Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: APRIL 16, 2026

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-003-26 & PZ-PD-003-26 (LA OSA ENRGY CENTER)**

CASE COORDINATOR: SANGEETA DEOKAR, PLANNING SUPERVISOR

SUPERVISOR DISTRICT #4, JEFFEREY MCCLURE

Executive Summary/ Requested Action/Purpose:

PZ-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, on behalf of Vermaland LLC, Rob Clang, applicant/agent, is requesting approval of a **rezone** from **General Rural (GR)** to 2,393 acres of **Industrial (I-3) zoning district** and 992 acres of **Proposed Open Space** for a Data Center, Gas Fired Power Generation, Battery Storage, and associated office and facilities, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330, generally located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of approval of Case PZ-003-26 to the Board of Supervisors subject to the following 1 stipulation:*

1. Approval of this zone change (PZ-003-26) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-003-26 to the Board of Supervisors.*

Executive Summary/ Requested Action/Purpose:

PZ-PD-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, on behalf of Vermaland LLC, Rob Clang, applicant/agent, is requesting approval of a **Planned Area Development (PAD) Overlay District** on 3,385± acres of land to apply proposed development standards specifically to Data Center, Gas Fired Power Generation, Battery Storage, and associated office and facilities, situated on portions of sections

3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 generally located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PD-003-26 to the Board of Supervisors subject to the following 33 stipulations:*

1. Approval of this zone change (PZ-PD-003-26) shall require, prior to issuance of building permits, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. Baumgarter Road is designated as a Regionally Significant Route (Principal Arterial). The applicant shall dedicate a right-of-way (ROW) of seventy-five (75) feet, free and clear of all liens and encumbrances, to Pinal County by Warranty Deed. Furthermore, any additional right-of-way as determined and required by the County Engineer shall be similarly dedicated to Pinal County, free and unencumbered, by Warranty Deed prior to approval of the site plan;

3. Coachway Road, South La Osa Ranch Road, Continental Avenue, and various unnamed section line roads are located along section lines. The applicant shall dedicate a half-street right-of-way (ROW) of fifty-five (55) feet for minor arterials situated on section lines, free and clear of all liens and encumbrances, to Pinal County via Warranty Deed;

4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Ordinance and Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

5. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;

6. A Geotechnical Report shall submitted for review and approval at the time of Site Plan submittal. The report shall cover all recommended pavement sections for this development, include offsite and half-street pavement. The Geotechnical report shall be approved prior to the Final Plat and improvement plan approvals;

7. A paved, all-weather, 28’ wide public access road shall be provided to and from the development. Approval of adequate access by the County Engineer shall be a condition of approval of the Site Plan;

8. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

9. All right-of-way dedication shall be free and unencumbered;

10. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;

11. Drainage/irrigation canals/ditches in project-dedicated Right-of-Way, will be required to be under grounded prior to dedication;

12. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plan;

13. Perimeter/boundary buffering Santa Cruz River and Greene Wash with 150’ width will be required;

14. Perimeter/boundary buffering of riparian areas of a 50’ width will be required;

15. Prohibition of exotic an invasive species in landscaping are listed below:
    Fountain grass (Pennisetum setaceum)
    Buffelgrass (Pennisetum ciliare)
    Johnson grass (Sorghum halapense)
    Giant reed (Arundo donax)
    Common crabgrass (Digitaria sanguinalis)
    Pampas grass (Cortaderia selloana)
    Red brome (Bromus rubens)
    Mediterranean grass (Schismus spp.)
    Tree of heaven (Ailanthus altissima)
    African sumac (Rhus lancea)
    Russian olive (Eleagnus angustifolia)
    Salt cedar/Tamarisk (Tamarix pertandra & T. ramosissima)
    Bermuda grass (Cynodon dactylon) excluding sod hybrid Bermuda
    Lovegrasses (Eragrostis spp.) excluding Plains lovegrass (Eragrostis intermedia)
    African rue (Peganum harmala)
    Iceplant (Mesembryanthemem crystallinum)
    Arabian Grass (Schismus arabicus)

Natal Grass (Melinis repens (-Rhynchelythrum repens)
Aquatics Eurasian Watermilfoil (Myriophyllum spicatum)
Giant Salvinia (Salvinia molesta)
Hydrilla (Hydrilla verticillata)
Water hyacinth (Eichhomia crassipes)

16. Invasive plant species listed on the AZDA noxious weed list such as ***Oncosiphon piluliferum***, ***Brassica tournefortii, Cenchrus ciliaris (Pennisetum ciliare), Bromus spp***., and ***tamarix spp***. occur in this area and need to be identified, mitigated for, and managed. An invasive vegetation management plan needs to be implemented for plant removal prior to seed dispersal stages;

17. On the ground archaeological survey and appropriate mitigation, measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to submittal of any development plan;

18. Planned regional multi-use trails (Greene Wash and Sasco Rd), supported by Pinal County's Comprehensive Plan, are located transecting portions of the project area. According to Development Services code 2.176.170 B it is the applicant's responsibility to develop the trail according to Pinal County's standards;

19. Tread width and setbacks will be determined at site plan review by the distances listed in our department-published Open Space and Recreation Area Design Guidelines Manual https://www.pinal.gov/DocumentCenter/View/13039/Open-Space-and-Recreation-Area-Guideline-Manual-2012-PDF

20. Trail corridor requirements would include:
    • Signage would need to be approved by the Open Space and Trails Department.
    • Decomposed granite pedestrian paths would consist of natural subsoil compacted to 95%.
    • The corridor would need to be dedicated to the County in a form acceptable to the County

21. Preservation of natural areas such as dense stands of native vegetation, rocky outcrops, slopes greater than 7 %, and riparian habitat;

22. Salvage and mitigation plan for the uprooting of any Saguaro are required in accordance with State legislation provided by the Arizona Department of Agriculture (AZDA) (ARS § 3-906)

23. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;

24. Wildlife friendly fencing for boundary lines in accordance with Arizona Game and Fish recommendations. These recommendations can be found in Arizona Game and Fish Department's *"Wildlife Compatible*

Fencing" publication, available in the link below. https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf

25. Revegetation of disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts. Acceptable plant species can be found in the Pinal AMA Low Water Use/Drought Tolerant Plant List publication with origins of the following areas: Sonoran, Mojave, and Chihuahuan Deserts, Southern Sonoran Desert, Southwest US and Mexico, Western US, Arizona and northwestern Mexico, and Southwestern Deserts. https://www.azwater.gov/sites/default/files/media/PAMA2020LWUPL_0.pdf

26. All areas identified as riparian habitat, washes, drainage channels shall be preserved with a minimum 50-foot buffer. This requirement shall remain applicable in the event of any future project or site plan modifications;

27. The property is to be developed with an approved Site Plan, in accordance with the applicable criteria set forth in Section 2.200.070 of the Pinal County Development Services Code (PCDSC) and the applicant's submittal documents;

28. Facility shall employ the best available technology pertinent to sound mitigation, to the satisfaction of the Community Development Director, or his designee;

29. The La Osa Energy Center shall meet the Lighting Zone 1 requirements of the Pinal County Development Services code for areas zoned for 'Proposed open Space'. Applicant to follow all guidelines for minimum amount of light recommended by Arizona Game and Fish Department for species impacted by lighting;

30. I-3 zoned areas shall meet the Lighting zone 2 requirements, use motion censored lighting. All lighting should be shielded, canted, or cut to ensure lighting reached only areas needing illumination;

31. An air quality industrial permit would be required if generators are installed;

32. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;

33. The proposed Site Plan shall provide for an all-weather road access to the project, and paved road access within the project, or as required by the County Engineer, and paved parking lots. Access and roads will be designed to accommodate for emergency vehicles.

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PD-003-26 to the Board of Supervisors.*

BACKGROUND AND FINDINGS:

HISTORY:
The property has been zoned GR (General Rural) since 1962. Historically, the parcels and its surrounding area has developed minimally due to its location along the large Greene Wash and challenges associated with drainage and environmental concerns. The surrounding area although residential has very low density. In 2025, under approved case PZ-PA-011-25, the land use designation for the project area (approximately 3,385± acres) was changed from Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open space to 1,910 Acres of Employment, 480 acres of General Public Facilities/Services and 983 acres of Proposed Open Space to accommodate a Data Center, a natural gas-fired power plant, and ensuring that sufficient Open Space remains as part of the ecology of the area and region.

The property is currently undeveloped and is surrounded by undeveloped General Rural (GR) zoned land to the north, south, east and west. Large areas to the northwest, north of Curtis road, and southeast along Sasco road are zoned industrial. The closest development is the Red Rock area to the east along I-10.

ANALYSIS:

Comprehensive Plan
The subject site is designated as Employment, General Public Facilities/Services and Proposed Open Space under the case PZ-PA-011-25. Employment designation is meant to support job-generating, non-residential development especially industrial and business uses. This designation encompasses Industrial uses, Warehousing and Logistics, Business parks/office, and Data Centers. General Public Facilities/Services is intended for government, institutional and community services uses. This designation would allow large-scale Utility-scale/public infrastructure such as gas fired power plants, wastewater treatment facilities, water campuses, and clusters of public buildings. The proposed use for Data center and associated uses along with Gas Fired Power generation facilities is fully consistent with this land use classification.

The project site is adjacent and south along Greene Wash, necessitating buffers to protect this natural feature, as reflected in the schematic design. Mitigation measures for regional drainage and outfall into the Greene Wash, as well as on-site drainage, will be implemented based on recommendations from the Pinal County Flood division at site plan stage of the project. Approximately 983 acres of the total site is dedicated to Proposed Open Space to preserve and sustain the ecology of the Green Wash.

Proposed location for the La Osa Energy Center is also due to the two transmission lines of Western Area Power Administration's (WAPA's) 115kV, which cross the central area of the project from east to west. Furthermore, the property to the south has another transmission line 230 kV crossing along south parcels of the project area. Advantage of existing electrical Infrastructure would ensure power availability required for a project of this scale.

Surrounding Land Uses and Zoning

La Osa Energy Center is proposed in a distinctive location along existing natural infrastructure- the Greene Wash. The property is currently vacant and surrounded by undeveloped land zoned General Rural (GR) to the immediate north, south, east and west. The project area is isolated and is far from any urbanized area. Interestingly the region has I-3 zoning and CI-2 zoning within couple of miles to the northwest and southeast. Zoning to I-3 would further add to the cluster of area with industrial uses.

Surrounding Land Uses and Zoning Designations:

North: GR General Rural,
South: GR General Rural
East: GR General Rural
West: GR General Rural

Development Plan and Site Plan

The La Osa Energy Center consists of two primary components: data centers and thermal gas-fired power generation facilities. According to the draft site plan, the project may include up to 59 data center buildings located within the I-3 zoned area (~2,393 acres), along with two sites designated for gas-fired power plants.

The development of the La Osa Energy Project is planned in three phases:

1. **Northwest corner** – Accessible from Baumgartner Road, this phase will include data center buildings and a future fire station.
2. **Central portion** – Features a gas-fired power plant and additional data center buildings.
3. **Southeast section** – Includes a second gas-fired power plant and more data center buildings.

Existing Utilities and Services

The site has direct access to two 115kV transmission lines operated by the Western Area Power Administration that cross the central portion of the project area. A natural gas supply line is located approximately 2.5 miles from the site.

Site Access and Transportation

Access to the site is provided via Baumgartner Road, a roadway designated as a "Regionally Significant Route for Safety and Mobility." Currently, the road primarily serves rural and residential areas. Significant upgrades to the transportation infrastructure will be required during construction and throughout the facility's operational life. A fire station is included in the site plan and will be accessible from Baumgartner Road.

Land Use and Site Layout

According to the PAD Book and Conceptual Site Plan:

- Approximately 23% of the site will be developed.
- Roughly 30% will remain as undisturbed open space, including the Greene Wash area.

The site is aligned along the Greene Wash, which features a multi-use regional trail following the drainage channel. The portion of the trail within the project area will be developed to maintain regional connectivity. Design standards established by the Open Space and Trails Division have been incorporated into the landscape schematic and will be further refined during the site plan development stage.

The project site is strategically situated adjacent to existing open space infrastructure along Greene Wash, which requires protective buffers to safeguard this regional drainage feature. The site layout incorporates mitigation measures for both regional outfall and on-site drainage, consistent with guidelines from the Pinal County Flood Control Division and the Open Space and Trails Division.

Landscape and Security Measures

The landscape plan conforms to industrial development standards, including required buffers and frontage along arterial roadways. Security and visual screening along Baumgartner Road will be provided by a 7-foot-high precast concrete sound wall. The remainder of the site perimeter will be secured with a 7-foot-high chain link fence. Wildlife connectivity corridors and natural irrigation areas will remain unfenced in accordance with Arizona Game and Fish Department (AZGFD) guidelines.

Noise Mitigation

To minimize noise impacts and comply with county regulations, all core equipment—including gas turbines, transformers, and battery energy storage systems—will be located within the buildable portions of the site. This spatial arrangement ensures significant separation from neighboring properties. Additional sound attenuation measures, such as specialized equipment enclosures and perimeter sound walls, will further reduce off-site noise and preserve the natural desert ecology.

Outdoor Lighting

All outdoor lighting will comply with Chapter 2.195 of the Pinal County Development Services Code and meet Lighting Zone-3 standards. LED fixtures with warm-spectrum light (2000K–2700K) and lumens ranging from 3,500–6,500, depending on location, will be used. Lighting will be controlled via automatic sensors and manual switches to limit use to operational and safety needs only.

To prevent light spillage onto adjacent properties, fixtures will be set back 245–720 feet from the nearest property line. Outdoor lighting will be limited to:

- Internal access roads and employee parking areas
- Data center buildings
- Gas turbine generation and battery storage areas
- 230kV and 500kV utility switchyards
- Operations, maintenance, and process buildings

Rezone and PAD Overlay

The subject property is currently zoned General Rural (GR). The applicant is requesting a rezone to the I-3 (Industrial) Zoning District and Proposed Open Space. The PAD overlay outlines the permitted uses as Data Center and thermal gas-fired power generation and grid-charged battery energy storage, along with supporting facilities. No modifications to existing development standards have been proposed, except an

increase in building height from 50’ to 60’ as provided in Table 5.. To ensure compatibility with the current land use designation, the PAD overlay restricts permitted uses on the property to the following as shown in the table below:

Table 4. PAD Permitted Uses		
Use	Permitted	Non-Permitted
Adult-oriented businesses and adult service providers		✓
Airport or landing strip		✓
Battery Energy Storage System (BESS)	✓	
Datacenters	✓	
Gasoline or flammables bulk station		✓
Government structures, fire district stations, sheriff's facilities and their accessory uses	✓	
Heliport	✓	
Impounded or towed vehicle storage yard		✓
Junk, salvage or auto wrecking yards		✓
Landfill and transfer stations		✓
Datacenter/Data processing facility	✓	
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations ** □	✓	
Power Plants, Wastewater treatment plants and ancillary offices and buildings.	✓	
Prisons, detention facilities and their accessory uses		✓
Private schools		✓
Proposed Open Space	✓	
Restaurant	✓	
Sports arena		✓
Vocational schools	✓	
Wireless communication facilities	✓	
Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment		✓

Additionally, one dwelling unit, conventional or manufactured home as a security/caretaker accessory structure will be allowed by right.

**Only ancillary uses that support or compliment the operations and/or requirements of a Datacenter, Gas fired power plant and Battery storage will be permitted.

Development standards

Table 5. I-3 PAD Development Standards		
Area	**I-3 Zoning**	**Proposed I-3 with PAD**
Minimum Lot area	None	Not applicable
Minimum Lot widt5	None	Not applicable
Minimum Building setbacks	**Front:** 20 feet except as provided in PCDSC 2.340.040 **Side:** 25 feet where development abuts a rural or residential district 0 feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC 2.340.040	**Front:** 20 feet except as provided in PCDSC 2.340.040 **Side:** 25 feet where development abuts a rural or residential district 0 feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC 2.340.040
Maximum Building height	50 feet	60 feet
Detached Accessory buildings:		
Permitted Lot coverage	40% of required Rear setback	40% of required Rear setback
Maximum height	20 feet within required Rear setback and 35 feet within buildable area	20 feet within required Rear setback and 35 feet within buildable area
Minimum distance to Main building	7 feet	7 feet
Minimum distance to Front Lot Line	15 feet	15 feet
Minimum distance to Side Lot Line	None	None
Minimum distance to Rear Lot Line	4 feet	4 feet

Flood Zone

The project area is located on land that generally slopes to the northwest. Per preliminary Hydrology study provided by the applicant, the land cover is primarily shrub land and has soils that exhibit low filtration rates. The project area including the Greene Wash lies in FEMA Zone A with flood hazards. A complete flood analysis will be required prior to the site plan approval after the rezoning process.

Greene Wash serves as the primary drainage feature for the region, extending several miles upstream to the north and west. It functions as the regional outfall for the project and surrounding areas. During regular and low-flow events, storm water remains within the channel. Onsite drainage management will be required to include the construction of retention basins designed to store storm water generated on the site, in accordance with plans determined by the Pinal County Flood division during the site planning stage.

DECOMMISSIONING PLAN

The La Osa Energy Center is being designed with consideration for its full lifecycle, including eventual decommissioning of data center facilities, power generation infrastructure, and associated support systems. A comprehensive decommissioning plan will be developed and implemented at the end of the project's operational life, or upon cessation of specific components.

Scope of Decommissioning

The decommissioning process will apply to all major project elements, including:

- Data center buildings and associated equipment
- Gas-fired power generation facilities
- Battery energy storage systems (BESS)
- Electrical infrastructure, including substations, transformers, and transmission interconnections
- Cooling systems, water infrastructure, and fuel supply systems
- Operations, maintenance, and ancillary buildings

Decommissioning Activities

Key activities will include:

- **Equipment Decommissioning and Removal**
  All mechanical and electrical equipment, including servers, racks, turbines, transformers, and battery systems, will be safely shut down, disconnected, and removed.
- **Hazardous Materials Management**
  All fuels, oils, coolants, fire suppression agents, and other potentially hazardous materials will be identified, handled, and disposed of in accordance with applicable federal, state, and local regulations.
- **Utility Disconnection**
  Coordination with utility providers will ensure the safe disconnection of electrical transmission lines, natural gas pipelines, water systems, and telecommunications infrastructure.
- **Demolition and Material Recycling**
  Structures may be demolished or repurposed depending on future land use plans. Demolition debris will

be sorted to maximize recycling and minimize landfill disposal, with a focus on metals, concrete, and electronic waste.

- **Site Restoration and Stabilization**
  Disturbed areas will be graded and stabilized to prevent erosion. Where appropriate, the site will be restored to a natural condition consistent with surrounding land uses, including revegetation with native species.

Environmental Protection Measures

Decommissioning activities will incorporate best management practices to protect air quality, water resources, and surrounding habitats. Special care will be taken to preserve adjacent open space areas, including the Greene Wash and associated drainage corridors.

Phased Decommissioning Approach

Given the multi-phase development of the project, decommissioning may occur incrementally as individual facilities or components reach the end of their operational life. This phased approach will minimize disruption and allow for adaptive reuse opportunities where feasible.

Regulatory Compliance

All decommissioning activities will be conducted in compliance with applicable regulations and guidelines, including those of Pinal County, the Arizona Department of Environmental Quality (ADEQ), and other relevant agencies. Required permits and approvals will be obtained prior to initiating decommissioning activities.

Public Participation:

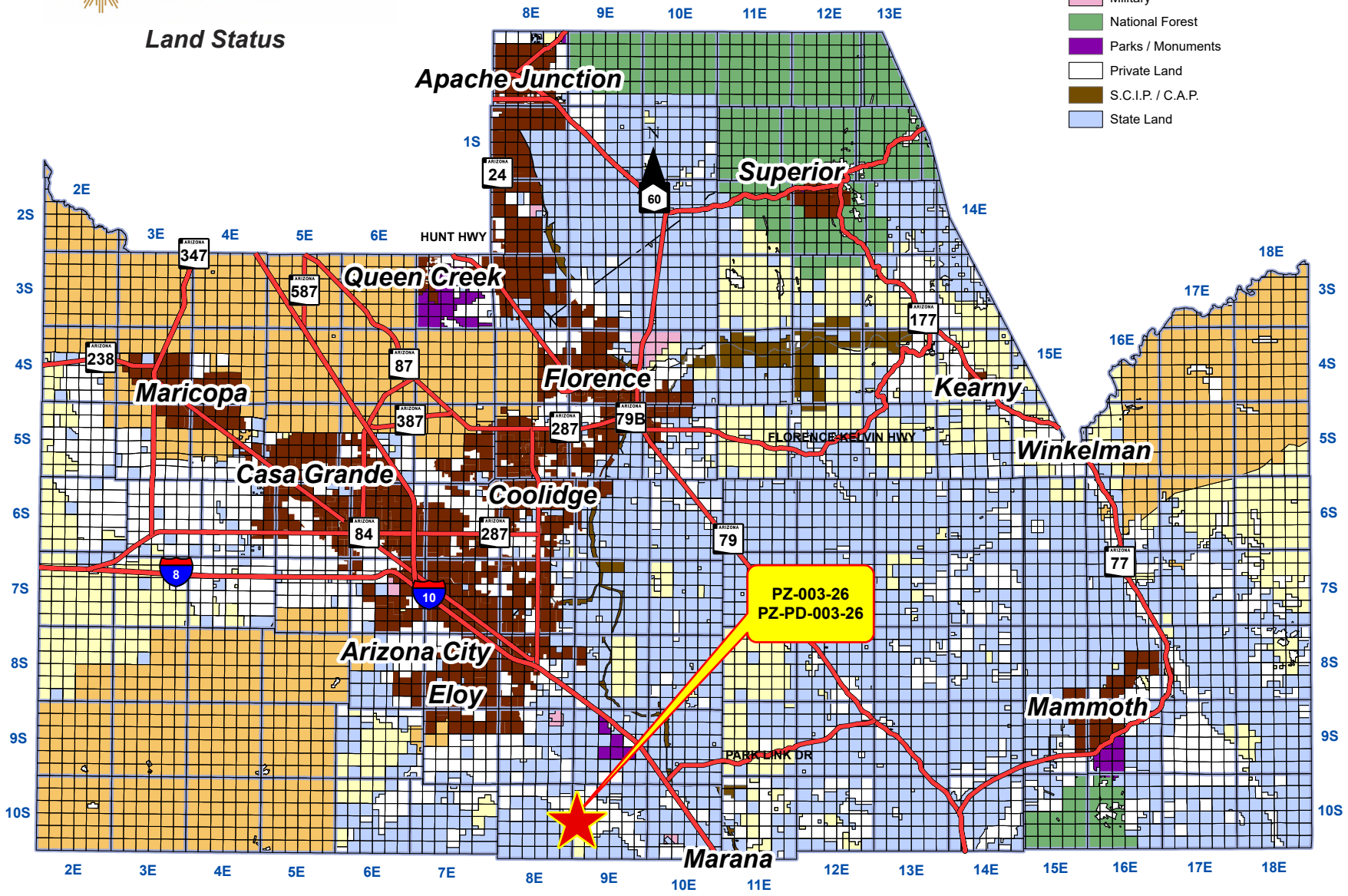
Neighborhood Meeting:	Feb 24, 2026
Web posting:	Mar 24, 2026
Agency Mail out:	Mar 26, 2026
Newspaper Advertising:	Mar 26, 2026
Broadcast Sign and Site Posting:	Mar 24, 2026

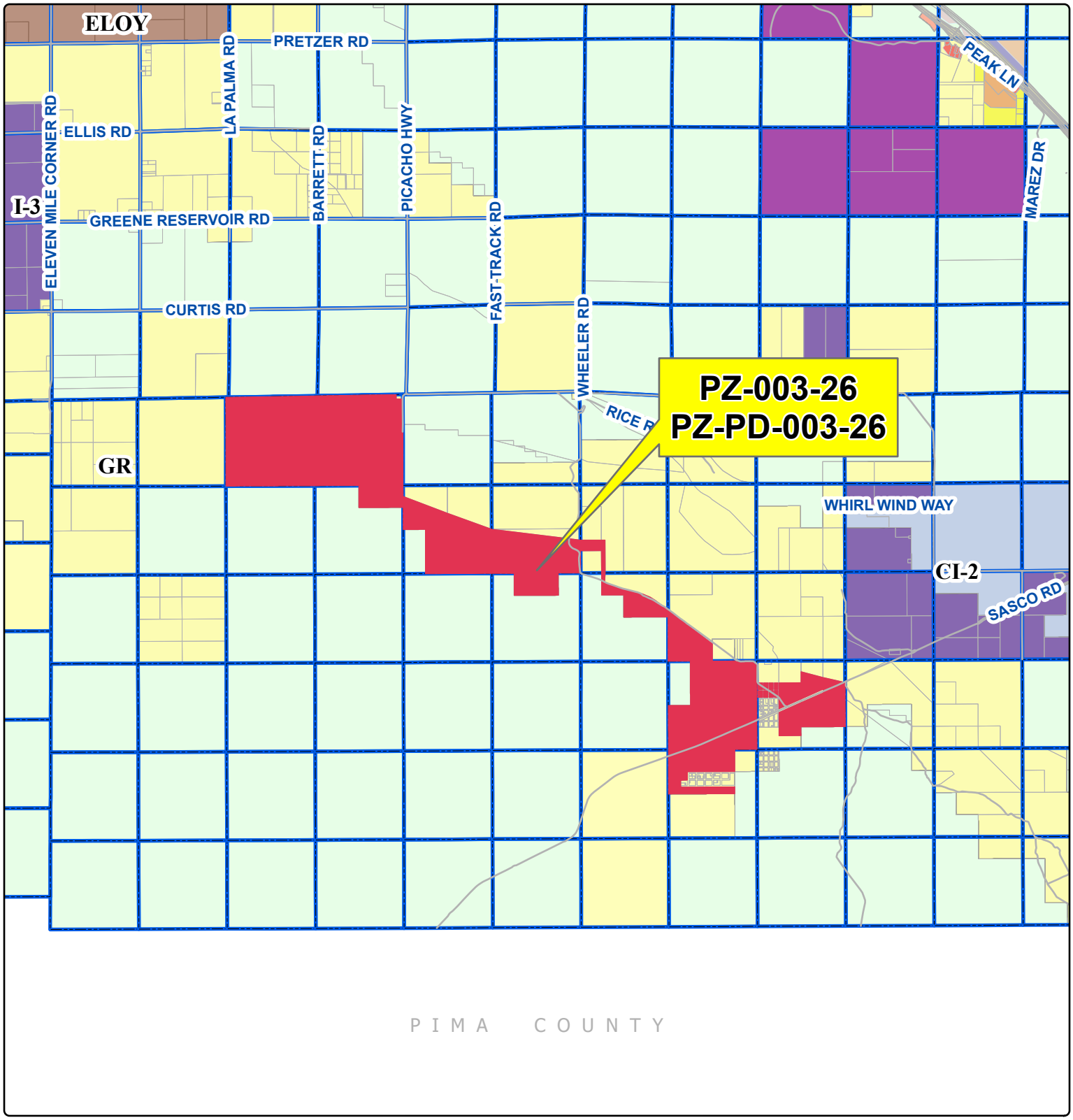
At the time of this report, staff has received 4 letters of support for cases PZ-003-26 and PZ-PD-003-26, and no opposition to this case from members of the public.

Date Prepared: 4/6/2026 SD
Date Modified 4/9/2026 SD
Date Modified 4/9/2026 HK

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

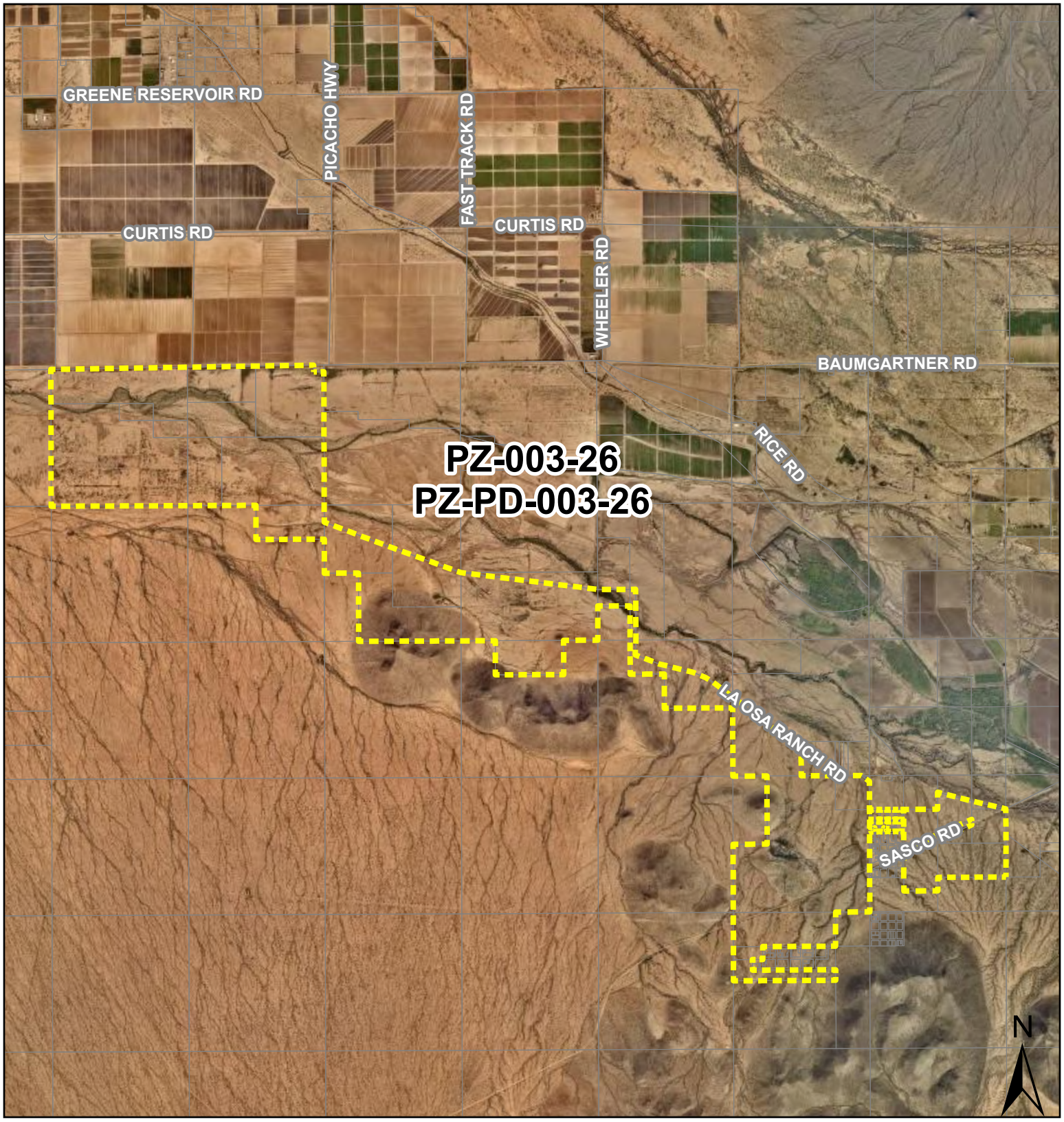
Legal Description:

Situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -016O; -018A; -019O; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -024O; -022O; -025O; -026O; -027O; -049O; -048O; 409-30-002O; 409-31-001O; and -033O located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

SEC 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S

Sheet No. 1 of 1

Owner/Applicant:	ROSE LAW GROUP PC, COURT RICH, VERMALAND LLC, ROB CLANG
Drawn By:	GIS / IT / LJT
Date:	03/20/2026
Section (3,4,7,10-13,17,18, 20, 21, 29)	09S & 10S
Township	08E & 09E
Range	
Case Number:	PZ-003-26, PZ-PD-003-26



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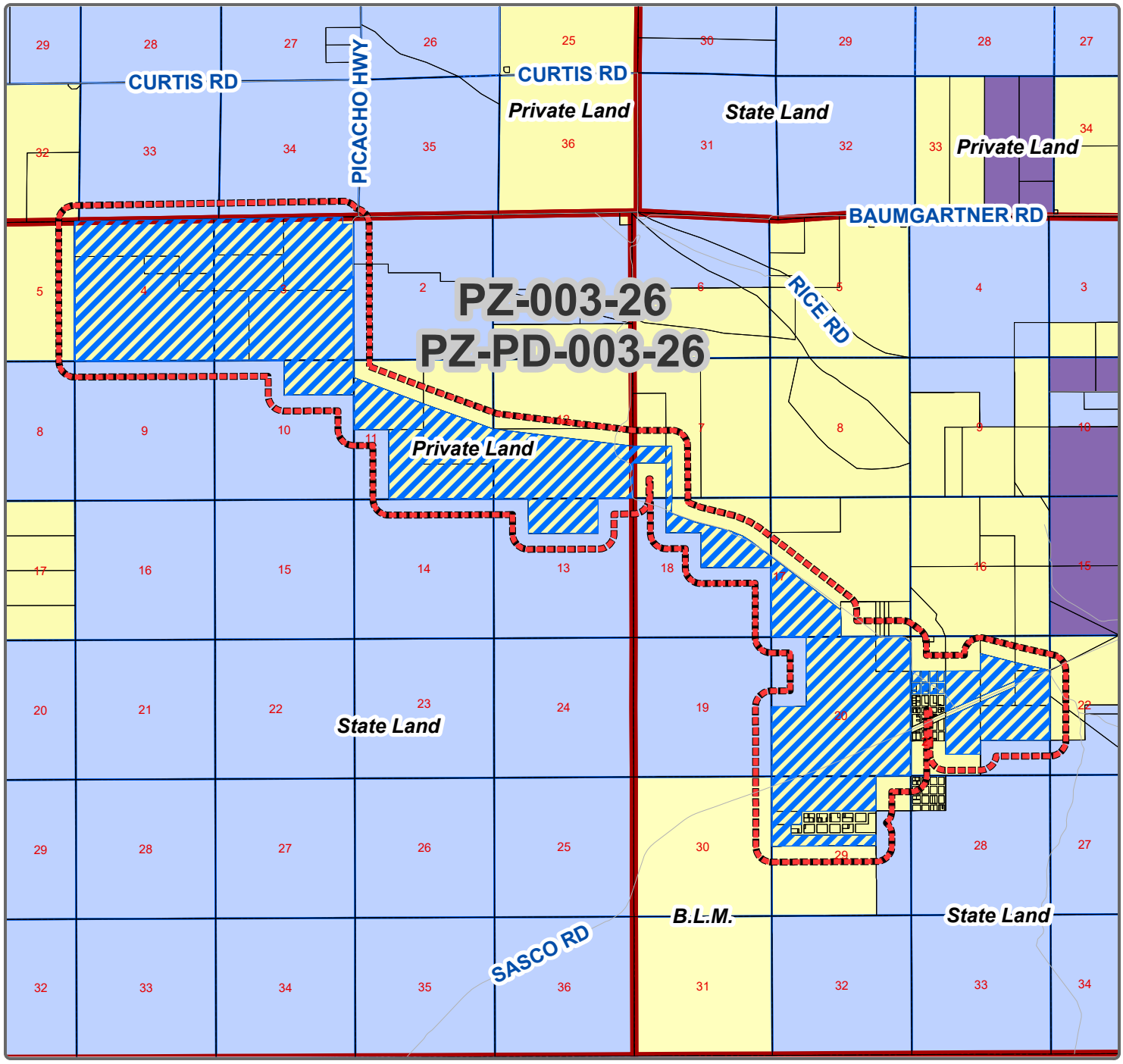


Community Development

PZ-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, Vermaland LLC, Rob Clang, applicant/agent, requesting approval of a rezone to from General Rural (GR) to 2,393 acres of Industrial (I-3) zoning district and 992 acres of Proposed Open Space for Data Center, Gas Fired Power Generation, Battery Storage and associated office and facilities, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

PZ-PD-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, Vermaland LLC, Rob Clang, applicant/agent, requesting approval of a requesting an approval of a Planned Area Development (PAD) Overlay District on 3,385± acres to apply proposed developments standards to Data Center, Gas Fired Power Generation, Battery Storage and associated office and facilities, situated on portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR, MAJOR OPEN SPACE

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

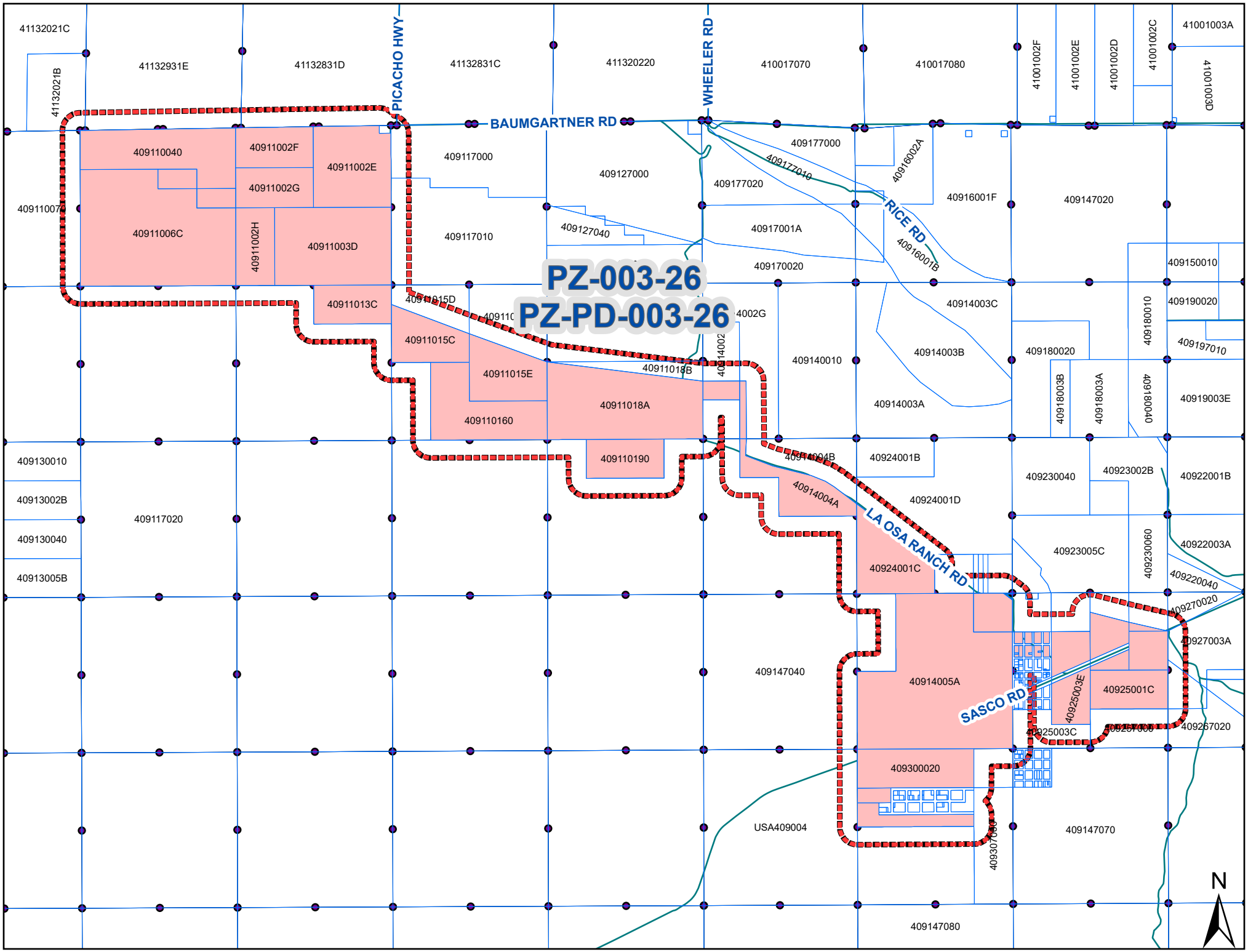
SEC 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S

Owner/Applicant:
ROSE LAW GROUP PC, COURT RICH, VERMALAND LLC, ROB CLANG

Drawn By:	Date:
GIS / IT /LJT	03/20/2026

Sheet No.	Section (3,4,7,10-13,17,18, 20, 21, 29)	Township	Range
1 of 1		09S & 10S	08E & 09E

Case Number: PZ-003-26, PZ-PD-003-26


PZ-003-26
PZ-PD-003-26
BAUMGARTNER RD
PICACHO HWY
WHEELER RD
RICE RD
LA OSA RANCH RD
SASCO RD
N
41132021C
41132931E
41132831D
41132831C
411320220
410017070
410017080
41001002F
41001002E
41001002D
41001002C
41001003A
41132021B
409110040
40911002F
40911002E
40911002G
40911006C
40911002H
40911003D
40911013C
40911015D
40911015C
40911015E
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40914004A
40924001D
40924001C
409230040
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40922001B
40923005C
409230060
40922003A
409220040
409270020
40927003A
409147040
40914005A
40925003E
40925001C
40925003C
409257000
409267020
409300020
USA409004
409307000
409147070
409147080

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Sangeeta Deokar
2. Date of Pre-application Review: 1/26/2026 Pre-Application Review No.: Z-PA-001-26 -
3. Current Zoning *(Please provide Acreage Breakdown)*: General Rural Residential (3,385 Acres)
4. Requested Zoning *(Please provide Acreage Breakdown)*: Industrial - 3 (2,393 Acres) and Open Space (992 Acres)
5. Parcel Number(s): See attached Exhibit "A"
6. Parcel Size(s): 3,385 Total Acres
7. The existing use of the property is as follows: None
8. The exact use proposed under this request: Data Center, Gas Power generation and Battery Storage (See Narrative)
9. What is the Comprehensive Plan Designation for the subject property: 1,907 A Employment/486 A Utility/992 A OS
10. Is the property located within three (3) miles of an incorporated community? No
11. Is an annexation into a municipality currently in progress? No
12. Is there a zoning violation on the property for which the owner has been cited? No

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Please see narrative
14. Explain why the proposed development is needed and necessary at this time. Please see narrative

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

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

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SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: None

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Please see traffice study

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: To be determined Please see site plan

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   Please see narrative

5. What type of landscaping are you proposing to screen this use from your neighbors?

   Native plant vegitative buffers will be maximized for neighbors

6. What type of signage are you proposing for the activity? Where will the signs be located?

   No sinage will be needed

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: Please see narrative

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: This development is best suited for this neighborhood

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES

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PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No.: See Exhibit "B"
Name:
Address:
City/ST/Zip:

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 30 day of January, 2026 at the office of Land ID Mapping tool and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 30 day of January, 2026, before me personally appeared Robert Clang
(Name of signor)

Signature _____ Date 1.30.2026

State of AZ

)ss.

County of Maricopa

(SEAL)

My Commission Expires 4/9/29

Signature of Notary Public _____

JEREJENE MCCOWN
Notary Public - Arizona
Maricopa County
Commission # 685455
My Comm. Expires Apr 9, 2029

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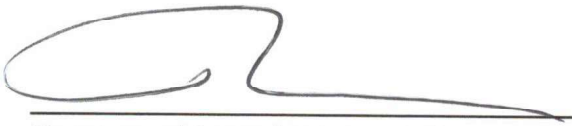
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Court Rich	7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251	
Name of Applicant	Address	
	CRich@RoseLawGroup.com	480.240.5637
Signature of Applicant	E-Mail Address	Phone Number

Robert Clang	2375 E Camelback Rd #600 Phoenix AZ 85016	
Name of Agent/Representative	Address	
	RobClang@Vermaland.com	602-549-5134
Signature of Agent/Representative	E-Mail Address	Phone Number

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

VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC

VERMA LA OSA RANCH I-10/SASCO 3700 LLC	2375 E Camelback Rd #600 Phoenix AZ 85016	
Name of Landowner	Address	
DocuSigned by: Kuldip Verma 1F6B94B55B094C5...	KVerma@Vermaland.com	602-274-0700
Signature of Landowner	E-Mail Address	Phone Number

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

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AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

VERMA LA OSA RANCH I-10/SASCO 3700 LLC and
VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC , both Arizona LLCs.
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____3,374_____acres located at ___Picacho Hwy and Baumgartner Road AND Sasco and La Osa Ranch Road, and further identified
[Insert Address of Property]
As assessor parcel number _____See Exhibit "A"_____and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit C

Said property is hereinafter referred to as the "Property."
Owner hereby appoints ____Court Rich of Rose Law Group_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

_____ _____
[Signature] ***[Signature]***

_____ _____
[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

(SEAL)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____
by _____

My Commission Expires_____

Signature of Notary Public_____

_____ _____
Printed Name of Notary Signature of Notary

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Verma La Osa Ranch I-10/Sasco 3700 LLC
[Insert Company's or Trust's Name]

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

Its: Manager
[Insert Title]

Dated: 1/28/26

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of January, 2026 by Kudlip Verma, Manager
[Insert Signor's Name] *[Insert Title]*

_____, Verma La Osa Ranch I-10/Sasco 3700 LLC an,
[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.

My Commission Expires: 9/21/2026

Brady Bickett
Notary Public - ARIZONA
MARICOPA COUNTY
Commission No. 636905
My Commission Expires 09/21/2026

Brady Bickett
Printed Name of Notary

_____
Signature of Notary

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

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

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

My Commission Expires_____

_____
Printed Name of Notary

_____
Signature of Notary

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Verma La Osa Ranch I-10/ Sasco Rd, Casa Grande 3677 Acres LLC
[Insert Company's or Trust's Name]

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

Its: Manager
[Insert Title]

Dated: 1/28/26

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of January, 2026 by Kudlip Verma, Manager
[Insert Signor's Name] *[Insert Title]*

_____, Verma La Osa Ranch I-10/Sasco Rd Casa Grande 3677 acres an, LLC
[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.

My Commission Expires: 9/21/2026

Brady Bickett
Notary Public - ARIZONA
MARICOPA COUNTY
Commission No. 636900
My Commission Expires 09/21/2026

Brady Bickett
Printed Name of Notary

_____
Signature of Notary

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

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

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

My Commission Expires_____

_____
Printed Name of Notary

_____
Signature of Notary

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Application Checklist:

A. Check the appropriate item:

☐ This Zone Change is being submitted without a PAD request

☒ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

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

B. Hold a Neighborhood/Community Meeting:

☒ Notify all property owners within 1200' (feet)

☒ Hold the meeting within five (5) miles of the subject property

☒ Hold the meeting between 5:00 pm – 9:00 pm

☐ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

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

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

☒ **1.** Title Page

☒ **2.** Purpose of Request

☒ **3.** Description of Proposal

- **a.** Nature of the Project including Proposed Land Use
- **b.** Conformance to adopted Comprehensive Plan
- **c.** Answers to the questions from the **Supporting Information** sheet
- **d.** Location & Accessibility
- **e.** Utilities & Services
- **f.** Neighborhood Meeting Information
- **g.** Existing Zoning Stipulation
- **h.** Appendix, as applicable

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

☒ **1.** Legal Description of total site.

☒ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☒ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☒ **4.** Location of all Existing & Proposed Structures & Buildings

☒ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☒ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☒ **7.** All Points of Ingress & Egress.

☒ **8.** Location & Types of Existing & Proposed Landscaping.

☒ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☒ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

☒ **1.** Identify the water service provider

☒ **2.** Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate

☒ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies

☒ **4.** If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- Depth to bedrock & Depth to groundwater
- Known fissures or land subsidence in the area
- Known wells in the area, available information on status and water levels
- Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

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H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

☐ Provide a copy of the approved DA, if applicable.

J. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

K. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

L. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

   a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

   ** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

Q. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

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

Court Rich	7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Name of Applicant	Address
	02/02/2026
Signature	Date

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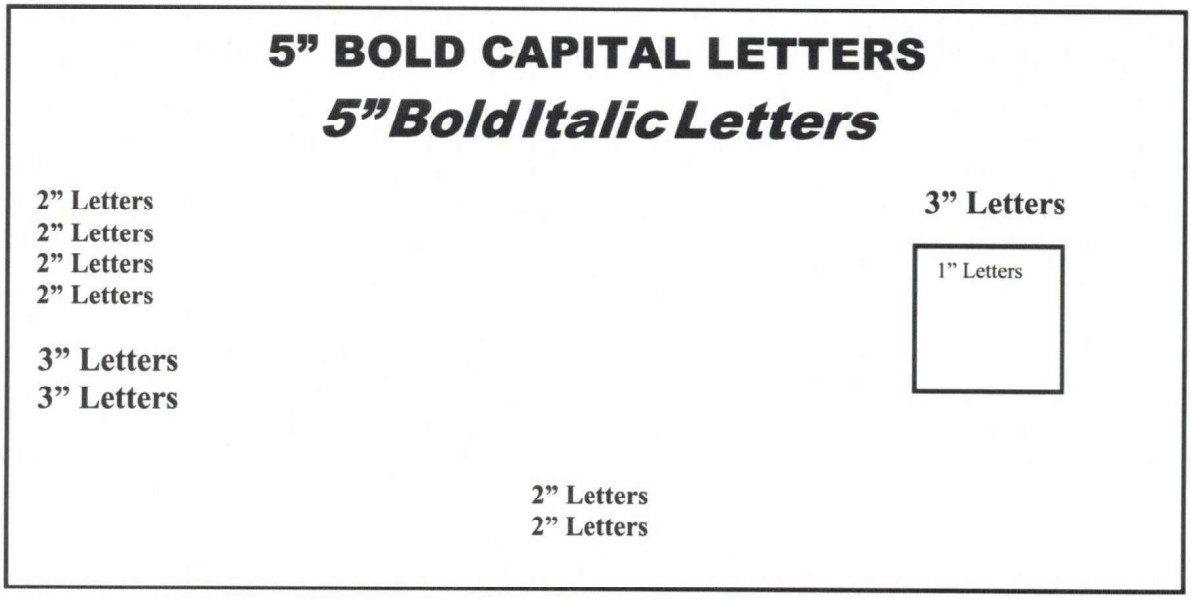
Pinal County Broadcast Notification Signs:

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

Site Posting Requirements

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

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

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

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name: Applicant
Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

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

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning: Proposed
SUP/IUP Use: Acreage:

Applicant Name: Applicant
Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

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

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

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

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

*** as directed by your staff Coordinator**

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Robert Clang, Applicant for case_____ (Case number), personally caused_____mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____(Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

* as directed by your staff Coordinator
* please attach the mailer and the list addresses

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

Exhibit "A" La Osa Data Center Park Parcel Numbers

409-11-004

409-11-005

409-11-006C

409-11-002E

409-11-002F

409-11-002G

409-11-002H

409-11-003D

409-11-013C

409-11-015C

409-11-015E

409-11-016

409-11-018A

409-11-019

409-14-002D

409-14-002F

409-14-004A

409-24-001C

409-14-005A

409-14-005E

409-30-002

409-31-001

409-31-033

409-25-001E

409-25-001D

409-25-001C

409-25-002F

409-25-002G

409-25-003G

409-25-003E

409-26-001

409-26-002A

409-26-002B

409-26-024

409-26-022

409-26-025

409-26-026

409-26-027

409-26-049

409-26-048

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

EXHIBIT "B"

VERMA LAOSA RANCH I-10/SASCO 3700 LLC
2375 E Camelback Road #600
Phoenix AZ 85016

Ronella White
PO BOX 1126
RED ROCK, AZ 85145

Toni Cadman
540 S OTIS ST
LAKEWOOD, CO 80226

Arizona Board Of Regents
PO BOX 210186
TUCSON, AZ 85721

666ISMONEY LLC
PO BOX 666
TUCSON, AZ 85702

James E Briggs Jr.
5901 E MIRAMAR DR
TUCSON, AZ 85715

James Chavez
12849 N OAKHURST LOOP
ORO VALLEY, AZ 85755

Arizona BLM
One North Central Ave., Suite 800
Phoenix, AZ 85004-4427

DONLEY FAM TRUST
10475 W QUARTZ DR
CASA GRANDE, AZ 85193

Anthony Benedetto
PO BOX 1027
RED ROCK, AZ 85145

JAMES LAURENCE
917 N COLLEGE AVE
CLAREMONT, CA 91711

Harley Brown
2114 W GRANT RD 42
TUCSON, AZ 85745

State of Arizona
1110 W Washington St
Phoenix, AZ 85007

Est of paul Olmstead
2865 E NANCE ST
MESA, AZ 85213

Christopher Venne
1132 S ALTAMONT BLVD
SPOKANE, WA 99202

Frank Bobea
6229 E BAUMGARTNER RD
ELOY, AZ 85131

Karl & Sonya L Woehlecke
PO BOX 1009
RED ROCK, AZ 85145

Haasco Media Llc
8200 CANNON CT
LAGO VISTA, TX 78645

Carol Brown
2114 W GRANT RD 42
Tucson AZ 85745

AMARAL JOSEPH & JOAN AMARAL
11670 TIMBERLAKE DR
SAN DIEGO, CA 92131

Gilbert & Judy Wadina
3146 CHARLES MACDONALD DR
SARASOTA, FL 34240

ABA LLC
7240 N DREAMY DRAW DR #110
PHOENIX, AZ 85020

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

EXHIBIT "B"

Parcel	Name	Address
409-11-007	VERMA LA OSA RANCH I-10/S/	2375 E Camelback Road #600
411-32-021B	DONLEY FAM TRUST	10475 W QUARTZ DR
409-11-001B	Frank Bobea	6229 E BAUMGARTNER RD
409-11-015F	Ronella White	PO BOX 1126
409-24-002	Anthony Benedetto	PO BOX 1027
409-23-005B	Karl & Sonya L Woehlecke	PO BOX 1009
409-25-002B	Toni Cadman	540 S OTIS ST
40925003C	JAMES LAURENCE P	917 N COLLEGE AVE
409-26-028A	Haasco Media Llc	8200 CANNON CT
409-26-004D	Arizona Board Of Regents	PO BOX 210186
409-26-004E	Harley Brown	2114 W GRANT RD 42
409-26-004F	Carol Brown	2114 W GRANT RD 42
409-26-004B	666ISMONEY LC	PO BOX 666
409-26-014A	State of Arizona	1110 W Washington St
409-29-001B	AMARAL JOSEPH & JOAN	11670 TIMBERLAKE DR
409-29-002A	James E Briggs Jr.	5901 E MIRAMAR DR
409-29-002B	Est of paul Olmstead	2865 E NANCE ST
409-30-001	Gilbert & Judy Wadina	3146 CHARLES MACDONALD DR
409-31-024	James Chavez	12849 N OAKHURST LOOP
409-31-016	Christopher Venne	1132 S ALTAMONT BLVD
409-14-002B	ABA LLC	7240 N DREAMY DRAW DR UNIT 110
	Arizona BLM	One North Central Ave., Suite 800

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

City State Zip
Phoenix AZ 85016
CASA GRANDE, AZ 85193
ELOY, AZ 85131
RED ROCK, AZ 85145
RED ROCK, AZ 85145
RED ROCK, AZ 85145
LAKEWOOD, CO 80226
CLAREMONT, CA 91711
LAGO VISTA, TX 78645
TUCSON, AZ 85721
TUCSON, AZ 85745
Tucson AZ 85745
TUCSON, AZ 85702
Phoenix, AZ 85007
SAN DIEGO, CA 92131
TUCSON, AZ 85715
MESA, AZ 85213
SARASOTA, FL 34240
ORO VALLEY, AZ 85755
SPOKANE, WA 99202
PHOENIX, AZ 85020
Phoenix, AZ 85004-4427

Parcel	Name	Address	City State Zip
409-11-007	VERMA LA OSA RANCH I-10/S	2375 E Camelback Road #600	Phoenix AZ 85016
411-32-021B	DONLEY FAM TRUST	10475 W QUARTZ DR	CASA GRANDE, AZ 85193
409-11-001B	Frank Gobea	6229 E BAUMGARTNER RD	ELOY, AZ 85131
409-11-015F	Ronella White	PO BOX 1126	RED ROCK, AZ 85145
409-24-002	Anthony Benedetto	PO BOX 1027	RED ROCK, AZ 85145
409-23-005B	Karl & Sonya L Woehlecke	PO BOX 1009	RED ROCK, AZ 85145
409-25-002B	Toni Cadman	540 S OTIS ST	LAKEWOOD, CO 80226
40925003C	JAMES LAURENCE P	917 N COLLEGE AVE	CLAREMONT, CA 91711
409-26-028A	Haasco Media Llc	8200 CANNON CT	LAGO VISTA, TX 78645
409-26-004D	Arizona Board Of Regents	PO BOX 210186	TUCSON, AZ 85721
409-26-004E	Harley Brown	2114 W GRANT RD 42	TUCSON, AZ 85745
409-26-004F	Carol Brown	2114 W GRANT RD 42	Tucson AZ 85745
409-26-004B	666ISMONEY LC	PO BOX 666	TUCSON, AZ 85702
409-26-014A	State of Arizona	1110 W Washington St	Phoenix, AZ 85007
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409-29-002A	James E Briggs Jr.	5901 E MIRAMAR DR	TUCSON, AZ 85715
409-29-002B	Est of paul Olmstead	2865 E NANCE ST	MESA, AZ 85213
409-30-001	Gilbert & Judy Wadina	3146 CHARLES MACDONALD DR	SARASOTA, FL 34240
409-31-024	James Chavez	12849 N OAKHURST LOOP	ORO VALLEY, AZ 85755
409-31-016	Christopher Venne	1132 S ALTAMONT BLVD	SPOKANE, WA 99202
409-14-002B	ABA LLC	7240 N DREAMY DRAW DR UNIT 110	PHOENIX, AZ 85020
	Arizona BLM	One North Central Ave., Suite 800	Phoenix, AZ 85004-4427

VERMA LAOSA RANCH I-10/SASCO 3700 LLC
2375 E Camelback Road #600
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7240 N DREAMY DRAW DR #110
PHOENIX, AZ 85020

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
      (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

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

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

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

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator:
2. Date of Pre-application Review: 1/26/2026
3. Pre-Application Review No.: Z – PA -001_- 26
4. Current Zoning (Please provide Acreage Breakdown): General Rural Residential 3,385 Acres
5. Requested Zoning (Please provide Acreage Breakdown): __Industrial - 3 (2,393 Acres)_& Open Space 992 Acres
6. Parcel Number(s) (Please attach a separate list if more space is needed):_____See Attached Exhibit "A"_____
7. Parcel Size(s): _____3,385 Acres_____
8. The existing use of the property is as follows: ____None_____
8. The exact use proposed under this request: Please see narratvive
9. What is the Comprehensive Plan Designation for the subject property: 1,907A Employment/486A Utility/992A Open Space
10. Is the property located within three (3) miles of an incorporated community? NO
11. Is an annexation into a municipality currently in progress? No
12. Is there a zoning violation on the property for which the owner has been cited? NO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? No

    if yes what was the previous PAD case number PZ-PD-
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    Please see narrative
15. Explain how your proposed zoning modification will support and improve the surrounding area. _____

    Please see nattative

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See Attached Exhibit "B"
Name:
Address:
City/ ST/ Zip

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 30 day of January, 2026 at the office of Vermaleez and is accurate and complete to the best of my knowledge.
(Source of Information)

Robert Clang
Printed Name

Signature

Date 1-30-2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Court Rich	7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251	
Name of Applicant	Address	
	CRich@RoseLawGroup.com	480.505.3938
Signature of Applicant	E-Mail Address	Phone Number

Robert Clang	2375 E Camelback Rd #600 Phoenix AZ 85016	
Name of Agent/Representative	Address	
	RobClang@Vermaland.com	602-549-5134
Signature of Agent/Representative	E-Mail Address	Phone Number

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

VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC,

VERMA LA OSA RANCH I-10/SASCO 3700 LLC	2375 E Camelback Rd #600 Phoenix AZ 85016	
Name of Landowner	Address	
DocuSigned by: kuldip Verma 1F6B94B55B094C5...	KVerma@vermaland.com	602-274-0700
Signature of Landowner	E-Mail Address	Phone Number

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

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: _____Court Rich_____ DATE: _____1/30/2026_____

MAILING ADDRESS ___7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

E-MAIL ADDRESS: ___ CRich@RoseLawGroupcom

DAY PHONE: _____480.505.3938_____ MESSAGE PHONE____480.505.3938_____ PROPERTY INFORMATION

Assessor Parcel Numbers: _____See attached Exhibit "A"

Township: _____ Range: _____ Section: _____ See Attached Legal description

Address/Location: _____Picacho Hwy and Baumgartner RD. and Sasco and La Osa Ranch Rd. _____ ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is/ is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s):_____Date:_____

Printed Name of Property Owner(s):_____VERMA LA OSA RANCH I-10/SASCO 3700 LLC_____

Signature of Property Owner (s):_____Date:_____

Printed Name of PropertOwner(s):_____VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

_____ _____

Printed Name of Notary Signature of Notary

My Commission Expires: _____

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232 VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC AND
_____VERMA LA OSA RANCH I-10/SASCO 3700 LLC_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of _____3,374_____acres located at __Picacho Hwy and Baumgartner Rd and Sasco and La Osa Ranch Rd _, and further identified
[Insert Address of Property]
as assessor parcel number _____See Attached Exhibit "A:_____and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____Court Rich of Rose Law Group_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

_____ _____

[Signature]
2375 E Camelback Rd #600 Phoenix AZ 85016

Dated: _____

[Signature]
2375 E Camelback Rd #600 Phoenix AZ 85016

Dated: _____

STATE OF_____)

) ss.

COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____ _____

Printed Name of Notary **Signature of Notary**

My Commission Expires: _____

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Verma La Osa Ranch I-10 Sasco 3700 LLC
[Insert Company's or Trust's Name]

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

Its: Manager
[Insert Title]

Dated: 1/28/26

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of January, 2026 by KULDIP VERMA, Manager
[Insert Signor's Name] [Insert Title]
Verma La Osa Ranch I-10 Sasco 3700 LLC an, [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.

Brady Bickett
Notary Public - ARIZONA
MARICOPA COUNTY
Commission No. 636905
My Commission Expires 09/21/2026

My Commission Expires: 9/21/2026

Brady Bickett
Printed Name of Notary

Signature of Notary

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

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

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

My Commission Expires_____

_____
Printed Name of Notary

_____
Signature of Notary

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Verma La Osa Ranch I-10/Sasco Rd Casa Grande 3677 Acres LLC
[Insert Company's or Trust's Name]

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

Its: Manager
[Insert Title]

Dated: 1/28/26

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of January, 2026 by KULDIP VERMA, Manager
[Insert Signor's Name] **[Insert Title]**
Verma La Osa Ranch I-10/Sasco Rd Casa Grande 3677 Acres LLC an, [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.

My Commission Expires: 9/21/2026

Brady Bickett
Notary Public - ARIZONA
MARICOPA COUNTY
Commission No. 636905
My Commission Expires 09/21/20

Brady Bickett
Printed Name of Notary

Signature of Notary

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

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

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

My Commission Expires _____

_____
Printed Name of Notary

_____
Signature of Notary

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232 VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC AND
_____VERMA LA OSA RANCH I-10/SASCO 3700 LLC_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of _____3,385_____acres located at __Picacho Hwy and Baumgartner Rd and Sasco and La Osa Ranch Rd _, and further identified
[Insert Address of Property]
as assessor parcel number _____See Attached Exhibit "A:_____and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____Court Rich of Rose Law Group_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

_____ _____

[Signature]
2375 E Camelback Rd #600 Phoenix AZ 85016

Dated: _____

[Signature]
2375 E Camelback Rd #600 Phoenix AZ 85016

Dated: _____

STATE OF_____)

) ss.

COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____ _____

Printed Name of Notary **Signature of Notary**

My Commission Expires: _____

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

APPLICATION CHECKLIST:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☒ This PAD is being submitted in conjunction with a zone change request.

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

B. Development Agreements (DA):

☐ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

☒ 1. Notify all property owners within 1200' (feet)

☒ 2. Hold the meeting within five (5) miles of the subject property

☒ 3. Hold the meeting between 5:00 pm – 9:00 pm

☐ 4. Include with the application the following:

☒ Copy of Notice of Neighborhood/Community Meeting

☒ List of property owners notified - (Use page 2 of this application)

☐ Minutes of the meeting

☐ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case.

E. Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

F. Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):

☒ 1. Title Page

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- [x] 2. Purpose of Request
- [x] 3. Description of Proposal
  - [x] Nature of the Project
  - [x] Proposed Land Uses
  - [x] Building Types & Densities
  - [x] Conformance to adopted Land Use Plans
  - [x] Circulation and Recreation Systems
- [x] 4. Relationship to surrounding properties within one mile
- [x] 5. Schools
- [x] 6. Public Services/Community Services and how will the need for these services be addressed
- [x] 7. Location & Accessibility
- [x] 8. Compliance with RSRSM, Access Management Manual, October 2008
- [x] 9. Utilities & Services
- [x] 10. Ownership & Control – [See Section 2.176.240 (B)11]
- [x] 11. Timing of Development (Phasing Schedule)
- [x] 12. Conformance with the Comprehensive Plan
- [x] 13. Recreational Amenities
- [x] 14. Fences, Walls & Screening
- [x] 15. Total number of dwelling units
- [x] 16. Maximum Residential Density of each planning unit
- [x] 17. Total number of parking spaces for recreational facilities
- [x] 18. Type of landscaping
- [x] 19. Preliminary hydrologic data and a statement on drainage

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☒ 20. Additional Information for Commercial & Industrial Uses (if applicable):

☒ Total Area in acres proposed (Commercial & Industrial Separated)

☐ Approximate retail sales floor area (Commercial)

☒ The uses proposed uses based on permitted uses in the base zone.

☒ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

☒ 22. Tables:

o Land Use Table(s) to include the following:

- ☐ Total Acreage of the site
- ☐ Total Area of arterial & collector streets
- ☐ Total Area & Percent of Open Space
- ☐ Total Number of each type of dwelling unit
- ☐ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ☐ The Overall proposed Density

o Amended Development Standards Table comparing proposed and current zoning code standards for:

- ☐ Minimum Lot Area
- ☐ Minimum Lot Width
- ☐ Minimum Building Setbacks
- ☐ Maximum Building Height
- ☐ Minimum Distance between main & detached accessory buildings
- ☐ Buildable Area o Amended Use Tables:
- ☐ Permitted Uses
- ☐ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ☐ Sewer
- ☐ Water
- ☐ Electric
- ☐ Telephone
- ☐ Police
- ☐ Fire
- ☐ Schools

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- ☐ Solid Waste Disposal
- ☐ 24. Existing Zoning / PAD Stipulation
- ☐ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

E. Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☑ Zoning Boundaries
- ☒ Street Alignment
- ☑ Open Space
- ☒ Trails

F. Submit a current preliminary Title Report (dated within 60 days prior to application)

G. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

H. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:

- ☒ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ☒ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☒ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ☑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ☒ Existing Zone designation & requested zone change (as applicable)
- ☑ Legal Description of total site
- ☒ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☒ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☒ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☑ Location of all existing structures and significant natural features.

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☑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.

☒ All points of ingress and egress.

☒ Parking Areas.

☒ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.

☒ Indicate and/or label (as applicable):

- Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
- Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
- Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
- Phase Lines (as applicable)

☒ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:

- Each type of dwelling unit
- Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.

☑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff

☒ Indicate location, type, height, and materials for proposed walls, fences, and signs.

☒ Location and types of existing and proposed landscaping.

☑ Designated Flood Zone

☑ 2. Quantitative Development Data Tables ☒☒Land Use table to include:

- Total Gross Acreage of site
- Total Area of Streets (Public & Private)
- Total Area of Public Open Space
- Total Net Area of all intended uses
- Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
- Total Dwelling Units permitted under base zoning district
- Total number of each dwelling type including range and mixture of lot sizes within each base zone
- Grand Total of Dwelling Units
- Overall Density proposed

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☑ Zoning Comparison Table of Existing & Proposed to include:

- Lot area per dwelling unit
- Setbacks
- Minimum Lot Widths
- Maximum Building Heights

☑ Parking (number of spaces)

☑ Utility & Services Table indicating type and source:

- Sewer
- Electric
- Telephone
- Water
- Police/Security
- Fire
- Schools
- Solid Waste Disposal

☒ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

☒ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176

☐ Reviewed the Pinal County Open Space & Recreational Area Guideline

☐ Site Analysis

- Aerial Photo
- Preferred scale of 1"=50' (maximum scale of 1"=100')
- Site Analysis should be produced in an 8½" X 11" format for text
- Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)

☒ Total acreage of proposed development

☒ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

☒ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulation system
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

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☒ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

☒ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulation system
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

☒ A pedestrian circulation system

☒ A Slope Analysis identifying the following slope categories:

- 1) 0% - 5%
- 2) 5% - 10%
- 3) 10% and greater

☒ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.

☒ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.

☒ Identification of potential view corridors

☒ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.

☒ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys

☒ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions

☒ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

☒ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:

☒ A Vegetation Salvage Plan

☒ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ☐☐Extent and location of all plant materials and other landscape features.

☒ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.

☒ Location of Water Outlets.

☒ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

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- ☑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ☒ Minimum requirements for Open Space – (Section 130)
- ☒ Uses permitted within open space areas – (Section 140)
- ☑ Uses prohibited within open space areas – (Section 150)
- ☑ Minimum requirements for recreation areas – (Section 160)
- ☑ Minimum requirements for multi-use paths and trails – (Section 170)
- ☒ Minimum requirements for storm water retention & detention basins – (Section 180)
- ☒ Minimum requirements for streetscapes & entryways – (Section 190)
- ☑ Minimum requirements for conservation open space – (Section 200)

☒ Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. (signage must be approved under separate permit, the PAD document cannot alter development standards for signs)

☑ Submit a Preliminary Drainage Report*

☑ Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

☑ Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

☑ Aware that earth fissure maps are available online from the Arizona State Geologic Survey.

☑ Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). Please list all property's owners name, mailing addresses, and tax parcel numbers in a spreadsheet. - (This list is a separate list from the
"Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).

☒ Submit separate preliminary reports or master plans for:

☑ Storm water drainage

☑ Wastewater & Domestic water service.

☐ Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):

☐ Commercial Uses:

☐ Industrial Uses:

☐ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

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- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☒ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

☒ Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

☒ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

☒ Submit

☒ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

☒ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

☒ Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).

☒ Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☒ Aware that all public works fees are due at application submittal and for each subsequent submittal

☒ Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

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☒ Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

☒ Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

Signature **Date**

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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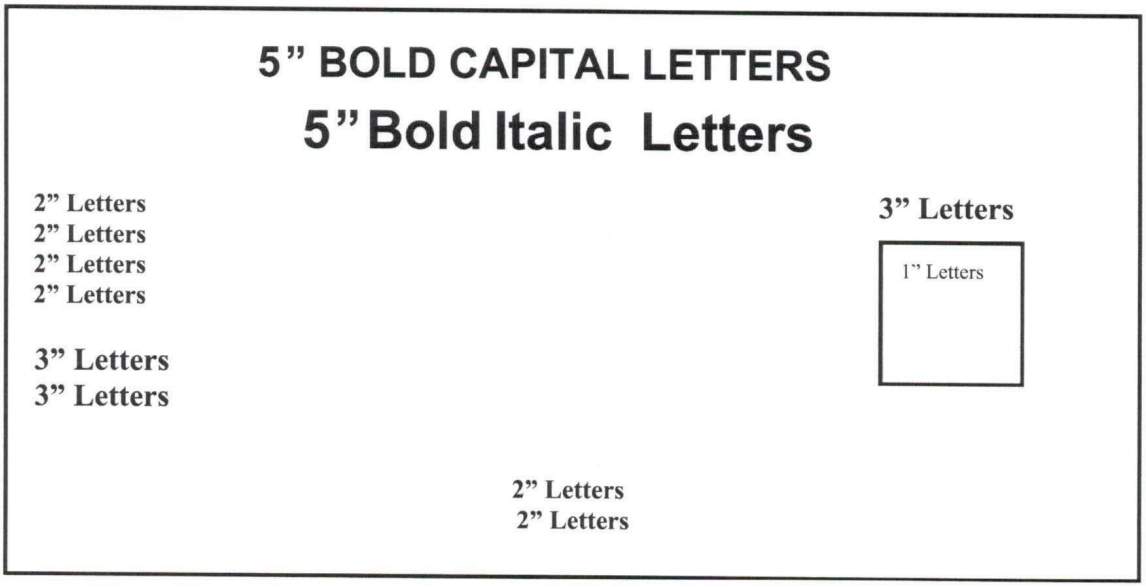
PINAL COUNTY BROADCAST NOTIFICATION SIGNS:

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

Site Posting Requirements

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

LETTER SIZES: ALL LETTERS UPPER AND LOWER CASE UNLESS SPECIFIED



Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

ZONING AND PLANNED AREA DEVELOPMENT CASES:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

SPECIAL USE PERMIT AND INDUSTRIAL USE PERMIT CASES
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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Exhibit "A" La Osa Data Center Park Parcel Numbers

409-11-004
409-11-005
409-11-006C
409-11-002E
409-11-002F
409-11-002G
409-11-002H
409-11-003D
409-11-013C
409-11-015C
409-11-015E
409-11-016
409-11-018A
409-11-019
409-14-002D
409-14-002F
409-14-004A
409-24-001C
409-14-005A
409-14-005E
409-30-002
409-31-001
409-31-033

409-25-001E
409-25-001D
409-25-001C
409-25-002F
409-25-002G
409-25-003G
409-25-003E
409-26-001
409-26-002A
409-26-002B

409-26-024
409-26-022

409-26-025
409-26-026
409-26-027

409-26-049
409-26-048

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EXHIBIT "B"

VERMA LAOSA RANCH I-10/SASCO 3700 LLC
2375 E Camelback Road #600
Phoenix AZ 85016

Ronella White
PO BOX 1126
RED ROCK, AZ 85145

Toni Cadman
540 S OTIS ST
LAKEWOOD, CO 80226

Arizona Board Of Regents
PO BOX 210186
TUCSON, AZ 85721

666ISMONEY LLC
PO BOX 666
TUCSON, AZ 85702

James E Briggs Jr.
5901 E MIRAMAR DR
TUCSON, AZ 85715

James Chavez
12849 N OAKHURST LOOP
ORO VALLEY, AZ 85755

Arizona BLM
One North Central Ave., Suite 800
Phoenix, AZ 85004-4427

DONLEY FAM TRUST
10475 W QUARTZ DR
CASA GRANDE, AZ 85193

Anthony Benedetto
PO BOX 1027
RED ROCK, AZ 85145

JAMES LAURENCE
917 N COLLEGE AVE
CLAREMONT, CA 91711

Harley Brown
2114 W GRANT RD 42
TUCSON, AZ 85745

State of Arizona
1110 W Washington St
Phoenix, AZ 85007

Est of paul Olmstead
2865 E NANCE ST
MESA, AZ 85213

Christopher Venne
1132 S ALTAMONT BLVD
SPOKANE, WA 99202

Frank Bobea
6229 E BAUMGARTNER RD
ELOY, AZ 85131

Karl & Sonya L Woehlecke
PO BOX 1009
RED ROCK, AZ 85145

Haasco Media Llc
8200 CANNON CT
LAGO VISTA, TX 78645

Carol Brown
2114 W GRANT RD 42
Tucson AZ 85745

AMARAL JOSEPH & JOAN AMARAL
11670 TIMBERLAKE DR
SAN DIEGO, CA 92131

Gilbert & Judy Wadina
3146 CHARLES MACDONALD DR
SARASOTA, FL 34240

ABA LLC
7240 N DREAMY DRAW DR #110
PHOENIX, AZ 85020

Docusign Envelope ID: E1095544-8379-4061-8A5C-410E678D638B

EXHIBIT "B"

Parcel	Name	Address
409-11-007	VERMA LA OSA RANCH I-10/S/	2375 E Camelback Road #600
411-32-021B	DONLEY FAM TRUST	10475 W QUARTZ DR
409-11-001B	Frank Bobea	6229 E BAUMGARTNER RD
409-11-015F	Ronella White	PO BOX 1126
409-24-002	Anthony Benedetto	PO BOX 1027
409-23-005B	Karl & Sonya L Woehlecke	PO BOX 1009
409-25-002B	Toni Cadman	540 S OTIS ST
40925003C	JAMES LAURENCE P	917 N COLLEGE AVE
409-26-028A	Haasco Media Llc	8200 CANNON CT
409-26-004D	Arizona Board Of Regents	PO BOX 210186
409-26-004E	Harley Brown	2114 W GRANT RD 42
409-26-004F	Carol Brown	2114 W GRANT RD 42
409-26-004B	666ISMONEY LC	PO BOX 666
409-26-014A	State of Arizona	1110 W Washington St
409-29-001B	AMARAL JOSEPH & JOAN	11670 TIMBERLAKE DR
409-29-002A	James E Briggs Jr.	5901 E MIRAMAR DR
409-29-002B	Est of paul Olmstead	2865 E NANCE ST
409-30-001	Gilbert & Judy Wadina	3146 CHARLES MACDONALD DR
409-31-024	James Chavez	12849 N OAKHURST LOOP
409-31-016	Christopher Venne	1132 S ALTAMONT BLVD
409-14-002B	ABA LLC	7240 N DREAMY DRAW DR UNIT 110
	Arizona BLM	One North Central Ave., Suite 800

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City State Zip
Phoenix AZ 85016
CASA GRANDE, AZ 85193
ELOY, AZ 85131
RED ROCK, AZ 85145
RED ROCK, AZ 85145
RED ROCK, AZ 85145
LAKEWOOD, CO 80226
CLAREMONT, CA 91711
LAGO VISTA, TX 78645
TUCSON, AZ 85721
TUCSON, AZ 85745
Tucson AZ 85745
TUCSON, AZ 85702
Phoenix, AZ 85007
SAN DIEGO, CA 92131
TUCSON, AZ 85715
MESA, AZ 85213
SARASOTA, FL 34240
ORO VALLEY, AZ 85755
SPOKANE, WA 99202
PHOENIX, AZ 85020
Phoenix, AZ 85004-4427

LA OSA PROJECT

DATA STORAGE AND ENERGY GENERATION

ZONING MAP AMENDMENT

Submitted on behalf of

Vermaland

Prepared by

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

February 2, 2026
Final Submittal: April 6th, 2026

Development Team

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Purpose of Request

This application is the next step after the County recently approved a Major Comprehensive Plan Amendment to facilitate this state of the art data storage and energy generation project. The Applicant requests a rezoning with a Planned Area Development ("PAD") overlay on approximately +/- 3,385.32 acres of privately owned land located along La Osa Ranch Road between Baumgartner Road and Sasco Road within Pinal County, Arizona. The proposed rezoning request will amend the current zoning districts and bring the entire site into compliance with the recently approved Comprehensive Plan designations. Most importantly, this request will allow for the development of data storage and processing facilities and much needed energy generation.

Description of Proposal and Proposed Land Use

The proposed La Osa Energy Project is a state of the art data storage and energy generation project that will generate tremendous benefits for Pinal County. These benefits include thousands of jobs, billions in tax revenue to local taxing districts, extended fire coverage and infrastructure to serve the local area, improved roadways, and tens of billions of dollars in local investment. The La Osa Energy Project will smartly manage resources by bringing power to serve itself while forgoing traditional water cooling in favor of a closed loop cooling system and even preserving 29% of the property for open space. In addition, the project plans to generate reliable energy beyond its own needs, which can be fed back into the grid to benefit all consumers in the region and support Arizona's growing energy demands.

The use has broad local support with all of its immediate neighbors asking the County to help bring this project to fruition. The La Osa Energy Project has the chance to transform this part of the County that is lagging behind into an economic engine for the entire region.

The property is ideally located within close proximity to necessary infrastructure for the proposed use. There are existing transmission lines that intersect this site as well as the Main Gas Pipeline within 2.25 miles. The site is bordered to the north by Greene Wash and to the west, south, and east by undeveloped and/or agricultural land zoned General Rural (GR). This rezoning request will amend the existing General Rural zoning designation on the site to allow the combination of Industrial 3 (I-3) zoning district with Open Space designations. This application is also requesting a PAD overlay on the entire site that will allow the combination of industrial and open space uses while restricting the types of industrial operations permitted on the property.

Table 1: Land Use Table	
Total Acreage:	3,385.32 acres
Total Developable Acreage:	2,393.63 acres
Total Open Space Provided:	991.69 acres or 29%

Relationship with Surrounding Properties

The proposed development is compatible with surrounding properties as most of these properties are vacant and undeveloped or currently being used for agriculture purposes. The Applicant has worked closely with the adjacent landowners and received support from almost all of them and knows of no opposition from anyone living or owning property nearby. This use will not negatively impact the surrounding area but will in fact bring employment opportunities that are a welcomed addition to the area. See Table 2. Surrounding Properties and Land Uses.

Table 2: Surrounding Properties and Land Uses

Direction	Zoning	Existing Land Use
North	General Rural	Vacant
South	General Rural	Vacant
East	General Rural	Vacant
West	General Rural	Vacant

Location and Accessibility

La Osa Energy Project is located on 3,385 acres of privately owned land on the south side of Baumgartner Road and west of Interstate 10. The site is primarily accessed along the northern boundary from Baumgartner Road with access from the east via Sasco Road. La Osa Ranch Road is currently an unpaved road that winds through the wash to connect the northern and southern portions of this project. Paved, all weather, 28-foot-wide access to and from the site will be provided. There will be two permanent access points from public roads to and from this development.

Compliance with RSRSM

Baumgartner Road is designated as a "Regionally Significant Route for Safety and Mobility" (RSRSM) by Pinal County and as such the Applicant will be dedicated the required additional width to ensure the minimum 75 foot full street right of way dedication is achieved. Any section line roadways impacted by this development will have the appropriate 55 foot wide dedication.

Utilities & Services

La Osa Project will be serviced by the local providers identified in Table 3 – Utility and Services. Of key importance to a project like this is the availability of electricity to power the facilities. The Applicant is working with ED4 and is in the technical study process where the utility identifies the generation, transmission, and distribution upgrades that the Applicant will be required to pay for in order to finalize service details. In this case, the Applicant will be building generation in coordination with ED4 and also anticipates paying for millions of dollars in infrastructure upgrades that will benefit the project and the region. This generation capacity will include an

extra energy that exceeds the project's internal requirements, allowing surplus power to be returned to the grid for use by all consumers, enhancing regional energy reliability and supporting economic growth. The ultimate size of the generation facilities will be determined in conjunction with ED4 and all gas generation facilities will be subject to a detailed environmental permitting process overseen by the Arizona Power Plant and Transmission Line Siting Committee and the Arizona Corporation Commission with air quality permitting overseen by the County in conjunction with the Arizona Department of Environmental Quality.

Table 3. Utility and Services	
Type	**Source**
Sewer	Septic
Water	Private well turned over to Global water as development grows
Electric	ED4
Fire and Emergency Response	Pinal County Fire and Medical Authority/Avra Valley Fire
Solid Waste Disposal	AC Sanitation Services

Phasing

The entire La Osa Energy Project will be constructed in phases in order to effectively and efficiently respond directly to the energy needs of the continuing growth in Pinal County and beyond. Construction of buildings and energy generation facilities will be completed in 3 phases. Phase 1 will begin at the northwest corner of the site with access from Baumgartner Road. This phase will include data center buildings with 2-3 acres set aside for a future fire station. Phase 2 is the middle portion of the site and will consist of a gas generation plant and additional datacenter buildings. Ending with Phase 3 in the southeast section consisting of additional datacenter building and an additional gas generation facility. The total number of datacenter buildings on the entire site will be determined by the market demand with a maximum of 59 buildings located throughout the 3,385.32 acre site.

Conformance to Adopted Comprehensive Plan

As mentioned, Pinal County Board of Supervisors recently approved a Major Amendment to the County's Comprehensive Land Use Plan that modified the future uses allowed on this site to 1,907.12 acres of Employment, 486.51 acres of General Facilities/Public Services, and 991.69 acres of Open Space to preserve and protect the Wash areas. The proposed zoning and land uses identified in this PAD are in conformance with the newly adopted Comprehensive Plan land use designations. The County Board of Supervisors' approval of the Comprehensive modification was required and necessary prior to the submittal of this Rezoning with PAD application.

Industrial Buffer

As required in Section 2.340.040 of the PCDSC all industrial buildings and uses abutting rural or residential zoning districts and/or abutting streets shall be setback a minimum of 50 feet. The building or industrial use will also be screened from view with at least one of the following:

1) Landscaping

2) Parking lot, wherein a minimum width of ten feet along the lot line closest to the residential property or arterial or collector streets shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.

3) Recreational space for employees, wherein a minimum width of ten feet along the lot line closest to the residential property or arterial or collector streets shall be landscaped.

Landscaping and Screening
In addition to the Industrial setback from public right of ways, there will be ample trees and desert vegetation fronting Baumgartner Road. This vegetation will provide screening of the datacenter buildings as well as create an appealing visual similar to an industrial office park campus. Please see attached conceptual Landscaping Plans submitted with this request.

Drainage Plan
This project is expected to comply with Pinal County Drainage Ordinances, the Pinal County Drainage Manual (Volumes 1 & 2), and its amendments. Currently no development is planned within the boundaries of the delineated FEMA flood zone areas; however, a portion of the developable project is located within a Zone A Floodplain. Any improvements within the floodplain will only be built in compliance with the requirement of a Floodplain Use Permit or CLOMR/LOMR. Any part of the development within the flood zone would be subject to floodplain requirements including Regulator Food Elevations (RFE) and earthwork restrictions.

Three large-scale drainage areas have been delineated for the site at this preliminary design stage. These large-scale drainage areas will be further refined and subdivided during the Site Plan approval process.

Zoning Map Amendment
The majority of Pinal County is zoned General Rural (GR) and as such the entire project site is currently zoned General Rural (GR) on the County's Zoning Map. This application is requesting to modify the current zoning from General Rural to Industrial (I-3) zoning with 991 acres of Open Space with a Planned Area Development (PAD) overlay. The purpose of the PAD is to restrict the uses allowed on site and prohibit any potential undesirable industrial uses in the I-3 zone. The PAD also specifically identifies Datacenters, Gas Energy Facilities, and Battery Energy Storage Systems as uses permitted by right.

Permitted Uses
The PAD Overlay will allow the Applicant to allow the necessary uses to develop the proposed La Osa Energy Project and will also restrict some of the more undesirable Industrial uses allowed on site as outlined in Section 2.340.020 of the Pinal County Development Services Code ("PCDSC") and shown in Table 4 below.

Table 4. PAD Permitted Uses		
Use	**Permitted**	**Non-Permitted**
Adult-oriented businesses and adult service providers		✓
Airport or landing strip		✓
Battery Energy Storage System (BESS)	✓	
Datacenters	✓	
Gasoline or flammables bulk station		✓
Government structures, fire district stations, sheriff's facilities and their accessory uses	✓	
Heliport	✓	
Impounded or towed vehicle storage yard		✓
Junk, salvage or auto wrecking yards		✓
Landfill and transfer stations		✓
Datacenter/Data processing facility	✓	
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations **	✓	
Power Plants, Wastewater treatment plants and ancillary offices and buildings.	✓	
Prisons, detention facilities and their accessory uses		✓
Private schools		✓
Proposed Open Space	✓	
Restaurant	✓	
Sports arena		✓
Vocational schools	✓	
Wireless communication facilities	✓	
Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment		✓

Additionally, one dwelling unit, conventional or manufactured home as a security/caretaker accessory structure will be allowed by right.

**Only ancillary uses that support or compliment the operations and/or requirements of a Datacenter, Gas fired power plant and Battery storage will be permitted.

Development Standards

The PAD overlay requested with this rezoning will allow flexibility with the development standards outlined in Section 2.330.40 of PCDSC and will modify those standards as shown in Table 5 below.

Table 5. I-3 PAD Development Standards		
Area	**I-3 Zoning**	**Proposed I-3 with PAD**
Minimum Lot area	None	Not applicable
Minimum Lot widt5	None	Not applicable
Minimum Building setbacks	**Front:** 20 feet except as provided in PCDSC 2.340.040 **Side:** 25 feet where development abuts a rural or residential district 0 feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC 2.340.040	**Front:** 20 feet except as provided in PCDSC 2.340.040 **Side:** 25 feet where development abuts a rural or residential district 0 feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC 2.340.040
Maximum Building height	50 feet	60 feet
Detached Accessory buildings:		
Permitted Lot coverage	40% of required Rear setback	40% of required Rear setback
Maximum height	20 feet within required Rear setback and 35 feet within buildable area	20 feet within required Rear setback and 35 feet within buildable area
Minimum distance to Main building	7 feet	7 feet
Minimum distance to Front Lot Line	15 feet	15 feet
Minimum distance to Side Lot Line	None	None
Minimum distance to Rear Lot Line	4 feet	4 feet

SUPPORTING INFORMATION

Discuss any recent Changes in the area that would support the application?
Technology is rapidly advancing and datacenters are the factories of the 21st-century economy, converting energy into processing capacity the way refineries convert oil into gasoline and chemical plants convert minerals into batteries. There is a huge increased demand for digital services; it constrains the supply of compute, raising costs and outsourcing technological progress elsewhere. Approval of this application will help fill this growing need for data storage centers for Pinal County residents and Arizona.

Explain how the proposed PAD will support and improve the surrounding area
This PAD will transform this underutilized vacant land into employment and technology opportunities. Additionally, this application is proposing to protect and preserve nearly 1,000 acres of open space and wash areas. All surrounding property owners are in support of the proposed uses.

Note any services that are not available to the site. Any improvements paid for by the public?
The future operators will pay for all infrastructure improvements necessary to get service to the site. There will be no improvements paid for by the public.

Amount of Traffic to be generated (# of trips/day, deliveries/week)
Please see attached Traffic Impact Summary for trip generation table.

How many parking spaces provided (employees and customers)
Final building layout will be determined during the Site Planning stage and there will be adequate parking provided for employees provided at that time. Parking will comply with Pinal County's parking regulations.

Is there potential for excessive noise or production of smoke, fumes, dust or glare associated with this land use?
We do not anticipate any excessive noise or other negative impacts associated with the proposed datacenter buildings and gas plants. Technology has advanced to eliminate excessive sound as well as water use for datacenter buildings. The future operators will utilize advanced technology to avoid negative impacts.

What type of landscaping proposed to screen the use from neighbors?
Open Space buffers will be provided along all property lines with trees and other desert vegetation to provide appropriate screening. The datacenter buildings along street frontages will look like professional industrial office buildings and parking areas will be well landscaped.

What type of signage are you proposing and where will signs be located?
Signage will be a minimum and will comply with Pinal County's requirements.

If proposed land use involves any manufacturing or production provide a short synopsis of the processes

The majority of the site will be utilized for datacenter buildings which is primarily a computerized storage facility. The gas generation facilities will connect into existing infrastructure in the area to generate energy for the proposed datacenter buildings as well as surrounding area. Specifically, the project is designed to produce an extra energy , which can be directed back into the grid to serve all consumers, providing a significant boost to Arizona's energy supply and grid stability. The Applicant is currently engaged in discussions with local electrical provider, ED4.

How will appearance and operation of proposed land use maintain the integrity and character of the zoning district?

The design of the buildings and exact layout of the site will be determined during site planning stage. However, the building design will complement the surrounding desert area by utilizing desert neutral color palette and desert vegetation in all of the landscaped areas.

Summary

Approval of the Rezoning request will bring many benefits to Pinal County by activating these underutilized parcels with a development focused on cutting edge technology. . La Osa Project will promote growth in the area and provide construction, high-tech, and environmentally friendly employment opportunities in information technology and energy production. The project will also preserve the adopted county trail corridor along the Santa Cruz River and Greene Wash and propose limited changes to the floodplain area. Additionally, the project will comply with all applicable federal, state, and local environmental laws, regulations, and guidelines. This request brings the approximate 3,385 acres of private land into conformance with the recently approved Comprehensive Plan and is strongly supported by surrounding landowners, farmers, and nearby neighbors.

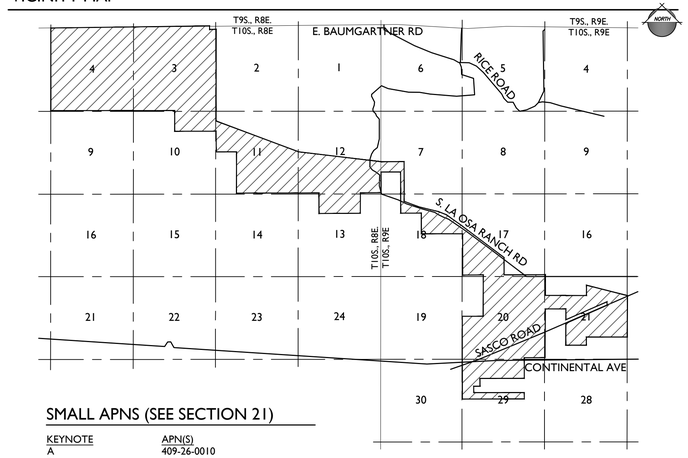
ZONING COMPARISON MAP
FOR
LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGEND

- GENERAL RURAL (GR)
- INDUSTRIAL (I-3) WITH PAD OVERLAY
- OPEN SPACE WITH PAD OVERLAY
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS — GAS PIPELINE
- PROPERTY BOUNDARY

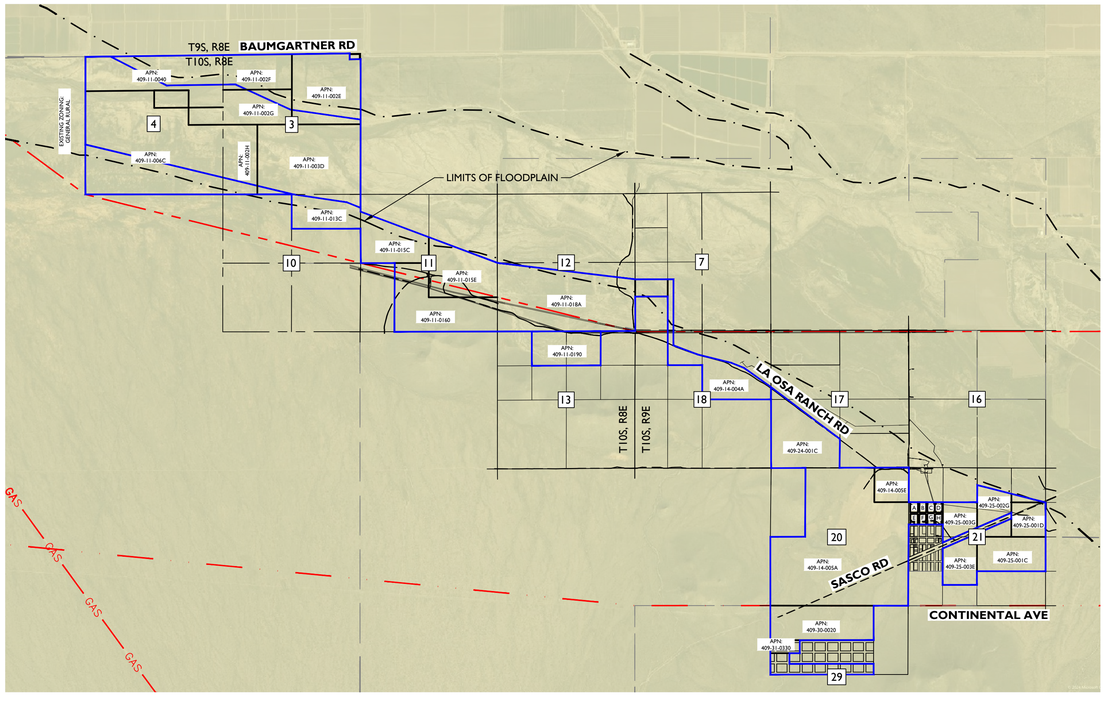
VICINITY MAP



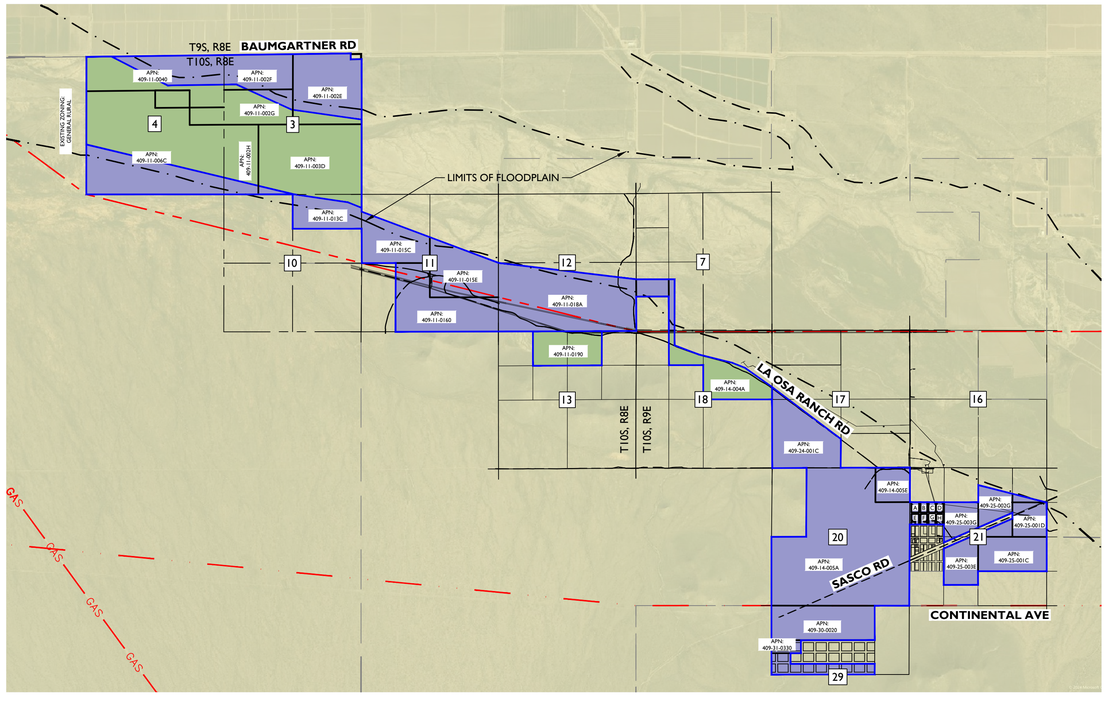
SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480

EXISTING: GENERAL RURAL (GR)



PROPOSED: I-3 & OPEN SPACE WITH PAD OVERLAY



NORTH

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24-0542 ngriffin Apr 07, 2026 11:43am S:\Projects\2024\24-0542\Planning\Drawings\Entitlements\24-0542 – Zoning Comparison Map.dwg

1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m
EPS GROUP

La Osa
Pinal County, Arizona

Project:

Zoning Comparison Map

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

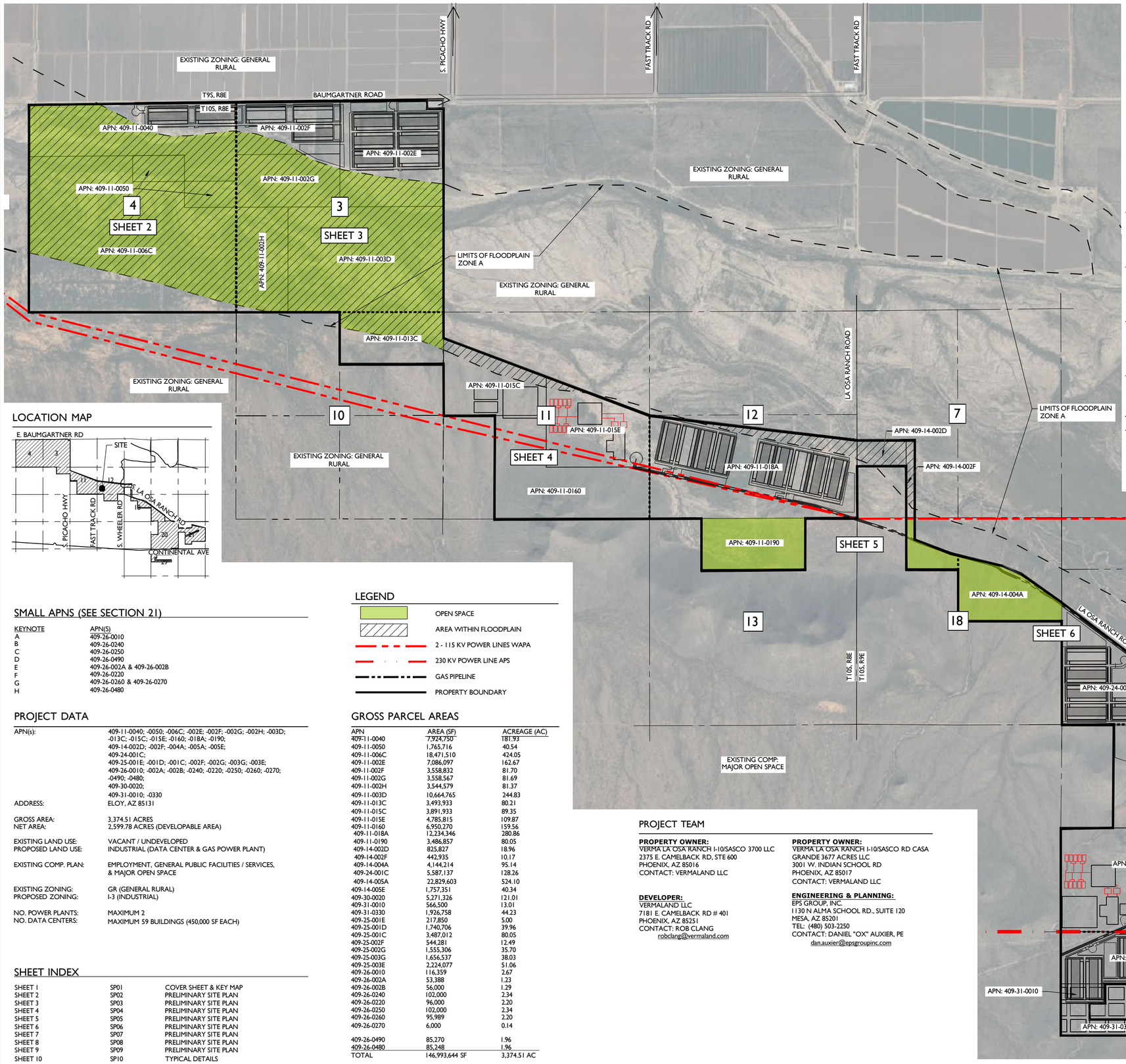
Job No.
24-0542

ZM01

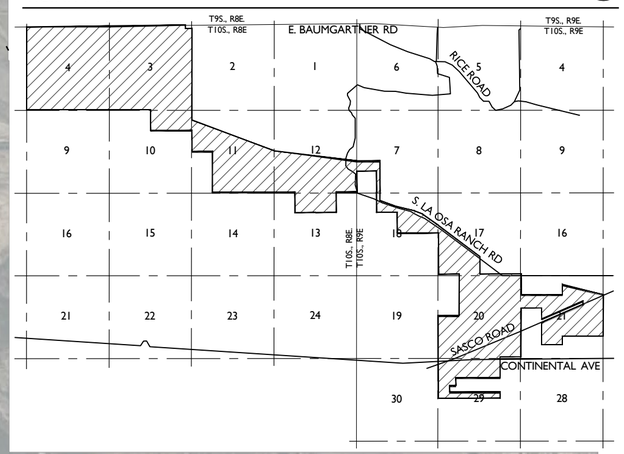
Sheet No.
1
of 1

CONCEPTUAL SITE PLAN
FOR
LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13,
TOWNSHIP 10 SOUTH, RANGE 8 EAST AND
A PORTION OF SECTIONS 7, 17, 18, 21, AND 29,
TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA
AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP



LOCATION MAP

SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480

LEGEND

- OPEN SPACE
- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

PROJECT DATA

APN(s):	409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; -0330
ADDRESS:	ELOY, AZ 85131
GROSS AREA:	3,374.51 ACRES
NET AREA:	2,599.78 ACRES (DEVELOPABLE AREA)
EXISTING LAND USE:	VACANT / UNDEVELOPED
PROPOSED LAND USE:	INDUSTRIAL (DATA CENTER & GAS POWER PLANT)
EXISTING COMP. PLAN:	EMPLOYMENT, GENERAL PUBLIC FACILITIES / SERVICES, & MAJOR OPEN SPACE
EXISTING ZONING:	GR (GENERAL RURAL)
PROPOSED ZONING:	I-3 (INDUSTRIAL)
NO. POWER PLANTS:	MAXIMUM 2
NO. DATA CENTERS:	MAXIMUM 59 BUILDINGS (450,000 SF EACH)

GROSS PARCEL AREAS

APN	AREA (SF)	ACREAGE (AC)
409-11-0040	7,924,750	181.93
409-11-0050	1,765,716	40.54
409-11-006C	18,471,510	424.05
409-11-002E	7,086,097	162.67
409-11-002F	3,558,832	81.70
409-11-002G	3,558,567	81.69
409-11-002H	3,544,579	81.37
409-11-003D	10,664,765	244.83
409-11-013C	3,493,933	80.21
409-11-015C	3,891,933	89.35
409-11-015E	4,785,815	109.87
409-11-0160	6,950,270	159.56
409-11-018A	12,234,346	280.86
409-11-0190	3,486,857	80.05
409-14-002D	825,827	18.96
409-14-002F	442,935	10.17
409-14-004A	4,144,214	95.14
409-24-001C	5,587,137	128.26
409-14-005A	22,829,603	524.10
409-14-005E	1,757,351	40.34
409-30-0020	5,271,326	121.01
409-31-0010	566,500	13.01
409-31-0330	1,926,758	44.23
409-25-001E	217,850	5.00
409-25-001D	1,740,706	39.96
409-25-001C	3,487,012	80.05
409-25-002F	544,281	12.49
409-25-002G	1,555,306	35.70
409-25-003G	1,656,537	38.03
409-25-003E	2,224,077	51.06
409-26-0010	116,359	2.67
409-26-002A	53,388	1.23
409-26-002B	56,000	1.29
409-26-0240	102,000	2.34
409-26-0220	96,000	2.20
409-26-0250	102,000	2.34
409-26-0260	95,989	2.20
409-26-0270	6,000	0.14
409-26-0490	85,270	1.96
409-26-0480	85,248	1.96
TOTAL	146,993,644 SF	3,374.51 AC

SHEET INDEX

SHEET 1	SP01	COVER SHEET & KEY MAP
SHEET 2	SP02	PRELIMINARY SITE PLAN
SHEET 3	SP03	PRELIMINARY SITE PLAN
SHEET 4	SP04	PRELIMINARY SITE PLAN
SHEET 5	SP05	PRELIMINARY SITE PLAN
SHEET 6	SP06	PRELIMINARY SITE PLAN
SHEET 7	SP07	PRELIMINARY SITE PLAN
SHEET 8	SP08	PRELIMINARY SITE PLAN
SHEET 9	SP09	PRELIMINARY SITE PLAN
SHEET 10	SP10	TYPICAL DETAILS

PROJECT TEAM

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TEL: (480) 503-2250
CONTACT: DANIEL "OX" AUXIER, PE
dan.auxier@epsgroupinc.com

NORTH

1200 0 1200 2400
scale: 1" = 1200' feet

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w w w . e p s g r o u p i n c . c o m

Project:
La Osa
Pinal County, Arizona

Revisions:
JANUARY 1, 2026 - 1ST SUBMITTAL

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0542

SP01

Sheet No.
1
of 10

Cover Sheet

24-0542 - La Osa - Conceptual Site Plan

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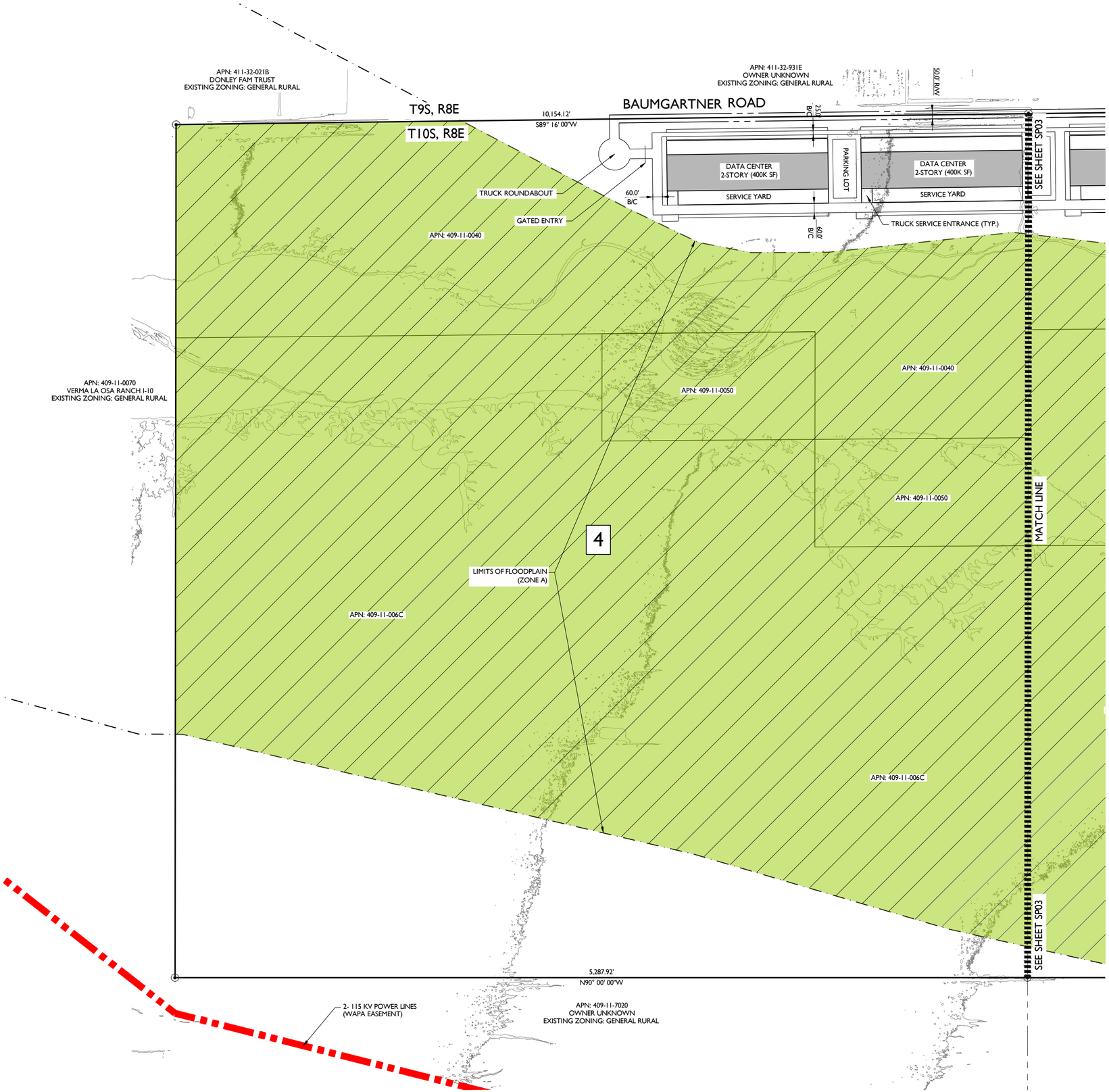

KEY MAP

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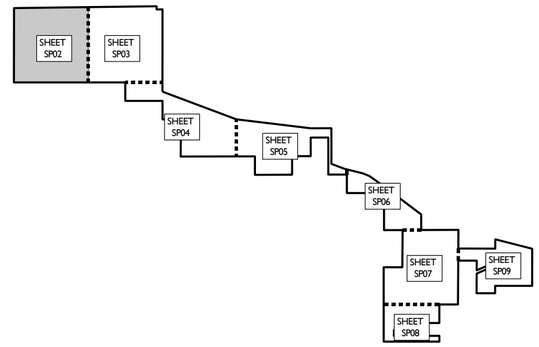

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- OPEN SPACE
- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600

scale: 1" = 300' feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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EPS GROUP

La Osa

Pinal County, Arizona

Project:

Conceptual Site Plan

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Drawn by: STAFF

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Job No.
24-0542

SP02

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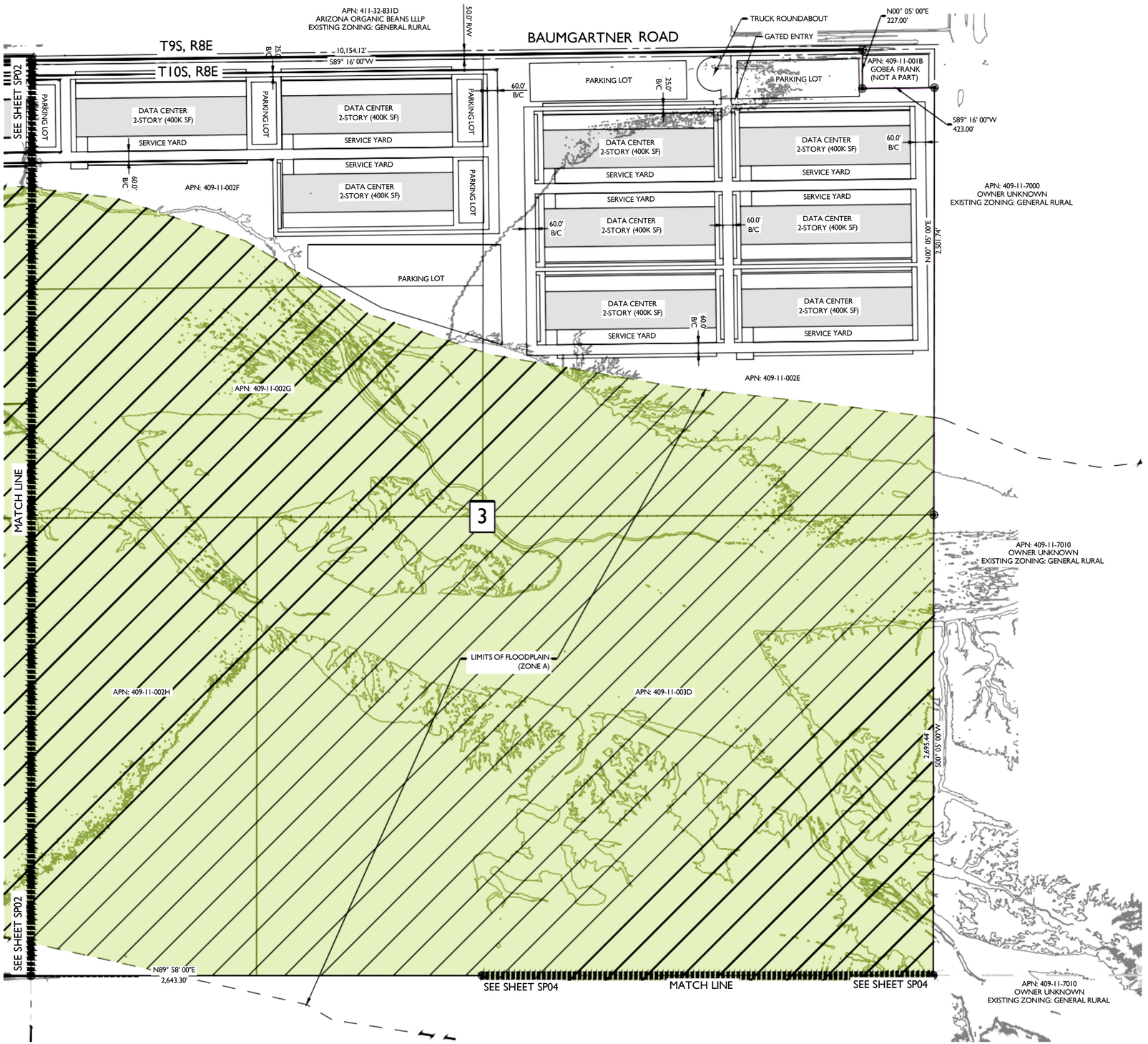

KEY MAP

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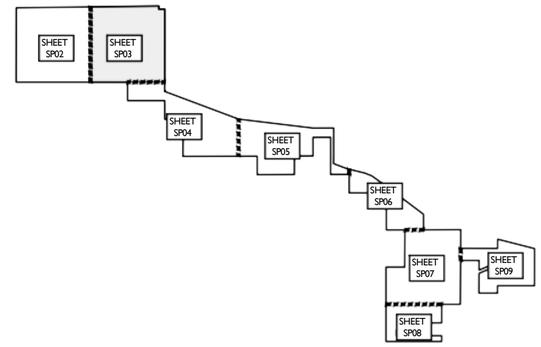

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- OPEN SPACE
- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600

scale: 1" = 300' feet

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Mesa, AZ 85201
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Pinal County, Arizona

Project:

Conceptual Site Plan

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SP03

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ltokos

SEE SHEET SP03 | MATCH LINE | SEE SHEET SP03

APN: 409-11-7010
OWNER UNKNOWN
EXISTING ZONING: GENERAL RURAL

APN: 409-11-013C

1,319.62'
S00° 04' 30"W

660.24'
S00° 14' 03"E

N89° 59' 05"E
2,650.42'

APN: 409-11-015D
WHITE RONELLA T
EXISTING ZONING: GENERAL RURAL

LIMITS OF FLOODPLAIN
(ZONE A)

5,615.37'
N69° 25' 59"W

PROPOSED BOUNDARY APPROXIMATE LOCATION

APN: 409-11-7020
OWNER UNKNOWN
EXISTING ZONING: GENERAL RURAL

1,320.51'
S00° 14' 03"E

APN: 409-11-015C

APN: 409-11-015F
WHITE RONELLA T
EXISTING ZONING: GENERAL RURAL

FIRE WATER POND

EVAPORATION POND

BATTERY ENERGY
STORAGE SYSTEM

GENERATOR

230kV
SWITCHYARD

10

N89° 54' 45"E
1,307.33'

11

APN: 409-11-0160

GENERATOR

APN: 409-11-015E

TRANSFORMERS

500kV
SUBSTATION /
SWITCHYARD

TRUCK
ROUND-ABOUT

SEE SHEET SP05

MATCH LINE

SEE SHEET SP05

2- 115 KV POWER LINES
(WAPA EASEMENT)

100.1' R/W ESMT
DKT 1064, PG 625, PCR

50.0'
R/W

2,640.42'
N1° 15' 21"W

100.0' TRANSMISSION LINE ESMT
DKT 1114, PG 187, PCR

100.0' R/W ESMT
DKT 1064, PG 621, PCR

APN: 409-11-0160

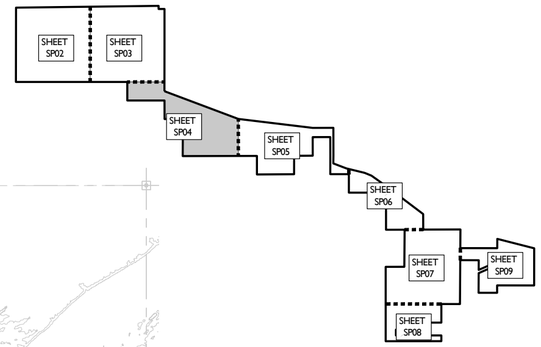
APN: 409-11-7020
OWNER UNKNOWN
EXISTING ZONING: GENERAL RURAL

N89° 51' 58"E
5,284.45'

APN: 409-11-7020
OWNER UNKNOWN
EXISTING ZONING: GENERAL RURAL

KEY MAP

N.T.S.



LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- OPEN SPACE
- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600
scale: 1" = 300' feet

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Drawn by: STAFF

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SP04

Sheet No.
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of 10

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KEY MAP

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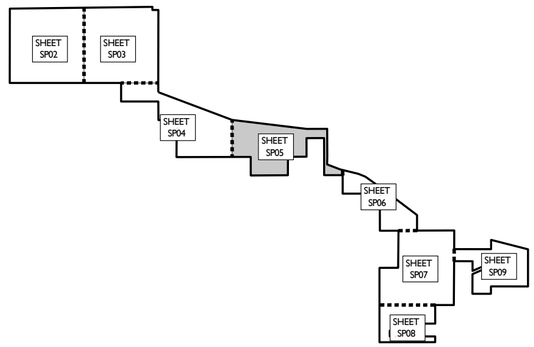

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
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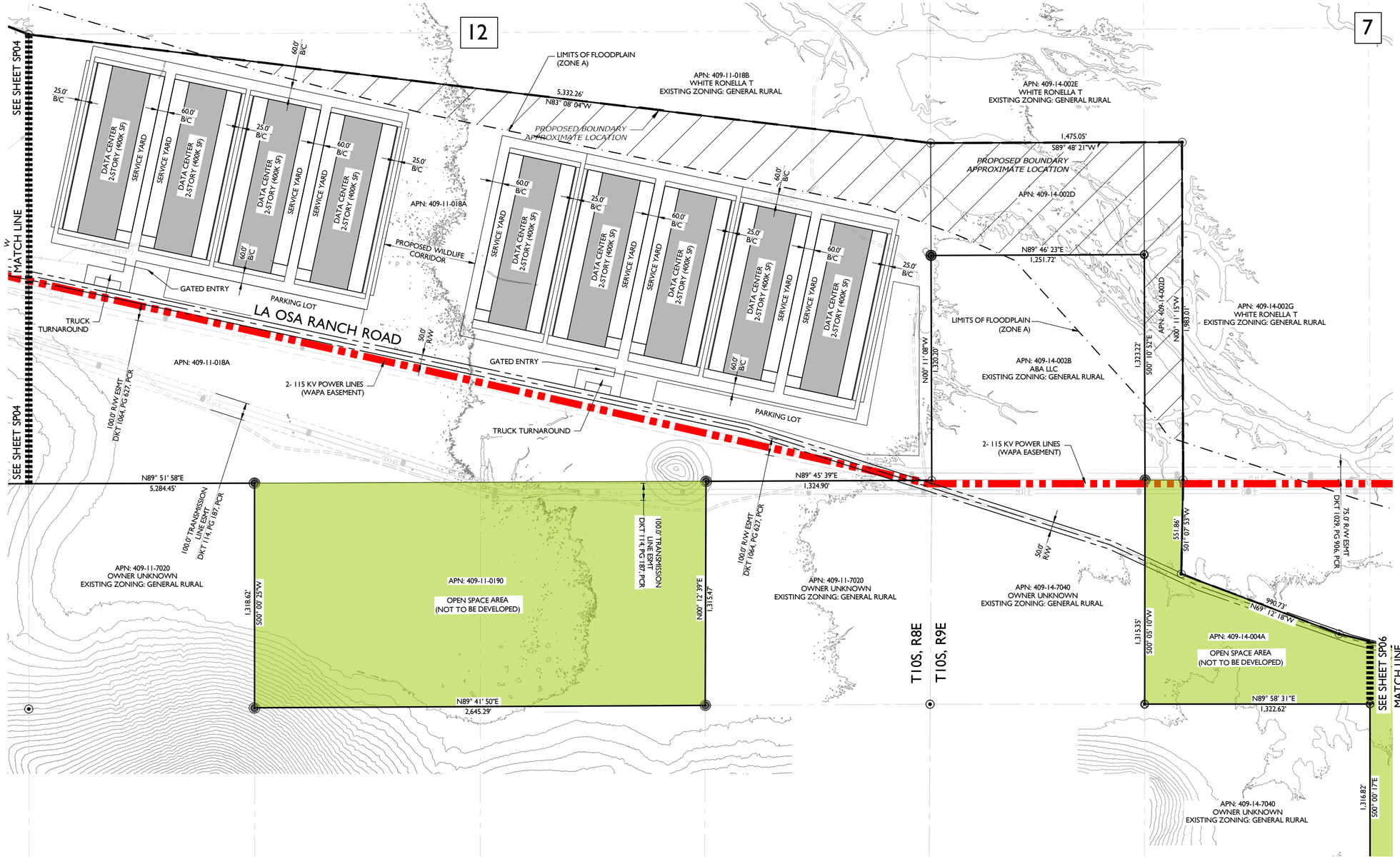
- GAS PIPELINE
- PROPERTY BOUNDARY



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KEY MAP

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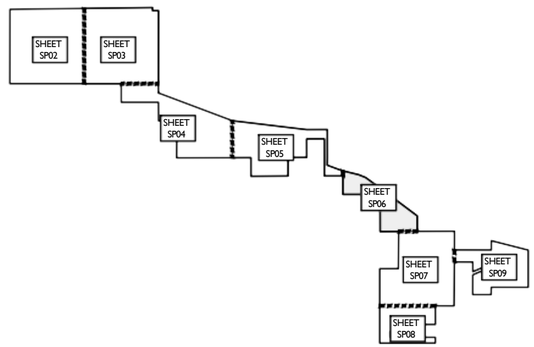

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
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- ESMT EASEMENT
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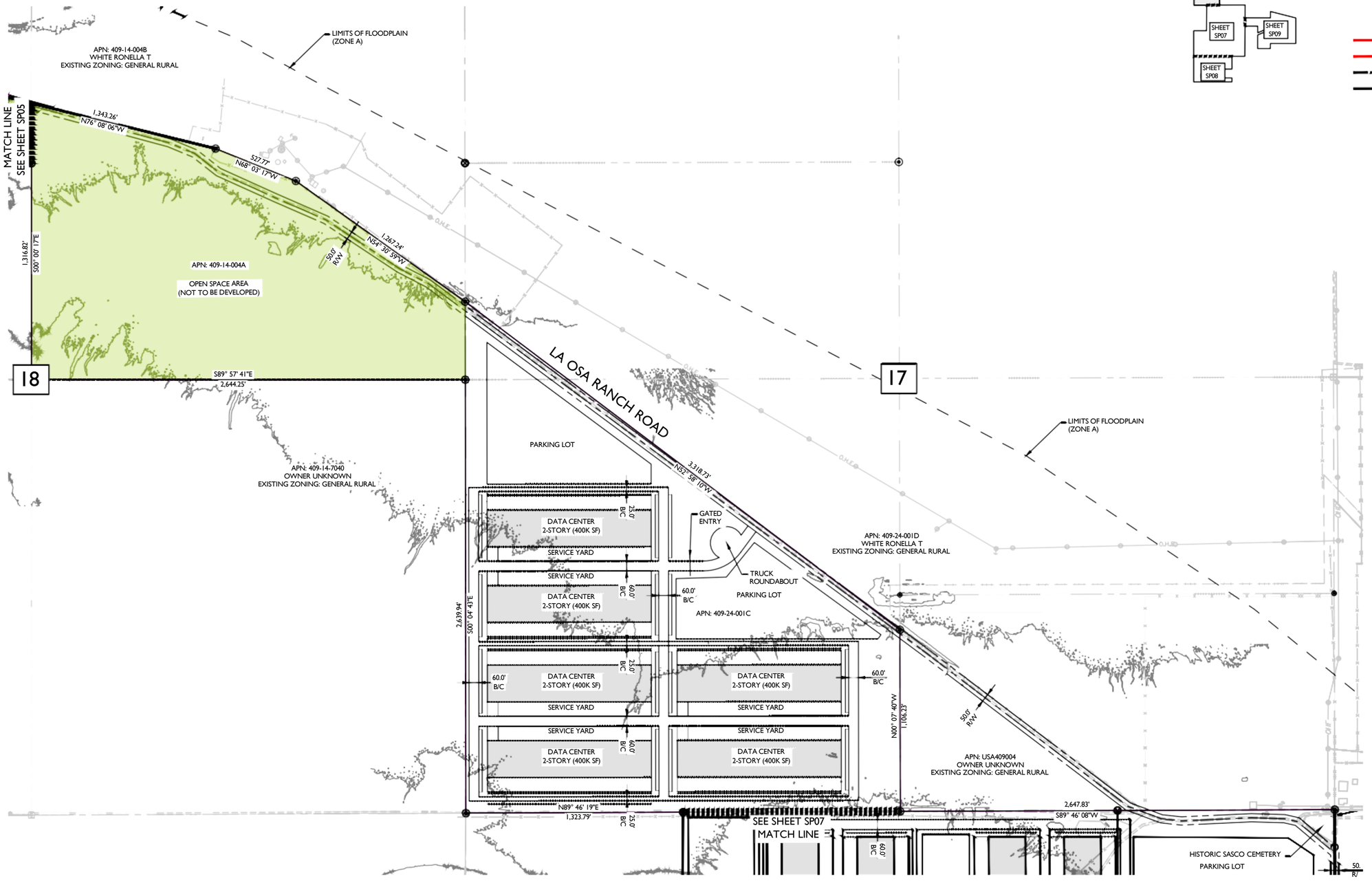

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Drawn by: STAFF

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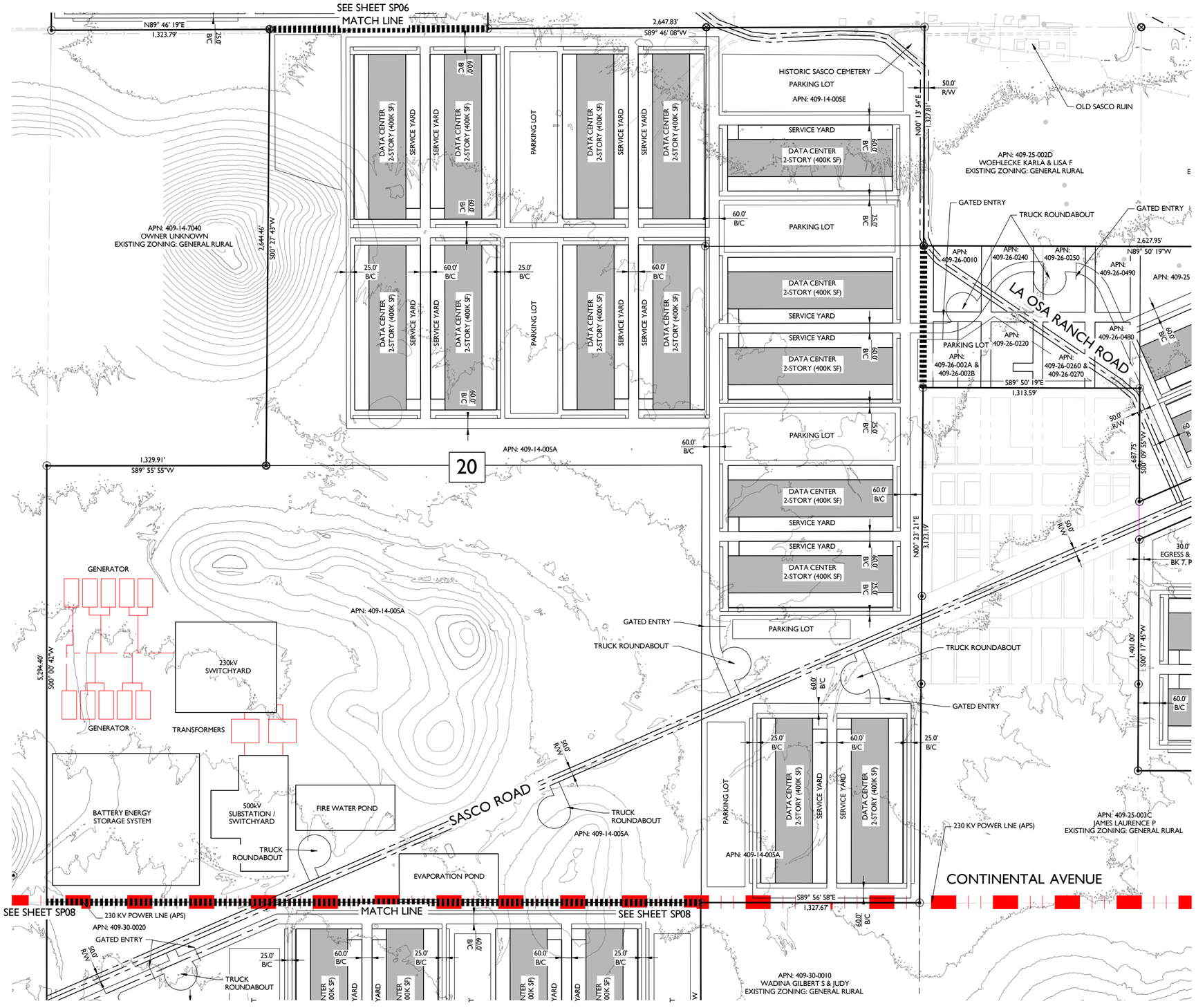

KEY MAP

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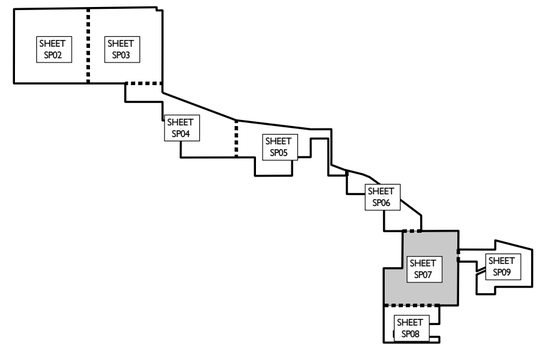

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
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- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600

scale: 1" = 300' feet

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24-0542

SP07

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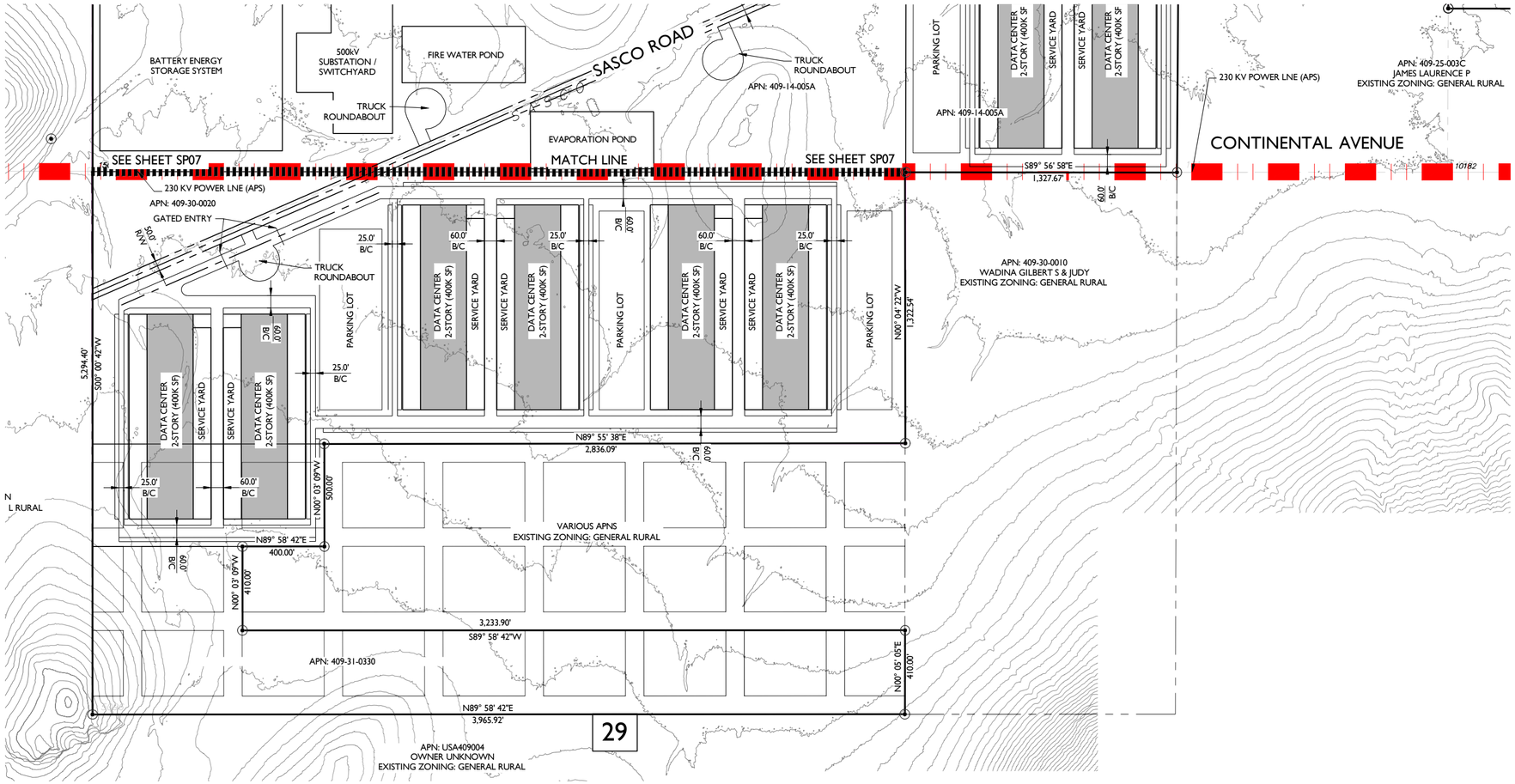

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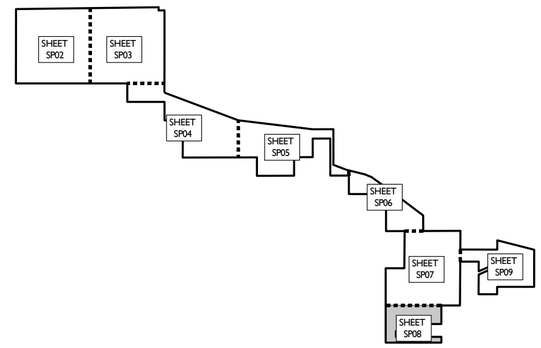

LEGEND

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- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600

scale: 1" = 300' feet

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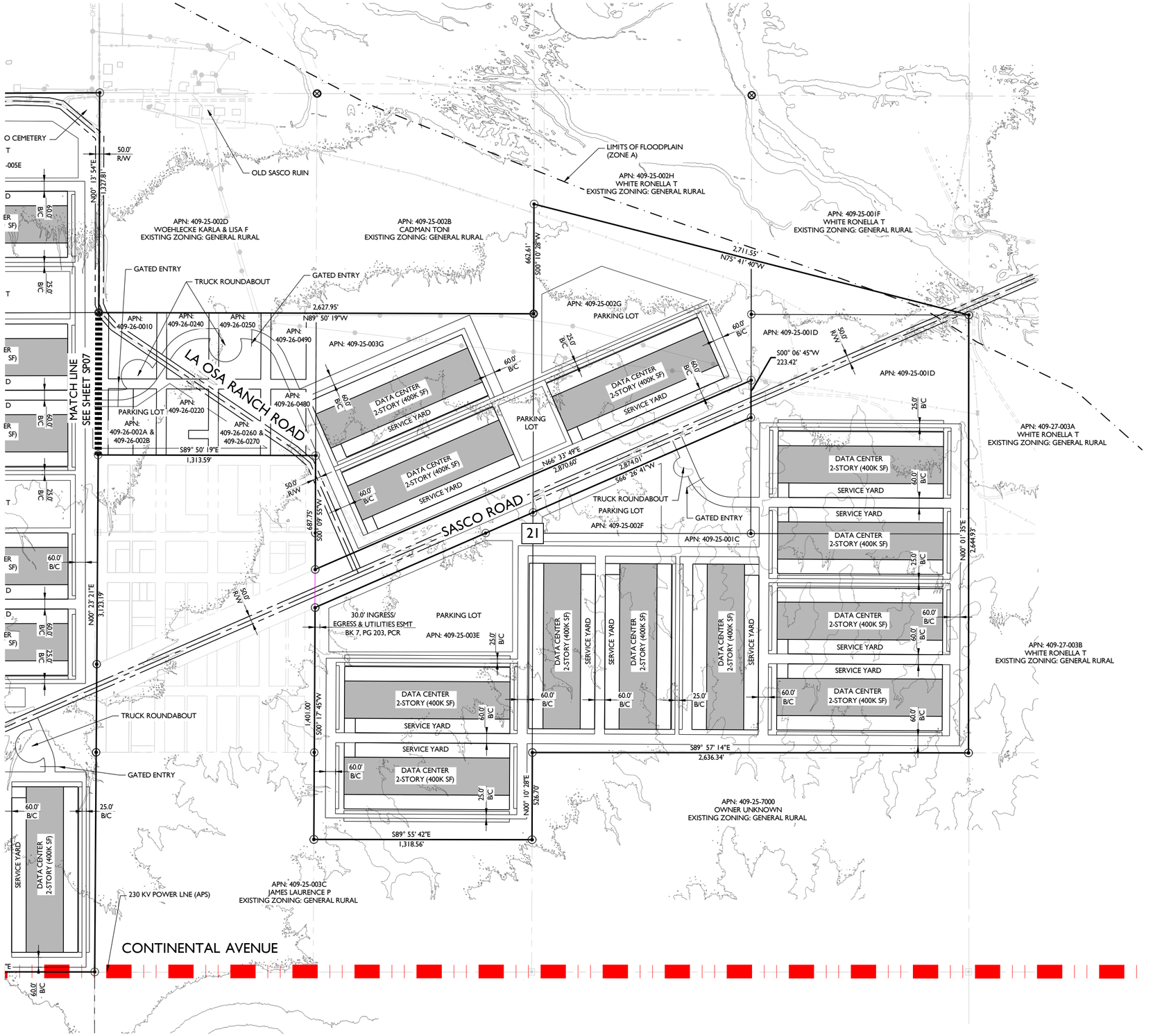
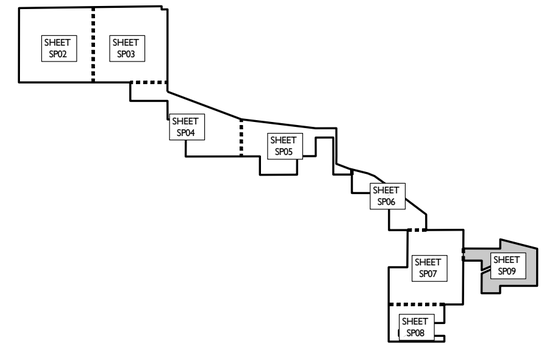


KEY MAP

N.T.S.



LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
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- PROPERTY BOUNDARY
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- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

NORTH

300 0 300 600

scale: 1" = 300 feet

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Project

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SP09

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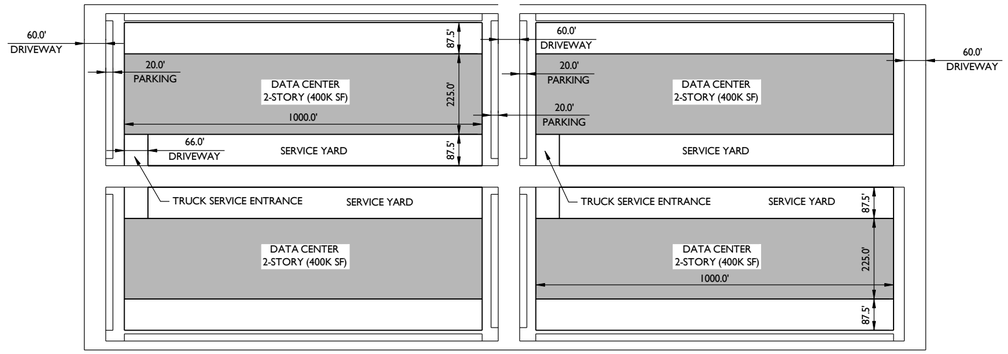
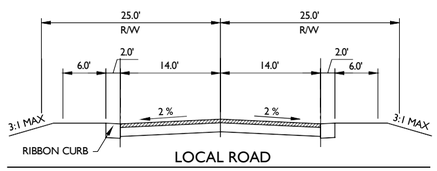
TYPICAL BUILDING DETAIL



TYPICAL STREET CROSS SECTION



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Typical Details

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LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- POTENTIAL FENCE ALIGNMENT
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

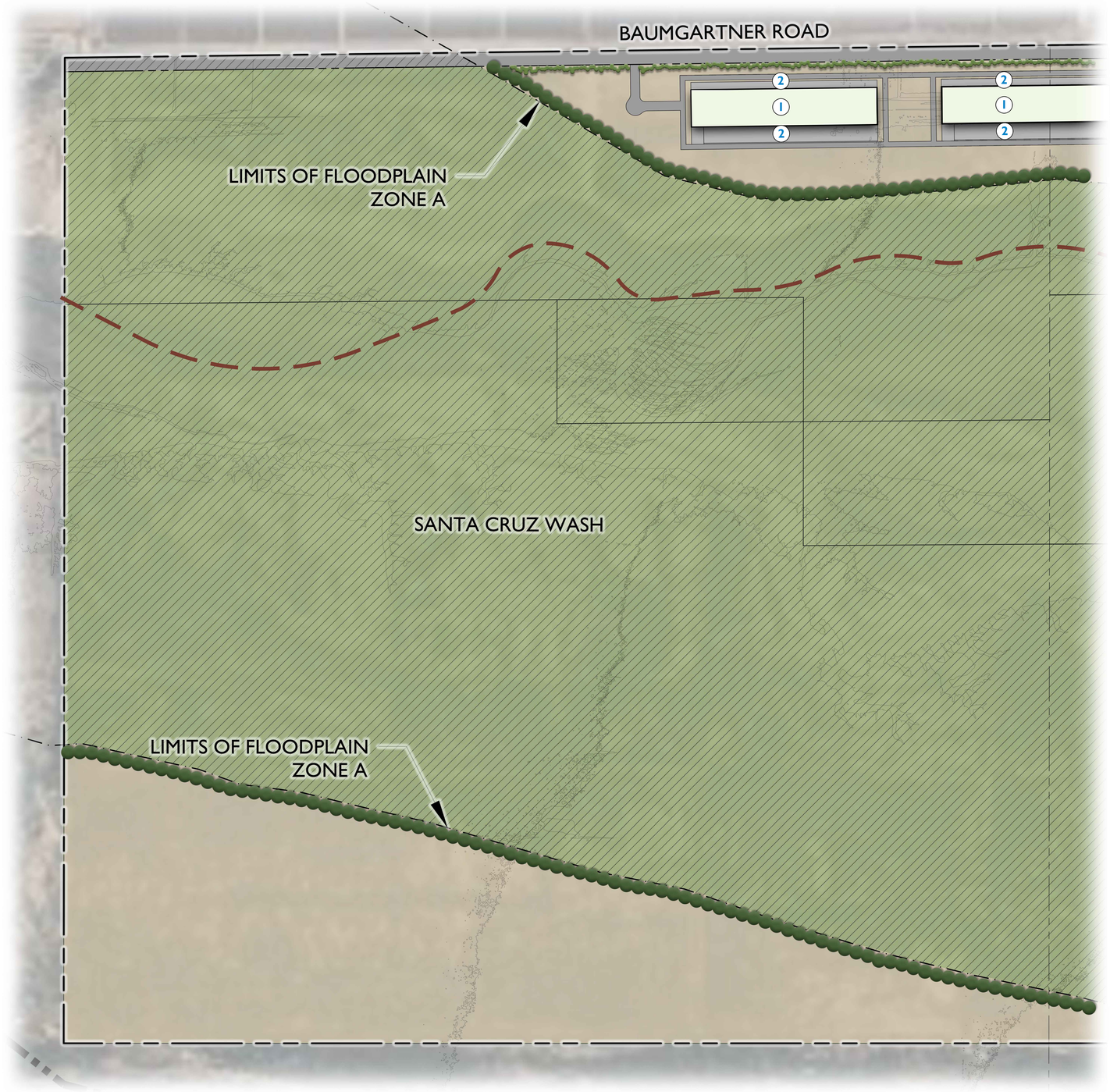
KEYNOTES

1. DATA CENTER - 2 STORY (400,000 SF)
2. GAS POWER PLANT
3. FIRE STATION

NORTH

0' 600' 1200' 2400'

Scale: 1" = 1200'

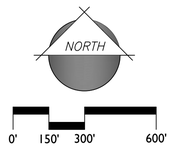


LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

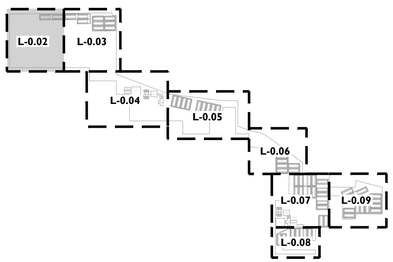
KEYNOTES

1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD



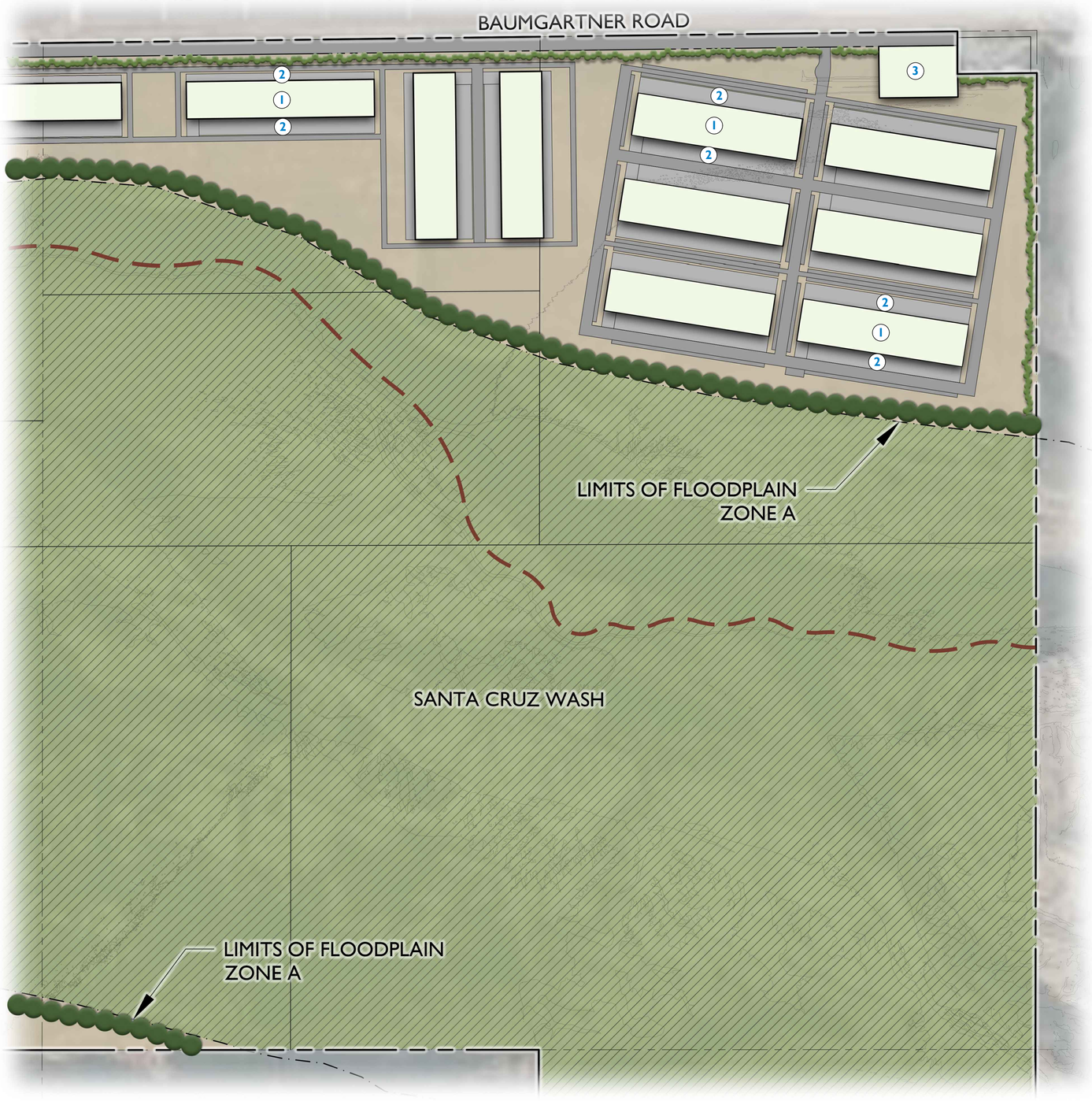
Scale: 1" = 300'-0"

KEY MAP



1 ENLARGEMENT A

Scale: 1" = 300'-0"



LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPED AREA
- TRAIL
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

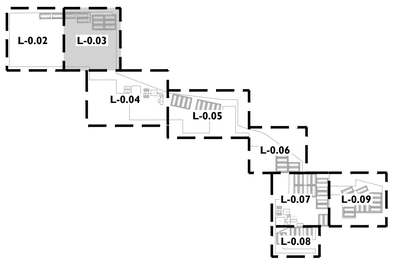
1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD
3. FIRE STATION

NORTH

0' 150' 300' 600'

Scale: 1" = 300'-0"

KEY MAP



1 ENLARGEMENT B

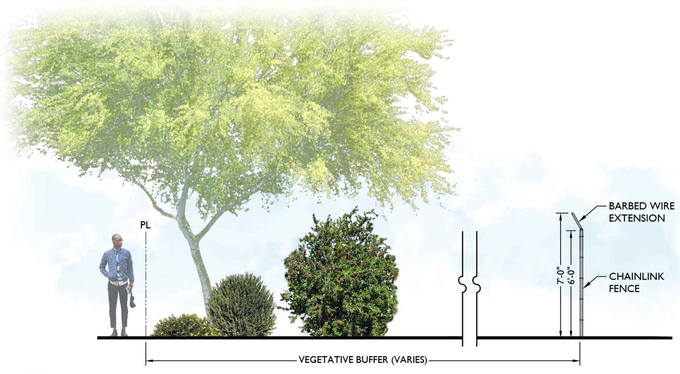
Scale: 1" = 300'-0"

LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- POTENTIAL FENCE ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

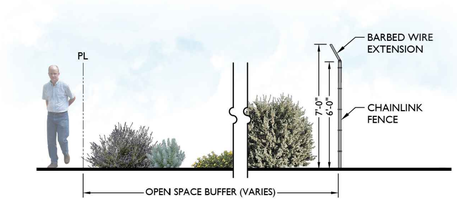
KEYNOTES

1. SUBSTATION / SWITCHYARD
2. TRANSFORMERS
3. GENERATORS
4. B.E.S.S.
5. FIRE WATER POND
6. EVAPORATION POND



1 SECTION A-A

Scale: 1/4" = 1'-0"



2 SECTION B-B

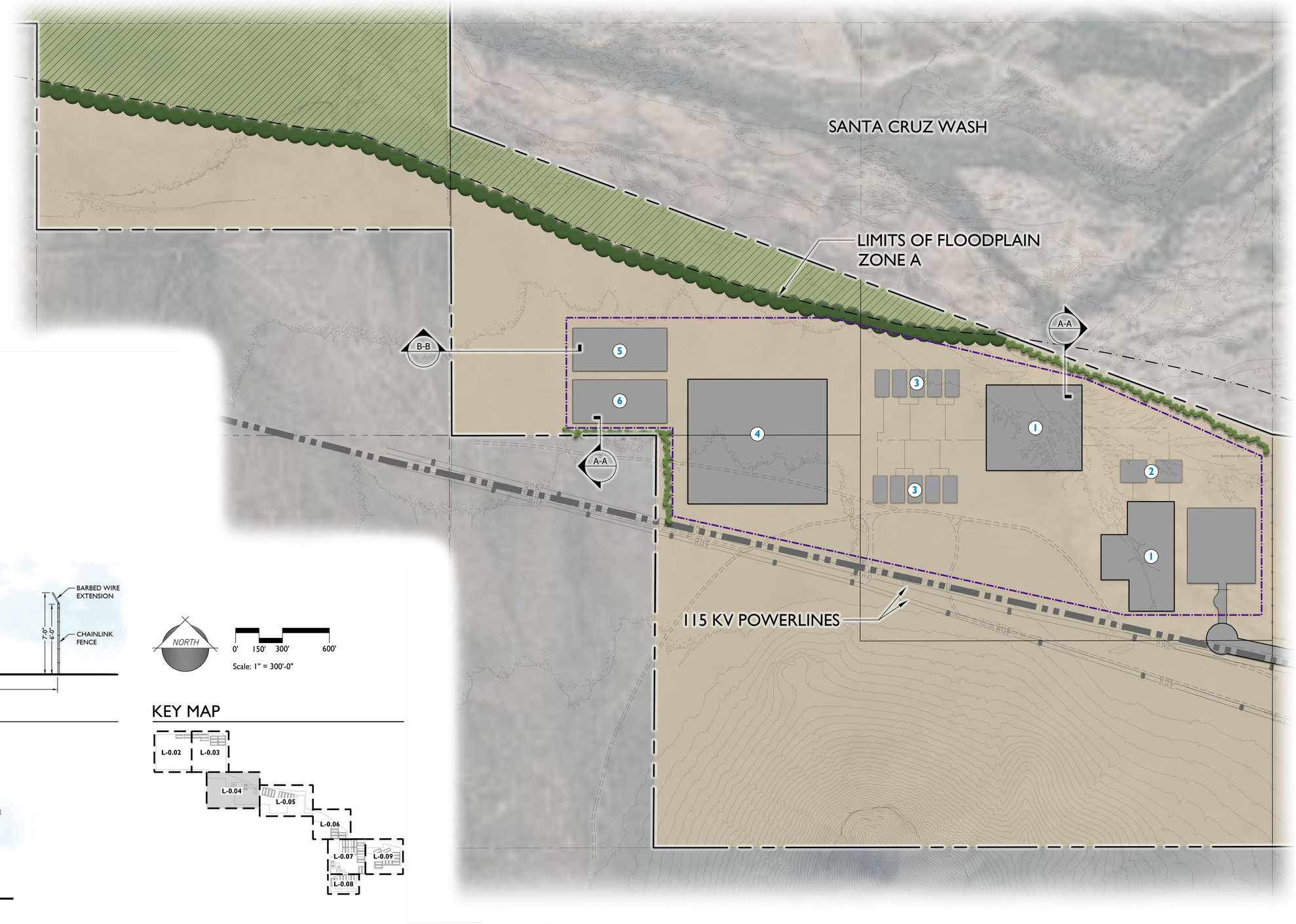
Scale: 1/4" = 1'-0"

NORTH

0' 150' 300' 600'

Scale: 1" = 300'-0"

KEY MAP



3 ENLARGEMENT C

Scale: 1" = 300'-0"

24-0542

Vermaland La Osa

Pinal County, AZ

Schematic Landscape Plan - Enlargement C

L-0.04
02.02.26

EPS GROUP

LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

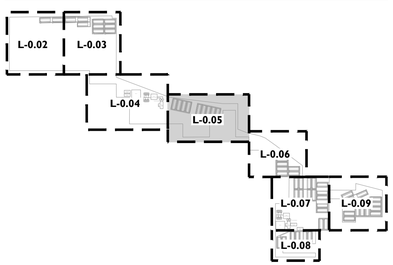
1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD

NORTH

0' 150' 300' 600'

Scale: 1" = 300'-0"

KEY MAP



1 ENLARGEMENT D

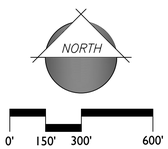
Scale: 1" = 300'-0"

LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD

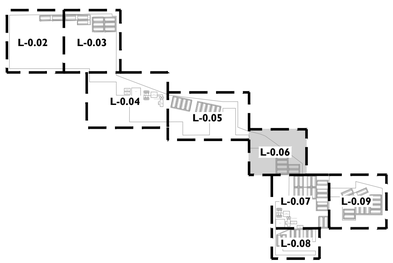


Scale: 1" = 300'-0"

1 ENLARGEMENT E

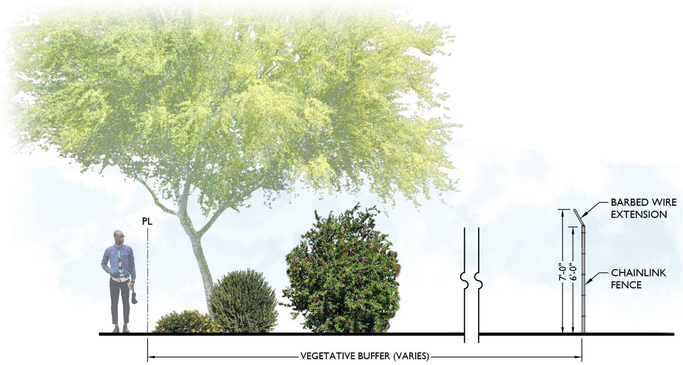
Scale: 1" = 300'-0"

KEY MAP



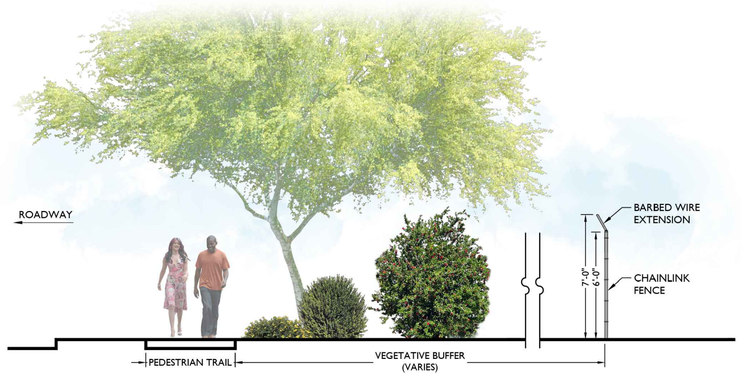
1 ENLARGEMENT F

Scale: 1" = 300'-0"



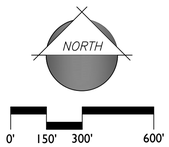
2 SECTION A-A

Scale: 1/4" = 1'-0"



3 SECTION B-B

Scale: 1/4" = 1'-0"



Scale: 1" = 300'-0"

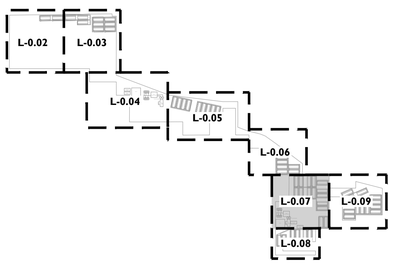
LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- POTENTIAL FENCE ALIGNMENT
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD
3. EVAPORATION POND
4. SUBSTATION / SWITCHYARD
5. TRANSFORMERS
6. GENERATORS
7. B.E.S.S.
8. FIRE WATER POND

KEY MAP



NORTH

0' 150' 300' 600'

Scale: 1" = 300'-0"

LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- POTENTIAL FENCE ALIGNMENT
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

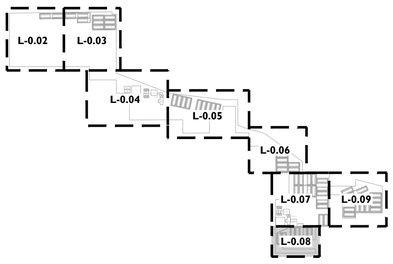
KEYNOTES

1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD

1 ENLARGEMENT G

Scale: 1" = 300'-0"

KEY MAP



LEGEND

- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

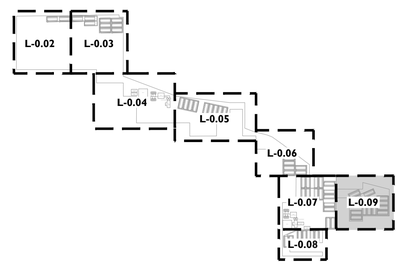
1. DATA CENTER - 2 STORY (400,000 SF)
2. SERVICE YARD

NORTH

0' 150' 300' 600'

Scale: 1" = 300'-0"

KEY MAP



1 ENLARGEMENT H

Scale: 1" = 300'-0"

AFFIDAVIT OF MAILING NOTICES FOR PUBLIC MEETING

I, Robert Clang , Applicant for case PZ-PA-001-26 (Case number), personally caused 22 post card notices to be mailed to the property owners within 1200 feet of the property January 30, 2026 (Date), at least 21 days before the neighborhood meeting, regarding the proposed Zoning Plan Amendment PZ-PA-001-26, in unincorporated Pinal County. The notices were mailed first class by the applicant on January 30th, 2026.

Vermaland Representative

STATE OF ARIZONA)
) ss:
COUNTY OF Maricopa)

Subscribed and sworn to me by Robert Clang this 30 day of January, 20 26.

Notary Public

My Commission Expires: 4/9/29

JEREJENE MCCOWN
Notary Public - Arizona
Maricopa County
Commission # 685455
My Comm. Expires Apr 9, 2029

January 30, 2026

Dear Property Owner and/or Neighbor,

This Notification letter is being sent to inform you about a Zoning Map Amendment application that was submitted to Pinal County. The proposed La Osa Energy and Data Center Project is approximately 3,385 acres of vacant land located at Picacho Hwy and Baumgartner Rd and Sasco Rd and La Osa Ranch Rd.

Pinal County Board of Supervisors recently approved an amendment to the Comprehensive Plan to allow for the development of Datacenter buildings powered by gas energy facilities at this site. This Zoning Map Amendment will modify the underlying zoning from General Rural (GR) to Industrial (I-3) with Planned Area Development (PAD) overlay. Approval of this secondary application will facilitate the operation of the La Osa Energy Campus and bring the property into conformance with the County's Comprehensive Plan. Please join us for an Open House Meeting to learn more about the project. There will not be a formal presentation so please feel free to stop by anytime between 5:30PM-7:00PM.

COMMUNITY MEETING/OPEN HOUSE FORMAT:

Tuesday, February 24th, 2026
Red Rock Elementary Lunch Room
20854 E Homestead Dr, Red Rock, AZ 85145
Anytime between 5:30PM – 7:00PM

If you are unable to attend this open house meeting, please contact me directly at 602-549-5134 or RobClang@Vermaland.com for project information or you may reach, Sangeeta Deokar at Pinal County Planning Department at 520-866-6442 or sangeeta.deokar@pinal.gov and reference Case# Z-PA-001-26.

Sincerely,

Rob Clang

VERMA LAOSA RANCH I-10/SASCO 3700 LLC
2375 E Camelback Road #600
Phoenix AZ 85016

Ronella White
PO BOX 1126
RED ROCK, AZ 85145

Toni Cadman
540 S OTIS ST
LAKEWOOD, CO 80226

Arizona Board Of Regents
PO BOX 210186
TUCSON, AZ 85721

666ISMONEY LLC
PO BOX 666
TUCSON, AZ 85702

James E Briggs Jr.
5901 E MIRAMAR DR
TUCSON, AZ 85715

James Chavez
12849 N OAKHURST LOOP
ORO VALLEY, AZ 85755

Arizona BLM
One North Central Ave., Suite 800
Phoenix, AZ 85004-4427

DONLEY FAM TRUST
10475 W QUARTZ DR
CASA GRANDE, AZ 85193

Anthony Benedetto
PO BOX 1027
RED ROCK, AZ 85145

JAMES LAURENCE
917 N COLLEGE AVE
CLAREMONT, CA 91711

Harley Brown
2114 W GRANT RD 42
TUCSON, AZ 85745

State of Arizona
1110 W Washington St
Phoenix, AZ 85007

Est of paul Olmstead
2865 E NANCE ST
MESA, AZ 85213

Christopher Venne
1132 S ALTAMONT BLVD
SPOKANE, WA 99202

Frank Gobea
6229 E BAUMGARTNER RD
ELOY, AZ 85131

Karl & Sonya L Woehlecke
PO BOX 1009
RED ROCK, AZ 85145

Haasco Media Llc
8200 CANNON CT
LAGO VISTA, TX 78645

Carol Brown
2114 W GRANT RD 42
Tucson AZ 85745

AMARAL JOSEPH & JOAN AMARAL
11670 TIMBERLAKE DR
SAN DIEGO, CA 92131

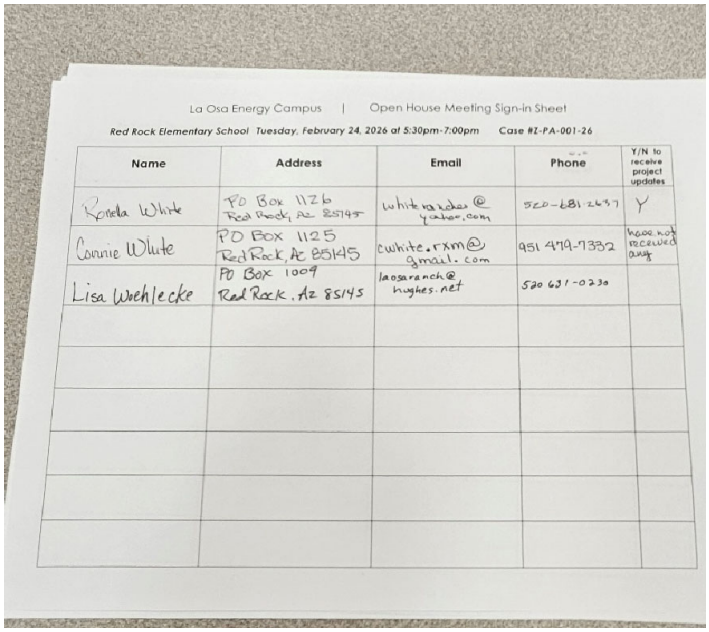
Gilbert & Judy Wadina
3146 CHARLES MACDONALD DR
SARASOTA, FL 34240

ABA LLC
7240 N DREAMY DRAW DR #110
PHOENIX, AZ 85020

Parcel	Name	Address	City State Zip
409-11-007	VERMA LA OSA RANCH I-10/S	2375 E Camelback Road #600	Phoenix AZ 85016
411-32-021B	DONLEY FAM TRUST	10475 W QUARTZ DR	CASA GRANDE, AZ 85193
409-11-001B	Frank Gobea	6229 E BAUMGARTNER RD	ELOY, AZ 85131
409-11-015F	Ronella White	PO BOX 1126	RED ROCK, AZ 85145
409-24-002	Anthony Benedetto	PO BOX 1027	RED ROCK, AZ 85145
409-23-005B	Karl & Sonya L Woehlecke	PO BOX 1009	RED ROCK, AZ 85145
409-25-002B	Toni Cadman	540 S OTIS ST	LAKEWOOD, CO 80226
40925003C	JAMES LAURENCE P	917 N COLLEGE AVE	CLAREMONT, CA 91711
409-26-028A	Haasco Media Llc	8200 CANNON CT	LAGO VISTA, TX 78645
409-26-004D	Arizona Board Of Regents	PO BOX 210186	TUCSON, AZ 85721
409-26-004E	Harley Brown	2114 W GRANT RD 42	TUCSON, AZ 85745
409-26-004F	Carol Brown	2114 W GRANT RD 42	Tucson AZ 85745
409-26-004B	666ISMONEY LC	PO BOX 666	TUCSON, AZ 85702
409-26-014A	State of Arizona	1110 W Washington St	Phoenix, AZ 85007
409-29-001B	AMARAL JOSEPH & JOAN	11670 TIMBERLAKE DR	SAN DIEGO, CA 92131
409-29-002A	James E Briggs Jr.	5901 E MIRAMAR DR	TUCSON, AZ 85715
409-29-002B	Est of paul Olmstead	2865 E NANCE ST	MESA, AZ 85213
409-30-001	Gilbert & Judy Wadina	3146 CHARLES MACDONALD DR	SARASOTA, FL 34240
409-31-024	James Chavez	12849 N OAKHURST LOOP	ORO VALLEY, AZ 85755
409-31-016	Christopher Venne	1132 S ALTAMONT BLVD	SPOKANE, WA 99202
409-14-002B	ABA LLC	7240 N DREAMY DRAW DR UNIT 110	PHOENIX, AZ 85020
	Arizona BLM	One North Central Ave., Suite 800	Phoenix, AZ 85004-4427

La Osa Data Center/Power Plant Neighborhood Meeting

February 24, 2026



La Osa Energy Campus | Open House Meeting Sign-in Sheet

Red Rock Elementary School Tuesday, February 24, 2026 at 5:30pm-7:00pm Case #Z-PA-001-26

Name	Address	Email	Phone	Y/N to receive project updates
Ronella White	PO Box 1126 Red Rock, AZ 85145	lwhitewarden@yahoo.com	520-681-2497	Y
Connie White	PO Box 1125 Red Rock, AZ 85145	cwhite.rxm@gmail.com	951 479-7332	have not received any
Lisa Wehlecke	PO Box 1009 Red Rock, Az 85145	laosaranch@hughes.net	520 631-0230	

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Thomas Title & Escrow, LLC D/B/A
Thomas Title and Escrow Agency
4800 N. Scottsdale Road, Suite 4300
Scottsdale, AZ 85251

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

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

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Thomas Title & Escrow, LLC D/B/A Thomas Title and Escrow Agency
Issuing Office:	4800 N. Scottsdale Road, Suite 4300, Scottsdale, AZ 85251 (480) 222-1116
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	25AZ4893
Issuing Office File Number:	25AZ4893
Property Address:	La Osa Ranch AZ
Revision Number:	
Title Officer:	
Escrow Officer:	Joel Montemayor

1. Commitment Date: December 17, 2025 at 8:00AM

2. Policy to be issued: **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Extended
Proposed Insured: To Be Determined

(b) 2021 ALTA® Loan Policy - Extended $1,000.00
Proposed Insured: TBD Lender

3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Verma La Osa Ranch I-10/SASCO 3700, LLC, an Arizona limited liability company, as to Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 19, 21, 22, 23, 26, 27 and 30

Verma La Osa Ranch I-10/Sasco Rd, Casa Grande 3677 Acres, LLC, an Arizona limited liability company, as to Parcels 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 24, 25, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40

5. The Land is described as follows:

See Exhibit "A" Attached Hereto

6. The Deed of Trust to be insured and the assignments thereof, if any are described as follows:

Deed of Trust executed by To Be Determined, as Trustors to TBD Lender, as Beneficiary, _____ as Trustee for securing the original principal amount of $1,000.00 dated _____ and recorded on _____ at Document No _____

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY (TT)

Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 25AZ4893

Parcel 1:

Lots 1, 2, 3 and 4 and the North half of the Southeast quarter of the Northeast quarter of Section 4, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent from United States of America.

APN: 409-11-004

Parcel 2:

The North half of the Southwest quarter of the Northeast quarter, and the South half of the Southeast quarter of the Northeast quarter, all in Section 4, Township 10, South Range 8 East of the Gila and Salt River Base Meridian, Pinal County, Arizona.

APN: 409-11-005

Parcel 3:

The South half, and the South half of the Northwest quarter; and the South half of the Southwest quarter of the Northeast quarter of Section 4, Township 10, South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCPETING all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent of said Land.

APN: 409-11-006C

Parcel 4:

GLO Lots 1 and 2 and the East half of the South half of the North half of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the North 227.00 feet of the East 423.00 feet of GLO Lot 1; and

EXCPET all uranium, thorium or other materials which are or may be essential to the production of fissionable materials as reserved in Patent recorded in Docket 75, page 455.

APN: 409-11-002E

Parcel 5:

Lots 3 and 4 of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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EXCEPTING therefrom all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissional materials as reserved in the Patent recorded in Docket 75, page 455.

APN: 409-11-002F

Parcel 6:

The South half of the Northwest quarter of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base Meridian, Pinal County, Arizona;

EXCEPT all uranium, thorium or other materials which are or may be essential to the production of fissionable materials, as reserved in Patent recorded as Docket 75, Page 455.

APN: 409-11-002G

Parcel 7:

The West half of the Southwest quarter of Section 3, Township 10 South, Range 8 East of the Gila and Salt River and Meridian, Pinal County, Arizona.

APN: 409-11-002H

Parcel 8:

The Southeast quarter and the East half of the Southwest quarter of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-003D

Parcel 9:

The North half of the Northeast quarter of Section 10, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-013C

Parcel 10:

A portion of the following:
North half of Section 11, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-015C

Parcel 11:

A portion of the following:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

The North half and the Southeast quarter of Section 11, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-015E

Parcel 12:

A portion of the following:
Southeast quarter and the East half of the Southwest quarter of Section 11, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING AND RESERVING to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755) all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the Patent to said land.

APN: 409-11-016

Parcel 13:

A portion of the following:
Section 12, Township 10, South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-018A

Parcel 14:

The Northwest quarter of the Northeast quarter, and the Northeast quarter of the Northwest quarter of Section 13, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-11-019

Parcel 15:

A portion of the following:
Lot 3 of Section 7, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-14-002D

Parcel 16:

A portion of the following:
The Southwest quarter of Section 7, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-14-002F

Parcel 17:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

A portion of the following:
The Northeast quarter and the Northeast quarter of the Northwest quarter of Section 18, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-14-004A

Parcel 18:

A portion of the following:
The Southwest quarter of Section 17, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-24-001C

Parcel 19:

The East half; the Southwest quarter; and the East half of the Northwest quarter of Section 20, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING therefrom the Northeast quarter of the Northeast quarter of said Section 20.

APN: 409-14-005A

Parcel 20:

A portion of the Northeast quarter the Northeast quarter of Section 20, Township 10 South, Range 9 east, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:
Commencing at a 1/2-half rebar with aluminum cap stamped "RLS 18214 Delbridge" marking the Northeast corner of said Section 20 from which a 3-inch bureau of land management department of interior brass cap in pothole stamped "2004" (0.70' down) marking the North quarter corner of said Section 20 bears south 89 degrees 46 minutes 08 seconds west 2647.83 feet, said described line being the basis of bearings for this description;
thence South 00 degrees 13 minutes 54 seconds West 236.95 feet along the east line of said Northeast quarter to the point of beginning;
thence continuing South 00 degrees 13 minutes 54 seconds West 1090.87 feet along said East line to a 1/2-inch rebar with no identification marking the Southeast corner of the Northeast quarter of the Northeast quarter of said section 20;
thence South 89 degrees 51 minutes 02 seconds West 1325.02 feet along the south line of said Northeast quarter;
thence North 00 degrees 16 minutes 48 seconds East 1325.93 feet to the Northwest corner of said Northeast quarter;
thence North 89 degrees 46 minutes 08 seconds east 1011.09 feet along said north line;
thence South 52 degrees 55 minutes 14 seconds east 390.90 feet to the point of beginning.

APN: 409-14-005E

Parcel 21:

The Northwest quarter of the Northeast quarter; and the North half of the Northwest quarter of Section 29, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

APN: 409-30-002

Parcel 22:

All of Blocks 1, 2, and 3 of SASCO TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, Page 17.

APN: 409-31-001

Parcel 23:

All of Blocks 17 through 27 of SASCO TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, Page 17.

APN: 409-31-033

Parcel 24:

A portion of the following:
The East half of the Northeast quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-25-001E

Parcel 25:

A portion of the following:
The East half of the Northeast quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-25-001D

Parcel 26:

A portion of the following:
The North half of the Southeast quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-25-001C

Parcel 27:

The West half of the Northeast quarter of Section 21, Township 10 South, Range 9 East of the Gila Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that portion lying Northerly of the Southerly line of Sasco Road.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

APN: 409-25-002F

Parcel 28:

A portion of the following:
The West half of the Northeast quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 409-25-002G

Parcel 29:

All that certain real property situate in the County of Pinal, State of Arizona, being a part of the East half of the West half of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

BEGINNING at a 3/4 inch diameter open pipe with an aluminum capped rebar inside, stamped RLS 7599 (accepted), marking the South quarter corner of said Section 21;
Thence from said Point of Beginning, Northerly along the East line of the Southwest quarter of said Section 21, North 00 degrees 11 minutes 00 seconds East, 798.32 feet (calculated) to the TRUE POINT OF BEGINNING of Parcel "13" herein described, marked by a No. 4 rebar with registration tag RLS 26932 (set this survey);
Thence from said TRUE POINT OF BEGINNING, Westerly, North 89 degrees 55 minutes 04 seconds West 1317.84 feet (measured) to a point on the East line of the Southwest quarter of the Southwest quarter of said Section 21, being the Southwest corner of said Parcel "B", marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence Northerly along said East line, North 00 degrees 13 minutes 46 seconds East, 526.62 feet (measured) to the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northeast corner, Northerly along the West line of the Northeast quarter of the Southwest quarter of said Section 21, North 00 degrees 18 minutes 21 seconds East, 1326.85 feet (measured) to the Northwest corner thereof; marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northwest corner, Northerly along the East line of the Southeast quarter of the Northwest quarter of said Section 21, North 00 degrees 12 minutes 56 seconds East, 1326.34 feet (measured) to the Northwest corner thereof; marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northwest corner, South 89 degrees 48 minutes 11 seconds East 1313.95 feet (measured) to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence Southerly along the East line of the West half of said Section 21, South 00 degrees 11 minutes 08 seconds West 3177.15 feet (calculated) to the TRUE POINT OF BEGINNING.

APN: 409-25-003G

Parcel 30:

All that certain real property situate in the County of Pinal, State of Arizona, being a part of the East half of the West half of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

BEGINNING at a 3/4 inch diameter open pipe with an aluminum capped rebar inside, stamped RLS 7599 (accepted), marking the South quarter corner of said Section 21;
Thence from said Point of Beginning, Northerly along the East line of the Southwest quarter of said Section 21, North 00 degrees 11 minutes 00 seconds East, 798.32 feet (calculated) to the TRUE POINT OF BEGINNING of Parcel "B" herein described, marked by a No. 4 rebar with registration tag RLS 26932 (set this survey);
Thence from said TRUE POINT OF BEGINNING, Westerly, North 89 degrees 55 minutes 04 seconds West 1317.84 feet (measured) to a point on the East line of the Southwest quarter of the Southwest quarter of said Section 21, being the Southwest corner of said Parcel "B", marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence Northerly along said East line, North 00 degrees 13 minutes 46 seconds East, 526.62 feet (measured) to the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northeast corner, Northerly along the West line of the Northeast quarter of the Southwest quarter of said Section 21, North 00 degrees 18 minutes 21 seconds East, 1326.85 feet (measured) to the Northwest corner thereof, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northwest corner, Northerly along the East line of the Southeast quarter of the Northwest quarter of said Section 21, North 00 degrees 12 minutes 56 seconds East, 1326.34 feet (measured) to the Northwest corner thereof, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence leaving said Northwest corner, South 89 degrees 48 minutes 11 seconds East 1313.95 feet (measured) to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);
Thence Southerly along the East line of the West half of said Section 21, South 00 degrees 11 minutes 08 seconds West 3177.15 feet (calculated) to the TRUE POINT OF BEGINNING;

EXCEPT that portion lying Northerly of the Southerly line of Sasco Road.

APN: 409-25-003E

Parcel 31:

Lots 1 through 16 inclusive, Block 1; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-001

Parcel 32:

Lots 1 through 5 inclusive, Lot 7 and 8, Block 2; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-002A

Parcel 33:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Lots 9 through 16 inclusive, Block 2; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-002B

Parcel 34:

Lots 1 through 16 inclusive, Block 12; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-024

Parcel 35:

Lots 1 through 10 inclusive and Lots 12 through 16 inclusive, Block 11; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-022

Parcel 36:

Lots 1 through 16 inclusive, Block 13; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-025

Parcel 37:

Lots 1 through 11 inclusive and Lots 13 through 16, Block 14; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-026

Parcel 38:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Lot 12, Block 14; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-027

Parcel 39:

Lots 1 through 32 inclusive, Block 24; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-049

Parcel 40:

Lots 1 through 32 inclusive, Block 23; of SMELTER ADDITION TO SASCO, ARIZONA, in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona according to the plat in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

APN: 409-26-048

NOTE: said legal description will change upon compliance with Requirement No. 13 as set forth in Schedule B Section 2 herein (Affects parcels 6, 10, 11, 12, 13, 15, 16, 17, 18, 24, 25, 26, 28)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 25AZ4893

Requirements

The County Recorder may not accept documents for recording which do not comply with Arizona Revised Statutes 11-480 which, among other things, requires the following:

a. Print must be ten-point type (pica) or larger.
b. Margins of at least one-half inch along the left and right sides, one-half inch across the bottom, and on the first page at least two inches on top for recording and return address information.
NOTE: Nothing must be contained in the margin areas, including initials)
c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

Due to changes in Arizona Revised Statutes the County Recorder may not accept for recording any documents containing any more than five numbers that are reasonably identifiable as being part of an individual's Social Security Number, Credit Card, Charge Card or Debit Card Numbers, Retirement Account Numbers, Savings, Checking or Securities Entitlement Account Numbers.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. PAY 2024 taxes, now delinquent, under Parcel No. 409-14-004A, 409-25-001E, 409-24-001C, 409-25-002G, 409-25-003G

6. PAY First Installment 2025 taxes, now delinquent, under Parcel No. 409-11-004, 409-11-005, 409-11-006C, 409-11-002E, 409-11-002F, 409-11-002G, 409-11-002H, 409-11-003D, 409-11-013C, 409-11-015C, 409-11-015E, 409-14-002D, 409-14-004A, 409-24-001C, 409-14-005A, 409-30-002, 409-25-001E, 409-25-001C, 409-25-002G, 409-25-003G, 409-25-003E, 409-26-001, 409-26-002B, 409-26-024, 409-26-022, 409-26-025, 409-26-026, 409-26-048

7. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $2,274,126.00, and any other amounts payable under the terms thereof
Dated: January 3, 2014
Trustor: Verma La Osa Ranch I-10/SASCO 3700, LLC, an Arizona limited liability company
Trustee: Empire West Title Agency, LLC, an Arizona limited liability company
Beneficiary: Verma Solar Energy Park 1, LLC, an Arizona limited liability company
Recorded: February 28, 2014, Fee No. 2014-011850 (Parcels 1, 2, 3, 4, 5, 7, 8, 9, 19, 20, 21, 22, 23, 26, 27, 28, 29 and 30)

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8. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $610,000.00, and any other amounts payable under the terms thereof
   Dated: September 16, 2022
   Trustor: Ronella T. White, an unmarried woman
   Trustee: Title Security Agency, LLC
   Beneficiary: The Foothills Bank, Division of Glacier Bank
   Recorded: September 26, 2022, Fee No. 2022-102016 (Parcels 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40)

   Modification of Deed of Trust recorded March 13, 2023, Fee No. 2023-017858.

   NOTE: A Partial Release of the above Deed of Trust was recorded March 7, 2023, Fee No. 2023-016056.

9. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $320,000.00, and any other amounts payable under the terms thereof
   Trustor: Verma La Osa Ranch I-10 / Sasco 3700, LLC
   Trustee: Empire West Title Agency, LLC
   Beneficiary: Verma Solar Energy Park 1 LLC, an Arizona limited liability company
   Recorded: August 21, 2017, Fee No. 2017-060221 (Parcels 1-9, 19, 24-30)

10. Release of Lien in Agreement, recorded April 21, 2023, Fee No. 2023-028676. (Parcels 1, 2, 3, 4, 5, 7, 8, 9, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30)

11. FURNISH an Owner's Affidavit and Indemnity Agreement for the benefit of Stewart Title & Trust and Stewart Title Guaranty Company executed by the seller/borrower that no work or material has been done or furnished within the statutory lien period which could give rise to a mechanic's or materialman's lien.

12. FURNISH PLAT OF SURVEY acceptable to the Company. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination of said plat.

    NOTE: The plat of survey furnished to satisfy the above requirements must be made by a Registered Land Surveyor, showing proper ties to locating monuments, location of the improvements on the premises, easements or rights-of-way, over or under the property, together with any encroachments or projections, fences or any other matters affecting the use and occupancy of the premises, and CERTIFICATION BY said Land Surveyor shall read as follows:

    "This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS includes items 1, 8, 11 and 13 of Table A thereof. The field work was completed on *."

    Additionally, the Certification must include "AZ - Thomas Title & Escrow, LLC and Stewart Title Guaranty Company."

    NOTE RE ZONING: Should Zoning coverage be requested the following will additionally be REQUIRED:

    (A) Survey must include Items 6, 7(a), 7(b)(i) and 7(c) of Table A, and the type and number of parking spaces must be included;
    (B) FURNISH the Company with a Letter or Certificate from the local zoning authority stating:
        Zoning classification and vesting date of the land;

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Permitted uses under that classification;
Improvements on land constitute a permitted use;
No notice of violation has been issued.

THE RIGHT IS RESERVED to make additional exceptions or requirements upon examination of the required items.

13. FURNISH LEGAL DESCRIPTION to be insured herein. THE RIGHT IS RESERVED to make additional exceptions or requirements upon review of the information required. (Parcels 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 24, 25, 26, 28)

14. APPROVAL by all parties to this transaction of the legal description of the subject property used herein. NOTE CHANGE in the legal description of the within described property. Change: New legal description to be provided (Parcels 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 24, 25, 26, 28)

    ACCEPTED AND APPROVED BY BUYER:_____

    ACCEPTED AND APPROVED BY SELLER:_____

15. FURNISH copy of filed Articles of Organization of Verma La Osa Ranch I-10/SASCO 3700, LLC, an Arizona limited liability company which states whether said limited liability company is member managed or manager managed.

16. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Verma La Osa Ranch I-10/SASCO 3700, LLC, an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

17. FURNISH copy of filed Articles of Organization of Verma La Osa Ranch I-10/Sasco Rd, Casa Grande 3677 Acres, LLC, an Arizona limited liability company which states whether said limited liability company is member managed or manager managed.

18. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Verma La Osa Ranch I-10/Sasco Rd, Casa Grande 3677 Acres, LLC, an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

19. RECORD Deed from Verma La Osa Ranch I-10/SASCO 3700, LLC, an Arizona limited liability company, as to Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 19, 21, 22, 23, 26, 27 and 30 and Verma La Osa Ranch I-10/Sasco Rd, Casa Grande 3677 Acres, LLC, an Arizona limited liability company, as to Parcels 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 24, 25, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 to TBD.

20. RECORD Deed of Trust to be insured.

    NOTE: If Thomas Title & Escrow, LLC D/B/A Thomas Title and Escrow Agency, is named as Trustee under the Deed of Trust, the correct name and address is:

    Thomas Title & Escrow, LLC D/B/A Thomas Title and Escrow Agency
    4800 N. Scottsdale Road, Suite 4300
    Scottsdale, AZ 85251

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Note: 2025 Tax parcel # 409-11-004 (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-005 (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-006C (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-002E (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-002F (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-002G (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-002H (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-003D (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-013C (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-015C (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-015E (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-016 (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-018A (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-11-019 (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-14-002D (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-14-002F (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-14-004A (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-24-001C (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-14-005A (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-14-005E (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-30-002 (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-31-001 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-31-033 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-001E (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

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Note: 2025 Tax parcel # 409-25-001D (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-001C (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-002F (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-002G (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-003G (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-25-003E (Tax Sheet) (Assessors Map) (Aerial Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-001 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-002A (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-002B (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-024 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-022 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-025 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-026 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-027 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-049 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

Note: 2025 Tax parcel # 409-26-048 (Tax Sheet) (Assessors Map) (Aerial Map) (Plat Map) (Plat Map) (Vesting deed)

PRIOR to recording, obtain current tax information from:

Pinal County Treasurer
P.O. Box 729
Florence, AZ 85232-0729
Phone: (520) 509-3541

https://www.pinalcountyaz.gov/Treasurer/Pages/home.aspx

[24] MONTH CHAIN NOTE: The conveyances that recorded on the property that is subject of this escrow that have recorded within the last [24] months of the effective date hereof are as follows: [NONE]

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 25AZ4893

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

3. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

7. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

   Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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9. Taxes and assessments collectible by the County Treasurer, Second Installment a lien payable but not yet due for the year 2025.

10. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

11. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Water Conservation District.

14. Liabilities and obligations imposed upon said land by reason of its inclusion within Electrical District Number Five.

15. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of SASCO, recorded Cabinet 3, Slide 17 (Plats), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin. (Parcels 22, 23)

16. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of SMELTER ADDITION TO SASCO, ARIZONA, recorded Book 3 of Maps, pages 18 and 19, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin. (Parcel 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40)

17. Easement for electric transmission lines and rights incident thereto, as set forth in instrument recorded December 3, 1954, Docket 114, Page 187.

18. Easement for lines and poles, steel towers, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded September 10, 1968, Docket 547, Page 357. (Parcel 21)

19. Easement for lines of poles, steel towers, wires, cables, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded October 9, 1980, Docket 1029, Page 906. (Parcel 16)

20. Easement for lines of poles, steel towers, wires, cables, fixtures, appurtenances and rights incident thereto, as set forth in instrument recorded May 27, 1981, Docket 1064, Page 625. (Parcels 10, 11 and 12)

21. Easement for lines of poles, steel towers, wires, cables, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded May 27, 1981, Docket 1064, Page 627. (Parcel 13)

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22. Terms and conditions as contained in instrument entitled Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petitions for Exclusion and Inclusion of Lands in said District, recorded March 14, 1991, Docket 1731, Page 540 and re-recorded March 27, 1991, Docket 1734, Page 312. (Parcel 2)

23. Easement for ingress, egress and utilities, both public and private and rights incident thereto, as set forth in instrument recorded February 27, 2003, Fee No. 2003-012828 and recorded February 27, 2003, Fee No. 2003-012832. (Parcel 29 and 30)

24. Matters shown on survey recorded January 29, 2003, in Book 7 of Surveys, Page 203. (Parcel 29, 30 and 34)

25. Terms and conditions as contained in instrument entitled Agreement for Providing Electrical Service, recorded February 25, 2005, Fee No. 2005-019048.

26. Terms and conditions as contained in instrument entitled Infrastructure Coordination and Finance Agreement, recorded October 15, 2008, Fee No. 2008-098149.

27. Terms and conditions as contained in instrument entitled Resolution, recorded February 12, 2009, Fee No. 2009-014200 and re-recorded February 13, 2009, Fee No. 2009-014537.

28. Terms and conditions as contained in instrument entitled Easement Agreement, recorded March 13, 2023, Fee No. 2023-017859. (Parcels 17, 18, 20, 29, 30, 31, 34, 35, 37, 38, 40)

29. Terms and conditions as contained in instrument entitled Resolution, recorded November 20, 2025, Fee No. 2025-093915.

30. The lack of a legal right of access recorded in insurable form to and from said land to a public street. Notwithstanding any affirmative assurances to the contrary, the Company is unwilling to insure access. (Parcels 2, 3, 6, 7, 10, 11, 12, 14, 15, 16, 26, 27, 28, 29, 30)

31. Any facts about the land that a correct survey would disclose and that are not shown by the public records.

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

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STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

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

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

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

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

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

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

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

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

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

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

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

Use of Personal and Sensitive Personal Information

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

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

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

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

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

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

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

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

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

ii. Deletion Request Rights

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

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

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

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

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

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

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

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

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

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

Response Timing and Format

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

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

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

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

Non-Discrimination

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

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

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

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

Arizona Environmental Online Review Tool Report

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

The Department requests further coordination to provide project/species specific recommendations. Please use the Project Evaluation Form to submit your project to the Project Evaluation Program at PEP@azgfd.gov.

Project Name:
24-0542 La Osa PAD Report

Project Type:
Energy Production/Storage/Transfer, Energy Production (generation), gas power plant (new/expansion)

Project ID:
HGIS-27098

User Project Number:
24-0542

Project Description:
Data centers & two gas power plants

Contact Person:
Logan Tokos

Organization:
EPS Group

On Behalf Of:
CONSULTING

Disclaimer:

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

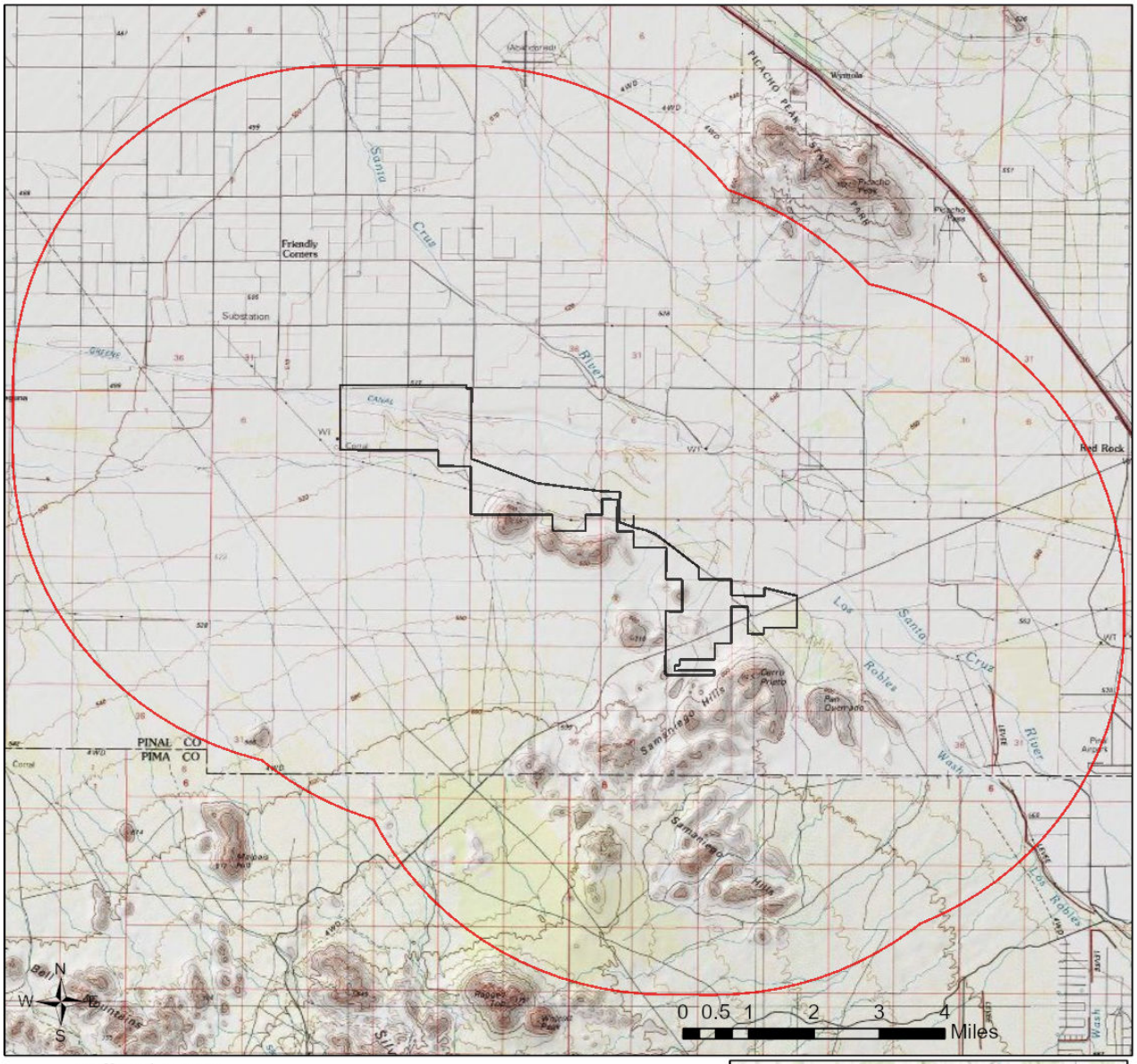
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

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

24-0542 La Osa PAD Report

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 3,466.91

Lat/Long (DD): 32.5612 / -111.4806

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R8E; T10S, R9E; T9S, R8E

USGS Quad(s): FRIENDLY CORNERS; SAMANIEGO HILLS

County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
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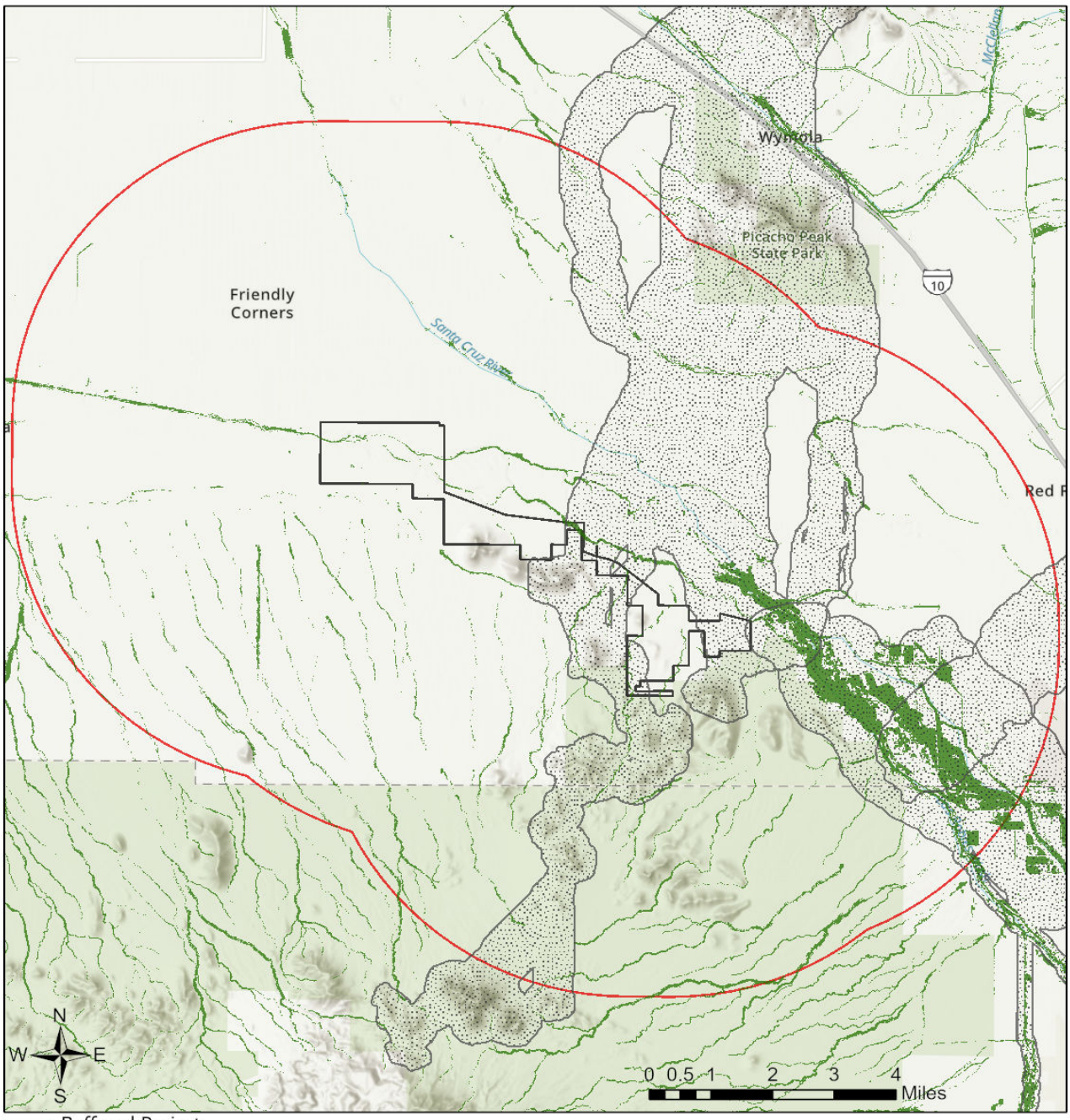
Esri, USGS

24-0542 La Osa PAD Report

Important Areas



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

Project Size (acres): 3,466.91

Lat/Long (DD): 32.5612 / -111.4806

County(s): Pinal

AGFD Region(s): Tucson

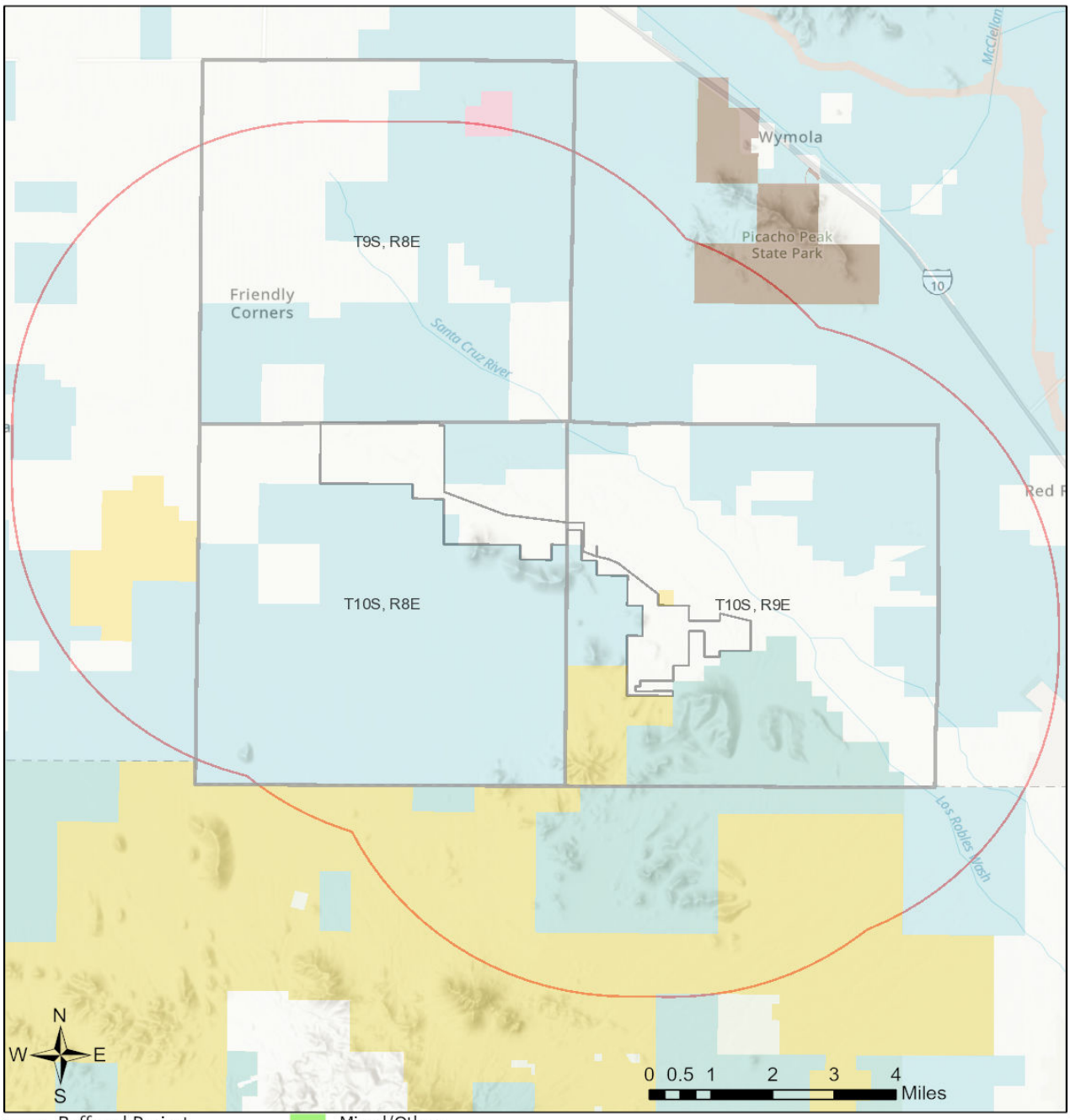
Township/Range(s): T10S, R8E; T10S, R9E; T9S, R8E

USGS Quad(s): FRIENDLY CORNERS; SAMANIEGO HILLS

Esri, NASA, NGA, USGS
CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

24-0542 La Osa PAD Report

Township/Ranges and Land Ownership



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

Project Size (acres): 3,466.91

Lat/Long (DD): 32.5612 / -111.4806

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R8E; T10S, R9E; T9S, R8E

USGS Quad(s): FRIENDLY CORNERS; SAMANIEGO HILLS

Esri, NASA, NGA, USGS
CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Buteo swainsoni	Swainson's Hawk					2
Chilomeniscus cinctus	Banded Sandsnake					2
Crotalus tigris	Tiger Rattlesnake					2
Danaus plexippus	Monarch	PT		S		
Falco peregrinus anatum	American Peregrine Falcon		S	S		1
Falco sparverius	American Kestrel					2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Incilius alvarius	Sonoran Desert Toad					2
Lasiurus cinereus	Hoary Bat					2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis			S		2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coyote - Ironwood - Tucson Linkage Design	Wildlife Connectivity					
Ironwood - Picacho Linkage Design	Wildlife Connectivity					
Ironwood National Monument	Conservation Opportunity Area					
Riparian Area	Riparian Area					
Silver Bell/Waterman Mountains/Samaniego Hills Wildland Block	Pima County Wildlife Movement Area - Diffuse					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					2
Ammospermophilus harrisii	Harris' Antelope Squirrel					2
Anarhynchus montanus	Mountain Plover					2
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit					2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					3
Asio otus	Long-eared Owl					2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Aspidoscelis xanthonotus	Red-backed Whiptail		S			2
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo regalis	Ferruginous Hawk			S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Chilomeniscus cinctus	Variable Sandsnake					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat		S	S		1
Crotalus tigris	Tiger Rattlesnake					2
Crotaphytus nebrius	Sonoran Collared Lizard					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat			S		2
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon		S	S		1
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Icterus cucullatus	Hooded Oriole					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Icterus parisorum	Scott's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus cinereus	Hoary Bat					2
Lasiurus frantzii	Desert Red Bat		S			2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Masticophis bilineatus	Sonoran Whipsnake					2
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					3
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis			S		2
Myotis yumanensis	Yuma Myotis					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin			S		2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1
Sonorella simmonsi	Picacho Talussnail					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Energy Production/Storage/Transfer, Energy Production (generation), gas power plant (new/expansion)

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

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations. The AZGFD recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. The AZGFD encourages the use of motion sensing lighting and narrow spectrum lighting (amber or warm tones typically 2700 Kelvin or lower) wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

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

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

Evaluate potential impacts to wildlife and fish species due to changes in access to water, water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods). Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing the project to minimize impacts to spawning fish and other aquatic species. Wash, drain, and dry equipment to reduce the spread of exotic invasive species. AZGFD recommends early coordination with the Project Evaluation Program (PEP@azgfd.gov) for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

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

The AZGFD recommends following the Avian Power Line Interaction Committee (APLIC) guidelines for new power lines, which can be found in the current version of *Suggested Practices for Avian Protection on Power Lines and Reducing Avian Collisions with Power Lines*. Large bodied birds, such as hawks, owls, vultures, and eagles, may be vulnerable to line strikes and electrocution during construction and operation of power lines and substations; power poles can also serve as perches for large-bodied birds. These potential impacts can be avoided or minimized by following the APLIC guidelines which include designing the power lines with enough space between energized components to reduce the likelihood of a bird electrocution or installing bird flight diverters in sections of line where elevated bird strikes are anticipated (e.g. lines over water bodies or in the path of colonial roosting locations). The AZGFD's Raptor Coordinator, who can be contacted at raptors@azgfd.gov or 623-236-7575, can provide further information on specific design features and best management practices.

The AZGFD recommends revegetating disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts. The AZGFD also recommends the development of a short and long-term monitoring plan, including adaptive management guidelines to address invasive species control and maintain native vegetation.

Arizona's wildlife is highly dependent on any available surface water. Wildlife, especially waterfowl, are attracted to any form of open water. Implement measures to prevent wildlife access to water collection/storage basins, evaporation or settling ponds, and/or facility storage yards containing hazardous and other human-made substances. Design slopes to discourage wading birds and use fencing, netting, hazing or other measures to exclude wildlife.

Project Location and/or Species Recommendations:
Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat linkage corridor***. The **Arizona Missing Linkages** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/. Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Analysis indicates that your project is located in the vicinity of an identified **Conservation Opportunity Area (COA)**. While there are many areas in Arizona that present abundant conservation opportunities, COAs are specific areas on the landscape that the Department identified as having the greatest potential for conservation efforts. COAs were identified using species and habitat data, the presence of unique landscape features, and Departmental expertise. COAs range in size, scope, and focal species and/or habitats and are strictly a non-regulatory conservation tool for the public and our conservation partners to consider. For more information regarding this particular COA near your project area and the Department's suggestions for potential conservation efforts, please visit the COA profile at https://awcs.azgfd.com/conservation-opportunity-areas.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-identifying-corridors/. Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **Detailed Wildlife Connectivity Assessments** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

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

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/.

THE UNIVERSITY OF ARIZONA
ARIZONA STATE MUSEUM

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
www.statemuseum.arizona.edu

Kuldip Verma and Robert Clang
Vermaland
2375 E. Camelback Road #600
Phoenix AZ 85016

March 12, 2026

RE: La Osa Data Center Project (PZ-03-26)

Dear Kuldip and Robert,

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

Vermaland's La Osa Data Center Project (Project No. PZ-03-26; ASM Job No. 13228)

Correspondence indicates this project will involve the development of a data center on privately-owned land. The project area is located in Pinal County to the west of the community of Red Rock, near the intersections of Picacho Highway and Baumgartner Road (in the western portion of the project area) and Sasco Road and La Osa Ranch Road (in the western portion of the project area). The project area is located within Township 10 South, Range 8 East, Sections 3, 4, 10, 11, 12, and 13, and within Township 10 South, Range 9 East, Sections 7, 17, 18, 20, 21, and 29, and encompasses the following parcels:

409-11-004,	409-25-001E,	409-11-005,	409-25-001D,	409-11-006C,	409-25-001C,
409-11-002E,	409-25-002F,	409-26-025,	409-11-002F,	409-25-002G,	409-26-026,
409-11-002G,	409-25-003G,	409-26-027,	409-11-002H,	409-25-003E,	409-11-003D,
409-26-001,	409-26-049,	409-11-013C,	409-26-002A,	409-26-048,	409-11-015C,
409-26-002B,	409-11-015E,	409-11-016,	409-11-018A,	409-11-019,	409-14-002D,
409-14-002F,	409-26-024,	409-14-004A,	409-26-022,	409-24-001C,	409-14-005A,
409-14-005E,	409-30-002,	409-31-001, and 409-31-033.			

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

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 26 archaeological investigations were conducted within a one-mile radius of the project area between 1980 and 2024. Of these 26 archaeological investigations, eight intersect portions of the project area.

For the eight archaeological investigations that intersect the project area, Table 1 (below) summarizes their basic information and scope.

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ASM Reference Number (AZProj/Accession)	Report Citation	Year(s) Conducted	Scope of Project	Partial or Entire Coverage of Current Project Area
1980-0242	Wilson 1980	1980	Survey for utility corridor clearance	Partial
1981-0154	Wilson 1981	1981	Survey for transmission line	Partial
1984-0217/ AP-1992-0061	Downum 1993	1985-1986	Survey for academic research project	Partial
1995-0470/ AP-1997-0133	Moreno et al. 1996	1995-1996	Survey for transmission line and road clearance	Partial
2001-0684	Morrison et al. 2001a; Morrison et al. 2001b	2001	Survey for transmission line	Partial
AP-2006-0925	Neal and Lane 2004	2003	Survey for proposed land sale	Partial (only a very small portion of the current project area)
AP-2008-0085	Fahrni 2011	2008	Survey for vegetation maintenance	Partial
AP-2010-0093	Tactikos et al. 2010	2010	Survey for transmission line upgrade and maintenance	Partial

Table 1. ASM archaeological investigations that intersect the project area

Additionally, 110 ASM archaeological sites and one in-use historic site that was previously recorded as an ASM site have been identified within a one-mile radius of the project area. Of these 110 archaeological sites, 28 intersect portions of the project area. The in-use historic site also intersects a portion of the project area.

The following ASM site numbers intersect the project area:

AZ AA:6:152(ASM), AZ AA:7:38(ASM), AZ AA:7:39(ASM), AZ AA:7:40(ASM),
AZ AA:7:110(ASM), AZ AA:7:137(ASM), AZ AA:7:138(ASM), AZ AA:7:140(ASM),
AZ AA:7:141(ASM), AZ AA:7:142(ASM), AZ AA:7:143(ASM), AZ AA:7:144(ASM),
AZ AA:7:146(ASM), AZ AA:7:147(ASM), AZ AA:7:156(ASM), AZ AA:7:157(ASM),
AZ AA:7:447(ASM), AZ AA:7:449(ASM), AZ AA:7:450(ASM), AZ AA:7:466(ASM),
AZ AA:7:519(ASM), AZ AA:7:627(ASM), AZ AA:7:628(ASM), AZ AA:7:663(ASM),
AZ AA:7:665(ASM), AZ AA:7:666(ASM), AZ AA:7:667(ASM), and AZ AA:10:19(ASM).

Please note that ASM has limited documentation for AZ AA:10:19(ASM) within the project area. None of the previous archaeological projects that intersect the current project area (listed in Table 1, above) observed AZ AA:10:19(ASM) within the project area during fieldwork. Therefore, the portion of AZ AA:10:19(ASM) that intersects the project area according to ASM's records appears to be a projected site boundary based on desk-based historic research (i.e., where the site is *expected* to be based on historic maps, etc., rather than where the site is *known* to be based on archaeological fieldwork). The definite presence or absence of AZ AA:10:19(ASM) within the project area would need to be confirmed by future archaeological fieldwork projects.

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The following in-use historic site intersects the project area:

an in-use historic transmission line that was previously recorded as AZ AA:1:95(ASM).

Per ASM's (2016) *Policy and Procedures Regarding Historical Sites and Features*, in-use portions of historic sites are no longer considered ASM sites. The ASM site number AZ AA:1:95(ASM) will only intersect the project area if future archaeological fieldwork projects observe abandoned portions of this transmission line in this location.

Recommendations and Responsibilities:

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

Additionally, in the portions of the project area that have been previously surveyed, the work was conducted between 16 years ago and 46 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for previously unidentified archaeological sites to have since been exposed. For this reason, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

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

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are encountered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at asm-repatriation@email.arizona.edu.

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

If you have any questions about the results of this records search, please feel free to contact me at efioccop@arizona.edu or 520-621-1271.

Kind regards,

Emily Fioccoprile, PhD
Archaeological Records Specialist
Archaeological Records Office
Arizona State Museum
520-621-1271
efioccop@arizona.edu

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www.statemuseum.arizona.edu

References:

Downum, Christian E. (1993) *Between Desert and River: Hohokam Settlement and Land Use in the Los Robles Community*. Anthropological Papers of The University of Arizona No. 57. Tucson, Arizona: The University of Arizona Press.

Fahrni, Grant (2011) *A Cultural Resources Survey of the State and Federal Land Portions of the Arizona Public Service Company's 60.83-Mile (1,106.00-Acre) 230-9 and 60.92-Mile (1,107.63-Acre) 230-18 230-kV Transmission Lines in Pinal County, Arizona*. LSD Technical Report No. 075107 (230-9 and 230-18a). Tempe, AZ: Logan Simpson Design Inc.

Moreno, Jerryll L., Ruth Van Dyke, Dawn S. Snell, Janet Griffitts, Amenia C. Wiggins, and Gary M. Brown (1996) *An Intensive Cultural Resource Inventory of the Western Area Power Administration Maricopa-Saguaro 115-kV Transmission Line, Pinal County, Arizona*. WCRM Report No. 95AZ003. Boulder, CO: Western Cultural Resource Management, Inc.

Morrison, Mary, Kris Dobschuetz, and Glenn P. Darrington (2001a) *A Cultural Resource Survey of Approximately 1,643 Acres for the Toltec Transmission Line Project, Santa Cruz Flats, Pinal County, Arizona*. EPG Cultural Resource Services Technical Paper No. 5. Phoenix, AZ: Environmental Planning Group, Inc.

Morrison, Mary, Scott Wilcox, and Kris Dobschuetz (2001b) *A Cultural Resource Survey of Approximately 1,643 Acres for the Toltec Transmission Line Project, Santa Cruz Flats, Pinal County, Arizona: Addendum*. Phoenix, AZ: Environmental Planning Group, Inc.

Neal, Lynn A., and Elizabeth Lane (2004) *Cultural Resources Survey of a 40-Acre Parcel West of La Osa Ranch and South of Picacho Peak, Pinal County, Arizona*. Flagstaff, AZ: EnviroSystems Management, Inc.

Tactikos, Joanne C., Emily Higgins, Kristin L. Fangmeier, and Thomas E. Jones (2010) *A Cultural Resource Survey and Inventory for the Casa Grande to Saguaro Portion of Western's Test Track (formerly Maricopa) Saguaro 115-kV Transmission Line, Pinal County, Arizona*. Tempe, AZ: Archaeological Consulting Services, Ltd.

Wilson, John P. (1980) *Cultural Resources of the Proposed Tucson Electric Tortolita-South Utility Corridor and Alternative Routes, Pinal and Pima Counties, Arizona*. Report No. 21. Las Cruces, NM: John P. Wilson.

Wilson, John P. (1981) *Archeological Survey of the Proposed Tucson Electric Tortolita-South Relocated Segment, Pinal and Pima Counties, Arizona*. Las Cruces, NM: John P. Wilson.

Preliminary Drainage Report

For

La Osa

Pinal County, Arizona

Prepared By:
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Prepared for:
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Email : robclang@vermaland.com

Project No. 24-0542

Date: January 2026

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1.0 GENERAL LOCATION AND DESCRIPTION

The purpose of this report is to provide a high-level overview of the expected project hydrologic and hydraulic drainage needs, and to set project expectations as part of the proposed rezoning with the Planned Area Development (PAD). The purpose of this report is also to describe the proposed on-site and off-site drainage systems to be designed in accordance with the requirements established by Pinal County, Arizona.

1.1 Contacts and responsible parties

Property Owners:

Verma La Osa Ranch I-10/Sasco 3700 LLC
2375 E. Camelback Rd, Ste 600
Phoenix, AZ 85016
Contact: Vermaland LLC

Verma La Osa Ranch I-10/Sasco Rd
Casa Grande 3677 Acres LLC
3001 W. Indian School Rd
Phoenix, AZ 85017
Contact: Vermaland LLC

Developer

Vermaland LLC
7181 E. Camelback Rd, #401
Phoenix, AZ 85251
Contact: Rob Clang

Engineering & Planning

EPS Group, Inc.
1130 N Alma School Road, Ste 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: Daniel "Ox" Auxier, PE

1.2 Location

The site is identified as a Pinal County Assessor Parcel Numbers (APNs): 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -0160; -018A; -0190; 409-14-002D; -002F; -004A; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; and -003E.2.

The site is further identified as a portion of Sections 3, 4, 10, 11, 12, and 13 in Township 10 South, Range 8 East and a portion of Sections 7, 17, 18, 21, and 29 in Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. See the Vicinity Map in Figure 1 for further information on the location of project.

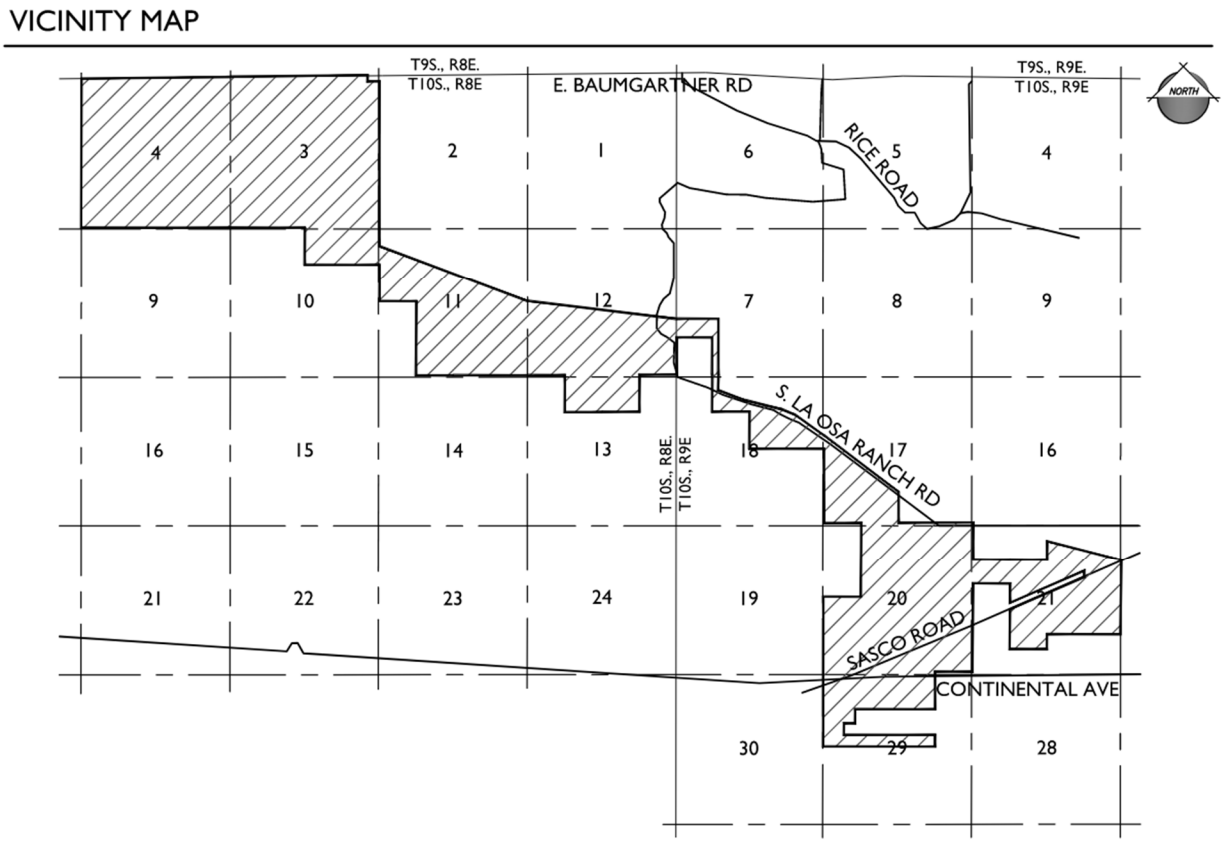


Figure 1: Vicinity Map

1.3 Description of Property

The purpose of the project is to construct data centers and/or similar industrial complexes/warehouses and power generation facilities with all the associated infrastructure necessary to provide power, communication, water, sanitation and access. The site is currently undeveloped with a Comprehensive Plan Land Use Designation of Moderate Low Density Residential and Major Open Space. The project would amend the existing comprehensive plan designation to Employment, General Public Facilities/Services, and Major Open Space (no changes are proposed for existing Major Open Space). The site is currently zoned as General Rural (GR) and is surrounded by undeveloped and/or agricultural land; however, a request for rezoning to Industrial 3 (I-3) with a Planned Area Development (PAD) overlay is being requested for the project area.

The site lies roughly along La Osa Ranch Road, Green Canal, and Santa Cruz Wash between the Baumgartner Road and Continental Avenue road alignments within Pinal County, Arizona and encompasses a gross area of 3374.51 acres of which a net 2,599.78 are developable. The parcels are also within the Extended Planning Boundary for the City of Eloy. In addition, a portion of the Property is within a Zone A floodplain area, also known as the Greene Wash watershed, a tributary to the Santa Cruz River. For further information refer to the Drainage Exhibit in Appendix A.

2.0 DRAINAGE BASINS AND SUB-BASINS

2.1 Major Basin Description

The La Osa project property is located within Flood Zone A and X per FEMA Flood Insurance Rate Map numbers 04021C3250E and 04021C2375E. The Flood Insurance Rate Maps (FIRM) has been included in Appendix B. The Area Drainage Master Plan for Pinal County indicates the property is subject to offsite flows. The offsite flow is estimated to be approximately 10,000 cfs of the Casa Grande-Eloy Watershed of the Greene Wash. No irrigation facilities will be influenced by local drainage changes.

The existing watershed is mostly desert shrubland, alluvial fan, and floodplain with some mountainous terrain to the immediate south of the project and agricultural land to the north. Green Wash flows alongside and through the property from the southeast to the northwest.

The undeveloped, vacant land is currently zoned General Rural (GR) and is within the Moderate Low Density Residential and Major Open Space Use land use area of the Pinal County Comprehensive Plan. The Developer is seeking to build an industrial employment facility that features data centers and electrical power generation facilities (including a gas power plant and solar farm). To support the proposed uses, it is anticipated that the development will require a Major Comprehensive Plan Amendment to Employment as well as a Rezone to Industrial (I-3).

2.2 Sub-Basin Description

Most of the project property is on the south side of Green Wash; however, the northwest portion of the site is mostly in the floodplain of the wash with some proposed development outside the floodplain along the north bank of the wash. Existing off-site flows entering the southwest corner of the site cross the property from south to north. Further downstream along Green Wash off-site flows entering the site generally flow along Green Wash from southeast to northwest eventually turning to intersect with the wash near the northwest corner of the property. Off-site flows will be routed through the property and/or around the various developed areas within the property and will outlet at the original outflow locations.

Soils withing the project boundaries are mostly in Hydrologic Soil Group C. Some B and D soils are present in the south-central portion of the property with a mix of A, B, C, and D soils present in the southeastern part of the property. See the attached soils map in Appendix C.

3.0 DRAINAGE DESIGN CRITERIA

3.1 Regulations:

This project is expected to comply with Pinal County Drainage Ordinances, the Pinal County Drainage Manual (Volumes 1 & 2), and its amendments. Currently no development is planned within the boundaries of the delineated FEMA flood zone shown on the attached drainage exhibit; however, a portion of the project is within a Zone A Floodplain. Any improvements within the floodplain will determine the requirement of a Floodplain Use Permit or

CLOMR/LOMR. Any part of the development within the flood zone would be subject to floodplain requirements including Regulator Food Elevations (RFE) and earthwork restrictions.

3.2 Development Criteria and Constraints

Currently no previous drainage studies have been completed for the property, and the project is not part of a larger master plan for the area. Since the project area is subject to offsite flows a hydrologic/hydraulic study will need to be completed to characterize the properties of the offsite flows entering the site. A preliminary analysis of off-site flows estimated using HEC-HMS, USGS regression equations, and HEC-RAS has been completed for the purposes of this report. Preliminary Base Flood Elevation (BFE) contours have been estimated for existing offsite flows through the project area. These BFE contours will be used to establish the finish floor elevation of structures within the development. All flood estimates (water surface elevation, velocity, depth, etc.) will be refined as the project design progresses. The estimated finished floor elevations follow the requirements of Arizona State Standard SSA 4-95 "Identification of and Development Within Sheet Flow Areas" and will be a minimum of one foot above the 100-year RFE. Preliminary estimates of the ranges of finished floor elevations for the structures associated with the development can be found on the attached drainage exhibit in Appendix A.

Road improvements for the proposed development include paved, all-weather, 28-foot-wide public access to and from the development. A minimum of two permanent access points will be provided for the ingress and egress from the development to existing public roads. All access improvements approval by the County Engineer will be a condition of approval of the plat by the board.

All right-of-way dedication will be free and unencumbered. All roadway sections, alignments, access locations, and access movements shown in the rezoning application will need to be approved by the Pinal County Engineer. Drainage, irrigation canals, and ditches in project-dedicated ROW will be moved underground as part of dedication. Any potential offsite improvements required to be completed by the project will follow the TIA or Drainage Report and be accompanied by an offsite improvement plan for submittal.

This project will need to bring in utilities (such as water, sewer, power, fiber, etc.) needed to service the development. All support infrastructure including the proposed road access for the project will be designed to adhere to the standards of the Pinal County standards.

3.3 Hydrologic Criteria and Results

The site will be designed for the 100-year 2-hour rainfall event with a rainfall depth (P) of 2.36 inches as determined from NOAA Atlas 14 (See Appendix D). The equations and calculations for the peak flow, inlet capacities, street capacities, pipe network hydraulics, required retention volumes, and retention drainage requirements can be found in Appendix B. All drainage network will be designed and constructed to meet Pinal County requirements.

This development will need to demonstrate compliance with site retention, grading, drainage, earthwork, and elevations during preliminary and construction document submittals(s). Areas shown as being developed in the attached Drainage Exhibit will be considered to be under a Land Use Category of "Pavement and Rooftops" for the purposes of this preliminary drainage report to provide a conservative estimate of runoff and retention storage needs. The existing conditions will utilize the Land Use Category of "Hillslopes, Sonoran Desert" for the areas south of Green Wash, areas north or the wash will utilize the "Undeveloped Desert Rangeland" category. Once the site layout has progressed further a more detailed analysis will be completed. The 2-, 10-, 50-, and 100-year runoff recurrence intervals will be used for this analysis. The maximum value for the runoff coefficient (C) provided for each land use in the Pinal County Drainage Manual will be used for these preliminary runoff estimates.

Three large-scale drainage areas have been delineated for the site at this preliminary design stage. These large-scale drainage areas will be further refined and subdivided as the design progresses. A summary of the rational coefficients and resulting runoff retention volumes can be found below in Table 1.

Table 1: Estimated Proposed Retention Volumes

V = C * A * P / 12 [1]
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.36 in

Retention Volume Required and Summary

Development Stage and Return Interval	*Sub-Basin ID*	*Sub Basin Area Description*	*Contributing Area (ft^2)*	*C =*	*Volume Required, V_R (ac-ft)*
Proposed 100 year	Drainage Area 1	Pavement and Rooftops	10,455,723	0.95	44.85
	Drainage Area 2	Pavement and Rooftops	31,076,218	0.95	133.29
	Drainage Area 3	Pavement and Rooftops	54,637,390	0.95	234.35
		Total	96,169,331	0.95	412.48

3.4 Hydraulic Criteria

Report submittals for construction permitting will need to be calculated for the hydraulic design of streets, catch basins, pipes, etc. Peak flow estimates will be calculated using the rational method and the Papadakis and Kazan equation for determining Time of Concentration (Tc). Street capacity and pipe hydraulics will be calculated using Manning's equation. Peak flow estimates will be used for sizing inlets, verifying street capacities where applicable, and proposed pipe network hydraulics calculations. All associated calculations and design will follow the Pinal County Drainage Manual.

3.5 Variances from the Pinal County Drainage Manual

Currently no variances are anticipated from the drainage manual; however, should any future design requirements require variances, those variances will need to be addressed in their final drainage report.

4.0 DRAINAGE FACILITY DESIGN

4.1 General Concept

Existing drainage patterns are discussed above in Section 2.2. All off-site runoff will be routed such that it exits the property at the same predevelopment outflow location. No off-site runoff will be routed through any proposed retention basins.

On-site runoff will be routed via streets, open channels, catch basins, and/or pipe networks, to retention basins placed throughout the project area in locations best suited to service the development layout once the design has progressed to a more detailed level. Detention ponds are not anticipated for this project, and all retained storm water will be bled off via drywells.

Storm water runoff quality is not expected to be affected by the project since all runoff will be retained on site. Any areas where runoff is to be conveyed in an open channel or over land will be appropriately designed to prevent erosion and sedimentation. During construction a comprehensive Storm Water Pollution and Prevention Plan (SWPPP) will be developed and implemented.

4.2 Specific Details

Due to the scale of this project, the routing of off-site flows through the various project areas will need special attention. The location of proposed structures and infrastructure will likely need to be adjusted as the project design progresses to allow for the efficient passage of off-site storm water though the site. This routing is expected to be accomplished through a combination of underground and open channel conveyance methods.

The stormwater drainage network and retention facilities will be designed in accordance with the Pinal County Drainage Manual requirements. Any retention and/or drainage network facilities that cross parcel boundaries will require drainage easements, and these easements will be established as needed as the design progresses. Maintenance of on-site storm water facilities will be the responsibility of the parcel owner, or a business owner association and access for maintenance will be provided in the design of the various components of the drainage system.

5.0 CONCLUSIONS

5.1 Compliance with Standards

This project will adhere to the requirements of the Pinal County Drainage Manual. Variances to the manual requirements are not expected at this time; however, as the design progresses

any variances required by unforeseen design constraints will be detailed in the final drainage report.

5.2 Drainage Plan

The proposed project will increase runoff volumes and velocities in the proposed developed areas. Retention and runoff conveyance design will be completed in a manner that the constructed project will not adversely affect existing drainage conditions. The project will be designed to convey and retain the 100-year, 2-hour event on site, while passing the off-site flows through the project area and back to their original predevelopment outflow location(s).

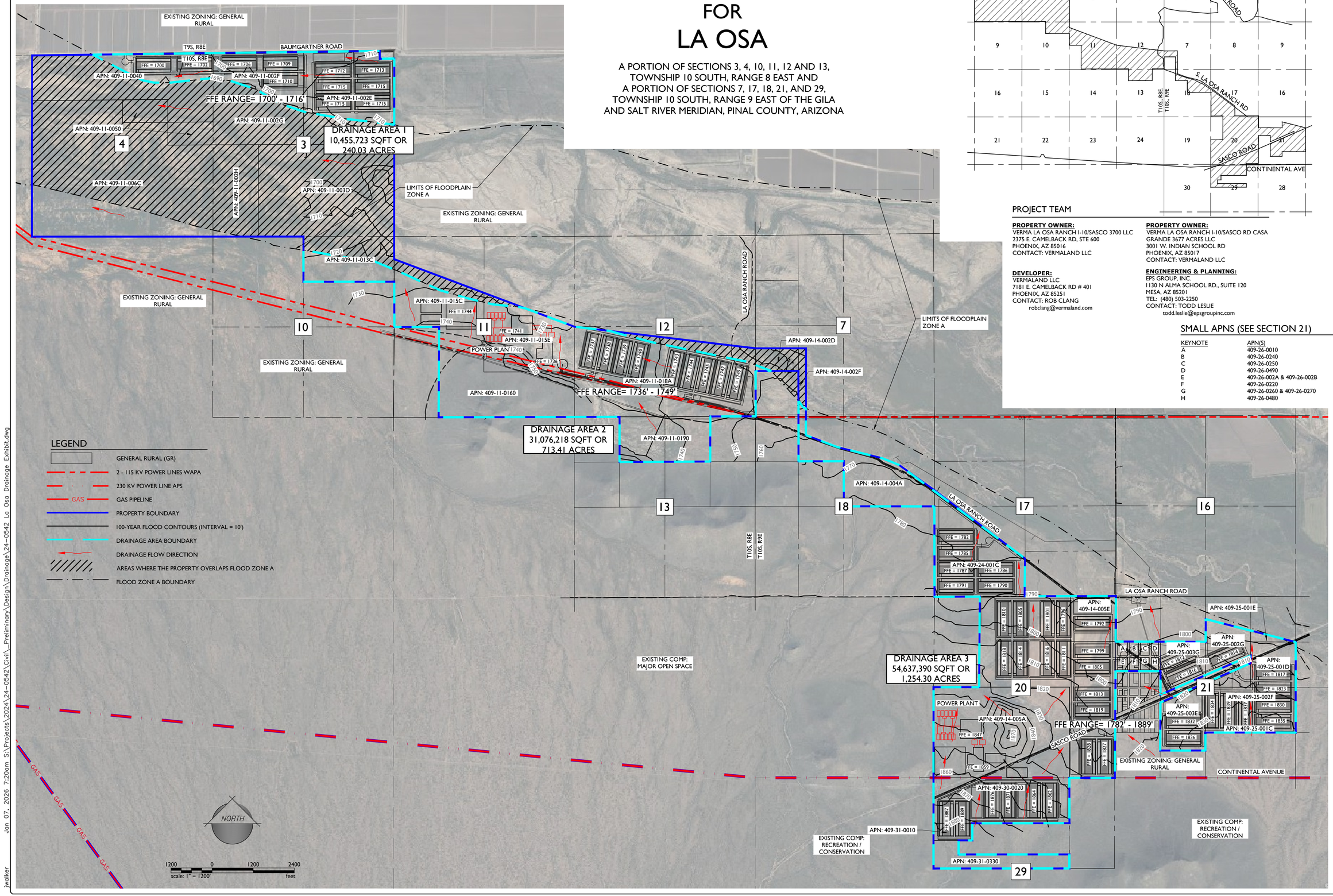
6.0 REFERENCES

1. "Pinal County Drainage Manual," Volumes 1 and 2, Pinal County, Arizona, August 2004.
2. "State Standard for Identification of and Development Within Sheet Flow Areas," Arizona State Standard 4-95, State of Arizona department of Water Resources Engineering Division, January 1995.
3. FEMA Map Service Center, National Flood Hazard FIRM. FEMA.gov. (n.d.). https://www.fema.gov/

Appendix A:
Drainage Exhibit

DRAINAGE EXHIBIT
FOR
LA OSA

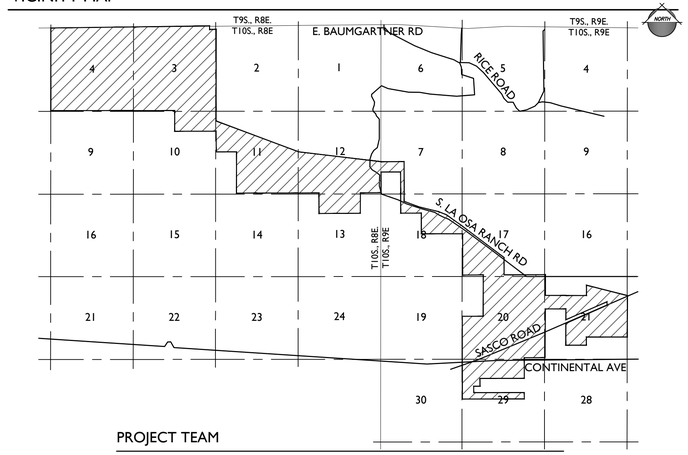
A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13,
TOWNSHIP 10 SOUTH, RANGE 8 EAST AND
A PORTION OF SECTIONS 7, 17, 18, 21, AND 29,
TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA
AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

- GENERAL RURAL (GR)
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY
- 100-YEAR FLOOD CONTOURS (INTERVAL = 10')
- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW DIRECTION
- AREAS WHERE THE PROPERTY OVERLAPS FLOOD ZONE A
- FLOOD ZONE A BOUNDARY

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO 3700 LLC
2375 E. CAMELBACK RD, STE 600
PHOENIX, AZ 85016
CONTACT: VERMALAND LLC

DEVELOPER:
VERMALAND LLC
7181 E. CAMELBACK RD # 401
PHOENIX, AZ 85251
CONTACT: ROB CLANG
robclang@vermaland.com

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO RD CASA GRANDE 3677 ACRES LLC
3001 W. INDIAN SCHOOL RD
PHOENIX, AZ 85017
CONTACT: VERMALAND LLC

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: TODD LESLIE
todd.leslie@epsgroupinc.com

SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com
EPS GROUP

Project: La Osa
Pinal County, Arizona

DRAINAGE EXHIBIT

Revisions:
MAY XXX, 2025 - 1ST SUBMITTAL

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0542
EX
Sheet No.
1
of 1

24-0542 La Osa Drainage Exhibit.dwg
Jan 07, 2026 7:20am S:\Projects\2024\24-0542\Civil_Preliminary\Design\Drainage\24-0542 La Osa Drainage Exhibit.dwg
jwalker

Appendix B:
Flood Insurance Rate Maps (FIRM)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

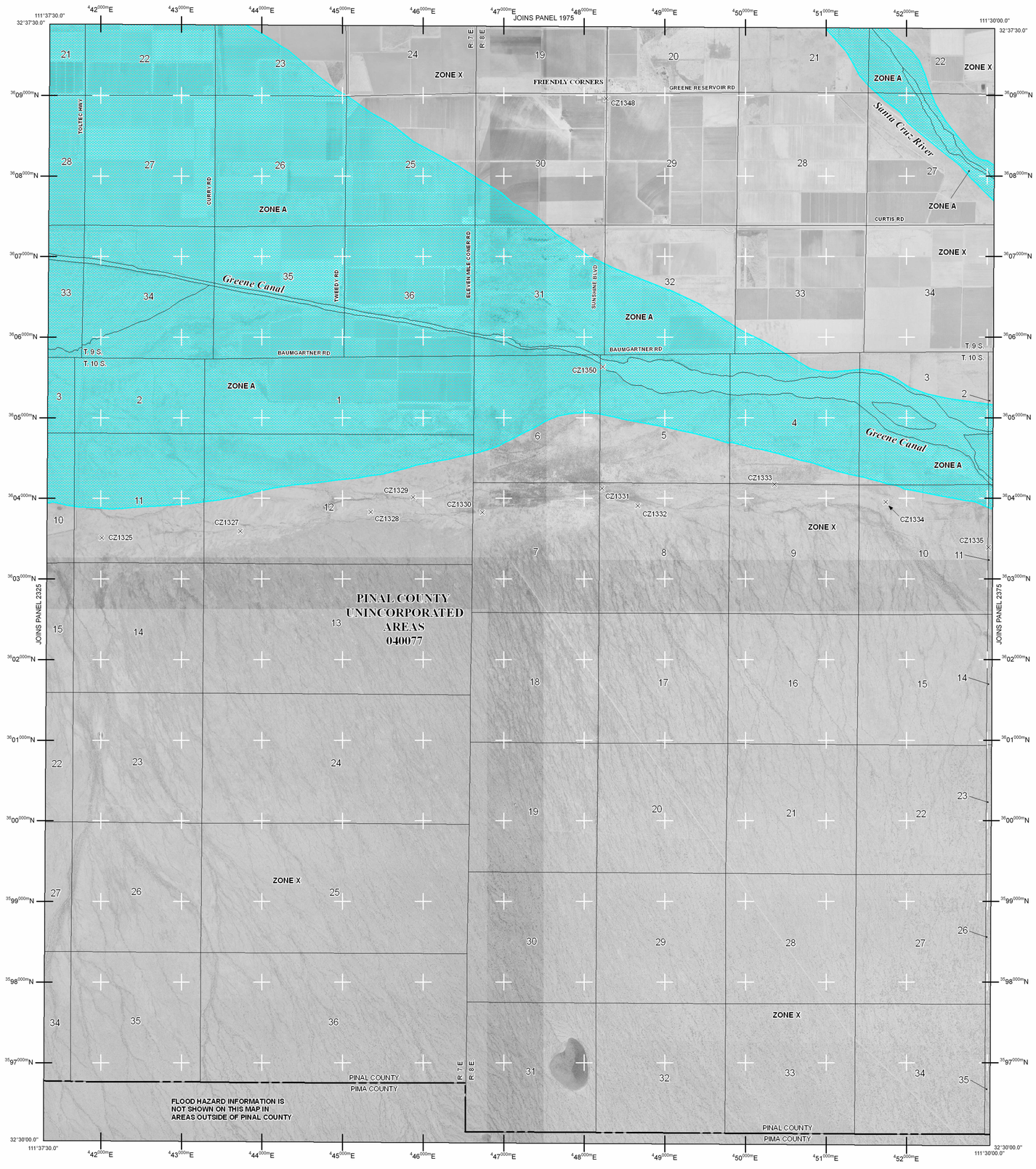
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A—A	Cross section line
23	Transect line
97° 07' 30", 32° 22' 30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4276000M	1000-meter Universal Transverse Mercator grid values, zone 12
600000 FT	5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
●M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

PANEL 2350E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY, ARIZONA
AND INCORPORATED AREAS

PANEL 2350 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2350	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2350E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

NOTES TO USERS

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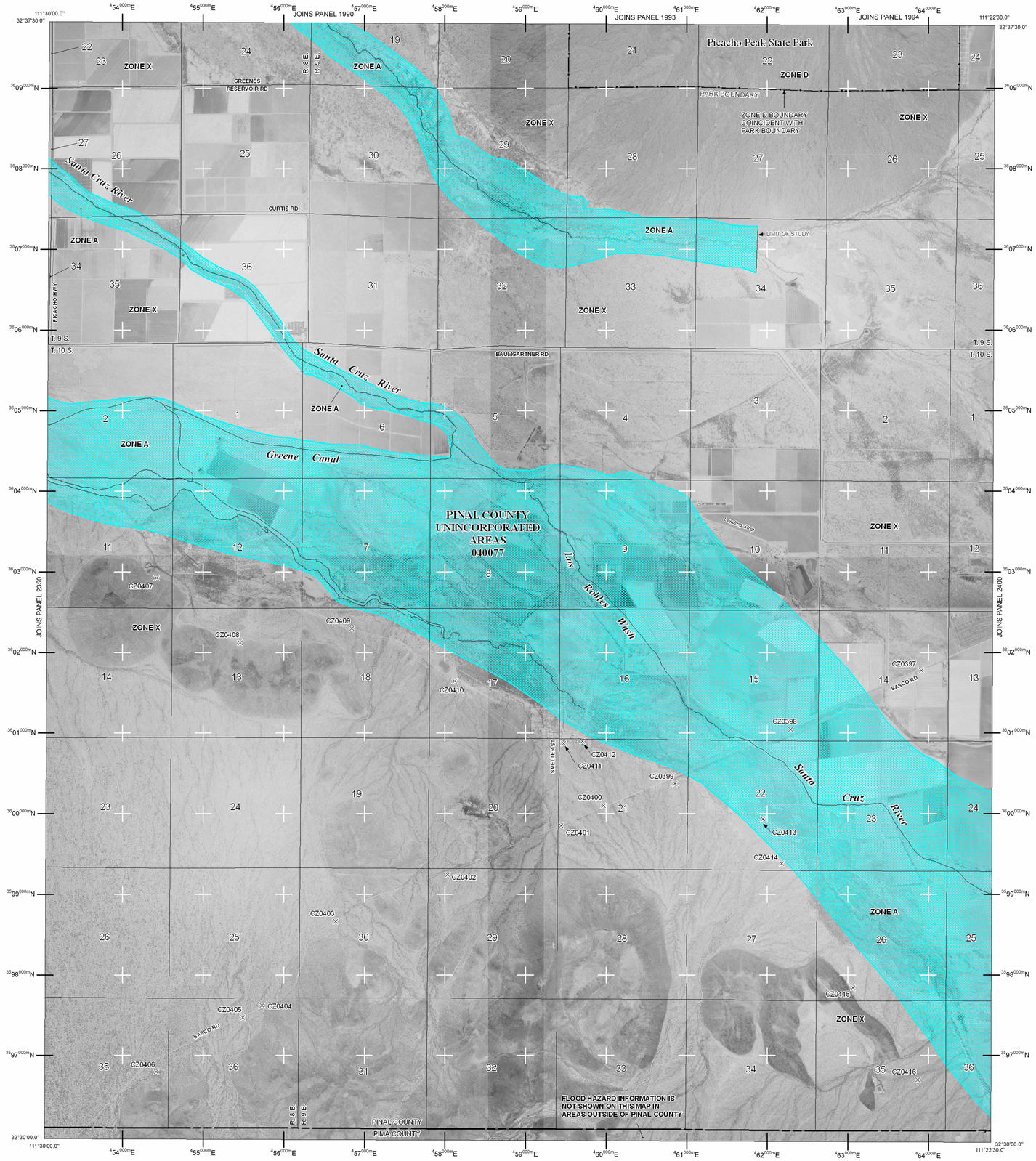

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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ZONE A	No base flood elevations determined.
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OTHER AREAS

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OTHERWISE PROTECTED AREAS (OPAs)

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	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A—A	Cross section line
23—23	Transect line
97° 07' 30", 32° 22' 30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4276000M	1000-meter Universal Transverse Mercator grid values, zone 12
600000 FT	5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
●M1.5	River Mile

MAP REPOSITORIES
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET

600 0 600 1200 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2375E

FIRM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 2375 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2375	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2375E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

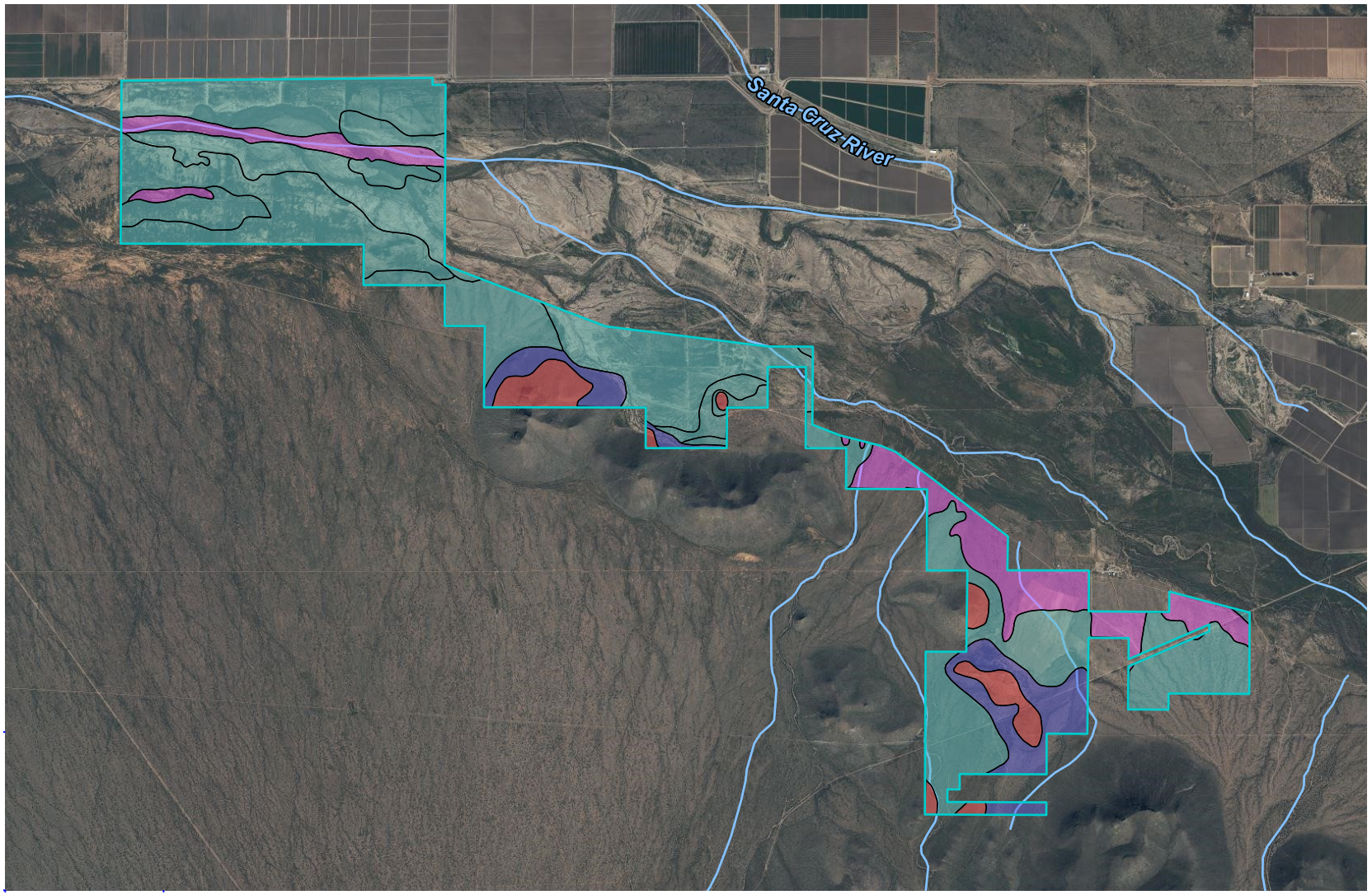
Appendix C:
Soils Map

Hydrologic Soil Group—Pinal County, Arizona, Western Part
(La Osa Hydrologic Soil Groups)

111° 32' 49" W

111° 24' 10" W

32° 35' 43" N



32° 30' 59" N

Map Scale: 1:61,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 500 1000 2000 3000

Feet
0 3000 6000 12000 18000

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinal County, Arizona, Western Part
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 18, 2020—Mar 7, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Akela-Rock outcrop complex, 10 to 60 percent slopes	D	94.5	2.8%
7	Cherioni-Rock outcrop complex, 5 to 60 percent slopes	D	88.9	2.6%
16	Denure sandy loam, 1 to 3 percent slopes	A	328.5	9.7%
21	Gilman fine sandy loam, 0 to 2 percent slopes	A	112.8	3.3%
25	Gunsight-Cipriano complex, 1 to 8 percent slopes	B	293.3	8.7%
29	Marana silty clay loam	C	815.3	24.1%
31	Mohall loam MLRA 40	C	226.4	6.7%
37	Pinamt-Momoli complex, 1 to 8 percent slopes	C	651.2	19.3%
40	Rositas loamy fine sand	A	19.9	0.6%
41	Saminiego silty clay loam	C	2.7	0.1%
42	Sasco silt loam	C	749.1	22.1%
Totals for Area of Interest			**3,382.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix D:
NOAA Atlas 14

NOAA Atlas 14, Volume 1, Version 5
Location name: Eloy, Arizona, USA*
Latitude: 32.5594°, Longitude: -111.4713°
Elevation: 1769 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.205** (0.177-0.244)	**0.267** (0.231-0.319)	**0.360** (0.308-0.428)	**0.431** (0.366-0.509)	**0.527** (0.442-0.620)	**0.601** (0.497-0.706)	**0.676** (0.550-0.795)	**0.753** (0.602-0.886)	**0.854** (0.667-1.01)	**0.932** (0.712-1.11)
10-min	**0.313** (0.270-0.372)	**0.407** (0.351-0.485)	**0.549** (0.469-0.651)	**0.656** (0.558-0.775)	**0.802** (0.673-0.943)	**0.914** (0.757-1.07)	**1.03** (0.837-1.21)	**1.15** (0.916-1.35)	**1.30** (1.01-1.54)	**1.42** (1.08-1.69)
15-min	**0.388** (0.334-0.461)	**0.505** (0.436-0.601)	**0.680** (0.582-0.807)	**0.813** (0.691-0.960)	**0.994** (0.834-1.17)	**1.13** (0.938-1.33)	**1.28** (1.04-1.50)	**1.42** (1.14-1.67)	**1.61** (1.26-1.91)	**1.76** (1.34-2.09)
30-min	**0.522** (0.450-0.621)	**0.680** (0.587-0.810)	**0.916** (0.784-1.09)	**1.10** (0.931-1.29)	**1.34** (1.12-1.58)	**1.53** (1.26-1.79)	**1.72** (1.40-2.02)	**1.91** (1.53-2.25)	**2.17** (1.69-2.57)	**2.37** (1.81-2.82)
60-min	**0.646** (0.557-0.769)	**0.841** (0.726-1.00)	**1.13** (0.970-1.34)	**1.36** (1.15-1.60)	**1.66** (1.39-1.95)	**1.89** (1.56-2.22)	**2.13** (1.73-2.50)	**2.37** (1.89-2.79)	**2.69** (2.10-3.18)	**2.93** (2.24-3.48)
2-hr	**0.742** (0.644-0.868)	**0.959** (0.830-1.12)	**1.27** (1.09-1.49)	**1.51** (1.29-1.77)	**1.84** (1.55-2.14)	**2.10** (1.74-2.44)	**2.36** (1.93-2.75)	**2.64** (2.11-3.07)	**3.00** (2.34-3.52)	**3.29** (2.51-3.88)
3-hr	**0.799** (0.695-0.939)	**1.02** (0.889-1.20)	**1.33** (1.16-1.57)	**1.58** (1.36-1.86)	**1.94** (1.64-2.26)	**2.21** (1.84-2.57)	**2.51** (2.05-2.92)	**2.82** (2.26-3.29)	**3.24** (2.52-3.81)	**3.59** (2.72-4.24)
6-hr	**0.956** (0.843-1.10)	**1.21** (1.07-1.39)	**1.54** (1.36-1.77)	**1.81** (1.58-2.07)	**2.18** (1.88-2.48)	**2.48** (2.10-2.82)	**2.79** (2.32-3.18)	**3.11** (2.55-3.55)	**3.56** (2.83-4.08)	**3.92** (3.04-4.52)
12-hr	**1.08** (0.969-1.22)	**1.37** (1.22-1.54)	**1.72** (1.54-1.94)	**2.01** (1.78-2.25)	**2.40** (2.10-2.69)	**2.71** (2.35-3.02)	**3.02** (2.58-3.39)	**3.35** (2.80-3.76)	**3.79** (3.09-4.30)	**4.14** (3.31-4.74)
24-hr	**1.29** (1.18-1.43)	**1.64** (1.49-1.81)	**2.11** (1.91-2.32)	**2.48** (2.25-2.73)	**3.00** (2.70-3.30)	**3.41** (3.05-3.74)	**3.84** (3.41-4.22)	**4.28** (3.77-4.71)	**4.89** (4.25-5.40)	**5.37** (4.63-5.94)
2-day	**1.39** (1.27-1.54)	**1.77** (1.61-1.96)	**2.30** (2.08-2.53)	**2.73** (2.46-3.00)	**3.32** (2.97-3.65)	**3.79** (3.38-4.17)	**4.29** (3.79-4.72)	**4.80** (4.21-5.31)	**5.52** (4.79-6.12)	**6.10** (5.23-6.79)
3-day	**1.48** (1.34-1.64)	**1.88** (1.71-2.08)	**2.46** (2.22-2.71)	**2.92** (2.63-3.21)	**3.56** (3.19-3.92)	**4.08** (3.64-4.49)	**4.64** (4.10-5.11)	**5.22** (4.57-5.77)	**6.04** (5.22-6.70)	**6.70** (5.72-7.47)
4-day	**1.57** (1.42-1.74)	**2.00** (1.81-2.21)	**2.61** (2.36-2.88)	**3.10** (2.80-3.42)	**3.81** (3.41-4.19)	**4.38** (3.89-4.82)	**4.99** (4.40-5.50)	**5.64** (4.93-6.23)	**6.55** (5.64-7.28)	**7.30** (6.22-8.14)
7-day	**1.76** (1.59-1.96)	**2.24** (2.02-2.49)	**2.92** (2.63-3.25)	**3.48** (3.13-3.86)	**4.27** (3.81-4.74)	**4.91** (4.35-5.45)	**5.60** (4.93-6.22)	**6.33** (5.52-7.04)	**7.37** (6.33-8.24)	**8.21** (6.97-9.23)
10-day	**1.94** (1.75-2.16)	**2.47** (2.22-2.75)	**3.22** (2.90-3.58)	**3.83** (3.44-4.25)	**4.68** (4.18-5.20)	**5.38** (4.77-5.96)	**6.12** (5.38-6.79)	**6.89** (6.02-7.67)	**7.99** (6.87-8.92)	**8.87** (7.55-9.96)
20-day	**2.38** (2.14-2.63)	**3.04** (2.74-3.36)	**3.97** (3.57-4.39)	**4.68** (4.20-5.17)	**5.64** (5.04-6.24)	**6.39** (5.68-7.06)	**7.16** (6.33-7.93)	**7.94** (6.98-8.80)	**9.00** (7.83-10.0)	**9.82** (8.46-11.0)
30-day	**2.84** (2.59-3.12)	**3.63** (3.30-3.99)	**4.72** (4.28-5.18)	**5.55** (5.03-6.09)	**6.67** (6.01-7.31)	**7.54** (6.76-8.26)	**8.42** (7.51-9.23)	**9.31** (8.25-10.2)	**10.5** (9.23-11.6)	**11.4** (9.96-12.7)
45-day	**3.36** (3.06-3.68)	**4.30** (3.91-4.71)	**5.57** (5.06-6.10)	**6.51** (5.92-7.13)	**7.75** (7.01-8.46)	**8.67** (7.81-9.47)	**9.60** (8.61-10.5)	**10.5** (9.38-11.5)	**11.7** (10.4-12.9)	**12.6** (11.1-13.9)
60-day	**3.74** (3.40-4.09)	**4.78** (4.36-5.24)	**6.18** (5.64-6.77)	**7.21** (6.57-7.89)	**8.55** (7.76-9.34)	**9.54** (8.62-10.4)	**10.5** (9.47-11.5)	**11.5** (10.3-12.6)	**12.7** (11.3-14.0)	**13.6** (12.1-15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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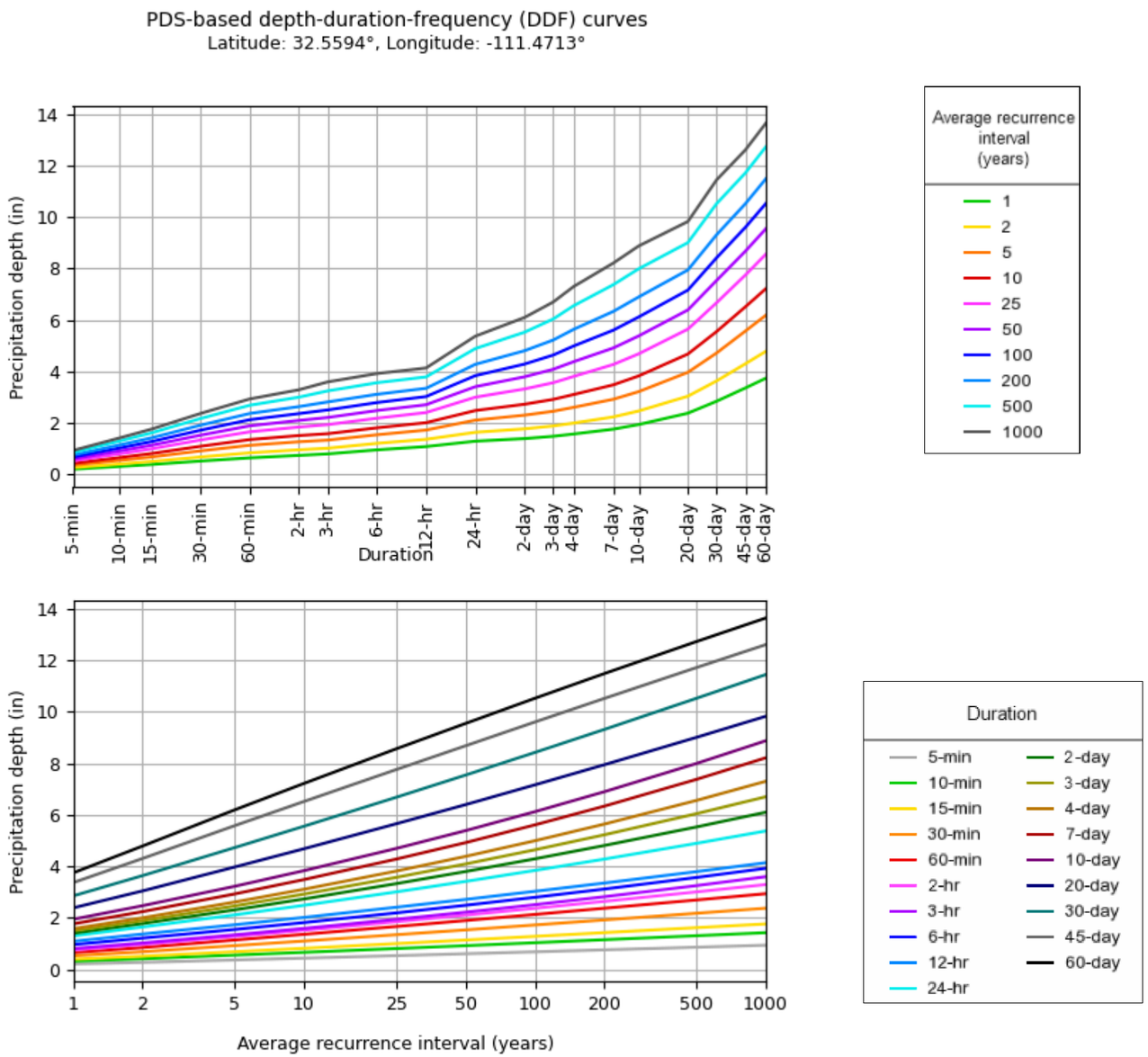
PF graphical



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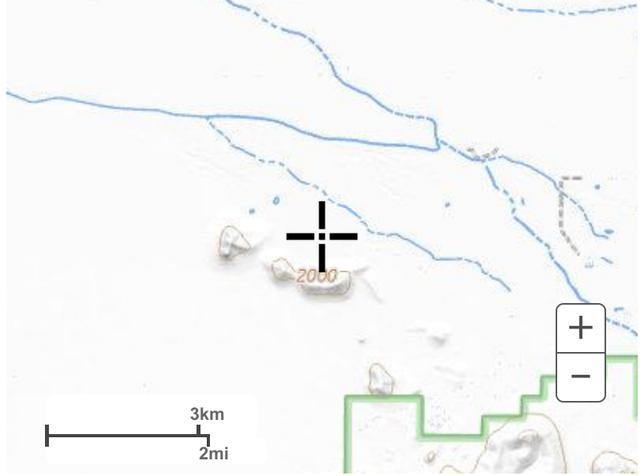
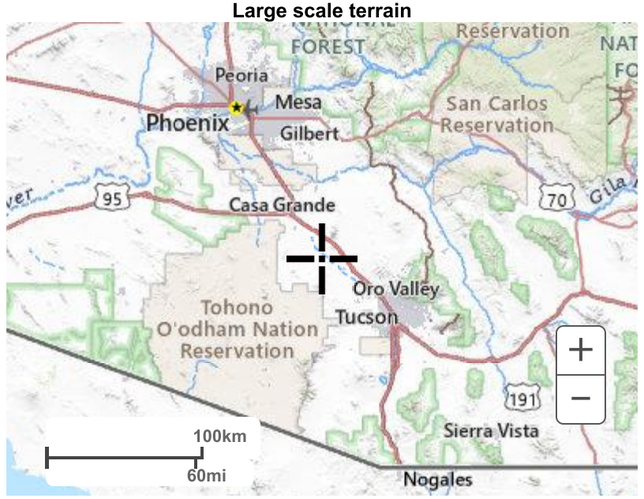
Maps & aerials

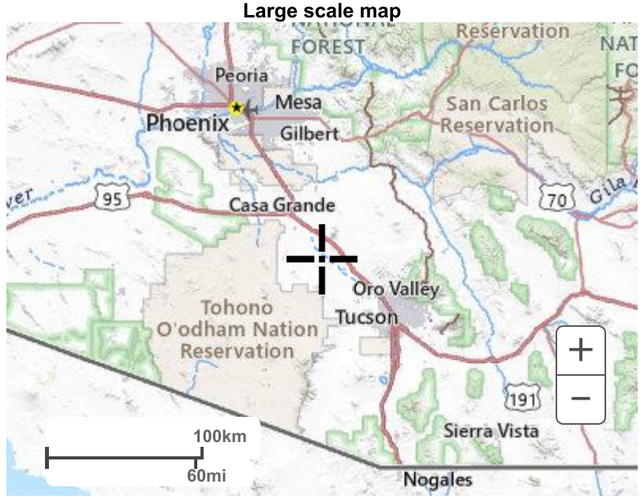
Small scale terrain



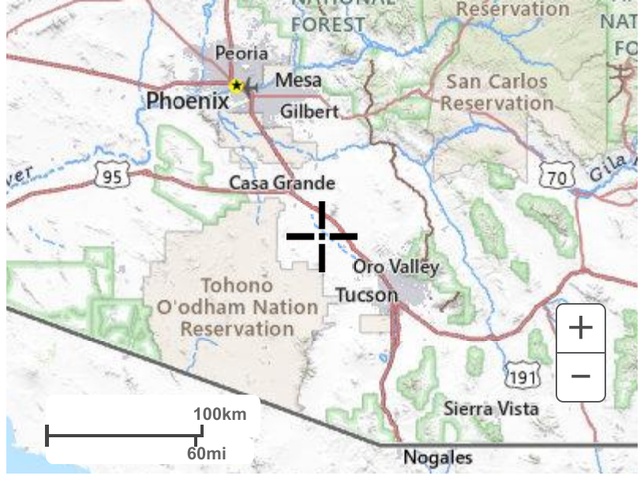
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix E:
Hydrologic Calculations

Retention Calculations

Retention Calculations

Project:	25-0542 La Osa
Storm Event:	100-yr 2-hr
Prepared by:	EPS Group

V = C * A * P / 12 [1]
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.36 in

Retention Volume Required and Summary

Development Stage and Return Interval	*Sub-Basin ID*	*Sub Basin Area Description*	*Contributing Area (ft^2)*	*C =*	*Volume Required, V_R (ac-ft)*
Proposed 100 year	Drainage Area 1	Pavement and Rooftops	10,455,723	0.95	44.85
	Drainage Area 2	Pavement and Rooftops	31,076,218	0.95	133.29
	Drainage Area 3	Pavement and Rooftops	54,637,390	0.95	234.35
		Total	96,169,331	0.95	412.48

Traffic Circulation Analysis

La Osa Development

1st Submittal

Pinal County, Arizona

For Submittal to:
Pinal County Department of Transportation

EPS Project Number: 24-0542

January 2026

1130 N Alma School Road, Suite 120
Mesa, AZ 85201
o: 480.503.2250

Traffic Circulation Analysis

La Osa Development

1st Submittal

EPS Project Number: 24-0542

January 2026

Prepared by:

EPS Group, Inc.
1130 North Alma School Road, Suite 120
Mesa, AZ 85201

Expires:6/30/2026

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INTRODUCTION

The La Osa property is located entirely within unincorporated Pinal County and along the Greene Canal – Santa Cruz Wash. It contains a patchwork of numerous individual parcels, all of which are within the Extended Planning Boundary for the City of Eloy. The total property area is approximately 3,374 acres and is currently undeveloped. In addition, a notable portion of the property is within a major Zone A floodplain area, also known as the Greene Wash watershed.

Although no definitive site plan has been finalized, the proposed development is currently envisioned to consist primarily of data center facilities. The detailed preliminary site plan is included in **Attachment A**. A summary of the estimated building locations and respective areas, consistent with the site plan sheet layout provided in the appendix, is provided below:

- Two Data Center buildings with a total of 900,000 square feet of building area (Sheet 2)
- Nine Data Center buildings with a total of 4,050,000 square feet of building area (Sheet 3)
- Two ponds, a battery storage system, generators, transformers and switchyards/substations (Sheet 4)
- Nine Data Center buildings with a total of 4,050,000 square feet of building area (Sheet 5)
- Six Data Center buildings with a total of 2,700,000 square feet of building area (Sheet 6)
- Fifteen Data Center buildings with a total of 6,750,000 square feet of building area (Sheet 7)
- Six Data Center buildings with a total of 2,700,000 square feet of building area (Sheet 8)
- Twelve Data Center buildings with a total of 5,400,000 square feet of building area (Sheet 9)

Also included as part of the site plan are the associated parking areas, as well as dedicated floodplain and ecological areas.

A major comprehensive plan amendment for the proposed development is being requested. The site is located west of Interstate 10 roughly between the Baumgartner Road and Sasco Road alignments in Pinal County, Arizona. The existing zoning is Moderate Low Density Residential. In Pinal County, Moderate Low Density Residential zoning typically allows for a range of housing types, including single-family homes and attached homes, while also accommodating limited civic uses and urban services. This zoning is intended to create a smooth transition between lower and higher intensity residential development, catering to various income levels and lifestyles. The density in this zone is generally between 1 and 3.5 dwelling units per acre (du/ac).

EPS Group has been retained to prepare this traffic circulation analysis for the proposed La Osa development. **Figure 1** provides a location map including an excerpt of the preliminary site plan.

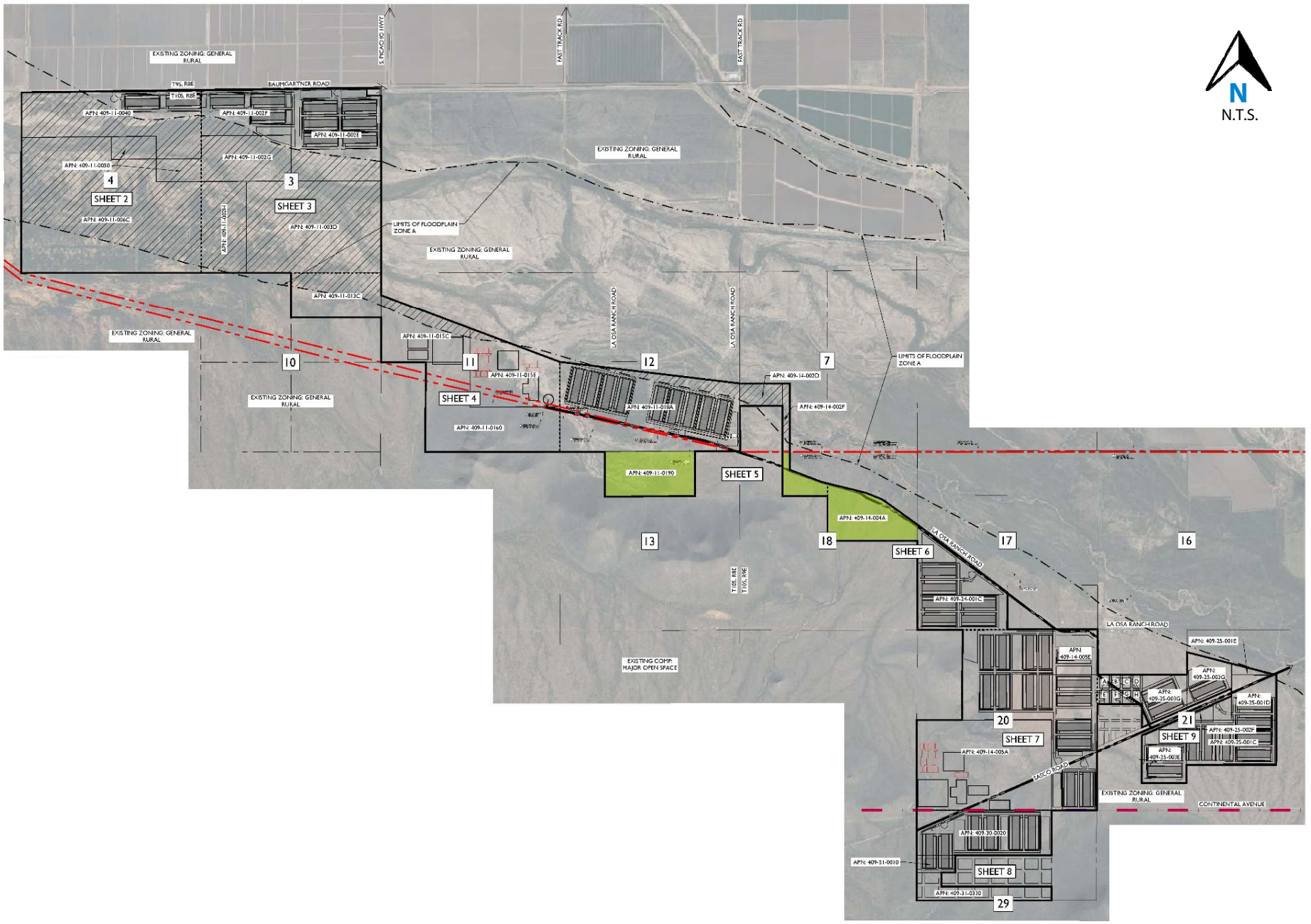


Figure 1 – Location Map with Preliminary Site Plan

PROPOSED CIRCULATION

The only existing through roadway near the proposed development is Sasco Road, which currently provides an indirect connection to the Interstate 10 highway east of the La Osa property. Near Interstate 10, it has an already constructed raised concrete median and available pavement width for two lanes in each direction with a posted speed limit of 35 mph. Closer to the property, it is undivided with one lane in each direction.

Sasco Road is identified as a Minor Arterial per the recent *Red Rock Small Area Transportation Study*, prepared by Michael Baker International in December 2022. It is planned to be an important roadway connection for future developments as well. Sasco Road will have a 55-foot half-street right-of-way along the development's frontage and a 110-foot full street right-of-way where the road passes through the property on both sides. The pertinent excerpts from the previous Red Rock report are included in **Appendix B**.

It should also be mentioned that the site area is located within the Arizona Department of Transportation (ADOT) and Pinal County preferred alignments for the future Interstate 11 freeway. This alignment will have a full street right-of-way width of 400 feet. Additional right-of-way dedication will need to be provided for this location per ADOT guidelines.

Along the northern boundary of the proposed site is the Baumgartner Road alignment. The future Baumgartner Road is identified as a Regionally Significant Route (Principal Arterial) per the Pinal County *Regionally Significant Routes for Safety and Mobility Final Report*. The stated ultimate half-street right-of-way will be a minimum of 75 feet. A copy of the current roadway classification map is included in **Appendix C**.

Additionally, a planned internal roadway named La Osa Ranch Road will extend north of Sasco Road. The roadway classification and alignment of this roadway will need to be further evaluated including required right-of-way, speed limit, access control, etc. For the purposes of this analysis, and based on its intended use in the interim, this roadway is assumed to function as a Major Collector Road.

FUTURE TRAFFIC VOLUMES

The trip generation for future La Osa development was estimated utilizing the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 12th Edition*. The manual contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the manual includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The manual provides information for daily and peak hour trips.

The 'Data Center' (ITE LUC 160) land use was utilized. It should be noted that the fixed rate equations were utilized where available, but in some cases the proposed building areas did not fall within the provided dataset. Additionally, where no equation was provided the average rate was utilized. The trip generation is summarized in **Table 1.**

Table 1 – Proposed Development Trip Generation

DESCRIPTION OF LAND USE					VEHICLE GENERATED TRIPS						
					Daily	AM Peak Hour			PM Peak Hour		
Sheet	Land Use	ITE LUC	SIZE		Total	Total	Enter	Exit	Total	Enter	Exit
2	Data Center	160	900	1000 SF	567	55	39	16	45	9	36
3	Data Center	160	4,050	1000 SF	1,648	212	151	61	203	38	165
4	Data Center*	160	0	1000 SF	0	0	0	0	0	0	0
5	Data Center	160	4,050	1000 SF	1,648	212	151	61	203	38	165
6	Data Center	160	2,700	1000 SF	1,236	145	103	42	135	26	109
7	Data Center	160	6,750	1000 SF	2,369	347	247	100	338	64	274
8	Data Center	160	2,700	1000 SF	1,236	145	103	42	135	26	109
9	Data Center	160	5,400	1000 SF	2,022	280	199	81	270	51	219
Total			**26,550**	**1000 SF**	**10,726**	**1,396**	**993**	**403**	**1,329**	**252**	**1,077**

**Ancillary uses not expected to generate unique trips*

The total development is anticipated to generate 10,726 total daily weekday trips with 1,396 total trips during the AM peak hour and 1,329 total trips during the PM peak hour.

As previously mentioned, the existing zoning is Moderate Low Density Residential which typically provides between 1 and 3.5 dwelling units per acre (du/ac). For this analysis, it was assumed that the project boundaries would result in 2,000 acres of viable residential land use. Assuming 2.0 dwelling units per acre, approximately 4,000 single-family residential dwelling units could be constructed with the existing zoning. **Table 2** provides the potential development trip generation utilizing the same ITE methodology. It also provides a comparison to the currently proposed La Osa development.

Table 2 – Trip Generation Comparison

DESCRIPTION OF LAND USE	VEHICLE GENERATED TRIPS						
	Daily	AM Peak Hour			PM Peak Hour		
Land Use	Total	Enter	Exit	Total	Enter	Exit	Total
Proposed La Osa Development	10,726	993	403	1,396	252	1,077	1,329
Potential Existing Zoning	32,545	725	1,961	2,686	1,777	1,089	2,866
Difference	***-21,819***	***268***	***-1,558***	***-1,290***	***-1,525***	***-12***	***-1,537***

When compared to the residential land use allowed under existing zoning, the proposed La Osa development is estimated to generate 21,819 fewer total daily trips, 1,290 fewer total AM peak hour trips and 1,537 fewer total PM peak hour trips. The detailed trip generation outputs are included in **Attachment D**.

Based on the available circulation, size and relative location density of the data center buildings, an aggregate trip distribution was developed for the overall site and is provided in **Figure 2**. Utilizing the estimated trip generation and distribution, the new daily trips from the proposed La Osa development were assigned to the adjacent roadway network and are depicted in **Figure 3**.

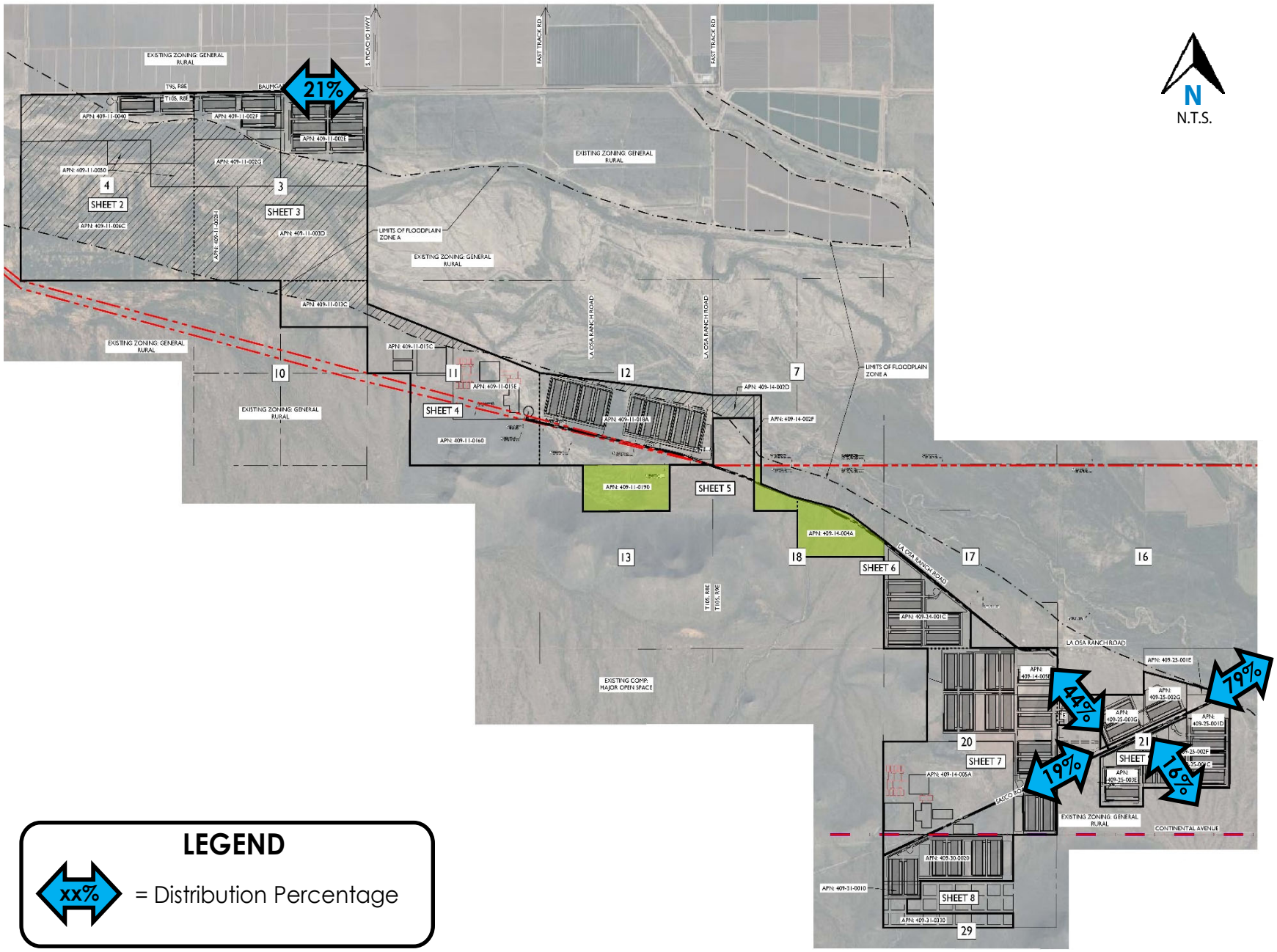


Figure 2 – Proposed Development Trip Distribution

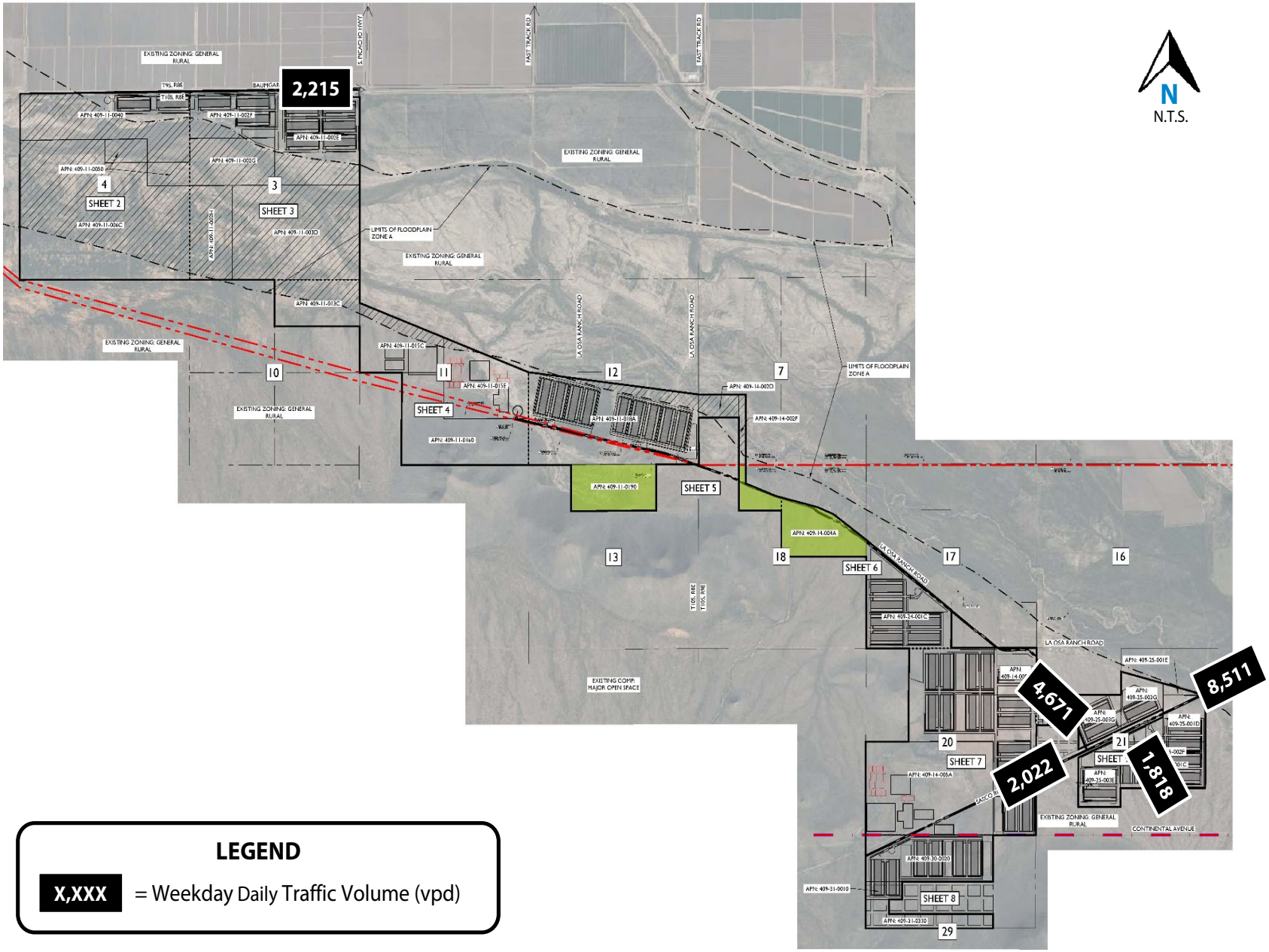


Figure 3 – Proposed Development Daily Traffic Volumes

CAPACITY ANALYSIS

A capacity analysis is a quantitative evaluation of a roadway segment or intersection to carry traffic. The ability of a transportation system to transmit transportation demand is characterized by its level-of-service (LOS). LOS is a rating system from "A," representing the best operation with the least delay (in seconds), to "F," representing the worst operation with the greatest delay (in seconds). In rural Pinal County, LOS "C" is considered the minimum acceptable operation. The appropriate reference for LOS operation is the *Highway Capacity Manual*, 7th *Edition* published by the Transportation Research Board in 2022.

This manual considers the volume-to-capacity (V/C) calculation as the measure to determine the LOS for roadways. The previously mentioned *Red Rock SATS* provides a description and list of the LOS criteria as stated in the *Highway Capacity Manual*. Table 3-9 from the report includes the corresponding LOS thresholds for each planned roadway classification type. **Appendix E** provides a copy of the LOS criteria.

Based on the planned roadway classifications and calculated daily V/C ratios for the buildout of the proposed development, the anticipated LOS for the planned access roadways was determined. The results of the LOS analysis are summarized in **Table 3.**

Table 3 – La Osa Buildout Roadway Capacity Analysis

Roadway Segment	Roadway Classification	Buildout			
		Daily Traffic (veh/day)	Roadway Capacity (veh/day)	V/C (volume/capacity)	Level of Service
1 **Baumgartner Road**	**Major Arterial**				
		2,215	60,800	0.04	**A**
2 **La Osa Ranch Road**	**Major Collector**				
		4,671	14,200	0.33	**B**
3 **Sasco Road (West)**	**Minor Arterial**				
		2,022	35,900	0.06	**A**
4 **Sasco Road (East)**	**Minor Arterial**				
		8,511	35,900	0.24	**A**

As can be seen, all planned access roadways are anticipated to operate at better than acceptable levels-of-service with the buildout traffic.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

The total buildout development is anticipated to generate 10,726 total daily weekday trips with 1,396 total trips during the AM peak hour and 1,329 total trips during the PM peak hour. When compared to the residential land use allowed under the existing zoning, the proposed La Osa development is estimated to generate 21,819 fewer total daily trips, 1,290 fewer total AM peak hour trips and 1,537 fewer total PM peak hour trips.

Sasco Road is identified as a Minor Arterial and is planned to be an important roadway connection for future developments. Sasco Road will have a 55-foot half-street right-of-way along the development's frontage and a 110-foot full street right-of-way where the road passes through the property on both sides. Along the northern boundary of the proposed site is the Baumgartner Road alignment. The future Baumgartner Road is identified as a Regionally Significant Route (Principal Arterial). The stated ultimate half-street right-of-way will be a minimum of 75 feet.

Additionally, a planned internal roadway named La Osa Ranch Road will extend north of Sasco Road. The roadway classification and alignment of this roadway will need to be further evaluated including required right-of-way, speed limit, access control, etc. For the purposes of this analysis, and based on its intended use in the interim, this roadway is assumed to function as a Major Collector Road.

It should also be mentioned that the site area is located within the Arizona Department of Transportation (ADOT) and Pinal County preferred alignments for the future Interstate-11 Freeway. This alignment will have a full street right-of-way width of 400 feet. Additional right-of-way dedication will need to be provided for this location per ADOT guidelines.

Ultimate roadway cross sections will not need to be constructed until necessary to meet roadway demand. Minimum road improvements for the proposed development will include paved, all-weather, 28-foot wide public access to and from the development. A minimum of two permanent access points will be provided for the ingress and egress from the development to existing public roads. All planned access roadways are anticipated to operate at better than acceptable levels of service with the buildout traffic. The proposed roadway improvements are shown graphically in **Figure 4**.

A full Traffic Impact Analysis (TIA) will be required once a final site plan is available. Specific roadway and intersection improvements will be defined at that time, as well as any potential offsite improvements required to be completed by the project.

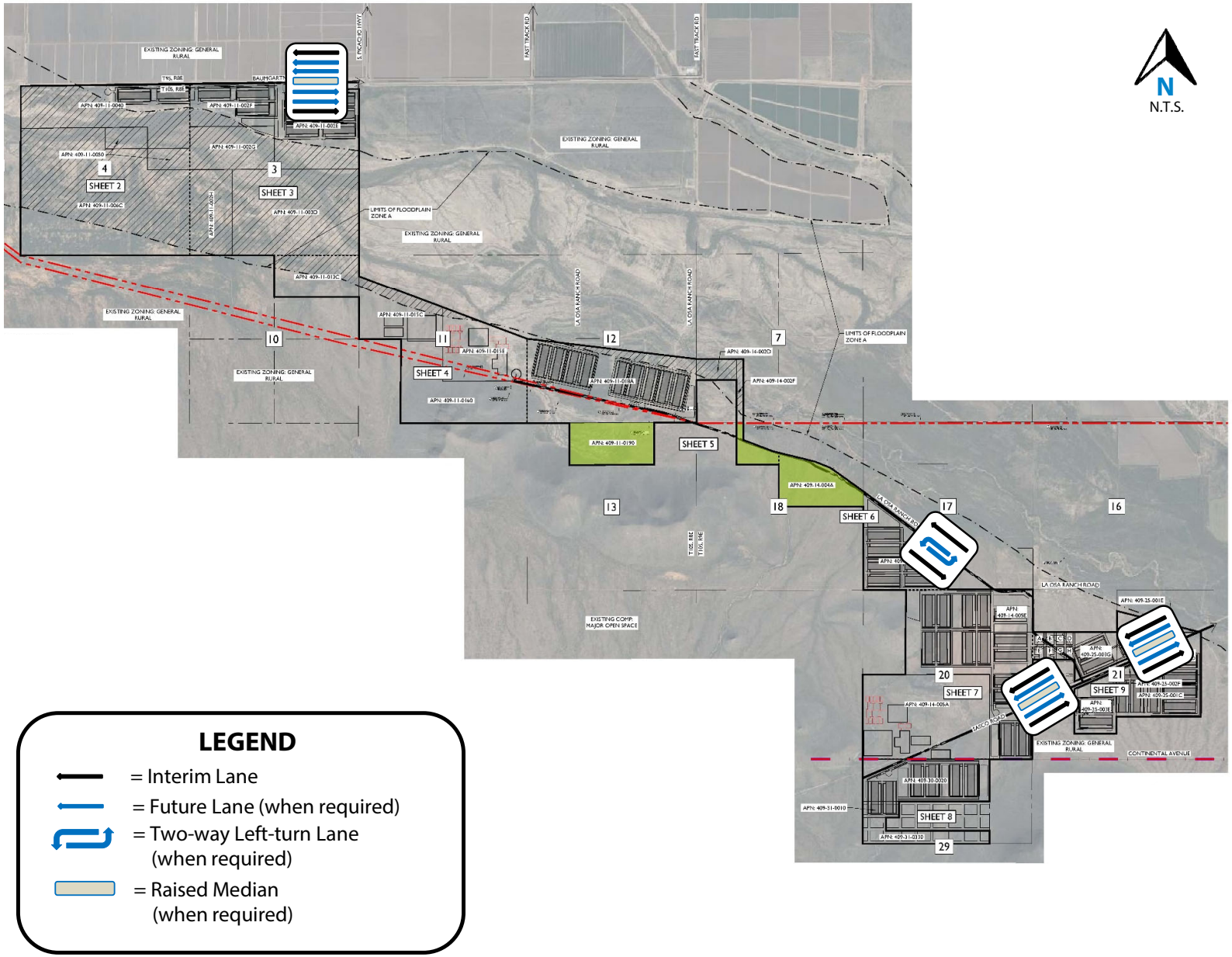


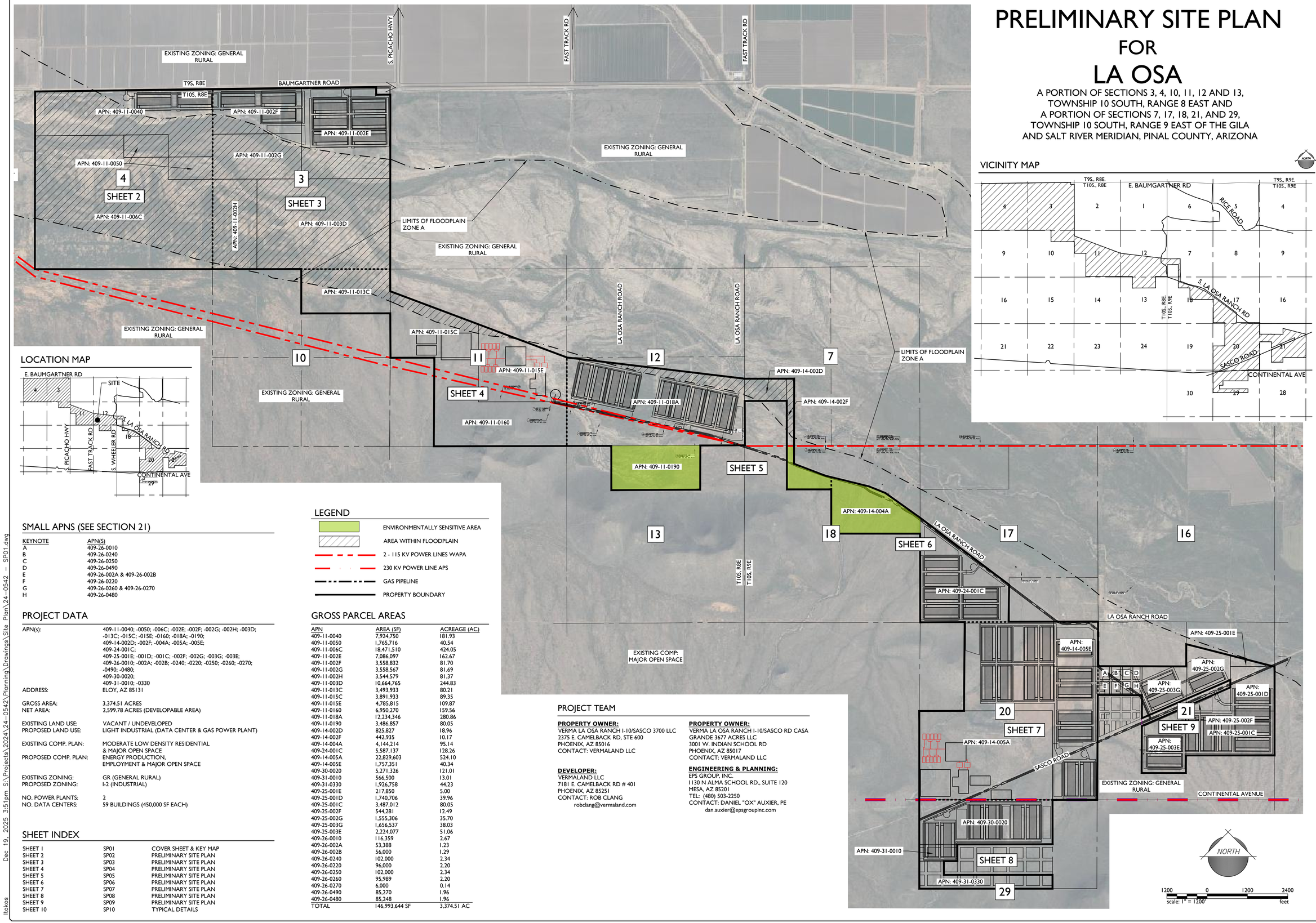
Figure 4 – Proposed Development Roadway Improvements

APPENDICES

APPENDIX A – Preliminary Site Plan

PRELIMINARY SITE PLAN
FOR
LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13,
TOWNSHIP 10 SOUTH, RANGE 8 EAST AND
A PORTION OF SECTIONS 7, 17, 18, 21, AND 29,
TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA
AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP

LOCATION MAP

SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480

LEGEND

- ENVIRONMENTALLY SENSITIVE AREA
- AREA WITHIN FLOODPLAIN
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

PROJECT DATA

APN(s):	409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; -0330
ADDRESS:	ELOY, AZ 85131
GROSS AREA:	3,374.51 ACRES
NET AREA:	2,599.78 ACRES (DEVELOPABLE AREA)
EXISTING LAND USE:	VACANT / UNDEVELOPED
PROPOSED LAND USE:	LIGHT INDUSTRIAL (DATA CENTER & GAS POWER PLANT)
EXISTING COMP. PLAN:	MODERATE LOW DENSITY RESIDENTIAL & MAJOR OPEN SPACE
PROPOSED COMP. PLAN:	ENERGY PRODUCTION, EMPLOYMENT & MAJOR OPEN SPACE
EXISTING ZONING:	GR (GENERAL RURAL)
PROPOSED ZONING:	I-2 (INDUSTRIAL)
NO. POWER PLANTS:	2
NO. DATA CENTERS:	59 BUILDINGS (450,000 SF EACH)

GROSS PARCEL AREAS

APN	AREA (SF)	ACREAGE (AC)
409-11-0040	7,924,750	181.93
409-11-0050	1,765,716	40.54
409-11-006C	18,471,510	424.05
409-11-002E	7,086,097	162.67
409-11-002F	3,558,832	81.70
409-11-002G	3,558,567	81.69
409-11-002H	3,544,579	81.37
409-11-003D	10,664,765	244.83
409-11-013C	3,493,933	80.21
409-11-015C	3,891,933	89.35
409-11-015E	4,785,815	109.87
409-11-0160	6,950,270	159.56
409-11-018A	12,234,346	280.86
409-11-0190	3,486,857	80.05
409-14-002D	825,827	18.96
409-14-002F	442,935	10.17
409-14-004A	4,144,214	95.14
409-24-001C	5,587,137	128.26
409-14-005A	22,829,603	524.10
409-14-005E	1,757,351	40.34
409-30-0020	5,271,326	121.01
409-31-0010	566,500	13.01
409-31-0330	1,926,758	44.23
409-25-001E	217,850	5.00
409-25-001D	1,740,706	39.96
409-25-001C	3,487,012	80.05
409-25-002F	544,281	12.49
409-25-002G	1,555,306	35.70
409-25-003G	1,656,537	38.03
409-25-003E	2,224,077	51.06
409-26-0010	116,359	2.67
409-26-002A	53,388	1.23
409-26-002B	56,000	1.29
409-26-0240	102,000	2.34
409-26-0220	96,000	2.20
409-26-0250	102,000	2.34
409-26-0260	95,989	2.20
409-26-0270	6,000	0.14
409-26-0490	85,270	1.96
409-26-0480	85,248	1.96
TOTAL	146,993,644 SF	3,374.51 AC

SHEET INDEX

SHEET 1	SP01	COVER SHEET & KEY MAP
SHEET 2	SP02	PRELIMINARY SITE PLAN
SHEET 3	SP03	PRELIMINARY SITE PLAN
SHEET 4	SP04	PRELIMINARY SITE PLAN
SHEET 5	SP05	PRELIMINARY SITE PLAN
SHEET 6	SP06	PRELIMINARY SITE PLAN
SHEET 7	SP07	PRELIMINARY SITE PLAN
SHEET 8	SP08	PRELIMINARY SITE PLAN
SHEET 9	SP09	PRELIMINARY SITE PLAN
SHEET 10	SP10	TYPICAL DETAILS

PROJECT TEAM

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO 3700 LLC
2375 E. CAMELBACK RD, STE 600
PHOENIX, AZ 85016
CONTACT: VERMALAND LLC

DEVELOPER:
VERMALAND LLC
7181 E. CAMELBACK RD # 401
PHOENIX, AZ 85251
CONTACT: ROB CLANG
robclang@vermaland.com

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO RD CASA GRANDE 3677 ACRES LLC
3001 W. INDIAN SCHOOL RD
PHOENIX, AZ 85017
CONTACT: VERMALAND LLC

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DANIEL "OX" AUXIER, PE
dan.auxier@epsgroupinc.com

NORTH

1200 0 1200 2400
scale: 1" = 1200' feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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EPS GROUP

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SP01

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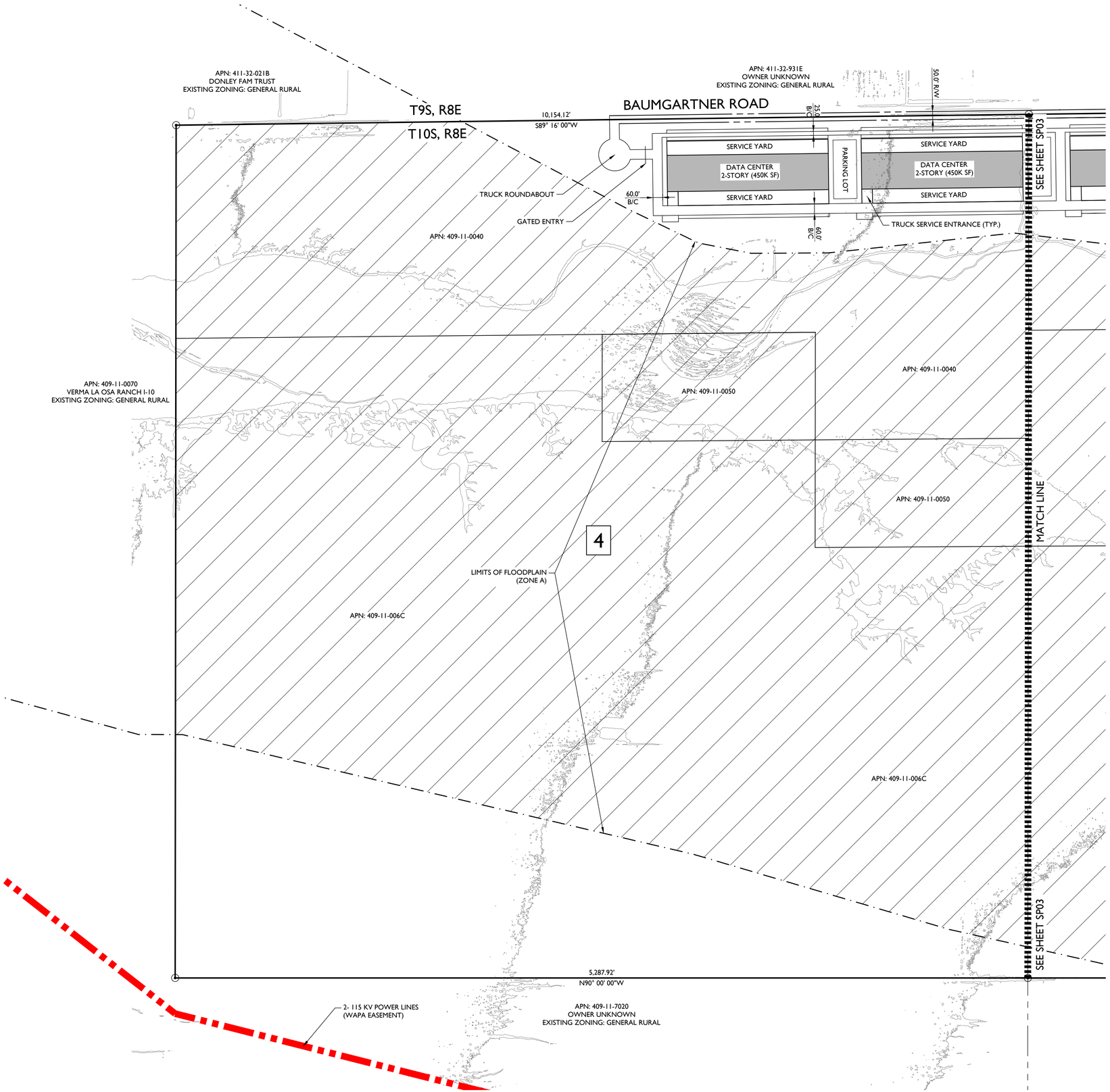

KEY MAP

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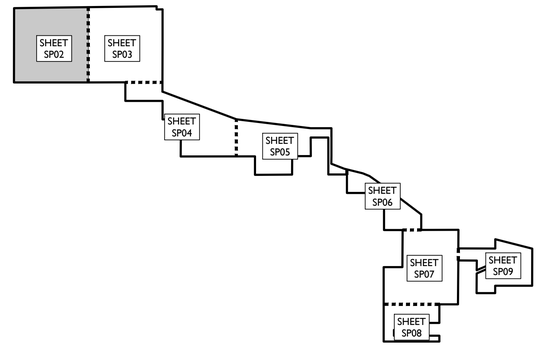

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT

NORTH

300 0 300 600

scale: 1" = 300 feet

EPS GROUP
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Mesa, AZ 85201
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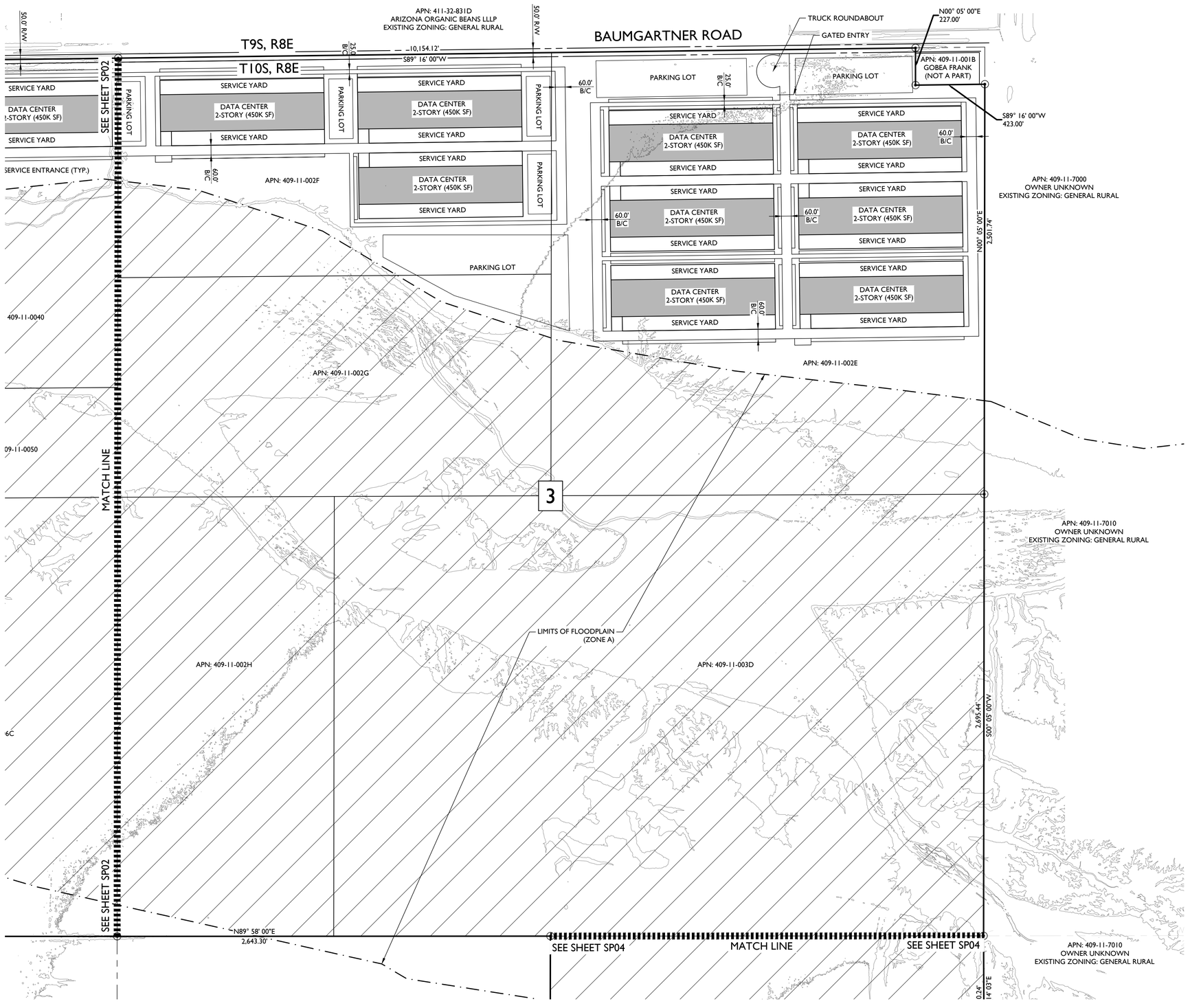

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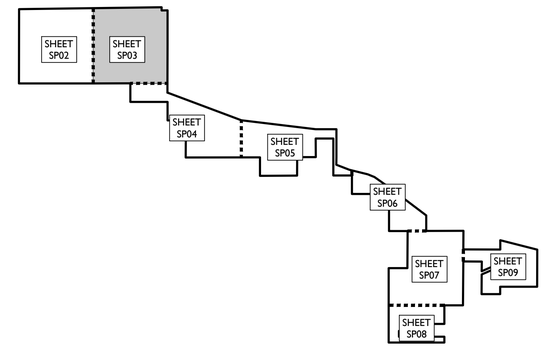

LEGEND

- PROPERTY CORNER
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NORTH

300 0 300 600
scale: 1" = 300' feet

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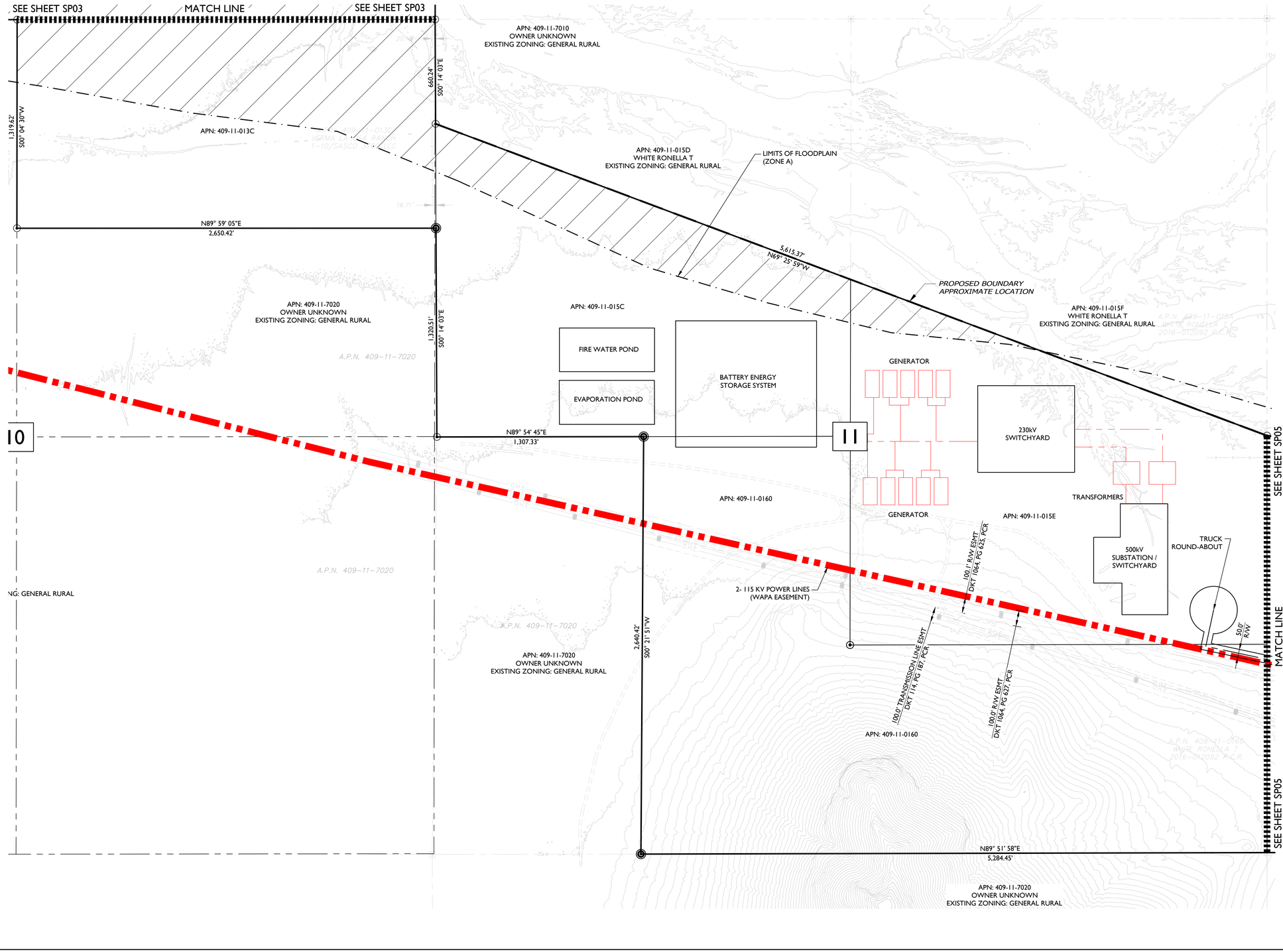

KEY MAP

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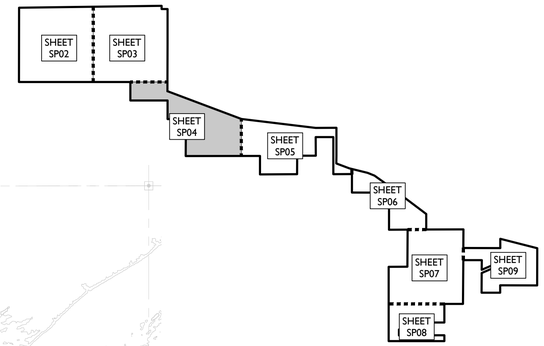

LEGEND

- PROPERTY CORNER
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NORTH

300 0 300 600
scale: 1" = 300' feet

EPS GROUP
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KEY MAP

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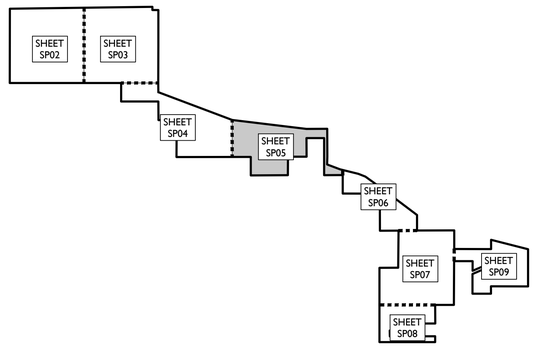

LEGEND

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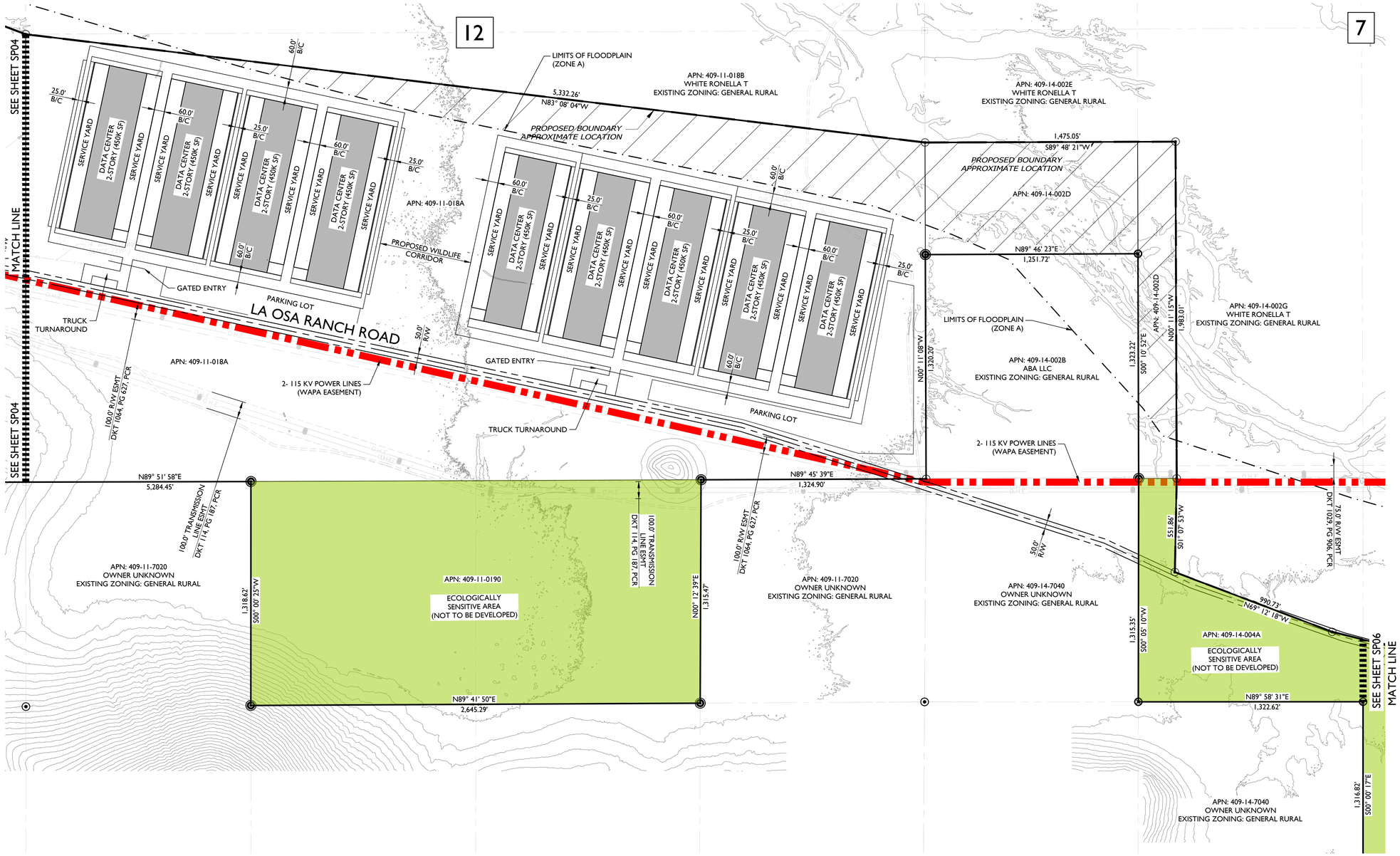

NORTH

300 0 300 600
scale: 1" = 300'
feet

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KEY MAP

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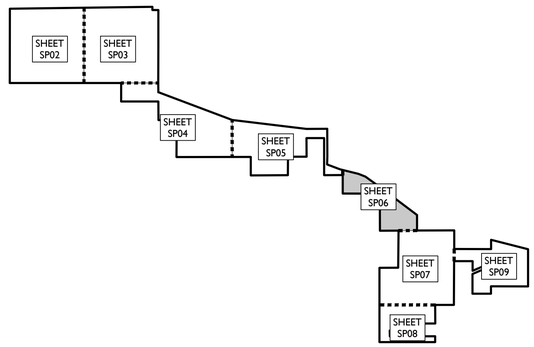

LEGEND

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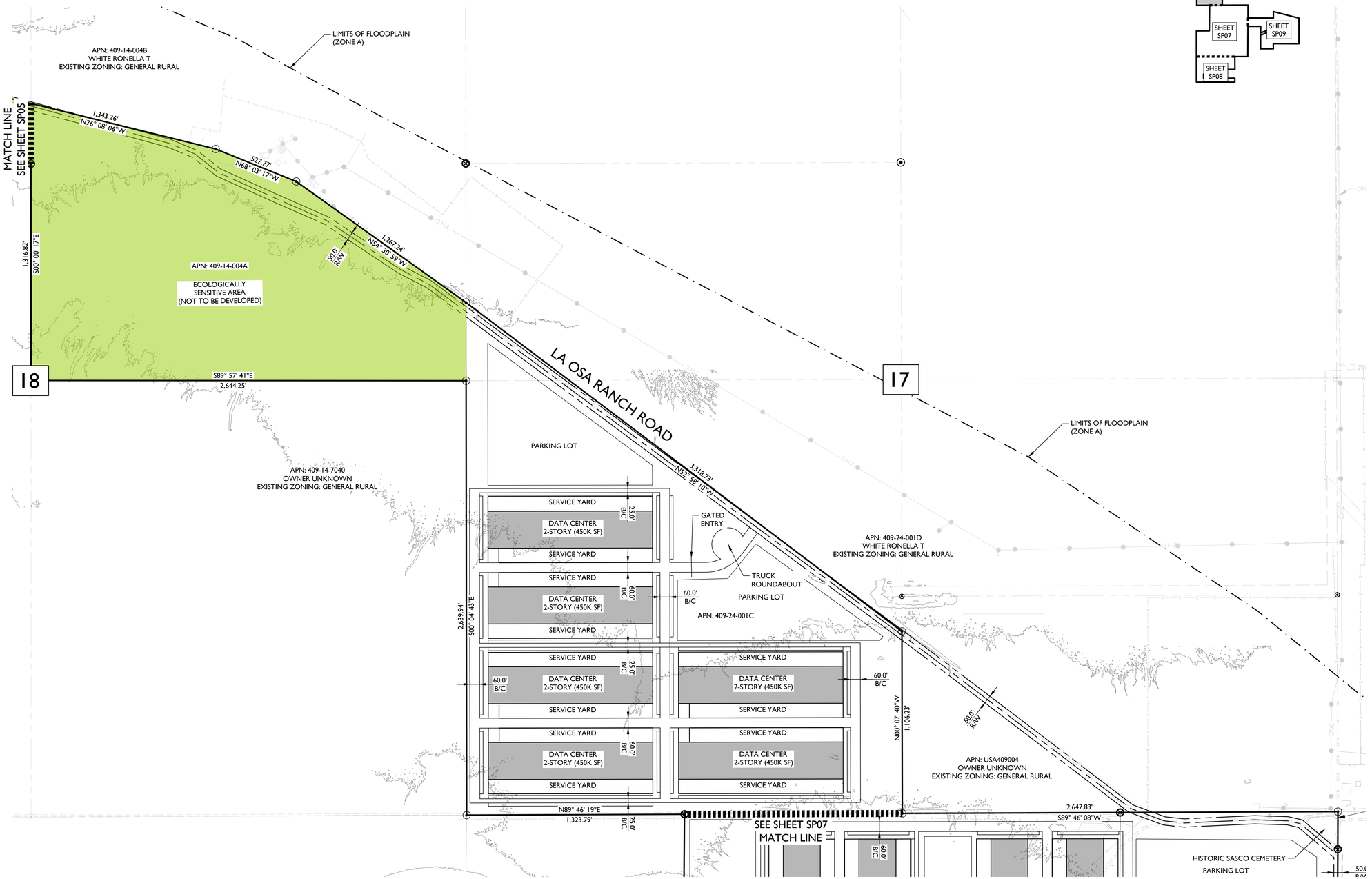

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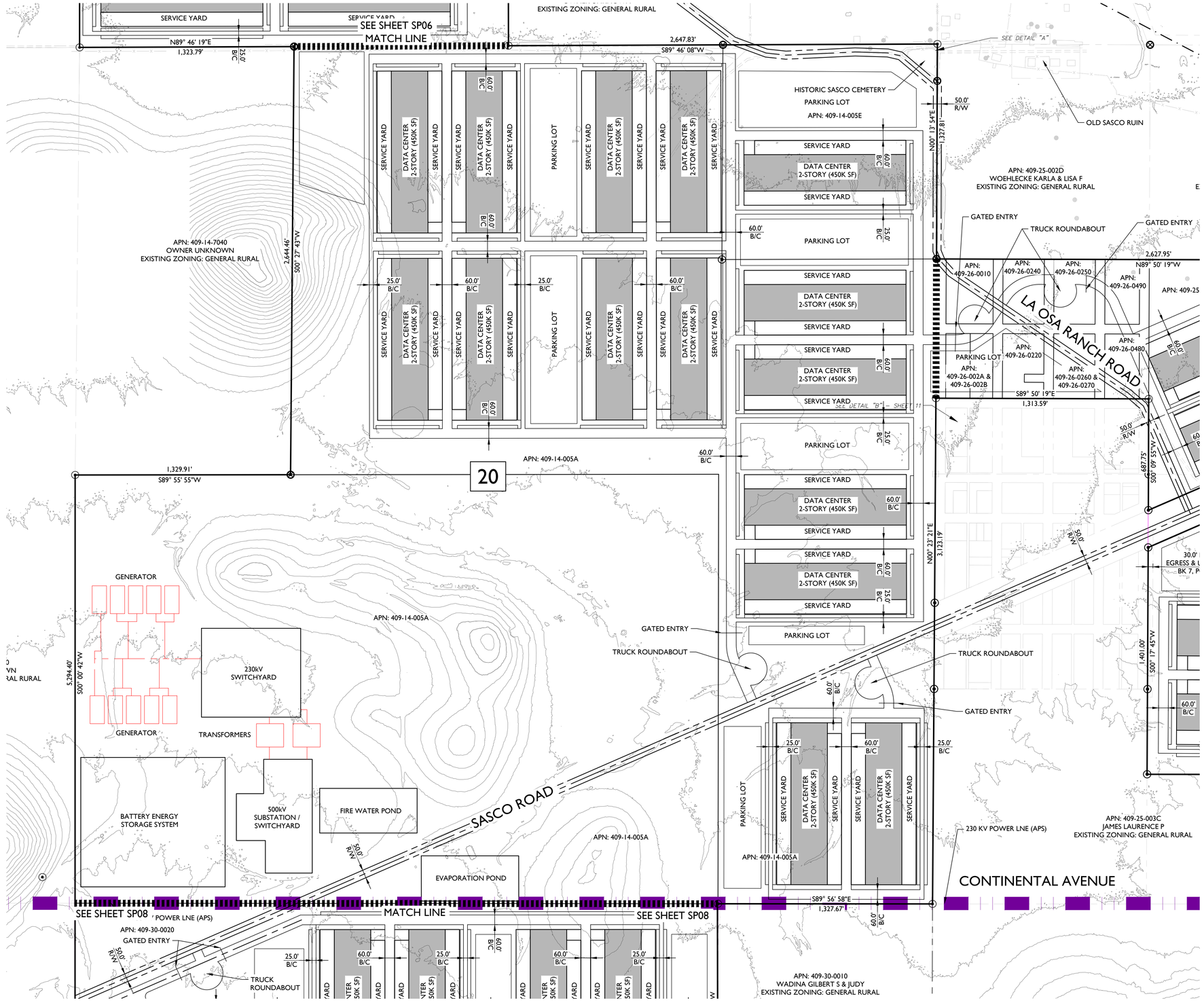

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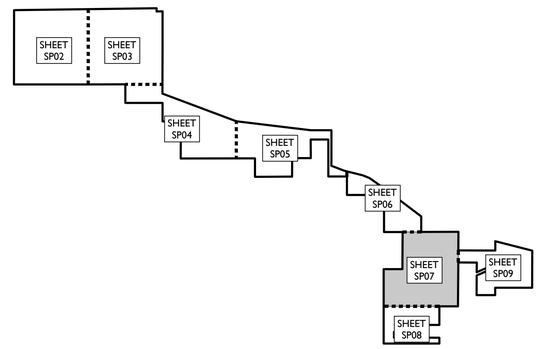

LEGEND

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- 1' VEHICULAR NON-ACCESS EASEMENT

NORTH

300 0 300 600

scale: 1" = 300' feet

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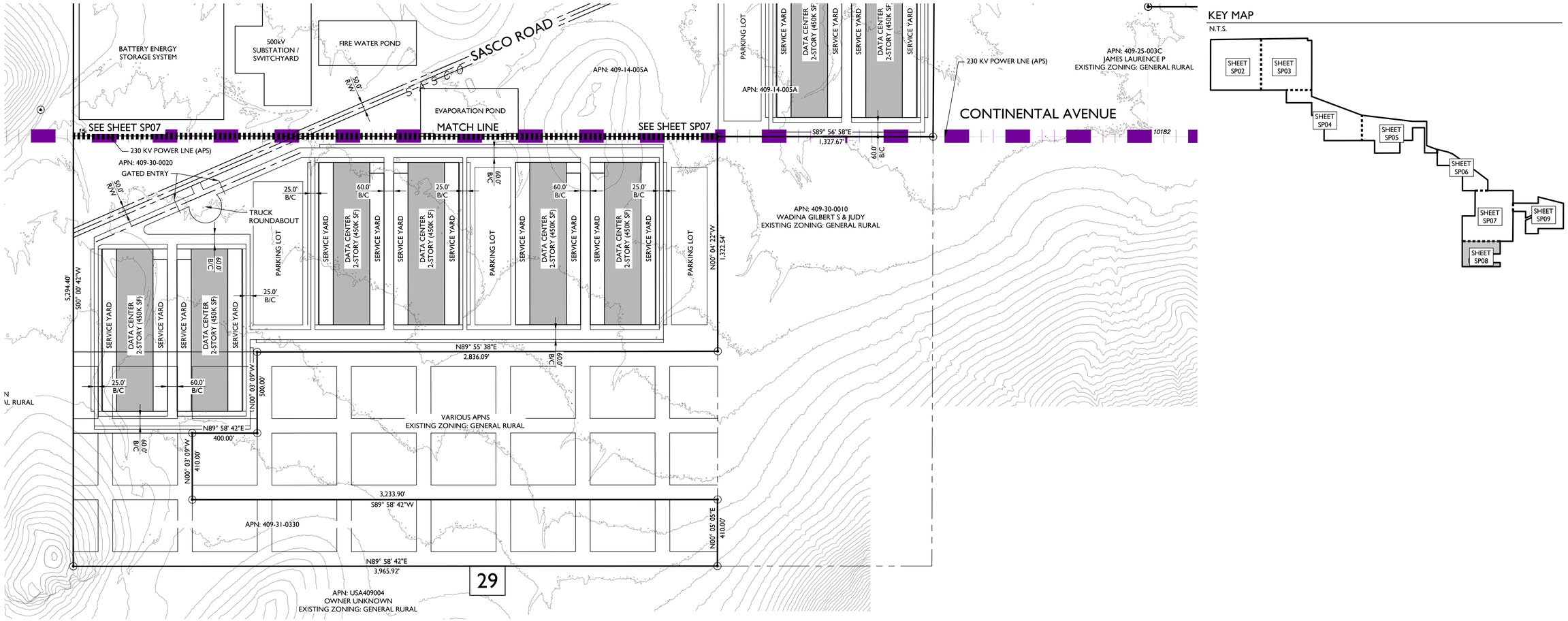

KEY MAP

N.T.S.

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
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NORTH

300 0 300 600

scale: 1" = 300' feet

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Mesa, AZ 85201
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Pinal County, Arizona

Project:

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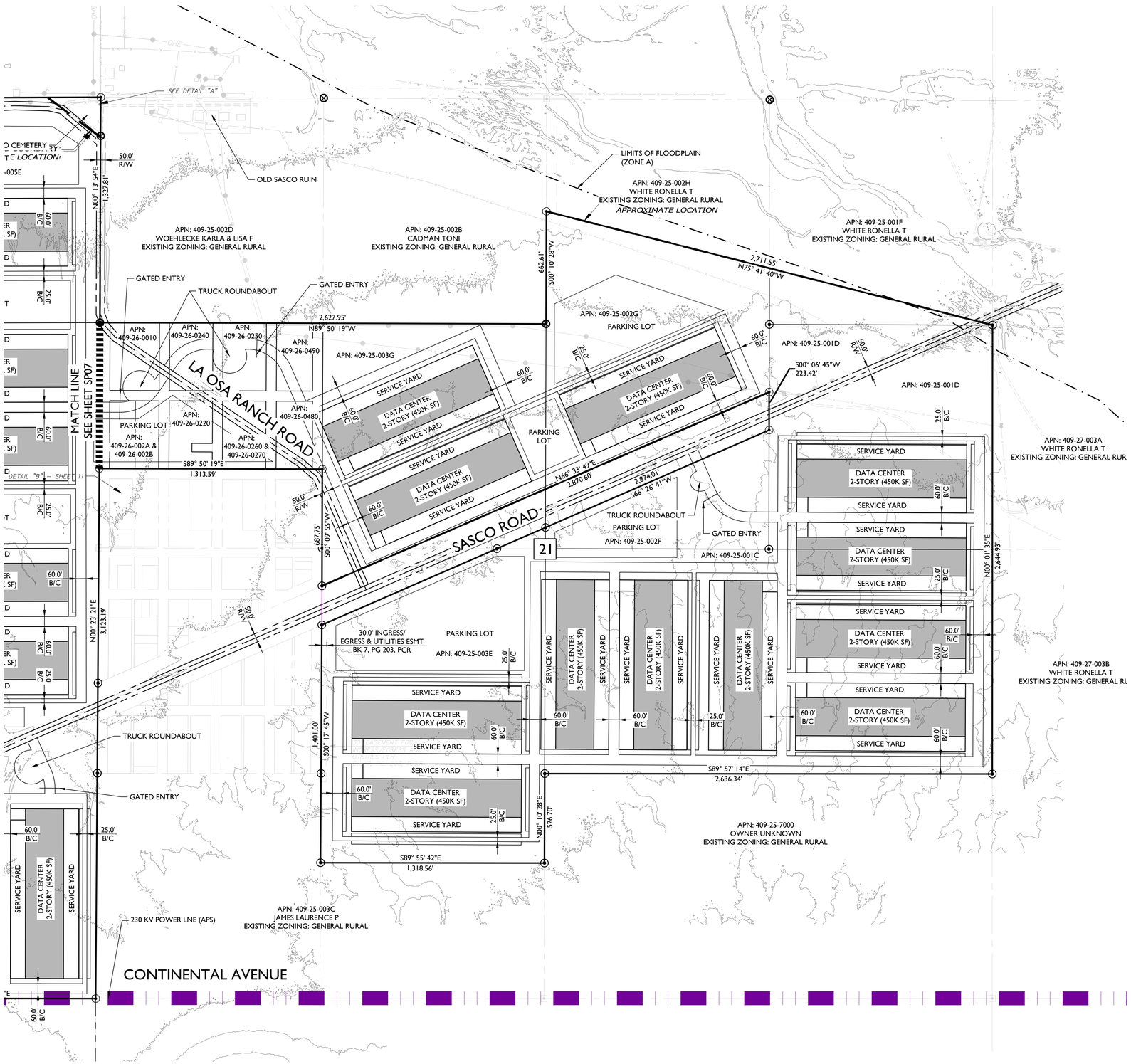

KEY MAP

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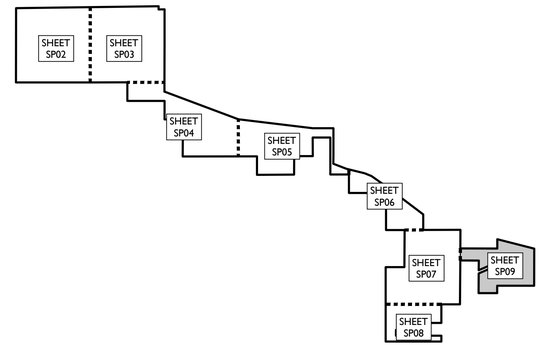

LEGEND

- PROPERTY CORNER
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NORTH

300 0 300 600
scale: 1" = 300 feet

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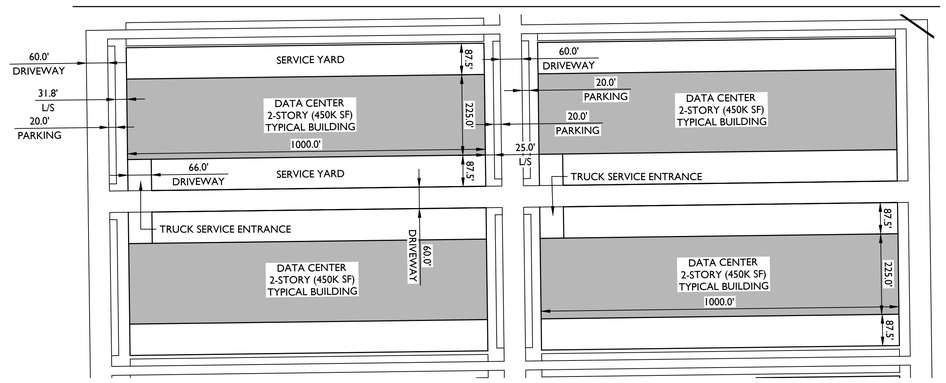
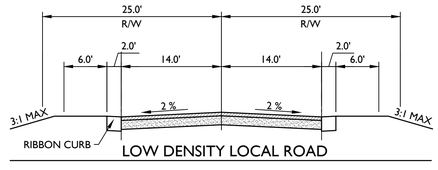
TYPICAL BUILDING DETAIL





LOW DENSITY LOCAL ROAD

24-0542 - La Osa

jjuarez Dec 19, 2025 3:51pm S:\Projects\2024\24-0542\Planning\Drawings\Site Plan\24-0542 – SP10.dwg

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

La Osa
Pinal County, Arizona

Project:

Typical Building / Street

Revisions:

DECEMBER 20, 2025 - 1ST SUBMITTAL

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0542

SP09

Sheet No.
10
of 10

APPENDIX B – Excerpts from Red Rock SATS Report

Red Rock Small Area Transportation Study

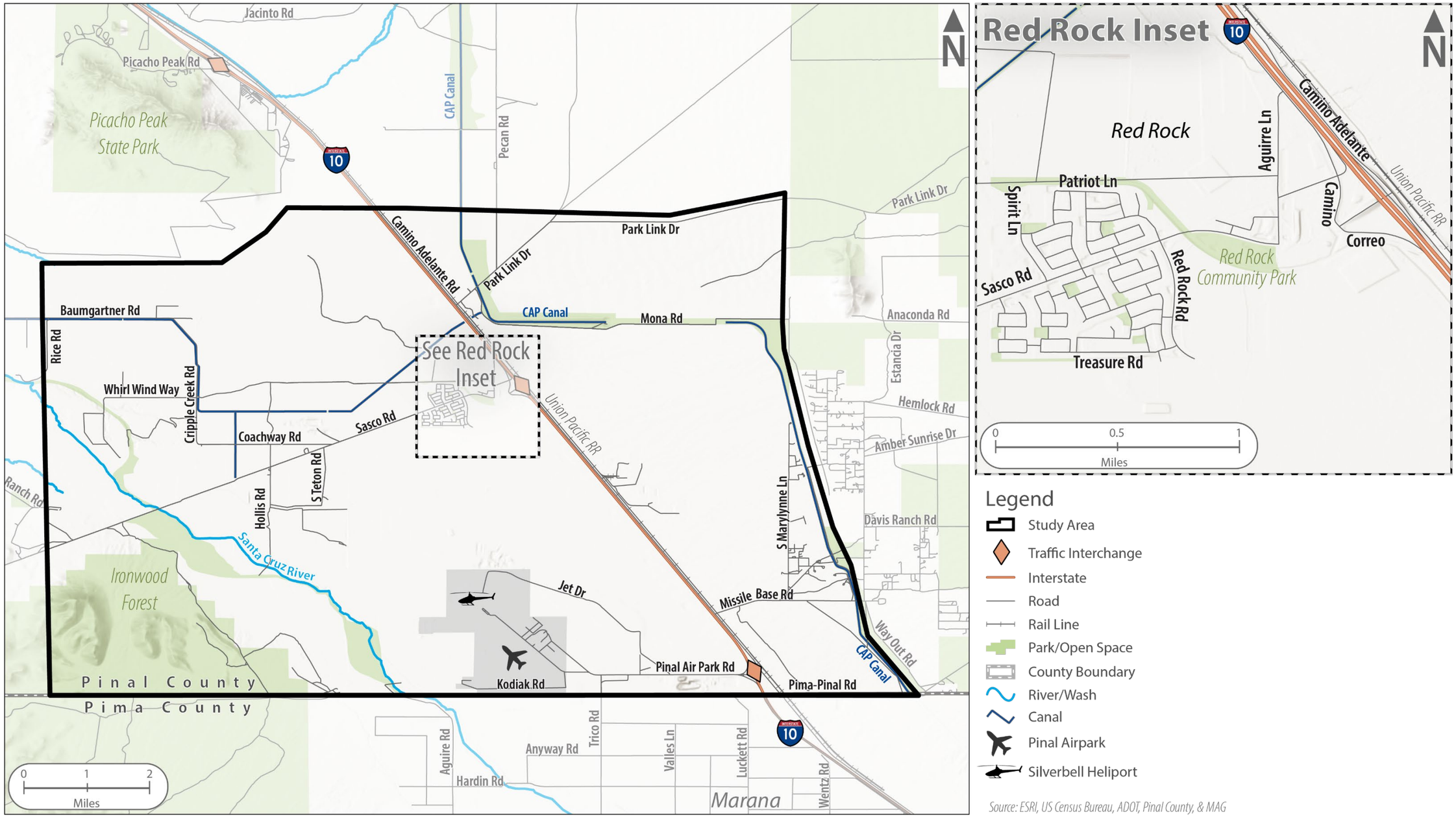
Final Report

December 2022

PINAL COUNTY
WIDE OPEN OPPORTUNITY

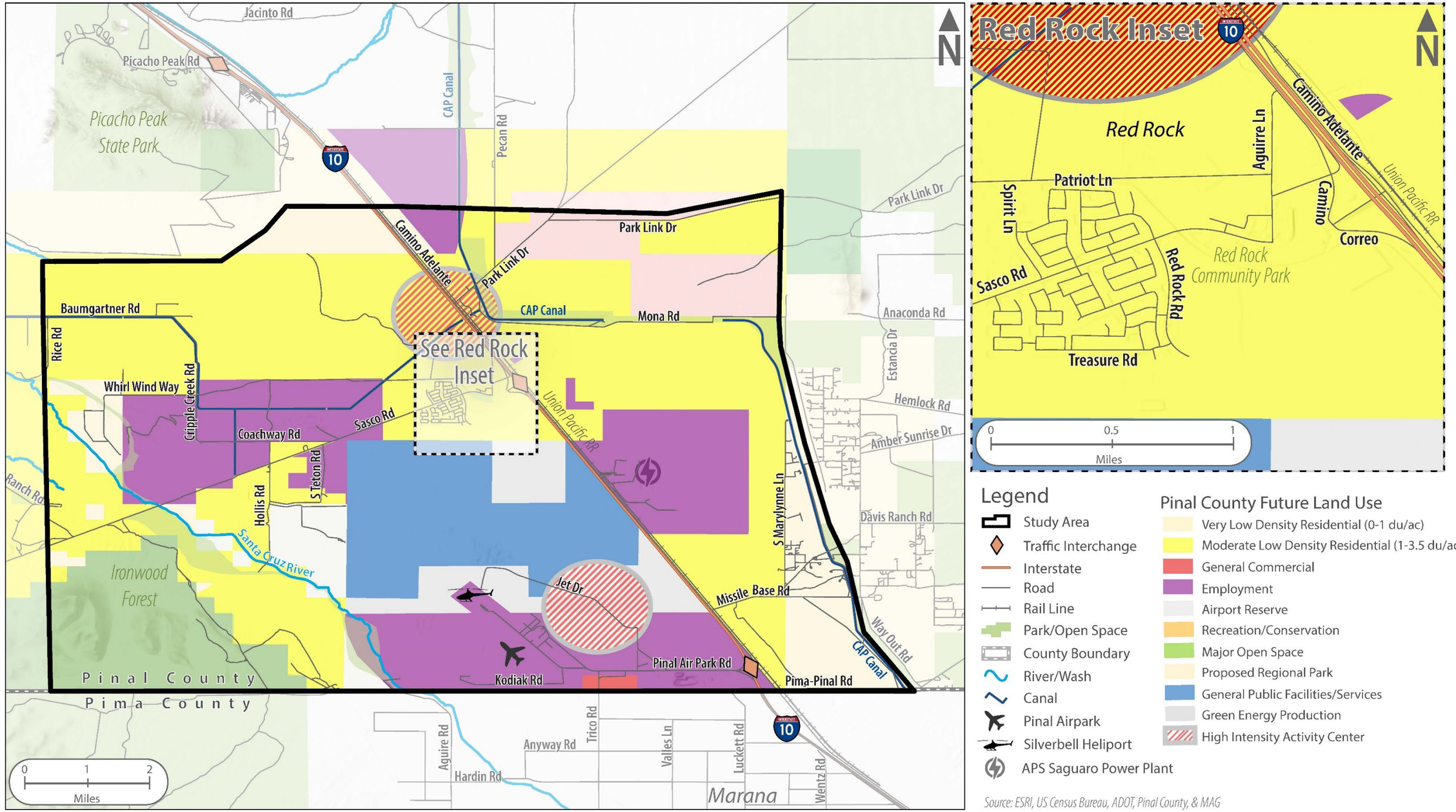
Michael Baker
INTERNATIONAL

Figure 1-3: Red Rock SATS Study Area Map



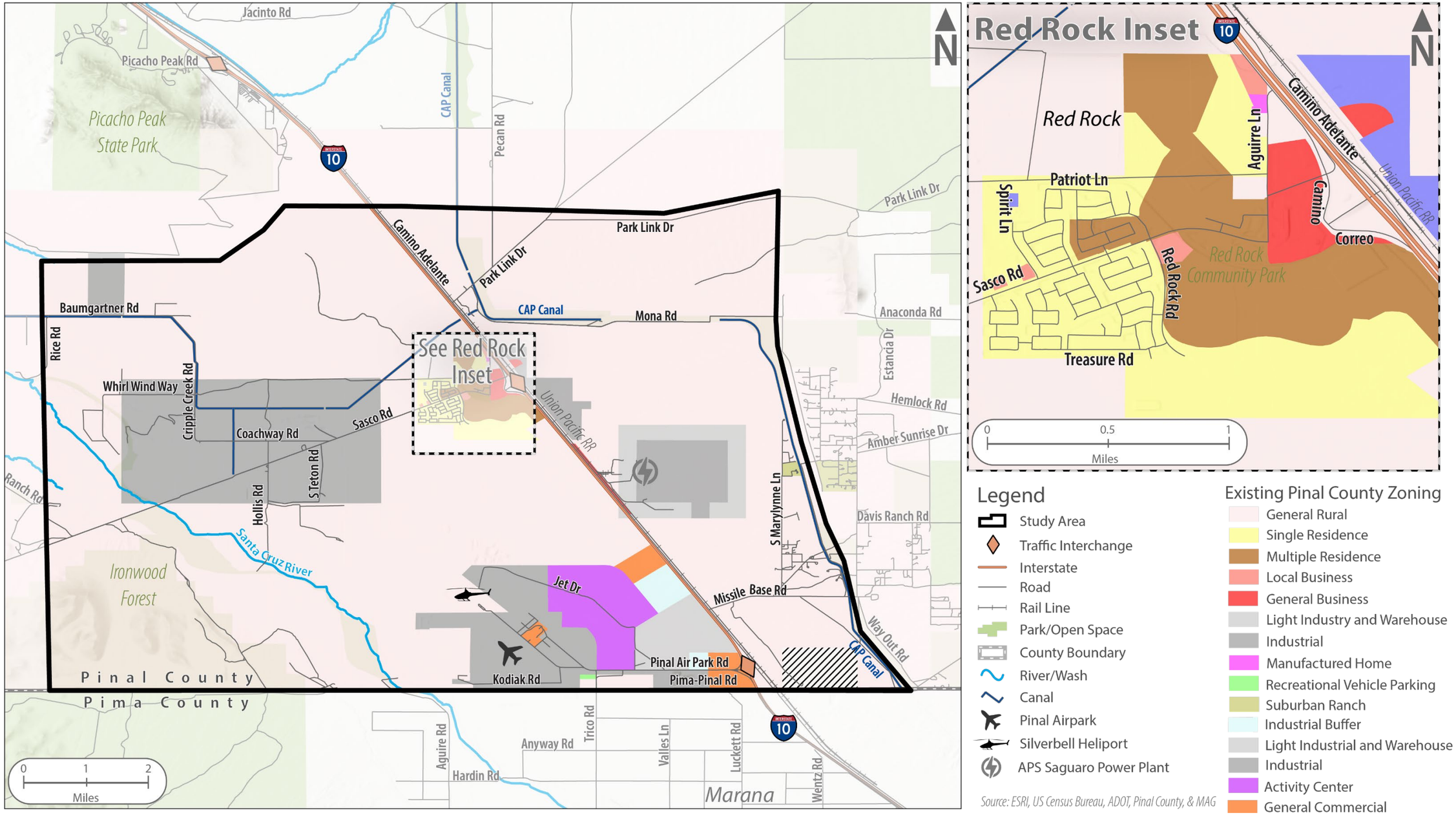
Source: ESRI, US Census Bureau, ADOT, Pinal County, & MAG

Figure 3-8: Pinal County Future Land Use Map



Source: ESRI, US Census Bureau, ADOT, Pinal County, & MAG

Figure 3-10: Current Pinal County Zoning Map



Future Transportation System

This section describes the future/planned transportation system within and adjacent to the Red Rock SATS study area. This section includes an assessment of the existing roadway characteristics and an inventory and assessment of the future multimodal transportation infrastructure. An assortment of existing transportation data was collected from primarily from Pinal County, ADOT and consultant field reviews.

Future Roadway Network

There are currently very few planned roadways within and around the Red Rock SATS study area, which is one of the main reasons for the preparation of this study. However, even though there is not a large number of planned roadways, there are two regionally significant planned facilities – the Baumgartner Road extension and the future I-11 corridor which just received a Record of Decision on the Tier 1 EIS by ADOT and FHWA in November 2021. See Figure 3-41 for a map of the currently planned roadway network. The future roads within the Red Rock SATS study area include:

- Baumgartner Road has a functional classification of Principal Arterial and is planned to extend east from its current west terminus at Cripple Creek Road to I-10 to connect with Park Link Drive. This connection would provide another option for east-west connectivity though the study area. Currently an unpaved County maintained roadway, Baumgartner Road would become a paved, four lane roadway with a future ROW width of 150 feet. With the proximity to the I-11 and I-10 connecter, a TI at this location is unlikely. and the Baumgartner Road/ Park Link Drive connection would need to be facilitated via an overpass or underpass.

- Park Link Drive has a functional classification of a Parkway and is planned to expand in the future from its west terminus to the east to State Route 79. Currently an ARDP paved County maintained roadway, Park Link Drive would become a paved, four lane roadway with a future ROW width of 200 feet.

- I-11 is planned to traverse through the study area in one of two options: (1) be co-located with I-10 until just north of Park Link Drive, and then follow its own corridor to the northwest, or (2) follow its own corridor through the western portions of the study are with an I-10 connector just north of Park Link Drive. As Figure 3-41 illustrates, the West Option of the I-11 Selected Corridor Alternative traverses the Red Rock SATS Study Area by travelling on the west side of the Pinal Airpark and crossing Sasco Road to the west of the Red Rock residential community. The East Option is cosigned on I-10 in the Red Rock SATS Study Area until north of Park Link, where the corridor turns southwest to connect to the single I-11 Selected Corridor Alternative that continues north to Casa Grande on the west side of Picacho Peak State Park.

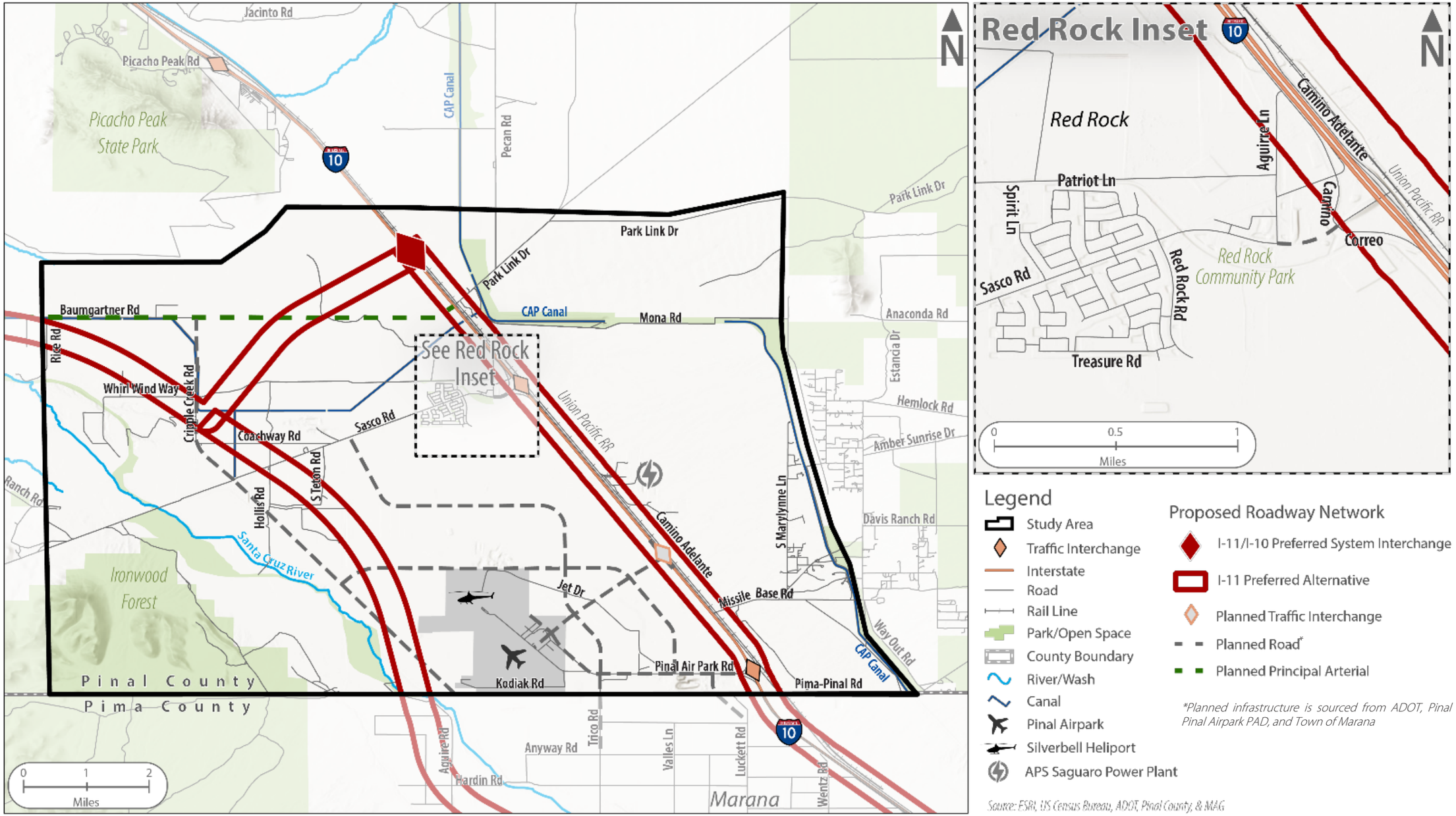
- The preferred alternative includes an I-10 connector in the Red Rock SATS study area.

- Pinal Airpark PAD has a preferred land use plan that included a preliminary proposed surface street network to complement the land use plan.

- Red Rock Community is master planned to expand with three new villages and includes new local and collector roads as pictured in Figure 3-51.

- The Town of Marana General Plan identifies a planned TI between Pinal Airpark Road and the Red Rock TI.

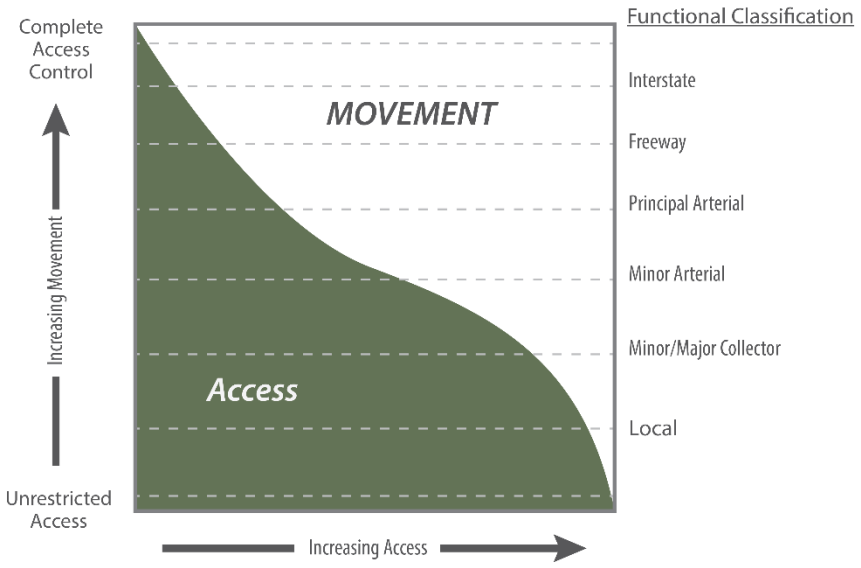
Figure 3-41: Future Roadway Network Map



Roadway Functional Classification

Roads provide for two distinct and competing functions: mobility and land access. As mobility increases, land access decreases and vice versa as shown in Figure 3-42. Both functions are vital and no trip is made without both. Roads are functionally classified by the relative amounts of through and land-access service they provide, amounts of traffic they can support, and the distance of trips they facilitate. Generally, there are four primary functional classifications, which include:

Figure 3-42: Roadway Movement vs. Access Graphic



- Interstates/freeway facilities are provided to service long distance trips between cities and states. No land access is provided by these facilities – only via TIs.
- Arterial/Parkway facilities are provided to primarily serve through-traffic movement. While some land-access service may be accommodated, it is clearly a minor function. All traffic controls and the facility design are intended to provide efficient through movement.
- Collector facilities, the "middle" classification, are intended to serve both through and land-access functions in relatively equal proportions. For long through trips, such facilities are usually inefficient, nevertheless they are frequently used for shorter through movements associated with the distribution and collection portion of trips.
- Local facilities primarily serve land-access functions. Local Street design and control facilitates the movement of vehicles onto and off the street system from land parcels. Through movement is difficult and is discouraged by both the design and control of this facility.

According to Pinal County's *Subdivision and Infrastructure Design Manual,* the county also has two additional roadway functional class cations for use relating to subdivision development, they include:

- Low Density Local facilities, Low density local streets will not be connected to arterial streets. Low density local streets provide access to the collector street system.
- Paved All-Weather Public Access facilities, connect the subdivision or private development to an existing paved public street.

Cross sections for the arterial, collector, local, and paved all-weather public access roads are provided in Figure 3-43 through Figure 3-49.

Figure 3-43: Principal Arterial Cross Section

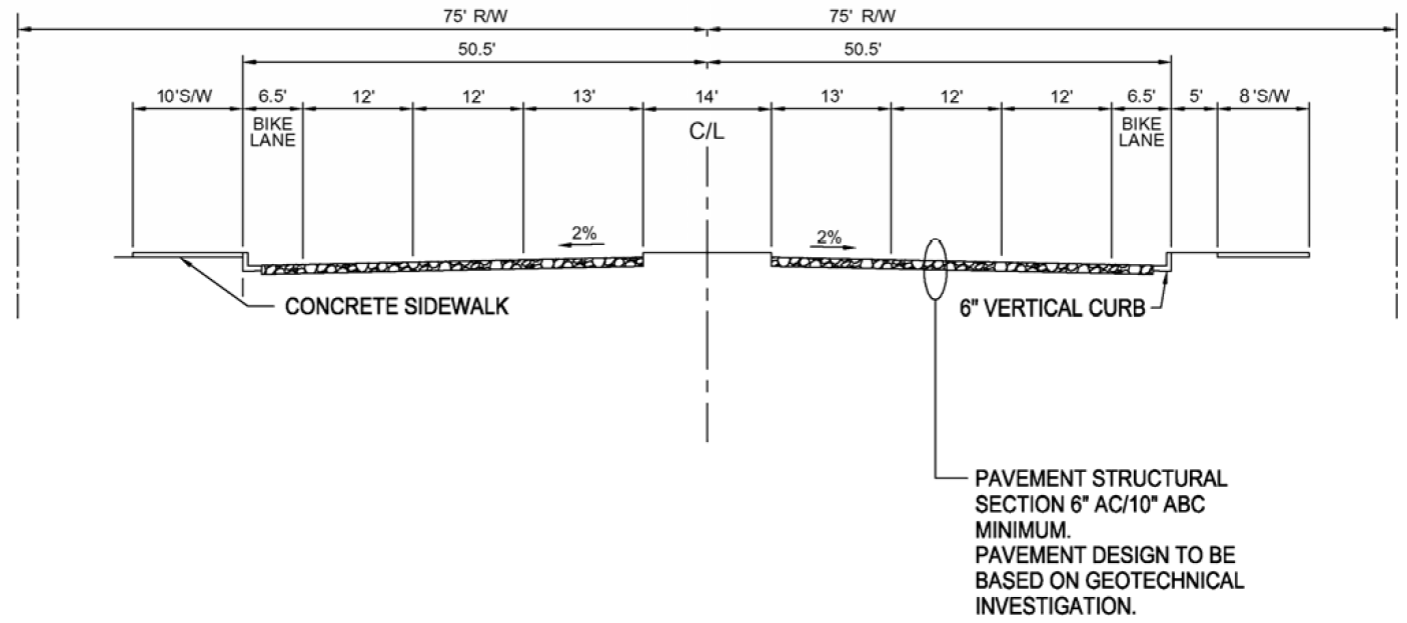


Figure 3-44: Minor Arterial Cross Section

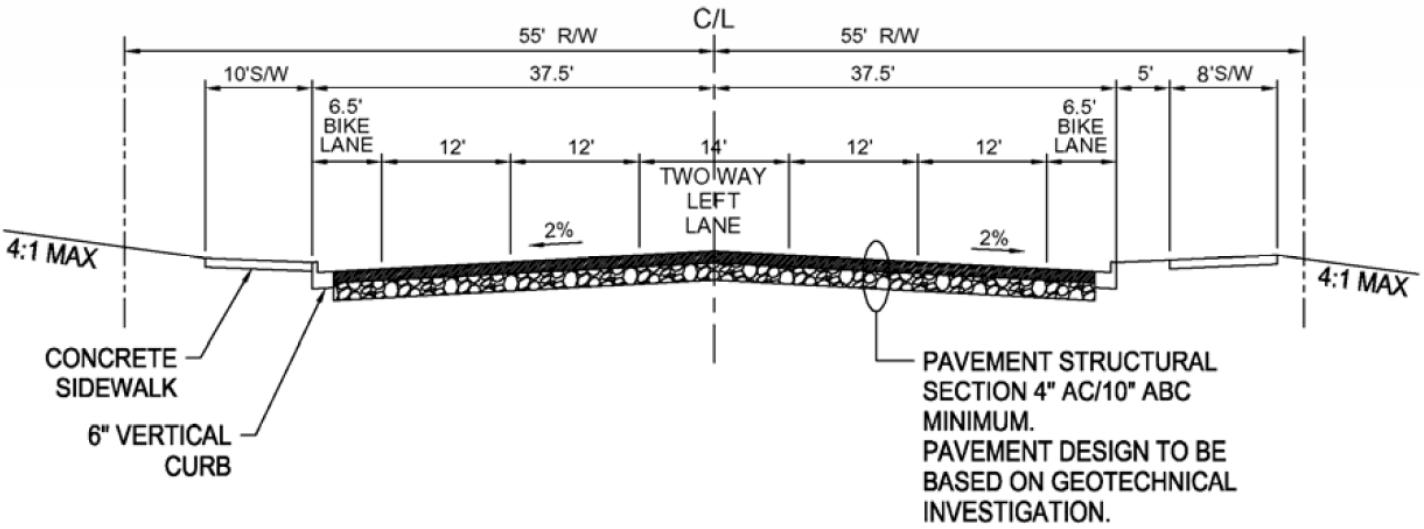


Figure 3-45: Major Collector Cross Section

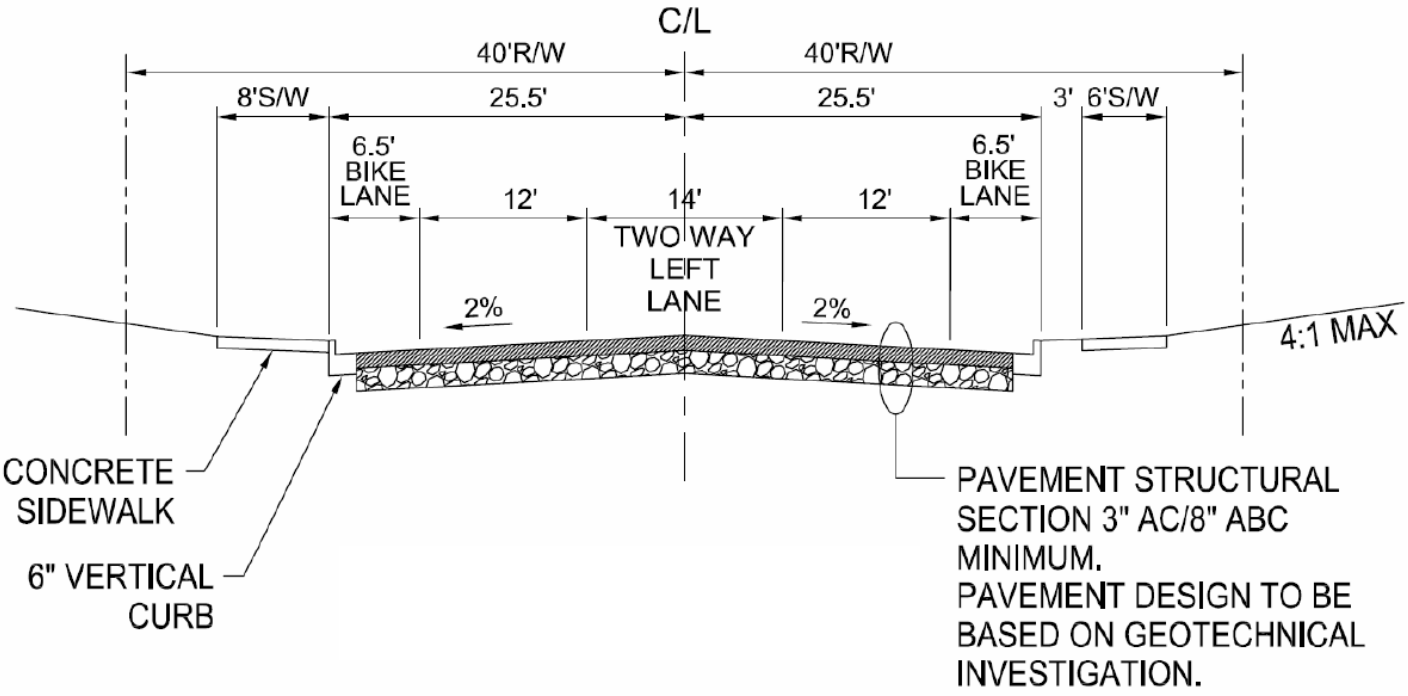


Figure 3-46: Minor Collector Cross Section

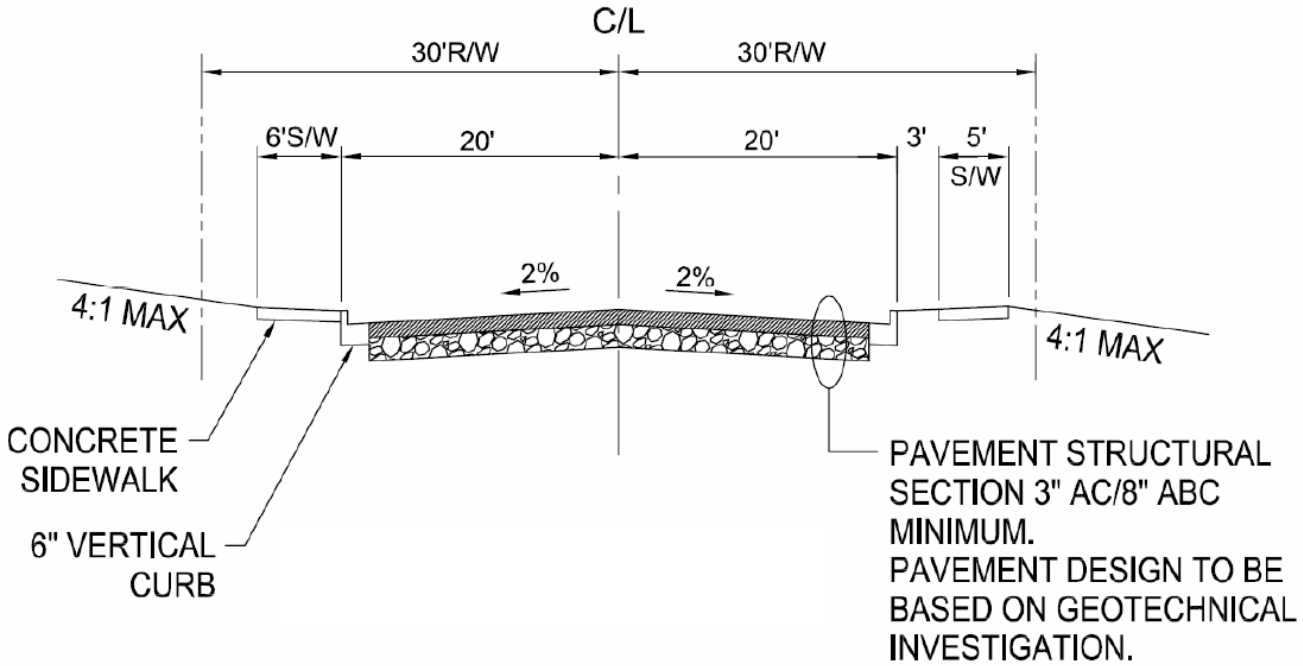


Figure 3-47: Local Street Cross Section

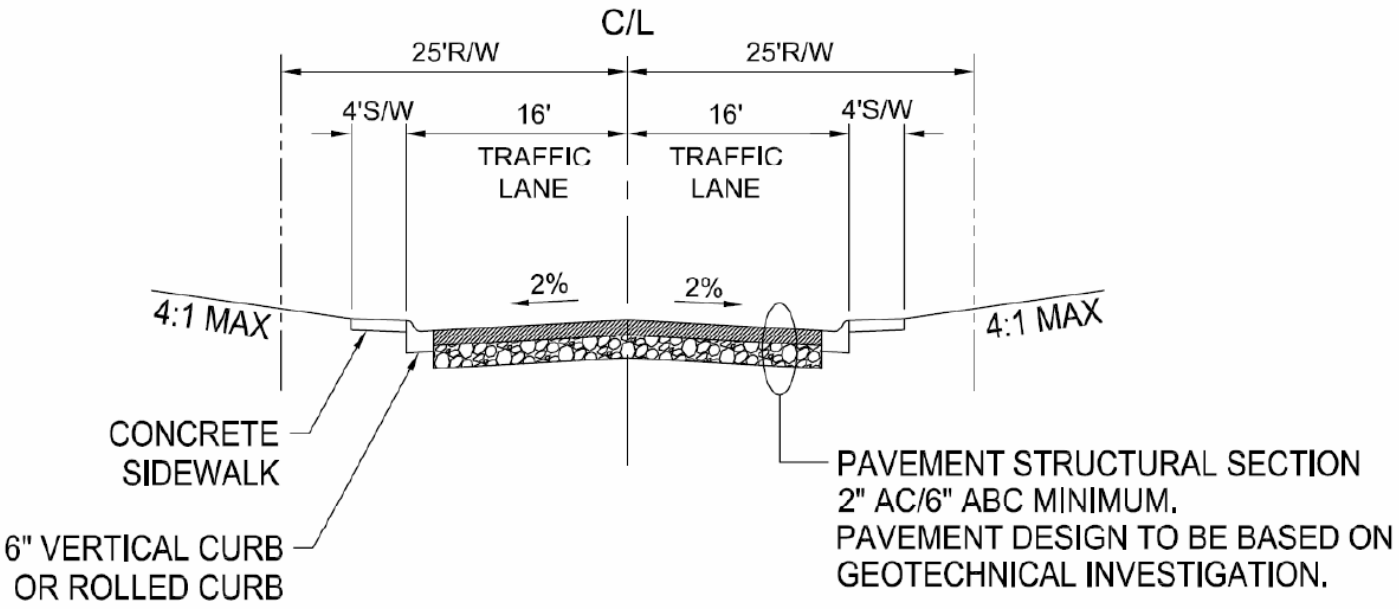


Figure 3-48: Low Density Local Street Cross Section

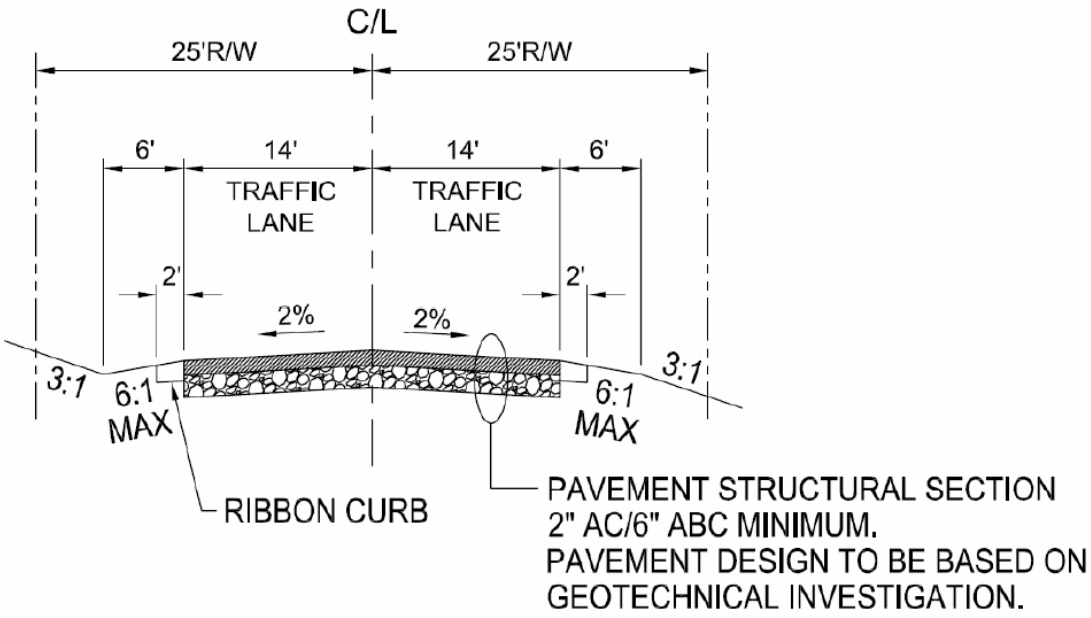
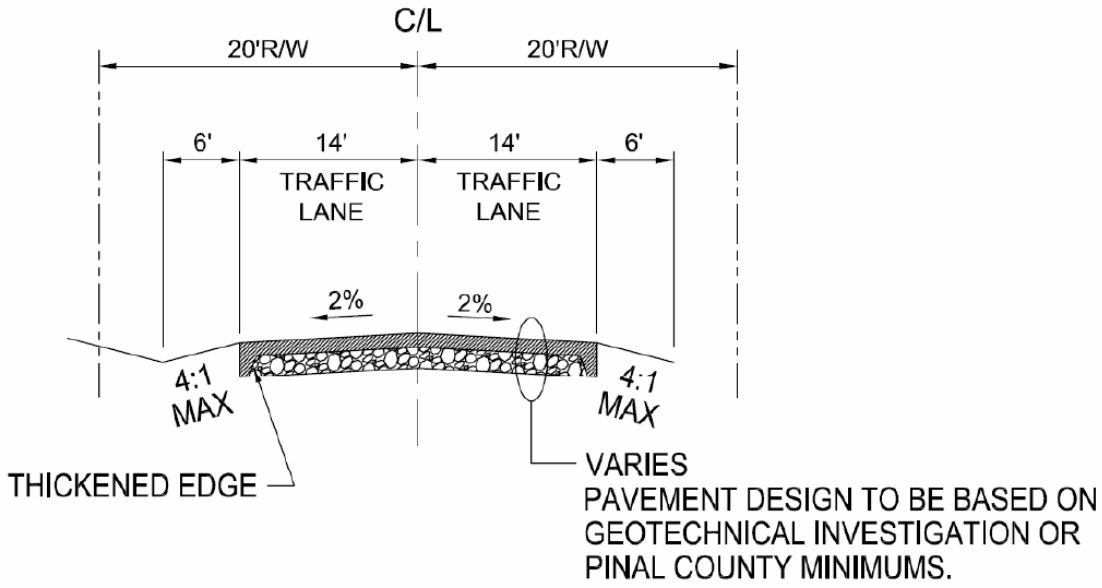


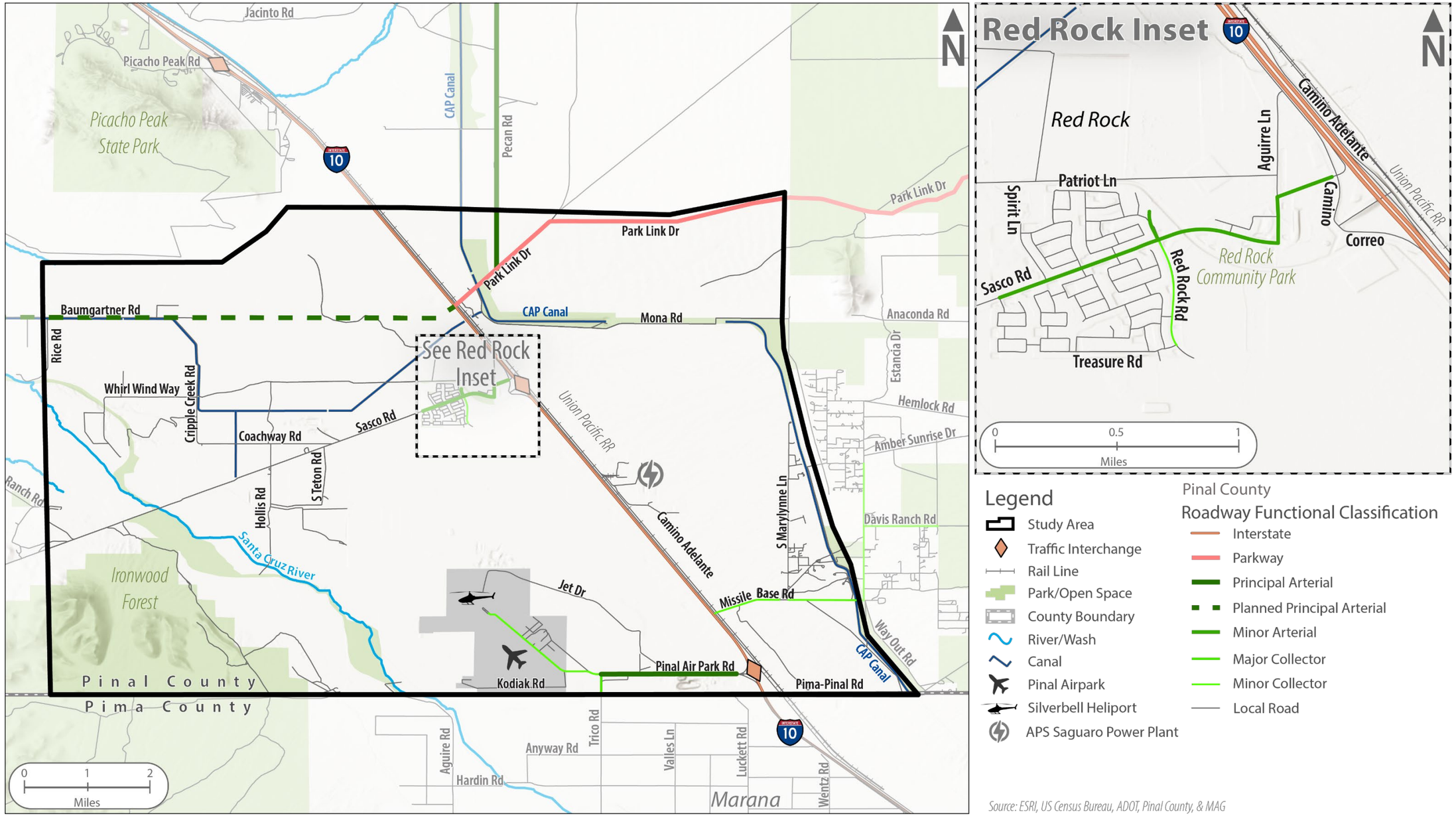
Figure 3-49: Paved All-Weather Public Access Road Cross Section



Functional classification is used by transportation planners and engineers to establish a roadway's design standards, speed, capacity, access management features, and land use development. Functional classification also impacts a roadway's eligibility for federal transportation funds for roadway improvements and maintenance. As illustrated in Figure 3-50., the Pinal County designated functional classifications for roadways in the Red Rock SATS study area currently include:

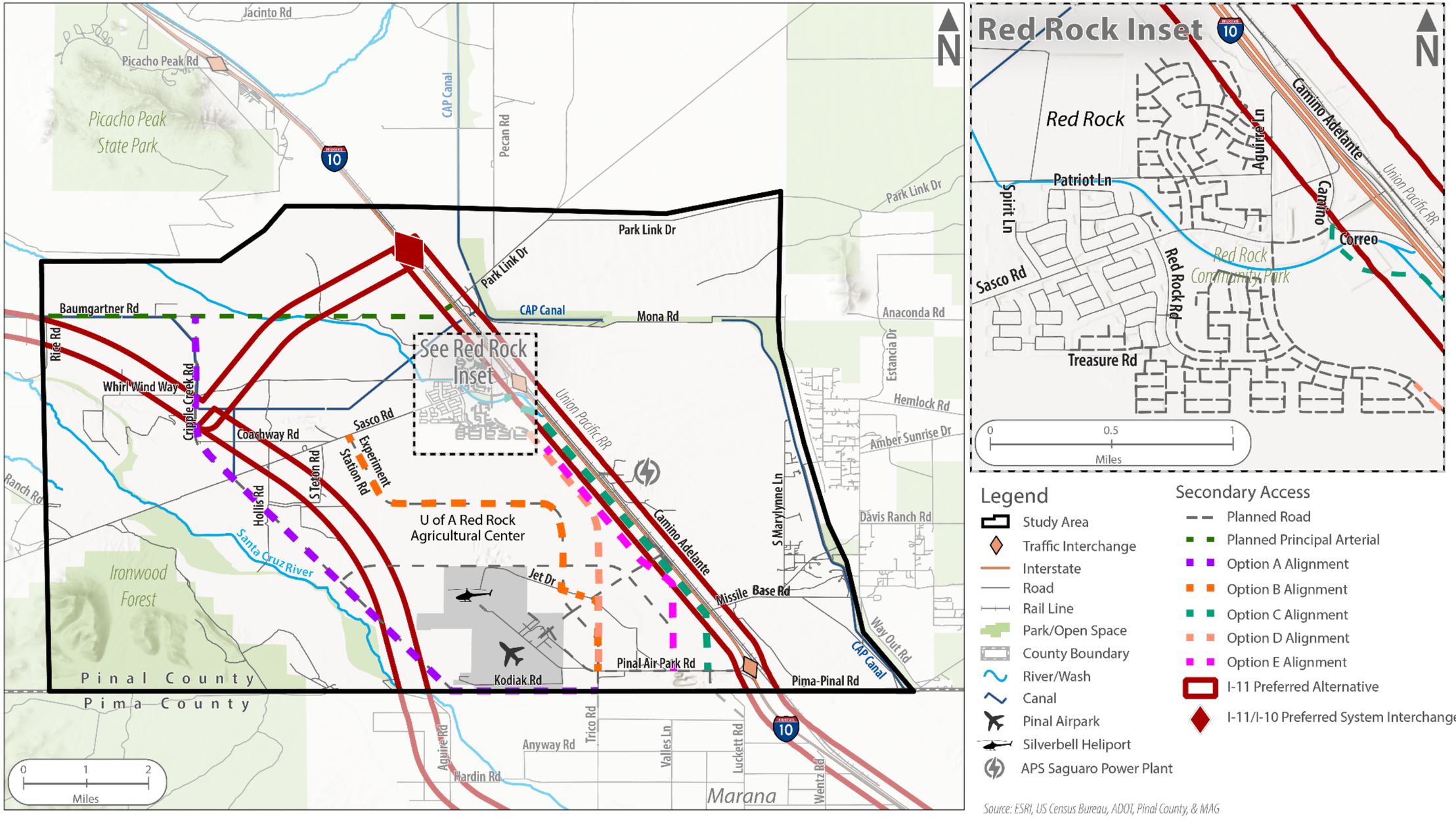
- Interstate – includes I-10 within and outside of the study area.
- Parkway – Park Link Drive is the only designated Parkway which provides access to State Route 87 to the east.
- Principal Arterial – includes Pecan Road and parts of Pinal Airpark Road.
- Minor Arterial - Sasco Road within the Red Rock Community and Trico Road the only minor arterial.
- Minor/Major Collector – includes Red Rock Road, Missile Base Road, and parts of Pinal Airpark Road.
- Local Streets/Paved-All Weather Public Access – all other roads in the study area are currently classified as local roads.

Figure 3-50: Roadway Functional Classification Map



Source: ESRI, US Census Bureau, ADOT, Pinal County, & MAG

Figure 4-1: Secondary Access Alternative Route Options



Source: ESRI, US Census Bureau, ADOT, Pinal County, & MAG

Evaluation of Secondary Access Alternative Route Options

To determine a preferred alignment for the secondary access route, a series of evaluation criteria and scoring system was developed to evaluate and measure the performance of the five options. The evaluation criteria were crafted to be diverse in nature through the combination of quantitative and qualitative measurements.

Prior to the preparation of the evaluation criteria, a SWOT (strengths, weaknesses, opportunities, and threats) analysis was conducted to systematically compare the five secondary access alternative route options amongst each other. A SWOT analysis is a well-known technique for informing and steering strategic studies. It included identification of internal and external factors for achieving the task objective. SWOT is helpful when used to identify, evaluate, and convert weaknesses into strengths, as well as threats into opportunities. SWOT matrices have several applications including strategic decision-making applications. The results of the SWOT analysis are shown in Table 4-2 through Table 4-6.

The second step was to develop evaluation criteria and a scoring system. In developing the evaluation criteria, the purpose was to identify metrics of roadway performance to measure the operational and environmental qualities of the proposed secondary access roadway alignments. The evaluation criteria were developed to analyze the secondary access roadway route options and provide insights to the specific impacts each option could pose to the study area. Each criterion has an associated description and approach for clear definition and its potential impacts to assess the criteria. The following seven evaluation criteria – in no particular order of importance – were used to measure and compare the options:

1. Construction Cost – using planning-level cost estimates, a construction cost to implement each secondary access roadway option was prepared. For this evaluation, a per-mile cost estimate for a major collector roadway was used (i.e., all of the 5 options are considered to be a major collector roadway). Per Pinal County's *Subdivision & Infrastructure Design Manual*, a major collector consists of two travel lanes with a continuous two-way center left turn lane, bike lanes, and sidewalks within an 80-foot right-of-way footprint. The cost estimate does not include any costs related to the acquisition of right-of-way. For a planning-level, detailed per mile cost estimate for each roadway type, see Table 4-12.
2. Right-of-Way Impacts – assuming an 80-foot right-of-way footprint is required to construct a major collector (the minimum right-of-way requirement per Pinal County's *Subdivision & Infrastructure Design Manual*), a linear calculation of right-of-way impacts was used to evaluate each of the secondary access roadway options. This evaluation criteria determines which alternative would have the smallest and largest amount right-of-way acreage needed by multiplying the assumed right-of-way footprint by the length of the options and presented in acres.
3. Physical/ Natural feature Impacts – based on the results of the SWOT analysis, a qualitative approach was used to determine potential impact to physical and natural features for each option. This included impacts to existing bridge/drainage structures and needs for new bridge/drainage structures, assessment of the potential environmental impacts by identifying any alternatives with potential environmental impacts (sensitive areas, etc.), and assessment of potential utility impacts.
4. Access/ Connectivity - based on the results of the SWOT analysis, a qualitative approach was used to determine the potential benefit of local and regional access/connectivity with existing and planned roads within and around the study area, as well as the level of access between the Red Rock Community and Pinal Air Park.

5. Integration with Existing and Future Land Use - based on the results of the SWOT analysis, a qualitative approach was used to evaluate each of the secondary access roadway options and their specific integration and relationship to existing and planned land use classifications.
6. Travel Time – applying the typical design speed for a major collector road of 35 miles per hour (MPH), a linear travel time calculation was used to determine to the total travel time to traverse each of the secondary access roadway options.
7. Stakeholder/Public Support – during the second round of public and stakeholder coordination, this evaluation criteria considers stakeholder and public input on the support or ranking of the secondary access roadway options. A range of stakeholder and public outreach efforts will be conducted after the completion of *Working Paper #2 - Preliminary Recommendations Report* to encourage public and stakeholder engagement required for this evaluation criteria.

The evaluation criteria, which were developed in coordination with Pinal County Staff, inform the selection of the preferred secondary access alternative route.

Extensive evaluation of the secondary access roadway options was conducted to gain deeper understanding of each alternative in the study area. The goal was to systematically evaluate each option in relation to one another while determining which secondary access roadway option provides the most benefit with minimal impacts.

All five secondary access roadway options were evaluated for each of the seven evaluation criteria and the findings are documented in an evaluation matrix for fair comparative scoring in Table 4-7. The scoring for each evaluation criterion was based on the rating scale described below. The scores for each secondary access roadway option were then added to get an overall score.

The scoring system was developed in line with the number of total secondary access alternative route options. The evaluation scale progresses from five to one where five represents the greatest positive impact or value and one representing the lowest impact or value. As a result, a secondary access roadway option can receive a score from one (lowest score) to five (highest score) based on the results of each criterion. Thus, the maximum amount of points an option could receive is 35 points. The symbology used to rate the evaluation of each criterion is shown below in Figure 4-2.

Figure 4-2: Scoring System

1	No Positive Impact/Value
2	Limited Positive Impact/Value
3	Minimal Positive Impact/Value
4	Positive Impact/Value
5	Significant Positive Impact/Value

Table 4-2: SWOT Analysis Results - Secondary Access Alternative Route Option A

Option A

Strengths	Weakness
• Provides an alternative route to bypass the Red Rock Community • Provides direct access to future single-family residential to the north, northwest, and western portion of the study area and planned commercial land uses located near Baumgartner Road that will be a future Principal Arterial. • Would be located away from current Red Rock residential community, minimizing current air and noise impacts.	• Route is somewhat redundant to the planned I-11 alignment and may not be necessary. • Currently a roadway does not exist, therefore ROW acquisition and construction costs are likely to be higher. • The alternative alignment would result in the longest travel time if re-routing traffic from I-11 was needed. • For rerouting of I-10 traffic, would add additional heavy commercial and interstate traffic on top of PNP Materials Rock Quarry traffic to Pinal Airpark Road and require potential capacity improvements at the intersection of Trico Road and Kodiak Road. • This option does not provide direct access to the Red Rock Community • Improvements would require near-term upgrades to Baumgartner Road and extension of Baumgartner Road to I-10 to complete an I-10 detour route
Opportunities	**Threats**
• Creates a connection with proposed I-11 • Will provide direct access between future commercial development, mixed-use residential and the Pinal Airpark. • Roadway could cater to future, local commercial truck traffic if planned employment land uses are established (and if I-11 did not come to fruition).	• Locations where the secondary access roadway would intersectI-11 which would result in the need for mitigation of at-grade crossings, significantly increasing the cost of the roadway • Although the option does not cross the Santa Cruz River, the proposed roadway traverses within the Santa Cruz River floodplain and could create undesirable regulatory and/or environmental impacts that would need to be mitigated • The proposed route is in close proximity to the Ironwood Forest National Monument and may have negative visual impacts to viewsheds and recreational areas • The alignment would pass near or across the CAP Canal requiring mitigation of impacts and additional design considerations.

Table 4-3: SWOT Analysis Results - Secondary Access Alternative Route Option B

Option B

Strengths	Weakness
• Has minimal impacts to agriculture or future development • Is routed away from existing and planned residential communities for minimal air and noise impacts	• This option does not provide direct access to the Red Rock Community • Does not provide an efficient alternate route of I-10 as the alignment would require backtracking through the Red Rock Residential Community • The route does not provide connection to a north-south facility • Would require costly improvements to Sasco Road for connectivity to the planned I-11 and existing I-10 to accommodate interstate traffic and increased heavy vehicle usage • Would require operational improvements to the intersection of Jet Drive and Pinal Airpark Road • Although some of the unpaved Experiment Station exists along this alignment, a large portion of the northwestern sections of the route would require ROW acquisition and developing of a new roadway • Is the second most circuitous route (longest length) for an I-10 alternate route compared to Option A further to the west • Roadway curvature would require a near 90-degree bend that would reduce speeds and potentially cause safety issues
Opportunities	**Threats**
• Takes advantage of existing Experiment Station Road for a portion of the route which could lower the construction cost and reduce the right-of-way acquisition required • Provides direct access to the University of Arizona Agricultural Center • Provides regional Trico Road access for north-south travel without using the interstate to access Marana • Provides direct access to future employment near and northwest of Sasco Road, Pinal Airpark, and planned High Intensity Activity Center near the Airpark • Provides an indirect connection to planned I-11 via Sasco Road	• Could bring additional heavy truck traffic and interstate traffic to Pinal Airpark Road in the vicinity of PNP Materials rock quarry • Could encourage interstate and heavy truck traffic to pass through Red Rock residential area during I-10 closures and bypass operations

Table 4-4: SWOT Analysis Results - Secondary Access Alternative Route Option C

Option C

Strengths	Weakness
• Would reduce traffic/congestion on I-10 due to trip reassignments to this alternative route, would minimize merging onto the mainline of I-10, potentially minimizing delay and providing safety enhancement • Has minimal to no intersecting roadways, leading to efficient traffic flows and minimal intersection enhancements • Located within existing ADOT ROW • Minimizes air and noise impacts to undisturbed areas due to following an alignment parallel to I-10 • Area has been studied within the I-11 Environmental Impact Statement (EIS), therefore adverse environmental impacts may have already been identified • Doesn't require I-10 alternate route traffic to pass through Red Rock residential area, but provides convenient access to Red Rock residential area, the Red Rock interchange, and the Pinal Airpark Road Interchange	• This option does not provide direct access to the Red Rock Community • Would create increased turning movement and volumes in the vicinity of PNP Materials rock quarry • A roadway does not currently exist for this alignment which could lead to higher construction costs • Does not facilitate additional access to the plannedI-11 or planned employment land uses to the west of the roadway alignment • Due to its location within existing ADOT ROW, lengthy and costly NEPA environmental study and regulatory clearances would be necessary • Alignment yields little benefit to enhancing access and catalyst to economic development of vacant ASLD lands to the west due to limitations of crossing existing gas line easement from ADOT ROW.
Opportunities	**Threats**
• Provides additional emergency vehicle and alternate route option in the event of an emergency or closure of I-10 • Provides the most direct route for an I-10 alternate route in the event of a closure • Provides relatively direct access to Pinal Airpark and direct access to future employment in the vicinity of Pinal Airpark	• May impact Camino Correo interchange operations in a negative manner • Would require a new connection triggering a partial redesign with of the I-10/Pinal Airpark interchange due to close proximity of any new intersection to the interchange

Table 4-5: SWOT Analysis Results - Secondary Access Alternative Route Option D

Option D

Strengths	Weakness
• Would reduce traffic/congestion on I-10 due to trip reassignments to this alternative route, would minimize merging onto the mainline of I-10, potentially minimizing delay and providing safety enhancement • Doesn't directly connect to the Camino Correo or Pinal Airpark Interchange, therefore would not impact interchange operations directly • Alignment provides enhanced roadway access for employment/economic development opportunities to ASLD lands in proximity to Pinal Airpark. • Shortest roadway segment of all options, thus more cost-effective construction cost	• Is the third most direct I-10 detour route after options C and E • This option would direct interstate traffic and heavy truck traffic through the Red Rock Residential Community • A roadway does not currently exist for this alignment which would lead to higher construction costs • Does not provide additional access to the future I-11 or future employment in the northwest portion of the study area
Opportunities	**Threats**
• Would provide direct access to planned High Intensity Activity Center near Pinal Airpark and commercial activities around the airpark • Northern segment alignment of Option D to planned southerly extension of Aguirre Lane is consistent with amended Red Rock TIA and Aguirre Lane Access Study recently approved by Pinal County • Ideal alignment avoiding utility conflicts with existing gas line easement and providing direct, enhanced roadway accessibility and a catalyst for economic development of ASLD lands to the west of this alignment • Would provide enhanced regional connectivity by providing direct access to Trico Road and areas to the south including Marana • Connection to Trico Road is consistent with roadways contemplated in the Pinal Airpark PAD • Would provide additional access to the Pinal Airpark Loop Road • Would provide additional access to Jet Drive • Provides additional emergency vehicle access in the event of an emergency or closure on I-10, though less desirable than options C and E.	• Would require operational enhancements to the intersections of Pinal Airpark Road, Jet Drive and the Pinal Airpark Loop • Would create increased turning movement and volumes in the vicinity of PNP Materials rock quarry and on Pinal Airpark Road

Table 4-6: SWOT Analysis Results - Secondary Access Alternative Route Option E

Option E

Strengths	Weakness
• Would reduce traffic/congestion on I-10 due to trip reassignments to this alternative route, would minimize merging onto the mainline of I-10, potentially minimizing delay and providing safety enhancement • Doesn't directly connect to the Camino Correo or Pinal Airpark Interchange, therefore would not impact interchange operations directly • Second shortest roadway length, second shortest cost • Southernmost segment alignment and intersection location with Pinal Airpark Rd. is consistent with roadway contemplated in the Pinal Airpark PAD.	• Is the second most direct I-10 detour route after option C • This option would direct interstate traffic and heavy truck traffic through the Red Rock Residential Community • A roadway does not currently exist for this alignment which would lead to higher construction costs • Does not provide additional access to the future I-11 or future employment in the northwest portion of the study area
Opportunities	**Threats**
• Northern segment alignment of Option E to planned southerly extension of Aguirre Lane is consistent with amended Red Rock TIA and Aguirre Lane Access Study recently approved by Pinal County • Ideal alignment avoiding utility conflicts with existing gas line easement and providing direct, enhanced roadway accessibility and a catalyst for economic development of ASLD lands to the west of this alignment • Would provide access to future High Intensity Activity Center near Pinal Airpark and commercial activities around the airpark, but not as effectively as Option D • Provides additional emergency vehicle access in the event of an emergency or closure on I-10, but not as desirable as Option C. • \Would provide additional access to the Pinal Airpark Loop Road, but not as good as Option D	• Would require operational enhancements to the intersections of Pinal Airpark Road, and the Pinal Airpark Loop • Would create increased turning movement and volumes in the vicinity of PNP Materials rock quarry and on Pinal Airpark Road

Evaluation Criteria Results

Table 4-7 shows the results across the seven evaluation criteria and closes with the overall score for each secondary access alternative route option.

Secondary access alternative route Option D is the highest scoring option receiving a total of 33 points, while Option E is the second highest scoring option receiving 28 points. Secondary access alternative route Option A received the fewest points totaling at just nine points while Option B received the second fewest points scoring a total of 16 points.

Table 4-7: Evaluation Criteria Results

Evaluation Criteria	Option A	Option B	Option C	Option D	Option E
Construction Cost	$52,636,200	$36,276,300	$36,987,600	$29,163,300	$30,585,900
	○ 1	◑ 3	◑ 3	● 5	◕ 4
Right-of-Way Impacts (Acres)	71.8	49.5	50.4	39.8	41.7
	○ 1	◑ 3	◑ 3	● 5	◕ 4
Physical/ Natural feature Impacts	Qualitatively Scored Based on the Results of the SWOT Analysis				
	○ 1	◔ 2	◕ 4	◕ 4	● 5
Access/ Connectivity	Qualitatively Scored Based on the Results of the SWOT Analysis				
	○ 1	◔ 2	● 5	● 5	◕ 4
Future Land Use/Projected Development	Qualitatively Scored Based on the Results of the SWOT Analysis				
	◑ 3	○ 1	◑ 3	◕ 4	◕ 4
Travel Time	12.7 minutes	8.7 minutes	8.9 minutes	7.0 minutes	7.4 minutes
	○ 1	◑ 3	◑ 3	● 5	◕ 4
Stakeholder & Public Support	To be Determined through Forthcoming Stakeholder and Public Outreach				
	○ 1	◔ 2	◕ 4	● 5	◑ 3
Total Score	9	16	25	33	28
Rank	5	4	3	1	2

Based on the overall alternative evaluation results of the five secondary access roadway options applying the seven evaluation criteria, secondary access alternative route Option D is the preferred secondary access roadway alignment to connect the Red Rock Community to Pinal Air Park. This Option D performed best in five of the seven evaluation criteria with the lowest cost estimate at $29.1M, the smallest right-of-way impact of 39.8 acres, the shortest travel time of seven minutes, and having the highest degree of both local and regional access and connectivity, and overall access to Pinal Air Park from the Red Rock Community. Secondary access alternative route Option D was also selected as the preferred option though collected stakeholder and public input.

Recommended Roadway Network & Functional Classification

Based upon the analysis and findings of the previous Sections and public and stakeholder input, a series of recommended future roadways and functional classification system of collector and arterial roadways have been developed and summarized in this section. This section also includes planning-level cost estimates on a per-mile and per lane-mile basis for each roadway type have also been included for all recommended roadway facilities and functional classifications.

Recommendations Development, Approach, & Justification

The preparation of the proposed future roadway network and functional classifications included a multi-faceted approach which included the results and findings from the analyses, considering existing and planned land uses, current and projected socioeconomic conditions, and travel patterns and behaviors including current and projected traffic volumes, LOS, and recent origin/destination and commute pattern results.

A comparison to existing Pinal County functional classifications was conducted with the above elements of the Red Rock SATS study area to determine if recommendations/adjustments to existing classifications may be warranted. As a result, travel demand analysis showed most of the existing and previously planned roadways within the study area should have the capacity to adequately support the projected population and employment growth and corresponding projected traffic volumes through 2030 and 2040 – the two planning horizon year thresholds used for this study; However, there are two exceptions to this general rule - Camino Adelante north of Red Rock I-10 TI and south of Missile Base Road, and the on- and off- ramps of the Red Rock I-10 TI show an undesirable LOS under both the 2030 and 2040 growth scenario. Given Camino Adelante is a traditional I-10 frontage road, and that the Red Rock TI is undergoing a modernization re-design (see *Future I-10/Red Rock Traffic Interchange Modernization*), therefore no functional classification adjustments were recommended to the Camino Adelante or the Red Rock TI facilities.

In conclusion, the analysis and findings resulted in no warranted modifications to the existing functional classification designations on the current and previously planned arterial and collector roadways to support project growth through 2040.

However, a series of new roadways – in conjunction with functional classification modifications to existing roadways - have been recommended to adequately support the ultimate built-out condition of the Red Rock SATS study area, represented in the future land use plan in Error! Reference source not found.. The future land use plan is based on a build-out scenario that is not tied to a specific planning horizon per se (i.e., 2030 or 2040). Refer to *Section 3 – Existing & Future Conditions Inventory & Assessment* for a detailed inventory and analysis of the future land use plan.

Future Roadway Network & Functional Classification Recommendations

The proposed future roadway network and functional classification designations are a combination of recommended capacity upgrades to existing roadways, previously planned roads prior to this study, and newly developed arterial and collector roads to support the built-out condition. All newly recommended arterial and collector roadways lie on section and mid-section lines, and all existing roadway upgrade recommendations are located on current, unpaved local roads. The previously planned roadways, newly recommended roadways, and the existing roadways recommended for increased capacity and their corresponding proposed functional classification are illustrated in Figure 4-3. These Roadways include:

- Baumgartner Road, from I-10 to beyond the west boundary of the study area, is a previously planned road from Pinal County's *Regionally Significant Routes for Safety and Mobility* (RSRSM) with a functional classification of Principal Arterial. This connection would provide another option for east-west connectivity though the study area. Currently an unpaved County maintained roadway, Baumgartner Road would become a paved, four-lane roadway with a future right-of-way width of 150 feet. With the proximity to the planned I-11 and I-10 connecter, a TI at this location is unlikely, and the Baumgartner Road/ Park Link Drive connection would need to be facilitated via an overpass or underpass. This proposed road would also support planned adjacent single- and multi-family residential development and a commercial/office node near the intersection of Baumgartner and Cripple Creek Road.
- I-11 is a federally planned facility with projections to traverse through the study area in one of two options: (1) be co-located with I-10 until just north of Park Link Drive, and then follow its own corridor to the northwest, or (2) follow its own corridor through the western portions of the study are with an I-10 connector just north of Park Link Drive. As Figure 4-3 illustrates, the West Option of the I-11 Selected Corridor Alternative traverses the Red Rock SATS Study Area by travelling on the west side of the Pinal Airpark and crossing Sasco Road to the west of the Red Rock residential community. The East Option is cosigned on I-10 in the Red Rock SATS study area until north of Park Link, where the corridor turns southwest to connect to the single I-11 Selected Corridor Alternative that continues north to Casa Grande on the west side of Picacho Peak State Park. Three potential locations for I-11 TIs at the proposed future roadway network are illustrated in Figure 4-3, including Baumgartner Road, Sasco Road, and an unnamed road from the Pinal Air Park Planned Area Development (PAD).
- The Pinal Air Park PAD (published June 2018) resulted in a preferred land use plan that included a preliminary proposed surface street network to complement the land use plan. These previously planned roadways are all unnamed and located south of Sasco Road and adjacent to Pinal Air Park. The Pinal Air Park PAD identifies a TI between Pinal Airpark Road and the Red Rock TI as identified in the Town of Marana General Plan. The TI spacing meets the two-mile minimum spacing as required by ADOT. In addition, there are three planned major arterial roadways, (1) that follows the Experiment Station Roadway alignment then traversing east and meandering south to connect to Trico Road, (2) another traversing west from Trico Road to then connect to Sasco Road adjacent to the Santa Cruz River Basin, and (3) one traversing from Pinal Air Park Road to the west to ultimately connect with another planned road on the west side of Pinal Air Park. These roads would have two travel lanes in each direction, a two-way left turn, and bike lanes with a 110-foot right-of-way footprint. There is one planned principal arterial would have 150 feet of right-of-way with three travel lanes in each direction with bike lanes.
- There are a series of newly planned roads and recommended upgrades to existing roads north of Sasco Road which include two new major arterials, (1) north of the current Experiment Station Road alignment, and (2) a new road connecting the existing Cripple Creek Road to Sasco Road to connect to the planned Baumgartner Road. A portion of this new road would include upgrading the existing Cripple Creek Road. There are also three newly planned major collectors, (1) follows the existing Hollis Road alignment, (2) just west of the Red Rock Community, connecting to Baumgartner Road, and (3) east-west major collector connecting the Red Rock Community to Cripple Creek Road. There is also a recommendation to upgrade existing Coachway Road to a major collector. These minor arterial roadways would have two travel lanes in each direction, a two-way left turn, and bike lanes with a 110-foot right-of-way footprint, and the major collectors

would include one travel lane in each direction, a two-way left turn, and bike lanes with a 80-foot right-of-way footprint.

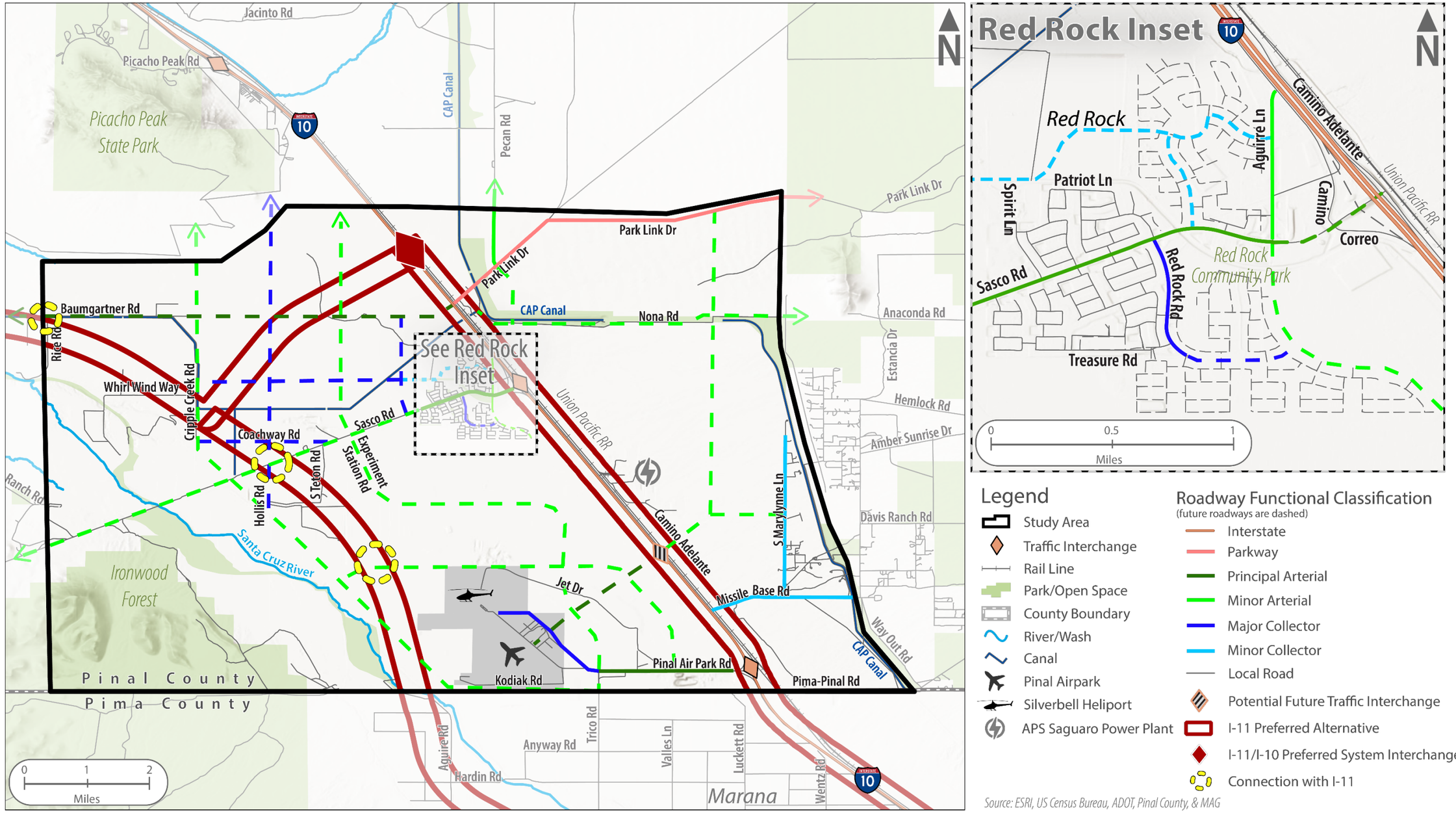
- Red Rock Community is master planned to expand with three new villages that include new local and collector roads. Red Rock Loop Road is planned to connect to Aguirre Lane and there is a planning minor collector north of Sasco Road. The major collectors would include one travel lane in each direction, a two-way left turn, and bike lanes with an 80-foot right-of-way footprint. The minor collector would include one travel lane in each direction with a 60-foot right-of-way footprint.
- East of I-10, Park Link Drive, from I-10 to the east beyond the study area limits, is a previously planned road from Pinal County's RSRSM with a has a functional classification of Parkway and is planned to expand in the future from its west terminus to the east to State Route 79. Currently an ARDP paved County maintained roadway, Park Link Drive would become a paved, four lane roadway with a future right-of-way width of 200 feet.
- East of I-10, there are also four other existing roads recommended to be upgraded based on the likely induced traffic increase as a result of the future land use plan – Two minor arterials, including Pecan Road north of Park Link Drive to beyond the study area, and Nona Road from Park Link Drive to the east beyond the study area. These roads would have two travel lanes in each direction, a two-way left turn, and bike lanes with a 110-foot right-of-way footprint. Two minor collectors, including Missile Base Road from Camino Adelante to the east, and Marylynne Lane to the north from Missile Base Road. These roads would include one travel lane in each direction with a 60-foot right-of-way footprint.
- East of I-10, there are also two newly planned unnamed roads, including one that travel east-west from the proposed I-10 TI north of Missile Base Road, and another that traverses north-south between the previously mentioned road and Park Link Drive. These roads are recommended to be minor arterials which would include two travel lanes in each direction, a two-way left turn, and bike lanes with a 110-foot right-of-way footprint.

Table 4-8 provides a summary of the overall length of the proposed future roadway network for each functional classification. In total, it is recommended that a total of 91.2 linear miles of arterial and collector roads to accommodate the built-out scenario of the future land use plan, which would equate to roughly 350.4 liner lane-miles. In the near-term, the Red Rock community is expected to develop a total of 14.8 new linear miles of local roads as the new village develop totaling 29.6 linear lane-miles.

Table 4-8: Length of Proposed Future Roadway Network

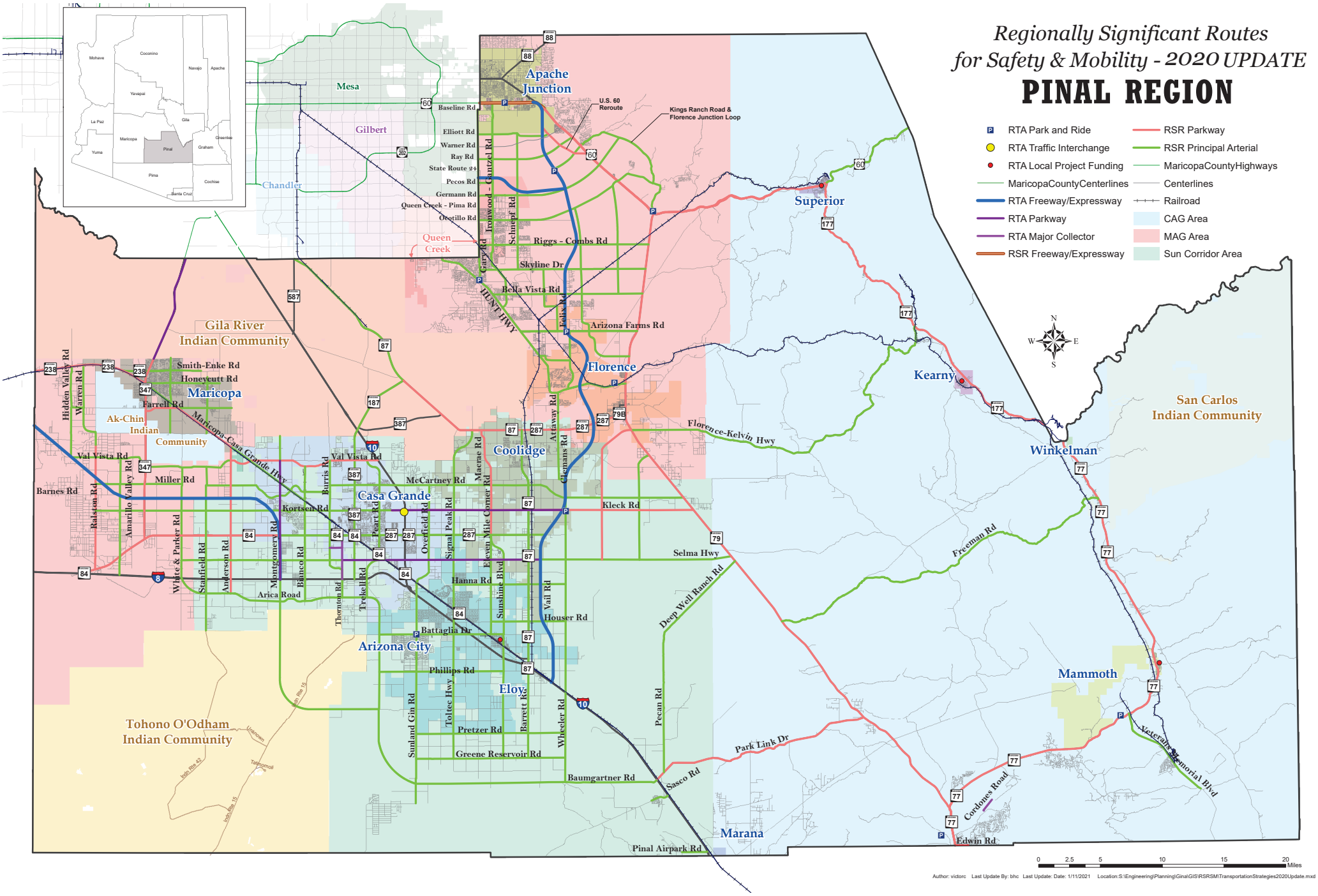
Functional Classification	Length of Proposed Roadways	
	Linear Miles	Linear Lane-Miles
Parkway	5.1	30.6
Principal Arterial	11.6	69.6
Minor Arterial	45.7	182.8
Major Collector	9.8	29.4
Minor Collector	19.0	38
Total	**91.2**	**350.4**
Local Road (Red Rock Village only)	14.8	29.6

Figure 4-3: Future Roadway Network & Functional Classification Recommendations



Source: ESRI, US Census Bureau, ADOT, Pinal County, & MAG

APPENDIX C – Copy of RSRSM Map


Regionally Significant Routes
for Safety & Mobility - 2020 UPDATE
PINAL REGION
RTA Park and Ride
RTA Traffic Interchange
RTA Local Project Funding
MaricopaCountyCenterlines
RTA Freeway/Expressway
RTA Parkway
RTA Major Collector
RSR Freeway/Expressway
RSR Parkway
RSR Principal Arterial
MaricopaCountyHighways
Centerlines
Railroad
CAG Area
MAG Area
Sun Corridor Area
Apache Junction
Mesa
Gilbert
Chandler
Queen Creek
Superior
Florence
Kearny
Winkelman
Coolidge
Casa Grande
Arizona City
Eloy
Maricopa
Marana
Mammoth
San Carlos Indian Community
Gila River Indian Community
Ak-Chin Indian Community
Tohono O'Odham Indian Community
U.S. 60 Reroute
Kings Ranch Road & Florence Junction Loop
Baseline Rd
Elliott Rd
Warner Rd
Ray Rd
State Route 24
Pecos Rd
Germann Rd
Queen Creek - Pima Rd
Ocotillo Rd
Riggs - Combs Rd
Skyline Dr
Bella Vista Rd
Arizona Farms Rd
Florence-Kelvin Hwy
Selma Hwy
Kleck Rd
Houser Rd
Battaglia Dr
Phillips Rd
Pretzer Rd
Greene Reservoir Rd
Baumgartner Rd
Pinal Airpark Rd
Smith-Enke Rd
Honeycutt Rd
Farrell Rd
Maricopa-Casa Grande Hwy
Val Vista Rd
Miller Rd
McCartney Rd
Kortsen Rd
Arica Road
Hanna Rd
Deep Well Ranch Rd
Freeman Rd
Park Link Dr
Sasco Rd
Cordones Road
Edwin Rd
Veterans Memorial Blvd
Author: victorc Last Update By: bhc Last Update: Date: 1/11/2021 Location:S:\Engineering\Planning\Ginal\GIS\RSRSM\TransportationStrategies2020Update.mxd

APPENDIX D – Trip Generation Outputs

Data Center
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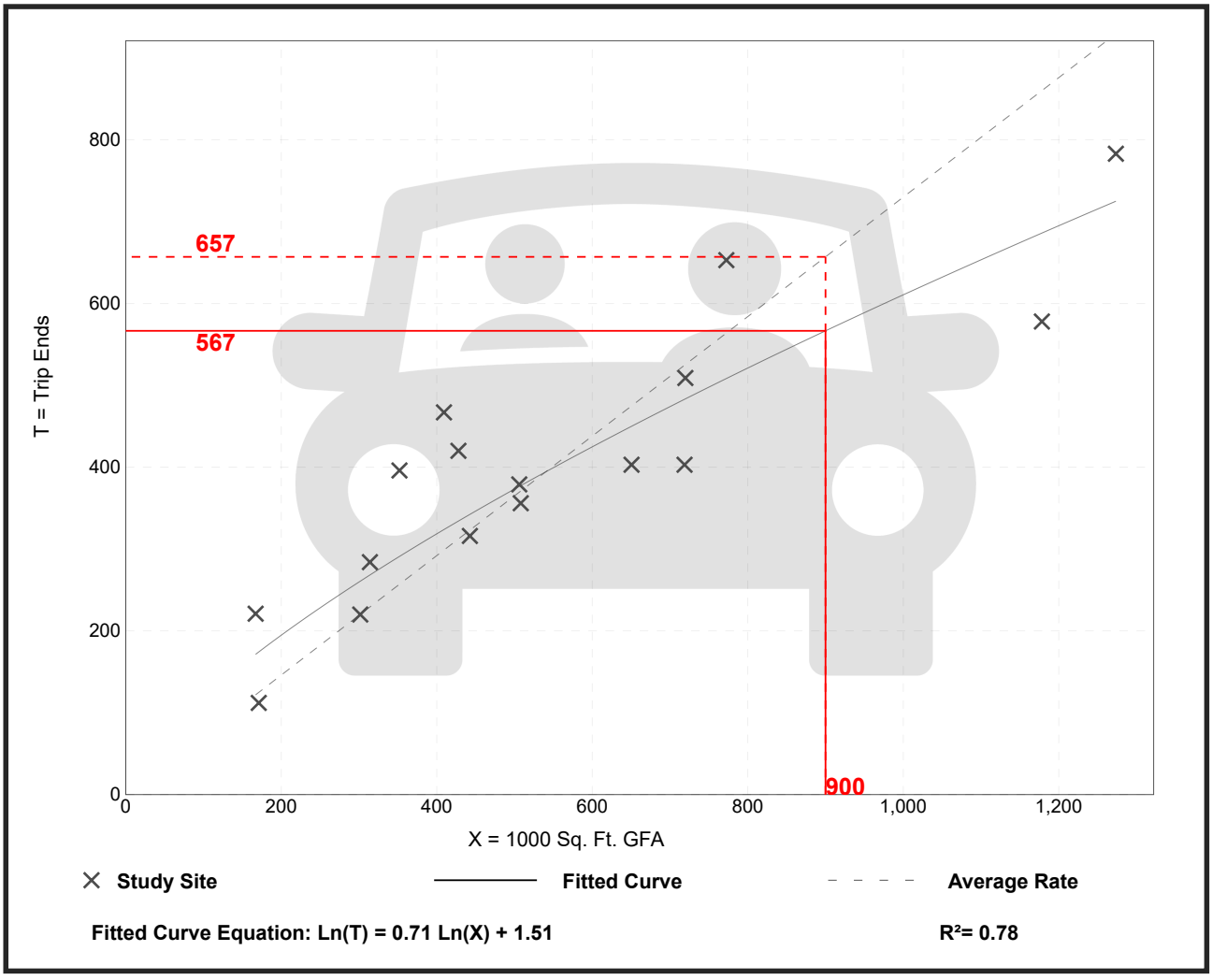
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



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Data Center
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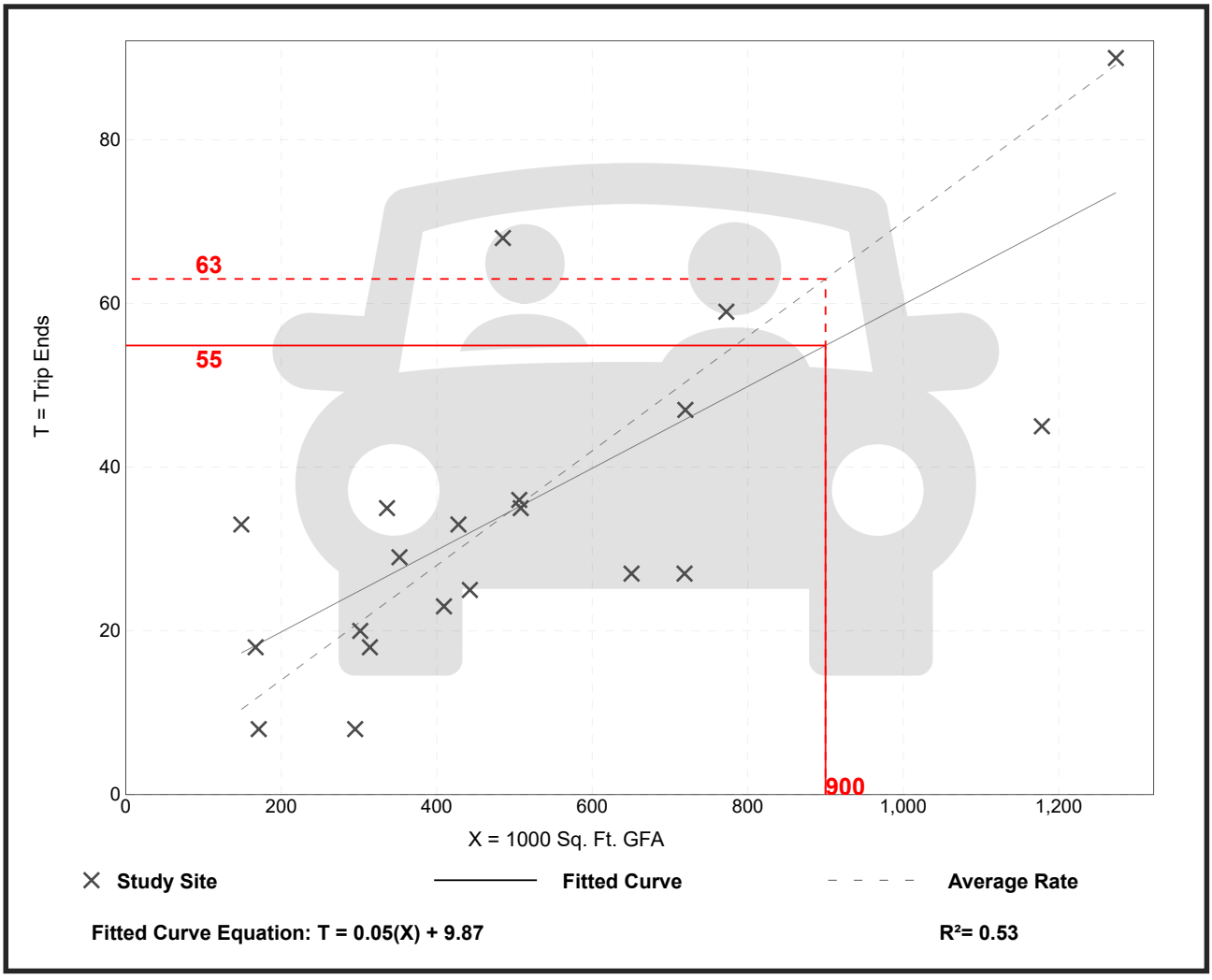
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 509
Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



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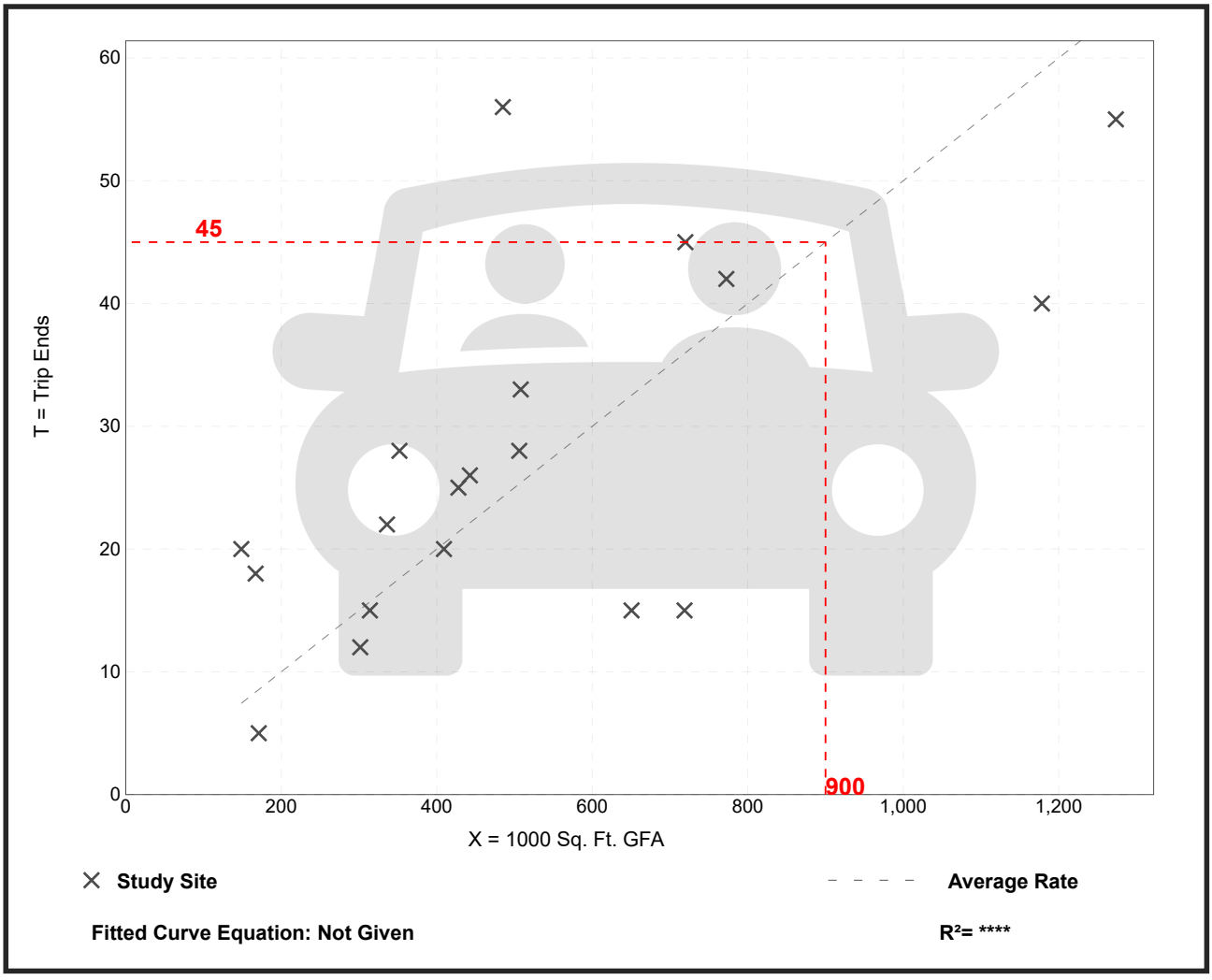
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 520
Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

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Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

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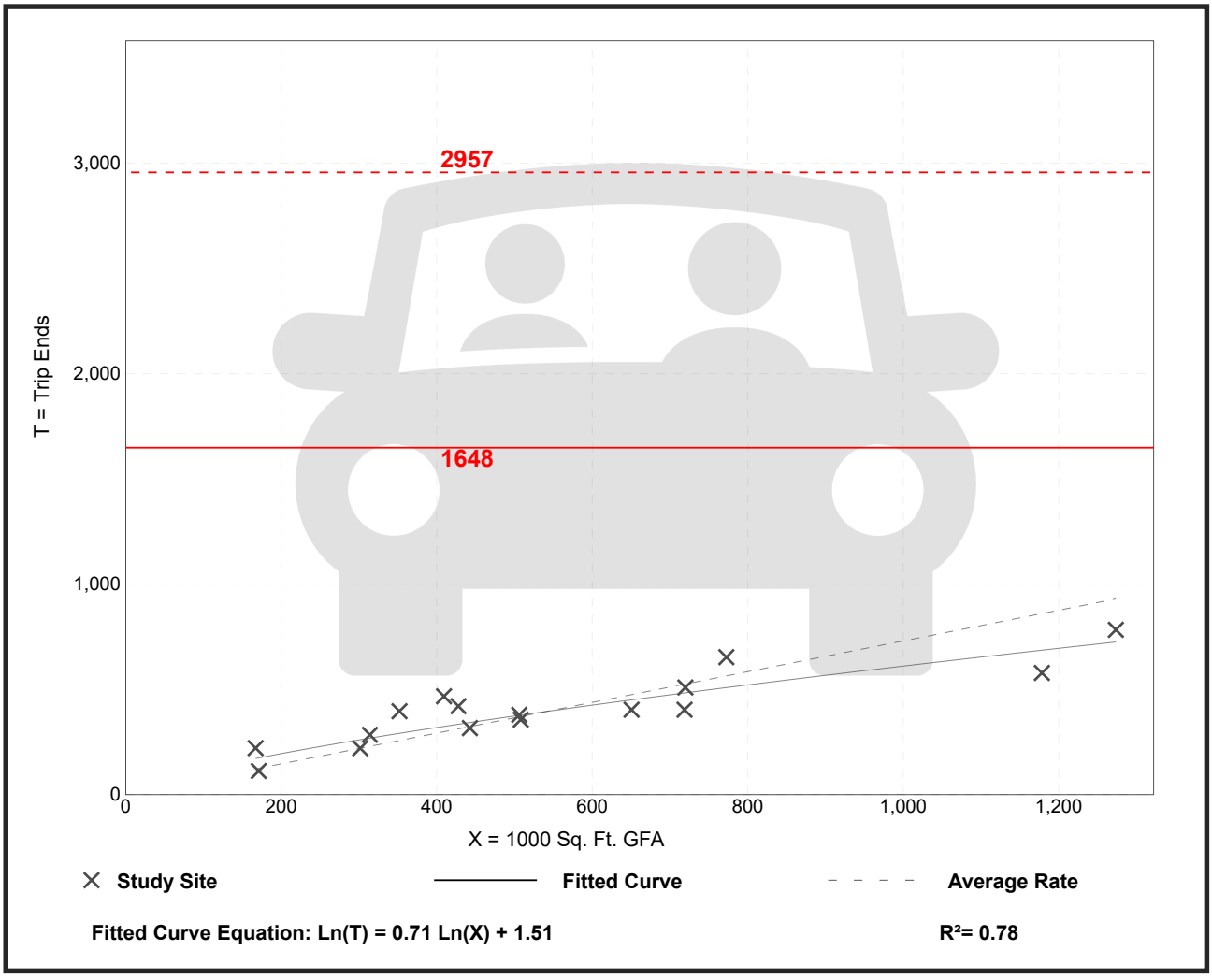

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On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 509
Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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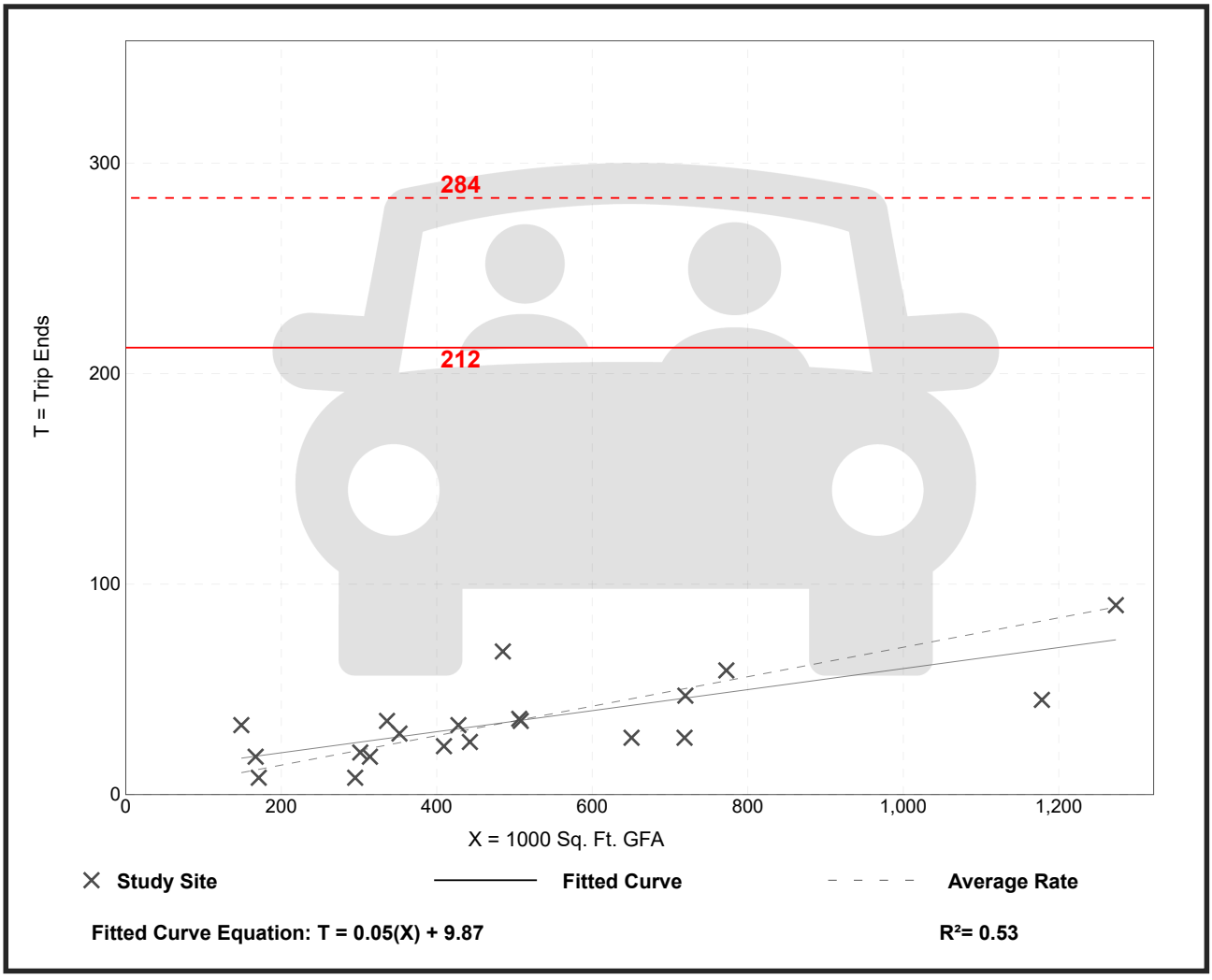

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Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 19
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Directional Distribution: 19% entering, 81% exiting

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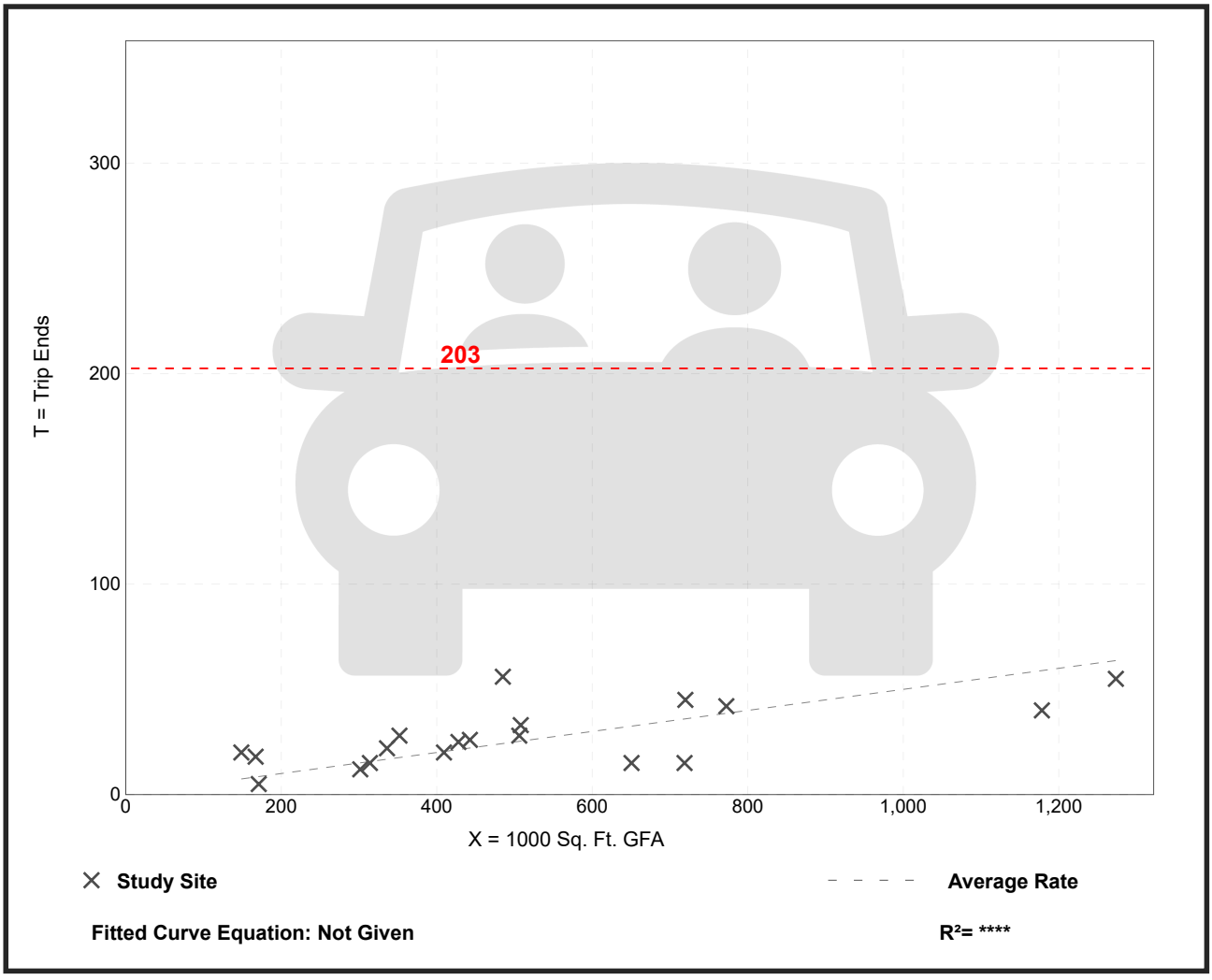

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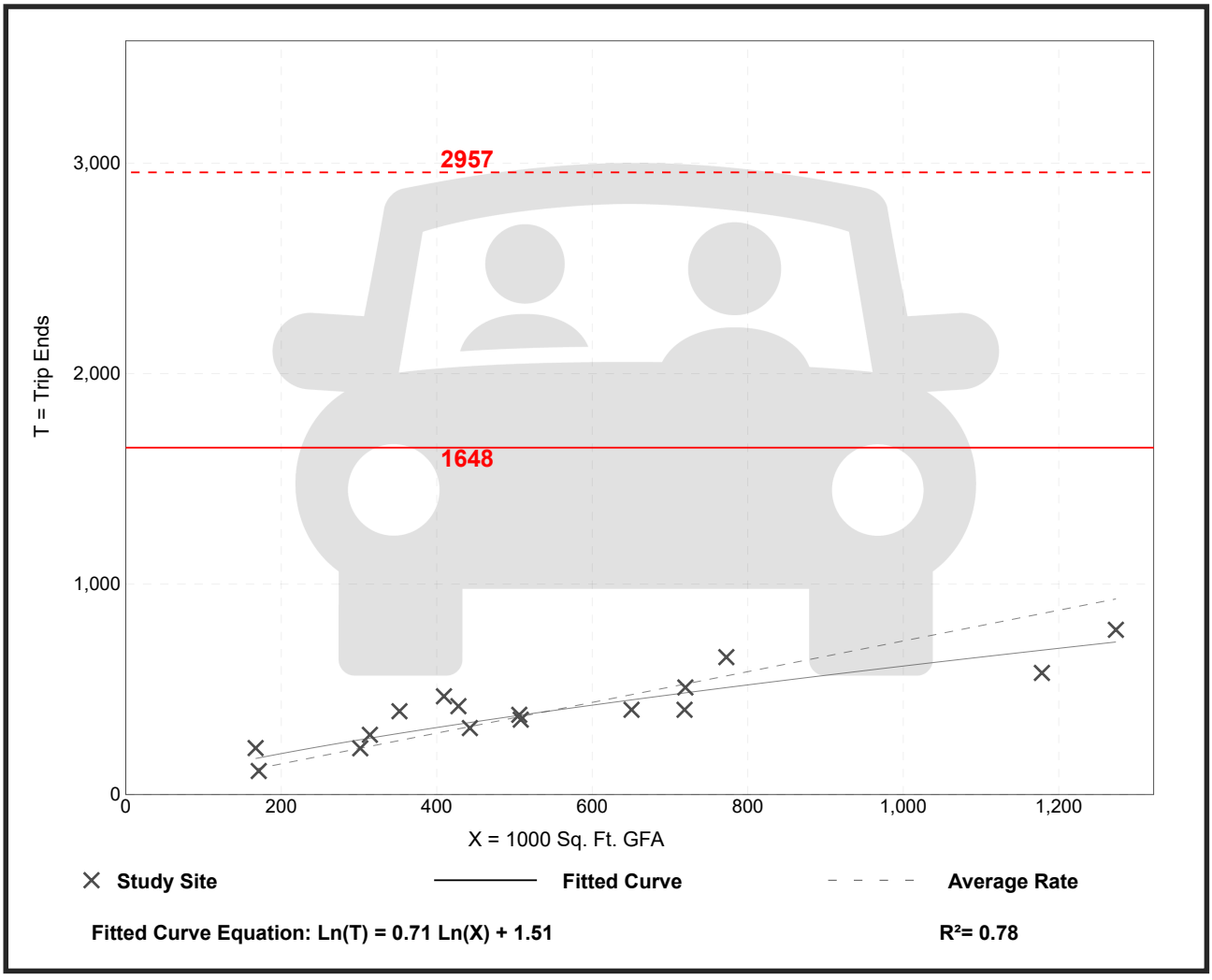

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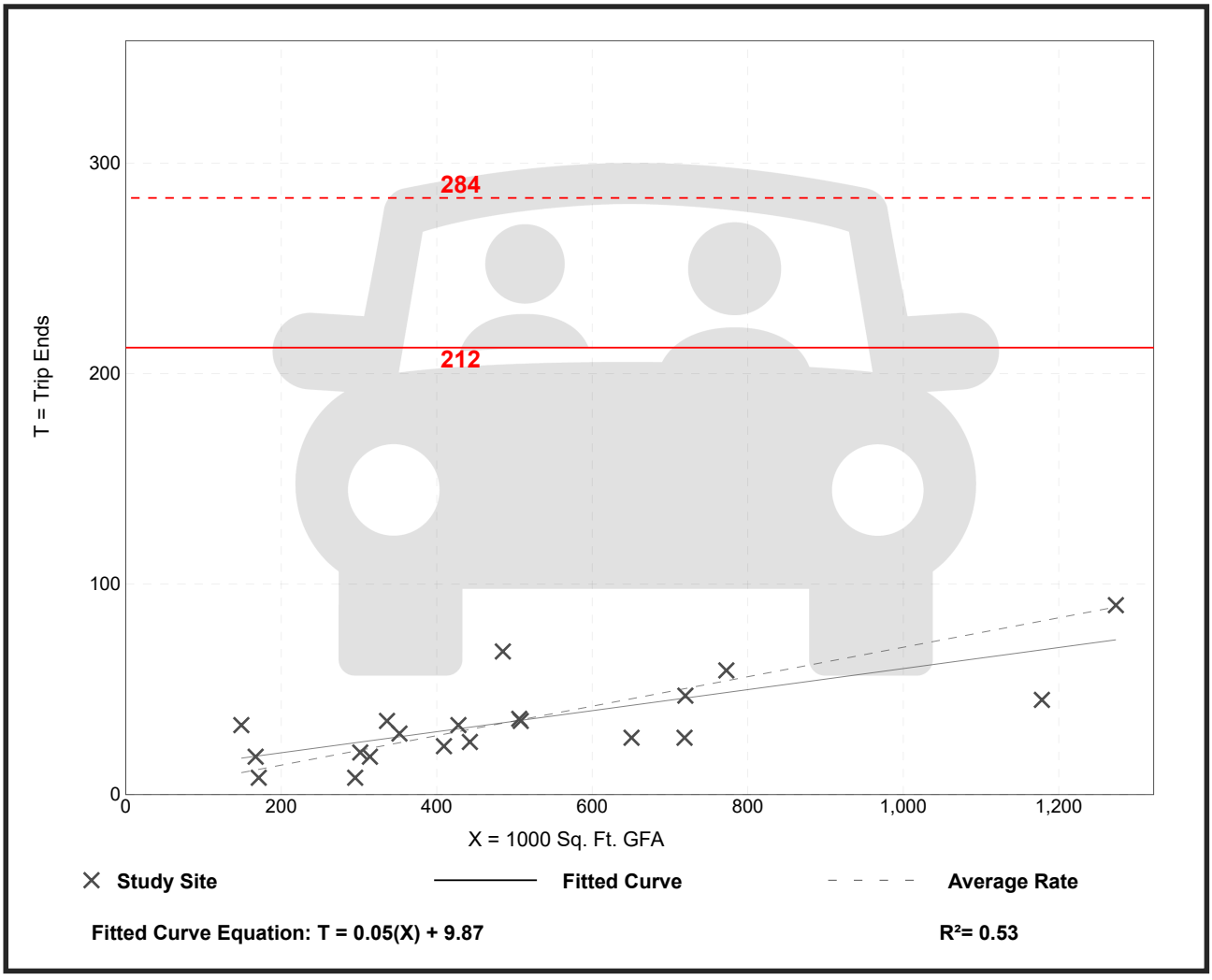

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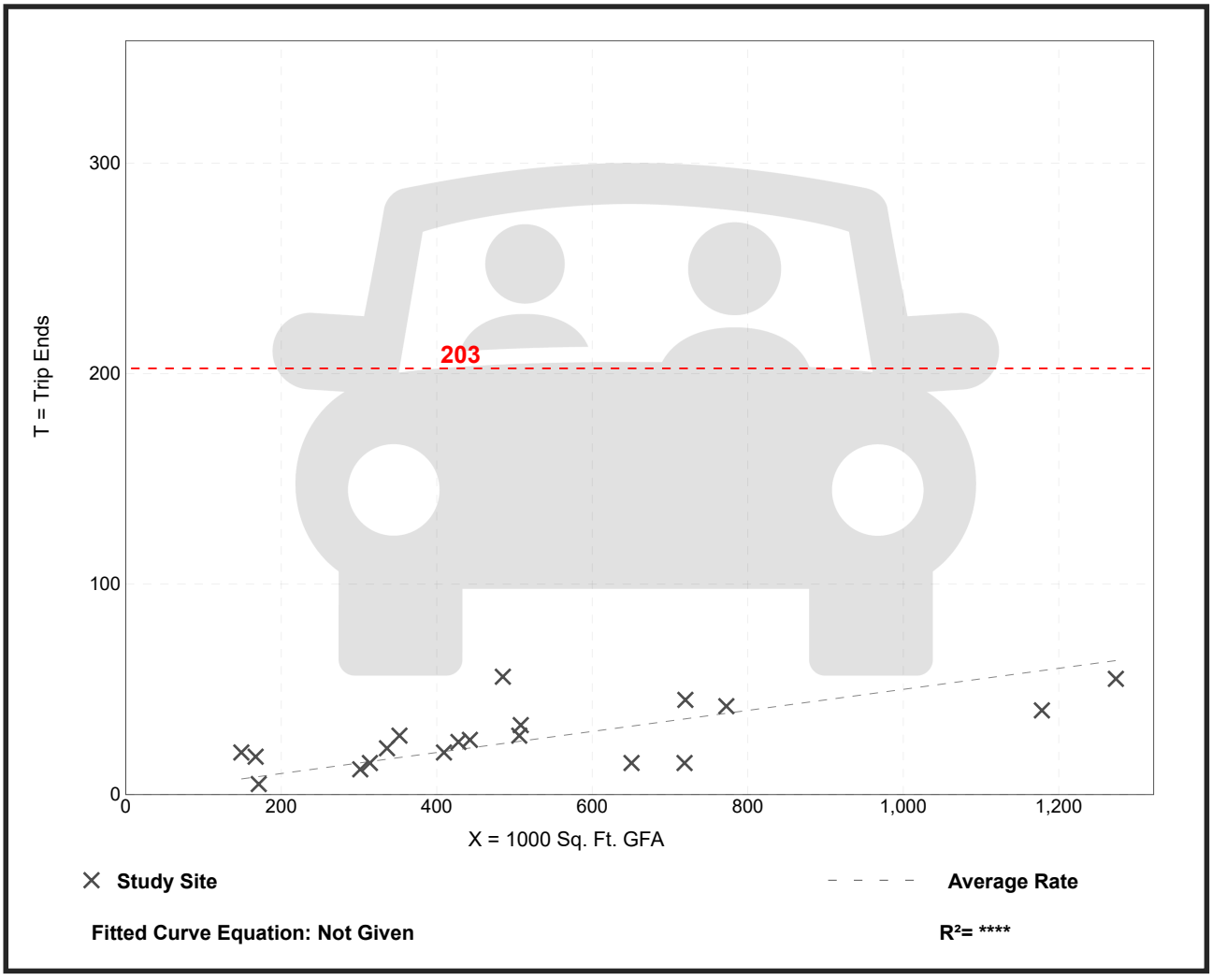

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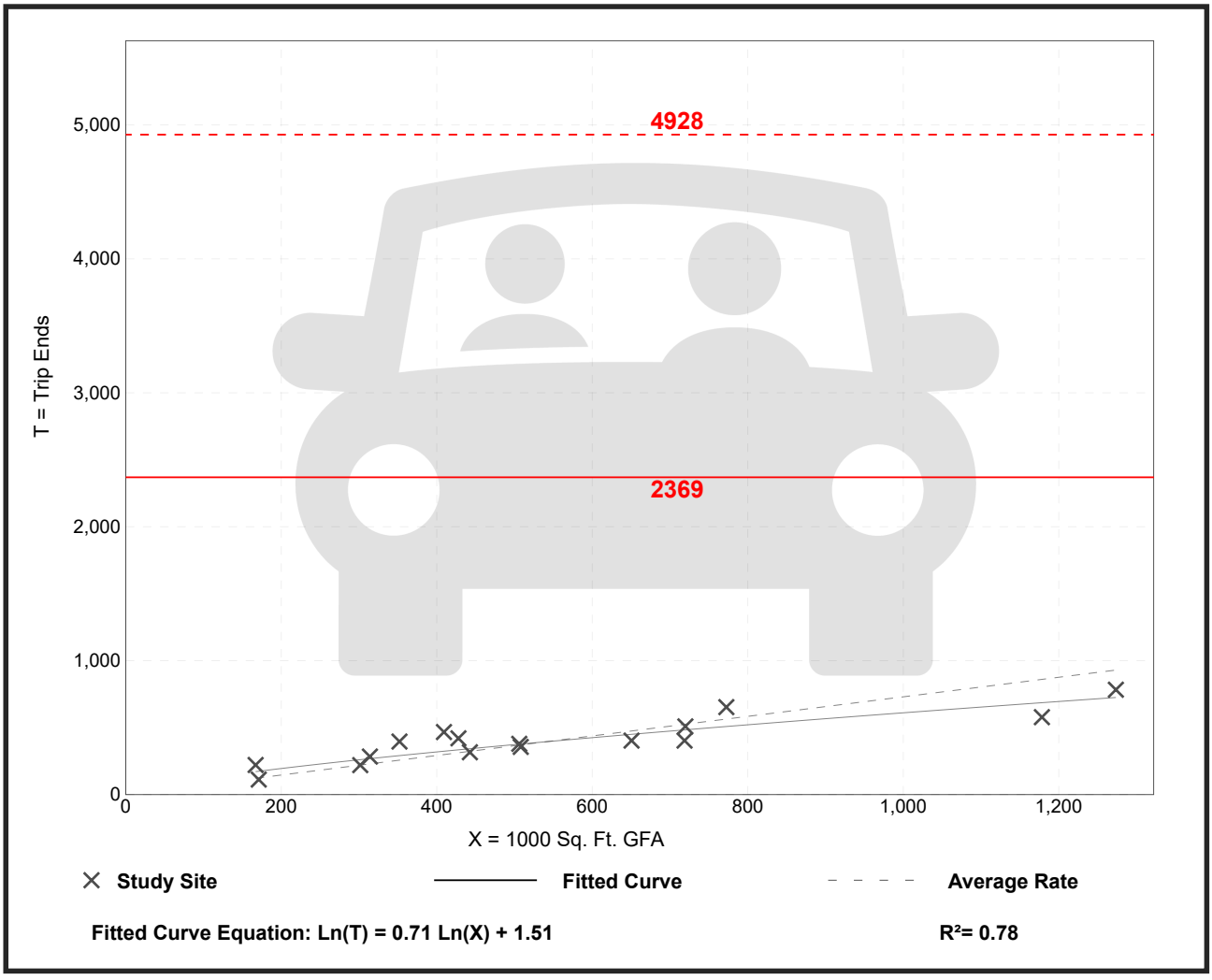

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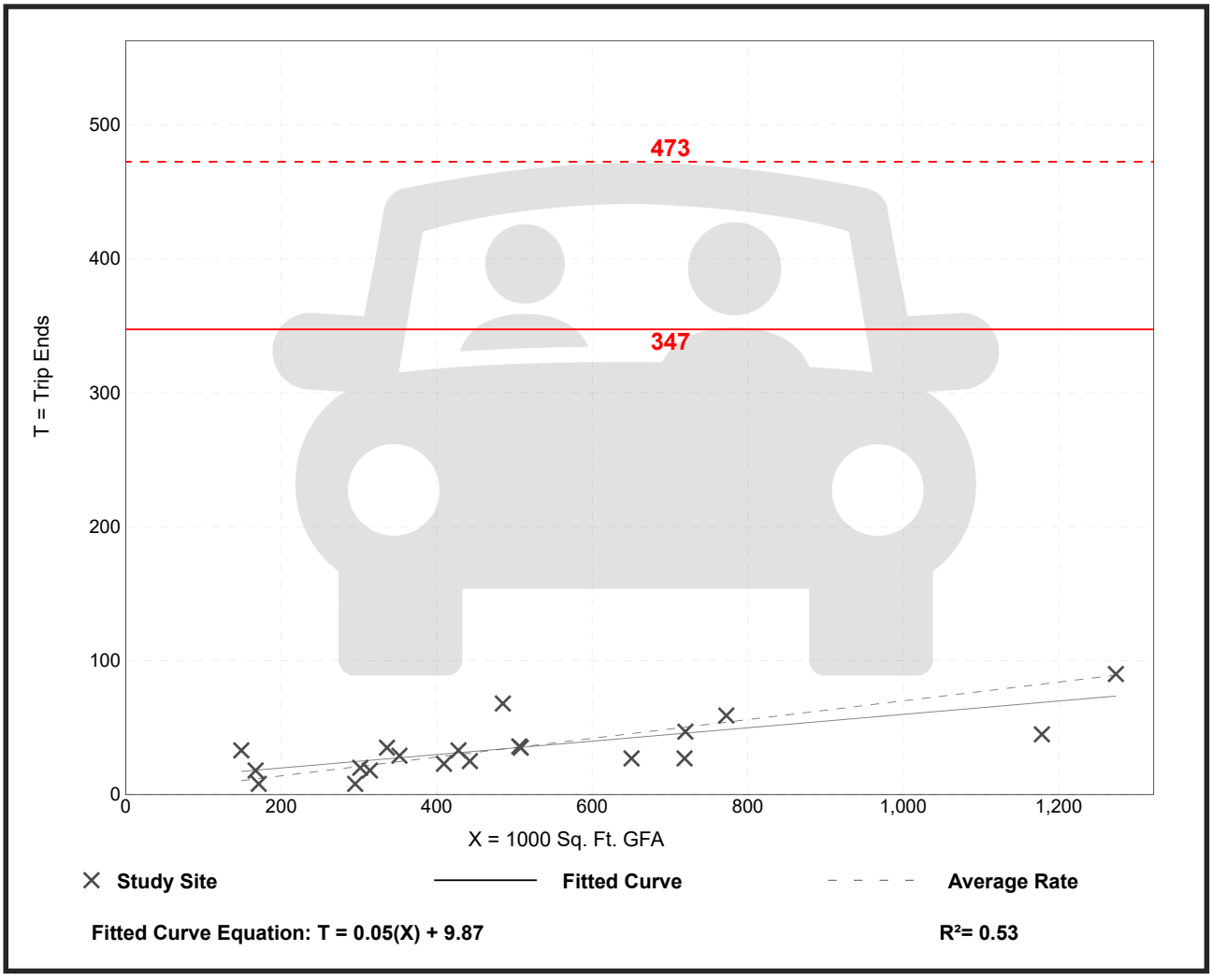

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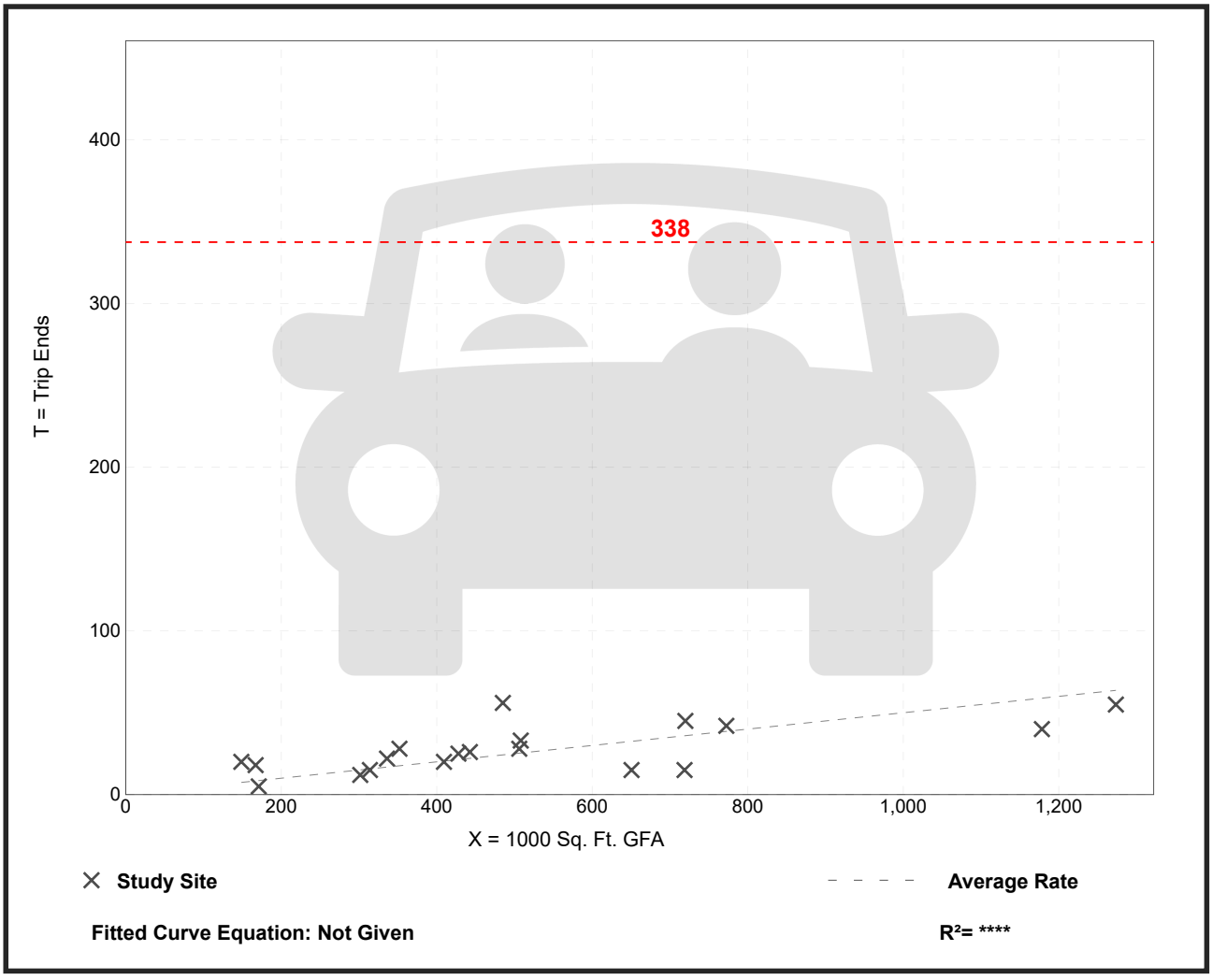

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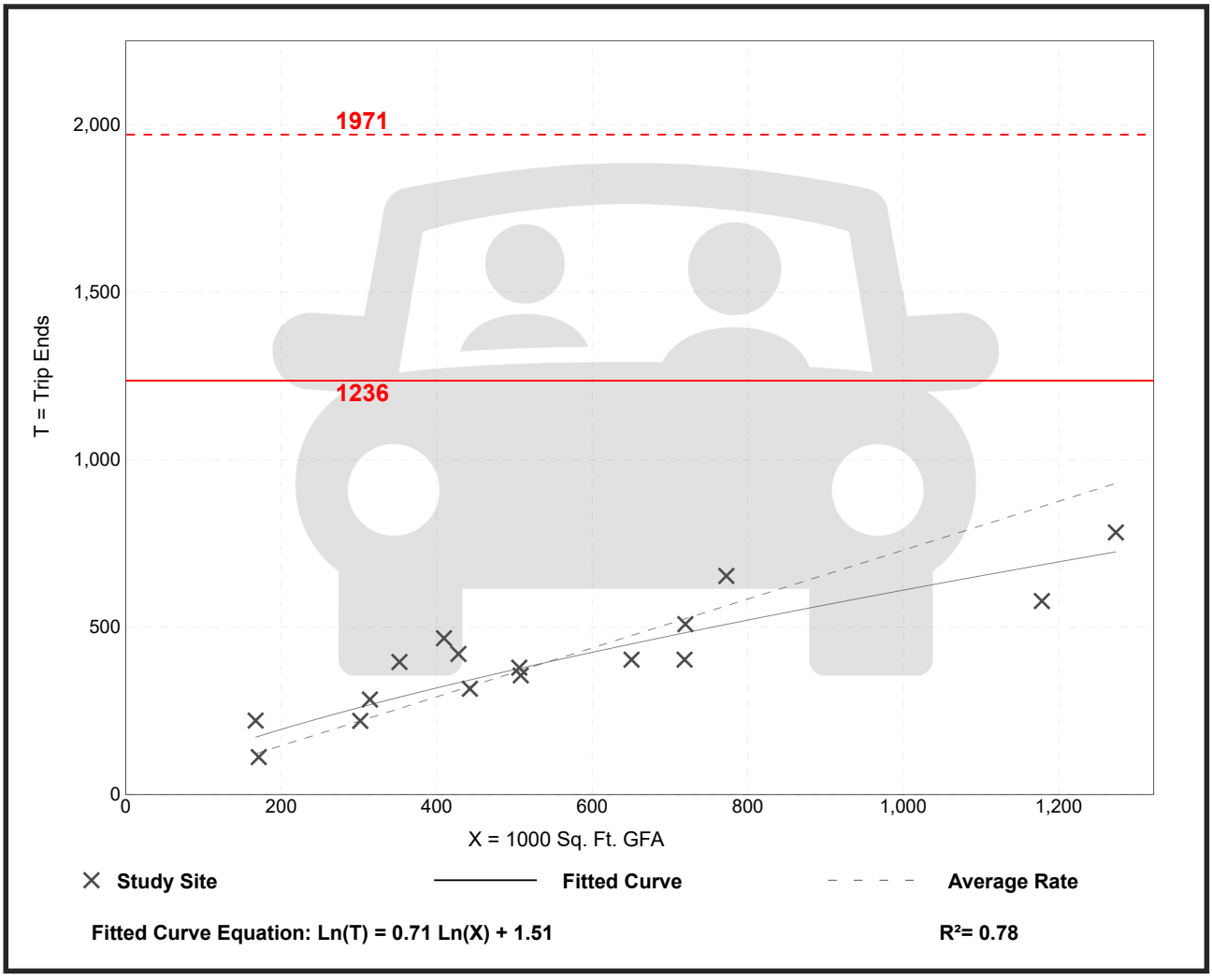

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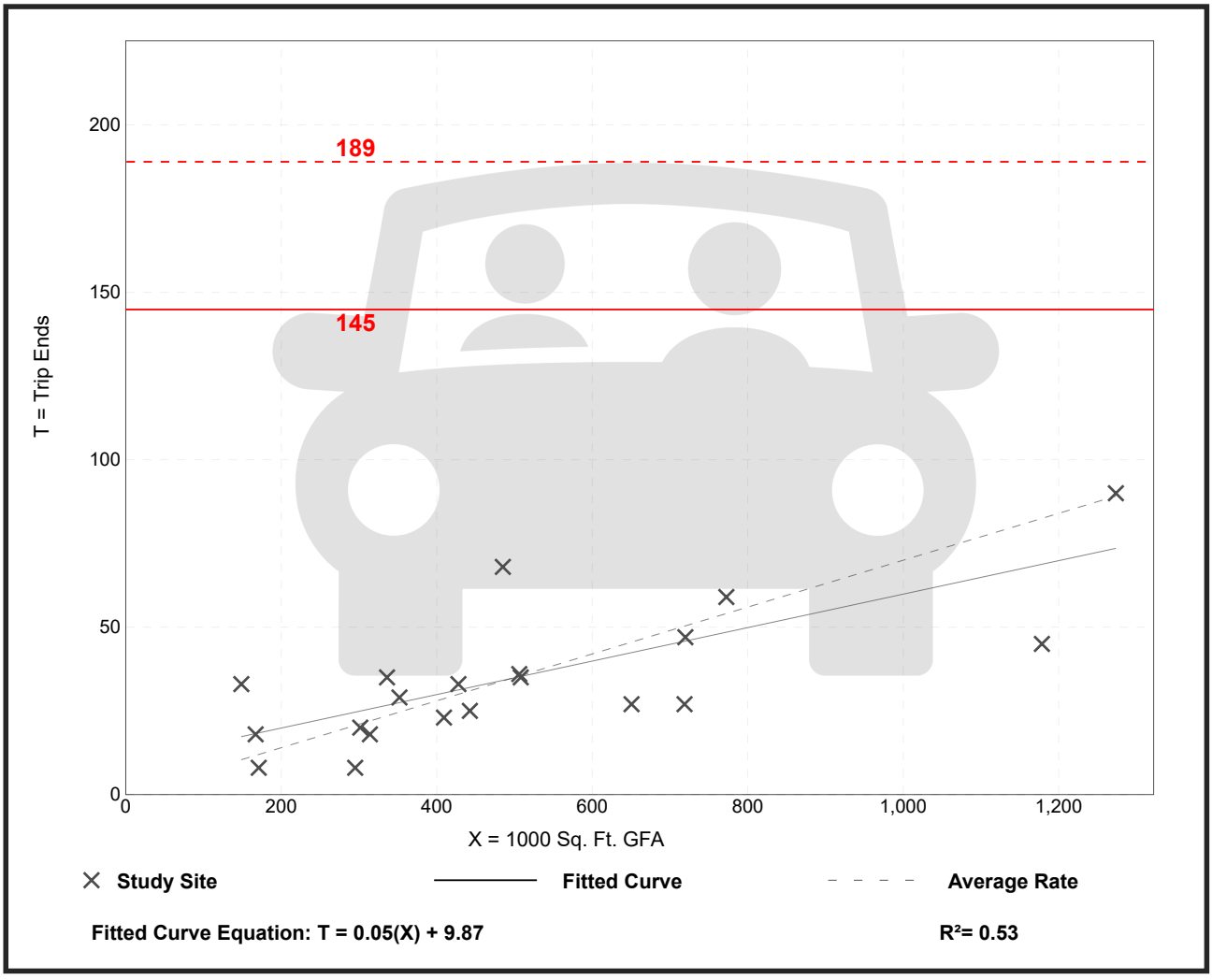

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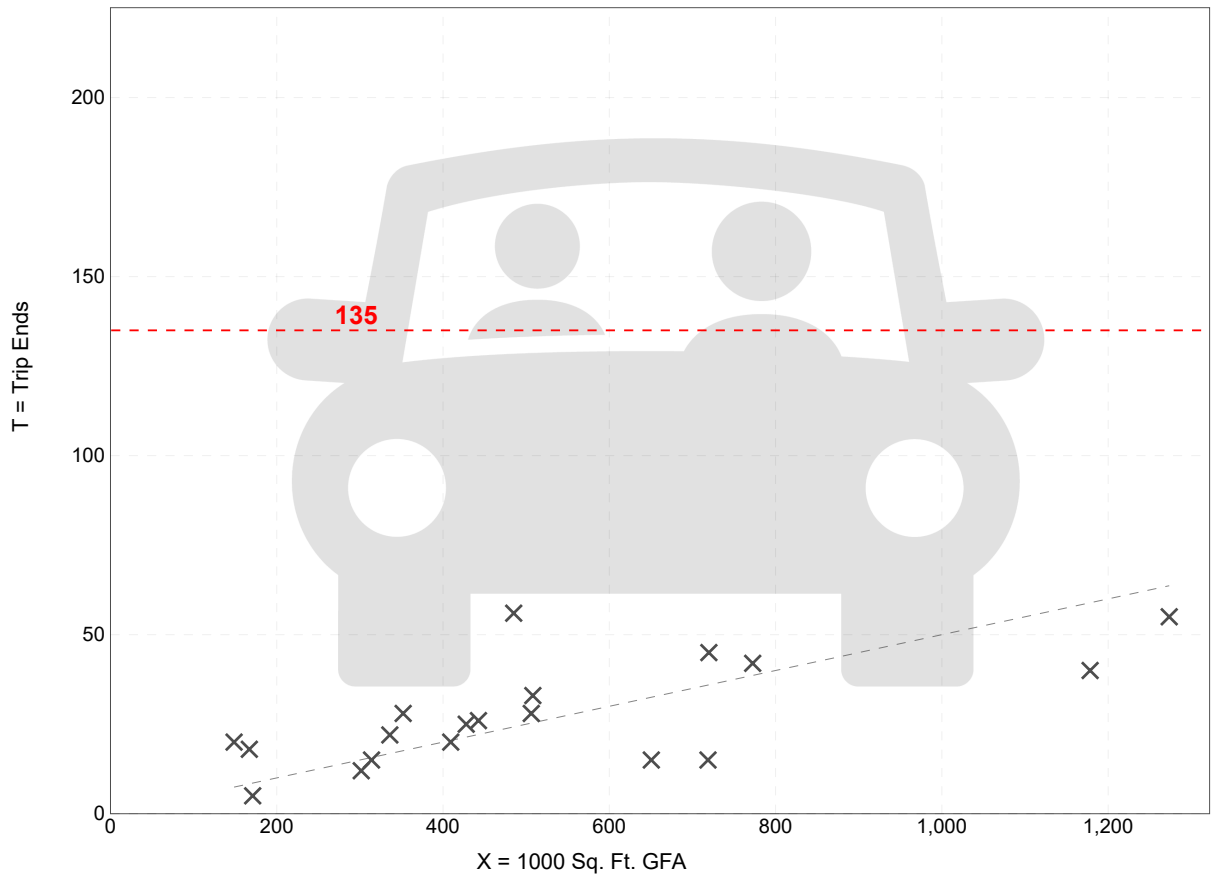

Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Data Center
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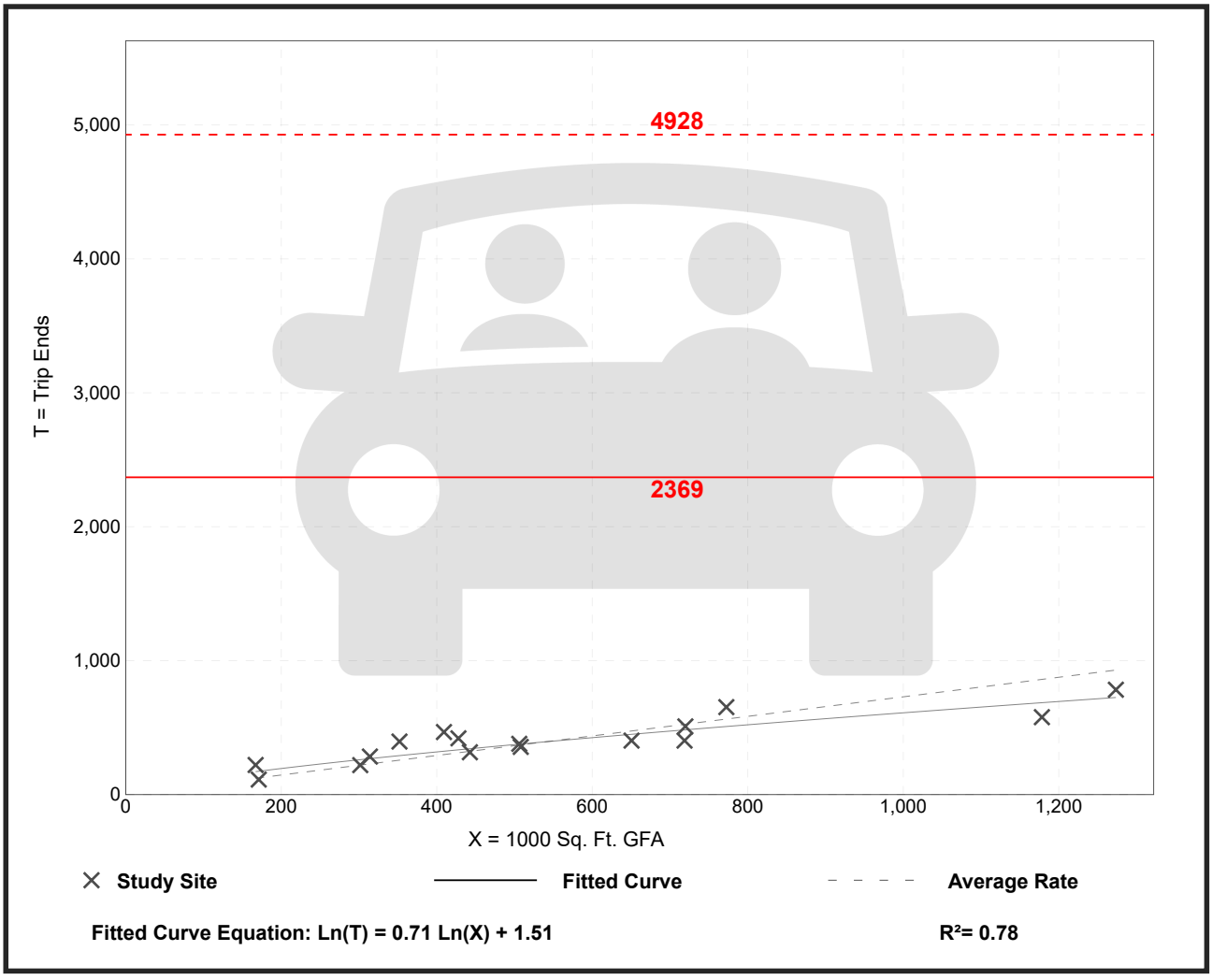
Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

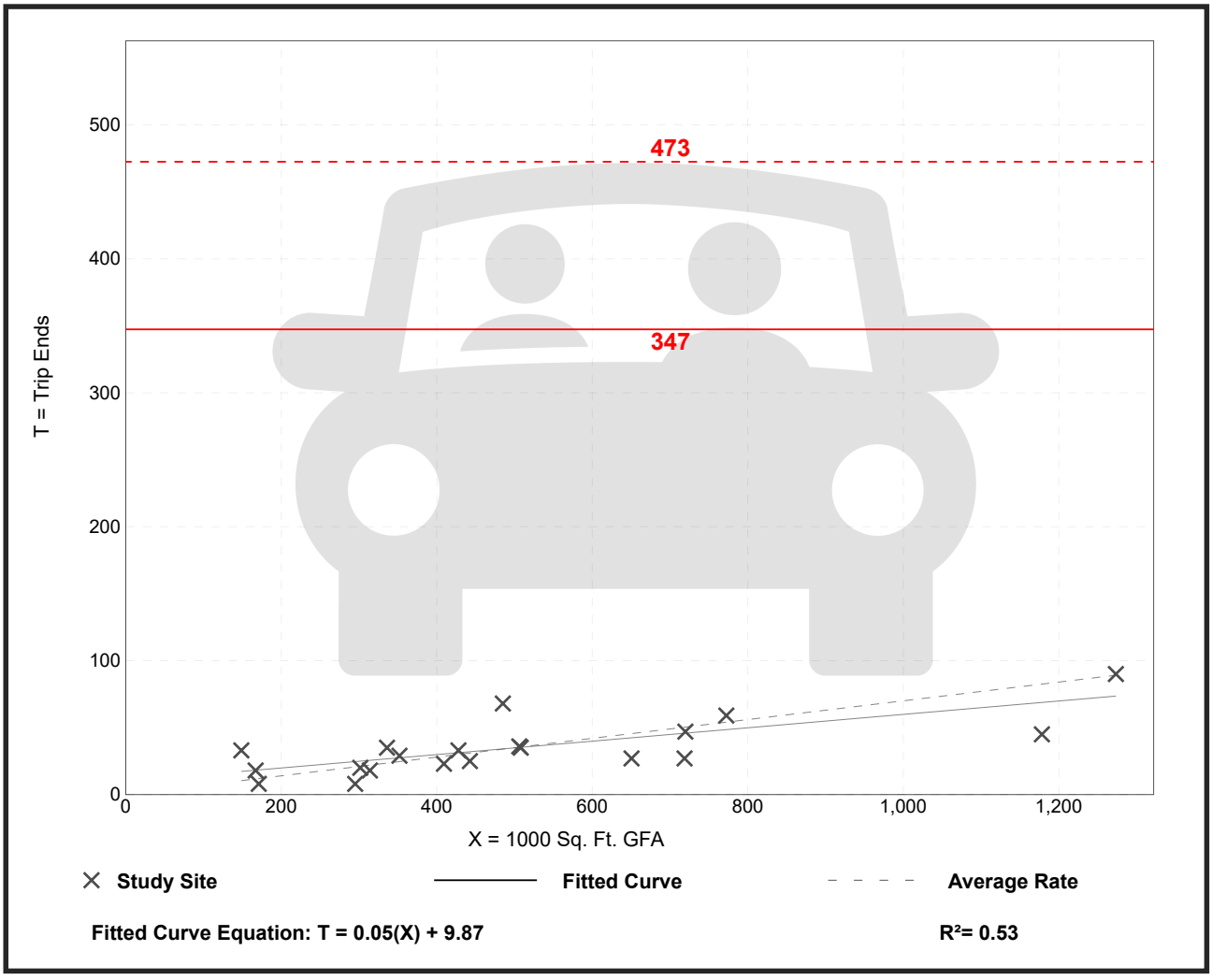
Data Center
(160)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 509
Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

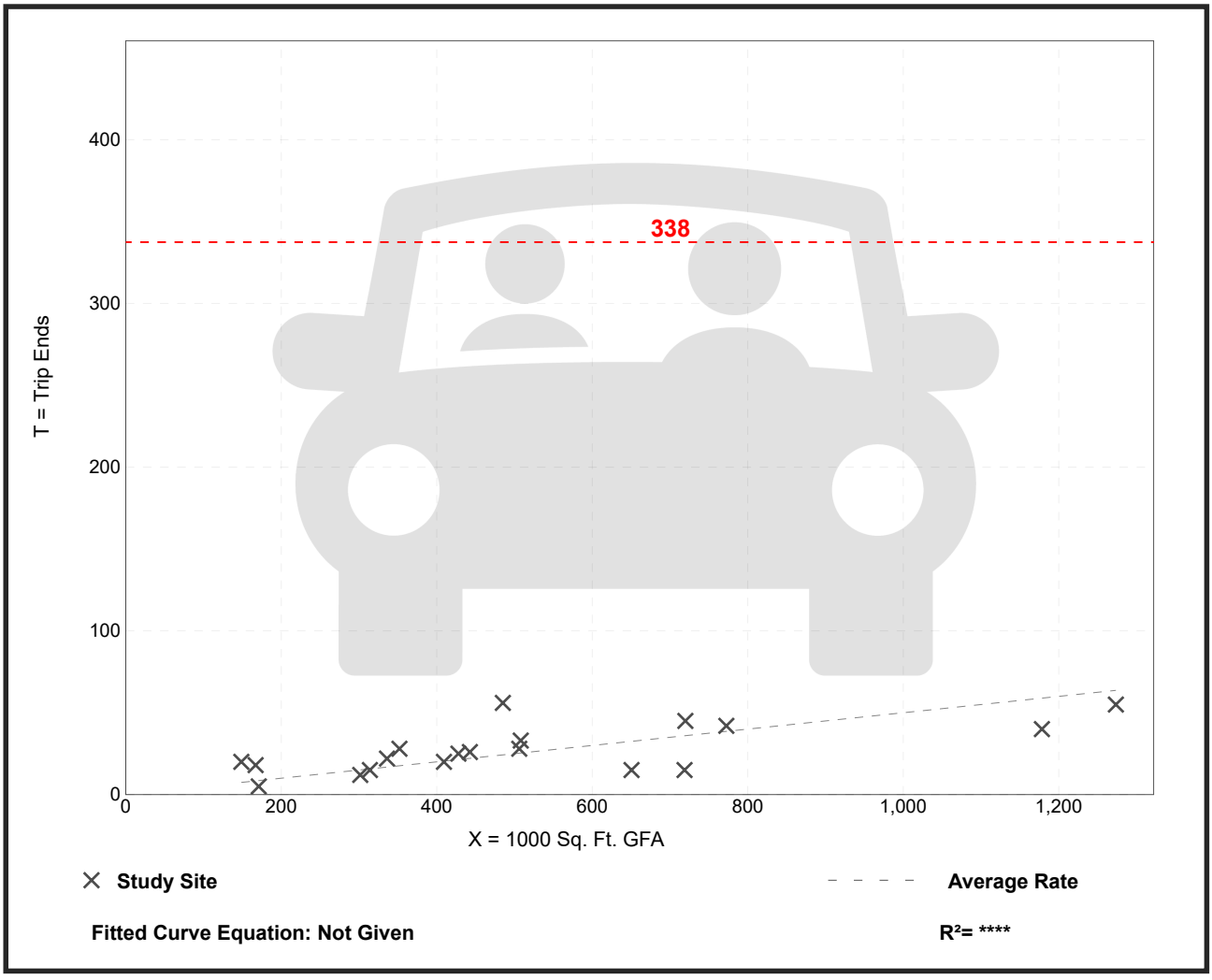
Data Center
(160)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 520
Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Data Center
(160)

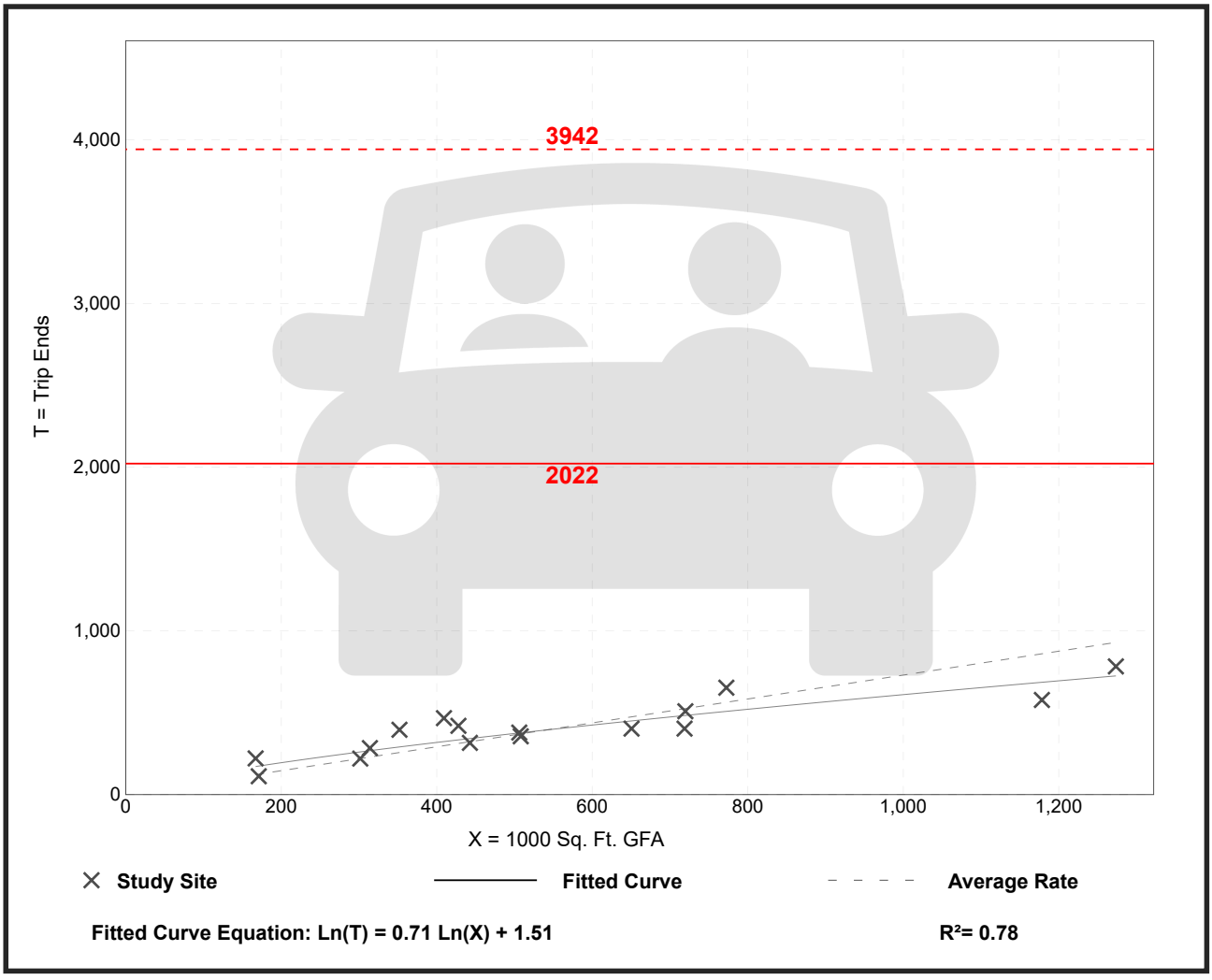
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

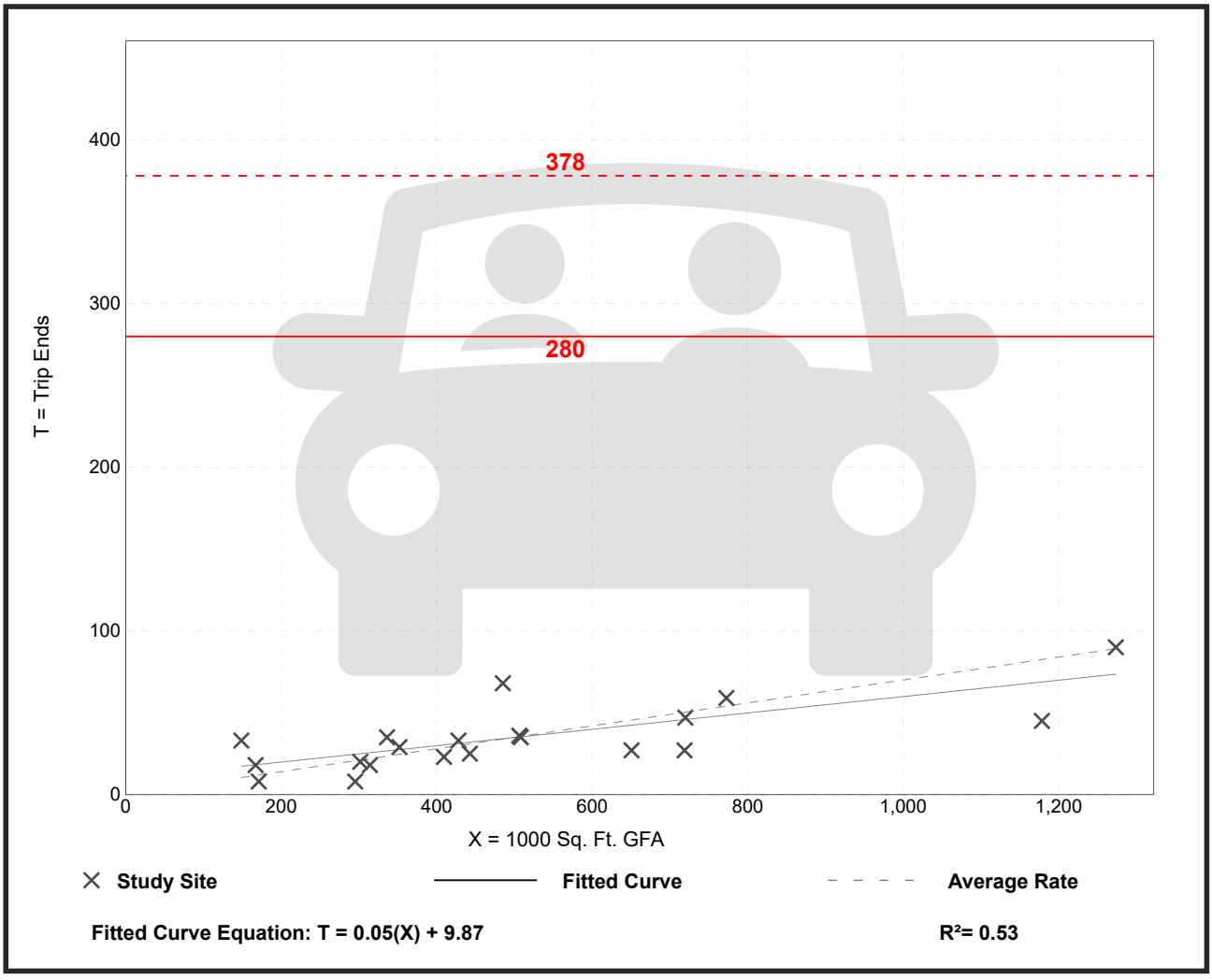
Data Center
(160)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 509
Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

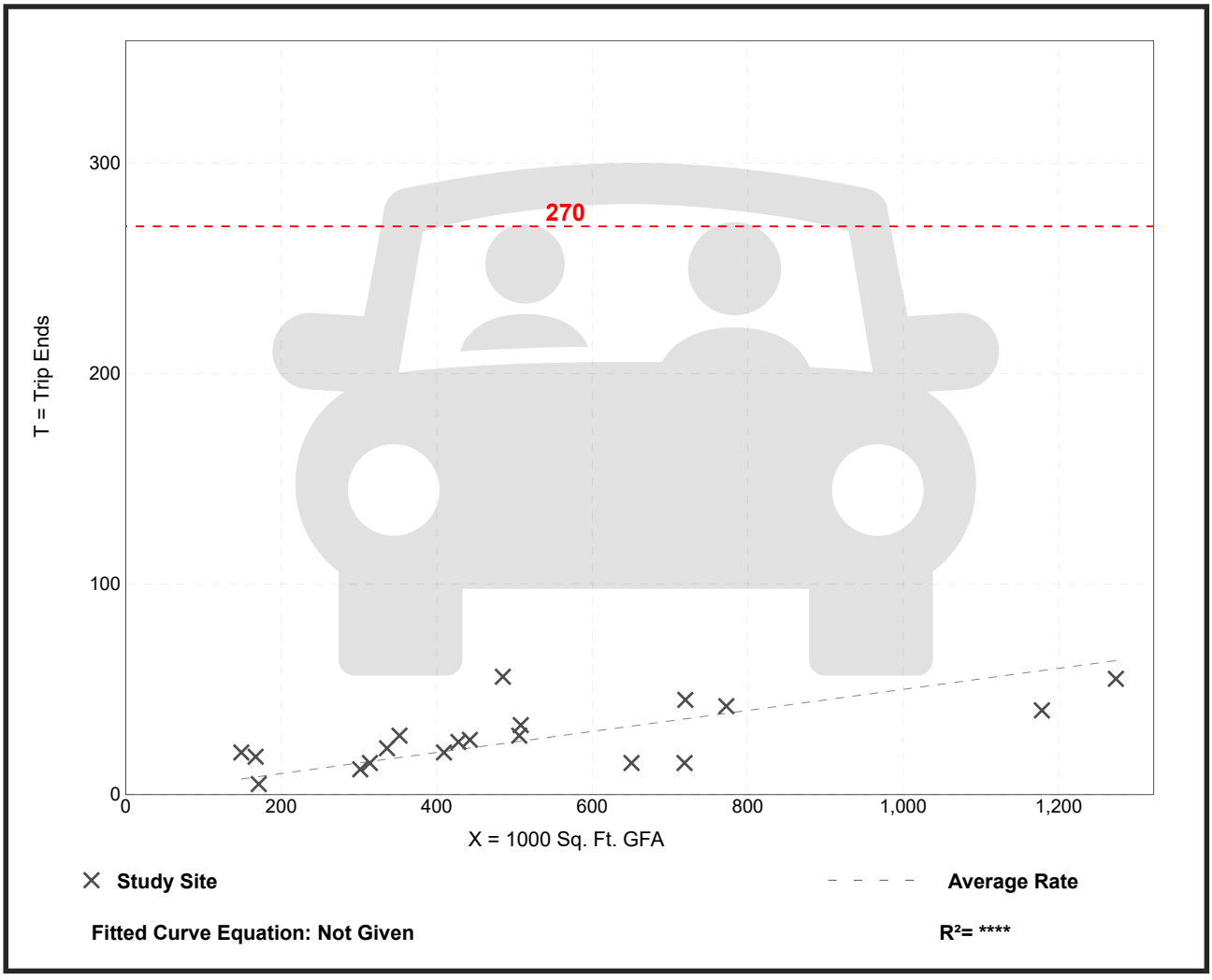
Data Center
(160)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 520
Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Single-Family Detached Housing
(210)

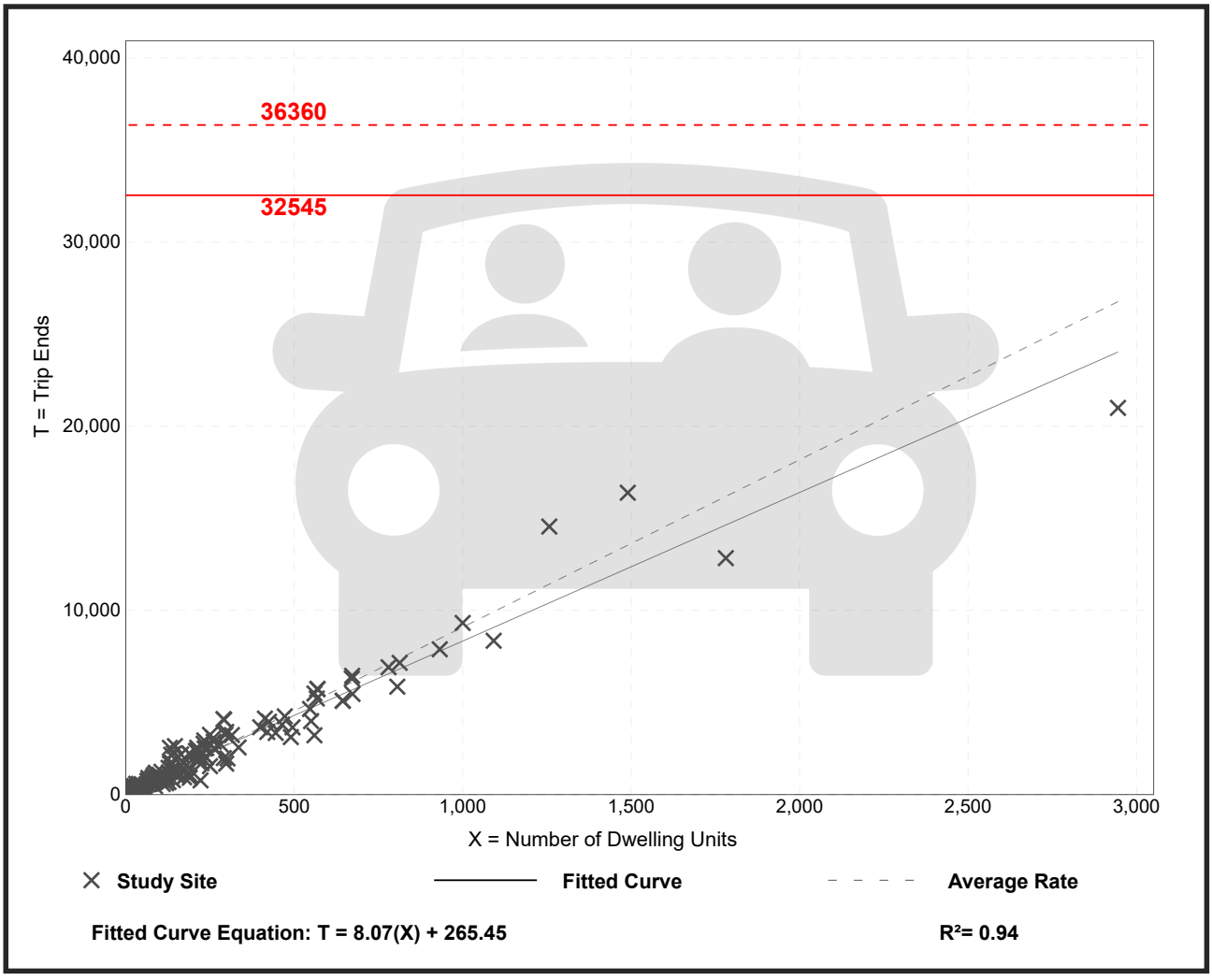
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

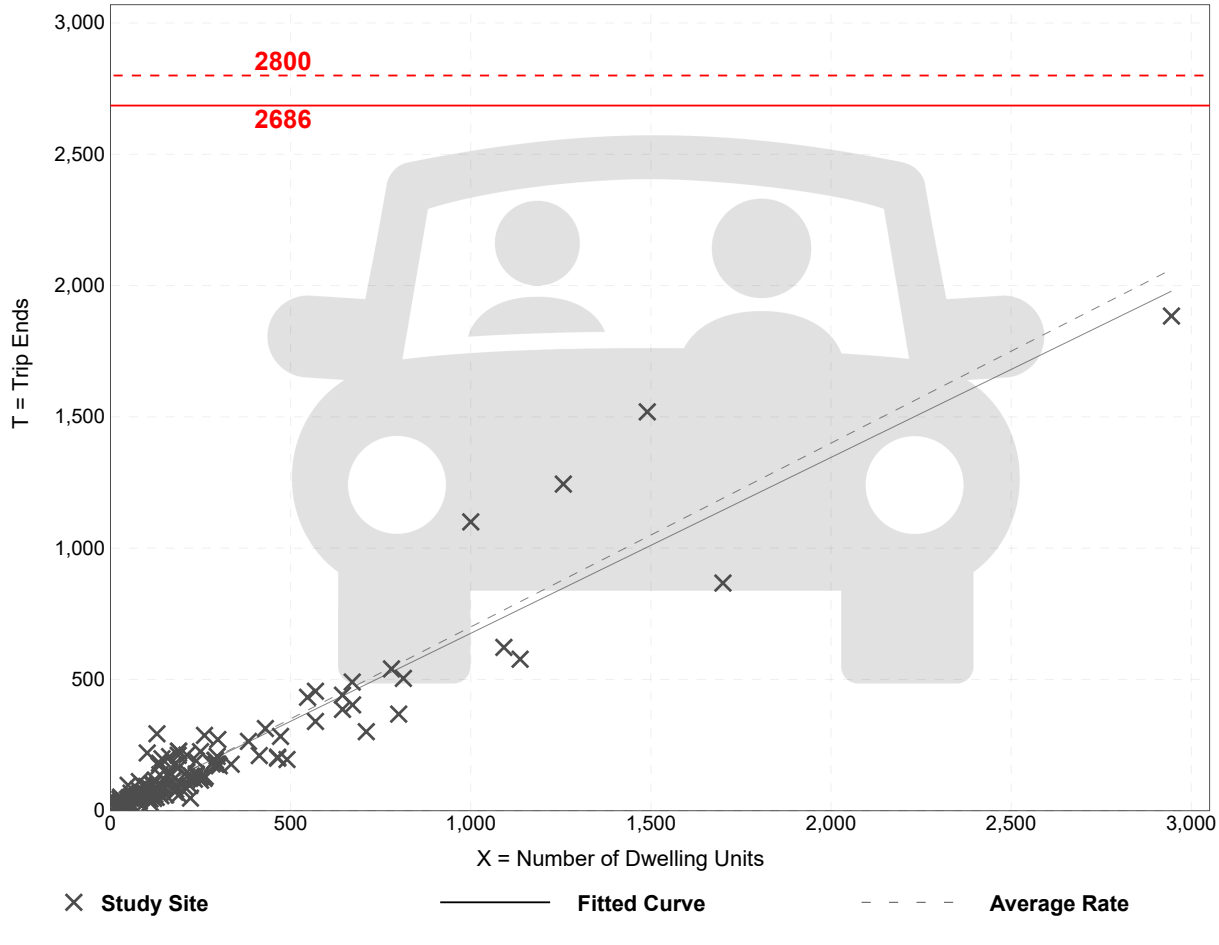
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

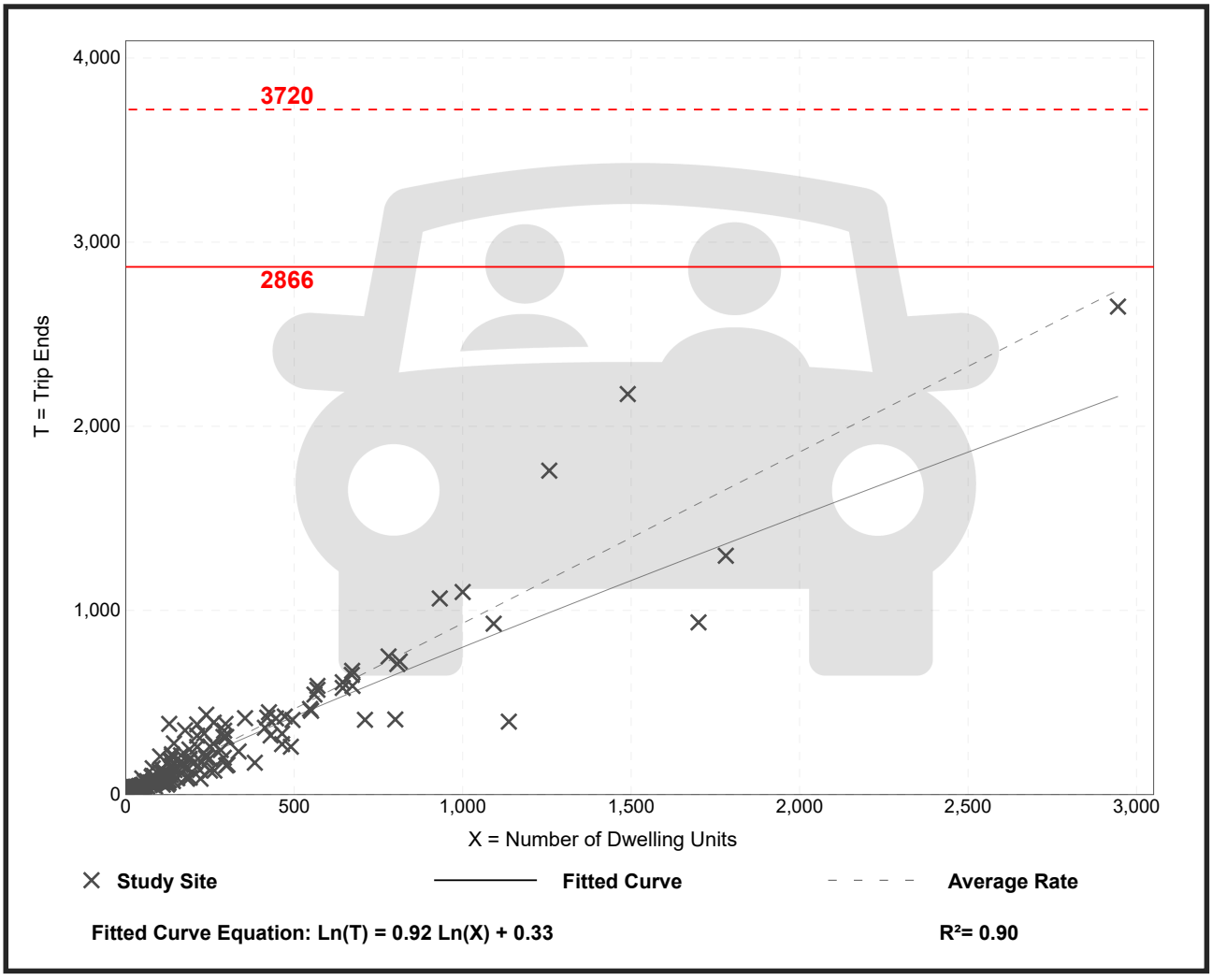
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

APPENDIX E – LOS Criteria

Traffic Volumes

Traffic volume information serves to indicate existing roadway and/or intersection capacity and operation service levels.

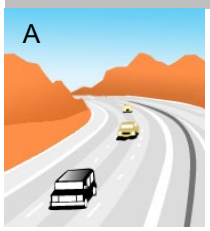
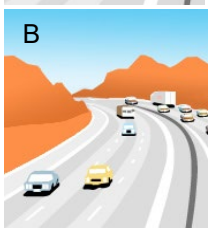
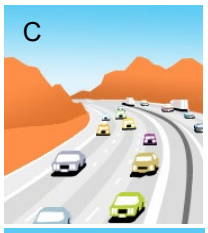
Year 2020 traffic counts were obtained from both Pinal County and MAG for this project. Year 2020 Average Annual Daily Traffic (AADT) counts for the roadways within the study area obtained from Pinal County and MAG are shown in Figure 3-30. The highest traffic volumes within the study area (other than I-10) occur on Sasco Road and Camino Correo Road.

Existing Level-of-Service

The ability of an existing roadway system to transmit the transportation demand is characterized as its level-of-service (LOS). LOS is a rating system from "A", representing the best level of operation, to "F", representing the worst level of operation.

The appropriate reference for LOS operation is the Highway Capacity Manual (HCM), published by the Transportation Research Board (TRB). This manual characterizes the LOS for an urban street facility as described in Table 3-7. Street facilities are described as having interrupted flow (signals, all-way stops, or roundabouts) at a spacing of two miles or less. The LOS descriptions below are applicable for arterial and collector streets.

Table 3-7: Level-of-Service Criteria for Street Facilities

Level-of-Service	Characterized by Highway Capacity Manual as:
	Primarily free-flow speed. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at the boundary intersections is minimal. The travel speed exceeds 85 percent of the base free-flow speed.
	Reasonably unimpeded operation. The ability to maneuver within the traffic stream is only slightly restricted and control delay at the boundary intersections is not significant. The travel speed is between 67 percent and 85 percent of the base free-flow speed.
	Stable operation. The ability to maneuver and change lanes at mid-segment locations may be more restricted than at LOS B. Longer queues at the boundary intersections may contribute to lower travel speeds. The travel speed is between 50 percent and 67 percent of the base-flow speed.
	Less stable condition in which small increases in flow may cause substantial increases in delay and decrease in travel speed. This operation may be due to adverse signal progression, high volume, or inappropriate signal timing at the boundary intersections. The travel speed is between 40 percent and 50 percent of the base free-flow speed.
	Unstable operation and significant delay. Such operation may be due to some combination of adverse progression, high volume, and inappropriate signal timing at the boundary intersections. The travel speed is between 30 percent and 40 percent of the base free-flow speed.
	Flow at extremely low speed. Congestion is likely occurring at the boundary intersections, as indicated by high delay and extensive queuing. The travel speed is 30 percent or less of the base free-flow speed. Also, LOS F is assigned to the subject direction of travel if the through movement at one or more boundary intersections has a volume-to-capacity ratio greater than 1.0.

The criteria used to determine the LOS based on the volume to capacity ratio is shown in Table 3-8. As the ratio of daily traffic volume increases, the level of service experienced by drivers deteriorates until it exceeds the road capacity and bottlenecks occur.

Table 3-8: Level-of-Service Criteria

Level-of-Service (LOS)	Maximum Volume-to-Capacity (V/C) Ratio
A	0.29
B	0.54
C	0.75
D	0.90
E	1.00
F	>1.00

Source: TRB, HCM

Pinal County does not offer guidelines to determine the roadway levels-of-service based on traffic volumes and roadway classifications. Maricopa County Department of Transportation (MCDOT) Roadway Design Guide provides traffic volumes a desired level-of-service (LOS) for each roadway classification and number of lanes for rural and urban areas. MCDOT's guidelines can used to determine if the roadway meets the desired LOS requirements but not to determine the actual LOS of the roadway.

The Transportation Section of the City of Surprise 2035 General Plan includes service volumes and LOS guidelines. City of Surprise guidelines for LOS are based on the criteria established in the HCM and can be generally utilized to determine roadway segment LOS for each roadway classification and number of lanes. City of Surprise guidelines shown in Table 3-9 are used to determine the roadway segment LOS for this project.

Table 3-9: City of Surprise Service Volumes and LOS

Roadway Type	# of Travel Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
Freeways	4	47,940	55,930	63,920	71,910	79,900
	6	73,980	86,310	98,640	110,970	123,300
	8	100,080	116,760	133,440	150,120	166,800
	10	126,180	147,210	168,240	189,270	210,300
Limited Access Parkway	4	29,280	34,160	39,040	43,920	48,800
	6	43,740	51,030	58,320	65,610	72,900
	8	57,960	67,620	77,280	86,940	96,600
Major Arterial	5	30,480	35,560	40,640	45,720	50,800
	6	36,480	42,560	48,640	54,720	60,800
Minor Arterial	3	12,960	15,120	17,280	19,440	21,600
	4	21,540	25,130	28,720	32,310	35,900
Major Collector	2	5,100	5,950	6,800	7,650	8,500
	3	8,520	9,940	11,360	12,780	14,200
	4	10,560	12,320	14,080	15,840	17,600
Minor Collector	2	3,360	3,920	4,480	5,040	5,600
Local Street	2	1,200	1,400	1,600	1,800	2,000

Source: City of Surprise, AZ General Plan

The LOS for the roadway segments within the Red Rock SATS study area where traffic volumes were available is shown in Figure 3-31 based on the counts obtained from Pinal County and MAG respectively. Pinal County roadway functional classifications and the existing number of lanes are used to determine the Year 2020 LOS. Peak

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13 TOWNSHIP 10 SOUTH, RANGE 8 EAST AND SECTIONS 7, 17, 18, 20 AND 21 TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE "B" ITEMS

(15) *Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of SASCO, recorded Cabinet 3, Slide 17 (Plats), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.*
(Parcels 22, 23)
(NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

(16) *Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of SMELTER ADDITION TO SASCO, ARIZONA, recorded Book 3 of Maps, pages 18 and 19, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.*
(Parcel 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40)
(NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

(17) *Easement for electric transmission lines and rights incident thereto, as set forth in instrument recorded December 3, 1954, Docket 114, Page 187.*
(PLOTTED HEREON)

(18) *Easement for lines and poles, steel towers, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded September 10, 1968, Docket 547, Page 357.*
(Parcel 21)
(PLOTTED HEREON)

(19) *Easement for lines of poles, steel towers, wires, cables, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded October 9, 1980, Docket 1029, Page 906.*
(Parcel 16)
(PLOTTED HEREON)

(20) *Easement for lines of poles, steel towers, wires, cables, fixtures, appurtenances and rights incident thereto, as set forth in instrument recorded May 27, 1981, Docket 1064, Page 625.*
(Parcels 10, 11 and 12)
(PLOTTED HEREON)

(21) *Easement for lines of poles, steel towers, wires, cables, appurtenance, fixtures and rights incident thereto, as set forth in instrument recorded May 27, 1981, Docket 1064, Page 627.*
(Parcel 13)
(PLOTTED HEREON)

(22) *Terms and conditions as contained in instrument entitled Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petitions for Exclusion and Inclusion of Lands in said District, recorded March 14, 1991, Docket 1731, Page 540 and re-recorded March 27, 1991, Docket 1734, Page 312.*
(Parcel 2)
(PERTAINS TO RESOLUTION NO. 89-11, GRANTING PETITIONS FOR EXCLUSION AND INCLUSION OF LANDS IN SAID DISTRICT - NO EASEMENTS ARE CREATED IN THIS DOCUMENT)

(23) *Easement for ingress, egress and utilities, both public and private and rights incident thereto, as set forth in instrument recorded February 27, 2003, Fee No. 2003-012828 and recorded February 27, 2003, Fee No. 2003-012832.*
(Parcel 29 and 30)
(PLOTTED HEREON)

(24) *Matters shown on survey recorded January 29, 2003, in Book 7 of Surveys, Page 203.*
(Parcel 29, 30 and 34)
(PLOTTED HEREON)

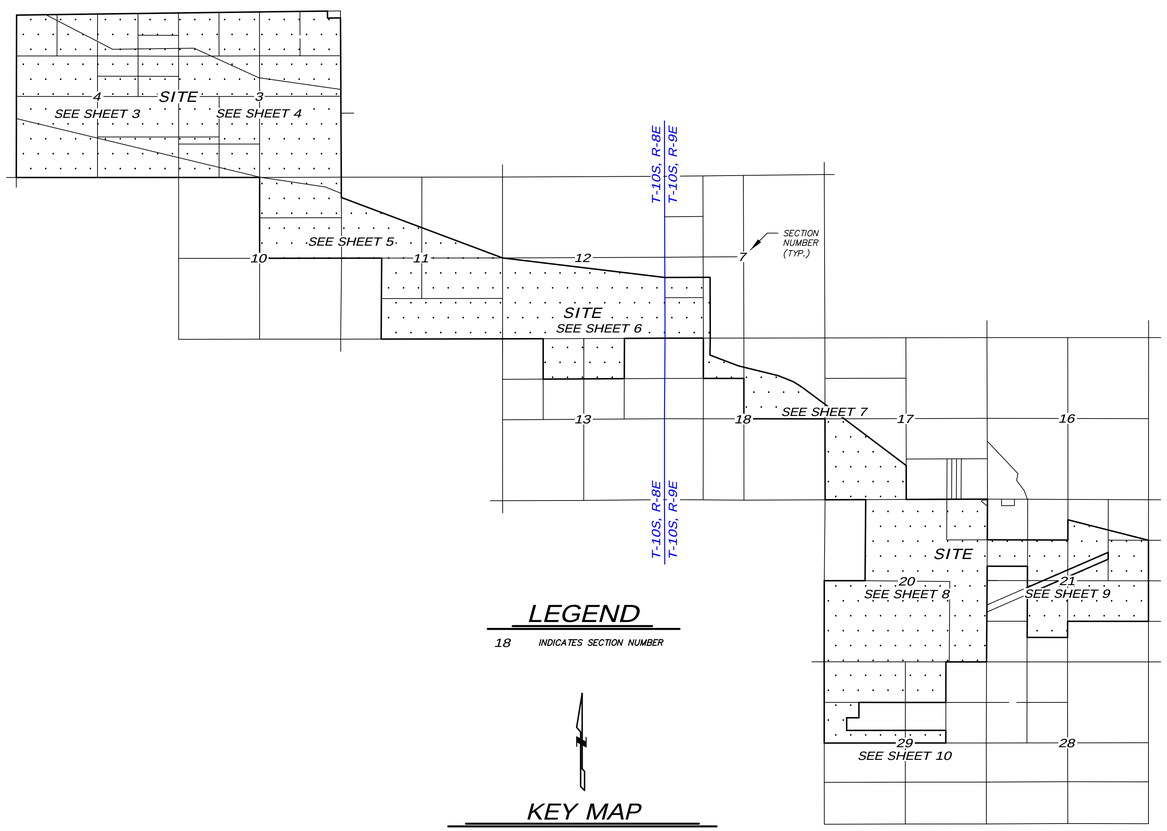
(25) *Terms and conditions as contained in instrument entitled Agreement for Providing Electrical Service, recorded February 25, 2005, Fee No. 2005-019048.*
(PERTAINS TO AGREEMENT FOR PROVIDING ELECTRICAL SERVICE TO LANDS OWNED BY JOHNSON INTERNATIONAL, INC AND ABCDW, L.L.C., WITHIN THE CENTRAL ARIZONA CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT - NOT PLOTTABLE)

(26) *Terms and conditions as contained in instrument entitled Infrastructure Coordination and Finance Agreement, recorded October 15, 2008, Fee No. 2008-098149.*
(PERTAINS TO INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT BETWEEN GLOBAL WATER RESOURCES, L.L.C., ABCDW, L.L.C., TORRY PINES DEVELOPMENT, L.L.C., RIGGS/QUEEN CREEK 480 L.L.C., ELLSWORTHROAD 160 L.L.C., VANDERBILT FARMS L.L.C., AND IRVINE LAND PARTNERS, L.L.C., - NOT PLOTTABLE)

(27) *Terms and conditions as contained in instrument entitled Resolution, recorded February 12, 2009, Fee No. 2009- 014200 and re-recorded February 13, 2009, Fee No. 2009-014537.*
(PERTAINS TO RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS GRANTING THE PETITION TO INCLUDE LANDS IN THE GREENE RESERVOIR FLOOD CONTROL DISTRICT - NOT PLOTTABLE)

(28) *Terms and conditions as contained in instrument entitled Easement Agreement, recorded March 13, 2023, Fee No. 2023-017859.*
(Parcels 17, 18, 20, 29, 30, 31, 34, 35, 37, 38, 40)
(NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, & ADJOINING PROPERTIES FOR INGRESS, EGRESS, ACCESS, PEDESTRIAN & VEHICULAR TRAFFIC - PLOTTED HEREON)

(29) *Terms and conditions as contained in instrument entitled Resolution, recorded November 20, 2025, Fee No. 2025-093915.*
(PERTAINS TO RESOLUTION NO. 2025 PZ-PA-011-25, APPROVING A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE 2019 PINAL COUNTY PLAN AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP, CHANGING THE LAND USE DESIGNATION FROM VERY LOW DENSITY RESIDENTIAL (VLDR, 0-1 DU/AC) TO MODERATE LOW DENSITY RESIDENTIAL (MLDR, 1-3.5 DU/AC), AND PROPOSED OPEN SPACE TO EMPLOYMENT, GENERAL PUBLIC FACILITIES/SERVICES, AND PROPOSED OPEN SPACE - NO PLOTTABLE EASEMENTS ARE CREATED IN THIS DOCUMENT)



LEGEND

18 INDICATES SECTION NUMBER

KEY MAP

NOT TO SCALE

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

NOTES

1) The basis of bearing is the North line of the Northeast quarter of Section 10, using a bearing of South 89 degrees 49 minutes 51 seconds West.

2) The Benchmark used for this survey is the National Geodetic Survey Designation A 292, being a 3" United States Coast & Geodetic Survey brass cap flush stamped "A929 1951", having a described location per the National Geodetic Survey Datasheet of "0.2 MI SE. ALONG OLD STATE HWY 84 (FRONTAGE RD.) FROM FORMER SPRR STATION AT RED ROCK, THENCE 6.5 MI SW. ALONG SASCO RD. 110 FT NW. OF RD. FORK NW. TO LA OSA RANCH, IN LINE WITH TELEPHONE LINE, 50 FT N. OF CENTERLINE OF MAIN RD., 25 FT NE. OF RANCH RD. 4.2 FT W. OF TELEPHONE POLE, 2.2 FT E. OF WITNESS POST, ABOUT LEVEL WITH RD. IN TOP OF CONCRETE POST PROJECTING 0.7 FT. NGS DISK STAMPED A 292 1951." having an elevation of 1819.20', NAVD88.

3) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 25AZ4893, dated December 17, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4) There are no striped parking spaces on the surveyed property.

5) There are no buildings on the surveyed property.

6) According to FEMA Flood Insurance Rate Map, Map Number 04021C2375E, dated December 4, 2007, the subject property is located in Zone X and Zone A. Zone X is defined as "Area of Minimal Flood Hazard." and Zone A is defined as "Special Flood Hazard Areas Without Base Flood Elevation (BFE)."

7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please contact a private underground utility locator for any further utility locations on site prior to any design and/or excavation.

8) The photographic images, improvement locations, spot elevations and contours shown on this survey are based on aerial imaging and/or scanning collected by Bugzeye Drone Mapping & Photography, LLC on December 12, 2025. Aerial imagery and/or scans were collected and processed to achieve precisions of 5cm or better. These items may be at slightly lower accuracy than would be expected from traditional ground based survey methods. Perimeter improvements, buildings, utility rim and invert measurements, and all other critical measurements were located/verified using terrestrial survey methods by Superior Surveying Services, Inc. on December 15, 2025, and meet all applicable accuracy standards that may be required by ALTA/NSPS, State, County, and Local survey requirements.

9) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

10) The subject property has direct physical access to Sasco Road and La Osa Ranch Road, being unimproved and private rights-of-way.

11) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

12) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

UNRECORDED SURVEY BY RST LAND SURVEYING, JOB NO. 06-0061, DATED 8-26-08

ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 11, PAGE 100 P.C.R.

RECORD OF SURVEY RECORDED IN BOOK 7, PAGE 203 P.C.R.

GREINER ENGINEERING PLAT RECORDED IN BOOK 2, PAGE 75, P.C.R.

G.L.O. PLATS AND NOTED FILED FOR EACH SECTION IN EACH TOWNSHIP & RANGE

CERTIFICATION

To: VERMA LA OSA RANCH I-10/SASCO 3700, LLC, an Arizona limited liability company; VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC, an Arizona limited liability company; THOMAS TITLE & ESCROW, LLC D/B/A THOMAS TITLE AND ESCROW AGENCY; and STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 15 of Table A thereof. The field work was completed on December 23, 2025.

Date of Plat or Map: January 9, 2026
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
1/9/2026
Registered
ARIZONA U.S.A.

REVISIONS
DESCRIPTION | DATE

ALTA / NSPS LAND TITLE SURVEY
LA OSA RANCH & SASCO ROAD
RED ROCK, AZ 85145

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: CR CHK: DB
SHEET 1 OF 10
DATE: 1/9/2026
JOB: 202510073

DESCRIPTION

A PORTION OF SECTIONS 3, 4, AND 10, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 8 EAST FROM WHICH A 5/8–INCH REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 4 BEARS NORTH 89 DEGREES 14 MINUTES 52 SECONDS EAST 5,109.97 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 89 DEGREES 14 MINUTES 52 SECONDS EAST 781.81 FEET ALONG THE NORTH LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 14 MINUTES 52 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 1,687.84 FEET; TO THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 89 DEGREES 14 MINUTES 51 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 2,640.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 183.92 FEET TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 8 EAST;
THENCE NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 1,136.75 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID SECTION 3;
THENCE NORTH 89 DEGREES 15 MINUTES 32 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 1,320.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE NORTH 89 DEGREES 15 MINUTES 54 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 190.73 FEET TO A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 8 EAST;
THENCE NORTH 89 DEGREES 18 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 1,130.09 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SECTION 3;
THENCE NORTH 89 DEGREES 18 MINUTES 19 SECONDS EAST CONTINUING ALONG SAID NORTH LINE 897.84 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST 227.01 FEET;
THENCE NORTH 89 DEGREES 18 MINUTES 19 SECONDS EAST 423.01 FEET TO THE EAST LINE OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST ALONG SAID EAST LINE 2,333.29 FEET;
THENCE NORTH 81 DEGREES 54 MINUTES 00 SECONDS WEST 2,706.92 FEET;
THENCE NORTH 65 DEGREES 25 MINUTES 03 SECONDS WEST 2316.47 FEET;
THENCE SOUTH 89 DEGREES 15 MINUTES 30 SECONDS WEST 2656.48 FEET;
THENCE NORTH 62 DEGREES 40 MINUTES 19 SECONDS WEST 2453.98 FEET;
TO THE POINT OF BEGINNING.

A PORTION OF SECTIONS 3, 4, AND 10, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED REBAR STAMPED "PE 5968" MARKING THE SOUTHWEST CORNER OF SAID SECTION 4 FROM WHICH A GLO BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST 2646.24 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1,922.47 FEET;
THENCE SOUTH 76 DEGREES 27 MINUTES 54 SECONDS EAST 8,179.42 FEET;
THENCE SOUTH 81 DEGREES 32 MINUTES 06 SECONDS EAST 2,152.10 FEET;
THENCE SOUTH 67 DEGREES 39 MINUTES 10 SECONDS EAST 558.78 FEET TO THE EAST LINE OF SAID SECTION 10;
THENCE SOUTH 00 DEGREES 14 MINUTES 03 SECONDS EAST ALONG SAID EAST LINE 789.67 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS WEST 2667.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH HALF 1,318.40 FEET TO A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2,643.35 FEET TO A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE SOUTH 89 DEGREES 58 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 2,645.66 FEET TO A 5/8–INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 4;
THENCE SOUTH 89 DEGREES 59 MINUTES 04 SECONDS WEST CONTINUING ALONG SAID SOUTH LINE 2,647.18 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP STAMPED "1913" MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 FROM WHICH A GLO BRASS CAP 2 FEET ABOVE GROUND AND STAMPED "1913" MARKING THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 53 MINUTES 52 SECONDS EAST 5,279.21 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 89 DEGREES 53 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,319.80 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST 1,320.21 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 19 SECONDS EAST 3,950.73 FEET TO THE EAST LINE OF SAID SECTION 11;
THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 1,319.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;
THENCE SOUTH 83 DEGREES 08 MINUTES 04 SECONDS EAST 5,332.26 FEET TO THE EAST LINE OF SAID SECTION 12;
THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST 1,475.05 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 15 SECONDS EAST 1,983.01 FEET TO THE SOUTH LINE OF SAID SECTION 7;
THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS WEST 223.50 FEET;
THENCE NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST 1,323.22 FEET;
THENCE SOUTH 89 DEGREES 46 MINUTES 23 SECONDS WEST 1,251.72 FEET TO THE EAST LINE OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 1,320.20 FEET TO A 1–INCH IRON PIPE WITH TAG STAMPED "RLS 33861";
THENCE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2,649.31 FEET TO A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 12;
THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID SOUTH LINE 2,650.10 FEET TO A GLO BRASS CAP 2 FEET ABOVE GROUND AND STAMPED "1913" MARKING THE SOUTHEAST CORNER OF SAID SECTION 11;
THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 3,959.41 FEET TO THE POINT OF BEGINNING;

A PORTION OF SECTIONS 17, 20, AND 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 33861" MARKING THE SOUTHWEST CORNER OF SAID SECTION 17 FROM WHICH A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 33861" MARKING THE WEST QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 04 MINUTES 43 SECONDS WEST 2,639.94 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,639.94 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;
THENCE NORTH 00 DEGREES 04 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID WEST LINE 475.51 FEET;
THENCE SOUTH 52 DEGREES 58 MINUTES 10 SECONDS EAST 3,318.73 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;
THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE 1,106.23 FEET TO A BLM/DOI BRASS CAP IN POTHOLE STAMPED "2004" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 17;
THENCE NORTH 89 DEGREES 46 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 2,647.83 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 18214 DELBRIDGE" MARKING THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00 DEGREES 13 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1,327.81 FEET TO A 1/2–INCH REBAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 2,627.95 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 7599" MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 662.61 FEET;
THENCE SOUTH 75 DEGREES 41 MINUTES 40 SECONDS EAST 2,711.55 FEET TO THE EAST LINE OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 03 MINUTES 01 SECONDS WEST ALONG SAID EAST LINE 1,322.61 FEET TO A STONE MARKING THE EAST QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,322.32 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 34554" MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE NORTH 89 DEGREES 57 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH HALF 2,636.34 FEET TO THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID MID–SECTION LINE 526.70 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 42 SECONDS WEST 1,318.56 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 17 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE 1,401.00 FEET TO THE SOUTH LINE OF SASCO ROAD;
THENCE NORTH 66 DEGREES 26 MINUTES 41 SECONDS EAST ALONG SAID SOUTH LINE 2,874.01 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS EAST 223.42 FEET TO THE NORTH LINE OF SASCO ROAD;
THENCE SOUTH 66 DEGREES 33 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE 2,870.60 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 17 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE 221.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 466.51 FEET;
THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS WEST 1,314.40 FEET TO THE WEST LINE OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 13 MINUTES 54 SECONDS WEST ALONG SAID WEST LINE 467.81 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING THE WEST QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 25 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2,655.38 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "LS 7599" MARKING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE NORTH 89 DEGREES 56 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1,215.86 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 21 SECONDS EAST 2,622.53 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS WEST 2,764.94 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 43 SECONDS EAST 2,644.46 FEET TO THE SOUTH LINE OF SAID SECTION 17;
THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE 1,323.79 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2–INCH ROD IN SQUARE CONCRETE POST MARKING THE NORTHWEST CORNER OF SAID SECTION 29 FROM WHICH A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "LS 7599" MARKING THE NORTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 89 DEGREES 56 MINUTES 58 SECONDS EAST 5,296.30 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 56 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 3,972.22 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST 1322.56 FEET TO THE NORTHEAST CORNER OF "SASCO" A PLAT RECORDED IN BOOK 3 OF MAPS, PAGE 16, RECORDS OF PINAL COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID "SASCO" 2836.04 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST 501.03 FEET TO THE NORTHEAST CORNER OF BLOCK 16 OF SAID "SASCO";
THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST 400.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 16;
THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST 411.67 FEET TO THE NORTHWEST CORNER OF BLOCK 21 OF SAID "SASCO";
THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 3,233.86 FEET TO THE EAST LINE OF SAID "SASCO";
THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 411.67 FEET TO THE EAST–WEST MID–SECTION LINE OF SAID SECTION 29;
THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG SAID MID–SECTION LINE 3,965.96 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "33861" MARKING THE WEST QUARTER CORNER OF SAID SECTION 29;
THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2,650.13 FEET TO THE POINT OF BEGINNING;

A PORTION OF SECTIONS 3, 4, AND 10, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED REBAR STAMPED "PE 5968" MARKING THE SOUTHWEST CORNER OF SAID SECTION 4 FROM WHICH A GLO BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST 2,646.24 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST 1922.48 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST CONTINUING ALONG SAID WEST LINE 723.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE 2652.67 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "18214" MARKING THE NORTHWEST CORNER OF SAID SECTION 4;
THENCE NORTH 89 DEGREES 14 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 170.68 FEET TO A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 8 EAST;
THENCE NORTH 89 DEGREES 14 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 781.81 FEET;
THENCE SOUTH 62 DEGREES 40 MINUTES 19 SECONDS EAST 2,453.98 FEET;
THENCE NORTH 89 DEGREES 15 MINUTES 30 SECONDS EAST 2,656.48 FEET;
THENCE SOUTH 65 DEGREES 25 MINUTES 03 SECONDS EAST 2,316.47 FEET;
THENCE SOUTH 81 DEGREES 54 MINUTES 00 SECONDS EAST 2,706.92 FEET TO THE EAST LINE OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST ALONG SAID EAST LINE 223.08 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2,641.39 FEET TO A REBAR WITH ALUMINUM CAP STAMPED "PE 5968" MARKING THE SOUTHEAST CORNER OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 14 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 530.81 FEET;
THENCE NORTH 67 DEGREES 39 MINUTES 10 SECONDS WEST 558.78 FEET;
THENCE NORTH 81 DEGREES 32 MINUTES 06 SECONDS WEST 2,152.10 FEET TO A POINT WHICH BEARS NORTH 71 DEGREES 19 MINUTES 08 SECONDS EAST 19.73 FEET FROM A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE NORTH 76 DEGREES 27 MINUTES 54 SECONDS WEST 8,179.42 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13 FROM WHICH A 1–INCH IRON PIPE WITH TAG STAMPED "RLS 33861" MARKING THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 2,649.81 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1,324.90 FEET TO A 1/2–INCH REBAR MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 12 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1,315.47 FEET TO A 1/2–INCH REBAR AND THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1,320.60 FEET TO A 1/2–INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,324.69 FEET TO A 1/2–INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1,318.82 FEET TO A 1/2–INCH REBAR MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 46 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1,325.05 FEET TO THE POINT OF BEGINNING;

A PORTION OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1–INCH IRON PIPE WITH TAG STAMPED "RLS 33861" MARKING THE NORTHWEST CORNER OF SAID SECTION 18 FROM WHICH A STONE MARKING THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH 00 DEGREES 23 MINUTES 56 SECONDS WEST 2,627.97 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1,251.62 FEET TO A 1/2–INCH REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND THE POINT OF BEGINNING.
THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 223.50 FEET;
THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS WEST 551.86 FEET;
THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 990.73 FEET;
THENCE SOUTH 76 DEGREES 08 MINUTES 06 SECONDS EAST 1,343.26 FEET;
THENCE SOUTH 68 DEGREES 03 MINUTES 17 SECONDS EAST 527.77 FEET;
THENCE SOUTH 58 DEGREES 21 MINUTES 11 SECONDS EAST 170.91 FEET;
THENCE SOUTH 57 DEGREES 17 MINUTES 55 SECONDS EAST 183.55 FEET;
THENCE SOUTH 53 DEGREES 14 MINUTES 25 SECONDS EAST 913.61 FEET TO THE EAST LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 04 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE 475.51 FEET TO A 1/2–INCH REBAR WITH ALUMINUM CAP STAMPED "RLS 33861" MARKING THE EAST QUARTER CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 2,644.25 FEET TO THE CENTER OF SAID SECTION 18;
THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1,316.82 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE SOUTH 89 DEGREES 58 MINUTES 31 SECONDS WEST 1,322.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST 1,315.35 FEET TO THE POINT OF BEGINNING;

A PORTION OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2–INCH IRON PIPE MARKING THE WEST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A REBAR WITH ALUMINUM CAP STAMPED "PE 5968" MARKING THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00 DEGREES 14 MINUTES 03 SECONDS WEST 2,640.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 14 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1,980.72 FEET;
THENCE SOUTH 69 DEGREES 25 MINUTES 59 SECONDS EAST 5,615.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11;
THENCE SOUTH 00 DEGREES 00 MINUTES 46 SECONDS EAST 1,319.67 FEET ALONG THE EAST LINE OF SAID SECTION 11;
THENCE SOUTH 89 DEGREES 54 MINUTES 19 SECONDS WEST 3,950.73 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST 1,320.21 FEET TO A 1/2–INCH REBAR WITH CAP STAMPED "RLS 338614" AND THE EAST–WEST MID–SECTION LINE OF SAID SECTION 11;
THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST ALONG SAID MID–SECTION LINE 1,307.33 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE WEST QUARTER CORNER OF SAID SECTION 20 FROM WHICH A ROD IN CONCRETE POST MARKING THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS SOUTH 00 DEGREES 04 MINUTES 34 SECONDS WEST 2,644.34 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 89 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE EAST–WEST MID–SECTION LINE OF SAID SECTION 20, A DISTANCE OF 1,329.91 FEET;
THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS EAST 2,764.94 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 21 SECONDS WEST 2,622.53 FEET TO THE SOUTH LINE OF SAID SECTION 20;
THENCE NORTH 89 DEGREES 56 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 1,432.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20;
THENCE NORTH 89 DEGREES 56 MINUTES 58 SECONDS WEST CONTINUING ALONG SAID SOUTH LINE 2,648.15 FEET TO A ROD IN CONCRETE POST MARKING THE SOUTHWEST CORNER OF SAID SECTION 20;
THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2,644.34 FEET TO THE POINT OF BEGINNING.

AREA TABLE

MAJOR OPEN SPACE #1	816.20 ACRES
MAJOR OPEN SPACE #2	80.05 ACRES
MAJOR OPEN SPACE #3	95.44 ACRES

EMPLOYMENT #1	321.44 ACRES
EMPLOYMENT #2	244.19 ACRES
EMPLOYMENT #3	429.84 ACRES
EMPLOYMENT #4	733.53 ACRES
EMPLOYMENT #5	178.12 ACRES
TOTAL	3,385.32 ACRES

GENERAL PUBLIC FACILITIES SERVICES #1	238.93 ACRES
GENERAL PUBLIC FACILITIES SERVICES #2	247.58 ACRES

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
1/9/2026
Date Signed
ARIZONA, U.S.A.

REVISIONS

DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
LA OSA RANCH & SASCO ROAD
RED ROCK, AZ 85145

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Phoenix, AZ 85027
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www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: CR CHK: DB
SHEET 2 OF 10
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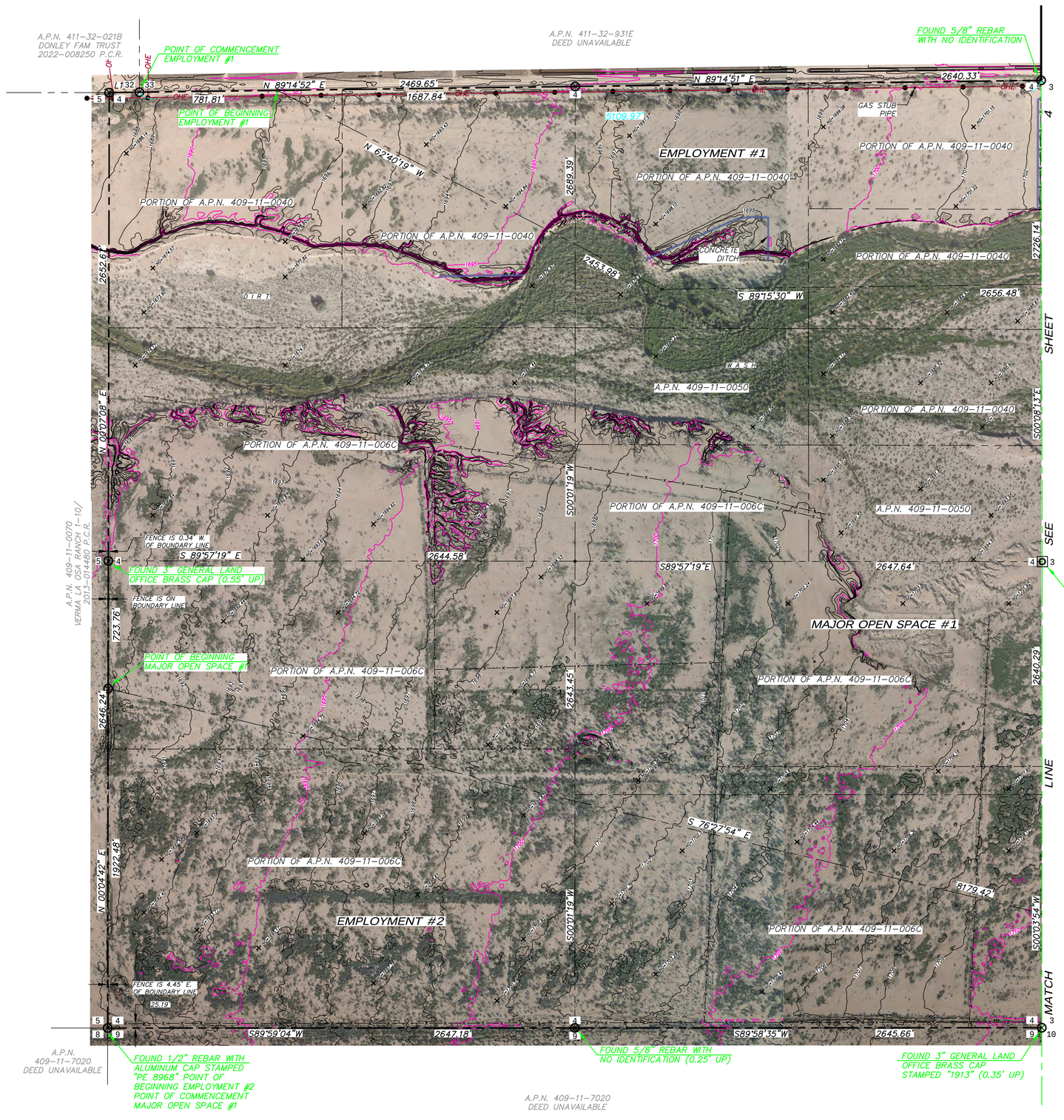
JOB: 202510073



300 150 0 300 600 900

SCALE IN FEET
SCALE : 1" = 300'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- T — UNDERGROUND TELECOMMUNICATIONS LINE
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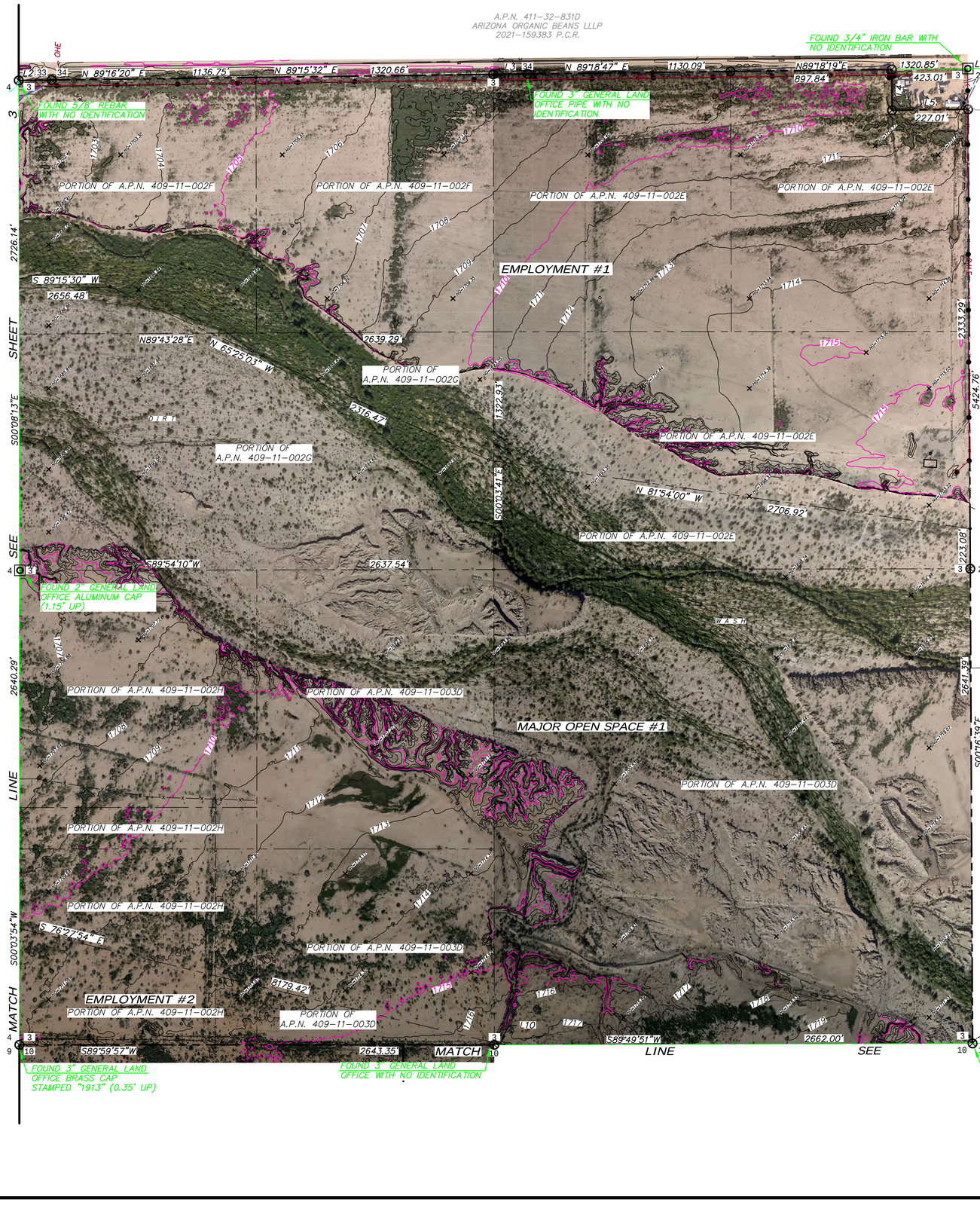

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FOUND 3" GENERAL LAND OFFICE BRASS CAP STAMPED "1913" (0.35' UP)

FOUND 3" GENERAL LAND OFFICE WITH NO IDENTIFICATION

MATCH S89°49'51"W LINE

S89°59'57"W 2643.35'

2662.00'

SEE SHEET 4

N 89°55'48" E 2629.76'

5259.52'

2629.76'

FOUND 2.5" GENERAL LAND OFFICE BRASS CAP STAMPED "1913" (DOWN 1.5')

MAJOR OPEN SPACE #1

A.P.N. 409-11-013C

2015

FOUND 1/2" REBAR WITH ALUMINUM IN SIDE OF WASH WITH NO IDENTIFICATION

530.80'

A.P.N. 409-11-013C

129.44'

EMPLOYMENT #2

2636.79'

1318.40'

2640.43'

2640.96'

660.24'

18.71'

N89°52'33"E 2667.78'

S00°06'22"E

N00°01'02"E

1320.51'

N 00°14'03" W

PORTION OF A.P.N. 409-11-7020

A.P.N. 409-11015D WHITE RONELLA T 2015-007858 P.C.R.

S 69°25'59" E

2640.16'

A.P.N. 409-11015F WHITE RONELLA T 2015-007858 P.C.R.

A.P.N. 409-11-015C

GENERAL PUBLIC FACILITIES/SERVICES #1

3960.16'

5615.37'

PORTION OF A.P.N. 409-11-015E

2639.34'

5278.68'

FOUND 2" IRON PIPE WITH NO IDENTIFICATION ALSO FOUND 3" NATIONAL GEODETIC SURVEY BENCHMARK NUMBER: MJ03 STAMPED "1951" (S 53°57'53" W 49.67') POINT OF BEGINNING GENERAL PUBLIC FACILITIES/SERVICE #1

FOUND 1/2" CAPPED REBAR STAMPED "RLS 33861"

NORTH LINE OF E. 1/2, SE. 1/4 SECTION 11

N89°55'13"E 2642.28'

N89°55'13"E

2673.57'

10 11

N 89°54'45" E

2614.66'

1307.33'

1307.33'

O.H.E.

EDGE OF DIRT ROAD (TYP.)

PORTION OF A.P.N. 409-11-0160

1320.21'

2640.42'

N 00°05'37" E

1320.01'

PORTION OF A.P.N. 409-11-015E

100' EASEMENT FOR OVERHEAD POWER LINES 20

4" BARBED WIRE FENCE (TYP.)

N 00°00'46" W

1319.67'

SEE SHEET 6

1319.67'

LINE

2640.43'

2636.43'

2640.88'

S00°00'22"E

N00°01'02"E

N00°38'05"E

PORTION OF A.P.N. 409-11-7020 DEED UNAVAILABLE

A.P.N. 409-11-7020 DEED UNAVAILABLE

2313.57'

S 89°54'19" W

2637.16'

3950.73'

EAST LINE OF E. 1/2, SE. 1/4 SECTION 11

N 00°21'51" E

1320.21'

17 100' EASEMENT FOR TRANSMISSION LINE

EMPLOYMENT #3

PORTION OF A.P.N. 409-11-0160

3959.41'

N89°50'01"E 2641.22'

S89°59'15"E

2645.10'

1319.80'

N 89°53'52" E

1319.80'

2639.61'

5279.21'

FOUND 3" GENERAL LAND OFFICE BRASS CAP WITH NO IDENTIFICATION

FOUND 2.5" GENERAL LAND OFFICE BRASS CAP STAMPED "1913" (0.7' UP)

FOUND 3" GENERAL LAND OFFICE BRASS CAP WITH NO IDENTIFICATION

POINT OF BEGINNING EMPLOYMENT #3

A.P.N. 409-11-7020 DEED UNAVAILABLE

FOUND 2.5" GENERAL LAND OFFICE BRASS CAP STAMPED "1913" (UP 2') POINT OF COMMENCEMENT EMPLOYMENT #3

MATCH

300 150 0 300 600 900

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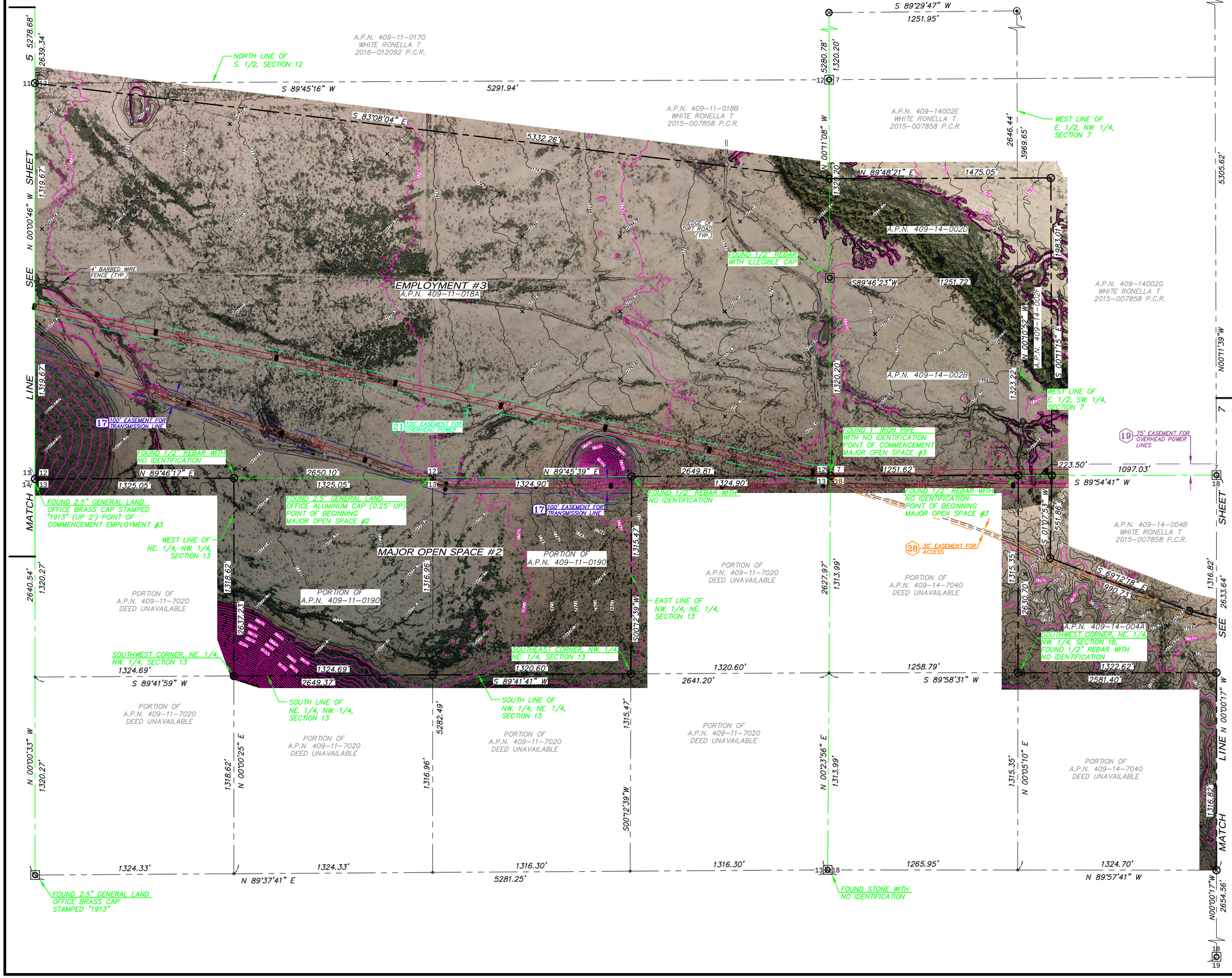

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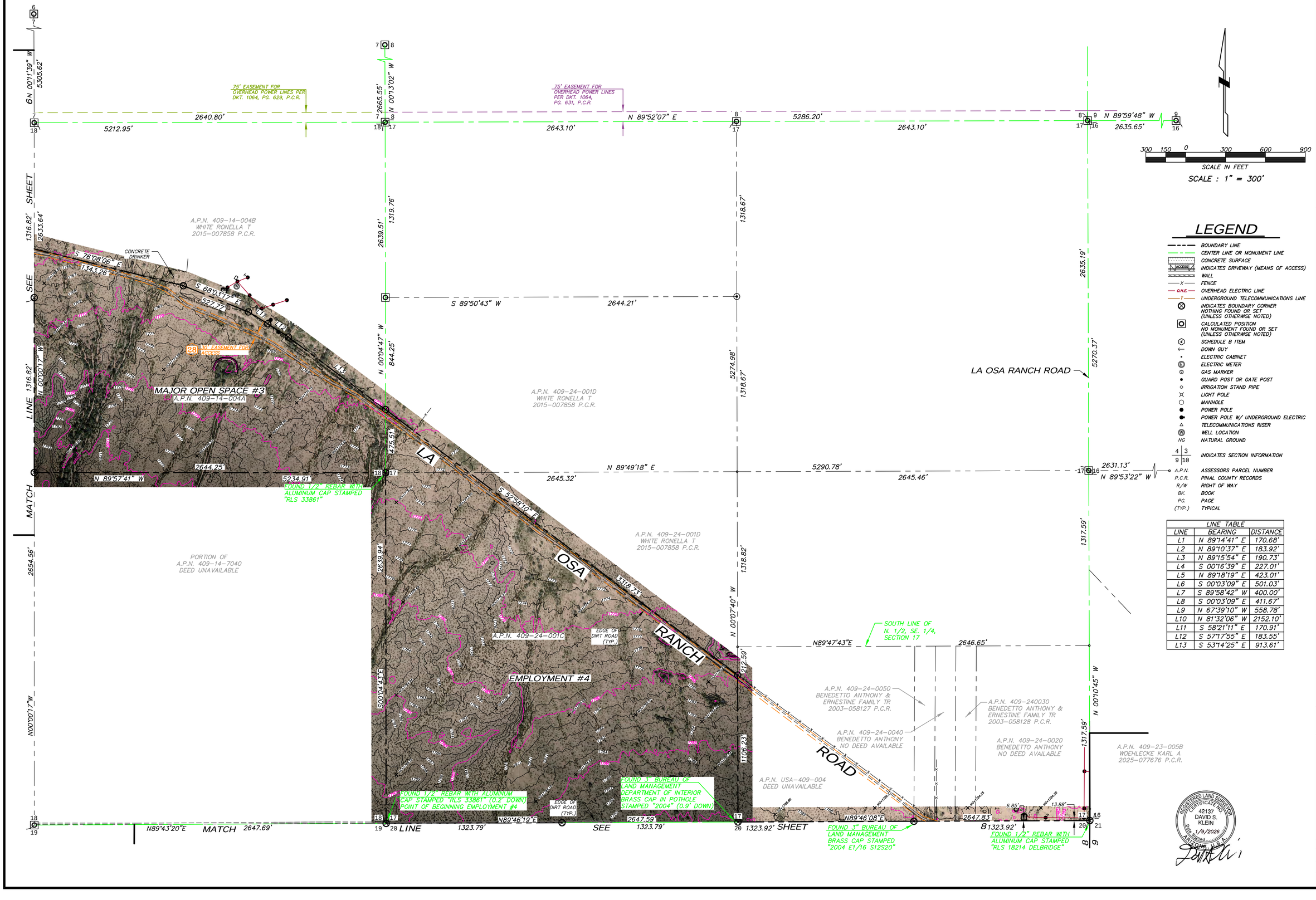

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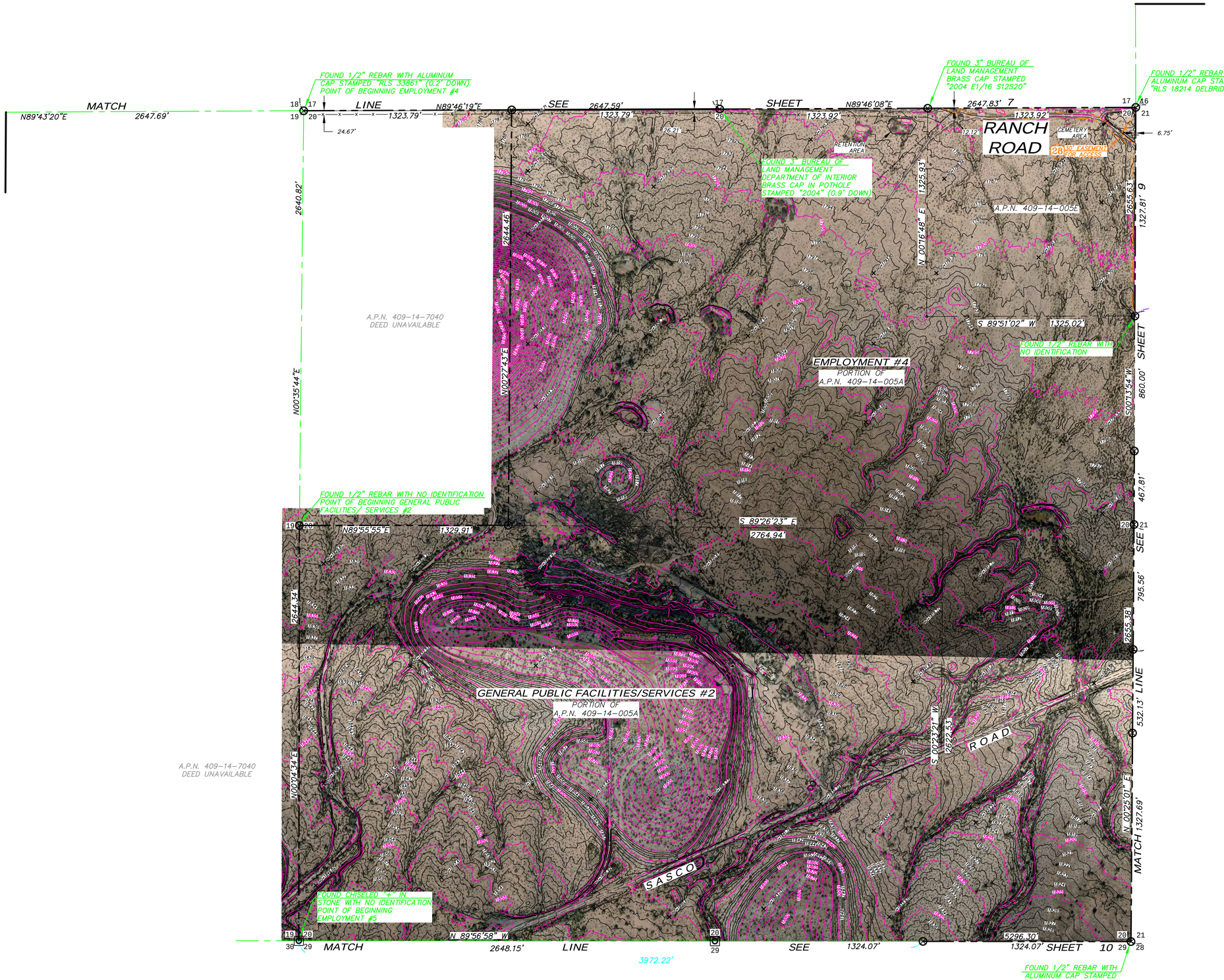

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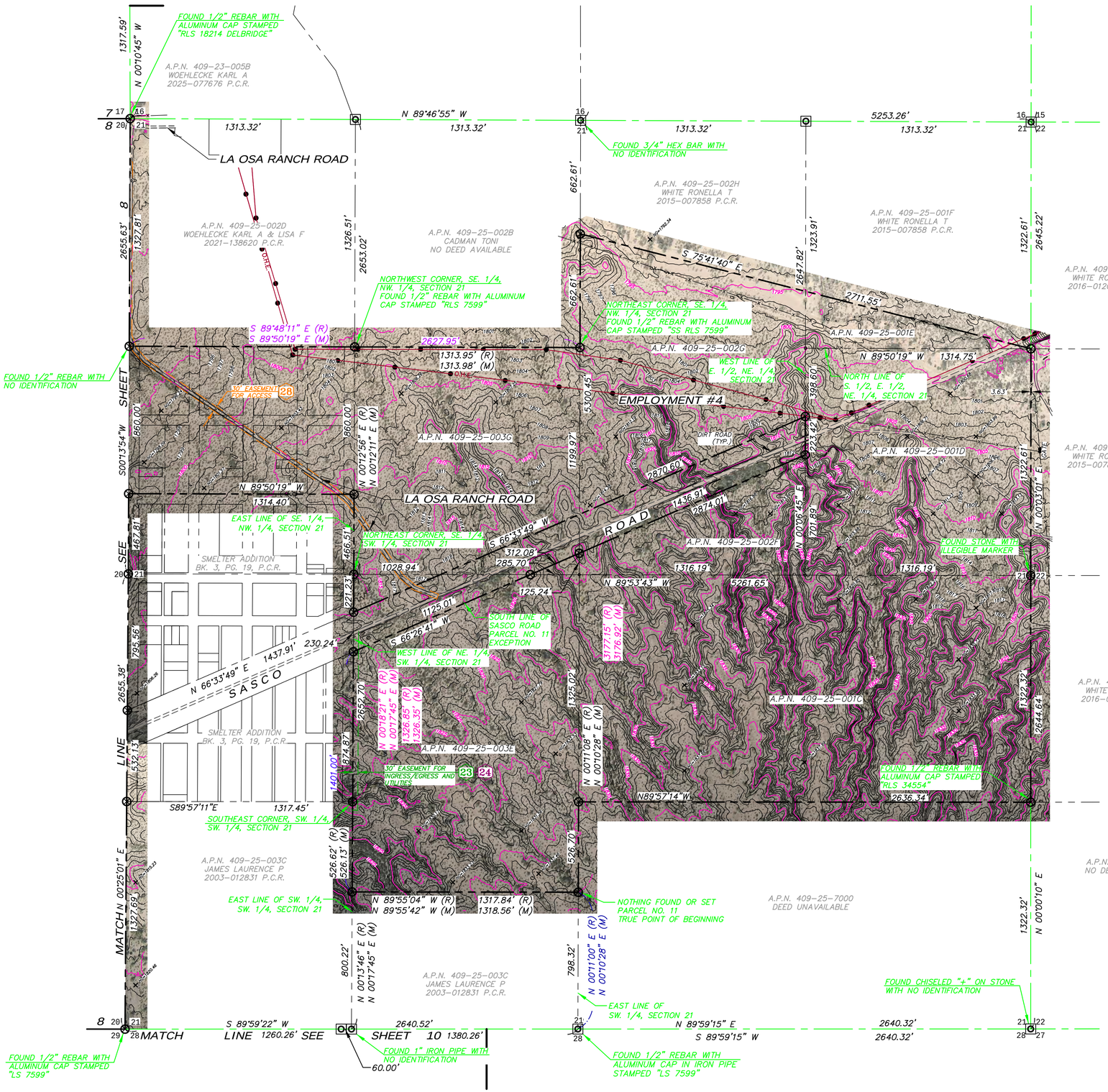

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L4	S 00°16'39" E	227.01'
L5	N 89°18'19" E	423.01'
L6	S 00°03'09" E	501.03'
L7	S 89°58'42" W	400.00'
L8	S 00°03'09" E	411.67'
L9	N 67°39'10" W	558.78'
L10	N 81°32'06" W	2152.10'
L11	S 58°21'11" E	170.91'
L12	S 57°17'55" E	183.55'
L13	S 53°14'25" E	913.61'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
1/9/2026
Registered Land Surveyor
ARIZONA, U.S.A.

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY

LA OSA RANCH & SASCO ROAD

RED ROCK, AZ 85145

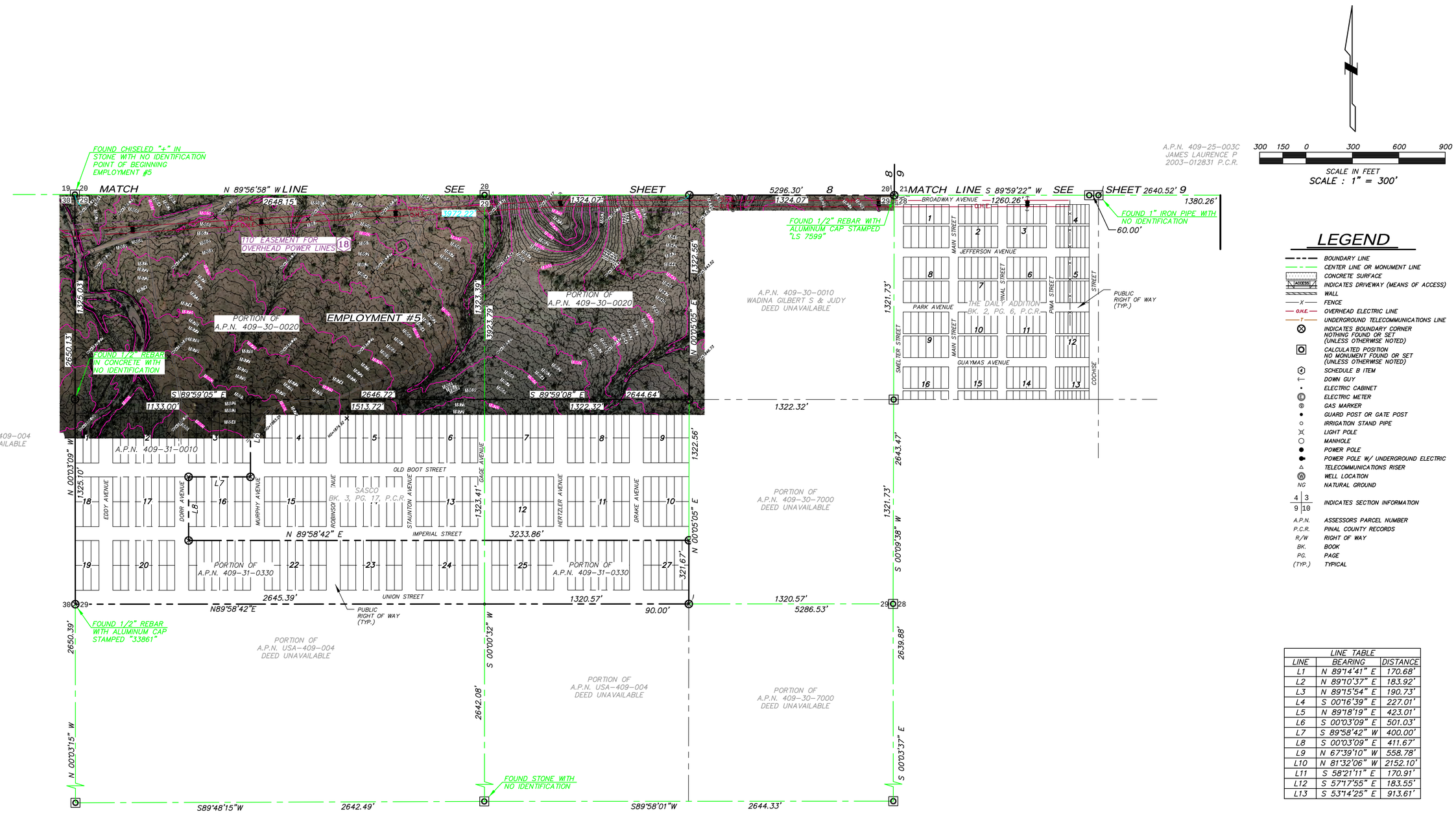
SUPERIOR SURVEYING SERVICES, INC.
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: CR CHK: DB

SHEET 9 OF 10

DATE: 1/9/2026

JOB: 202510073



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- UNDERGROUND TELECOMMUNICATIONS LINE
- INDICATES BOUNDARY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- CALCULATED POSITION NO MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
- SCHEDULE B ITEM
- DOWN GUY
- ELECTRIC CABINET
- E — ELECTRIC METER
- G — GAS MARKER
- GUARD POST OR GATE POST
- IRRIGATION STAND PIPE
- LIGHT POLE
- MANHOLE
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- TELECOMMUNICATIONS RISER
- W — WELL LOCATION
- NG — NATURAL GROUND
- 4 | 3 / 9 | 10 — INDICATES SECTION INFORMATION
- A.P.N. — ASSESSORS PARCEL NUMBER
- P.C.R. — PINAL COUNTY RECORDS
- R/W — RIGHT OF WAY
- BK. — BOOK
- PG. — PAGE
- (TYP.) — TYPICAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°14'41" E	170.68'
L2	N 89°10'37" E	183.92'
L3	N 89°15'54" E	190.73'
L4	S 00°16'39" E	227.01'
L5	N 89°18'19" E	423.01'
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CERTIFICATE NO.
42137
DAVID S. KLEIN
1/9/2026
Date Signed
ARIZONA U.S.A.

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DWN: CR CHK: DB
SHEET 10 OF 10
DATE: 1/9/2026
JOB: 202510073

1130 N Alma School Rd. Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**

January 6, 2026

RE: 24-0542 La Osa
Preliminary Water Submittal

Preliminary Water Memo

The La Osa project is a proposed project that consists of multiple data center buildings and gas power plants with associated utilities, grading, and site improvements. This report sets the development expectations for the rezoning of the Plan Area Development (PAD) and estimated water demands. The project is located on an approximate 3,374.51-acre property south of E. Baumgartner Rd, north of Continental Ave, east of S Cripple Creek Rd, and west of S Sienna Dr in Pinal County, Arizona. The Project is further located within a portion of Sections 3, 4, 10, 11, 12, and 13, Township 10 South, Range 8 East and a portion of Sections 7, 17, 18, 21, and 29, Township 10 South, Range 9 East of the Gila and Salt River Meridian, City of Maricopa, Pinal County, Arizona.

Pinal County Assessor Parcel Numbers:

- 409-11-0040, -0050, -006C, -002E, -002F, -002G, -002H, -003D, -013C, -015C, -015E, -0160, -018A, -0190;
- 409-14-002D, -002F, -004A, -005A, -005E;
- 409-24-001C;
- 409-25-001E, -001D, -001C, -002F, -002G, -003G -003E;
- 409-26-0010, -002A, -002B, -0240, -0220, -0250, -0260, -0270, -0490, -0480;
- 409-30-0020;
- 409-31-0010, -0330.

See next page for location and layout.

Private wells and septic systems will be used on the initial phases of the project until such time as the development grows to a volume that will necessitate a larger water treatment facility to service the demand. The project has an agreement with Global Water to be a potential public water supplier for this development. Once the project requires a water treatment facility it will coordinate with Global Water to be the water utility provider for this development pursuant to the recorded agreement, either through retrofitting existing agricultural wells into domestic facilities, or constructing new domestic well sites. Otherwise, Global Water's nearest existing water facility (Red Rock) is approximately 10 miles away. All water design standards and

demands will be met per Global Water Resources Design and Construction Standards, as well as Pinal County and ADEQ standards.

Projected Water Demands:

Land Use	Value (gpd/acre)	Acres	Avg. Day (gpd)	Max Day (gpd)	Peak Hour (gpd)
Industrial	1,800	2,127	3,828,780	7,657,560	6,508,926

Where:

Max Day = Average Day * 2.0

Peak Hour = Average Day * 1.7

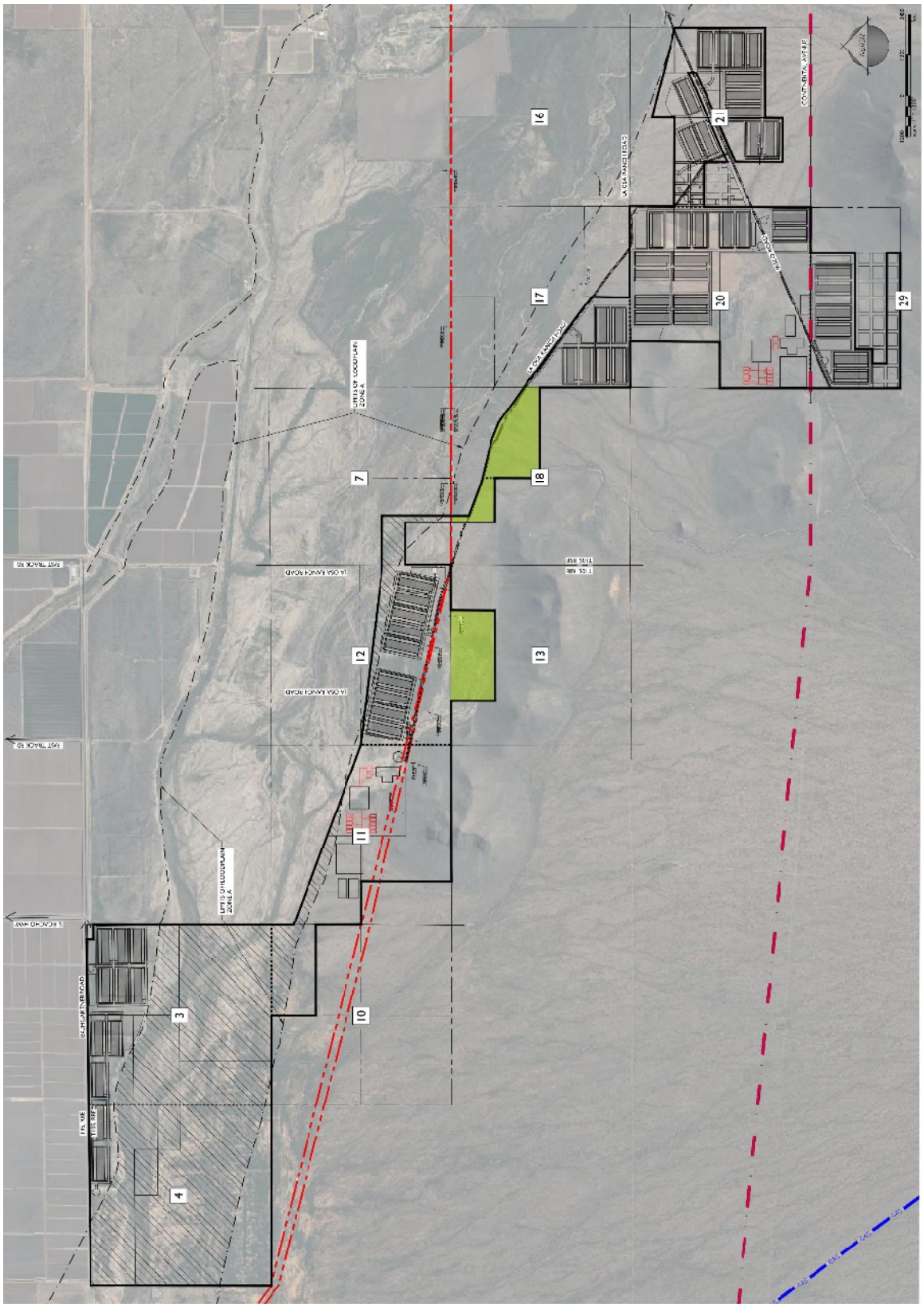
This development will need to coordinate with the State Fire Marshall Office and/or Rural Metro on hydrant locations and fire flow requirements at permitting stage. The fire flow is estimated at 3,000 gpm based on an assumed building type of IB, at 450,000 sqft for a sprinkled building from the IFC 2021, Table B105.1 and/or State Fire Management requirements. During permitting all developments will need to submit plans and reports showing compliance with Pinal County, Global Water, and ADEQ standards.

Respectfully,

EPS Group, Inc.

Joey Gimbut
SRPE/PM
Joey.Gimbut@EPSGroupInc.com

1130 N Alma School Rd. Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**



1130 N Alma School Rd. Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**

January 6, 2026

RE: 24-0542 La Osa
Preliminary Sewer Submittal

Preliminary Wastewater Memo

The La Osa project is a proposed project that consists of multiple data center buildings and gas power plants with associated utilities, grading, and site improvements. This report sets the development expectations for the rezoning of the Plan Area Development (PAD) and estimated sewer demands. The project is located on an approximate 3,374.51-acre property south of E. Baumgartner Rd, north of Continental Ave, east of S Cripple Creek Rd, and west of S Sienna Dr in Pinal County, Arizona. The Project is further located within a portion of Sections 3, 4, 10, 11, 12, and 13, Township 10 South, Range 8 East and a portion of Sections 7, 17, 18, 21, and 29, Township 10 South, Range 9 East of the Gila and Salt River Meridian, City of Maricopa, Pinal County, Arizona.

Pinal County Assessor Parcel Numbers:

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- 409-14-002D, -002F, -004A, -005A, -005E;
- 409-24-001C;
- 409-25-001E, -001D, -001C, -002F, -002G, -003G -003E;
- 409-26-0010, -002A, -002B, -0240, -0220, -0250, -0260, -0270, -0490, -0480;
- 409-30-0020; 409-31-0010, -0330.

See next page for location and layout.

Private wells and septic systems will be used on the initial phases of the project until such time as the development grows to a volume that will necessitate a wastewater treatment facility for the area. Global Water has agreed to be a potential water supplier for this development. When a wastewater treatment facility becomes necessary, this development will coordinate with a utility provider such as Global Water for operating the facility. All wastewater design standards and demands will be met per Global Water Resources Design and Construction Standards.

1130 N Alma School Rd. Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**

Projected Wastewater Demands:

Land Use	Value (gpd/acre)	Acres	Avg. Day (gpd)	Max Day (gpd)
Industrial	1,200	2,127	2,552,520	5,105,040

Where:

Peak Day = Average Day * 2.0

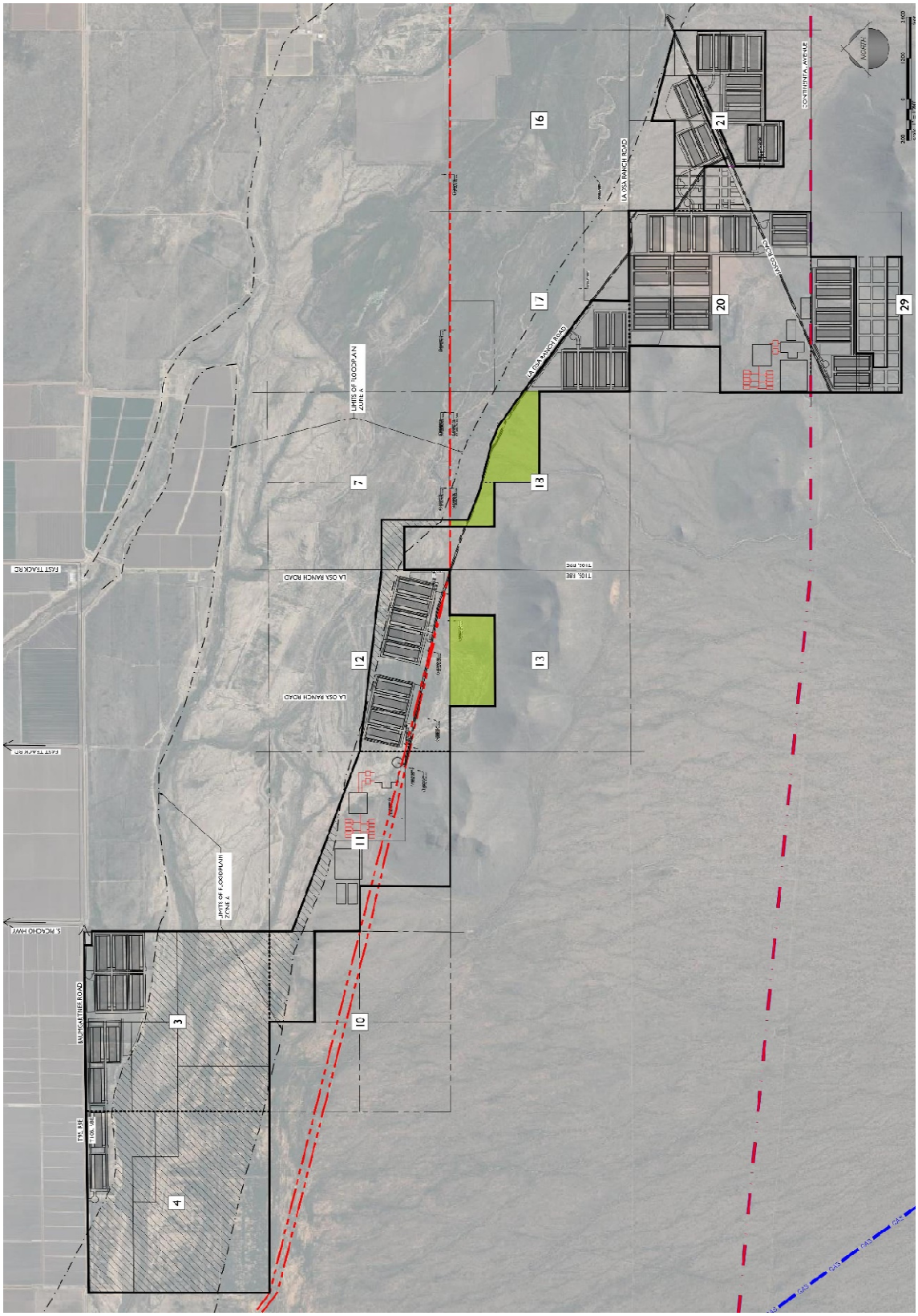
As each part of this proposed development applies for permitting and individual site approval, those developments will need to submit engineering plans and reports on sewer/septic sizing, demand, and design for compliance with Pinal County and ADEQ standards.

Respectfully,

EPS Group, Inc.

Joey Gimbut
SRPE/PM
Joey.Gimbut@EPSGroupInc.com

1130 N Alma School Rd. Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**



Parcel	Name	Address	City State Zip
409-11-007	VERMA LA OSA RANCH I-10/S	2375 E Camelback Road #600	Phoenix AZ 85016
411-32-021B	DONLEY FAM TRUST	10475 W QUARTZ DR	CASA GRANDE, AZ 85193
409-11-001B	Frank Gobea	6229 E BAUMGARTNER RD	ELOY, AZ 85131
409-11-015F	Ronella White	PO BOX 1126	RED ROCK, AZ 85145
409-24-002	Anthony Benedetto	PO BOX 1027	RED ROCK, AZ 85145
409-23-005B	Karl & Sonya L Woehlecke	PO BOX 1009	RED ROCK, AZ 85145
409-25-002B	Toni Cadman	540 S OTIS ST	LAKEWOOD, CO 80226
40925003C	JAMES LAURENCE P	917 N COLLEGE AVE	CLAREMONT, CA 91711
409-26-028A	Haasco Media Llc	8200 CANNON CT	LAGO VISTA, TX 78645
409-26-004D	Arizona Board Of Regents	PO BOX 210186	TUCSON, AZ 85721
409-26-004E	Harley Brown	2114 W GRANT RD 42	TUCSON, AZ 85745
409-26-004F	Carol Brown	2114 W GRANT RD 42	Tucson AZ 85745
409-26-004B	666ISMONEY LC	PO BOX 666	TUCSON, AZ 85702
409-26-014A	State of Arizona	1110 W Washington St	Phoenix, AZ 85007
409-29-001B	AMARAL JOSEPH & JOAN	11670 TIMBERLAKE DR	SAN DIEGO, CA 92131
409-29-002A	James E Briggs Jr.	5901 E MIRAMAR DR	TUCSON, AZ 85715
409-29-002B	Est of paul Olmstead	2865 E NANCE ST	MESA, AZ 85213
409-30-001	Gilbert & Judy Wadina	3146 CHARLES MACDONALD DR	SARASOTA, FL 34240
409-31-024	James Chavez	12849 N OAKHURST LOOP	ORO VALLEY, AZ 85755
409-31-016	Christopher Venne	1132 S ALTAMONT BLVD	SPOKANE, WA 99202
409-14-002B	ABA LLC	7240 N DREAMY DRAW DR UNIT 110	PHOENIX, AZ 85020
	Arizona BLM	One North Central Ave., Suite 800	Phoenix, AZ 85004-4427

VERMA LAOSA RANCH I-10/SASCO 3700 LLC
2375 E Camelback Road #600
Phoenix AZ 85016

Ronella White
PO BOX 1126
RED ROCK, AZ 85145

Toni Cadman
540 S OTIS ST
LAKEWOOD, CO 80226

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11670 TIMBERLAKE DR
SAN DIEGO, CA 92131

Gilbert & Judy Wadina
3146 CHARLES MACDONALD DR
SARASOTA, FL 34240

ABA LLC
7240 N DREAMY DRAW DR #110
PHOENIX, AZ 85020

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16TH** DAY OF **APRIL 2026**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **REZONE & PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, Vermaland LLC, Rob Clang, applicant/agent, requesting approval of a **rezone** to from **General Rural (GR)** to 2,393 acres of **Industrial (I-3) zoning district** and 992 acres of **Proposed Open Space** for Data Center, Gas Fired Power Generation, Battery Storage and associated office and facilities, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

PZ-PD-003-26 – PUBLIC HEARING/ACTION: Rose Law Group PC, Court Rich, Vermaland LLC, Rob Clang, applicant/agent, requesting approval of a requesting an approval of a **Planned Area Development (PAD) Overlay District** on 3,385± acres to apply proposed developments standards to Data Center, Gas Fired Power Generation, Battery Storage and associated office and facilities, situated on portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS **18th** DAY OF **MARCH 2026**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(Print or type)**
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Planning Supervisor, Phone # (520) 866-6641
E-mail address: Sangeeta.deokar@pinal.gov,

[*Anything below this line is not for publication.*]

Pinal Central Dispatch

Casa Grande Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Mar. 26, 2026

NOTICE ID: 0yp8QeiVACMvRBX5o2vS
NOTICE NAME: PZ-003-26

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Broward

NOTARY PUBLIC STATE OF FLORIDA

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

Subscribed in my presence and sworn to before me on this: 03/27/2026

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 16TH DAY OF APRIL 2026, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E. 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR REZONE & PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.
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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132
Contact for this matter: Sangeeta Deokar, Planning Supervisor, Phone # (520) 866-6641 E-mail address: Sangeeta.deokar@pinal.gov,
Published 3/26/26

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Robert Clang, Applicant for case PZ-PD-03-26 and PZ-03-26 (Case number), personally caused 23 sign(s) to be posted in a visible place on or near the proposed project site on March 24, 2026 (Date), at least 21 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Zoning change and PAD overlay (Type of application), in unincorporated Pinal County

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

Applicant

STATE OF ARIZONA)

COUNTY OF Maricopa

ELIZABETH K HUGGETT
Notary Public - Arizona
Maricopa County
Commission # 685295
My Comm. Expires May 23, 2029

Subscribed and sworn to me by Robert Clang this 24 day of March, 2026.

Notary Public

My Commission Expires: May 23, 2029

PINAL COUNTY
Public Hearings
NOTICE
Applicant Name: Vermaland Rob Clang 602-549-5134

NOTICE

NOTICE

PINAL COUNTY
Public Hearings
NOTICE

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Applicant Name: Vermaland Rob Clang 602-549-5134

NOTICE

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

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Applicant Name: Vermaland Rob Clang 602-549-5134

PINAL COUNTY
Public Hearings
NOTICE
Applicant Name: Vermaland Rob Clang 602-549-5134

AVRA VALLEY FIRE DISTRICT

Phone: (520) 682-3255
Fax: (520) 682-5458
Website: avfire.org

15790 W. Silverbell Road
Marana, Arizona 85653

"Our Family Helping Your Family"

March 30, 2026

TO: Mr. Joseph Stager
Pinal County Development Services
By Email to joseph.stager@pinal.gov

SUBJECT: **La Osa - Confirmation of Service Capacity, Agency Will Serve Letter**

Project Name: La Osa

PZ-003-26/PZ-PD-003-26

This letter confirms that the Avra Valley Fire District will provide service to the La Osa Ranch Data Center Project (the "Project") upon the completion of the pending annexation of the property into the District's boundaries. The District supports the Project and appreciates the Project's offer to designate and donate a site for a future fire station if the District determines that such a station is necessary. The District already has a station in proximity to the Project from which initial service can be provided and looks forward to expanding that service with financial support from the Project. The District and the Project will be entering into an agreement that will set forth the economic terms of service. Fees and contributions will be determined at a later date before the building permit is filed, once a buyer or lessee is identified and the fees and contributions are agreed with the fire district.

This expansion will help the Avra Valley Fire District provide additional fire protection services not just to the Project site, but to the surrounding area as well.

Sincerely,

Brian Delfs

Brian Delfs
Fire Chief, Avra Valley Fire District

Board of Directors
Luis Castaneda, Jr., Chairman Thomas Armendarez, Vice-Chairman Cody Bren, Clerk Eric Neilson, Member Michelle Stark-Goss, Member

In accordance with the Federal law and the U.S. Department of Agriculture policy, Avra Fire District is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

SCHOOL DISTRICT QUESTIONNAIRE

March 26, 2026

Case Numbers:	**PZ-003-26 & PZ-PD-003-26**
Project Name:	**La Osa Energy project**
Review Deadline:	**April 9, 2026**
School District:	**Red Rock Elementary School District**

APPLICANT:
Court Rich
Rose Law Group
7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
PHONE: (480) 240-5637
CONTACT: CRich@RoseLawGroup.com

LOCATION: The subject property is on portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County

In order for the Pinal County Planning and Zoning Commission to consider the needs of the school district(s) to meet the demands for educational services for the proposed development, you are asked to respond to the following questions. If you wish to contribute additional information, please feel free to do so. We ask that your response be received by Planning Division on or before **April 9, 2026.**

SCHOOL DISTRICT QUESTIONNAIRE

1. Have you met with either the developer/owner or his/her representative to discuss the education issues/mitigation measures to be made to the School District to assure the availability of educational opportunities/services to residents of the project?

No, I have not met with anyone as of yet. They have made no contact with me.

If Yes, when?

2. Has an agreement been reached (either tentative or final) concerning mitigation measures by the developer/owner? No. As stated above, we have not heard from anyone!

   a. Has a written agreement been submitted by the Developer/Owner or his/her authorized representative? no

   b. Has the District's Governing Board reviewed/approved the submitted agreement? No

   c. Has a written agreement containing the mitigation measures been prepared and signed by both parties? No

      If yes, please attach a copy of the agreement.

   d. If a written agreement has not been reached, please describe the mitigation measures made by the Developer/Owner and the District's position concerning these mitigation measures.

DISTRICT: Red Rock ESD #5

SUPERINTENDENT: Peter Dwyer DATE: 4-1-2026

If you have questions, please contact Sangeeta Deokar at (520) 866-6641, (Planning Supervisor), Email sangeeta.deokar@pinal.gov

Submission of this form is to assist Pinal County Planning and Development staff and the Planning and Zoning Commission. Submittal of this questionnaire does not preclude your making a presentation to the commission at the public hearing.

Dave Lamoreaux
1955 S Lindsay Rd.
Gilbert, AZ 85295
480-236-1468
3/23/2026

To Whom It May Concern,

I am writing to express my strong support for the rezoning and PAD overlay of the La Osa Data Center project. As a land owner in the immediate vicinity, I have had the opportunity to engage with the project team and review the proposed plans, and I am confident that this initiative will bring significant benefits to our community.

The La Osa Data Center Project is a forward-thinking project designed to meet the growing demand for reliable, secure, and sustainable infrastructure. The project team has demonstrated a commitment to environmental responsibility, community engagement, and economic development. Their plans incorporate cutting-edge technology and sustainable practices that align with the needs of our region.

Importantly, the project has garnered enthusiastic support from neighboring landowners, who recognize its potential to create jobs, and contribute to the economic vitality of the area. Their endorsement reflects the collaborative approach taken by the project team, ensuring that the concerns and aspirations of our community are prioritized.

I wholeheartedly recommend the La Osa Data Center project and encourage its approval. This initiative represents a unique opportunity to advance our region's technological and economic landscape while fostering positive relationships with local stakeholders.
Please feel free to contact me at [Your Contact Information] if you require further information or have any questions.

Sincerely,

Dave B Lamoreaux

PECAN RANCH FARM L.L.C.
SECTION 36, 640 ACRE FARM
PZ-003-26
PZ-PD-003-26

Recommendation Letter for the zoning and PAD overlay of the La Osa Data Center Project

Name
3/23/2026

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Please feel free to contact me at [Your Contact Information] if you require further information or have any questions.

Sincerely,

Louis E. Wagner
Mary J Wagner

Recommendation Letter for the zoning and PAD overlay of the La Osa Data Center Project (Cases #PZ-003-26 and PZ-PD-003-26)

Mr. & Mrs. Melvin Benning,
3/26/2026

To Whom It May Concern,

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We whole heartedly recommend the La Osa Data Center project and encourage its approval. This initiative represents a unique opportunity to advance our region's technological and economic landscape while fostering positive relationships with local stakeholders.
Please feel free to contact us.
From the contact Information, if you require further information or have any questions.

Sincerely,
Melvin Benning
520- 858- 4008
or 520-415-8745

April 3, 2026

Pinal County Planning and Zoning Commission
301 E. 11th St.
Florence, AZ 85132

Re: PZ-003-26 (La Osa Data Storage and Energy Generation Project)

Dear Commissioners:

As president and CEO of the Arizona Technology Council, the state's premier trade association representing more than 750 science and technology companies, I am writing to express our strong support for the rezoning and planned area development overlay for the proposed La Osa Data Storage and Energy Generation Project.

The digital age has dramatically increased our reliance on data. As businesses and communities become more data-driven, Arizona's economy depends more than ever on robust digital infrastructure, driving sustained demand for reliable and efficient data centers. Arizona has emerged as one of the nation's leading data center markets, supported by its pro-business climate, low exposure to natural disasters, diverse energy portfolio, and proximity to major technology corridors in Texas and California. These facilities are not merely components of the economy but they also are essential to its continued growth and competitiveness.

Data centers are foundational to the modern economy. They enable innovation across industries, support defense and national security operations, and attract high-value investment. Their economic impact is substantial: Each direct data center job supports approximately six additional jobs across the broader economy. Construction activity alone generates hundreds of skilled trade positions over multiyear build cycles, boosting local employment and tax revenues. Over the next decade, Arizona's data center sector is projected to create more than 251,000 temporary construction jobs, over 37,000 permanent jobs and approximately $2.63 billion in new statewide tax revenue.

In 2025, the Pinal County Board of Supervisors approved a major comprehensive plan amendment for the parcels comprising the La Osa project. Located near the Greene Canal-Santa Cruz Wash south of Eloy and spanning more than 3,300 acres, the planned project includes a data center campus, gas-fired power generation and a battery energy storage system. The site is particularly well-suited for this use, with nearby critical infrastructure that includes a natural gas pipeline within three miles. Surrounding properties are largely vacant, undeveloped or in agricultural use, making them compatible with the proposed development.

The project also has earned strong support from neighboring landowners, who recognize its potential to create thousands of well-paying jobs and strengthen the region's economic vitality. This support reflects developer Vermaland and its team's collaborative approach and commitment to addressing community priorities.

On behalf of the Council and our member companies, I respectfully urge your support for the La Osa Data Storage and Energy Generation Project. Approval will help ensure Pinal County remains well-

positioned for continued growth, enhanced grid reliability and long-term economic competitiveness while reinforcing Arizona's leadership in technology-driven industries.

Thank you for your consideration.

Respectfully,
ARIZONA TECHNOLOGY COUNCIL & SCITECH INSTITUTE

Steven G. Zylstra
President & CEO