

EXHIBIT "A"
DATA CENTER BOUNDARY DESCRIPTION

A PORTION OF PARCEL 1, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT 2024-0351129, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 17 MINUTES 37 SECONDS WEST, 2644.48 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST, 1325.47 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 13 MINUTES 49 SECONDS WEST, ALONG SAID WEST LINE, 743.81 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 88 DEGREES 52 MINUTES 58 SECONDS EAST, 446.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 84 DEGREES 02 MINUTES 35 SECONDS EAST, 417.97 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 29 SECONDS, AN ARC LENGTH OF 106.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 69 DEGREES 44 MINUTES 37 SECONDS WEST, 505.92 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 09 MINUTES 57 SECONDS, AN ARC LENGTH OF 213.38 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 785.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 01 MINUTES 37 SECONDS, AN ARC LENGTH OF 68.87 FEET;

THENCE SOUTH 01 DEGREES 07 MINUTES 02 SECONDS EAST, 722.59 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE SOUTH 88 DEGREES 52 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE, 509.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL, 361.45 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 548,700 SQUARE FEET
OR 12.5964 ACRES, MORE OR LESS.

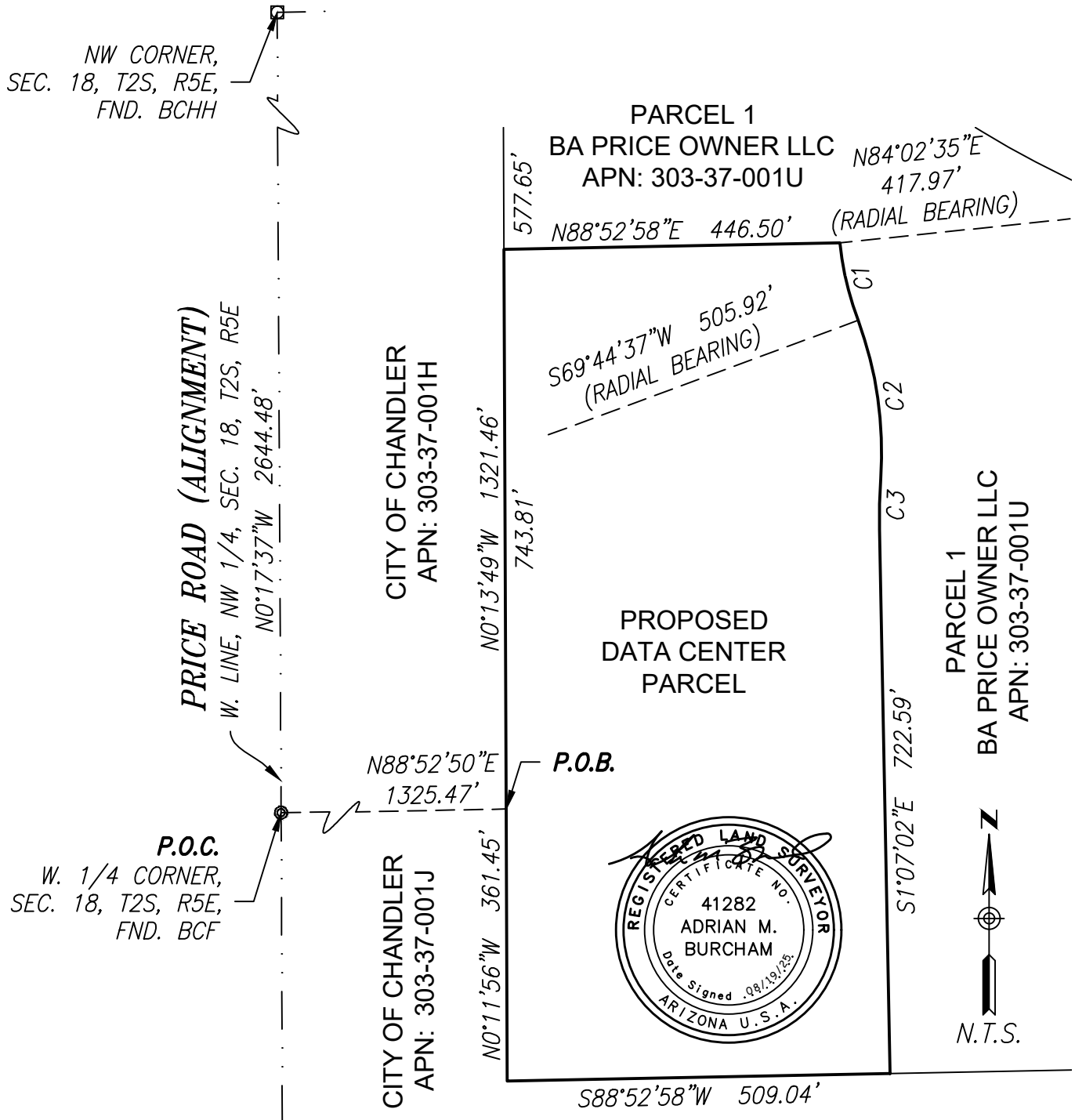




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PRICE ROAD INNOVATION CAMPUS
DATA CENTER BOUNDARY

EXHIBIT "A"

City of Chandler, Maricopa County, Arizona

Project No.
24134

Date
08/19/25

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 1 of 2



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CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	14°33'29"	417.97'	106.20'	N13°14'09"W 105.91'
C2	24°09'57"	505.92'	213.38'	N08°10'24"W 211.80'
C3	5°01'37"	785.00'	68.87'	N01°23'46"E 68.85'



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Sht: 2 of 2

EXHIBIT "B"

LEGAL DESCRIPTION FOR ENTIRE SITE

Page 1 of 2

PARCEL ONE:

THAT PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1269.65 FEET TO THE NORTHWEST CORNER OF OCOTILLO AS SHOWN ON THE "MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR OCOTILLO", ACCORDING TO BOOK 303 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 20 MINUTES 02 SECONDS WEST, ALONG THE WEST BOUNDARY THEREOF, 1321.64 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID SECTION 18 AND SAID BOUNDARY OF OCOTILLO, 66.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY, CONTINUE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST 207.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRICE ROAD AS SHOWN ON SAID MAP OF DEDICATION, SAID POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 59 DEGREES 08 MINUTES 21 SECONDS EAST 1315 FEET;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 54 MINUTES 39 SECONDS, HAVING AN ARC DISTANCE OF 1099.60 FEET;

THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 27.27 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 250.00 FEET TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, HAVING AN ARC DISTANCE OF 126.34 FEET TO A POINT OF COMPOUND CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 40 DEGREES 10 MINUTES 60 SECONDS WEST 290.00 FEET;

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Page 2 of 2

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 47 MINUTES 00 SECONDS, HAVING AN ARC DISTANCE OF 272.22 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 86 DEGREES 01 MINUTES 60 SECONDS EAST 2479.00 FEET;

THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 11 MINUTES 31 SECONDS, HAVING AN ARC DISTANCE OF 527.50 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 81 DEGREES 46 MINUTES 29 SECONDS WEST 3024.49 FEET;

THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 05 MINUTES 16 SECONDS, HAVING AN ARC DISTANCE OF 215.78 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 27.35 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 53 SECONDS WEST 1394.95 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID SECTION 18;

THENCE NORTH 01 DEGREES 00 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 361.44 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 58 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 1321.46 FEET TO THE TRUE POINT OF BEGINNING.