

EXHIBIT "A2"
LEGAL DESCRIPTION

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

COMMENCING 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, 1325.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID EAST LINE, NORTH 89°30'04" WEST, 50.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE WESTERLY RIGHT OF WAY LINE OF SIGNAL BUTTE ROAD AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°30'04" WEST, 1245.49 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO A POINT THAT BEARS SOUTH 89°30'04" EAST, 30.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°24'02" WEST, 935.72 FEET PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 89°35'58" EAST, 25.00 FEET;

THENCE NORTH 00°24'02" EAST, 111.35 FEET PARALLEL WITH AND 55.00 EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 24 AS DESCRIBED IN ADOT PROJECT NUMBER 024 MA 001 H8915 PARCEL 7-12106;

THENCE SOUTH 86°16'24" EAST, 1139.76 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 24;

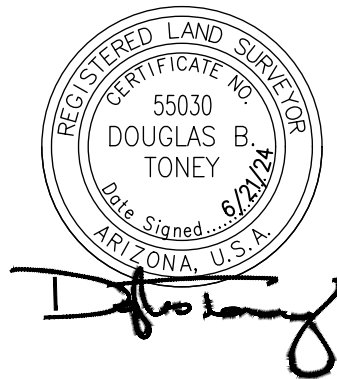
THENCE SOUTH 45°49'56" EAST, 71.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SIGNAL BUTTE ROAD;

THENCE SOUTH 01°39'55" EAST, 701.39 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SIGNAL BUTTE ROAD;

THENCE NORTH 89°46'01" EAST, 17.63 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SIGNAL BUTTE ROAD;

THENCE SOUTH 00°13'59" EAST, 232.98 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SIGNAL BUTTE ROAD AND PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE **POINT OF BEGINNING**.

CONTAINING 1,239,714 SQUARE FEET OR 28.4600 ACRES, MORE OR LESS.



CENTER SECTION CORNER
SECTION 35, T1S, R7E

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

S89°32'34"E
2658.72'

S.R. 24

S86°16'24"E
1139.76'

55'
L3

WEST LINE
NE 1/4, SE 1/4,
SECTION 35, T1S, R7E

L4

SIGNAL BUTTE ROAD

N00°24'02"W
935.72'

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 50.00' | N89°30'04"W |
| L2 | 25.00' | N89°35'58"E |
| L3 | 111.35' | N00°24'02"W |
| L4 | 71.73' | S45°49'56"E |
| L5 | 17.63' | N89°46'01"E |
| L6 | 232.98' | S00°13'59"E |

A.P.N. 304-36-003
AREA 1,239,714 SQ. FT.
OR 28.460 AC. +/-

701.39'
S01°39'55"E

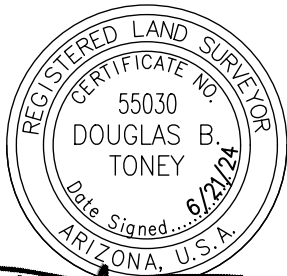
S00°13'59"E 2651.97'
(BASIS OF BEARINGS)

SOUTHWEST CORNER
NE 1/4, SE 1/4,
SECTION 35, T1S, R7E

SOUTHEAST CORNER
NE 1/4, SE 1/4,
SECTION 35, T1S, R7E

N89°30'04"W 1245.49'

POINT OF BEGINNING



SOUTHEAST CORNER
SECTION 35, T1S, R7E
ALUMINUM CAP

SHEET 3 OF 3
DATE:
6/21/24

EXHIBIT
A2

BY: TL CHK: DT QC:
BCG PROJECT NO: 50983-01 TASK: 001
CLIENT REF NO:

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