

EXHIBIT "A1"
LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT AN ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 35, FROM WHICH AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 35 BEARS SOUTH 00°13'59" EAST (BASIS OF BEARINGS), 2651.97 FEET;

THENCE SOUTH 00°13'59" EAST, 1325.34 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°46'01" WEST, 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SIGNAL BUTTE ROAD, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°46'01" WEST, 1207.34 FEET;

THENCE SOUTH 89°46'01" WEST, 25.00 FEET;

THENCE SOUTH 00°13'59" EAST, 19.36 FEET;

THENCE SOUTH 45°09'14" WEST, 47.62 FEET;

THENCE SOUTH 00°32'28" WEST, 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°27'32" WEST, 321.86 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°13'59" WEST, 515.05 FEET;

THENCE NORTH 89°27'32" WEST, 862.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 222ND STREET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°24'02" WEST, 765.01 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°30'04" EAST, 1245.49 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2

BEGINNING AT AN ALUMINUM CAP AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SECTION 36 BEARS SOUTH 00°13'59" EAST (BASIS OF BEARINGS), 2651.97 FEET;

THENCE SOUTH 00°13'59" EAST, 1326.58 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°46'01" WEST, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SIGNAL BUTTE ROAD, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°33'12" EAST, 1266.01 FEET;

THENCE SOUTH 00°23'04" EAST, 662.42 FEET;

THENCE NORTH 89°34'45" WEST, 329.44 FEET;

THENCE SOUTH 00°20'48" EAST, 607.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°36'17" WEST, 865.57 FEET;

THENCE NORTH 00°23'43" EAST, 20.00 FEET;

THENCE NORTH 89°36'17" WEST, 39.16 FEET;

THENCE NORTH 44°55'08" WEST, 28.44 FEET;

THENCE NORTH 00°13'59" WEST, 4.49 FEET;

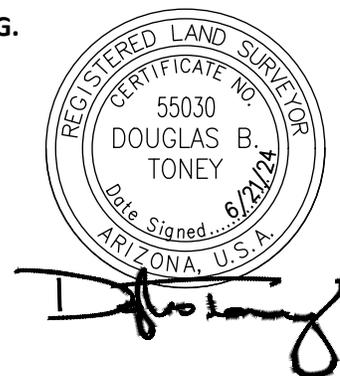
THENCE SOUTH 89°46'01" WEST, 10.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SIGNAL BUTTE ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°13'59" WEST, 542.58 FEET;

THENCE SOUTH 89°46'01" WEST, 5.00 FEET;

THENCE NORTH 00°13'59" WEST, 684.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,550,876 SQUARE FEET OR 58.5001 ACRES, MORE OR LESS.





EAST QUARTER CORNER
SECTION 35, T1S, R7E
ALUMINUM CAP
POINT OF COMMENCEMENT

S89°46'01"W
50.00'

1325.34'

S89°30'04"E 1245.49'

POINT OF
BEGINNING

222ND STREET

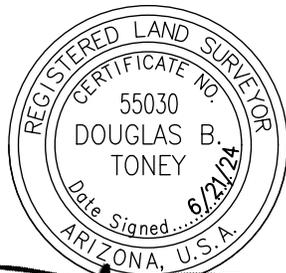
N00°24'02"W 765.01'

PARCEL 1

S00°13'59"E 1207.34'

1326.62'

N89°27'32"W 862.23'



N00°13'59"W 515.05'

S89°46'01"W
25.00'

S00°13'59"E
19.36'

S45°09'14"W
47.62'

S00°32'28"W
20.00'

SIGNAL BUTTE ROAD
(BASIS OF BEARINGS)

PECOS ROAD

N89°27'32"W 321.86'

SOUTHEAST CORNER
SECTION 35, T1S, R7E
ALUMINUM CAP

SHEET 3 OF 4
DATE:
6/21/24

EXHIBIT
A1

BY: TL CHK: DT QC:

BCG PROJECT NO: 050983-01 TASK: 001
CLIENT REF NO:

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com



WEST QUARTER CORNER
SECTION 36, T1S, R7E
ALUMINUM CAP
POINT OF COMMENCEMENT

1326.58'

N89°46'01"E
50.00'

S89°33'12"E 1266.01'

POINT OF
BEGINNING

SIGNAL BUTTE ROAD

N00°13'59"W 684.03'

S00°23'04"E 662.42'

PARCEL 2

S89°46'01"W
5.00'

N89°34'45"W 329.44'

S00°13'59"E 2651.97' (BASIS OF BEARINGS)

1325.39'

542.58'

N00°13'59"W

S89°46'01"W
10.00'

N00°13'59"W

4.49'

N44°55'08"W

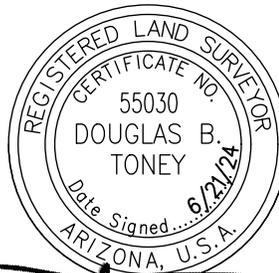
28.44'

N89°36'17"W

39.16'

N00°23'43"E

20.00'



S00°20'48"E 607.56'

N89°36'17"W 865.57'

PECOS ROAD

SOUTHWEST CORNER
SECTION 36, T1S, R7E
ALUMINUM CAP

SHEET 4 OF 4
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