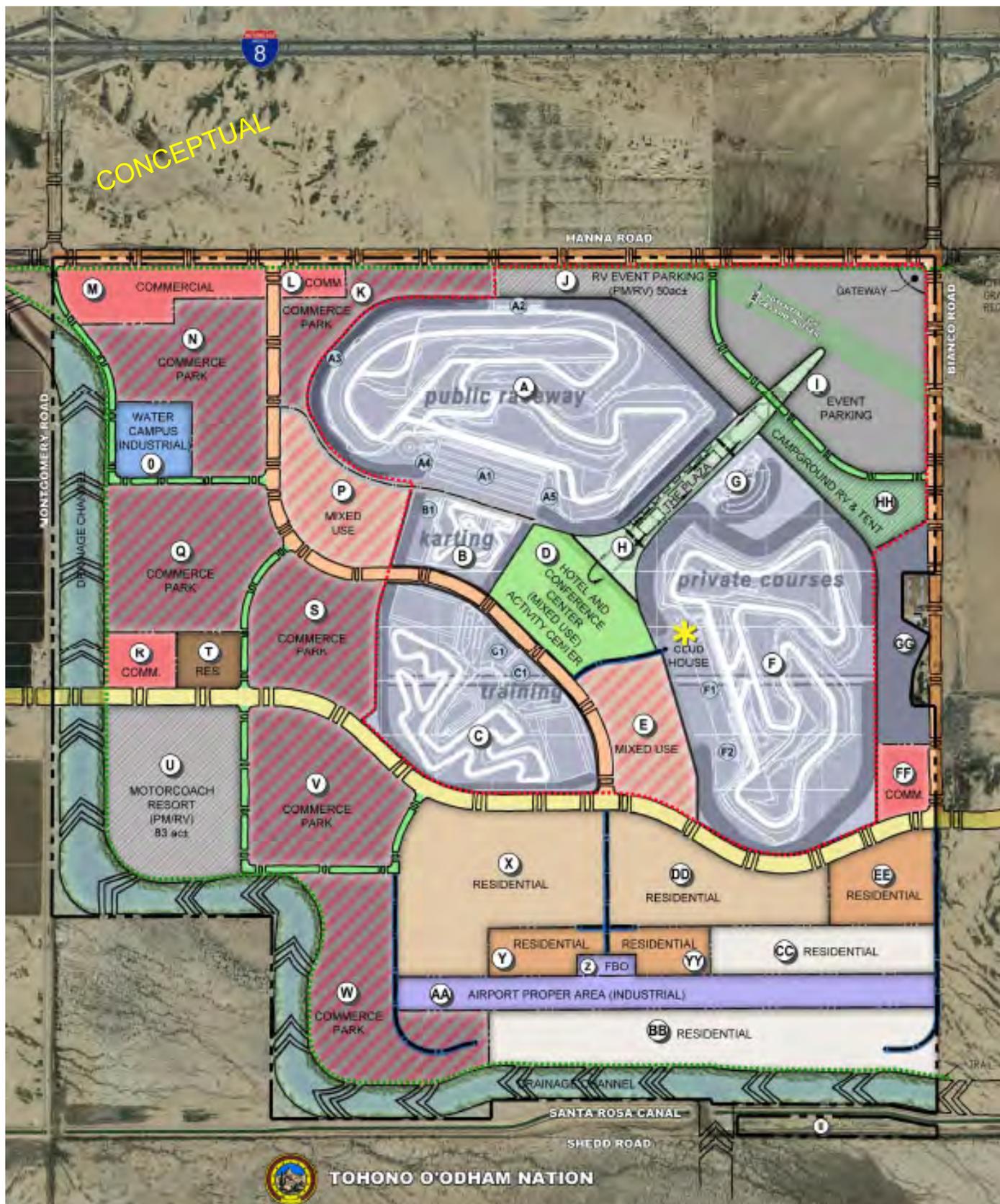
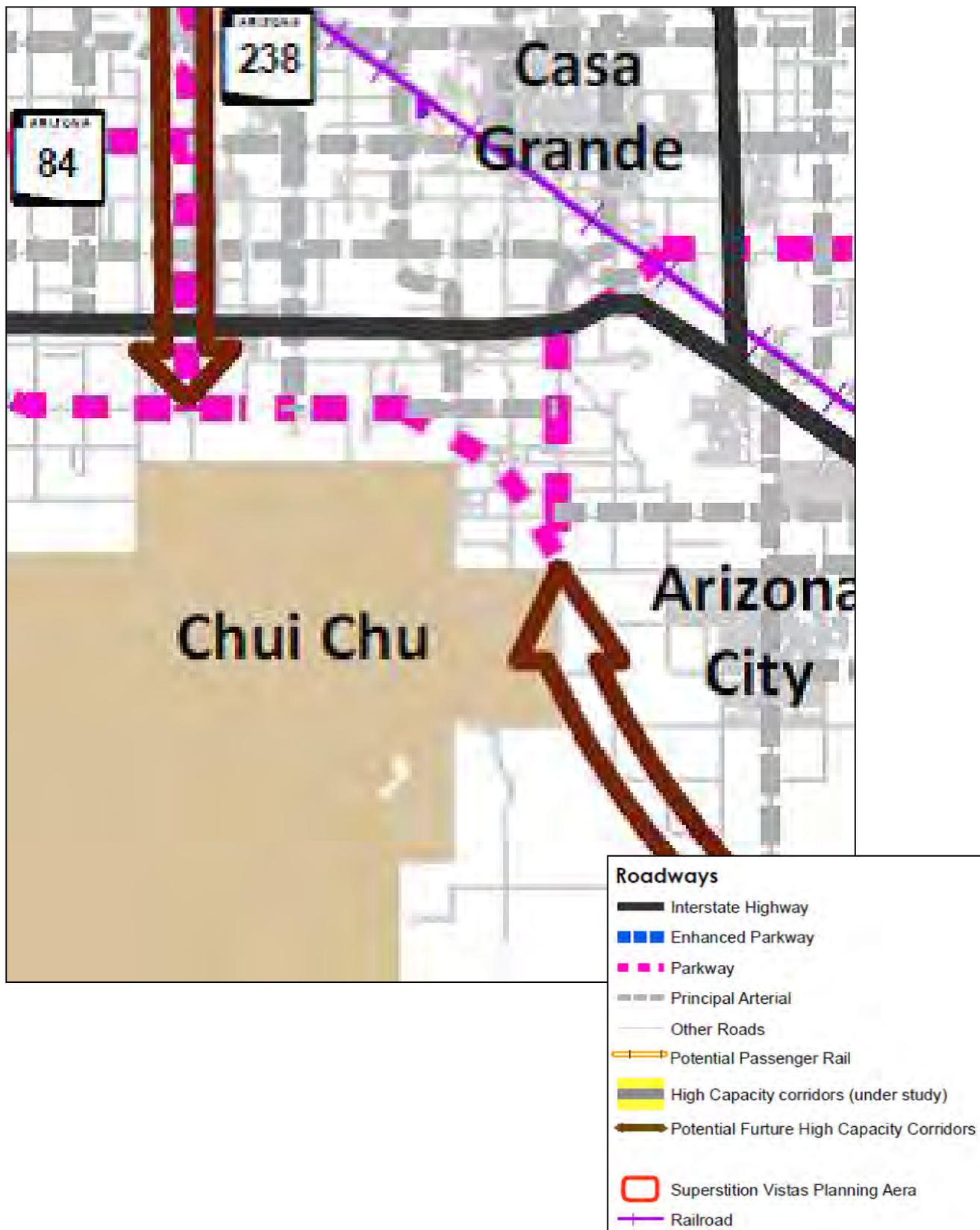


Exhibit E – Comprehensive Plan Identified Transportation Corridors



PZ-PA-004-16

Pinal Central Power

**Application for a
Major Comprehensive Plan Amendment
to Allow a Power Generation Facility**

PZ-PA-002-16

Prepared for
Pinal County

Submitted by
Boulevard Associates, LLC

Prepared by
EPG, LLC.

June 2016

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink)

1. The legal description of the property: Refer to ALTA Survey, attached to accompanying narrative report as Appendix A.
2. Parcel Number(s): 401430050, 40144001H, 40144001P, Total Acreage: 257.12
401440060, 401440100
3. Current Land Use Designation: Moderate Low Density Residential
4. Requested Land Use Designation: General Public Facilities/Services
5. Date of Concept Review: May 10, 2016 Concept Review Number: PZ-PA-002-16
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): Refer to attachment.
7. Discuss any recent changes in the area that would support your application. Refer to attachment.
8. Explain why the proposed amendment is needed and necessary at this time. Refer to attachment.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

Boulevard Associates, LLC is requesting this amendment in order to construct and operate a power generating facility on the subject parcels. The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require generation intertie (gen-tie) transmission lines and additional project infrastructure.

7. Discuss any recent changes in the area that would support your application

Immediately west of the Project site is the newly-constructed (2013) Pinal Central 500kV electrical substation, owned and operated by Salt River Project (SRP). Western Area Power Administration (WAPA) owns and operates the ED2 115kV electrical substation, which is located immediately west of the Pinal Central Substation. The SRP Pinal Central to Browning 500kV transmission line and the Tucson Electric Power Pinal Central to Tortolita 500kV transmission line were constructed in 2014 and 2015, respectively. Both of these high-voltage transmission lines connect into the Pinal Central Substation from the east, and pass near and through portions of the Project parcels.

SRP's Palo Verde to Pinal Central 500kV transmission line, which connects into the Pinal Central Substation from the west, was constructed in 2010. WAPA's two parallel ED2 to Coolidge 115kV transmission lines and two parallel ED2 to Saguaro 115kV line are located within 0.5 miles to the west of the Project parcels. In addition, in early 2016, the ACC approved a Certificate of Environmental Compatibility for the proposed SunZia Southwest Transmission Project, which would include two parallel 500kV transmission lines located along the southern boundary of the Project parcels, connecting from the east into the Pinal Central Substation.

The land use designation changes proposed under the requested Comprehensive Plan amendment are consistent with the existing and planned industrial/utility land uses on and adjacent to the Project parcels.

8. Explain why the proposed amendment is needed and necessary at this time.

Boulevard Associates has identified the Project site as an optimal location for an electrical generation facility based on the existence of compatible adjacent and nearby land uses; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers. The amendment is needed in order to facilitate development of the proposed electrical generation facility, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Demand for this type of electrical generation facility at this location, interconnecting to the Pinal Central Substation, will occur as early as the year 2020, and 3 to 4 years are likely required for planning, design, and construction of the facility.

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

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

Inland Farms Inc 520-723
2487 E. Hwy 287 Casa Grande, AZ 85194 4432

Name of Landowner (Applicant) Address Phone Number

Marvin Wuerft, President marvinwuerft@gmail.com

Signature of Landowner (Applicant) E-Mail Address

Mark Kornhaus 700 Universe Blvd., Juno Beach, FL (561) 304-6133

Name of Agent Address Phone Number

Mark Kornhaus Mark.Kornhaus@NEE.com

Signature of Agent E-Mail Address

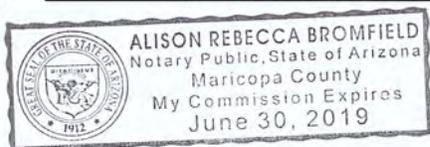
The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

Inland Farms, Inc.
[Insert Company or Trustee's Name]
By: *Marvin Wuertz*
[Signature of Authorized Officer or Trustee]
Its: President
[Insert Title]

Dated: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1ST day of JUNE, 2016, by Marvin Wuertz, President of Inland Farms, Inc., an Arizona Corporation
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name] of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e, member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: INLAND FARMS, INC

APN: 401-43-0050

The west half of the east half of the northwest quarter, and the west half of the northwest quarter of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

Wuertz Farm Land LLC 520 723
4432
 2487 E. Hwy 287, Casa Grande AZ 85194

Name of Landowner (Applicant) Address Phone Number

Marvin Wuertz, manager marvinwuertz@
hotmail.com.

Signature of Landowner (Applicant) E-Mail Address

Mark Kornhaus 700 Universe Blvd.
Juno Beach FL 33408 (561)304-6133

Name of Agent Address Phone Number

Mark Kornhaus Mark.Kornhaus@NCE.com

Signature of Agent E-Mail Address

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

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

Wuertz Farm Land LLC
[Insert Company or Trustee's Name]
By: Marvin Wuertz
[Signature of Authorized Officer or Trustee]
Its: Manager
[Insert Title]
Dated: 6-1-16

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1st day of JUNE, 2016, by Marvin Wuertz, Manager of Wuertz Farm Land LLC, an Arizona Corporation
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: WUERTZ FARM LAND, LLC

APN: 401-44-001H

That portion of the southeast quarter (SE 1/4) of Section Thirty (30), Township Six (6) South, Range Eight (8) East of the Gila and Salt River Base and Meridian, lying north of Florence-Casa Grande Canal;

Except five (5) acres in the southeast corner of the above described tract bordering 330 feet on the Florence Canal and 660 feet bordering the lateral Canal running north and south.

More particularly described as follows:

Beginning at the northwest corner of said southeast quarter; thence south 0 degrees 15 minutes east along the west line of said southeast quarter, a distance of 1,062.00 feet to the true point of beginning;

Thence continuing south 0 degrees 15 minutes east along the west line of said southeast quarter a distance of 660.00 feet to the corner of the Florence Canal;

Thence south 77 degrees 15 minutes east along the centerline of the Florence Canal a distance of 330.00 feet to a point;

Thence north 15 degrees 15 minutes west parallel to the west line of said southeast quarter a distance of 694.73 feet to a point;

Thence north 83 degrees 15 minutes west a distance of 323.95 feet more or less to the point of beginning.

Except any portion lying within property described in warranty deed recorded as 2013-018115

Excepting and reserving one half (1/2) of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

APN: 401-44-0060

That portion of the southeast quarter of the southwest quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, lying north of the old Florence-Casa Grande Canal.

Excepting and reserving one-half of all gas, oil, and other minerals, as Docket 742, page 51, Records of Pinal County, Arizona.

APN: 401-44-0100

A parcel of land located in the west half of the southeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the center of said Section 30;

Thence south 00 degrees 15 minutes 00 seconds east along the north-south midsection line, a distance of 1062.00 feet to the true point of beginning;

Thence south 83 degrees 15 minutes 00 seconds east, a distance of 323.95 feet;

Thence south 00 degrees 15 minutes 00 seconds east, a distance of 694.73 feet to a point on the San Carlos Irrigation Canal;

Thence north 77 degrees 15 minutes 00 seconds west, a distance of 330.00 feet to a point of intersection of the north-south mid-section line and the San Carlos Irrigation Canal;

Thence north 00 degrees 15 minutes 00 seconds west along the north-south mid-section line, a distance of 660.00 feet to the true point of beginning.

Excepting and reserving one-half of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

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

Marvin and Kathleen Wuertz Trust
[Insert Company or Trustee's Name]

By: *Marvin Wuertz*
[Signature of Authorized Officer or Trustee]

Its: Trustee
[Insert Title]

Dated: 6-1-16

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1ST day of JUNE, 2016, by Marvin Wuertz, Trustee of Marvin and Kathleen Wuertz Trust, an Arizona Trust

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

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be

_____ of _____

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

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: MARVIN AND KATHLEEN WUERTZ TRUST

APN: 401-44-001P

The east half of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except one half of all gas, oil, and other minerals as reserved in deed recorded in Docket 742, page 51, Records of Pinal County, Arizona; and except any portion thereof lying south and east of the following described line:

Commencing at the east quarter corner of said Section 30, from which the northeast corner of said Section bears north 00 degrees 00 minutes 52 seconds east, a distance of 2645.16 feet;

Thence north 00 minutes 52 seconds east, along the east line of said northeast quarter, a distance of 47.60 feet;

Thence continuing north 00 degrees 00 minutes 52 seconds east, along said east line of the northeast quarter, a distance of 174.20 feet to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west along the north line of property described in instrument no. 2005-37665, records of Pinal County, Arizona, a distance of 850.85 feet to the northwest corner thereof;

Thence south 00 degrees 40 minutes 23 seconds west, along the west line of said property, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, along the west line of that second parcel of land as described in instrument recorded in Docket 1011, page 297, to a point on the south line of said northeast quarter and the point of terminus;

Also except the following described parcel:

That portion of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at a found rebar with tag, R.L.S. No. 5713, said rebar being the east quarter corner of said Section 30, from which the northeast corner of said section bears north 00 degrees 00 minutes 52 seconds east (basis of bearings), a distance of 2642.05 feet (measured), 2645.16 feet (record) to the point of beginning;

Thence north 00 degrees 00 minutes 52 seconds east, along line of said northeast quarter, a distance of 218.69 feet (calculated), 221.80 feet (record) to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west, a distance of 850.85 feet;

Thence south 00 degrees 40 minutes 23 seconds west, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, a distance of 143.15 feet;

Thence north 89 degrees 35 minutes 18 seconds west, a distance of 457.42 feet;

Thence north 00 degrees 00 minutes 29 seconds west, a distance of 50.00 feet;

Thence south 89 degrees 35 minutes 18 seconds east, a distance of 421.05 feet;

Thence north 04 degrees 15 minutes 00 seconds east, a distance of 94.47 feet;

Thence north 00 degrees 40 minutes 23 seconds east, a distance of 75.78 feet;

Thence north 87 degrees 55 minutes 20 seconds east, a distance of 890.44 feet;

Thence south 00 degrees 00 minutes 52 seconds west, a distance of 40.03 feet to the true point of beginning.

Pinal Central Power

**Application Narrative for a
Major Comprehensive Plan Amendment
to Allow a Power Generation Facility**

PZ-PA-002-16

Prepared for
Pinal County

Submitted by
Boulevard Associates, LLC

Prepared by
EPG, LLC.

June 2016

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1.0 EXECUTIVE SUMMARY

Boulevard Associates, LLC (Boulevard Associates) is requesting an amendment to the 2009 Pinal County Comprehensive Plan (Comprehensive Plan) in order to construct and operate a power generating facility on five parcels comprising the proposed Pinal Central Power Project site (Project). Table 1 below lists the Project parcels, including Assessor's Parcel Numbers (APN), individual and total parcel acreage, and Public Land Survey System (PLSS) locations.

APN	Acreage	PLSS Location
401-43-0050	120.0	Section 29, Township 6S, Range 8E
401-44-001H	48.01	Section 30, Township 6S, Range 8E
401-44-001P	76.11	Section 30, Township 6S, Range 8E
401-44-0060	8.0	Section 30, Township 6S, Range 8E
401-44-0100	5.0	Section 30, Township 6S, Range 8E
	Total Acreage: 257.12	

The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require generation intertie (gen-tie) transmission lines and additional project infrastructure.

Paved and unpaved rural roads provide access to the site and adjacent properties. South Sunshine Boulevard runs north to south through the northern portion of the site, and East Laughlin Road is located in the central portion of the site. State Highway (SR) 287 bounds the site on the north.

The amendment is needed in order to facilitate development of the proposed electrical generation facility, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Demand for this type of electrical generation facility at this location, interconnecting to the Pinal Central Substation, will occur as early as the year 2020, and 3 to 4 years are likely required for planning, design, and construction of the facility.

1.1 PROPOSED LAND USE

The Comprehensive Plan land use designation proposed for the site is General Public Facilities/Services, with the specific proposed land use consisting of power generation.

The Project parcels are currently designated as a Moderate Low Density Residential land use.

1.2 LOCATION & ACCESSIBILITY

The Project site is located within unincorporated Pinal County, approximately 0.75 miles east-southeast of the intersection of 11-Mile Corner Road and SR287. The site is accessible via S. Sunshine Boulevard and E. Laughlin Road, both of which bisect portions of the site. The northernmost portion of the Project site fronts, and is also accessible via, SR287.

Interstate 10 (I-10), Interstate 8 (I-8), and the Union Pacific Railroad, all major transportation and freight corridors, are located less than 8 miles west of the Project site.

1.3 SITE SUITABILITY

The Project site is well suited for the proposed changes to the Comprehensive Plan. Boulevard Associates has identified the Project site as an optimal location for an electrical generation facility based on the existence of compatible adjacent and nearby land uses; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers.

The Project site is generally level, is in proximity to existing transmission lines and substations for potential interconnection, and does not contain any recreation areas or residences. The Project site is designated as Moderate Low Density Residential by the Comprehensive Plan. There are no perennial surface waters or wetlands on or near the property; however, a canal owned and operated by the San Carlos Irrigation and Drainage District (SCIDD) runs east/west directly adjacent to a portion of the southern boundary of the project site with canal laterals running north/south through and adjacent to the Project site. No Special Flood Hazard Areas (100-year floodplains) have been identified by the Federal Emergency Management Agency (FEMA) or the Flood Control District of Pinal County on the Project site.

1.4 PUBLIC SERVICES/UTILITIES

Existing utilities within the vicinity of the Project site include the Pinal Central Substation, a 115-kilovolt (kV) substation, three 500kV transmission lines, and four 115kV transmission lines. Two additional, parallel 500kV transmission lines are proposed to be constructed near the site and were recently permitted by the Arizona Corporation Commission (ACC) (Case No. 171, SunZia Southwest Transmission Project). There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches within and in the vicinity of the site.

Immediately west of the Project site is the newly-constructed (2013) Pinal Central 500kV electrical substation, owned and operated by Salt River Project (SRP). Western Area Power Administration (WAPA) owns and operates the ED2 115kV electrical substation, which is located immediately west of the Pinal Central Substation. The SRP Pinal Central to Browning 500kV transmission line and the Tucson Electric Power Pinal Central to Tortolita 500kV transmission line were constructed in 2014 and 2015, respectively. Both of these high-voltage transmission lines connect into the Pinal Central Substation from the east, and pass near and through portions of the Project parcels.

SRP's Palo Verde to Pinal Central 500kV transmission line, which connects into the Pinal Central Substation from the west, was constructed in 2010. WAPA's two parallel ED2 to Coolidge 115kV transmission lines and two parallel ED2 to Saguaro 115kV line are located within 0.5 miles to the west of the Project parcels. In addition, in early 2016, the ACC approved a Certificate of Environmental Compatibility (CEC) for the proposed SunZia Southwest Transmission Project, which would include two parallel 500kV transmission lines located along the southern boundary of the Project parcels, connecting from the east into the Pinal Central Substation.

The land use designation changes proposed under the requested Comprehensive Plan amendment are consistent with the existing and planned industrial/utility land uses on and adjacent to the Project parcels.

Planned utilities and services on the site include water, electric, and natural gas.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the area. New or additional public services anticipated as a result of the proposed amendment are not anticipated.

2.0 PROJECT NARRATIVE

2.1 INTRODUCTION

This narrative report addresses the required information to support the request for a Major Comprehensive Plan Amendment (MCPA) for the Pinal Central Power Project (Project) on land in central Pinal County.

Boulevard Associates is requesting this amendment in order to construct and operate a power generating facility on the Project site. The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require gen-tie transmission lines and additional project infrastructure.

Should the MCPA receive approval from Pinal County, Boulevard Associates intends to subsequently pursue and apply to Pinal County for a zoning change from General Rural (GR) to Industrial Zoning District (I-3) in order to allow for the development and operation of gas-fueled and solar power generation facility activities.

Boulevard Associates also intends to submit a Temporary Use Permit (TUP) application to Pinal County to allow for the installation and operation of a Meteorological Tower on one of the five Project parcels. The intent of the Meteorological Tower is to aid in understanding the climatological, weather, and air quality makeup in the region, and the data gathered through the use of the Meteorological Tower will help to inform and determine the specific technologies and arrangements Boulevard Associates would use in the proposed combined-cycle and solar generation facilities. Pre-construction and post-construction air monitoring is required under Pinal County Air Quality Control District Rule 3-3-260 in order to apply for and maintain an air permit for the proposed combined-cycle generation facility. Boulevard Associates expects to submit the TUP application to Pinal County in late second quarter, or early third quarter 2016.

A CEC will be required from the ACC to allow construction of the Project because the proposed combined-cycle generation facility is planned for an output capacity greater than 100MW, and because the gen-tie transmission lines connecting the generation facility to the existing power grid will likely be greater than 115kV. All requisite environmental studies and public participation activity results for the proposed Project will be compiled, formatted, and incorporated into a CEC application pursuant to the requirements of ARS 40-360 et seq. and ACC Rules of Practice and Procedure R14-3-219. The land use plan is one of the factors considered by the ACC in their review of a CEC application; consistency with Pinal County's Comprehensive Plan would be necessary in order to grant a CEC. Completing Pinal County's Comprehensive Plan Amendment process ensures the County's authority and opportunity for review prior to the State siting process (CEC). The public information process to be conducted

for the Pinal County zone change application process will supplement the Arizona CEC public involvement requirements.

Changing the Comprehensive Plan land use designation from Moderate Low Density Residential to General Public Facilities/Services for the Project site and subsequently granting a zoning change from GR to I-3 would allow development of this facility in a prime power generation area, which could increase the production of energy for delivery to the Phoenix metropolitan area and central Arizona where there is an increasing electrical demand. Additionally, a positive economic effect is expected to result from the proposed energy facility development by providing short and long-term job opportunities in the area, tax benefits to Pinal County, and local economic activity from Project workers' transactions with local businesses. Boulevard Associates will use local labor and local contractors/materials as much as possible for the Project.

Both the Project site and the region are well suited for the proposed changes to the Comprehensive Plan. The primary criteria for determining the location of power generation facilities include the existence of compatible adjacent and nearby land uses; minimal topographic variability; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers.

The Project site is displayed in Figure 1, Figure 2, and Figure 3, below. The site is generally level and in proximity to existing transmission lines, substations, highway and rail facilities, and large electrical load centers.

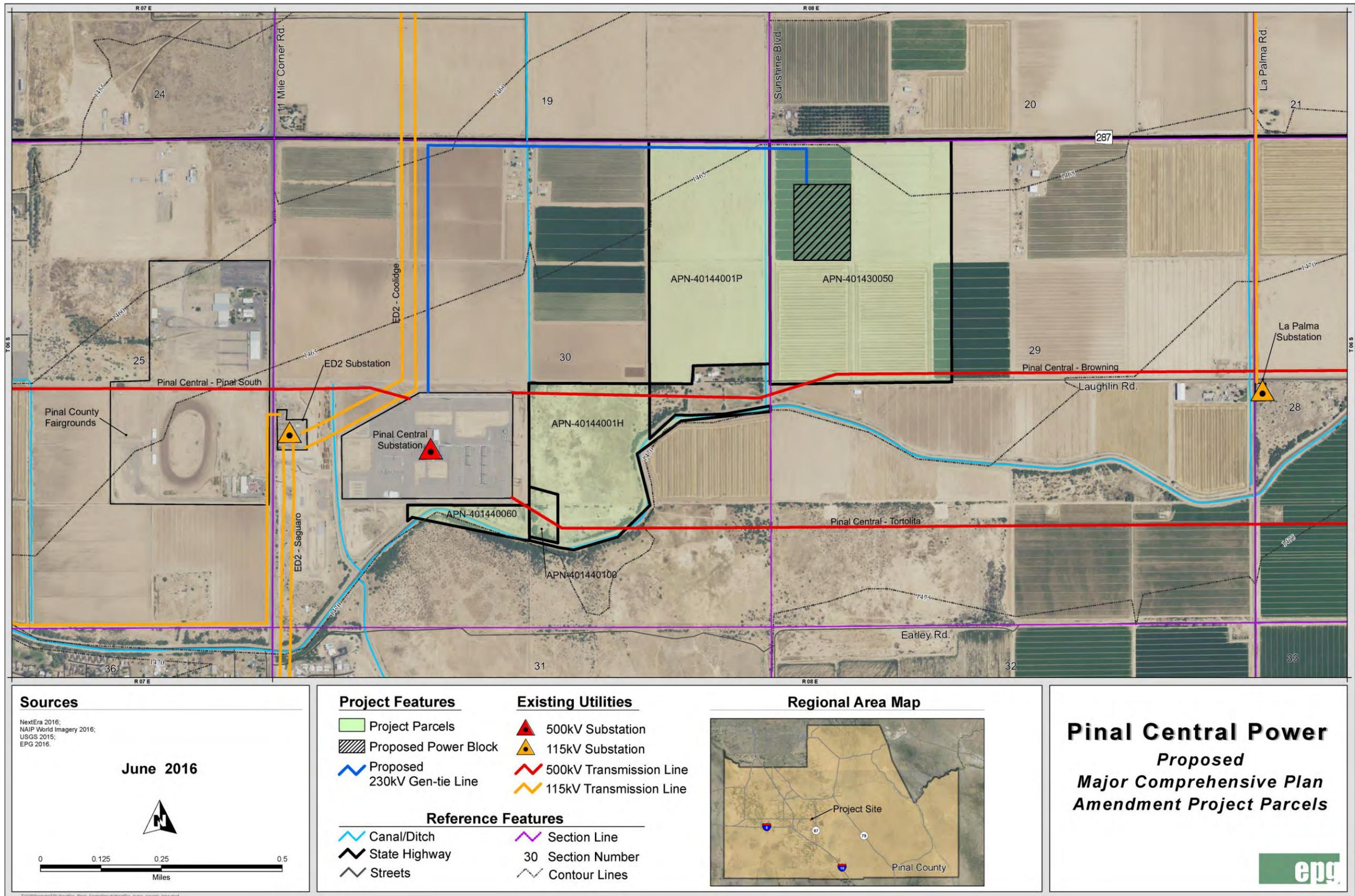


Figure 1. Project Parcels

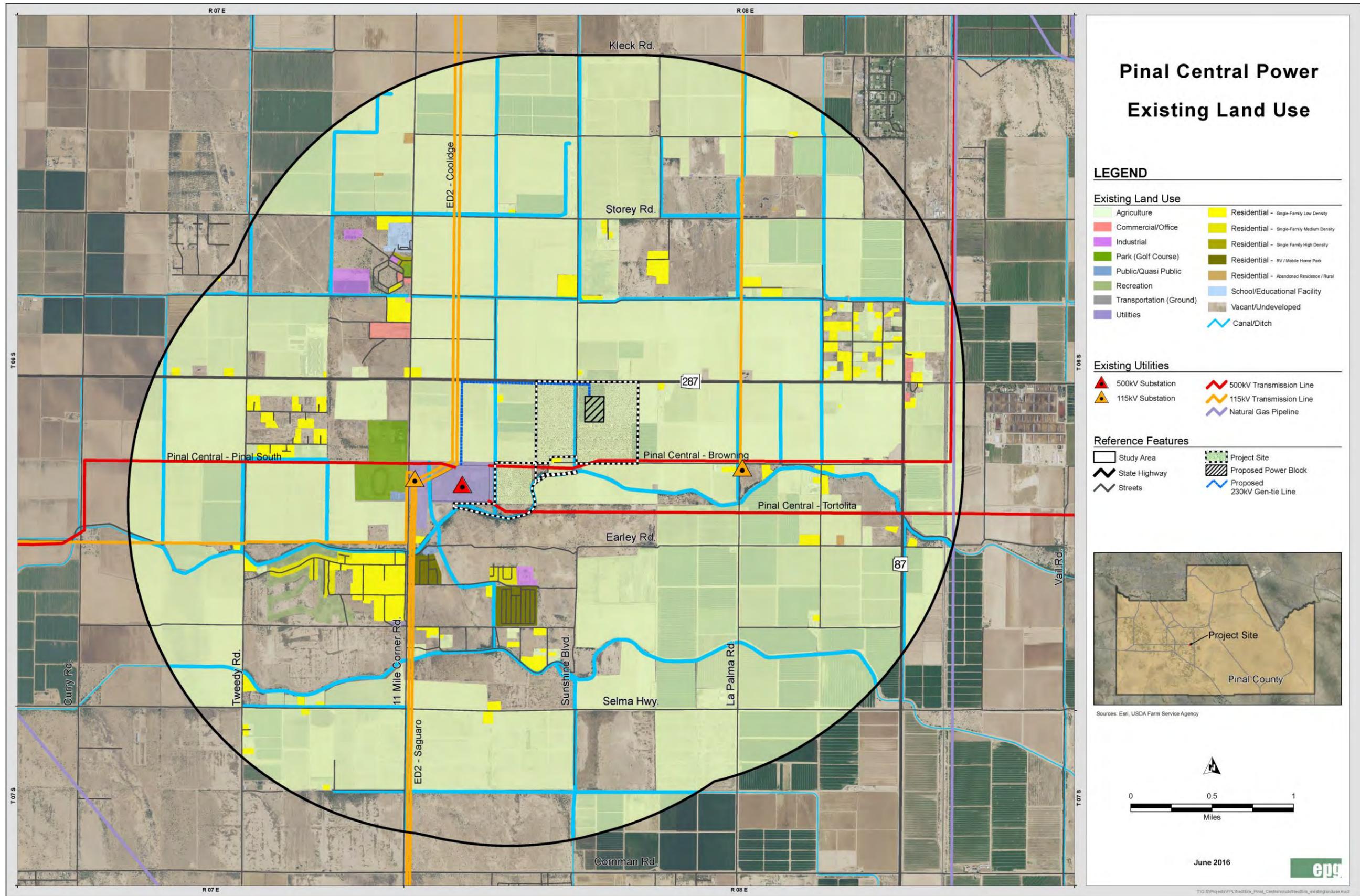


Figure 2 Existing Land Use

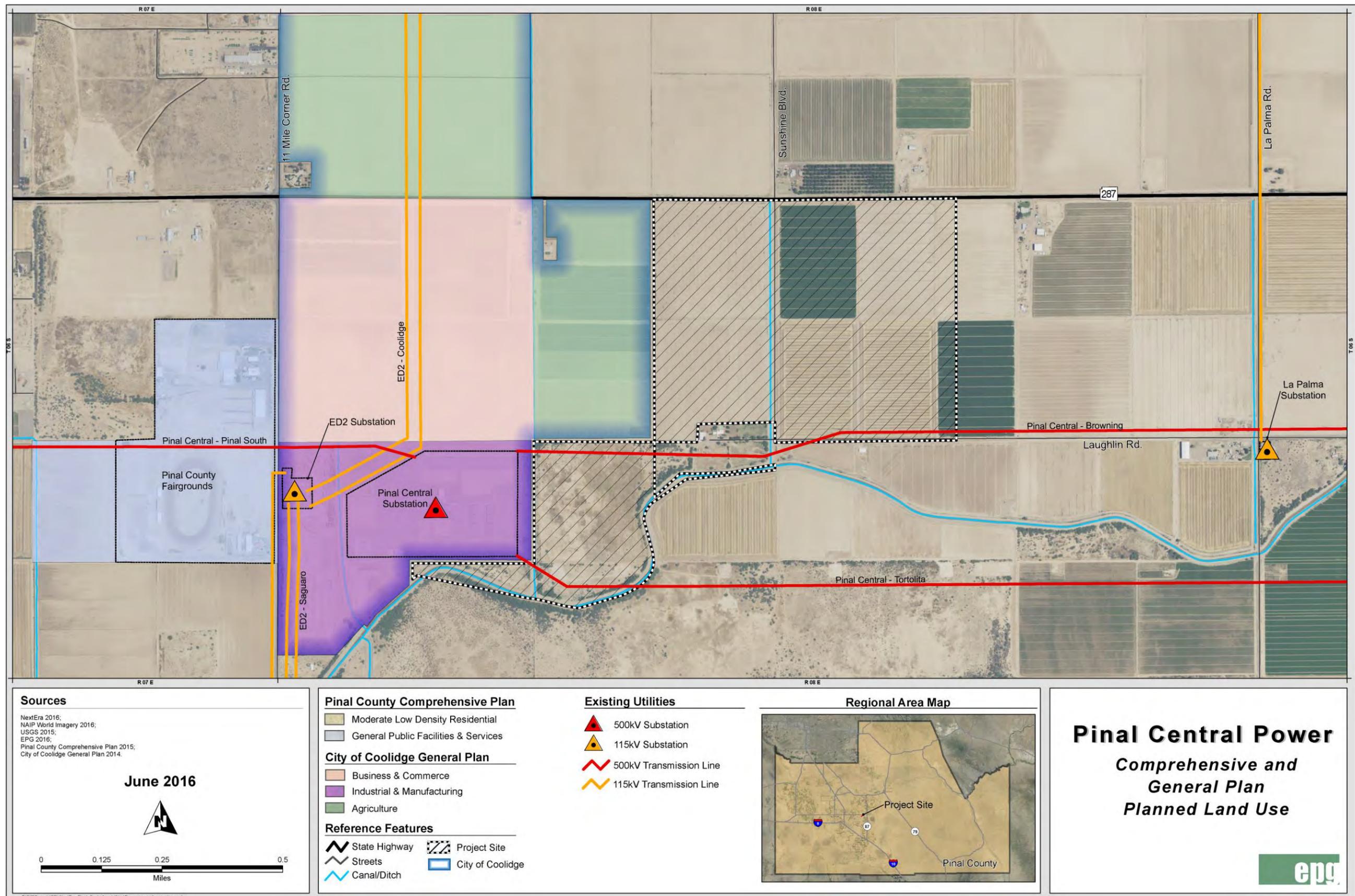


Figure 3 Planned Land Use

2.2 PHYSICAL SETTING, EXISTING USES, AND RELATIONSHIP TO SURROUNDING LAND USES

Existing land uses within approximately two miles of the Project site (study area) are described below, and displayed in Figure 2, above. As shown previously in Figure 3, a newly annexed portion of the City of Coolidge is located immediately west of and adjacent to the Project site (Pinal Central Substation). The boundary of the City of Eloy is located approximately 1.8 miles west of the Project site. Existing land uses within the study area include transportation, agriculture, utilities, residential, recreation, commercial, public services, education, and vacant land. The closest residence is located immediately south of the Project parcels, while another is located north of the Project parcels, separated by SR287. Scattered single-family residences are located throughout the Project study area, and a mobile home park is located approximately 0.4 miles south of the subject property. There are no areas designated as Open Space within the Project site.

The Project site is located adjacent (east) to the Pinal Central Substation with two (Pinal Central – Tortolita, and Pinal Central – Browning) 500kV transmission lines crossing the property from east to west.

Transportation and travel routes in the Project vicinity include SR287, which travels east to west, north of and adjacent to the Project site, Eleven Mile Corner Road, which travels north to south, approximately one mile west of the Project site, and several unpaved roads surrounding the site.

Land adjacent to the Project site is privately owned and largely used for agricultural production. There are no areas designated as Open Space within the proposed Project site. The proposed Project would not impact known planned recreational uses.

The area in which the proposed Project would be located is addressed in the Comprehensive Plan. The plan designates the proposed site and adjacent land as Moderate Low Density Residential. This designation intends to “provide for a larger lot development pattern with options for [a] suburban residential pattern. Suitability is determined by location, access, existing land use patterns and natural and man-made constraints” (Pinal County 2009). Areas designated as Moderate Low Density Residential are intended suburban residential areas with an expected 1 to 3.5 dwelling units per acre (du/ac).

The Project site is zoned as GR and the land uses entail a combination of active farmland, fallow farmland, and vacant lands. The property is privately owned, and contains no residences or buildings.

3.0 COMPREHENSIVE PLAN AMENDMENT CRITERIA

The overall intent of the Comprehensive Plan is to act as a tool that will serve to “steer the County on a positive course of action to manage growth, preserve the quality of life, and promote sustainability. It is a long-term vision that promotes effective economic vitality while ensuring environmental stewardship. The Plan articulates the vision and outlines the strategic direction to position Pinal as a vibrant, healthy, and economically sustainable region within the state of Arizona.” (Pinal County 2009).

The proposed amendment is consistent with the vision components of the Comprehensive Plan, as discussed in the next section of this application. These include: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities.

To ensure conformity with the Comprehensive Plan, all development proposals must meet the criteria outlined in the Plan’s compliance checklist. The following sections are written in response to the criteria listed in the Comprehensive Plan compliance checklist, focused on two major components:

- Consistency with Pinal County’s Vision Components, and
- Consistency with the Plan’s Key Concepts illustrated on Land Use, Economic, and Circulation graphics.

3.1 CONSISTENCY WITH PINAL COUNTY’S VISION COMPONENTS

The proposed land use associated with this amendment would be consistent with the goals, objectives, and policies of the current Comprehensive Plan

The chapters of the Comprehensive Plan include: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities vision components and are discussed below with specific responses to the applicable questions included in the Comprehensive Plan compliance checklist.

Sense of Community

Is the proposal consistent with the Sense of Community vision component?

The proposed amendment is consistent with the Sense of Community vision component. Sense of Community is largely achieved by paying close attention to residential and commercial land uses in the area. Densities of development either encourage or discourage a sense of community based on the land uses described the Comprehensive Plan. According to the Land Use Plan described in *Chapter 3*, the Project site is located within the Moderate Low Density Residential land use. This designation allows medium and high density residential, commercial, and employment (office and light industrial) land uses. Adjacent parcels to the Project site are

generally vacant land under this designation, but also include existing and planned utility uses. The proposed amendment would be consistent with the Sense of Community vision as described in the Comprehensive Plan by consolidating energy facilities in an area that contains similar and compatible land uses, as well as vacant land.

Mobility and Connectivity

Is the proposal consistent with Mobility and Connectivity vision component?

The proposed amendment is consistent with the Mobility and Connectivity vision component. *Chapter 4: Mobility and Connectivity* of the Comprehensive Plan explains Pinal County's vision to strive to serve persons with multimodal transportation options in transportation corridors at appropriate locations. Under the goals, objectives and policies in this chapter, *Policy 4.1.1.4* states that the County will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County's regional transportation system. Power generation facilities on the Project site would have minimal impact on planned land uses from traffic and the goals that address this vision.

There would be a temporary increase in traffic volume during the construction period for the delivery of equipment and supplies and due to commuting workers. Existing roads and railroads are sufficient to accommodate the anticipated construction traffic. During the operational phase, traffic on area roads is not expected to increase due to the small operation and maintenance crew that would travel to and from the Project site.

Economic Sustainability

Is the proposal consistent with the Economic Sustainability vision component?

The proposed amendment is consistent with the Economic Sustainability vision component. Balancing residential growth with job creation is the central theme of the Economic Development element. The Economic Development element concentrates on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives and policies. Two main goals that address this vision are to:

1. Encourage a full range of quality jobs for residents of Pinal County and increase the jobs per capita ratio.
2. Encourage sustainable development consistent with Pinal County's environmental preservation philosophy.

The proposed amendment would further promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. Additionally, power generated by the proposed facility could potentially support residential growth and job creation by providing clean, safe, affordable, and efficient electricity to local communities and the region. The proposed

amendment would be compatible with the vision outlined in *Chapter 5: Economic Stability* as described in the Comprehensive Plan.

Open Spaces and Places

Is the proposal consistent with the Open Spaces and Places vision component?

The proposed amendment is consistent with the Open Spaces and Places vision component. According to the Comprehensive Plan, siting of specific proposed open space and trails is based on the “suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources” (Pinal County 2009).

There are no existing dedicated open space areas or trails within the Project study area. However, the Comprehensive Plan and the final Open Space and Trails Master Plan for Pinal County identify a proposed designated trail corridor that would run parallel to SR287 on the north side, and north of the Project site. The proposed amendment is not expected to conflict with this proposed trail, and would not be in conflict with the planned land use.

Environmental Stewardship

Is the proposal consistent with the Environmental Stewardship vision component?

The proposed amendment is consistent with the Environmental Stewardship vision component. Throughout initial Project planning, Boulevard Associates has considered potential environmental impacts in their Project plans, and is committed to minimizing impacts to the human, natural, and cultural environment resulting from the proposed development. The Project will comply with any and all applicable state and federal laws, regulations, and guidelines, as required.

Current Project design includes the use of dry-cooled combined-cycle gas-fired generators, which minimize water use. Solar generation conserves natural resources, and battery energy storage facilitates the integration of renewable resources into the power grid. Minimization of water use and the use of renewable energy sources are both stated elements of the Environmental Stewardship vision of the Comprehensive Plan.

Happy, Healthy Residents

Is the proposal consistent with the Happy, Healthy Residents vision component?

The proposed amendment is consistent with the Happy, Healthy Residents vision component. Factors that contribute to Happy, Healthy Residents include well designed neighborhoods, the cost of housing, and public services, and the availability of healthy foods. *Chapter 8: Happy, Healthy Residents* of the Comprehensive Plan states the following goals for example:

Goal 8.1: Pinal County has a mix of housing types and is well positioned to respond to emerging housing industry trends and markets

Goal 8.2: Maximize residential development opportunities where existing infrastructure and services are provided or planned.

Goal 8.3: Promote a philosophy that new growth pays for its share of financial impacts in an equitable manner.

Goal 8.4: Maintain long-term financial sustainability for Pinal County.

Goal 8.5: Pinal County and its residents have access to healthy foods.

The proposed amendment would be consistent with this vision and would contribute toward maintaining long-term financial stability (Goal 8.4) by generating revenues and contributing to the tax base for Pinal County, and by allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid.

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

Consistency with the Land Use Designation shown on the graphics

Land uses in the area surrounding the subject site are designated Rural Residential, Low Density Residential, and Moderate Low Density Residential as indicated on the Land Use and Economic Development graphic. This application for a proposed Major Comprehensive Plan Amendment is requested to change the land use designation from Moderate Low Density Residential to General Public Facilities/Services. The land use change would be consistent with supporting public utility infrastructure and energy facility uses including the Pinal Central Substation, west of the subject site, and the major high-voltage transmission lines that surround and pass through portions of the subject site.

Consistency with the Mixed Use Activity Center Concept

The Project site is not located within a Mixed Use Activity Center. Three of the High Intensity Activity Centers are located in Coolidge, Eloy, and Casa Grande and a planned Mid-Intensity Activity Center is located approximately 6 miles east of the Project site.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses are consistent with the applicable Planning Guidelines described in the Land Use element.

Medium and high density residential, commercial, and employment (office and light industrial) land uses are allowed in the Moderate Low Density Residential designation. Parcels adjacent to

the Project site under this designation are generally vacant. Also in close proximity to the proposed site are transmission lines and structures that cross the site and terminate at the nearby Pinal Central Substation. Two additional, parallel 500kV transmission lines are proposed to be constructed near the Project parcels and were recently permitted by the Arizona Corporation Commission. There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches within and in the vicinity of the Project parcels.

The Project site is located within the West Pinal Growth Area, which is described in the Pinal County Comprehensive Plan as the “heart of the Sun Corridor Megapolitan Area”, planned for urbanization bordering Native American communities with expansion of new housing and commercial development. The site is also located within the City of Coolidge Planning Area containing about 12,000 acres surrounding the city to the east and south, designated Growth Area 2, which is projected to support a population of up to 148,000 (City of Coolidge 2014).

The proposed amendment would be a step toward allowing additional power generation and battery energy storage facilities and infrastructure within this Growth Area, which would contribute toward meeting regional electrical needs.

Quality Employment Opportunities County-Wide

The proposal is consistent with the Economic Development element.

The proposed amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. The proposed amendment will be compatible with the vision outlined in *Chapter 5: Economic Stability* of the Comprehensive Plan.

Viable Agriculture, Equestrian and Rural Lifestyle

The proposed amendment would cluster industrial (utility) development into an area that now supports many existing and planned utility uses, thus limiting dispersed impacts to open space and agriculture, or sprawl. A large portion of the Project site contains vacant or abandoned agricultural land.

System of Connected Trails and Preservation of Open Space

The proposed amendment is consistent with the Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter.

The Open Spaces and Places chapter of the Comprehensive Plan’s vision is to site specific proposed open space and trails based on the “suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources” (Pinal County 2009).

Pinal County’s Open Space and Trails Master Plan promotes the quality of life of the region by providing areas of passive and active recreational opportunities, while conserving existing

resources, such as natural scenic beauty, view corridors, wildlife habitat, agricultural resources designated at risk, and cultural heritage for the benefit of present and future generations.

There are no existing dedicated open space areas, designated scenic resources, or designated view corridors within the study area. However, the Comprehensive Plan and the final Open Space and Trails Master Plan for Pinal County identify a proposed multi-use trail corridor that would run north of and parallel to SR287, which is north of the Project site. The proposed amendment would not interfere with the proposed trail corridor, or other designated open spaces, nor is it expected to impact any designated scenic resources. As part of the Project design, Boulevard Associates would include visual screening features to minimize visual impacts to residents and other viewers in the Project vicinity. The proposed amendment would be compatible with Pinal County's vision concerning open space and trails.

Natural Resource Conservation

The proposal addresses environmentally sensitive areas it may impact, as described below.

Boulevard Associates has considered potential environmental impacts of the proposed Project, and will mitigate impacts to the natural and cultural environment by minimizing ground disturbance where possible. Development of the Project will comply with any and all applicable state and federal environmental laws, regulations, and guidelines, as required.

Based on preliminary review, the Project site is located in an area with minimal sensitive environmental resources present. Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed for the site, and documented as part of the Arizona CEC application process. Results of a preliminary environmental review of the Project site are described below.

Biological Resources

Sensitive species lists from the Arizona Game and Fish Department (AGFD) and Arizona Department of Agriculture (ADA) were reviewed with regard to species with the potential to occur in Pinal County. Current habitat characteristics on the Project site do not appear to provide significant suitable habitat for the presence of the majority of the identified federal and state sensitive species, as the site is composed principally of cultivated cropland, and the majority of the identified species with potential to occur are associated with significant riparian habitats, aquatic habitats, rocky slopes, or other habitat types not present on the site. Because nearly all of the Project site has been subject to ground disturbance in the past, no sensitive plants are likely to be present.

Sensitive species reported on these lists that may be present in the vicinity of the site include the Great Egret, Western Yellow Bat, Lesser Long-nosed Bat, California Leaf-nosed Bat, Greater Western Bonneted Bat, and Tucson Shovel-nosed Snake. The Yuma Clapper Rail, Southwestern Willow Flycatcher, and Western Yellow-billed Cuckoo have been recorded at the nearby Picacho Reservoir but no suitable habitat is present on the Project site.

The Great Egret is a wading bird associated with aquatic habitats such as lakes, streams, marshes, and ponds. This species has been documented from the general vicinity of the site, and is often observed foraging in human-modified landscapes, including irrigation canals and flooded fields. However, project development is unlikely to result in significant impacts to this species, as it is unlikely to nest on the site, and similar foraging habitats are common in the vicinity of the site.

Lesser Long-nosed Bats and California Leaf-nosed Bats roost in mines, caves, or similar crevices, and are unlikely to roost on the site due to a lack of suitable habitats. The Western Yellow Bat roosts primarily in deciduous trees and fan palms, and the site generally lacks suitable roosting habitat for this species. The Greater Western Bonneted Bat roosts in cliffs and crevices, and no suitable roost habitat for this species is present. However, all of these bat species have the potential to forage on the site or traverse the site during foraging activities. As these species are unlikely to roost on the site, and habitats composing the site are common to the area, project development is unlikely to result in significant impacts to these bat species.

The Tucson Shovel-nosed Snake is generally associated with creosote and mesquite floodplains on valley floors, and typically inhabits soft, sandy loams. Although the majority of the site is unlikely to provide suitable habitat as a result of its utilization for agricultural crop production, limited areas may provide suitable habitat. The undeveloped desert areas dominated by mesquite and wolfberry along the adjacent canal have the potential to provide suitable habitat for this species. Nevertheless, the site does not appear likely to provide significant suitable habitat for this species, and the patches of potential habitat are surrounded by farmland and isolated from remaining habitat in the region. Project development is unlikely to result in significant impacts to this species.

The site provides suitable habitat for the Burrowing Owl, which is present throughout the region. This species occurs in a variety of habitats and can often be found in agricultural landscapes, where soft soils along field margins and canal banks are suitable for burrowing rodents. Although the Burrowing Owl is not designated as a sensitive species, it is a species of general conservation concern, which is closely monitored in Arizona and is protected under the Migratory Bird Treaty Act (MBTA). Boulevard Associates will follow the current AGFD survey protocol for this species in order to minimize potential impacts, and to comply with MBTA regulations.

Cultural Resources

The official database of cultural resources records (AZSITE) administered by the Arizona State Museum was reviewed to determine if cultural resources were located within the proposed site. Review of AZSITE indicated the presence of three historic period sites within or adjacent to the proposed site. These sites include the historic roadway alignments of SR287 and Sunshine Road, and the historic Casa Grande Canal.

The historic roadway alignment of SR287 is located adjacent to the northern boundary of the Project site. The original roadway of the segment adjacent to the site appears to have been obliterated by modern construction. Therefore, the historical integrity of this segment of roadway

has been compromised and would not be likely to contribute to the National Register of Historic Places (NRHP) eligibility of the overall historic roadway alignment.

Sunshine Road (or Sunshine Boulevard) traverses the center of the site in a north to south orientation. The portion of the roadway located within the Project site is a dirt road that is currently in use and shows signs of regular maintenance. Therefore, the historic integrity of the segment of roadway traversing the Project site has been compromised by modern use and maintenance and would not be likely to contribute to the NRHP eligibility of the overall historic roadway alignment.

The Casa Grande Canal traverses the site from roughly east to west. The portion of the canal that is located adjacent to the Project site is in use and show signs of regular maintenance. Due to the modern use and maintenance of the canal, the historic integrity of this segment of the canal has been affected.

Following the completion and documentation of Class III cultural surveys of the Project site, consultation with the State Historic Preservation Office, irrigation district, and relevant federal agencies will occur as part of the CEC process. Consultation with these agencies will be completed in order to determine the NRHP eligibility of the previously known and newly discovered sensitive cultural resources, and to determine if there would be impacts to these historic resources from project development.

Water Resources, Public Facilities/Services, and Infrastructure Support

The proposal has accounted for adequate services being in place or planned for within a reasonable time of the start of the new development.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the area. New or additional public services resulting from the proposed amendment are not anticipated.

Planned utilities and services on the site include water, electric, and natural gas. The Project is anticipated to use substantially less water than typical farmlands within the region. Boulevard Associates intends to obtain water primarily from private water providers in the Project vicinity, and has initiated preliminary discussions to that end.

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

In areas where there is any potential for contamination, all stormwater would be retained onsite to comply with Arizona Department of Environmental Quality requirements. The Project would

comply with the Arizona Pollutant Discharge Elimination System Construction General Permit. In addition, the proposed Project will adhere to the Arizona Department of Environmental Quality Aquifer Protection Program and bi-annual Water Quality Assessment Report, as required by the Clean Water Act.

4.0 REFERENCES

City of Coolidge 2014. City of Coolidge 2025 General Plan. Adopted June 23, 2014

Pinal County 2009. Pinal County Comprehensive Plan. Adopted November 18, 2009, updated January 20, 2014.

Appendix A: ALTA Survey

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PINAL CENTRAL SOLAR PROJECT ALTA/ACSM LAND TITLE SURVEY

LOCATED IN A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FIRST AMENDED COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO. NCS-664323-ONT1, AMENDED DATE AUGUST 26, 2014.

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES. ATWELL LLC AND EDWIN M. BALLIET (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE TITLE COMMITMENT.

LEGAL DESCRIPTION PARCEL 1

PARCEL NO.1:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 2

PARCEL NO.2:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, LYING SOUTH OF THE OLD FLORENCE-CASA GRANDE CANAL, IN SECTION 29, TOWNSHIP 6 SOLUTION, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA.

EXCEPTING AND RESERVING ONE-HALF OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 3

PARCEL NO.3:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, LYING NORTH OF THE OLD FLORENCE-CASA GRANDE CANAL IN SECTION 29, TOWNSHIP 6 SOLUTION, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING AND RESERVING ONE-HALF OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 4

PARCEL NO.4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOLUTION, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING NORTH OF THE OLD FLORENCE-CASA GRANDE CANAL.

EXCEPTING AND RESERVING ONE-HALF OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 5

PARCEL NO.5:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 1062.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 323.95 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 694.73 FEET TO A POINT ON THE SAN CARLOS IRRIGATION CANAL;

THENCE NORTH 77 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 330.00 FEET TO A POINT OF INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE AND THE SAN CARLOS IRRIGATION CANAL;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING AND RESERVING ONE-HALF OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 6

PARCEL NO.6:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE OLD FLORENCE CANAL.

EXCEPT A PARCEL OF LAND SITUATE IN SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION THIRTY (30);

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, 47.60 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, 500.43 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS WEST, 121.69 FEET;

THENCE SOUTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, 337.57 FEET;

THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST, 427.24 FEET;

THENCE SOUTH 88 DEGREES 25 MINUTES 00 SECONDS EAST, 328.51 FEET;

THENCE NORTH 78 DEGREES 09 MINUTES 00 SECONDS EAST, 553.42 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, 167.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 6 CONTINUED

ALSO EXCEPTING A PARCEL OF LAND BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA LYING SOUTH OF THE FLORENCE-CASA GRANDE CANAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 30 AND THE POINT OF BEGINNING FROM WHICH A 1/2" PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES, 00 MINUTES, 24 SECONDS EAST, A DISTANCE OF 2637.78 FEET;

THENCE NORTH 89 DEGREES, 53 MINUTES, 08 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SECTION 30, A DISTANCE OF 2636.85 FEET TO THE SOUTH QUARTER CORNER OF SECTION 30;

THENCE NORTH 00 DEGREES, 01 MINUTES, 07 SECONDS WEST ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 894.74 FEET TO A POINT ON THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL";

THENCE SOUTH 78 DEGREES, 16 MINUTES, 43 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 92.59 FEET TO A POINT;

THENCE SOUTH 76 DEGREES, 05 MINUTES, 09 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 235.94 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 439.16 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL" A DISTANCE OF 238.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 72 DEGREES, 51 MINUTES, 46 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 380.29 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 595.72 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 155.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 58 DEGREES, 33 MINUTES, 34 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 135.27 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 380.11 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 310.47 FEET TO A NON-TANGENT POINT ON THE EAST-WEST 1/16 SECTION LINE;

THENCE SOUTH 89 DEGREES, 43 MINUTES, 48 SECONDS EAST ALONG THE EAST-WEST 1/16 SECTION LINE AND THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 1289.38 FEET TO THE SOUTH 1/16 CORNER OF SECTION 30 & 29;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 24 SECONDS WEST ALONG THE SECTION LINE, A DISTANCE OF 1318.89 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING AND RESERVING ONE HALF (1/2) OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 7

PARCEL NO.7:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING NORTH OF THE FLORENCE-CASA GRANDE CANAL;

EXCEPT FIVE (5) ACRES IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT BORDERING 330 FEET ON THE FLORENCE CANAL AND 660 FEET BORDERING THE LATERAL CANAL RUNNING NORTH AND SOUTH.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 15 MINUTES EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,062.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 15 MINUTES EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 660.00 FEET TO THE CENTER OF THE FLORENCE CANAL;

THENCE SOUTH 77 DEGREES 15 MINUTES EAST ALONG THE CENTERLINE OF THE FLORENCE CANAL A DISTANCE OF 330.00 FEET TO A POINT;

THENCE NORTH DEGREES 15 MINUTES WEST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 694.73 FEET TO A POINT;

THENCE NORTH 83 DEGREES 15 MINUTES WEST A DISTANCE OF 323.95 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS 2013-018115

EXCEPTING AND RESERVING ONE HALF (1/2) OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 8

PARCEL NO.8:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT ONE HALF OF ALL GAS, OIL AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA; AND EXCEPT ANY PORTION THEREOF LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 2645.16 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 47.60 FEET;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 174.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 55 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2005-37665, RECORDS OF PINAL COUNTY, ARIZONA, A DISTANCE OF 850.85 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 38.90 FEET

THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THAT SECOND PARCEL OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 1011, PAGE 297, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE POINT OF TERMINUS;

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR WITH TAG, R.L.S. NO. 5713, SAID REBAR BEING THE EAST QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST (BASIS OF BEARINGS), A DISTANCE OF 2642.05 FEET (MEASURED), 2645.16 FEET (RECORD);

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 218.69 FEET (CALCULATED), 221.80 FEET (RECORD) TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 87 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 850.85 FEET

THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 38.90 FEET

THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 143.15 FEET

THENCE NORTH 89 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF 457.42 FEET

THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 50.00 FEET

THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS EAST, A DISTANCE OF 421.05 FEET;

THENCE NORTH 04 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.47 FEET

THENCE NORTH 00 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE OF 75.78 FEET

THENCE NORTH 87 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 890.44 FEET

THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 40.03 FEET TO THE TRUE POINT OF BEGINNING

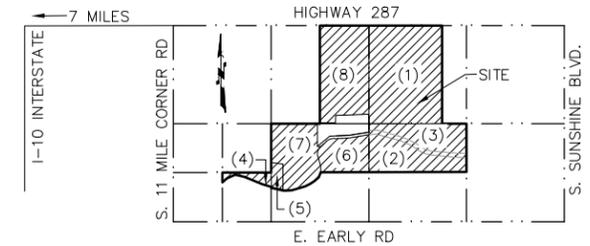
BASIS OF BEARING

THE BASIS OF BEARINGS IS S89°13'02"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

BENCHMARK

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE NORTH QUARTER CORNER SECTION 30, TOWNSHIP 6 SOUTH, 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PINAL COUNTY CONTROL NETWORK ELEVATION=1464.34 (NAVD88)



KEYMAP LEGEND

- SECTION LINE
- BOUNDARY LINE
- PARCEL LINE
- PARCEL NUMBER (1)

CLIENT

CONSULTANT

ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
ATTENTION: RYAN ANDERSON
PHONE: 480.218.8831
FAX: 480.830.4888

NOTES

DATE OF SURVEY: OCTOBER 2014.

THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING OCTOBER 2014.

SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE SHOWN HEREON.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES ONLY.

THE GROSS AREAS FOR PARCELS 1 AND 5 ARE SHOWN HEREON. PARCELS 2, 3, 4, 6, 7, AND 8 ARE SUBJECT TO A DECLARATION BASED ON RIGHT OF WAY FOR THE SAN CARLOS IRRIGATION CANAL CURRENTLY BEING REVIEWED BY THE BUREAU OF INDIAN AFFAIRS AND OR THE BUREAU OF RECLAMATION TO DETERMINE SAID RIGHT OF WAY.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.

THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.

THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.

THIS SURVEY IS FOR PROPERTY WITHIN A LEASE AGREEMENT. SINCE THE SUBJECT PROPERTY IS NOT A PERMANENT DIVISION OF LAND, NO LOT CORNERS WERE SET FOR THE LEASED AREA.

SURVEYOR CERTIFICATION

- INLAND FARMS, INC., AN ARIZONA CORPORATION.
- WILBURVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- QUICK DRAW FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- WUERTZ FARM LAND, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- MARVIN & KATHLEEN WUERTZ, TRUSTEES OF THE MARVIN & KATHLEEN WUERTZ TRUST.
- FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(A), 8, 10, 11(A) AND OBSERVED FROM VISUAL INSPECTION 13, 16, 17, AND 18 THE FIELD WORK WAS COMPLETED IN OCTOBER 2014.

EDWIN M. BALLIET RLS, 31587
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, AZ 85206



Land Development & Real Estate
Survey & Boundary
Telecommunications
Infrastructure & Transportation
Infrastructure & Solid Waste
Water & Natural Resources



COUNTY: PINAL
SECTION: 29 & 30
TOWNSHIP: 6 SOUTH
RANGE: 8 EAST

ALTA/ACSM LAND TITLE SURVEY
PROJECT: PINAL CENTRAL
CITY OF CASA GRANDE, ARIZONA

DATE	OCTOBER 2014
REVISIONS	



DR.	RG	CH.	EB
P.M. E. BALLIET			
CAD FILE: 14001340.PINAL.CENTRAL.ALTA.DWG			
JOB: 14001340			
SHEET NO.			
1 OF 4			

When recorded mail to:
Board of Supervisors
P.O. 827
Florence, AZ 85232

RESOLUTION NO. PZ-PA-003-16

**A RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS ADOPTING
AN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN FOR THE
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

WHEREAS, pursuant to A.R.S. § 11-805, the Pinal County Board of Supervisors has authority to subsequently amend the County Comprehensive Plan; and

WHEREAS, the statutory required 60 day review and comment period was completed, notice of public hearing on the requested amendment to the County Comprehensive Plan was published according to statutory requirements, a public hearing held by the Planning and Zoning Commission, and recommendation of approval made by the Planning and Zoning Commission; and

WHEREAS, the Board of Supervisors held a public hearing after publishing notice of the public hearing according to statutory requirements and considered the requested major amendment;

NOW, THEREFORE, BE IT RESOLVED: That the Pinal County Board of Supervisors hereby amends the Pinal County Comprehensive Plan for the unincorporated area of Pinal County, Arizona, by:

Changing the land use map designation from **VERY LOW DENSITY RESIDENTIAL, MODERATE LOW DENSITY RESIDENTIAL** and **HIGH INTENSITY ACTIVITY CENTER** to **EMPLOYMENT** on approximately 937± acres located in Pinal County, Arizona, described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

BE IT FURTHER RESOLVED, that this amendment shall take effect thirty-one (31) days from and after the date of this Resolution.

PASSED AND ADOPTED this 19th day of October, 2016, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman, Board of Supervisors

ATTEST:

Clerk of the Board

EXHIBIT "A"

Employment Designation:

PARCEL NO.1:

The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

AKA, PCAPN 51115003A

PARCEL NO.2:

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

AKA, PCAPN 51115002

PARCEL NO.3:

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

AKA, PCAPN 51101015

PARCEL NO.4 & No. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

AKA, PCAPN 51101016B & 51101016C

PARCEL NO.6, No. 7 & No. 8

The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

AKA, PCAPN 51101018B, 51101018C, 51101018D

PARCEL NO.9 & 10

The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and EXCEPTING therefrom the following described parcel:

Beginning at the Northeast corner of the Northeast quarter of said Section 21; Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet, Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet; Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet; Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21; Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858

AKA, PCAPN 51101017B & 51101017D

Secondary Airport Designation:

PC APN 51101018D & 51101018C; as graphically illustrated in Case File PZ-PA-003-16

Said Parcels of land containing 937 acres, more or less

When recorded mail to:
Board of Supervisors
P.O. 827
Florence, AZ 85232

RESOLUTION NO. PZ-PA-004-15

**A RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS ADOPTING
AN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN FOR THE
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

WHEREAS, pursuant to A.R.S. § 11-805, the Pinal County Board of Supervisors has authority to subsequently amend the County Comprehensive Plan; and

WHEREAS, the statutory required 60 day review and comment period was completed, notice of public hearing on the requested amendment to the County Comprehensive Plan was published according to statutory requirements, a public hearing held by the Planning and Zoning Commission, and recommendation of approval made by the Planning and Zoning Commission; and

WHEREAS, the Board of Supervisors held a public hearing after publishing notice of the public hearing according to statutory requirements and considered the requested major amendment;

NOW, THEREFORE, BE IT RESOLVED: That the Pinal County Board of Supervisors hereby amends the Pinal County Comprehensive Plan for the unincorporated area of Pinal County, Arizona, by:

Changing the land use map designation from **MODERATE LOW DENSITY RESIDENTIAL** to **GENERAL PUBLIC FACILITIES/SERVICES** on approximately 257± acres located in Pinal County, Arizona, described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

BE IT FURTHER RESOLVED, that this amendment shall take effect thirty-one (31) days from and after the date of this Resolution.

PASSED AND ADOPTED this 19th day of October, 2016, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman, Board of Supervisors

ATTEST:

Clerk of the Board

EXHIBIT "A"

PARCEL NO.1

APN: 401-43-0050

The west half of the east half of the northwest quarter, and the west half of the northwest quarter of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO.2

APN: 401-44-001H

That portion of the southeast quarter (SE 1/4) of Section Thirty (30), Township Six (6) South, Range Eight (8) East of the Gila and Salt River Base and Meridian, lying north of Florence-Casa Grande Canal;

Except five (5) acres in the southeast corner of the above described tract bordering 330 feet on the Florence Canal and 660 feet bordering the lateral Canal running north and south.

More particularly described as follows:

Beginning at the northwest corner of said southeast quarter; thence south 0 degrees 15 minutes east along the west line of said southeast quarter, a distance of 1,062.00 feet to the true point of beginning;

Thence continuing south 0 degrees 15 minutes east along the west line of said southeast quarter a distance of 660.00 feet to the corner of the Florence Canal;

Thence south 77 degrees 15 minutes east along the centerline of the Florence Canal a distance of 330.00 feet to a point;

Thence north degrees 15 minutes west parallel to the west line of said southeast quarter a distance of 694.73 feet to a point;

Thence north 83 degrees 15 minutes west a distance of 323.95 feet more or less to the point of beginning.

Except any portion lying within property described in warranty deed recorded as 2013-018115

Excepting and reserving one half (1/2) of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

PARCEL NO.3

APN: 401-44-0060

That portion of the southeast quarter of the southwest quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, lying north of the old Florence-Casa Grande Canal.

Excepting and reserving one-half of all gas, oil, and other minerals, as Docket 742, page 51, Records of Pinal County, Arizona.

PARCEL NO.4

APN: 401-44-0100

A parcel of land located in the west half of the southeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the center of said Section 30;

Thence south 00 degrees 15 minutes 00 seconds east along the north-south midsection line, a distance of 1062.00 feet to the true point of beginning;

Thence south 83 degrees 15 minutes 00 seconds east, a distance of 323.95 feet;

Thence south 00 degrees 15 minutes 00 seconds east, a distance of 694.73 feet to a point on the San Carlos Irrigation Canal;

Thence north 77 degrees 15 minutes 00 seconds west, a distance of 330.00 feet to a point of intersection of the north-south mid-section line and the San Carlos Irrigation Canal;

Thence north 00 degrees 15 minutes 00 seconds west along the north-south mid-section line, a distance of 660.00 feet to the true point of beginning.

Excepting and reserving one-half of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

PARCEL NO.5

APN: 401-44-001P

The east half of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except one half of all gas, oil, and other minerals as reserved in deed recorded in Docket 742, page 51, Records of Pinal County, Arizona; and except any portion thereof lying south and east of the following described line:

Commencing at the east quarter corner of said Section 30, from which the northeast corner of said Section bears north 00 degrees 00 minutes 52 seconds east, a distance

of 2645.16 feet;

Thence north 00 minutes 52 seconds east, along the east line of said northeast quarter, a distance of 47.60 feet;

Thence continuing north 00 degrees 00 minutes 52 seconds east, along said east line of the northeast quarter, a distance of 174.20 feet to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west along the north line of property described in instrument no. 2005-37665, records of Pinal County, Arizona, a distance of 850.85 feet to the northwest corner thereof;

Thence south 00 degrees 40 minutes 23 seconds west, along the west line of said property, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, along the west line of that second parcel of land as described in instrument recorded in Docket 1011, page 297, to a point on the south line of said northeast quarter and the point of terminus;

Also except the following described parcel:

That portion of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at a found rebar with tag, R.L.S. No. 5713, said rebar being the east quarter corner of said Section 30, from which the northeast corner of said section bears north 00 degrees 00 minutes 52 seconds east (basis of bearings), a distance of 2642.05 feet (measured), 2645.16 feet (record) to the point of beginning;

Thence north 00 degrees 00 minutes 52 seconds east, along line of said northeast quarter, a distance of 218.69 feet (calculated), 221.80 feet (record) to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west, a distance of 850.85 feet;

Thence south 00 degrees 40 minutes 23 seconds west, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, a distance of 143.15 feet;

Thence north 89 degrees 35 minutes 18 seconds west, a distance of 457.42 feet;

Thence north 00 degrees 00 minutes 29 seconds west, a distance of 50.00 feet;

Thence south 89 degrees 35 minutes 18 seconds east, a distance of 421.05 feet;

Thence north 04 degrees 15 minutes 00 seconds east, a distance of 94.47 feet;

Thence north 00 degrees 40 minutes 23 seconds east, a distance of 75.78 feet;

Thence north 87 degrees 55 minutes 20 seconds east, a distance of 890.44 feet;

Thence south 00 degrees 00 minutes 52 seconds west, a distance of 40.03 feet to the true point of beginning.

Said Parcels of land containing 257.12 acres, more or less