Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: JULY 16, 2026

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-008-26, PZ-PD-007-26 | PROJECT MIDWAY**

CASE COORDINATOR: SAM AMAYA, PLANNER

SUPERVISOR DISTRICT: #1, RICH VITIELLO

Executive Summary/ Requested Action/Purpose:

PZ-008-26-PUBLIC HEARING/ACTION: Alex Hayes of Withey Morris Baugh PLC, applicant, on behalf of the property owner, Selma & Midway LLC, is requesting approval of the rezoning of ±215.80 acres from **General Rural Zone (GR)** to **Industrial Zoning District (I-3)** to facilitate the development of a data center campus, situated in Section 01, Township 07 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, tax parcel 500-12-001B, located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation for approval of Case PZ-008-26 to the Board of Supervisors with one (1) stipulation.*

1. Approval of this zone change (PZ-008-26) 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 for denial of Case PZ-008-26 to the Board of Supervisors.*

Executive Summary/ Requested Action/Purpose:

PZ-PD-007-26-PUBLIC HEARING/ACTION: Alex Hayes of Withey Morris Baugh PLC, applicant, on behalf of the property owner, Selma & Midway LLC, is requesting approval of a **Planned Area Development Overlay District (PAD)**, situated in Section 01, Township 07 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, tax parcel 500-12-001B, located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal county.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PD-007-26 to the Board of Supervisors subject to the following twenty one (21) stipulations:*

1. Approval of this zone change (PZ-PD-007-26) 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; and,

2. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," a section of W. Selma Highway is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 feet is required to comply with the Final Report. Pinal County is requesting 75' dedication free and unencumbered through conveyance of a Warranty Deed.
3. 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 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;
4. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat or site plan approval;
5. A paved, all-weather, 28' wide public access shall be provided to and from the development. A minimum of two permanent access points shall be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat, or site plan.
6. 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, and dedicated through conveyance of a Warranty Deed. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
7. All right-of-way dedications shall be free and unencumbered;
8. 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;
9. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be undergrounded prior to dedication;
10. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvements is required with the first submittal of the site plans;
11. Perimeter/boundary industrial buffering of 50' is required where the subject site abuts rural or residential zoned parcels;
12. Applicant/owner shall construct and maintain a landscaped berm for visual screening along the western property line. Final berm design shall be reviewed and approved through the site plan review process.
13. Primary power generation equipment shall be setback a minimum of 250 feet from a property line adjacent to a Rural or Residential zoning district.
14. Primary power generation equipment shall be completely enclosed or otherwise screened from public view by use of building placement, a minimum 12-foot-high masonry wall, or a combination thereof.
15. An air quality industrial permit will be required for the generators that are proposed;

16. The project shall meet the requirements of Lighting Zone 2, which include the use of motion-censored lighting. All lighting should be shielded, canted, or cut off to ensure lighting reached areas needing illumination and reducing light spillage;
17. The Site Plan for the project shall provide for all-weather road access to the project, and paved road access within the project, as required by the County Engineer, and paved parking areas. Access and roads will be designed to accommodate emergency vehicles.
18. Any data center facility developed on the property in question shall only utilize an air-cooled cooling system or closed-loop system for the cooling of information technology equipment. Prior to the issuance of a certificate of occupancy for a data center facility, the property owner shall submit documentation demonstrating compliance with this stipulation, which is subject to review and approval by the Development Services Director, or his designee.
19. A noise study must be conducted by an acoustical engineer before a Certificate of Occupancy can be issued. This noise study must include:
    a. **Existing Ambient Conditions** – Measure and document baseline ambient noise levels at representative locations on and adjacent to the project site, including areas supporting native wildlife habitat. Measurements shall follow accepted standards (e.g., ANSI/ISO methodologies) and reflect both daytime and nighttime conditions typical of rural desert environments in Pinal County.
    b. **Project Noise Characterization** – Identify and quantify all proposed noise sources associated with the data center, including but not limited to:
        i. Mechanical cooling systems and chillers
        ii. Emergency backup generators and routine testing cycles
        iii. Electrical infrastructure (e.g., transformers, substations)
        iv. Truck traffic, employee vehicle trips, and on-site circulation
    c. **Compliance with Noise Level Standards** – Noise levels shall be managed so as not to exceed levels that would cause significant disturbance to ensure that the project maintains a noise level of 60 dba during the hours of 7:00 a.m. to 8:00 p.m., and 55 dba during the hours from 8:00 p.m. to 7:00 a.m. Backup generator testing shall only be conducted between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.
    d. **Mitigation Measures** – Identify and incorporate feasible noise attenuation strategies sufficient to reduce impacts to acceptable levels. Measures may include, but are not limited to:
        i. Acoustical enclosures or silencers for generators and mechanical equipment
        ii. Sound walls, berms, or building orientation adjustments
        iii. Limitations on nighttime testing or operational noise peaks
    e. **Post-Construction Verification and Monitoring** – Provide a plan for post-construction noise monitoring to verify compliance with modeled levels and County standards. The plan shall include:
        i. Measurement locations and schedule
        ii. Reporting requirements to Pinal County
20. The required parking spaces for Data Centers shall be amended to 1 space per 6,000 square feet of total floor area. The minimum number of off-street parking spaces for all other uses shall remain the same as listed in PCDSC 2.140.020.
21. The maximum building height shall be modified from 50 feet to 60 feet.

<u>To Deny:</u> *I move that the Planning and Zoning Commission forward a recommendation for denial of Case PZ-PD-007-26 to the Board of Supervisors.*

BACKGROUND AND FINDINGS:

Requested Action & Purpose: The applicants are requesting a rezoning to the I-3 Industrial District with a Planned Area Development Overlay District (PAD) to facilitate the development of a data center campus. Alex Hayes of Withey Morris Baugh PLC, applicant, on behalf of the property owners, Selma & Midway LLC has submitted the rezone and PAD applications

Location and Accessibility: The subject parcel is located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal County. According to the submitted site plan, the proposed development will have legal access along Selma and MIdway.

Site Data: The subject parcel is currently zoned GR – General Rural and is undeveloped. The subject parcel has a total acreage of ±215.80 acres, legal description on file.

History: The subject parcel was the subject of a Major Comprehensive Plan Amendment in 2025. This amendment was intended to change the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment to develop the site as a data center campus. This amendment was approved by the Pinal County Board of Supervisors through Resolution 2025-PZ-PA-013-25 on November 19th, 2025.

STAFF ANALYSIS:

Comprehensive Plan Analysis:

The subject site has an existing Comprehensive Plan land use designation of Employment. This designation is defined as areas that can support a variety of employment-generating business activities such as industrial, office, business park, warehousing and distribution, and power plants. This designation was changed from Moderate Low Density Residential with the approval of a Major Comprehensive Plan Amendment (case no. PZ-PA-013-25) by the Pinal County Board of Supervisors on November 19, 2025. The proposed data center campus would be an appropriate use for Employment designation.

Zoning:

The applicant, on behalf of the property owner, is requesting a rezone of ±215.80 acres from General Rural (GR) to Industrial (I-3). The proposed data center campus is not compatible with the current zoning of General Rural (GR) since it permits large lot residential, agriculture, and small scale commercial. This differs from I-3 which are areas suited for medium and heavy industrial development and uses free from conflict with commercial, residential and other incompatible land uses. The I-3 zone is intended to be applied generally to those areas that have available highways, rail or other areas with good access to accommodate the movement of raw materials, and finished products. The proposed data center, while not specifically listed as a permitted use, can be considered an analogous permitted use.

Currently, the proposed I-3 zoning designation aligns with the surrounding area with parcels zoned I-3 directly to the south. These parcels, consisting of 350 acres, were rezoned by Pinal County in August 2025 for Project Bella, which is south of Project Midway at Cormann Road and Midway Road. Project Bella consists of a 480 to 520 MW thermal gas-fired power plant, a 400 to 440 MW Battery Energy Storage System (BESS), and related facilities.

Planned Area Development:

The Pinal County Development Services Code Planned Area Developments (PAD) District is designed to allow flexibility in the development standards and uses of the underlying zoning district, which is proposed as I-3 for this project. According to the submitted narrative, one amendment to the I-3 development standards is increasing the maximum height from 50’ to 60’ to accommodate the data center buildings. The development standards for the proposed development include the following:

Development Standards	I-3 Standards	Proposed I-3 Standards
Minimum Lot Area	None	None
Minimum lot width	None	None
Minimum Front Setback	20 ft	20 ft
Minimum Side Setback (Residential)	25’	25’
Minimum Side Setback (other districts)	0’	0’
Minimum Rear Setback	10’	10’
Minimum Rear Setback Abutting Property Zoned Rural or Residential	25’	25’
Maximum Height	50’	**60’**

Also included within the submitted narrative are amended permitted uses. Permitted uses shall include all uses permitted in the I-3 district as outlined Section 2.340 of the County’s Development Services Code, except the following uses shall be prohibited with the PAD overlay District:

- Adult oriented businesses and adult service providers
- Impounded or towed vehicle storage yard
- Landfill or transfer station
- Prisons, detention facilities, and their accessory uses

These uses, if proposed in the future, would require a PAD amendment to permit the use.

The PAD overlay district would allow for a reduction in the number of parking spaces. Currently, the Pinal County development Services Code (PCDSC) does not have a required number of parking spaces for data centers. The closest use stated in the PCDSC is “manufacture, wholesale, warehouse, distribution and storage of goods”. The current parking requirement for this use is one space per 1,000 square feet of total floor area or one per three employees in the largest working shift, whichever is greater. The submitted narrative proposes reducing the parking spaces to one space per 6,000 square feet for the proposed data center campus. This amount of parking more accurately reflects the operational characteristics of a data center. Based on staff’s understanding, a data center requires staffing of skilled employees, as well as outside contractors for maintenance and repairs. Thus, the number of full-time, on-site employees in a data center is less than that of a traditional office, manufacturing facility, or other industrial uses.

Additionally, the data centers are not customer-facing and do not need to accommodate visitor traffic or parking. The proposed ratio is tailored to actual demand and will fully meet operational needs for both full-time employees and intermittent contractor and maintenance activities. This approach ensures functional adequacy and promotes efficient use of land resources by eliminating the requirement for an expanse of unused parking spaces.

Development Plan Analysis

According to the submitted conceptual site plan, included within the complex will be 5 data center buildings and a substation and primary power generation equipment yard. Each data center building will be approximately 250,000 square feet, using 80 MW as well as a backup generator yard and office. The generators will serve as backup power allowing for efficient emergency power delivery while maintaining internal circulation and safety clearances. Each building will also have separate onsite parking. The building height for each building will be 60 feet high. The total square footage of the data center campus will be 1,250,000 square feet across the 5 buildings.

The project is projected to employ approximately 45 people for each data center building for a total of 225 employees with the full campus build-out.

The proposed onsite substation can include but not limited to fuel cells and/or natural gas reciprocating engines. The generation facilities will be located on approximately 50 acres within the interior of the property; and the facilities will be screened from public view. Future phases may include grid interconnection pending local utility coordination. The developer will be responsible for any infrastructure improvements necessary for interconnection, generation, and power delivery to support the project.

All buildings including the proposed substation will be connected by internal roadways with entrances and exits onto W Selma Hwy and S Midway Rd. A retention basin will also be incorporated into the western portion of the site to manage stormwater runoff.

Water and Wastewater Analysis

According to a Water and Wastewater Master Summary by Colliers Engineering & Design, dated February 5, 2026, the proposed development will use "exceedingly low" domestic water demand. The summary states this is due to the proposed development's low employee count. Industrial water demand is anticipated to be largely limited to that which is required for generator cooling. All water facilities are anticipated to be privately owned and maintained and a connection to a public water system with the extension of a water transmission line by Arizona Water Company. . More detailed water demand and facility information will be provided for the Project as the site planning and development process advances.

The water analysis provided to the County in a memo by Colliers Engineering and Design, dated May 27, 2026, estimates an average daily demand of 14,500 gpd, with an estimated maximum daily demand of 35,200 gpd. Domestic wastewater needs will be addressed through a conventional septic system to be constructed on-site, and/or using portable toilet facilities.

During the neighborhood meeting, questions were asked about the water and energy use of the proposed development. The applicant explained that modern data centers often use air-cooled systems, which significantly reduce water consumption compared to traditional water-cooled methods. Closed-loop cooling systems were also discussed as a sustainable alternative. This cooling system also reduces water use compared to other forms of cooling.

Energy Analysis

According to the submitted narrative, the proposed development will be powered by onsite generation, which will be served by a El Paso gas line bisecting the property. The proposed data centers will also have their own backup generator. No connection to the power grid is being proposed by the applicant/owner at this time since the power needs for the project will be generated onsite. However, a substation is depicted on the development plan in the event of future interconnection.

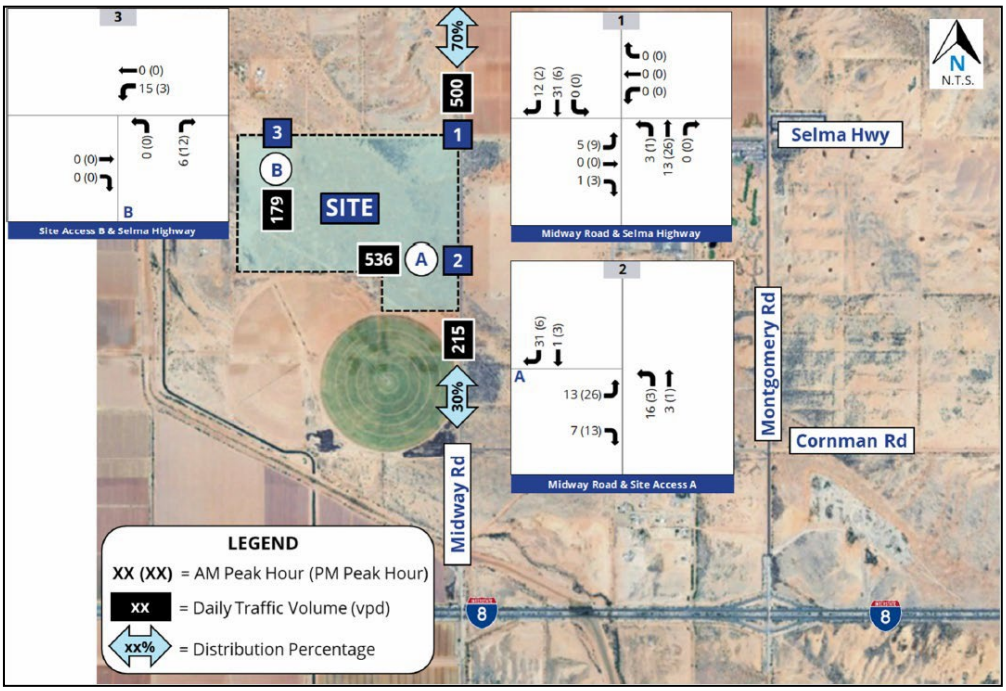
Traffic Analysis

A traffic impact statement was submitted with the applications. This statement, prepared by Colliers Engineering and Design on February 5, 2026, states that the proposed development will generate less than 100 peak hour trips qualifying for a traffic impact statement in lieu of a Traffic Impact Analysis.

The traffic impact statement also included trip generation from the proposed development, this table includes the following:

DESCRIPTION OF LAND USE				WEEKDAY VEHICULAR GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Total	Enter	Exit	Total	Enter	Exit
Data Center	160	1,250,000	SF	715	88	62	26	63	12	51

Also included within the traffic impact statement is site traffic volumes and distribution percentages.



SURROUNDING INFORMATION:

Zoning and Land Use:

North: CAR – Commercial Agricultural ranch, SH – Suburban Homestead; Single Family Residential and Vacant

South: I-3 – Industrial; Vacant

East: CR-2 – Single residence (closest existing houses from the property line? Need to address this?), MHP – Manufactured Home Park; Vacant

West: GR – General Rural; Single family Residential and Vacant

Flood Zone:

The project site is currently designated Flood Zone X.

PUBLIC PARTICIPATION:

At the neighborhood meeting, 5 members of the public attended. During this meeting, several topics were discussed, these topics include:

- Land use
- Lighting and noise
- Infrastructure

- Wildlife

Overall, community feedback was largely constructive. Several attendees shared positive comments about the proposal and the potential for economic development, while others expressed a desire to preserve the rural character of the area.

Neighborhood Meeting:	3/18/2026
Agency Mail out:	6/22/2026
Property mail out:	6/22/2026
Newspaper Advertising:	6/25/2026
Site Posting:	6/15/2026

Comments

As of the date of publishing, this staff have received 1 letter of opposition related to this case. The property owner submitting the opposition indicated that they resided 1/4th of a mile from the site.

DEPARTMENT COMMENTS:

Comments from Public Works, Traffic, and Flood Control have been incorporated into the stipulations for approval.

PLANNING AND ZONING COMMISSION:

At the public hearing, the Commission needs to be satisfied that the health, safety, and welfare of the County and adjacent properties will not be negatively impacted by this rezoning and PAD. Furthermore, the Commission must determine that this zone change will promote the orderly growth and economic development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and proposed zoning district.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C. NEIGHBORHOOD IMPACT
D. FLOOD CONTROL
E. TRAFFIC IMPACT
F. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G. BENEFITS/DETRIMENTS TO PINAL COUNTY

Date Prepared: XX/XX/XXXX SA

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16 DAY OF JULY, 2026**, AT THE PINAL COUNTY, EMERGENCY OPERATIONS CENTER, 301 11TH ST., FLORENCE, ARIZONA, TO CONSIDER THE APPLICATIONS FOR **REZONING AND PLANNED AREA DEVELOPMENT OVERLAY** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-008-26 - (PROJECT MIDWAY) - PUBLIC HEARING/ACTION: Alex Hayes of Withey Morris Baugh PLC, agent, on behalf of applicant, Fairview Capital LLC, for the property owner, Selma & Midway LLC, is requesting approval of the rezoning of ±215.80 acres from **General Rural (GR) Zone** to **Industrial Zoning District (I-3)** to facilitate the development of a data center campus, situated in Section 01, Township 07 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, tax parcel 500-12-001B, located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal county.

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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:

DATED ON THE 3RD DAY OF JUNE, 2026, PINAL COUNTY PLANNING & DEVELOPMENT DEPT. https://www.pinal.gov/236/Notice-of-Hearings

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

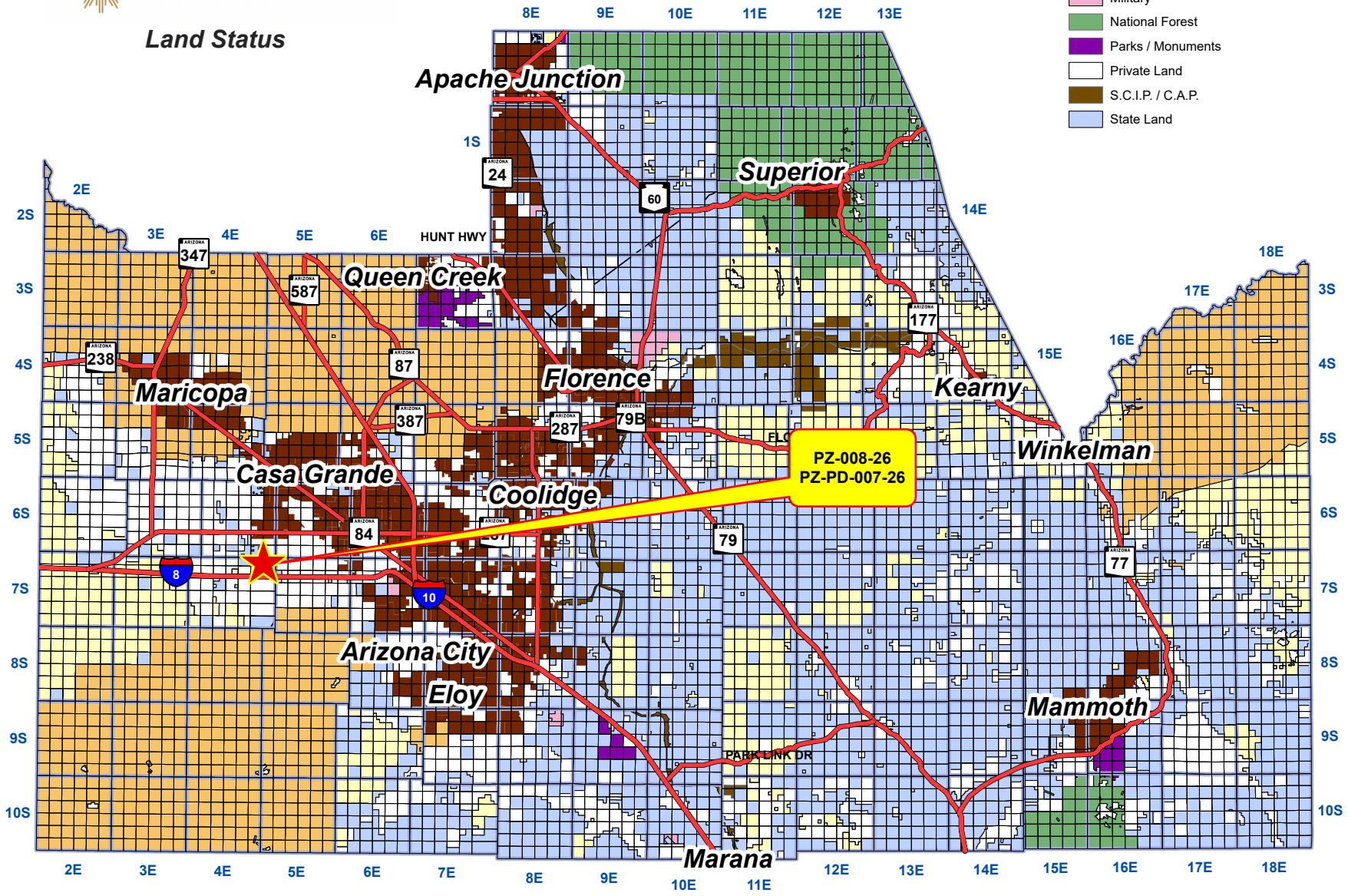
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PO BOX 749, FLORENCE, AZ 85132

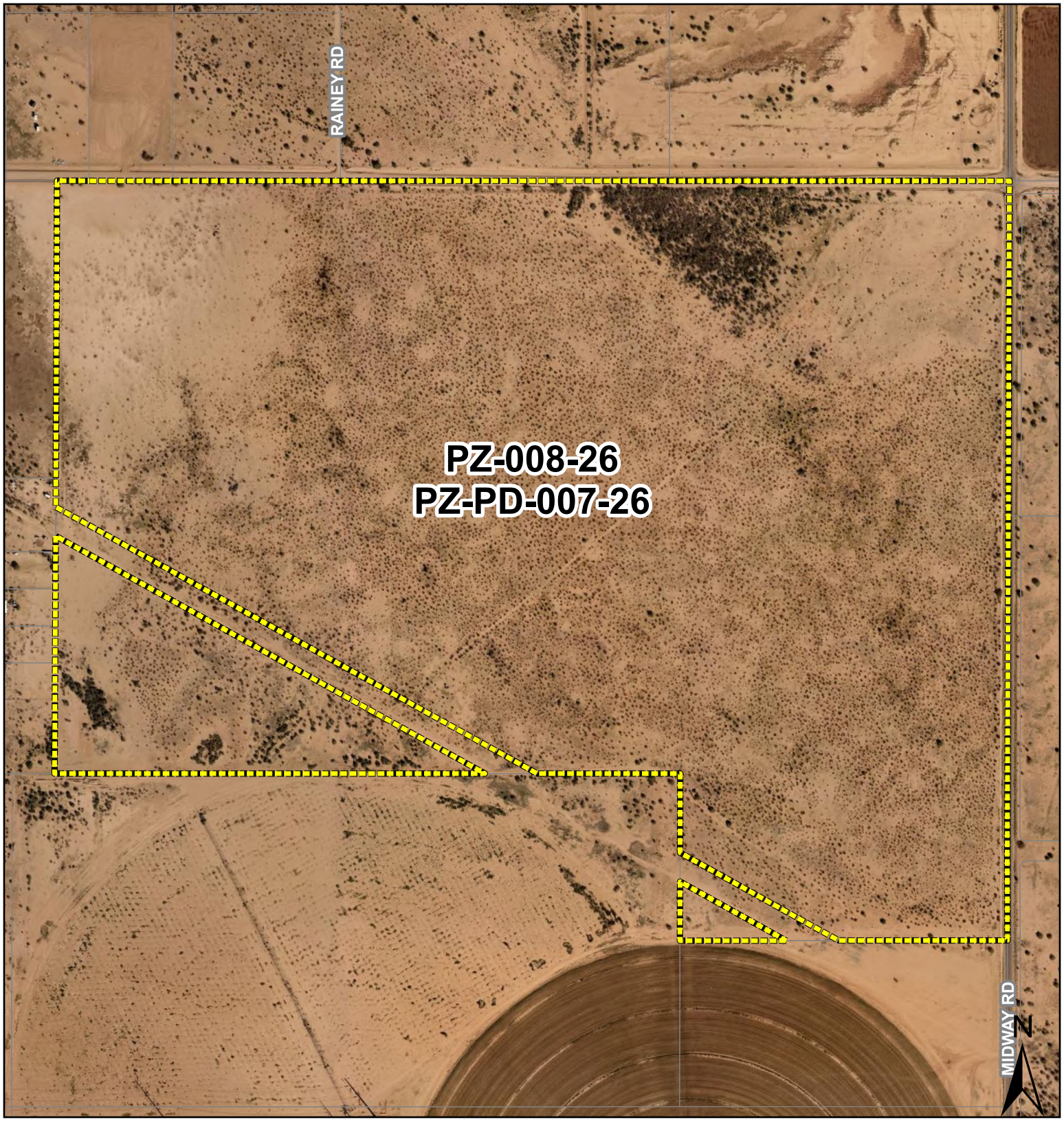
Contact for this matter: Sam Amaya, Planner,
E-mail Address: PlanningDivision@pinal.gov and Samuel.Amaya@pinal.gov
Phone # (520) 866-6294

PUBLISHED ONCE:
Pinal Central Dispatch

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

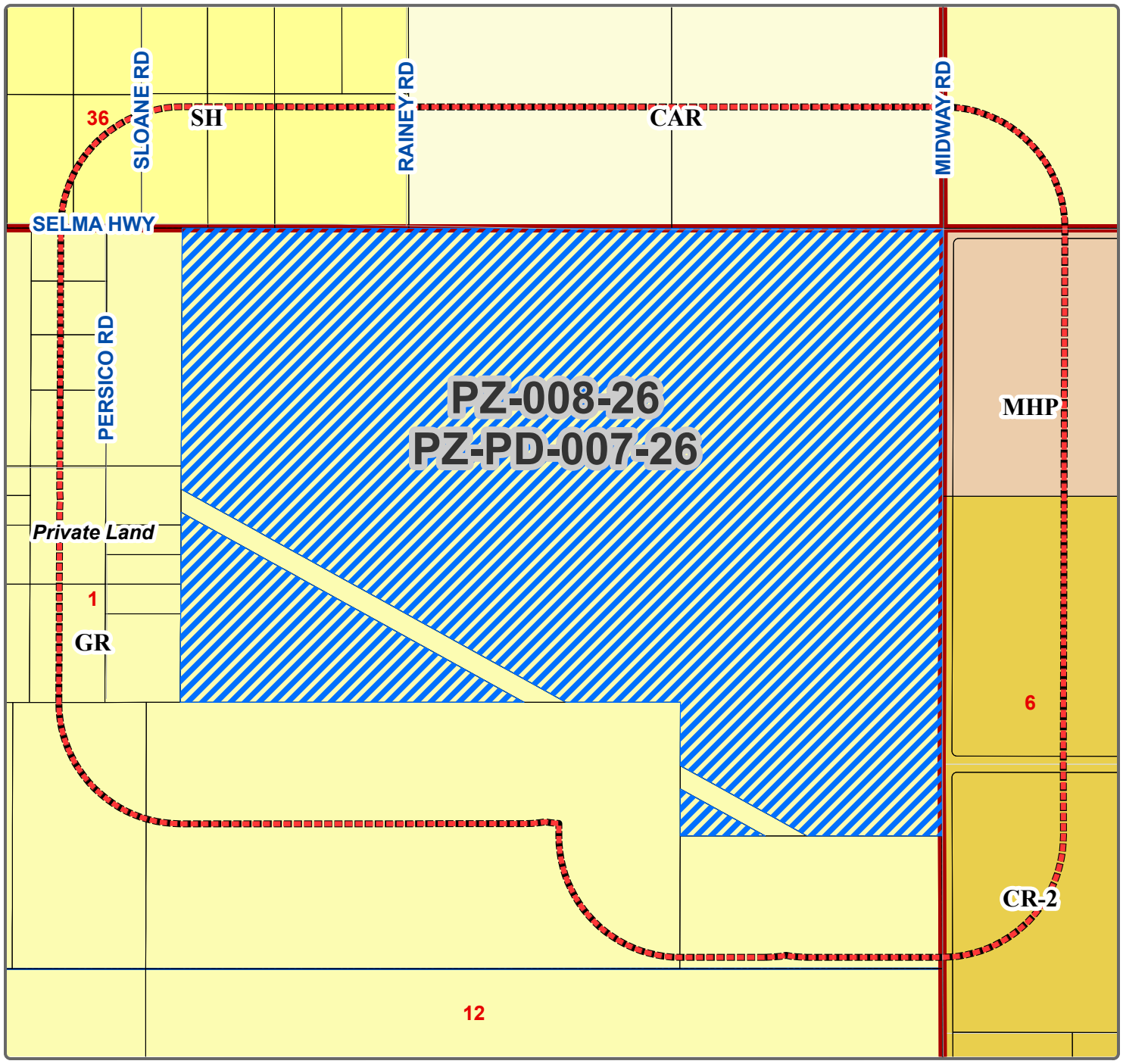




Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-008-26
PZ-PD-007-26



Community Development

PZ-008-26-PUBLIC HEARING/ACTION: Alex Hayes of Withey Morris Baugh PLC, agent, on behalf of applicant, Fairview Capital LLC, for the property owner, Selma & Midway LLC, is requesting approval of the rezoning of ±215.80 acres from General Rural (GR) Zone to Industrial (I-3) to facilitate the development of a data center campus, situated in Section 01, Township 07 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, tax parcel 500-12-001B, located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal county.

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Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

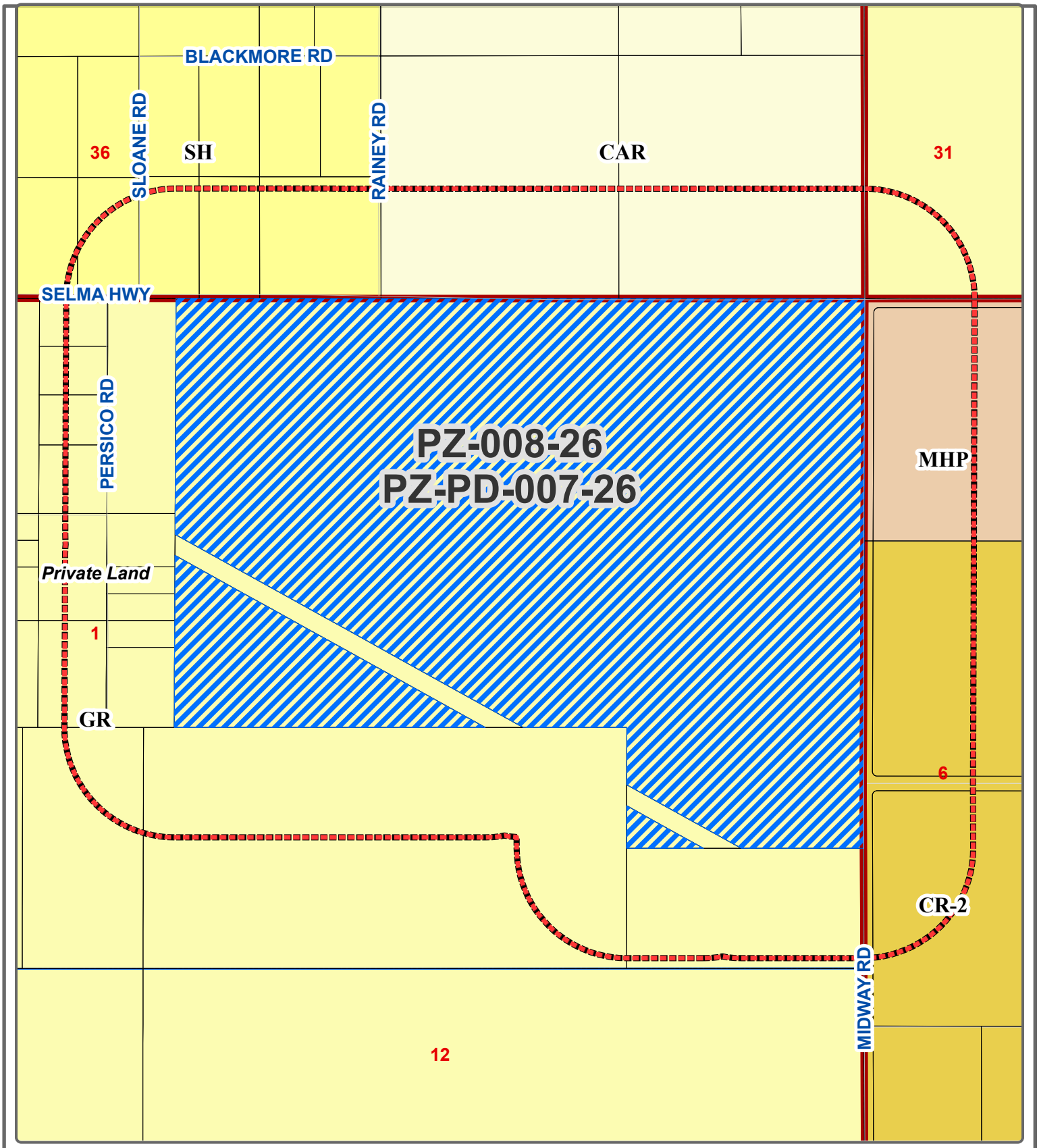
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SEC 01, TWN 07S, RNG 04E

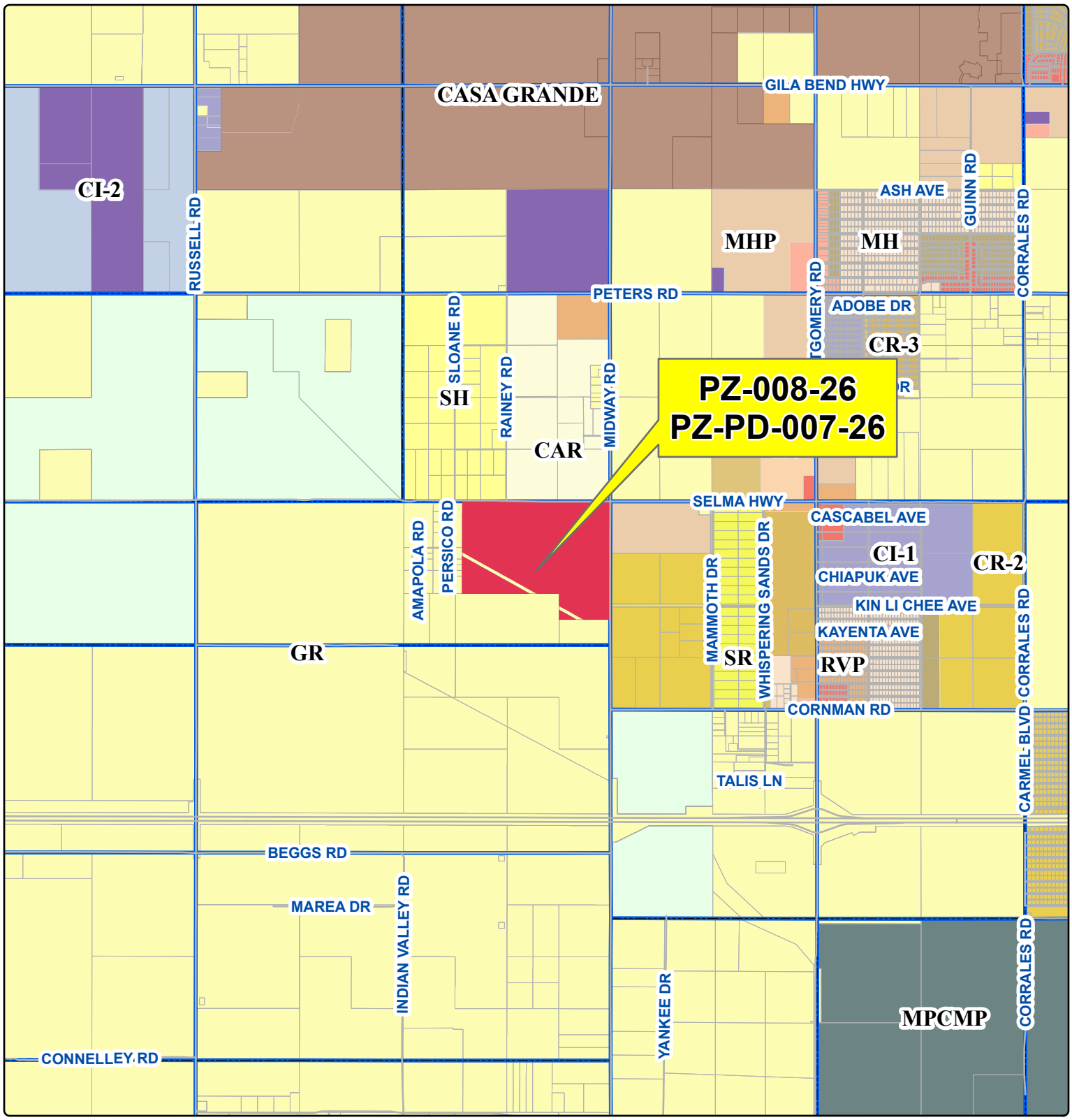
Sheet No. 1 of 1

Owner/Applicant: FAIRVIEW CAPITAL LLC			
Drawn By: GIS / IT /RWH			Date: 04/21/2026
Section 01	Township 07S	Range 04E	
Case Number: PZ-008-26, PZ-PD-007-26			



Community Development

Owner/Applicant: Fairview Capital LLC	**Legal Description:** Situated in Section 01, Township 07 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, tax parcel 500-12-001B, located at the southwest corner of W Selma Highway and S Midway Road, southwest of the City of Casa Grande in unincorporated Pinal county.	Current Zoning: GR
Drawn By: GIS/IT - RWH **Date:** 04/21/2026	SEC 01, TWN 07S, RNG 04E	Request Zoning: Rezone
Section 01 **Township** 07S **Range** 04E	**Sheet No.** 1 of 1	Current Land Use: MLDR
Case Number: PZ-008-26, PZ-PD-007-26	PINAL COUNTY WIDE OPEN OPPORTUNITY	



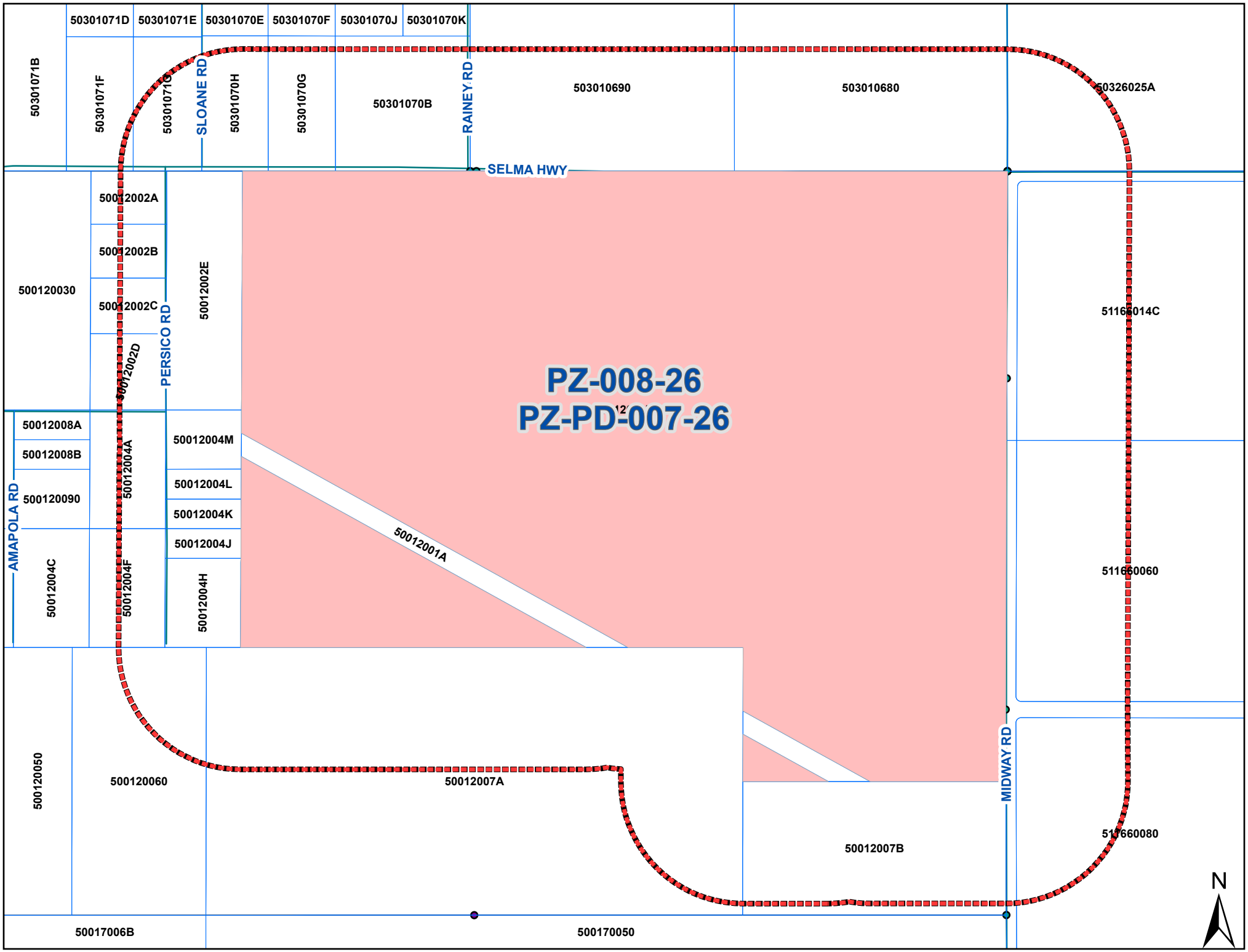
Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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SEC 01, TWN 07S, RNG 04E

Sheet No. 1 of 1	Owner/Applicant: FAIRVIEW CAPITAL LLC		
	Drawn By: GIS / IT / RWH		Date: 04/21/2026
	Section 01	Township 07S	Range 04E
	Case Number: PZ-008-26, PZ-PD-007-26		


PZ-008-26
PZ-PD-007-26
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50012004C
AMAPOLA RD
50012001A
511660060
500120050
500120060
50012007A
MIDWAY RD
50012007B
511660080
50017006B
500170050
N

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: _____

2. Date of Pre-application Review: 4/22/2025 Pre-Application Review No.: Z-PA-038-25

3. Current Zoning *(Please provide Acreage Breakdown)*: General Rural (GR)

4. Requested Zoning *(Please provide Acreage Breakdown)*: Industrial Zoning District (I-3)

5. Parcel Number(s): 500-12-001B

6. Parcel Size(s): +/- 215 acres

7. The existing use of the property is as follows: Vacant Land

8. The exact use proposed under this request: Employment uses including a data center campus

9. What is the Comprehensive Plan Designation for the subject property: Employment

10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO

11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO

12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO

If yes, zoning violation # N/A

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.
A Major Comprehensive Plan Amendment (PZ-PA-008-24) was recently approved for approximately 350 acres immediately to the south of the subject site, which will accommodate significant non-residential uses in the area

14. Explain why the proposed development is needed and necessary at this time. The proposed development will continue to support development efforts as approved by Comprehensive Plan Amendment PZ-PA-013-25 to accomodate growing demand for employment uses in Pinal County along the I-8 corridor.

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

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: The Project does not anticipate the need for any improvements of services that would be paid for by the public.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The proposed development is conservatively anticipated to generate approximately 715 daily vehicle trips, including 88 during the morning peak hour and 63 during the evening peak hour.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: This application proposed reduced parking ratio of 1 space per 6,000 square feet.

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?

Electrical substation and equipment yard on-site is separated from public rights-of-way to reduce noise impacts.

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

Neighboring uses are industrial or vacant, landscaping shall comply with Pinal County's Development Services Code

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

Not yet determined at this stage.

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:
Not anticipated to be included in future land uses

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: Design and operational needs are not fully accommodated by the base I-3 development standards, PAD application pursued concurrently

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

☒ YES ☐ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO

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

I hereby verify that the name list above was obtained on the 2 day of March, 20 26 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

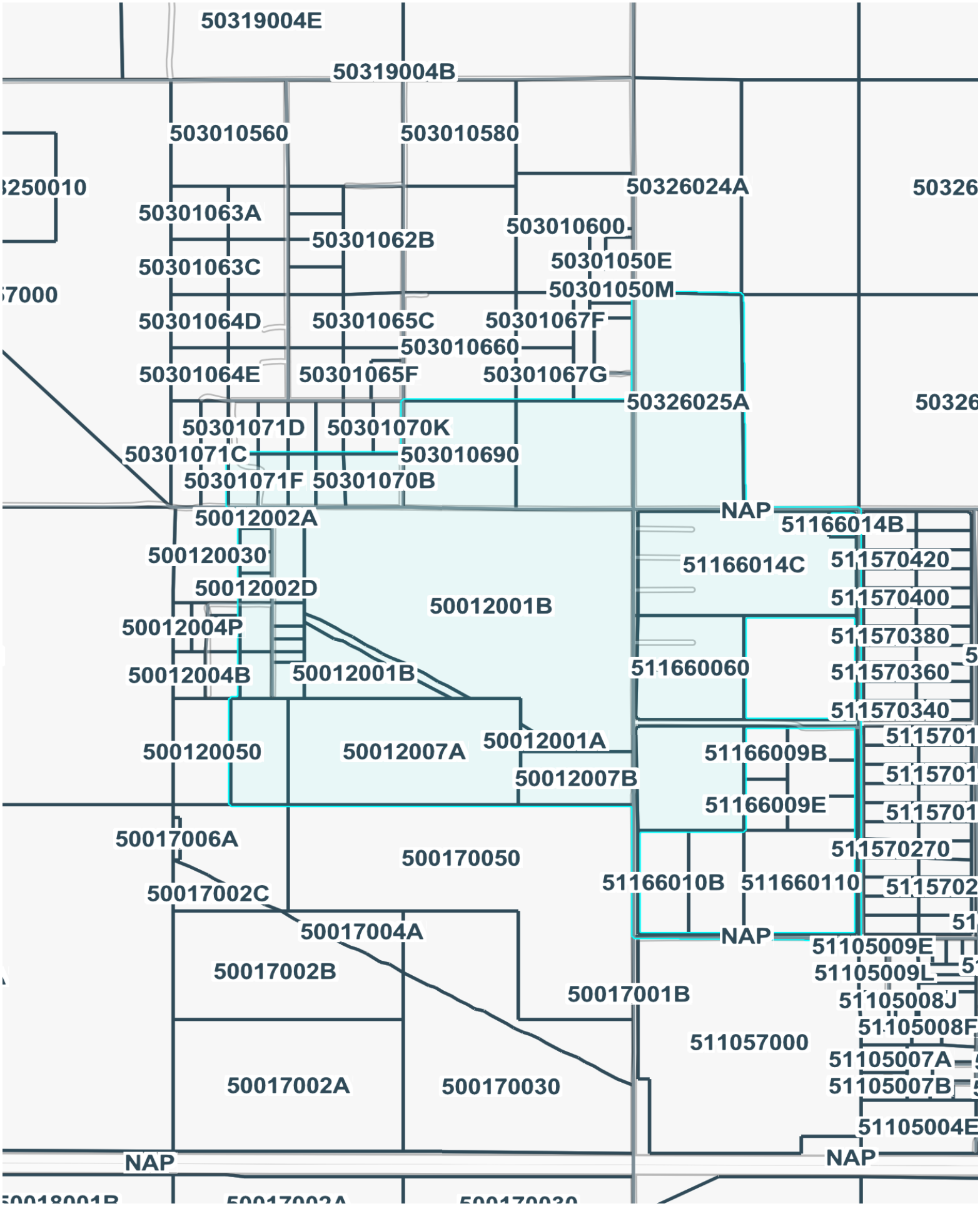
_____

Printed Name

Signature_____ Date_____

***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


50319004E
50319004B
503010560
503010580
50326024A
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50301062B
503010600
50301063C
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50301050M
50301064D
50301065C
50301067F
503010660
50301064E
50301065F
50301067G
50326025A
50301071D
50301070K
50301071C
503010690
50301071F
50301070B
NAP
50012002A
51166014B
500120030
51166014C
511570420
50012002D
50012001B
511570400
50012004P
511570380
50012004B
50012001B
511660060
511570360
511570340
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50012007A
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511057000
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50017002A
500170030
51105007B
51105004E
NAP
NAP

NAP
, -

NAP
, -

50012007B
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

50012001B
SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

511660080
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

50012001A
EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, , TX 77210-0437

500120060
HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS , NV 89031-8903

50012007A
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

50012004H
CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

50012004J
CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

50012004F
REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

50012004K
FUENTES JONATHAN RAMIREZ JR
3809 S PERSICO RD
CASA GRANDE , AZ 85193-3780

50012004L
CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE , AZ 85193-3782

50012001B
SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

511660060
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

50012001A
EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, , TX 77210-0437

50012004A
MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE , AZ 85122-2114

50012004M
VILLEGAS GUILLERMO VALDEZ
3693 S PERSICO RD
CASA GRANDE , AZ 85193-8519

51166014C
LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE , CA 91361-1382

50012001B
SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

50301071G
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301071F
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301070B
REEFER RONALD C & DONNA J ETAL
598 GIRTY RD
SHELOCTA , PA 15774-1577

50301070G
MEDINA ENRIQUE BAUTISTA
1544 N SCHULTZ PL
CASA GRANDE , AZ 85122-2224

50301070H
CARAVELLO DELORES P
MAIL RETURN
, -

503010690
LY TAI T
3015 W MARCONI AVE
PHOENIX , AZ 85053-3403

503010680
WOODS DANIEL & CATHERINE
MAIL RETURN
, -

50326025A
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

50012002B
HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA , SC 29229-9964

50012002D
BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

50012002E
RESERVOIR FAVOR INVESTMENTS LLC
MAIL RETURN
, -

50012002A
BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

50012002C
GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX , AZ 85029-9111

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

Fairview Capital, LLC	1276 Kingsbury Grade, Suite 2000, Stateline, NV 89449
Name of Applicant	Address

	hayes@wmbattorneys.com	602) 230-0600
Signature of Applicant	E-Mail Address	Phone Number

Withey Morris Baugh, PLC	2121 E. Highland Avenue, Phoenix, AZ 85016
Name of Agent/Representative	Address

	hayes@wmbattorneys.com	602) 230-0600
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.

SELMA & MIDWAY LLC	1223 S. CLEARVIEW AVE., STE 107, MESA AZ 85209
Name of Landowner	Address

JOHN D. DAVI - MANAGING PART	JGDAVI24@GMAIL.COM	831-646-9988
Signature of Landowner	E-Mail Address	Phone Number 2-27-26

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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 27 day of FEBRUARY, 2026, by

JOHN G. DOE I,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

FRANCESCA M. AIELLO
Notary Public - California
Monterey County
Commission # 2535043
My Comm. Expires Nov 7, 2029

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: Fairview Capital, LLC DATE: 3/2/26

MAILING ADDRESS 1276 Kingsbury Grade, Suite 2000, Stateline, NV 89449

E-MAIL ADDRESS: hayes@wmbattorneys.com

DAY PHONE: 602) 230-0600 MESSAGE PHONE_____ PROPERTY INFORMATION

Assessor Parcel Numbers: 500-12-001B Township: 07S

Range: 04E Section: 01

Address/Location: southwest corner of Selma Highway and Midway Road 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
  JD 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: 2.27.26

Printed Name of Property Owner(s): John D. Davi - Managing Partner

Signature of Property Owner (s):_____ Date:_____

Printed Name of PropertOwner(s):_____

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 27 day of FEBRUARY, 2026 by

DOUG G. DAVI,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

FRANCESCA M. AIELLO
Notary Public - California
Monterey County
Commission # 2535043
My Comm. Expires Nov 7, 2029

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

SELMA & MIDWAY 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 +/- 215 acres located at southwest corner of Selma Highway and Midway Road, and further identified

[Insert Address of Property]

as assessor parcel number 500-12-001B 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 Withey Morris Baugh, PLC and Fairview Capital, LLC

[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]

[Address] 117 PEARL ST.

Dated: 2/27/26

[Signature]

[Address]

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: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 27 day of FEBRUARY, 2026, by

JOHN G. DOE I,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

FRANCESCA M. AIELLO
Notary Public - California
Monterey County
Commission # 2535043
My Comm. Expires Nov 7, 2029

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

SELMA & MIDWAY LLC
[Insert Company's or Trust's Name]

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

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) **ss.**
COUNTY OF_____)

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

_____,_____ _____
[Insert Signor's Name] **[Insert Title]**

_____, _____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: _____

_____ _____
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. (Seal)
COUNTY OF_____)

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**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 27 day of FEBRUARY, 2026, by

JOHN CO. DAVI,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

FRANCESCA M. AIELLO
Notary Public - California
Monterey County
Commission # 2535043
My Comm. Expires Nov 7, 2029

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

SELMA & MIDWAY LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of +/- 215 acres located at southwest corner of Selma Highway and Midway Road, and further identified

[Insert Address of Property]

As assessor parcel number 500-12-001B 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 Withey Morris Baugh, PLC and Fairview Capital, LLC

[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] 117 PEARL ST	**[Address]**
Dated: 2/27/26	**Dated:** _____

STATE OF_____)

) ss. _____ (SEAL)

COUNTY OF_____)

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

My Commission Expires_____ **Signature of Notary Public** _____

***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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 27 day of FEBRUARY, 2026 by

JOHN C. DAVI,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

FRANCESCA M. AIELLO
Notary Public - California
Monterey County
Commission # 2535043
My Comm. Expires Nov 7, 2029

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

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**

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.

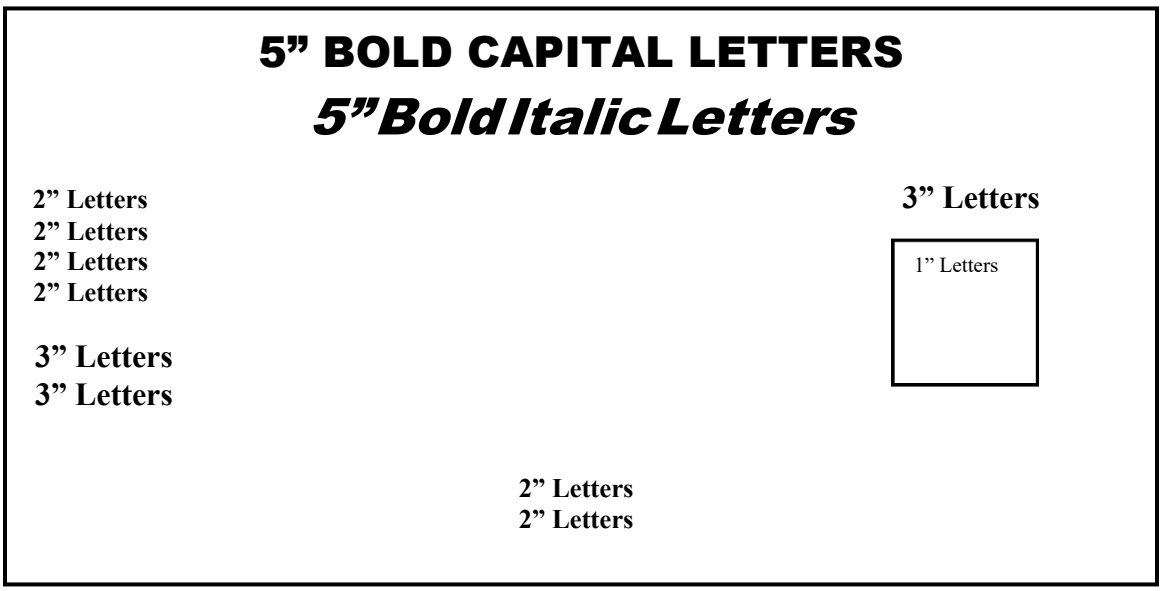
Name of Applicant Address

Signature Date

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 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
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



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

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

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:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

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

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:

*** as directed by your staff Coordinator**

AFFIDAVIT OF Mailing of Notice of Hearing*

I,_____, 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:

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

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

- ✓ Is consistent with the **Sense of Community** vision component

Please explain:

As this area of Pinal County continues to experience growth, the proposed development furthers Pinal County's "Sense of Community" vision through best land-use practices such

as aligning with planned industrial growth, utilizing existing infrastructure, and the creation of high wage jobs. Its low traffic impact, strategic location near Project Bella, and thoughtful site design enhance compatibility with surrounding areas. Moreover, the proposed development is consistent with the two following policies.

3.1.1.2 Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities.

The development is anticipated to create high-wage, skilled employment within Pinal County, reducing the need for long commutes and supporting more self-sufficient, resilient communities.

3.1.1.5 Locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated

Parcels adjacent to the Property are generally vacant or inactive agricultural lands. The Property is intersected by substantial natural gas and power transmission corridors making it less suitable for residential development. This is made all the more true by the Property's proximity to Interstate 8. Accordingly, the proposed development is consistent with Policy 3.1.1.5 which encourages locating more impactful industrial uses in areas away from homes where negative impacts can be mitigated. The proposed development will utilize buffering to mitigate impacts to nearby residential uses in furtherance of **Policy 3.1.1.4**.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal effect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

- ✓ Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The proposed Midway Data Center directly advances Pinal County's Mobility and Connectivity vision by enhancing transportation infrastructure, improving site access, and supporting longterm connectivity goals. **Goal 4.1** promotes development that supports regional transportation objectives. Through the site's proximity to the future Interstate 11 corridor and existing I-8— both of which are/will be major transportation corridors—the

development will enhance immediately surrounding roadways that will ultimately improve mobility to key transportation arteries within Pinal County.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

- ✓ Is consistent with the **Economic Sustainability** vision component

Please explain:

This proposal is consistent with the Economic Sustainability vision of the Comprehensive Plan and meets the following goals and policies:

5.1 Goal: Create more employment opportunities in Pinal County.

The data center campus will contribute to diversifying Pinal County's economic base with a hightech industry that fosters innovation. This aligns with the plan's emphasis on expanding the economic base beyond traditional sectors.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

By establishing a data center campus at the Property, the project directly supports this policy, promoting the growth of high-tech industries within the County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

The development includes significant infrastructure investments, such as enhanced broadband connectivity and power supply, which are essential for high-tech industries, thereby supporting this policy.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain

terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

- ✓ Is consistent with the **Open Spaces and Places** vision component

Please explain:

This rezoning request is consistent with the Open Spaces and Places vision component, which encourages "appropriate long range growth planning opportunities, provides for a wide range of recreational activities for residents and visitors, preserves the county's rural and natural open space character, and contributes to the well-being of its communities." The ultimate development is proposed to feature both dedicated Open Space and retention open space areas. The proposed Open Space area at the southwest corner of the Property will provide meaningful buffers for existing rural lots to the west of the Property, including substantial setbacks in furtherance of **Policy 6.1.1.5**. Additionally, as encouraged by Policy **6.1.2.4**, we reviewed Arizona Game and Fish's Environmental Review Tool to identify any potential sensitivities. It does not appear that there are any critical habitats or sensitive areas, however we will continue to coordinate with AZGF to develop mitigation measures, as needed.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

- ✓ Is consistent with the **Environmental Stewardship** vision component

Please explain:

The environmental planning element of the Comprehensive Plan provides guidance on how to maintain the environmental integrity of Pinal County while continuing to grow in a way that is compatible with the County's values and Vision, which prioritizes both open spaces/places and environmental stewardship. As noted above, it does not appear that the Property is located within an environmentally sensitive area, however mitigation of any such areas will be provided as needed. Further, natural native vegetation will be inventoried and relocated where practical and feasible, and the development will also contribute to new

vegetative plantings, which will add value to the development and help mitigate heat island effect.

It is not anticipated that the development will impact air quality or dark skies, and noise will be mitigated through screening methods and current technologies.

Ultimately, the proposed data center campus is designed with a strong commitment to environmental stewardship and resource efficiency, ensuring compatibility with Pinal County's comprehensive plan goals. By incorporating advanced energy-efficient technologies and leveraging renewable energy sources, the development can minimizes its environmental footprint while supporting grid stability. Water use will be carefully managed through state-ofthe-art water technologies. Compared to traditional land uses, this development offers a sustainable alternative that balances economic growth with environmental responsibility, creating local jobs and fostering community resilience. Through these measures, the proposed development exemplifies a forward-thinking, compatible land use that aligns seamlessly with the County's vision for sustainable growth and environmental protection.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

- ✓ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

This proposal is consistent with the Healthy, Happy Residents vision component. The anticipated tax revenues from the development will contribute to Pinal County's long-term financial sustainability in furtherance of **Goal 8.4** of the Comprehensive Plan. The development will also further the objective of **Goal 8.3** as the development is committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support it.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

- ✓ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

The proposal will have little impact on access to educational opportunities at any level but can provide employment and other workforce learning opportunities with the Employment designation.

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- ✓ Are shown as indicated on the Land Use and Economic Development graphic
- ☐ Are not shown as indicated on the Land Use and Economic Development graphic

The Property has a Comprehensive Plan land use designation of Employment. Land uses in areas surrounding the Property are Moderate Low Density Residential and General Public Facilities/Services. A High Intensity Activity Center is centered on the intersection of Interstate 8 and South Montogomery Road southwest of the Property, which also includes Employment designations. The land use is consistent with Comprehensive Plan vision components as outlined above and allows for an efficient use of existing utilities and infrastructure. Moreover, the land use designation is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- ☐ Meet the Mixed Use Activity Center requirements
- ✓ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The Property is not within a Mixed-Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southeast of the Property at the intersection of Interstate 8 and Montgomery Road.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Not Applicable

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- ✓ Are consistent with the applicable Planning Guidelines described in the Land Use element

The Comprehensive Plan's Land Use element (Chapter 3) defines the Employment land use designation as areas that support a variety of employment-generating business activities such as industrial, office, business park and distribution. The proposed development is consistent with the following Employment Planning Guidelines:

- *Employment designated land uses should be located where access to major transportation corridors exist or can be provided.*
    - The Property is located with convenient access to I-8, the Gila Bend Highway, and the planned I-11 corridor making it ideally suited for the proposed use. This is precisely why the area is identified as a corridor for industrial and manufacturing growth
- *Maintain land designated for employment to place Pinal County in a position to take advantage of future economic development opportunities.*
    - In line with the Employment land use designation, the planned data center campus will allow Pinal County to establish itself as a pivotal player in digital infrastructure supporting innovative and advanced technologies that are foundational to the modern economy.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- ✓ Is consistent with the Economic Development element

- ☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The proposed project is compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan. The proposed data center campus would promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the Project. An economic impact analysis prepared for IDM estimates that the project will create thousands of jobs during the construction and installation phase, which will have a substantial economic impact across the County. On an ongoing basis, the project could employ an estimated 405 people at full operating levels with an annual payroll of $37.7 million. Through the multiplier effect, the Project could support an additional 190 indirect and induced jobs and $5.9 million in annual payroll at other business in Pinal County by 2037.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- ✓ Clusters development to protect open space and agriculture
- ☐ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The proposed development will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. The Property is not currently used for agriculture and the proposed employment uses are appropriate in areas with proximity to major transportation corridors, such as I-8 and the planned I-11. The proposed development also makes efficient use of existing regional energy infrastructure, such as power generation facilities and transmission lines, which will protect from additional encroachment onto suitable and productive agricultural land.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- ✓ Is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter
- ☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The project is consistent with the Pinal County Open Space and Trails Master Plan. There are no county designated Open Space areas, designated scenic resources, or designated view corridors within the Property. However, the proposed development will provide opportunities for open space. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- ✓ Address environmentally sensitive areas it may impact.
- ☐ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

Water Resources, Public Facilities/Services, and Infrastructure Support

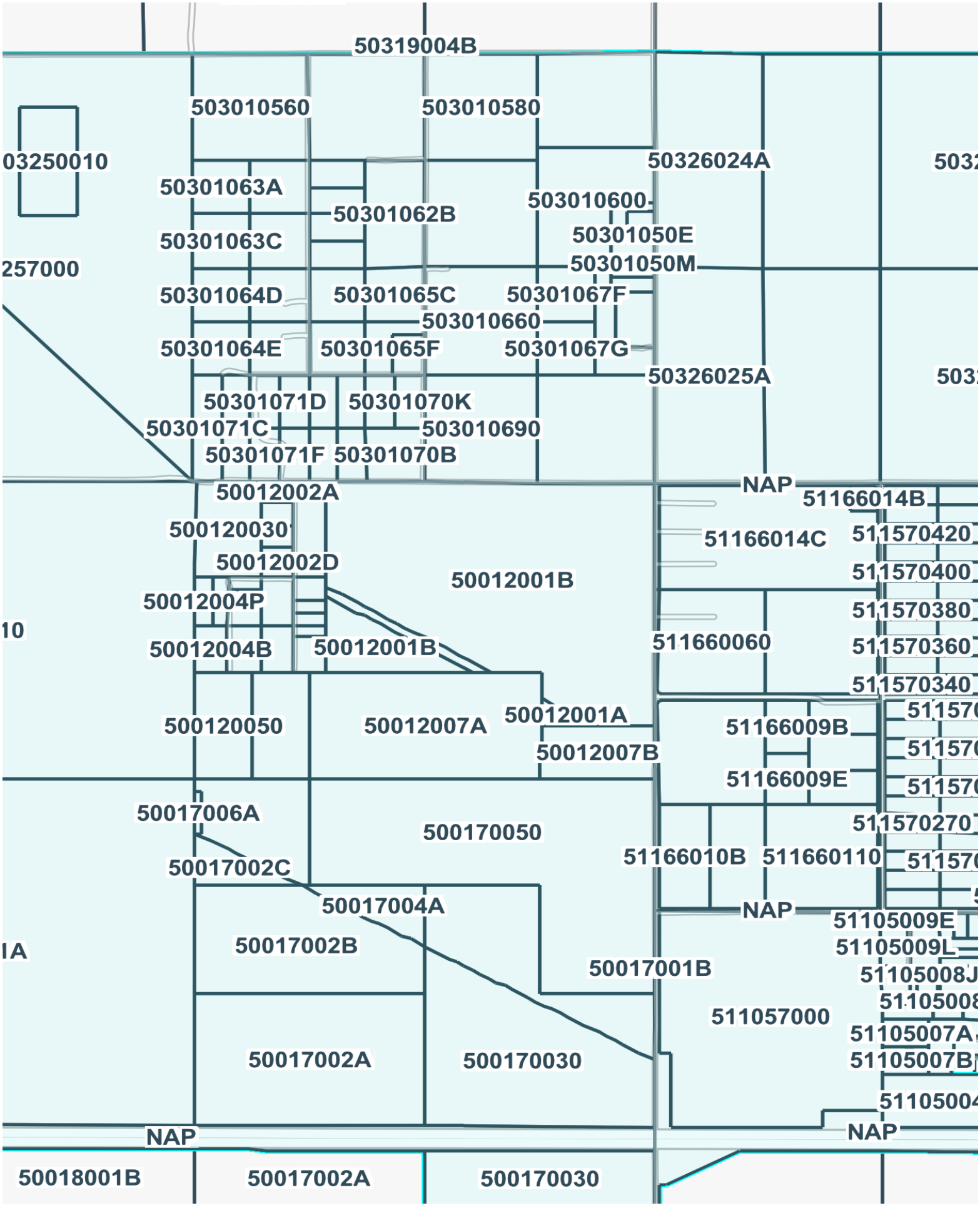
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- ✓ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

The proposed Project is consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project's water and wastewater needs will be served by Arizona Water Company without the need for new infrastructure . IDM is committed to paying its proportionate share of the costs for any new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, IDM will likely need to improve the primary access roadways of Midway Road and Selma Highway. Any proposed road construction needed to access the Project would be constructed and paid for by IDM in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.


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NAP
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NAP
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500170030
CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

51105004E
SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER , AZ 85248-8513

51105007B
CALDERON RUBEN & NANCEE D
5420 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

51105007E
RIORDAN NEPHI & STEPHANIE TRUST
MAIL RETURN
, -

51105007A
GARCIA ERIC
MAIL RETURN
, -

51105008C
ALCANTAR JUANITA
5268 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3746

51105008D
RIORDAN NEPHI & STEPHANIE TRUST
5260 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3746

51105008E
HUBBELL AMBER
5250 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3746

50017002A
CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

51105008K
SCALMATO MICHAEL R & RHONDA LYNN
5180 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

51105008B
MONTER DAVID M & PAULA M TRS
5106 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

51105008H
LAYNE MICHAEL
1201 E RIVIERA DR
TEMPE , AZ 85282-2553

51105008J
LAYNE MICHAEL
1201 E RIVIERA DR
TEMPE , AZ 85282-2553

50017001B
CHRISTY HAN R & JUNGHI TRS
6991 W ASHBY DR
PEORIA , AZ 85383-3309

51105008F
NUNNINK THEODORE E & MARY JUNE
5190 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

511050180
ALMAGUER GUSTAVO
PO BOX 10075
CASA GRANDE , AZ 85130-0001

511050190
M & M HOMESTEADS LLC
5106 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

511050200
LONG BUDDY K & MENDOZA DIANA C
5000 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

51105002D
OU-YANG CHING KUN & BIE YU
17916 CLAIRESS LN
MANOR , TX 78653-3249

51105002F
SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025
PHOENIX , AZ 85072-2202

51105010D
AMEZQUITA ALEJANDRO EDUARDO
5622 W MONTEROSA ST
PHOENIX , AZ 85031-1223

51105010C
PEREZ JOSE ANTONIO & JASMIN LUCIA
11 N PRIMROSE LN
MARICOPA , AZ 85138-8791

51105010B
HEICK CLIFFERD CURRY
27795 W CORNMAN RD
CASA GRANDE , AZ 85193-3764

51105010A
CASTILLO ANTONIO B & MARIA A
27847 W CORNMAN RD
CASA GRANDE , AZ 85193-3763

51105009H
CHASE LARYSSA RAE & JOSHUA STEVEN
5068 S COYOTE LN
CASA GRANDE , AZ 85193-3872

51105009E
SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025
PHOENIX , AZ 85072-2202

511057000
, -

51166024M
SCHMIDT ALYSIA
27504 W CORNMAN RD
CASA GRANDE , AZ 85193-3772

511570220
FIGUEROA LUIS & CARMEN H
27788 W CORNMAN RD
CASA GRANDE , AZ 85193-3778

511570230
MATHEY ROBERT N
3465 N COCHISE STRONGHOLD RD
COCHISE , AZ 85606-6876

51166024K
TAPIA ZULEYMA I
4802 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

50017004B
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

50017004A
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

50017002B
CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

51166024R
KNOEPFLE NOLAN N
1431 E EMERALD AVE
MESA , AZ 85204-4432

51166024F
SPENCER WALTER D & DEBORAH A
27534 W CORNMAN RD
CASA GRANDE , AZ 85193-3772

51166024P
ELLIOTT NANCY E
4847 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

51166024J
SANTOS GLORIA A
4770 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

511570210
MARQUEZ FRANK & BRIDGET
4762 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193--742

511570240
AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

51166024H
VIEZCAS ALFREDO
4738 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

51166024Q
GOLLIHER LINDA
27588 W CORNMAN RD
CASA GRANDE , AZ 85193-3772

51166024E
BRUCE ANTHONY
27560 W CORNMAN RD
CASA GRANDE , AZ 85193-3772

51166024G
RUMMEL KENNETH L & ANDELA K
4702 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

51166024N
NGUYEN RUBIE
4169 PEBBLE POINTE LN
LILBURN , GA 30047-7806

511570200
STIGARS TAMMY J
4688 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570250
POWELL BILL & SUSAN
4689 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

50017002C
CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

511570190
MEJIA RAMIRO
4616 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570260
JIMENEZ MARIA
4617 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

51166022A
CHAMPAGNE-BAKER KATHERINE NICOLE
2918 E SIERRA VISTA RD
TUCSON , AZ 85716-6090

51166022C
DEMAR MILLER M & SUSANNE J CO-TRS
1370 W LOBO AVE
MESA , AZ 85202-2665

511570180
GUNDERMAN WILLIAM
4546 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

511570270
CRAIG MICHAEL D & CAREY A LIVING TRUST
4547 S MAMMOTH DR
CASA GRANDE , AZ 85193--764

511660110
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

51166010A
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

51166010B
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

51166022B
BUI TUONGLINH & TRUCLINH
10521 E DRAGOON AVE
MESA , AZ 85208-8744

511660230
ATSS INCOME PROPERTIES LLC
MAIL RETURN
, -

511570170
GORDON KERIN ANN
4476 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570280
HARPER DENNIS W & CARRIE
2314 MAZATZAL ST
SHOW LOW , AZ 85901-1701

50018001A
JORDE HACIENDA INC
PO BOX 309
HIGLEY , AZ 85236-6030

511570160
MOSSON VERONICA A
928 N KADOTA AVE
CASA GRANDE , AZ 85122-2354

511570290
COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

51166009D
MALDONADO PROPERTIES LLC
MAIL RETURN
, -

511570150
LOMELI PETER C LIVING TRUST
4334 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570300
WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

51166009E
MATTHEW 6:33 LLC
10810 N TATUM BLVD # 102-950
PHOENIX , AZ 85028-8605

511660190
ARIZONA WATER COMPANY
3805 N BLACK CANYON HWY
PHOENIX , AZ 85015-5535

511570140
ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570310
MOORE ELVIN B & JACQUELYNN J
4263 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

51166009C
DESERT STAR VENTURES LLC
10335 N GERONIMO DR
CASA GRANDE , AZ 85122-2817

50012007B
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

511570130
LEWIS EDWARD & GWENDOLYN
4194 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

511570320
SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE , AZ 85193-3760

50012001B
SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

51166001F
ARIZONA WATER COMPANY
3805 N BLACK CANYON HWY
PHOENIX , AZ 85015-5535

511570120
MOORE DEBORAH A
27849 W KIN LI CHEE AVE
CASA GRANDE , AZ 85193-3765

511570330
PALMER FRANCIS L JR & GUENTHER SUSAN H
7063 PORTER RD
GRAND BLANC , MI 48439-9850

51166009A
NGUYEN DUNG Q
4169 PEBBLE POINTE LN
LILBURN , GA 30047-7806

51166009B
TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON , FL 32668-8417

511660080
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

50012001A
EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, , TX 77210-0437

511570340
MARQUEZ DANIEL
4029 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

511570110
CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-8519

500120050
PHAN LY T & VO NHI Y
6 HORTON PL
MILTON , MA 02186-6472

500120060
HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS , NV 89031-8903

50012007A
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

511570350
HORTON TERRY & TIFFINEY
1833 E JULIE DR
TEMPE , AZ 85283-3329

511570100
BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE , AZ 85122-2100

511570360
T & K INVESTMENTS
PO BOX 189
STANFIELD , AZ 85172-2160

511570090
PEARCE BUDD E
3888 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

50012004H
CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

50012004J
CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

50012004B
NASIBU DANIEL
10207 W HAMMOND LN
TOLLESON , AZ 85353-3122

50012004C
REAGAN LINDA G & VINCENT J
3860 S PERSICO RD
CASA GRANDE , AZ 85193-3751

50012004F
REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

511570370
BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE , AZ 85122-2344

511570080
GWINN NICHOLAS & ARIANNA
3816 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

50012004K
FUENTES JONATHAN RAMIREZ JR
3809 S PERSICO RD
CASA GRANDE , AZ 85193-3780

500120090
REAGAN LINDA G & VINCENT J
3860 S PERSICO RD
CASA GRANDE , AZ 85193-3751

50012004L
CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE , AZ 85193-3782

511570380
ADEROJU ADEOLU OLUTOSIN & OLUWATONI OMOWUMI
3747 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

511570070
DICKSON JERRY EDWARD
3746 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3745

511660070
AVRAMOVIC VERA
1807 E MENLO ST
MESA , AZ 85203-3133

511660060
PROJECT BELLA HOLDINGS LLC
3033 N CENTRAL AVE STE 900
PHOENIX , AZ 85012-2280

50012008B
RAMIREZ CHRISTOPHER T
1338 E DESERT FERN TRL APT TL
CASA GRANDE , AZ 85122-2115

511570390
WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE , AZ 85193-8519

511570060
ALBRIGHT LARRY S
3676 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

50012004P
NICHOLS JOSEPH M PATRICK
1515 N GILBERT RD STE 107-103
GILBERT , AZ 85234-4231

50012004N
NICHOLS JOSEPH M PATRICK
MAIL RETURN
, -

50012008A
EVANS JACK DEWITT
833 ARDMORE CIR
REDLANDS , CA 92374-4620

50012004A
MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE , AZ 85122-2114

50012004M
VILLEGAS GUILLERMO VALDEZ
3693 S PERSICO RD
CASA GRANDE , AZ 85193-8519

511570400
WHITTEMORE ELAINE M
3607 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

511570050
SMITH JAMES WILLIAM & SUSAN WESLEY
3606 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

511570410
VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

511570040
LEYVAS MARGARITA
3536 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

511570420
BAXTER VISMINDA G SURVIVOR S TRUST
3463 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

511570030
HOBDEN STEVEN
3462 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

511570430
CHAPMAN BERT LEROY TR
3395 S MAMMOTH DR
CASA GRANDE , AZ 85193--769

511570020
MOODY JOE
3394 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

51166014C
LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE , CA 91361-1382

51166014B
VIEZCAS ALFREDO & RUELAS MONICA AYON
4738 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

511570440
MAUS STEVEN & SHARON
28051 W SELMA HWY
CASA GRANDE , AZ 85193-3758

511570010
ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE , AZ 85193-8519

500120030
BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

51166001H
CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE , AZ 85193-3922

500130010
KZAZ LLC
2172 M AVE
WILLIAMSBURG , IA 52361-1856

503540140
SKP COOP RV RETREAT INC
3241 S MONTGOMERY RD
CASA GRANDE , AZ 85193-3922

50301071G
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301071F
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301070B
REEFER RONALD C & DONNA J ETAL
598 GIRTY RD
SHELOCTA , PA 15774-1577

50301070G
MEDINA ENRIQUE BAUTISTA
1544 N SCHULTZ PL
CASA GRANDE , AZ 85122-2224

50301070H
CARAVELLO DELORES P
MAIL RETURN
, -

50301071C
CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE , AZ 85193-8519

50301071B
CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE , AZ 85193-3751

50301071D
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301071E
RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

50301070E
CALLAWAY JON M & RHODES-CALLAWAY JANICE E TRS
30043 W BLACKMORE RD
CASA GRANDE , AZ 85193-3816

50301070F
FIEDLER JENNIFER
29915 W BLACKMORE RD
CASA GRANDE , AZ 85193-3838

50301070J
GUTIERREZ JUAN M & ROSA M
29863 W BLACKMORE RD
CASA GRANDE , AZ 85193-3830

50301070K
MORGENTHAL MARY J
7026 N 22ND DR
PHOENIX , AZ 85021-1770

503010690
LY TAI T
3015 W MARCONI AVE
PHOENIX , AZ 85053-3403

503010680
WOODS DANIEL & CATHERINE
MAIL RETURN
, -

50301067B
YANG DEBORA TR
5912 RUTLEDGE LN
AUSTIN , TX 78745-5207

50301065E
MACAK JOHN
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

50301064E
PULIDO MARIANO BONILLA & HERNANDEZ DELFINA AGUILAR CO-TRS
6643 W MCKINLEY ST
PHOENIX , AZ 85043-3241

50301064B
RYL-KUCHAR EDGARDO & ROSE M
2724 S SLOANE RD
CASA GRANDE , AZ 85193-3601

50301065B
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301065F
MASYNO LAND HOLDINGS LLC
PO BOX 520
COOLIDGE , AZ 85128-8001

50301067G
HANKS AUDREY A REV LIVING TRUST
2050 OVERLAND AVE
BILLINGS , MT 59102-2645

50301067D
MACIAS MIGUEL H
2658 S MIDWAY RD
CASA GRANDE , AZ 85193-8519

50301050L
LEON LEONARDO & IRMA
22837 S 130TH ST
CHANDLER , AZ 85249-9323

50301064D
AGUILAR ANGELICA
12424 W HIDALGO AVE
AVONDALE , AZ 85323-3975

50301064C
DAY TERRY E
MAIL RETURN
, -

50301065D
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301050N
MACIAS LAURA ELENA
2464 S MIDWAY RD
CASA GRANDE , AZ 85193-3973

50301065C
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-8525

50326025D
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

503010660
EVERLASTING INVESTMENTS LLC
1664 W MERRILL LN
GILBERT , AZ 85233-3171

50301067F
HANKS AUDREY A REV LIVING TRUST
2050 OVERLAND AVE
BILLINGS , MT 59102-2645

50301067E
MACIAS MIGUEL H
29048 W BELKNAP RD
CASA GRANDE , AZ 85193-8519

50326025A
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

50301050M
OCHOA JESUS A
2536 N ABBEY RD
CASA GRANDE , AZ 85122-2124

50301050F
OCHOA JESUS A
2536 N ABBEY RD
CASA GRANDE , AZ 85122-2124

50301062F
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301050E
HIGUERA JORGE LUIS HURTADO & SOTO MAGDALENA I CO-TRS
586 N OXFORD LN
CHANDLER , AZ 85225-5480

50301063C
DANTEZ INVESTMENTS LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301063D
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301062E
CASA IN CASA LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301050A
MACAK JOHN J
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

50301050D
MACAK JOHN J
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

50301062D
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301063A
DANTEZ INVESTMENTS LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301063B
CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

50301062C
LARA ARMANDO AGUILAR
2401 W INDIAN SCHOOL RD LOT 21
PHOENIX , AZ 85015-5495

50301062B
MIDWAY RANCHES LLC
1225 E WARNER RD UNIT 9
TEMPE , AZ 85284-4324

503010610
PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

503010600
PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

503250010
BDW LAND INVESTMENTS LLC
10619 N HAYDEN RD
SCOTTSDALE , AZ 85260-0852

50325800A
, -

503010560
PDR DEVELOPMENT COMPANY
8 BOBBY JONES CT
FARMINGDALE , NJ 07727-7386

503257000
, -

503010570
THAI PHONG
2556 BLACK HAWK LN
LINCOLN , CA 95648-8771

50326024C
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

503010580
PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

50326024D
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

503010590
PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

50326024A
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

500170050
RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

50017006A
MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT
41630 W LOUIS JOHNSON DR
MARICOPA , AZ 85138-8540

50017006B
RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE , AZ 85130-0013

51105007G
MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA , AZ 85138-8369

51105007F
MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA , AZ 85138-8369

51105007H
MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN , TX 78155-5186

51105002L
SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT , AZ 85295-5602

51105002G
SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT , AZ 85295-5602

51105002K
SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT , AZ 85295-5602

51105002J
SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT , AZ 85295-5602

51105002H
SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT , AZ 85295-5602

50012002B
HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA , SC 29229-9964

50012002D
BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

50012002E
RESERVOIR FAVOR INVESTMENTS LLC
MAIL RETURN
, -

50012002A
BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

50012002C
GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX , AZ 85029-9111

51105002M
MUNOZ MARIO ROLANDO JR
27639 W CORNMAN RD
CASA GRANDE , AZ 85193-3774

51105002N
RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX , AZ 85041-1235

51105002P
RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX , AZ 85041-1235

51105009K
GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE , AZ 85193-3872

51105009L
GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE , AZ 85193-3872

51105009M
ZAZUETA JESUS M & RODRIGUEZ ALEJANDRA MARIA
211 W 2ND AVE
CASA GRANDE , AZ 85122-2487

51105009N
PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY , AZ 85140-0969

51105009P
PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY , AZ 85140-0969

50326025F
VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

50326025E
MARICOPA STANFIELD IRRIGATION & DRAINAGE DISTRICT
41630 W LOUIS JOHNSON DR
MARICOPA , AZ 85138-8540

Mailed Notice

Affidavit of Mailing of Notice of Neighborhood Meeting

I, Stephanie Watney , Applicant for case nos. PZ-008-26 and PZ-PD-007-26, personally caused 165 mailer(s) to be mailed by first class post regarding the public hearing associated with case nos. PZ-008-26 and PZ-PD-007-26 on 03/06/2026, on a form prescribed by the planning division at least 12 days before the scheduled neighborhood meeting, regarding the proposed rezoning and PAD overlay, 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 Stephanie Watney this 6th day of March, 20 26.

Notary Public

My Commission Expires: February 22nd, 2030

SERENA CHIARAMONTE
Notary Public, State of Arizona
Maricopa County
Commission # 691959
My Commission Expires
February 22, 2030

WITHEY
MORRIS
BAUGH

March 6, 2026

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm has submitted a planning application to Pinal County for approximately 215 acres of land located at the southwest corner of Midway Road and Selma Highway in unincorporated Pinal County (the "Property"), as shown on the enclosed aerial map. You may recall that last year the County approved a Major Comprehensive Plan Amendment redesignating the Property to an "Employment" land use category.

The Property is located proximate to the Interstate 8 corridor and other existing and future employment and industrial uses in the area. Accordingly, in keeping with the land use pattern, we are proposing to develop the Property as a premier data center campus, with zoning that also allows for other compatible industrial uses that may support the project.

The conceptual development plan currently envisions a multi-phase campus consisting of five (5) buildings, each approximately 250,000 square feet in size. The plan is intended to provide flexibility for phased construction and long-term operations. The proposed buildings would be single-story structures with a maximum height of 60 feet. A central internalized electrical substation and equipment yard is planned on-site to accommodate future grid interconnection, occupying approximately 50 acres, and is separated from public rights-of-way to reduce visibility and noise impacts.

Enclosed are copies of the Conceptual Development Plan for reference.

Consistent with the approved Comprehensive Plan amendment, our application includes a request to rezone the Property from General Rural (GR) to Industrial (I-3) with a Planned Area Development (PAD) Overlay to establish development standards for the Property.

We would like to invite you to a neighborhood meeting to discuss our proposal and share our conceptual development plans. The meeting will be held as follows:

Date:	Wednesday, March 18, 2026
Time:	6:00 pm
Location:	Francisco Grande Hotel and Golf Resort, Agave Room 12684 W Gila Bend Highway, Casa Grande, AZ 85193

If you have any questions or comments about this development proposal, please feel free to contact me at 602-230-0600 or hayes@wmbattorneys.com. When hearing dates are scheduled, we will send out another letter notifying you of those dates and times.

Thank you for your courtesy and consideration.

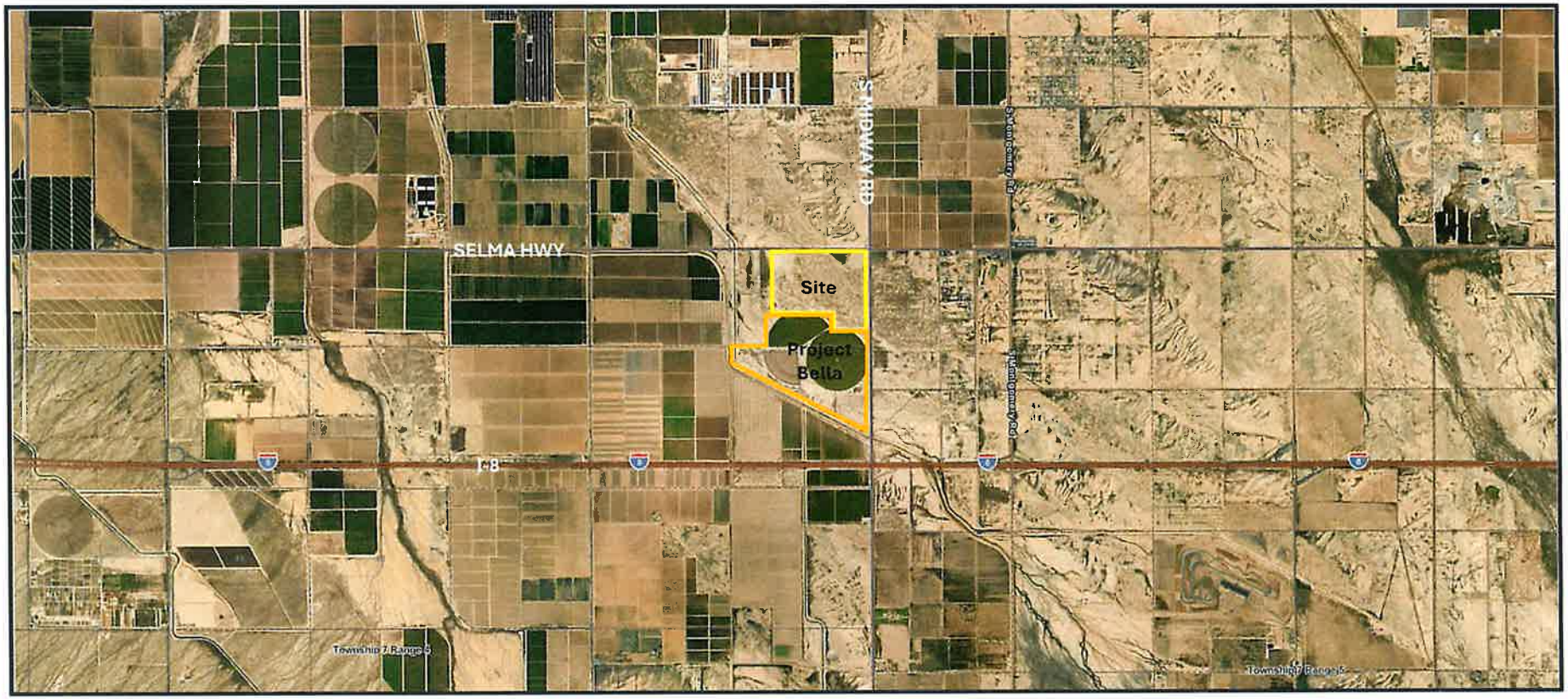
Sincerely,

WITHEY MORRIS BAUGH P.L.C.

By
Alex Hayes

Enclosures: Site Aerial Map, Conceptual Development Plan

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2121 E Highland Ave
Phoenix, AZ 85016

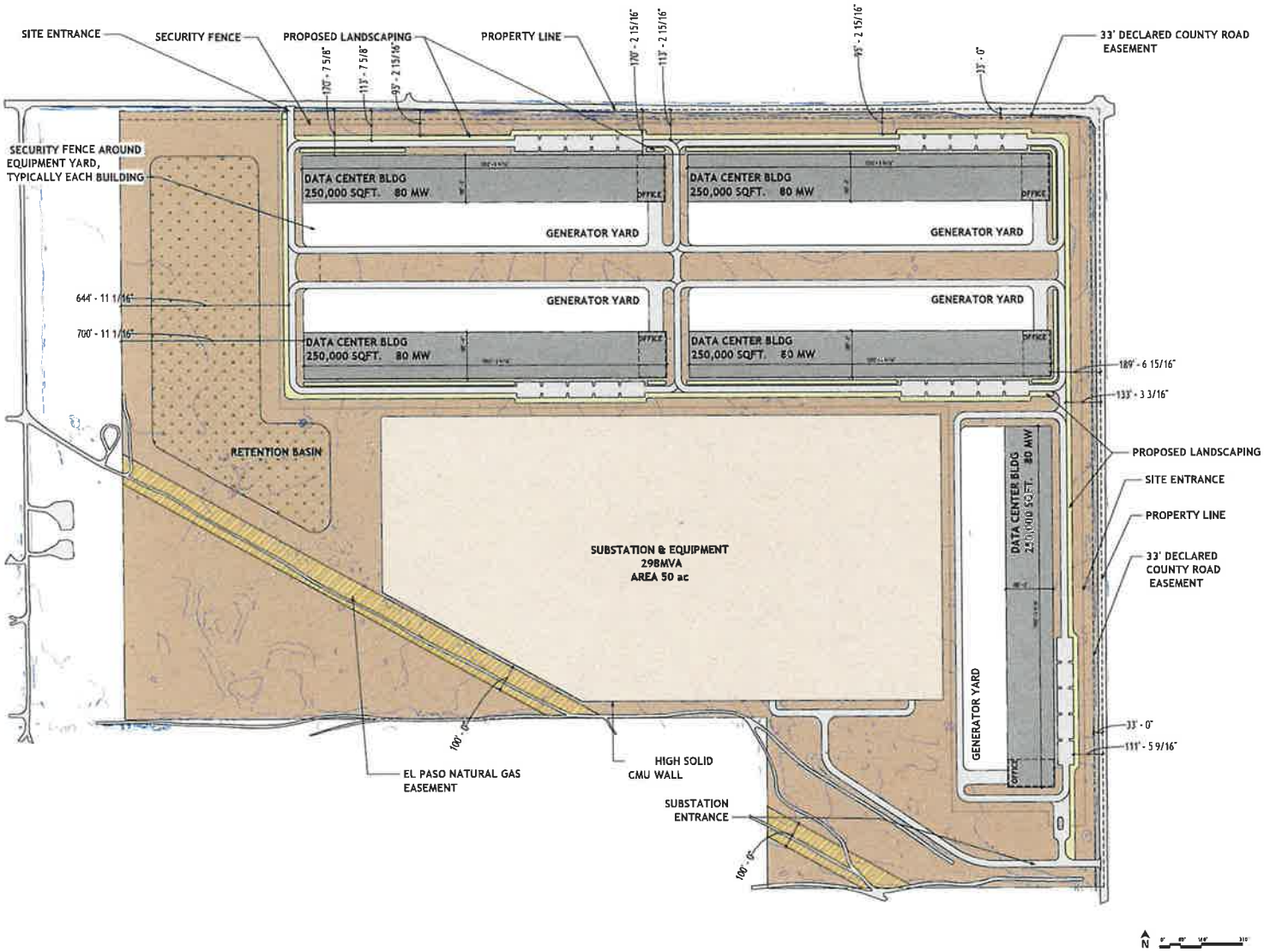


Aerial Context Map

WITHEY MORRIS BAUGH

https://www.wmbattorneys.com/

N



PROJECT DATA

BUILDING AND SITE BASICS

PROJECT ADDRESS: SEC SELMA HIGHWAY & MIDWAY RD. , PINAL COUNTY, AZ

JURISDICTION: PINAL COUNTY

ASSESSORS PARCEL #: 500-12-001B

LOT AREA: 215.8 ACRES

BUILDING HEIGHT: 60'

BUILDING AREA (FOOTPRINT): 250,000 SQFT.
TOTAL BUILDING AREA (5 BUILDINGS): 1,250,000 SQFT.
BUILDING AREA UNDER-ROOF: 250,000 SQFT.
TOTAL BUILDING AREA UNDER-ROOF: 1,250,000 SQFT.

SITE INFORMATION

ZONING: I-3 (INDUSTRIAL ZONING DISTRICT) WITH PAD OVERLAY

SETBACKS: MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT
MINIMUM REAR SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT

MAX HEIGHT: 60'

BUILDING CODE INFORMATION

BUILDING OCCUPANCY: B(BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)

STORIES: 1

NOTE: NO EXISTING STRUCTURES, BUILDINGS OR LANDSCAPING
NO EXISTING UTILITY, PROPOSED LANDSCAPE TO BE DESERTSCAPE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF
ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOTS 1, 2, 13, 14 AND THE NORTH HALF OF LOT 15 AND THE EAST 61.71 ACRES OF LOTS 3 AND
12 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT TWO TRACTS OF LAND CONTAINING A TOTAL OF 5.852 ACRES DESCRIBED AS FOLLOWS:

TRACT 1 (LOT 15):
BEGINNING AT A POINT LOCATED IN SAID LOT 15, SAID POINT BEARS NORTH 52 DEGREES 03
MINUTES WEST, A
DISTANCE OF 1075.4 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 427.5 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 663.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

TRACT 2 (LOTS 12 AND 13):
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT 13, SAID POINT BEARS
NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 2,432.6 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 1,885.4 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 2,121.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

OWNER/CLIENT: FAIRVIEW CAPITAL LLC,
276 KINGSBURY GRADE, SUITE 2000
STATELINE, NV 89449

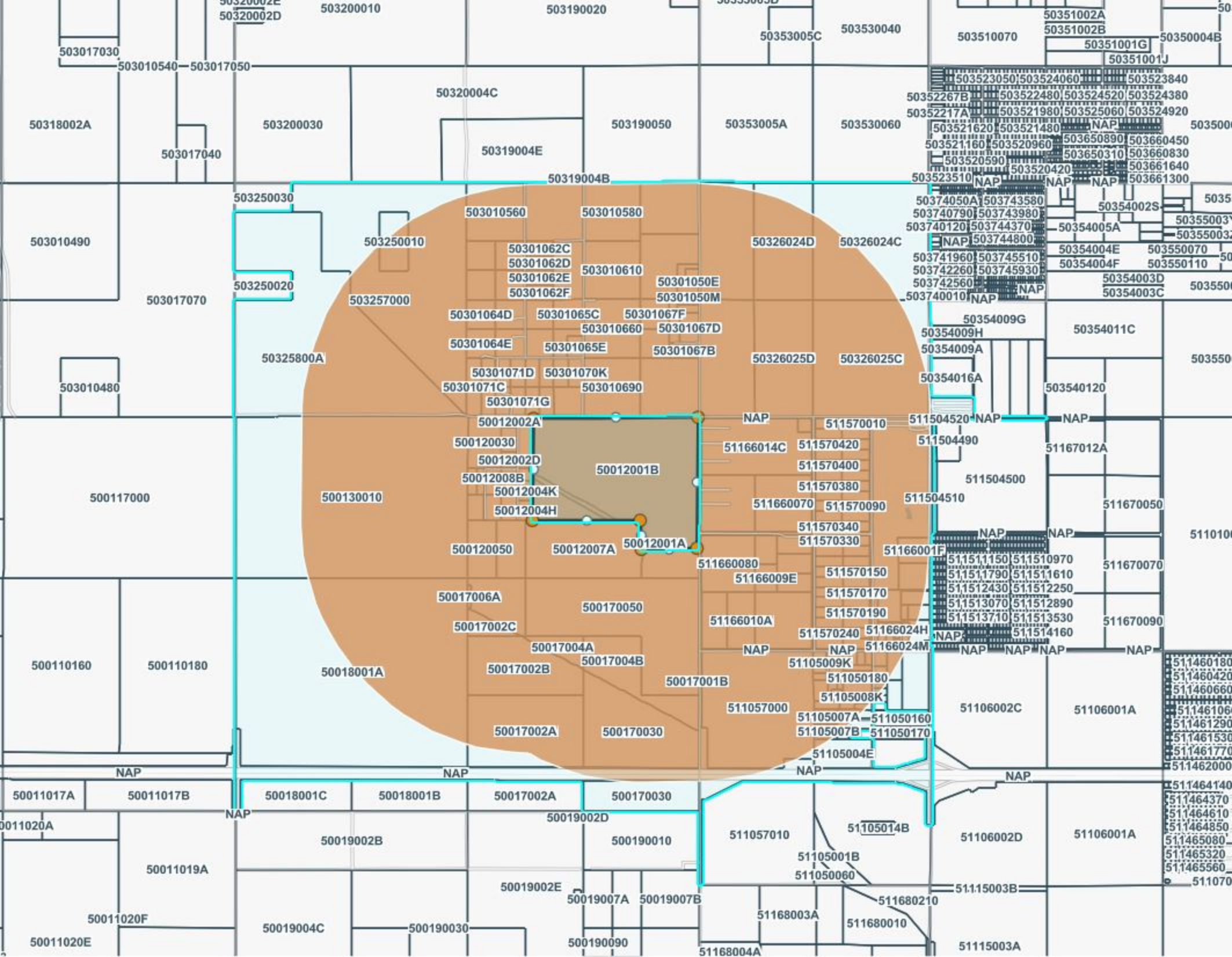
SURVEYOR: COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PH #602.490.0535
CONTACT: DAVE SCHLIEF, RLS

LPI
Land | Power | Infrastructure

1" = 160'-0"

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1 Mile Mailing Radius


503200010
503190020
50320002E
50320002D
503017030
503010540
503017050
50320004C
50318002A
503200030
503190050
50353005A
503530060
503017040
50319004E
50319004B
503250030
503010560
503010580
503010490
503250010
50326024D
50326024C
50301062C
50301062D
503010610
50301062E
50301062F
50301050E
503250020
503017070
503257000
50301050M
50301064D
50301065C
50301067F
503010660
50301067D
50301064E
50301065E
50301067B
50325800A
50326025D
50326025C
50301071D
50301070K
503010480
50301071C
503010690
50301071G
50012002A
NAP
511570010
511504520
NAP
NAP
500120030
51166014C
511570420
511504490
51167012A
50012002D
50012001B
511570400
50012008B
511504500
500117000
500130010
50012004K
511570380
511504510
50012004H
511660070
511570090
511670050
511570340
NAP
NAP
50012001A
511570330
500120050
50012007A
51166001F
511660080
511511150
511510970
511670070
51166009E
511570150
511511790
511511610
50017006A
511570170
511512430
511512250
500170050
511570190
511513070
511512890
50017002C
51166010A
511570240
51166024H
511513710
511513530
511670090
50017004A
NAP
NAP
51166024M
511514160
NAP
NAP
NAP
NAP
500110160
500110180
50017004B
51105009K
50018001A
50017002B
511050180
50017001B
51105008K
511057000
51106002C
51106001A
51105007A
511050160
50017002A
500170030
51105007B
511050170
51105004E
NAP
NAP
NAP
NAP
50011017A
50011017B
50018001C
50018001B
50017002A
500170030
NAP
50019002D
50019002B
500190010
511057010
51105014B
51106002D
51106001A
50011019A
51105001B
511050060
50019002E
50019007A
50019007B
511680210
50011020F
51168003A
50019004C
500190030
511680010
50011020E
500190090
51168004A
51115003A

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5268 S WHISPERING SANDS DR
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PO BOX 10075
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CALLAWAY JANICE E TRS
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GOODYEAR, AZ 85338-8970

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PEORIA, AZ 85383-3309

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MACIAS MIGUEL H
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PEARCE BUDD E
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HERNANDEZ DELFINA AGUILAR CO-TRS
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REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE, AZ 85122-8512

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SHELOCTA, PA 15774-1577

RENTERIA JOSE
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CASA GRANDE, AZ 85130-0013

RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
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4702 S CALLE DE ALICIA
CASA GRANDE, AZ 85193-3768

RYL-KUCHAR EDGARDO & ROSE M
2724 S SLOANE RD
CASA GRANDE, AZ 85193-3601

SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025
PHOENIX, AZ 85072-2202

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4770 S CALLE DE ALICIA
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SCALMATO MICHAEL R & RHONDA LYNN
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SCHMIDT ALYSIA
27504 W CORNMAN RD
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574 W HARMONY PL
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1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295-5602

SMITH JAMES WILLIAM & SUSAN WESLEY
3606 S WHISPERING SANDS DR
CASA GRANDE, AZ 85193-3743

SPENCER WALTER D & DEBORAH A
27534 W CORNMAN RD
CASA GRANDE, AZ 85193-3772

SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE, AZ 85193-3760

STIGARS TAMMY J
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2556 BLACK HAWK LN
LINCOLN, CA 95648-8771

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MORRISTON, FL 32668-8417

VAL VISTA MARKETPLACE LLC
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PARADISE VALLEY, AZ 85253-3392

VARGAS SONIA M
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VIEZCAS ALFREDO
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193-3768

VIEZCAS ALFREDO & RUELAS
MONICA AYON
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193-3768

VILLEGAS GUILLERMO VALDEZ
3693 S PERSICO RD
CASA GRANDE, AZ 85193-8519

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE, AZ 85193-3766

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
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WHITTEMORE ELAINE M
3607 S MAMMOTH DR
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5912 RUTLEDGE LN
AUSTIN, TX 78745-5207

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ALEJANDRA MARIA
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Meeting Minutes

Citizen Participation Summary

This Citizen Participation Report is for the approximately 215-acre property located at the southwest corner of Midway Road and Selma Highway in Unincorporated Pinal County which is otherwise commonly known as Pinal County Assessor Parcel Numbers ("APN") 500-12-001B (the "Property"). See Aerial Map at **Tab 1**. As background, a Comprehensive Plan Amendment was approved in November 2025 to redesignate the Property as "Employment". In March 2026, formal planning applications were filed with the Pinal County to rezone the Property from General Rural (GR) to Industrial (I-3) with a Planned Area Development (PAD) Overlay. These planning applications provide a framework for development of the Property as a data center campus, with a flexible industrial category that can support additional complementary industrial uses (the "Project").

The purpose of this report is to summarize the applicant's outreach efforts and community feedback. A required neighborhood meeting for the Project was held on March 18, 2026 from 6:00 PM to approximately 7:00 PM. The neighborhood meeting was held at the Francisco Grande Hotel and Golf Resort in the Agave Room. In addition to the development team, approximately five (5) interested neighbors attended, although only three (3) provided contact information on the sign-in sheet (**Tab 2**)

The development team, in an open-house style meeting, provided neighborhood meeting attendees with an overview of the proposed development and responded to several questions, and responses, as follows:

1) Data Center Land Uses

Attendees had general questions about the nature and operations of data centers. The applicant explained that data centers are typically classified as light industrial or high-tech infrastructure uses. It was noted that these facilities generally operate with low intensity, producing minimal traffic. The applicant emphasized that data centers generate significantly less daily activity than other industrial uses.

2) Lighting and Noise

Questions were raised about sound and light generated by the Project, with some attendees highlighting the rural way of life in the general area. The applicant advised that the Project has been designed to address privacy, security, and to mitigate impacts of development. Specifically, the applicant confirmed that significant open space buffers are provided along the west boundary of the Project, with 700 foot-wide setbacks. The applicant discussed that this would mitigate operational impacts, and further advised that the Project will need to comply with light and noise standards established by the County.

3) Infrastructure

Attendees raised questions about water and energy usage. The applicant explained that modern data centers often use air-cooled systems, which significantly reduce water consumption compared to traditional water-cooled methods. Closed-loop cooling systems were also discussed as a sustainable alternative.

Regarding power, the applicant addressed existing and planned infrastructure that could support the facility and that the applicant would comply with all local, state, and federal regulations.

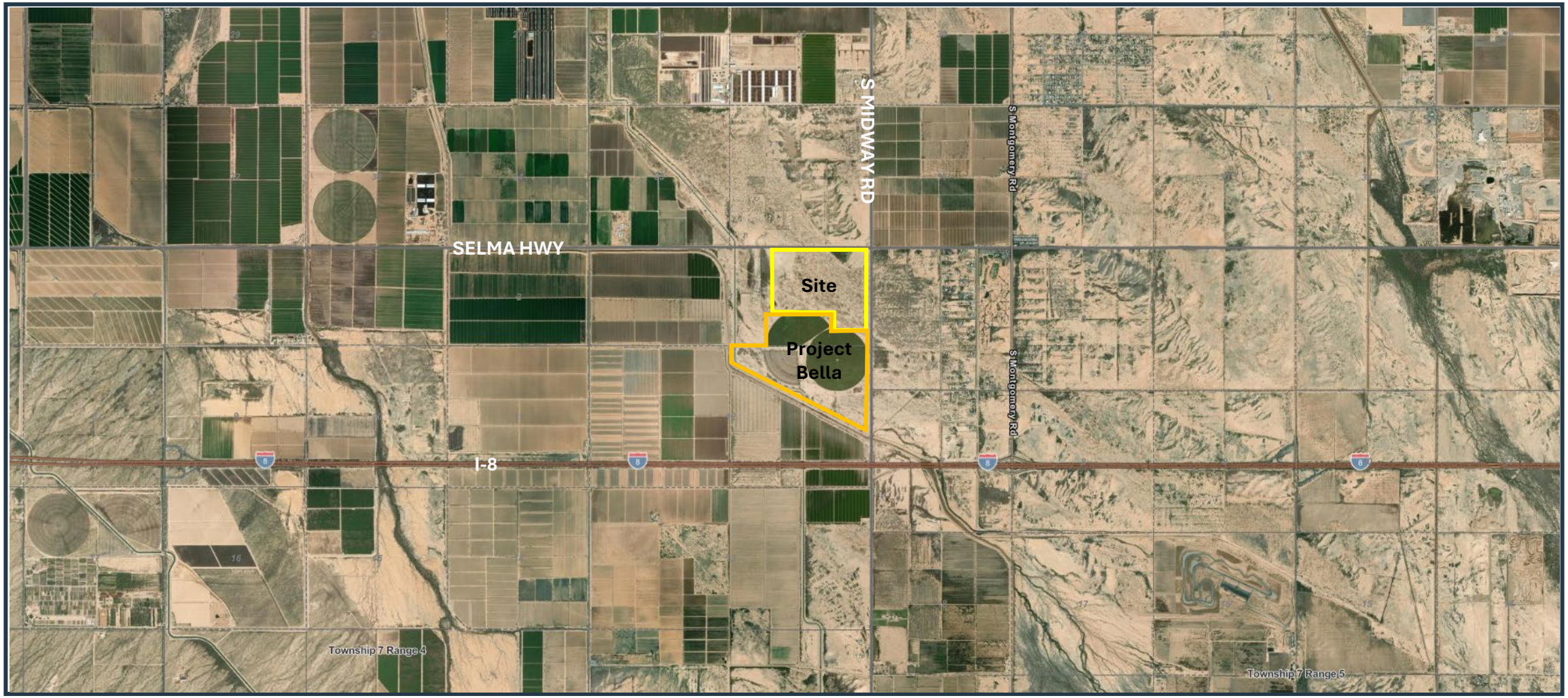
4) Wildlife

Some attendees raised concerns regarding wildlife disruption. The applicant confirmed that the Property is not located within a critical habitat or wildlife connectivity area, or other environmentally sensitive area. The Property is located within the vicinity of a wildlife habitat connectivity feature, and will comply with applicable regulations to promote maintaining and improving wildlife permeability and other requirements. One of the ways the Project achieves this is by maintaining significant amounts of open space, as shown on the conceptual site plan.

Summary

Overall, community feedback was largely constructive. Several attendees shared positive comments about the proposal and the potential for economic development, while others expressed a desire to preserve the rural character of the area.

TAB 1



Aerial Context Map

WITHEY MORRIS BAUGH

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TAB 2

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SOUTHWEST CORNER OF MIDWAY ROAD AND SELMA HIGHWAY, UNINCORPORATED PINAL COUNTY, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 18TH, 2026 – 6:00 PM – FRANCISCO GRANDE HOTEL AND GOLF RESORT, AGAVE ROOM – 12684 WEST GILA BEND HIGHWAY, CASA GRANDE, AZ 85193

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Margarita Leyvas	[redacted]		
Vincent "Joe" + Linda Reagan	[redacted]		

Project Midway

Rezone and PAD Narrative

Case No. PZ-008-26 & PZ-PD-007-26

2nd Submittal: July 7, 2026

1st Submittal: March 4, 2026

WITHEY
MORRIS
BAUGH

Development Team

Developer:
LPI Company
276 Kingsbury Grade, Suite 2000
Stateline, NV 89449

Legal Representative:
Withey Morris Baugh PLC
Alex Hayes / Stephanie Watney
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Civil Engineer:
Colliers Engineering & Design
Darrell Wilson / Casey Whiteman
2141 E Highland Avenue
Phoenix, Arizona, 85012

TABLE OF CONTENTS

A. INTRODUCTION 4
B. LOCATION AND SITE CONDITIONS 4
C. COMPREHENSIVE PLAN AND ZONING 4
D. REQUEST 4
E. PROJECT OVERVIEW 5
F. PAD OVERLAY 9
G. CONFORMANCE WITH GENERAL PLAN 10
H. SUMMARY 11

LIST OF EXHIBITS

AERIAL MAP 1
COMPREHENSIVE PLAN MAP 2
EXISTING ZONING MAP 3
CASA GRANDE PLANNING AREA MAP 4
PROPOSED ZONING MAP 5
CONCEPTUAL DEVELOPMENT PLAN 6

A. Introduction

On behalf of LPI Company ("LPI" or the "Applicant"), this application is a request for approval of a rezone and Planned Area Development (PAD) overlay for the approximately 215-acre property located at the southwest corner of Selma Highway and Midway and otherwise commonly known as Pinal County Assessor's Parcel Number (APN) 500-12-001B (the "Property"). See **Tab 1, Site Aerial Map**. The Property is located in a predominantly undeveloped, rural area in Pinal County and the existing surrounding land uses are generally low-intensity, with large undeveloped tracts and rural residential parcels. However, to the south, and along the I-8, there is an emerging industrial land use pattern that provides new opportunities for the site and beyond. Given the transition of the general area—particularly south and along the I-8—toward an envisioned industrial land use pattern, and as well as the Property's proximity to regional transportation arteries, the Applicant envisions development of the Property as a low intensity, premier data center campus that will activate the site with new, high-quality development. A Major Comprehensive Plan Amendment application to change the Property's land use designation from Moderate Low Density Residential to Employment was approved on November 19, 2025.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is with Casa Grande's planning area. The Property is approximately 215 acres and is currently undeveloped.

C. Comprehensive Plan and Zoning

The Comprehensive Plan land use designation for the Property was recently amended from Moderate Low Density Residential to Employment (case No. PZ-PA-013-25). **See Tab 2, Comprehensive Plan Map**. The existing zoning for the Property is GR. **See Tab 3, Existing Zoning Map**. The Property is also located in the Casa Grande planning area where it is designated as part of the Phase II growth area, which anticipates industrial and manufacturing uses in the I-8 corridor (**Tab 4, Casa Grande Planning Area Map**).

D. Request

In order to provide a framework for development of the Property as envisioned and contemplated with the Major Comprehensive Plan Amendment, this application requests to

rezone the Property from General Rural (GR) to Industrial (I-3) with a PAD Overlay. **See Tab 5, Proposed Zoning Map.**

This narrative outlines the justification and findings for approval of the requested rezone.

E. Project Overview

The proposed project is a premier data center campus, with a flexible industrial category that can support additional complementary industrial uses. With the rise of the Internet of Things (IoT) and its increasingly integral role in the modern economy, data centers are evolving into critical infrastructure. They enable secure and reliable access to machine learning, data analytics, cloud computing and other essential digital services that power both commercial and government operations. In recent years, Arizona—due to its geographic stability, including low risk of natural disasters and arid climate, which provides ideal conditions for long-term infrastructure investment and operational reliability—has established itself as an epicenter for this key economic sector. As cybersecurity and data integrity become matters of national importance, robust domestic infrastructure plays a vital role in national security and economic resilience.

The proposed use is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8. The proposed development is also consistent with the land use pattern immediately south of the Property, which includes Project Bella, a planned battery storage and natural gas power generation facility.

The conceptual development plan includes a multi-phase data center campus with five (5) 250,000-square-foot buildings. **See Tab 6, Conceptual Development Plan.** The conceptual development plan provides a framework for phased construction and long-term operational flexibility. Individual buildings are designed as single-story structures with a maximum building height of 60 feet.

Development of the project is anticipated to include on-site generation for primary power that will utilize the best available technology, which may include fuel cells and/or natural gas reciprocating engines. Such on-site generation will be subject to all applicable state and local permitting requirements and the system will be designed to minimize impacts on surrounding uses. As depicted in the conceptual development plan, the generation facilities are located in an approximately 50-acre area in the interior of the Property and will be screened from public view. Future phases may include grid interconnection pending local utility coordination. In such circumstances, the developer will be responsible for any infrastructure improvements necessary for interconnection, generation, and power delivery to support the project.

Supporting infrastructure is strategically located to minimize operational conflicts and off-site impacts. A generator yard for primary on-site generation is located in the center of the Property

with appropriate screening and buffering from adjacent uses. Additional backup generators are positioned adjacent to each data center building, allowing for efficient emergency power delivery while maintaining internal circulation and safety clearances. A centralized electrical substation and equipment yard is planned on-site to accommodate future grid interconnection, occupying approximately 50 acres, and is separated from public rights-of-way to reduce visibility and noise impacts.

A retention basin is incorporated within the site to manage stormwater runoff in accordance with county drainage requirements. As part of the open space programming, the site maintains significant building setbacks along the west property line, with approximately 700 feet of separation from existing rural lots.

Internal access is provided via a designated site entrance from Midway Road, with circulation designed to accommodate service vehicles, maintenance access, and emergency response while limiting unnecessary through-traffic.

I. Relationship to Immediate Surroundings

The Property is bordered to the north by Selma Highway, across which is undeveloped desert land zoned General Rural (GR). To the west of the property are approximately four (4) residences as well as a handful of undeveloped parcels, all zoned GR. The Property is bound on the east by Midway Road, across which is undeveloped land zoned Single Residence (CR-2). To the south is an approximately 350 acre property, which is planned for a proposed battery storage and natural gas power generation facility known as Project Bella. Project Bella was the subject of a recent Major Comprehensive Plan Amendment (PZ-PA-008-24) and zone change (PZ-012-25 and PZ-PD-007-25) which changed that property's comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to General Public Facilities/Services its zoning district from GR to I-3.

II. Regionally Significant Routes for Safety and Mobility

Per Pinal County's Regionally Significant Routes for Safety and Mobility, Selma Highway is identified as a Regionally Significant Route (RSR) and classified as a principal arterial.

Midway Road is classified as a minor arterial. The conceptual site access locations and approximate spacings meet or exceed the minimum requirements on a minor arterial roadway for unsignalized street access spacing (Section 4.2) and corner clearance (Section 5.4.2) of the Pinal County Access Management Manual.

III. Site Circulation and Traffic Impact

Site circulation will be supported by full-access driveways on Midway Road and Selma Highway. Access A, which will be gated, is located along Midway Road and will serve as the primary

entryway to the project for employees and visitors. Access B is located along Selma Highway and will provide employee access. Access B will also be gated. The proposed development is conservatively anticipated to generate approximately 715 daily vehicle trips, including 88 during the morning peak hour and 63 during the evening peak hour. The relatively low traffic volumes for a project of this scale reflect the nature of data centers, which typically involve limited employee traffic and minimal truck activity.

To support the new trips generated by this development, improvements will be constructed including right-of-way dedications and half-street improvements on both Midway Road and Selma Highway, with auxiliary turn lanes (both left and right) recommended at both access points to manage traffic efficiently. Sight distances and driveway throat lengths will be designed to ensure safe and unobstructed vehicle movement. Further review of traffic mitigation will be undertaken with future applications.

IV. Fences, Walls, and Screening

Substation and generation facilities will be surrounded by 12'-0" solid CMU walls comprised of split faced concrete block for visual screening and security. Additionally, the backup generator yards will be screened from public view by the buildings and will be enclosed by 8'-0" tall decorative metal security fence. Refuse areas will be screened by 8'-0" tall CMU walls.

V. Utility and Public Services

As discussed above, this proposal would provide a framework for the efficient use of existing infrastructure, which includes existing 500kV and 230kV transmission lines in the immediate vicinity. The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company or private septic system	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	On-site Generation	N/A
Gas Services	Southwest Gas	1600 E. Northern Avenue

		Phoenix, AZ 85020-3982
Telecommunications	CenturyLink	100 CenturyLink Drive Monroe, LA 71201
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	LPI is coordinating with Pinal County Fire and Medical Authority to support fire service for the Property and the surrounding area.	

Water Requirements and Facilities

Domestic water demand will be exceedingly low for the Project given the comparatively lower employee count. Industrial water demand is anticipated to be largely limited to that which is required for generator cooling. Potable water and fire demand for the Project will be provided primarily through Arizona Water Company. A new water campus that will be owned and operated by Arizona Water Company is being contemplated at the northwest corner of Montgomery Road and Cornman Road. A water line has been extended from the proposed water campus in Mongomery Road to the corner of Selma Highway. A new water line will be installed to reach the Project. Based on historical data from similar projects, the estimated average day demand for the Project is 14,500 gpd and the estimated max day demand is 35,200 gpd. More detailed water demands and facility information will be provided for the Project as the site planning and development process advances.

Wastewater Requirements and Facilities

Domestic wastewater needs will be addressed through a conventional septic system to be constructed onsite, and/or through the use of portable toilet facilities. Industrial wastewater is anticipated to largely be comprised of the waste cooling water created by the generators. Constituents in this waste stream are anticipated to consist of only a higher concentration of the constituents that naturally occur in the local groundwater. More detailed wastewater production and facility information will be provided for the Project as the site planning and development process advances.

VI. Conformance to Adopted Land Use Plans

The Property is not located within the boundaries of any Special Area Pans.

VII. Phasing

The conceptual development plan provides a framework for phased construction and long-term operational flexibility. Development of the site is intended to be scalable consistent with power availability, whether through on-site generation or future grid interconnection.

F. PAD Overlay

I. Permitted Uses

While it is understood that data centers are a permitted use in the I-3 district, the ordinance does not specifically contemplate the use. This PAD overlay clarifies that data centers and ancillary uses, including substations, on-site power generation, and electrical distribution facilities shall be permitted. Additionally, permitted uses shall include all uses permitted in the I-3 district as outlined Section 2.340 of the County's Development Services Code, except the following uses shall be prohibited:

- Adult oriented businesses and adult service providers
- Impounded or towed vehicle storage yard
- Landfill or transfer station
- Prisons, detention facilities, and their accessory uses

The Planning Manager may issue interpretations for land uses that are analogous to those described above.

II. Development Standards

The purpose of the PAD overlay is to allow variations in development standards for projects that require special design techniques or flexibility. As described herein, the proposed rezone is intended to accommodate a data center campus that will support critical digital infrastructure functions. Data centers are a unique and evolving product type with certain design and operational needs that are not fully accommodated by the base I-3 development standards. Accordingly, this application proposes the following development standards for the PAD overlay, which include variations to the maximum height and minimum parking requirements.

Development of the Property shall substantially conform with the conceptual site plan included with this PAD.

Development Standards	I-3	PAD
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Front Setback[1]	20'[1]	20

Minimum Side Setback (Residential)	25'[1]	25
Minimum Side Setback (other districts)	0'[1]	0
Minimum Rear Setback	10'[1]	10
Minimum Rear Setback Abutting Property Zoned Rural or Residential	25'[1]	25
Maximum Height	50'	**60'**[2]

[1] Pursuant to Development Services Code Chapter 2.340.040, where industry abuts property zoned rural or residential or arterial or collector streets, such industrial use shall provide a setback of not less than ten percent of the lot depth or width on the side or sides abutting said use, but such setback need not exceed 50 feet unless a greater depth or width is required by the general setback provisions of the ordinance.
[2] Pursuant to Development Services Code Chapter 2.150.050, height limits shall not apply to generator stacks.

III. Parking

LPI proposes a reduced parking ratio of 1 space per 6,000 square feet for the proposed data center campus based on the unique operational characteristics of data center facilities. While data center operations require staffing of skilled, high-wage employees, the number of full-time, on-site employees is less than that of traditional office or industrial uses. Additionally, data centers are not customer-facing and do not need to accommodate visitor traffic or parking. The proposed ratio is tailored to actual demand and will fully meet operational needs for both full-time employees and intermittent contractor and maintenance activity. This approach ensures functional adequacy and promotes efficient use of land resources by eliminating the requirement for an expanse of unused parking spaces.

IV. Landscape Standards

Appropriate landscaping and screening will be utilized to provide sufficient separation and buffering from the surrounding area. All landscaping and screening shall comply with Pinal County's Development Services Code.

G. Conformance with Comprehensive Plan

The proposed development is consistent with the Property's Comprehensive Plan land use designation of Employment, which anticipates light industrial and revenue generating uses. Additionally, the project meets many of the goals, visions, and policies within the Comprehensive Plan as outlined below.

3.7 Goal: The West Pinal Growth Area should become a sustainable, well planned Growth Area in the heart of Pinal County.
3.7.1 Objective: Create a cohesive regional development pattern that results in economic sustainability and compatibility of land uses based upon regional multimodal transportation systems.

Policies:

- 3.7.1.5 Locate compatible land uses along major transportation corridors and protect the viability of these areas within the Growth Area.

    - The proposed development is located along the I-8 corridor and is compatible with the emerging development pattern in the area. Given the transition of the general area—particularly south and along the I-8—toward an envisioned industrial land use pattern, and as well as the Property's proximity to regional transportation arteries, the proposed use is consistent with the County's goals for this area.

7.7 Goal: Support the provision of adequate energy for the future while protecting the natural environment and resources.
7.7.1 Objective: Identify and protect potential sites and corridors for new energy generation and transmission facilities.

Policies:

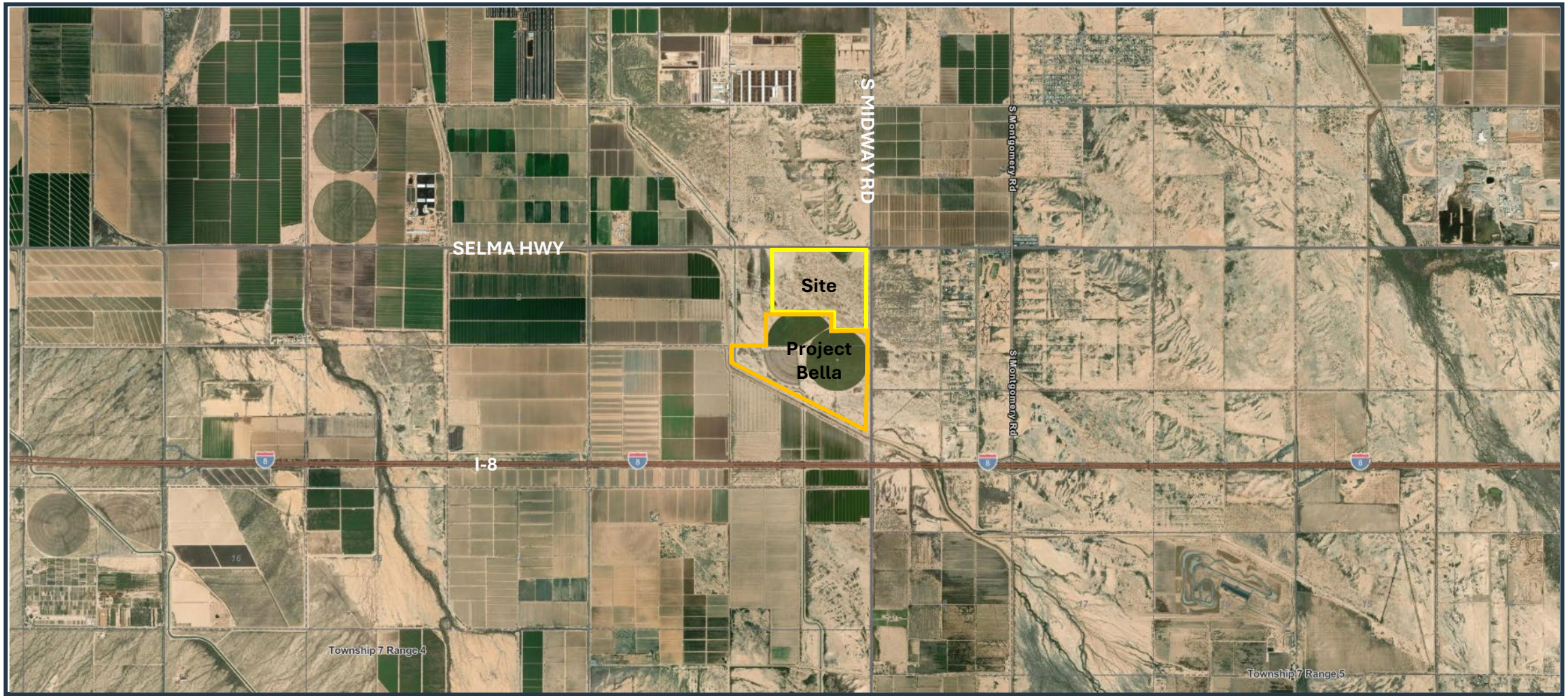
- *7.7.1.2 Work with energy providers to co-locate where possible facilities such as transmission lines, pipelines, substations, and terminals.*

    - The proposed development is located in close proximity to existing and planned energy resources making efficient use of existing infrastructure. The Property is bisected by an existing regional natural gas line as well as substantial electric transmission infrastructure. These assets support both on-site generation and future interconnection.

H. Summary

The proposed rezone and PAD overlay present a strategic opportunity to bring a secure, low-impact data center campus to the area — supporting economic growth without compromising rural values. This project offers multiple benefits including job creation through construction and long-term technical employment, increased tax revenue to fund schools, roads, and emergency services; and, enhanced local broadband and technology access for the community.

TAB 1



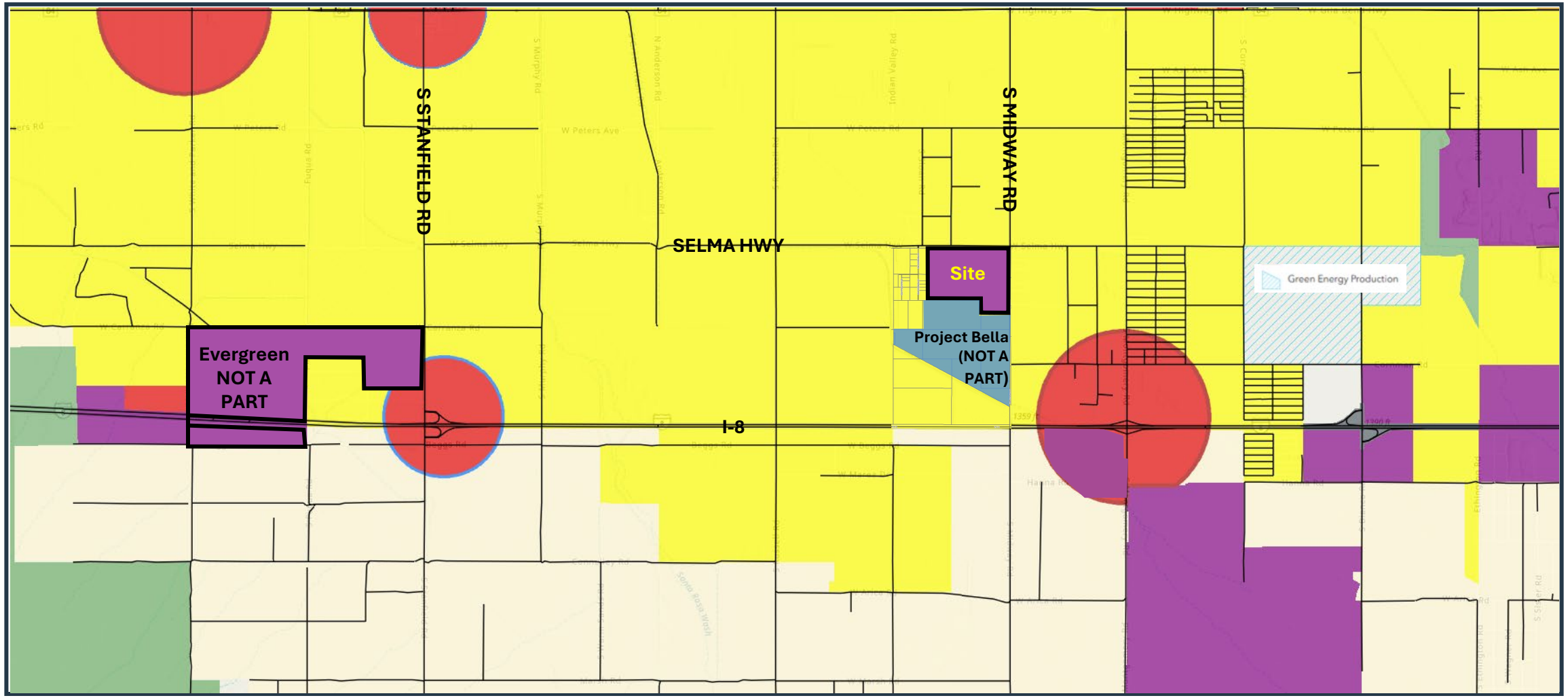
Aerial Context Map

WITHEY MORRIS BAUGH

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TAB 2



Existing Comprehensive Plan Map

WITHEY MORRIS BAUGH

Very Low Density Residential (0-1 du/ac)

Moderate Low Density Residential (1-3.5 du/ac)

Employment

Mid Intensity Activity Center

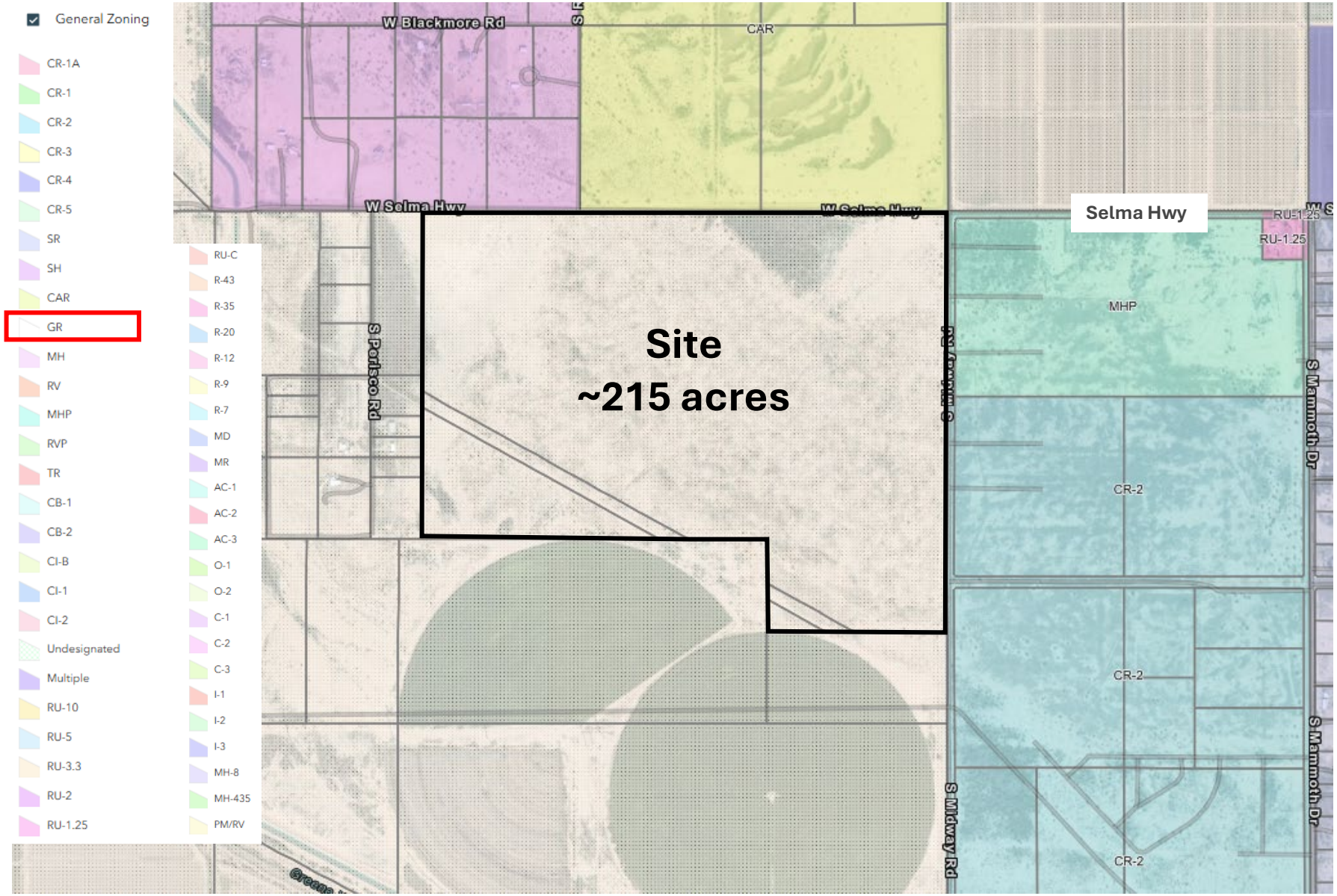
High Intensity Activity Center

General Public Facilities/Services

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TAB 3

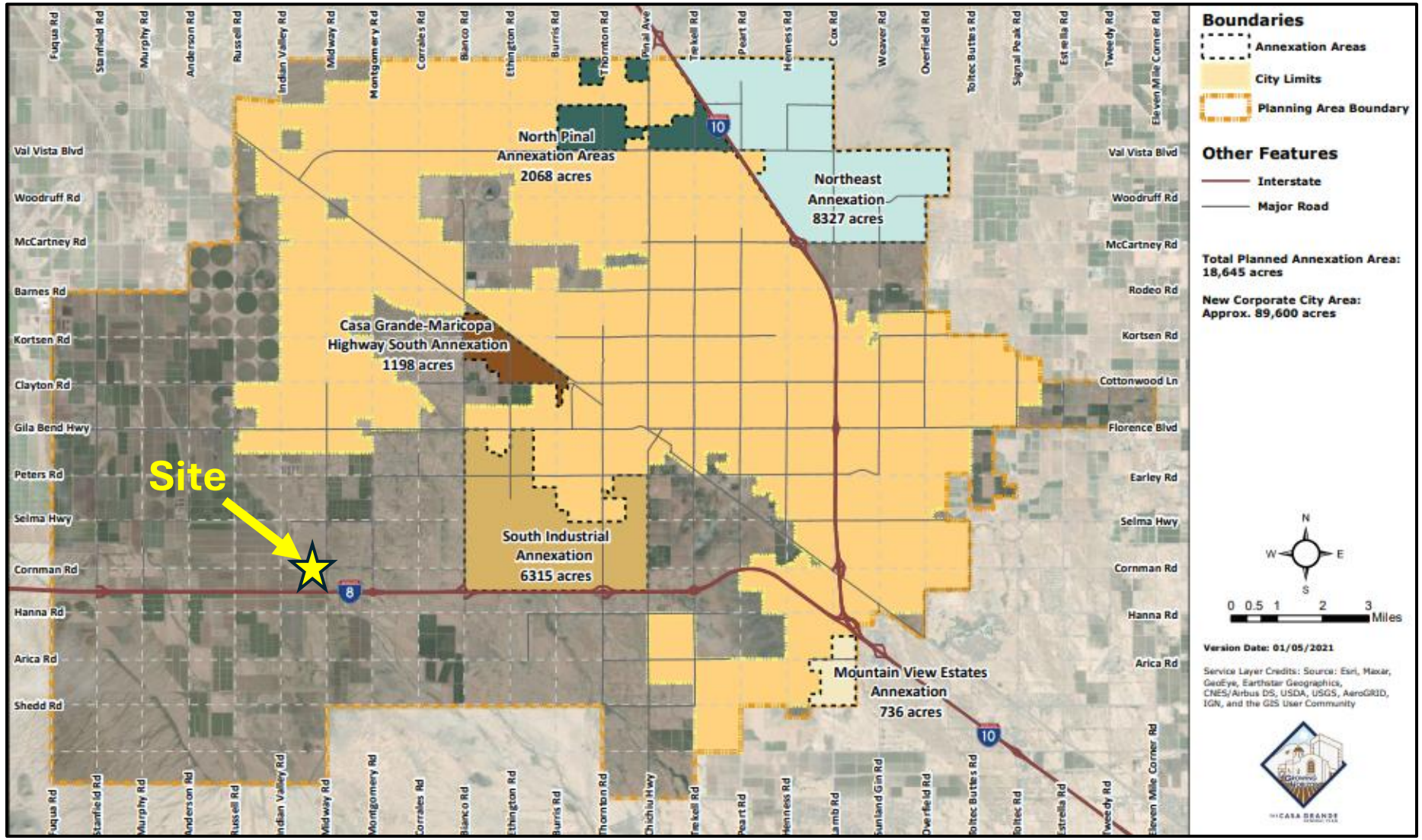


Zoning Map

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TAB 4

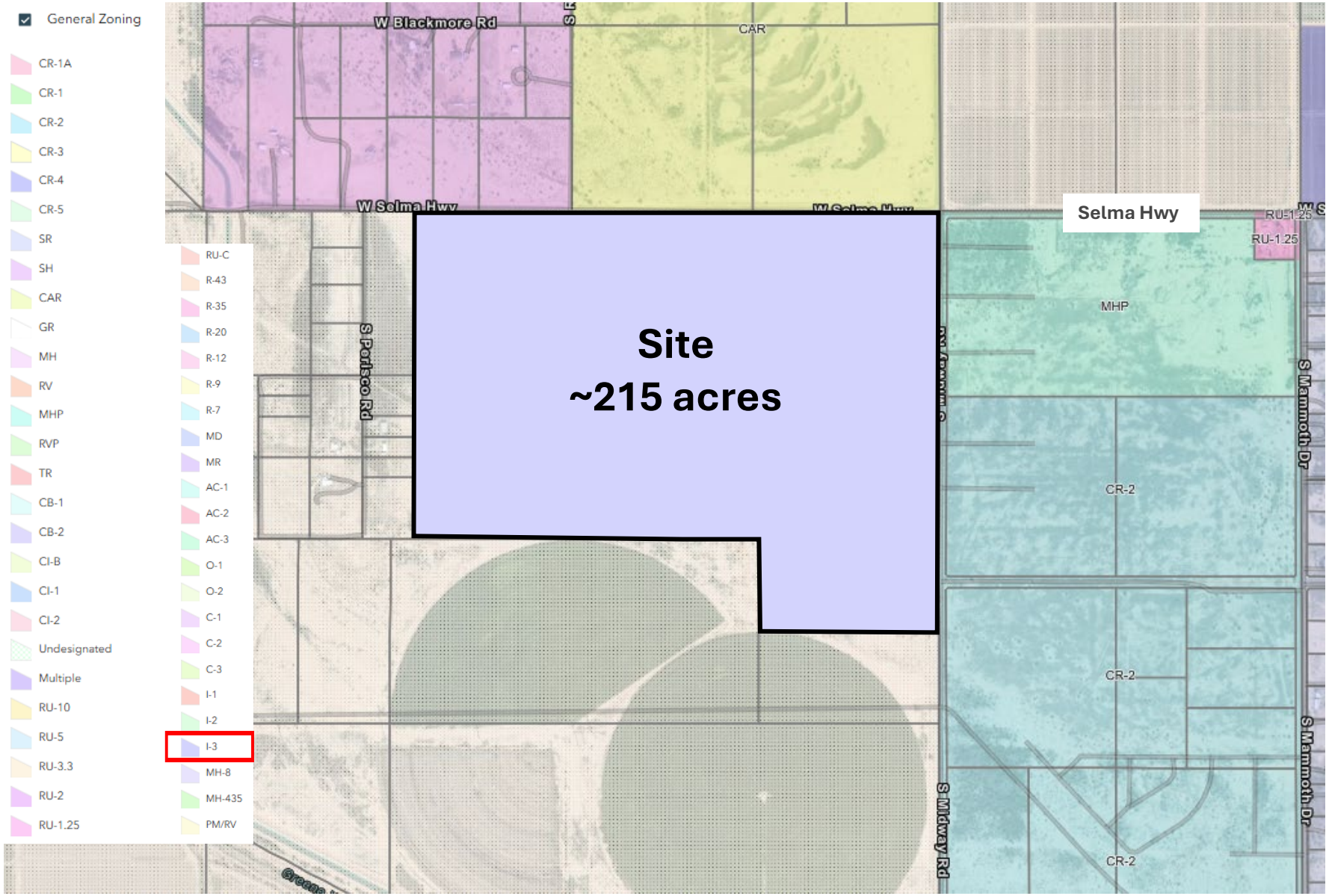


Casa Grande Future Annexation Area Map

WITHEY MORRIS BAUGH

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TAB 5

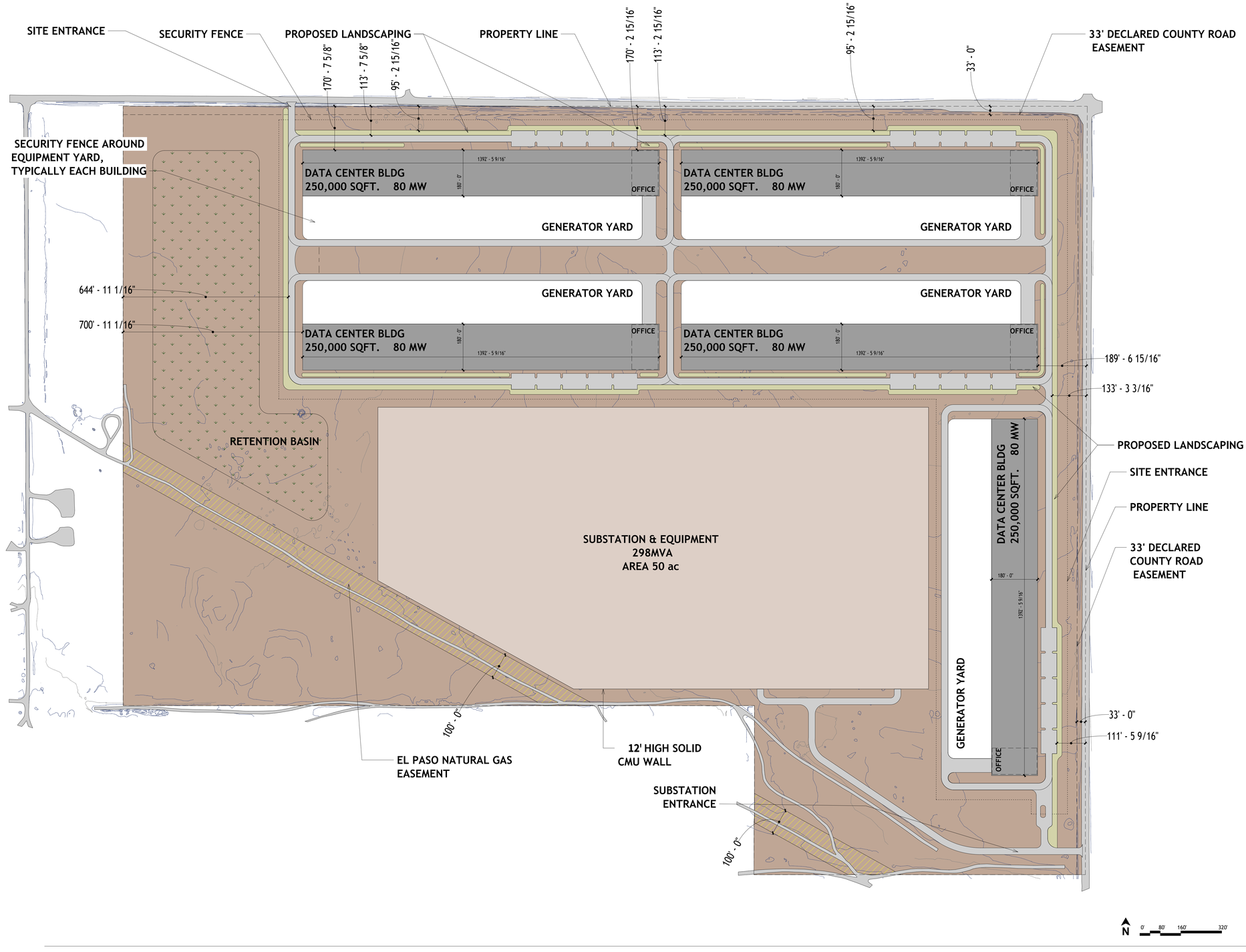


Zoning Map

https://www.wmbattorneys.com/

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TAB 6



PROJECT DATA

BUILDING AND SITE BASICS

PROJECT ADDRESS: SEC SELMA HIGHWAY & MIDWAY RD. , PINAL COUNTY, AZ

JURISDICTION: PINAL COUNTY

ASSESSORS PARCEL #: 500-12-001B

LOT AREA: 215.8 ACRES

BUILDING HEIGHT: 60'

BUILDING AREA (FOOTPRINT): 250,000 SQFT.
TOTAL BUILDING AREA (5 BUILDINGS): 1,250,000 SQFT.
BUILDING AREA UNDER-ROOF: 250,000 SQFT.
TOTAL BUILDING AREA UNDER-ROOF: 1,250,000 SQFT.

SITE INFORMATION

ZONING: I-3 (INDUSTRIAL ZONING DISTRICT) WITH PAD OVERLAY

SETBACKS: MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT
MINIMUM REAR SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT

MAX HEIGHT: 60'

BUILDING CODE INFORMATION

BUILDING OCCUPANCY: B(BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)

STORIES: 1

NOTE: NO EXISTING STRUCTURES, BUILDINGS OR LANDSCAPING
NO EXISTING UTILITY, PROPOSED LANDSCAPE TO BE DESERTSCAPE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF
ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOTS 1, 2, 13, 14 AND THE NORTH HALF OF LOT 15 AND THE EAST 61.71 ACRES OF LOTS 3 AND
12 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT TWO TRACTS OF LAND CONTAINING A TOTAL OF 5.852 ACRES DESCRIBED AS FOLLOWS:

TRACT 1 (LOT 15):
BEGINNING AT A POINT LOCATED IN SAID LOT 15, SAID POINT BEARS NORTH 52 DEGREES 03
MINUTES WEST, A
DISTANCE OF 1075.4 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 427.5 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 663.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

TRACT 2 (LOTS 12 AND 13):
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT 13, SAID POINT BEARS
NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 2,432.6 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 1,885.4 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 2,121.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

OWNER/CLIENT: FAIRVIEW CAPITAL LLC,
276 KINGSBURY GRADE, SUITE 2000
STATELINE, NV 89449

SURVEYOR: COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PH #602.490.0535
CONTACT: DAVE SCHLIEF, RLS

MIDWAY CONCEPTUAL SITE PLAN

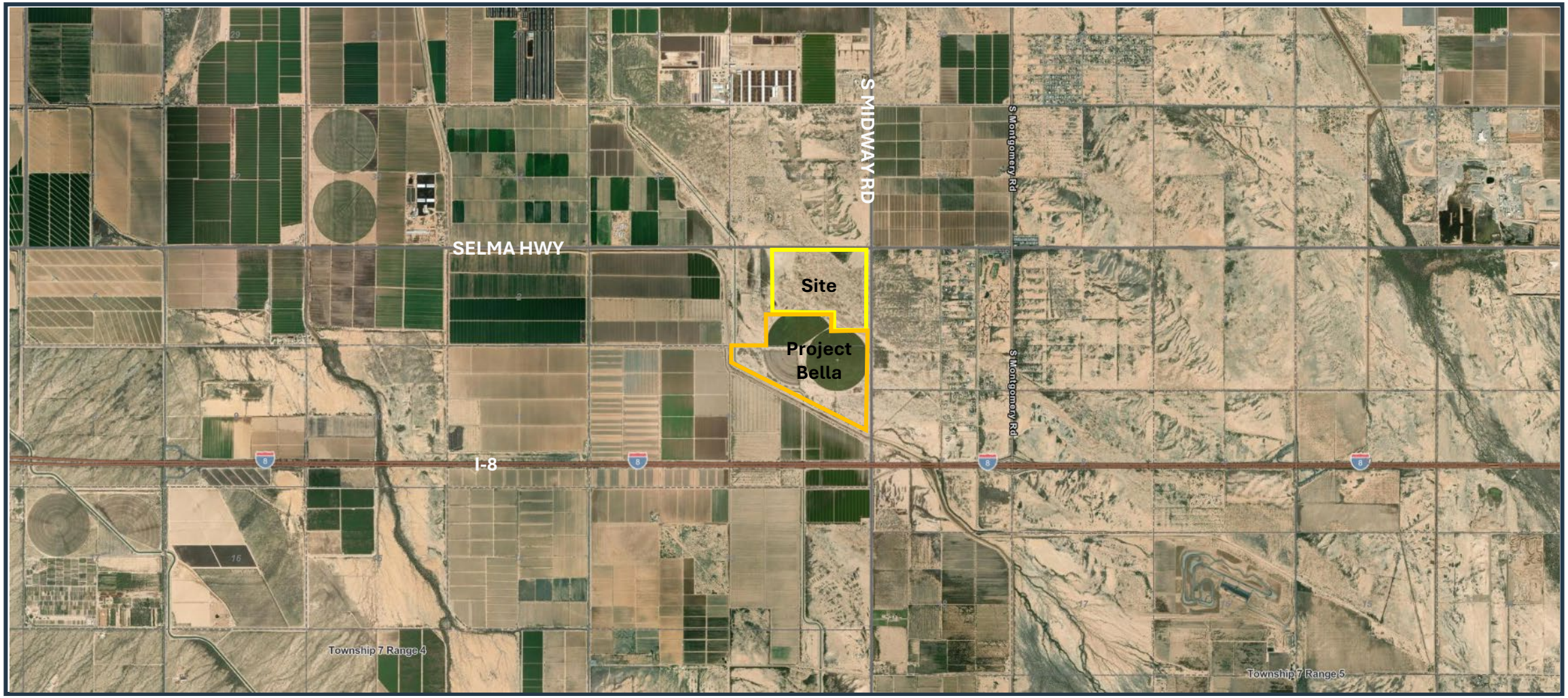
1" = 160'-0"

LPI
Land | Power | Infrastructure

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TAB 1



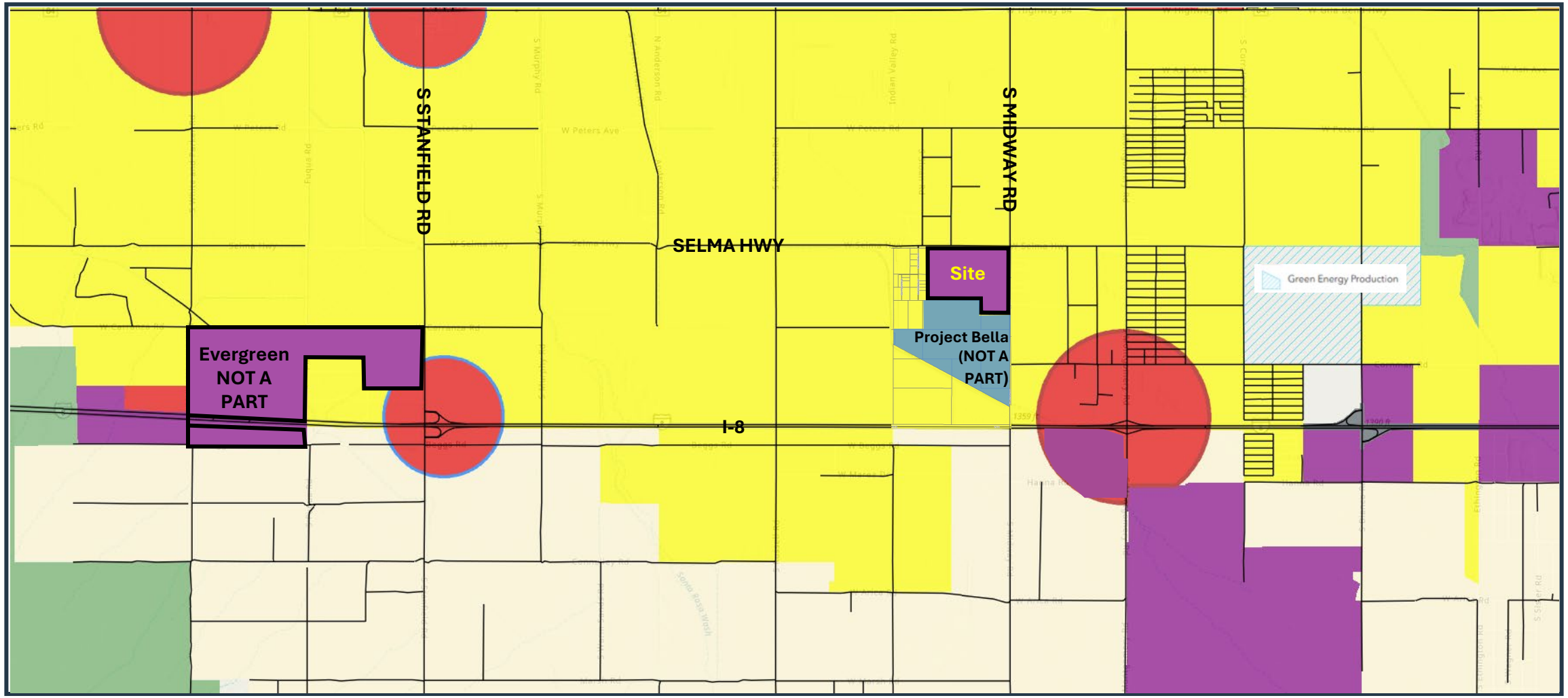
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TAB 2



Existing Comprehensive Plan Map

WITHEY MORRIS BAUGH

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Moderate Low Density Residential (1-3.5 du/ac)

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Mid Intensity Activity Center

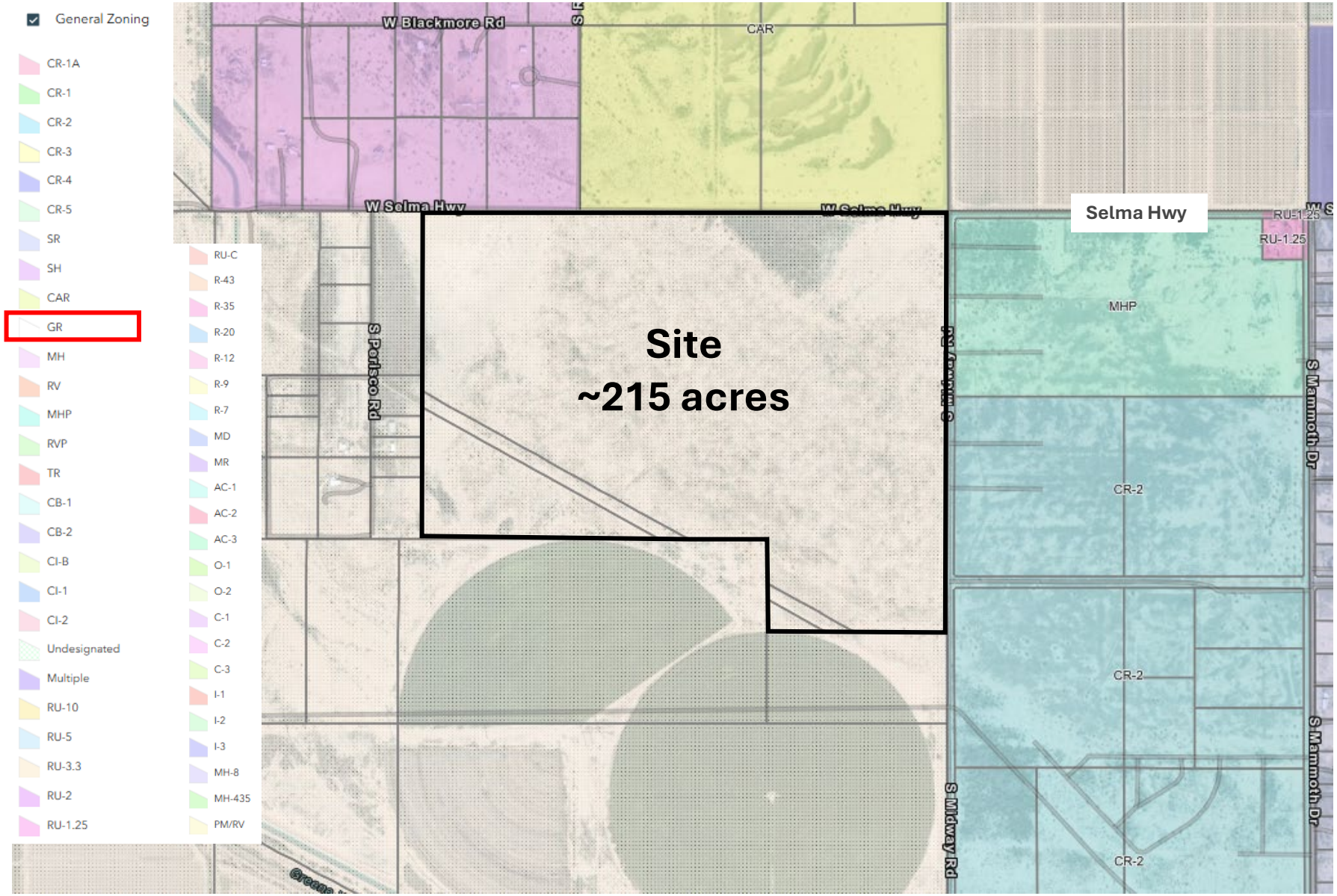
High Intensity Activity Center

General Public Facilities/Services

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TAB 3

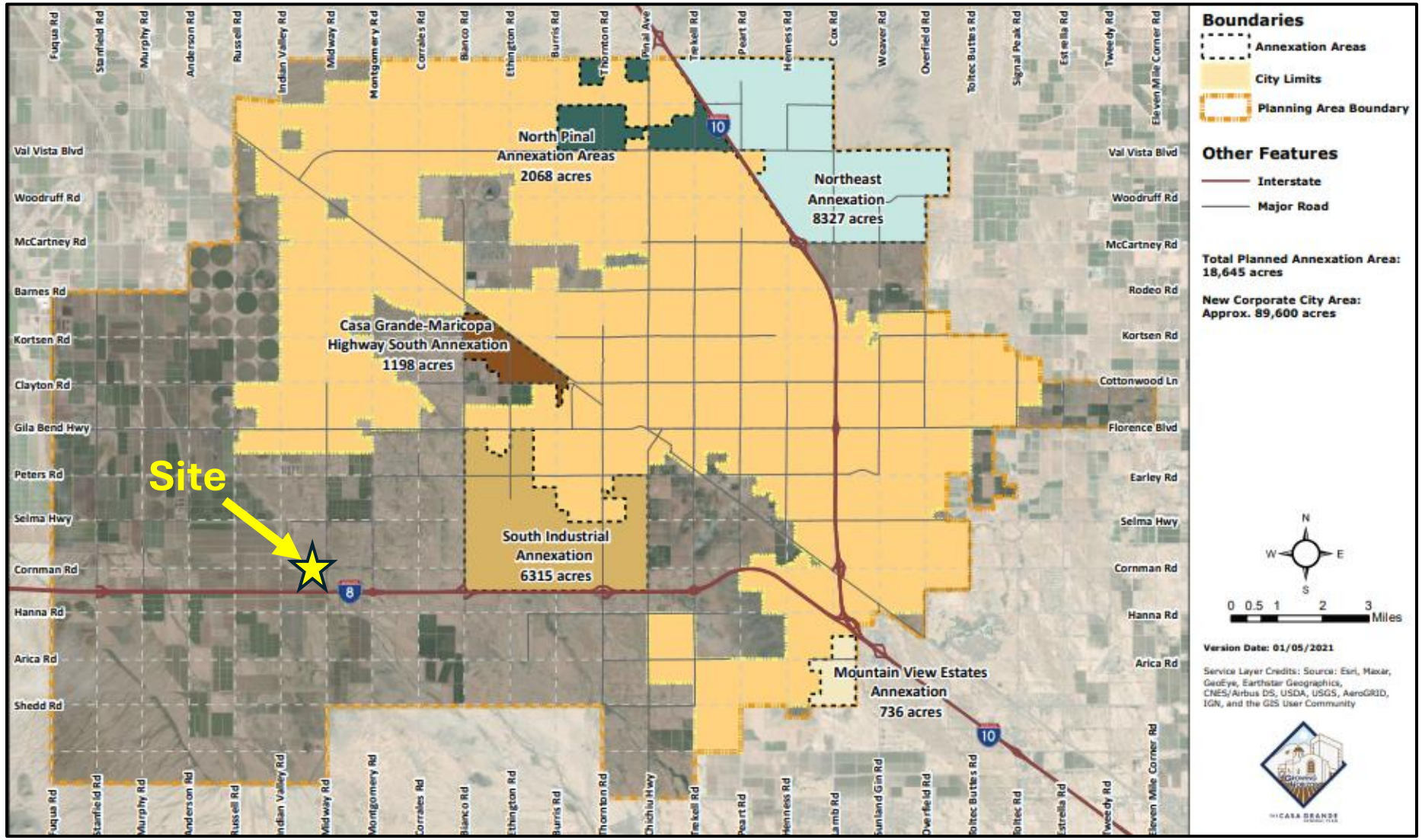


Zoning Map

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TAB 4

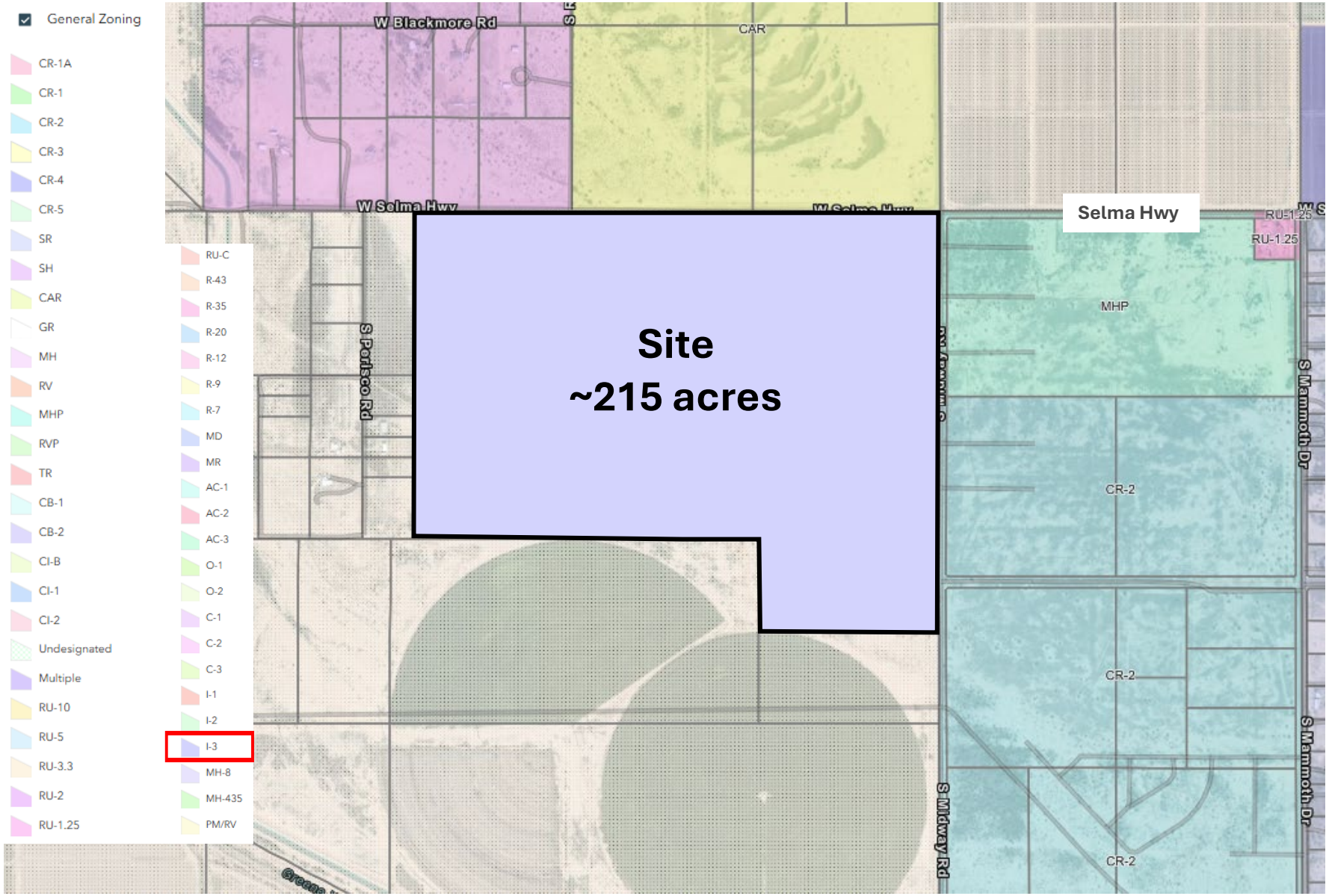


Casa Grande Future Annexation Area Map

WITHEY MORRIS BAUGH

https://www.wmbattorneys.com/

TAB 5

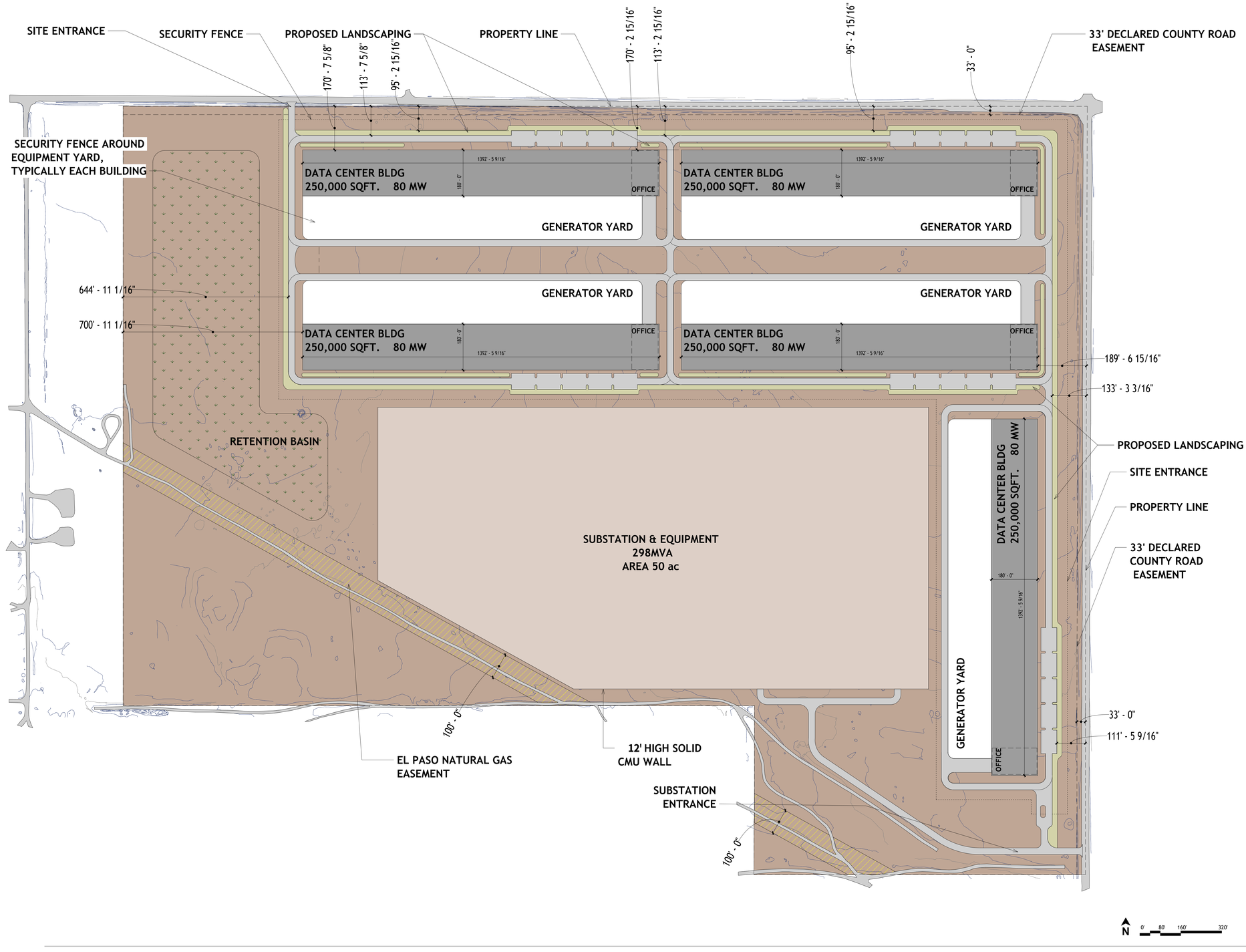


Zoning Map

https://www.wmbattorneys.com/

N

TAB 6



PROJECT DATA

BUILDING AND SITE BASICS

PROJECT ADDRESS: SEC SELMA HIGHWAY & MIDWAY RD. , PINAL COUNTY, AZ

JURISDICTION: PINAL COUNTY

ASSESSORS PARCEL #: 500-12-001B

LOT AREA: 215.8 ACRES

BUILDING HEIGHT: 60'

BUILDING AREA (FOOTPRINT): 250,000 SQFT.
TOTAL BUILDING AREA (5 BUILDINGS): 1,250,000 SQFT.
BUILDING AREA UNDER-ROOF: 250,000 SQFT.
TOTAL BUILDING AREA UNDER-ROOF: 1,250,000 SQFT.

SITE INFORMATION

ZONING: I-3 (INDUSTRIAL ZONING DISTRICT) WITH PAD OVERLAY

SETBACKS: MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT
MINIMUM REAR SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT

MAX HEIGHT: 60'

BUILDING CODE INFORMATION

BUILDING OCCUPANCY: B(BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)

STORIES: 1

NOTE: NO EXISTING STRUCTURES, BUILDINGS OR LANDSCAPING
NO EXISTING UTILITY, PROPOSED LANDSCAPE TO BE DESERTSCAPE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF
ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOTS 1, 2, 13, 14 AND THE NORTH HALF OF LOT 15 AND THE EAST 61.71 ACRES OF LOTS 3 AND
12 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT TWO TRACTS OF LAND CONTAINING A TOTAL OF 5.852 ACRES DESCRIBED AS FOLLOWS:

TRACT 1 (LOT 15):
BEGINNING AT A POINT LOCATED IN SAID LOT 15, SAID POINT BEARS NORTH 52 DEGREES 03
MINUTES WEST, A
DISTANCE OF 1075.4 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 427.5 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 663.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

TRACT 2 (LOTS 12 AND 13):
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT 13, SAID POINT BEARS
NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 2,432.6 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 1,885.4 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 2,121.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

OWNER/CLIENT: FAIRVIEW CAPITAL LLC,
276 KINGSBURY GRADE, SUITE 2000
STATELINE, NV 89449

SURVEYOR: COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PH #602.490.0535
CONTACT: DAVE SCHLIEF, RLS

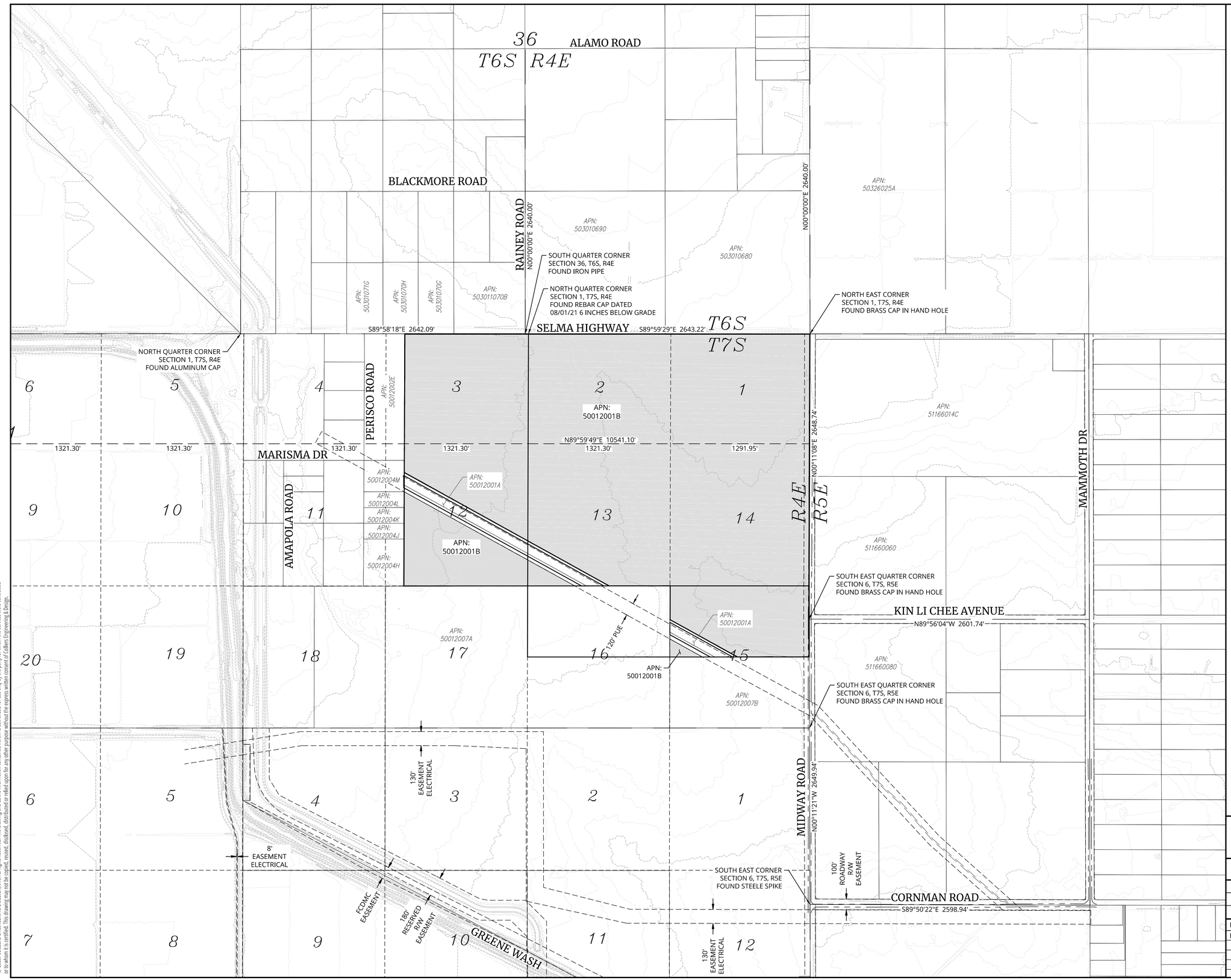
MIDWAY CONCEPTUAL SITE PLAN

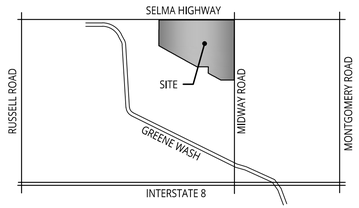
1" = 160'-0"

LPI
Land | Power | Infrastructure

CORGAN

This document is incomplete and may not be used for regulatory approval, permit or construction.





VICINITY MAP
NTS

OWNER

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVENUE STE. 107
MESA, ARIZONA 85209

ENGINEER

COLLIERS ENGINEERING & DESIGN
4742 N 24TH STREET STE. 270
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: CASEY WHITEMAN
EMAIL:CASEY.WHITEMAN@COLLIERSENG.COM

SITE DATA

GROSS AREA:	9,383, 303 S.F. 215.41 AC
NET AREA:	9,071,944 S.F. 208.26 AC
EX. COMP PLAN:	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
PROP. COMP PLAN:	EMPLOYMENT
APN:	500-12-001B

LEGEND

PROJECT SITE AREA
BOUNDARY LINE
EASEMENT LINE
PARCEL LINE
SECTION LINE

N

200 100 0 200 400
SCALE: 1" = 200'

Formerly HILGARTWILSON

PROJECT MIDWAY

SELMA HIGHWAY & MIDWAY ROAD
PINAL COUNTY

ZONIG MAP EXHIBIT

PROJ. NO.	2648
DATE:	JAN 2026
SCALE:	1" = 200'

Colliers Engineering & Design

DESIGNED:	JS	DRAWN:	JS	APPROVED:	CW

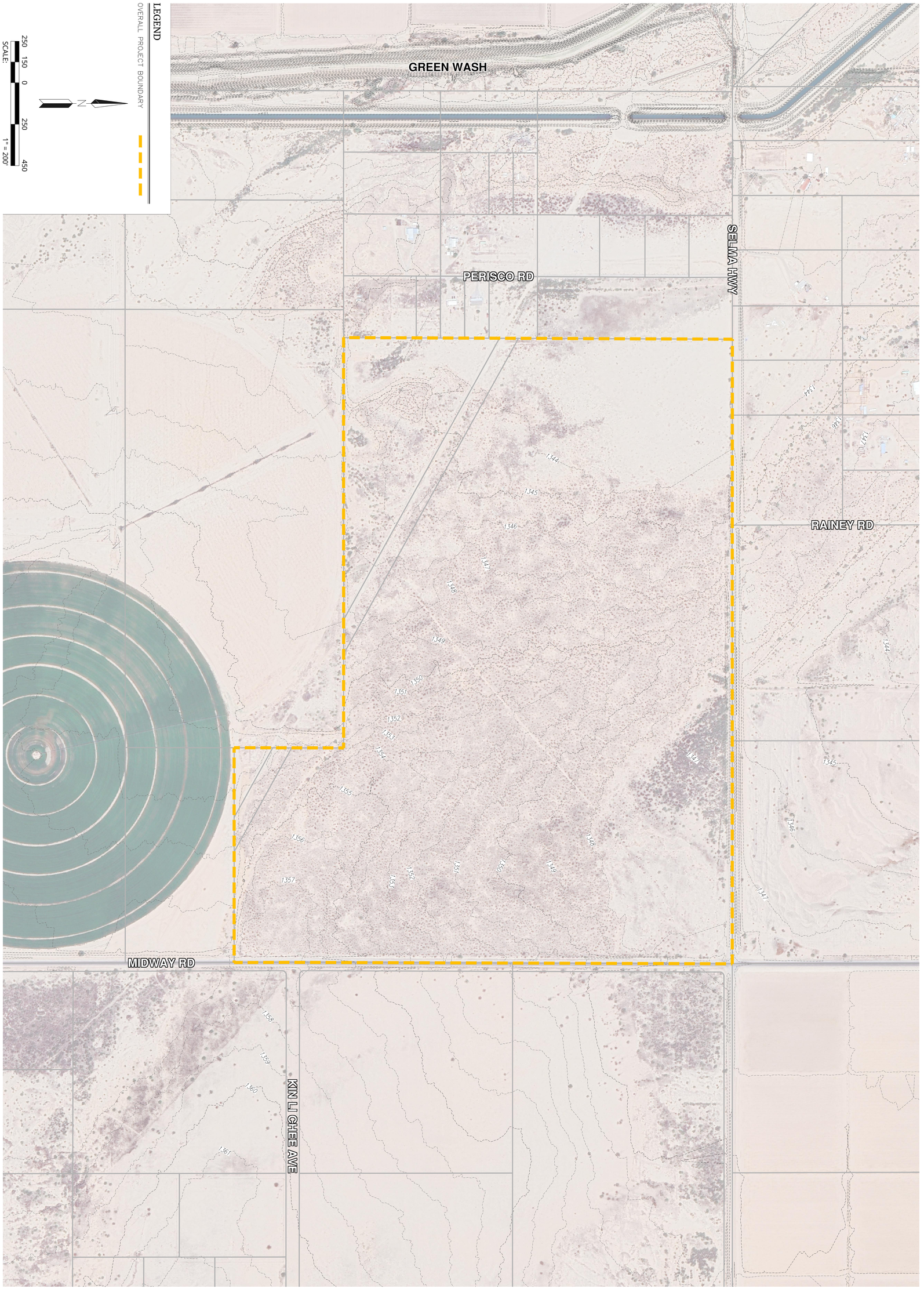
REV.

DWG. NO. 1
SHT. 1 OF 1

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U:\2600\2648\ENGR\Exhibits\2648 - Zoning Map.dwg 2/9/2026 3:16 PM

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MIDWAY

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

TOPOGRAPHY MAP

PROJ NO.:	2648
DATE:	MAY 2025
SCALE:	1" = 250'
DRAWN:	DM
DESIGNED:	AT
APPROVED:	AT

SHT OF
DWG. NO.

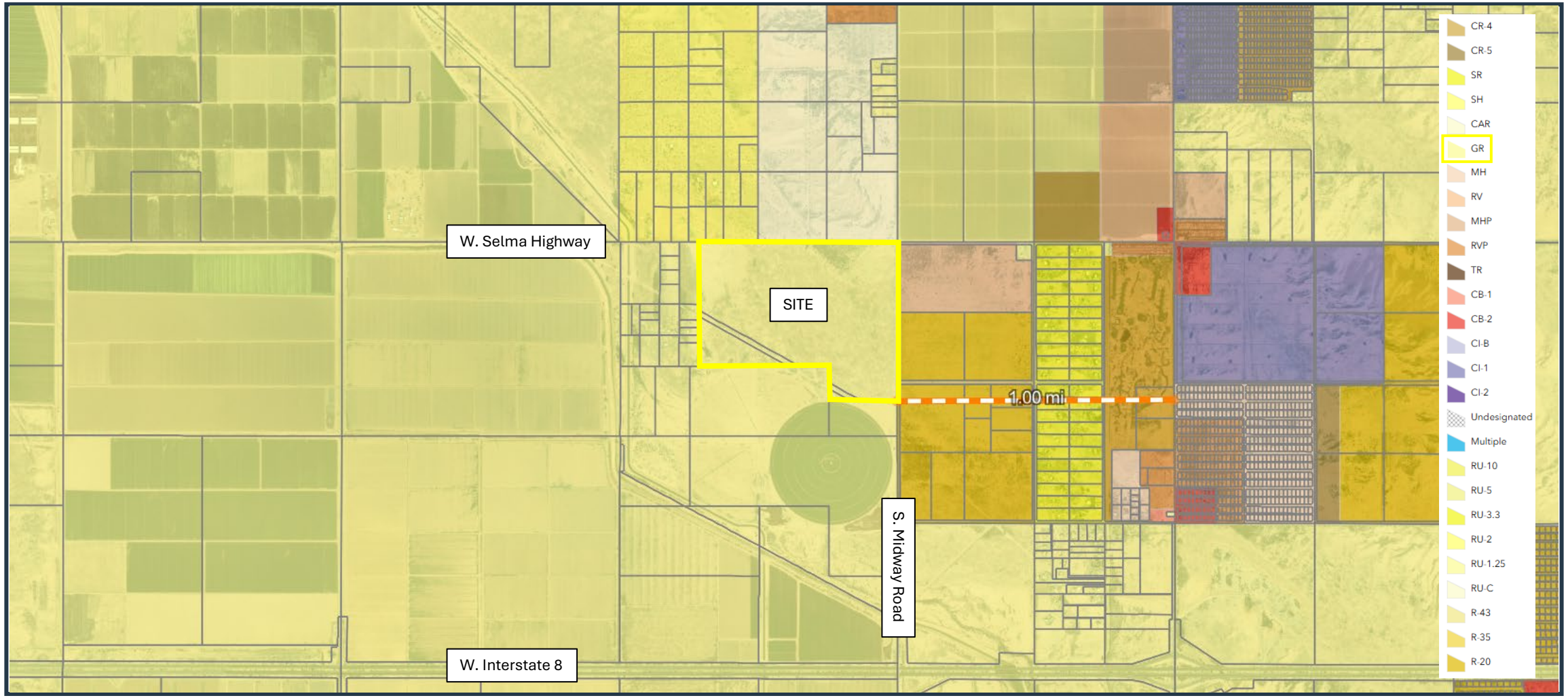
Colliers Engineering & Design

4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com

Formerly HILGARTWILSON

REV.:

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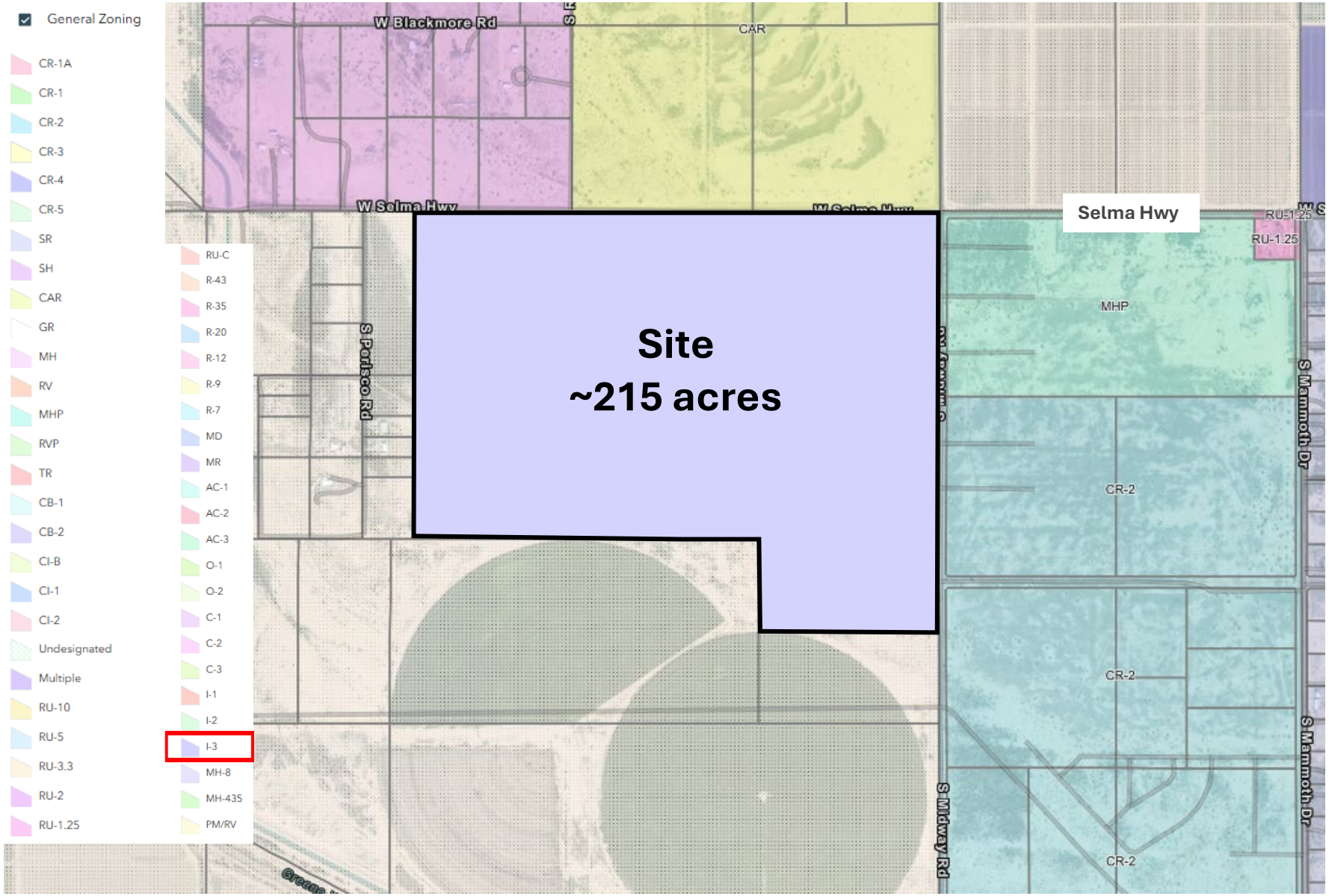


Relationship to Surrounding Properties

WITHEY MORRIS BAUGH



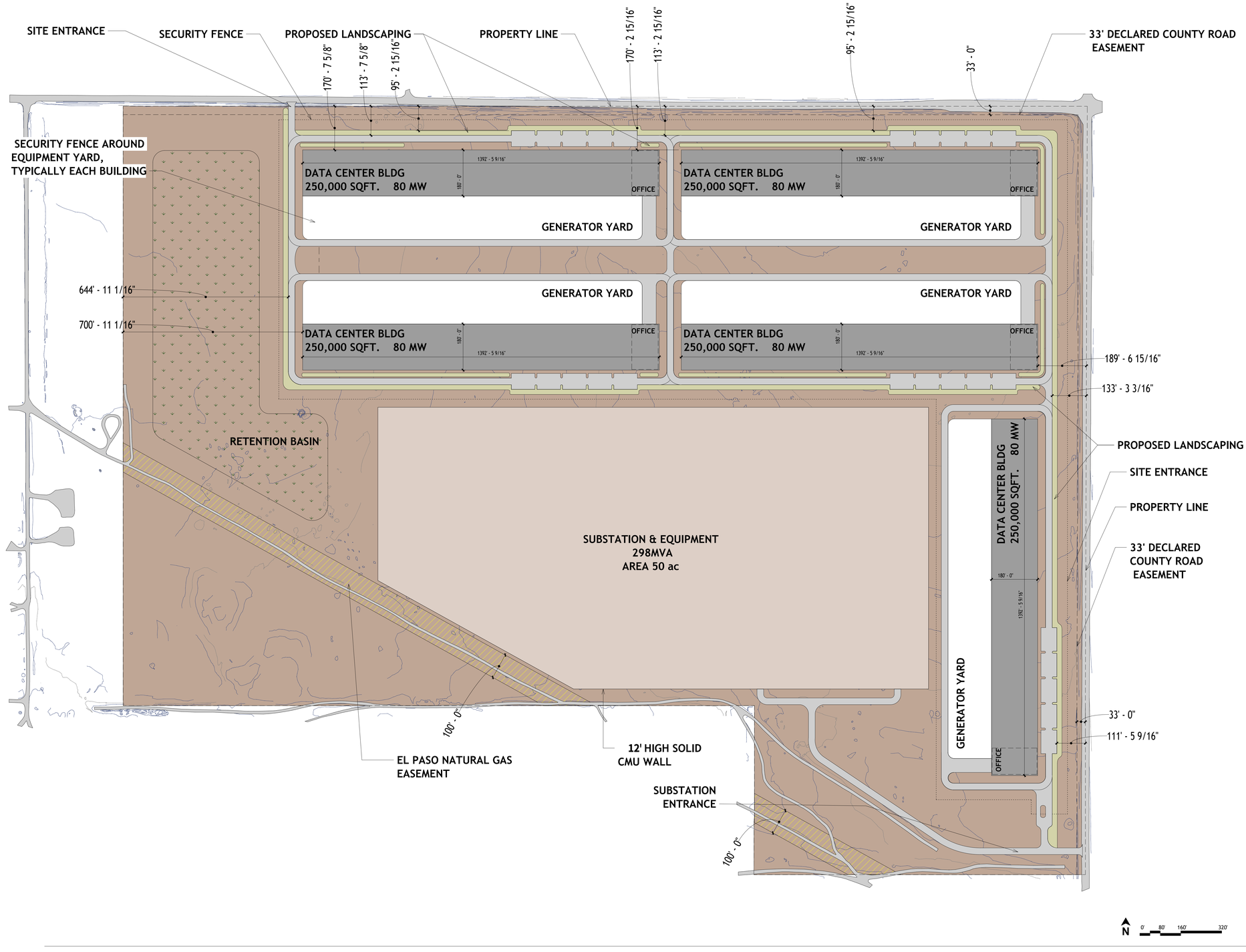




Zoning Map

https://www.wmbattorneys.com/

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JURISDICTION: PINAL COUNTY

ASSESSORS PARCEL #: 500-12-001B

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BUILDING AREA (FOOTPRINT): 250,000 SQFT.
TOTAL BUILDING AREA (5 BUILDINGS): 1,250,000 SQFT.
BUILDING AREA UNDER-ROOF: 250,000 SQFT.
TOTAL BUILDING AREA UNDER-ROOF: 1,250,000 SQFT.

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MINIMUM SIDE SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT
MINIMUM REAR SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT

MAX HEIGHT: 60'

BUILDING CODE INFORMATION

BUILDING OCCUPANCY: B(BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)

STORIES: 1

NOTE: NO EXISTING STRUCTURES, BUILDINGS OR LANDSCAPING
NO EXISTING UTILITY, PROPOSED LANDSCAPE TO BE DESERTSCAPE

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OWNER/CLIENT: FAIRVIEW CAPITAL LLC,
276 KINGSBURY GRADE, SUITE 2000
STATELINE, NV 89449

SURVEYOR: COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PH #602.490.0535
CONTACT: DAVE SCHLIEF, RLS

MIDWAY CONCEPTUAL SITE PLAN

1" = 160'-0"

LPI
Land | Power | Infrastructure

CORGAN

This document is incomplete and may not be used for regulatory approval, permit or construction.

Commitment No. NCS-1258254-PHX1

EXHIBIT A

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

Lots 1, 2, 13, 14 and the North Half of Lot 15 and the East 61.71 acres of Lots 3 and 12 of Section 1, Township 7 South, Range 4 East of the Gila and Salt River base and Meridian, Pinal County, Arizona;

Except two tracts of land containing a total of 5.852 acres described as follows:

Tract 1 (Lot 15):

Beginning at a point located in said Lot 15, said point bears North 52 degrees 03 minutes West, a distance of 1075.4 feet from the Southeast corner of said Section 1;

Thence West, a distance of 72.2 feet;

Thence North 61 degrees 00 minutes West, a distance of 427.5 feet;

Thence North 0 degrees 01 minutes East, a distance of 114.3 feet;

Thence South 61 degrees 00 minutes East, a distance of 663.3 feet;

Thence West, a distance of 134.1 feet to the Point of Beginning.

Tract 2 (Lots 12 and 13):

Beginning at a point on the South boundary of said Lot 13, said point bears North 57 degrees 03 minutes West, a distance of 2,432.6 feet from the Southeast corner of said Section 1;

Thence West, a distance of 72.2 feet;

Thence North 61 degrees 00 minutes West, a distance of 1,885.4 feet;

Thence North 0 degrees 01 minutes East, a distance of 114.3 feet;

Thence South 61 degrees 00 minutes East, a distance of 2,121.3 feet;

Thence West, a distance of 134.1 feet to the Point of Beginning.

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

Issuing Agent: First American Title Insurance Company
National Commercial Services
Issuing Office: 2555 E. Camelback Road, Suite 350, Phoenix, AZ 85016
Issuing Office's ALTA® Registry ID: 1014780
Commitment Number: NCS-1258254-PHX1
Issuing Office File Number: NCS-1258254-PHX1
Property Address: SEC Midway Road & Selma Highway, Pinal County, AZ
Revision Number:

Escrow Officer: Name: Angelique Sizemore
Email: asizemore@firstam.com
Phone: (602)567-8118
Title Officer: Name: Ron B. Robertson
Email: rrobertson@firstam.com
Phone: (602)567-8160

SCHEDULE A

1. Commitment Date: April 04, 2025 at 8:00 a.m.

2. Policy to be issued:
   a. ALTA® Extended Owner's Policy
      Proposed Insured: IDM Industrial, LLC
      Proposed Amount of Insurance: $6,450,000.00
      The estate or interest to be insured: See Item 3 below

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:

   Selma & Midway, LLC, an Arizona limited liability company

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. 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 counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No.: NCS-1258254-PHX1

SCHEDULE B, PART I—Requirements

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. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details

   NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

   a. Print must be ten-point type or larger.
   b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
   c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

   NOTE: In the event any Affidavit required pursuant to A.R.S. 33-422 relating to unsubdivided land in an unincorporated area of a country has been, or will be, recorded pertaining to the Land, such as Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment.

6. Pay all of 2024 taxes.

   (First half now delinquent and interest must be added)

   NOTE: Taxes are assessed in the total amount of $3,424.06 for the year 2024 under Assessor's Parcel No. 500-12-001B 9.

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7. Payment in full of all assessments, late charges, transfer fees, and any other amounts due Maricopa/Stanfield Irrigation and Drainage District.

8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

9. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2021. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 18 from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

   NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

10. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.

11. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Selma & Midway, LLC, a limited liability company.

12. Record Warranty Deed from Selma & Midway, LLC, an Arizona limited liability company to Buyer(s).

    NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

13. Such further requirements as may be necessary after completion of the above.

14. Return to title department for final recheck before recording.

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Commitment No.: NCS-1258254-PHX1

SCHEDULE B, PART II—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. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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 that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, 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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

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Exceptions above will be eliminated from any ALTA Extended Coverage Policy, ALTA Homeowner's Policy, ALTA 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.

1. Taxes for the full year of 2025.
   (The first half is due October 1, 2025 and is delinquent November 1, 2025. The second half is due March 1, 2026 and is delinquent May 1, 2026 .)

2. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District. (All assessments due and payable are paid.)

3. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District. (All assessments due and payable are paid.)

4. Any charge upon said land by reason of its inclusion in Maricopa/Stanfield Irrigation and Drainage District. (All assessments due and payable are paid.)

5. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.

6. An easement for roadway and incidental purposes in the document recorded as Docket 375, Page 572.

7. All matters as set forth in Results of Survey, recorded as Book 12 of Surveys, Page 256.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job Number _____: _____

9. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

   NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

10. Water rights, claims or title to water, whether or not shown by the Public Records.

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Commitment No. NCS-1258254-PHX1

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Except two tracts of land containing a total of 5.852 acres described as follows:

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Thence North 61 degrees 00 minutes West, a distance of 427.5 feet;

Thence North 0 degrees 01 minutes East, a distance of 114.3 feet;

Thence South 61 degrees 00 minutes East, a distance of 663.3 feet;

Thence West, a distance of 134.1 feet to the Point of Beginning.

Tract 2 (Lots 12 and 13):

Beginning at a point on the South boundary of said Lot 13, said point bears North 57 degrees 03 minutes West, a distance of 2,432.6 feet from the Southeast corner of said Section 1;

Thence West, a distance of 72.2 feet;

Thence North 61 degrees 00 minutes West, a distance of 1,885.4 feet;

Thence North 0 degrees 01 minutes East, a distance of 114.3 feet;

Thence South 61 degrees 00 minutes East, a distance of 2,121.3 feet;

Thence West, a distance of 134.1 feet to the Point of Beginning.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE 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, First American Title Insurance Company, a Nebraska 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. 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 counter-signature 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;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. 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 counter-signature by the Company or its issuing agent that may be in electronic form.

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e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature 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.

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

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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.

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.

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4742 North 24th Street Suite 270
Phoenix, Arizona 85016
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Colliers
Engineering & Design

Memorandum



To: Pinal County

From: Haley Conway, PE

Date: February 5, 2026

Subject: Water and Wastewater Master Summary for Project Midway

Project No.: 25000310B01

This Water and Wastewater Master Summary memorandum has been prepared in support of the rezoning application for Project Midway (the Project). This memo has been prepared in lieu of a more detailed water and wastewater master reports in recognition that the Project will have very low domestic water and wastewater demands and will be served for both domestic and industrial needs by standalone, private water and wastewater facilities.

Project Midway is located on approximately 215 acres in unincorporated Pinal County, outside the western fringe of the Casa Grande area. The site is located at the southwestern corner of Midway Road and Selma Highway. The property is currently comprised of mostly vacant desert land. With the exception of irrigation facilities used for agricultural operations on adjacent properties, there are no known water or wastewater facilities located in the Project vicinity.

Water Requirements and Facilities

Domestic water demand will be exceedingly low for the Project given the low employee count. Potable water will likely be provided through a delivery service or through a low production exempt well with associated storage. Industrial water demand is anticipated to be largely limited to that which is required for generator cooling. An onsite production well with onsite storage will be constructed to meet these needs, as well as the fire demands of the Project. All water facilities are anticipated to be privately owned and maintained and a connection to a public water system is not currently contemplated. More detailed water demand and facility information will be provided for the Project as the site planning and development process advances.

Wastewater Requirements and Facilities

As cited above, the total employee count for the Project will be low. Domestic wastewater needs will be addressed through a conventional septic system to be constructed onsite, and/or through the use of portable toilet facilities. Industrial wastewater is anticipated to largely be comprised of the waste cooling water created by the generators. Constituents in this waste stream are anticipated to consist of only a higher concentration of the constituents that naturally occur in the local groundwater. More detailed wastewater production and facility information will be provided for the Project as the site planning and development process advances.

Colliers
Engineering
& Design

Project Midway Data Center

February 5, 2026

Traffic Impact Statement

Southwest Corner of Midway Road & Selma Highway
Pinal County, Arizona



Prepared for:

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Prepared by:

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Project No. 25000310B01

Colliers Engineering & Design

Table of Contents

Introduction 1

Existing Conditions 5

Proposed Development 7

Turn Lane Warrant & Queuing Analysis 10

Transportation Improvements 13

Principal Findings and Recommendations 15

Tables

Table 1 – Site Generated Trips 8

Table 2 – Trip Distribution 8

Table 3 – Queueing Analysis 12

Figures

Figure 1 – Location Map 2

Figure 2 – Aerial Local Vicinity Map 3

Figure 3 – Site Plan Excerpt 4

Figure 4 – Existing Lane Configuration and Traffic Control 6

Figure 5 – Site Traffic Volumes and Distribution Percentages 9

Appendices

Appendix A | Site Plan ..... A

Appendix B | Trip Generation Calculations ..... B

Appendix C | Pinal County Street Cross Sections C

Introduction

Colliers Engineering & Design, Inc. has been retained to prepare a Traffic Impact Statement for the Project Midway development proposed in the southwest corner of Midway Road and Selma Highway in Pinal County, Arizona. The development is planned with five 250,000 square foot data center buildings totaling 1,250,000 square feet of building area on a 215-acre parcel (APN 500-12-001B). **Figure 1** provides a location map, and an aerial map is provided in **Figure 2**. An excerpt of the site plan is included in **Figure 3**.

The Traffic Impact Statement was prepared in accordance with Pinal County's *Traffic Impact Statement (TIS) Guidelines*. The proposed development will generate less than100 peak hour trips qualifying for a traffic impact statement in lieu of a Traffic Impact Analysis. A Traffic Impact Statement is an abbreviated traffic study which determines the potential traffic impacts of a proposed development.

Scope of Work

The following are specific elements included in this study:

- An inventory of the roadway facilities in the vicinity of the project, including the existing physical and traffic operating characteristics
- Site Generated Trips as described in the ITE *Trip Generation Manual, 12th Edition*
- Trip Distribution and Assignment
- Turn Lane Warrant and Queuing Analysis
- Recommendations

Study Intersections

The following twelve study intersections are included in the analysis.

- Midway Road & Selma Highway (1)
- Midway Road & Site Access A (2)
- Selma Highway & Site Access B (3)



Figure 1 – Location Map

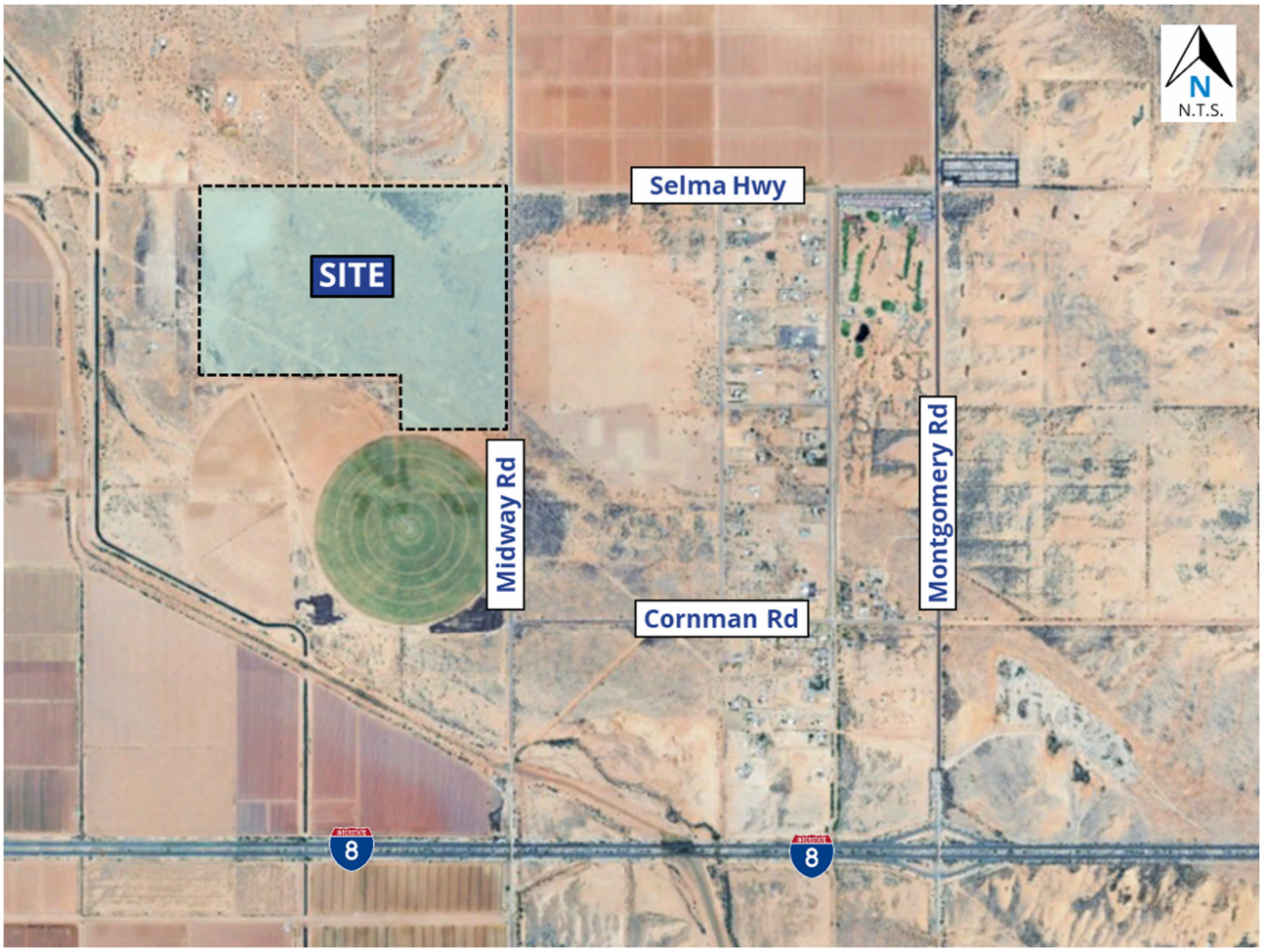


Figure 2 – Aerial Local Vicinity Map

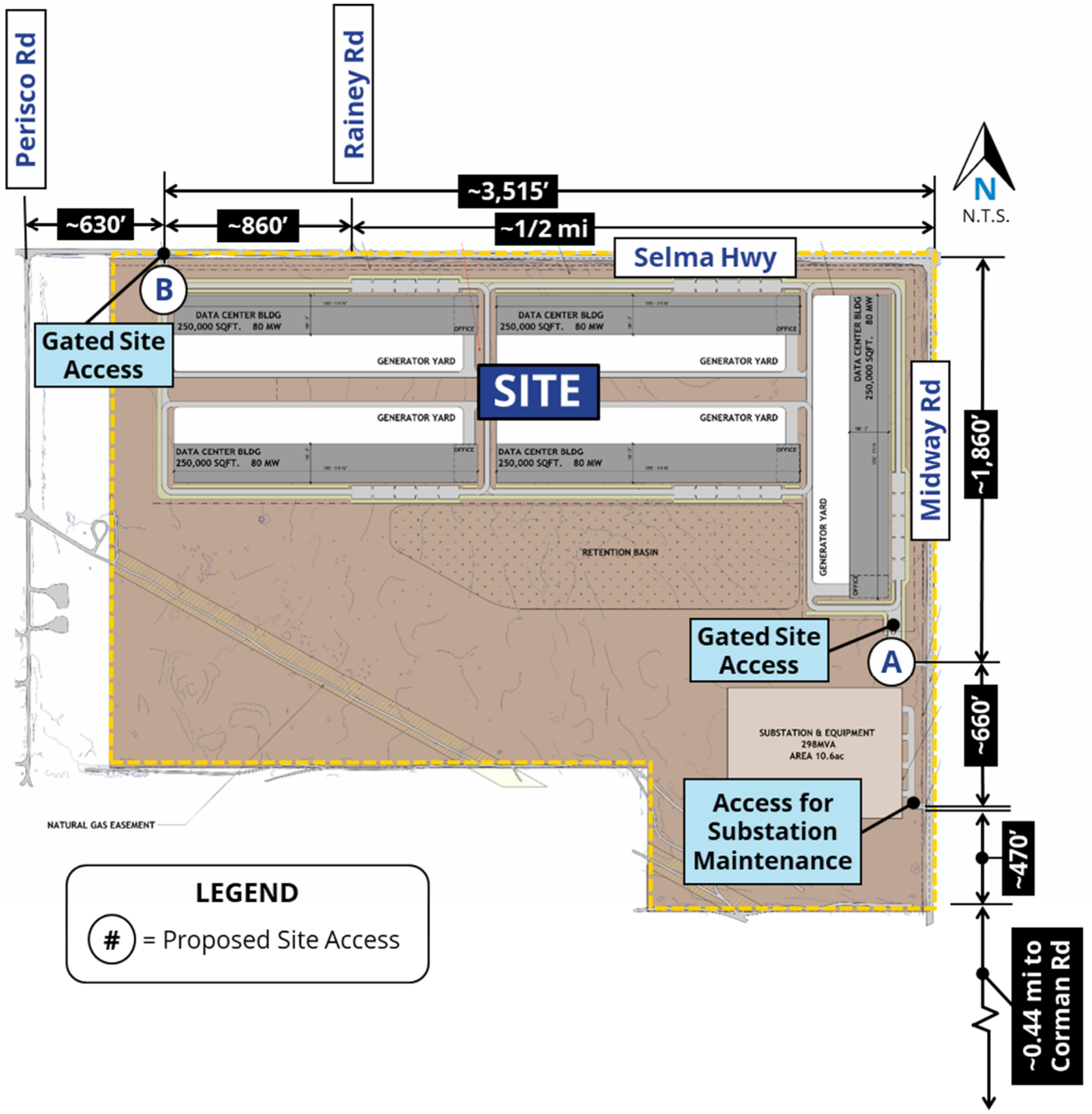


Figure 3 – Site Plan Excerpt

Existing Conditions

The existing transportation system is depicted in **Figure 4**.

Surrounding Land Use

The proposed site is currently uncultivated land. North of Selma Highway is uncultivated land and to the south of the site is agricultural land. East and west of the site are uncultivated land parcels and single-family residential farms.

Pinal County Regionally Significant Routes

Per Pinal County's *Regionally Significant Routes for Safety and Mobility (RSRSM)* map, Selma Highway is identified as a Regionally Significant Route (RSR) and classified as a principal arterial.

Study Roadways

Midway Road is a two-lane north-south undivided roadway with a dirt graded shoulder. Per Pinal County, Midway Road is classified as a minor arterial. The posted speed limit is 40 miles per hour (mph). The future right-of-way (ROW) for Midway Road is a total of 110 feet, or 55 feet from the centerline to the ROW line.

Selma Highway is currently an unpaved roadway. Per Pinal County's *Regionally Significant Routes for Safety and Mobility (RSRSM)* map, Selma Highway is identified as a Regionally Significant Route (RSR) and classified as a principal arterial. The future right-of-way for Selma Highway is a total of 150 feet, or 75 feet from the centerline to the ROW line.

Study Intersections

The Midway Road/Selma Highway intersection is controlled by a two-way stop with Selma Highway stopping for Midway Road. The intersection approaches consist of one shared lane. Selma Highway is an unimproved dirt roadway.

Transit Facilities

The proposed project location is in a rural area without transit service.

Pedestrian and Bicycle Facilities

Pedestrian and bicycle facilities are not provided in the study area.

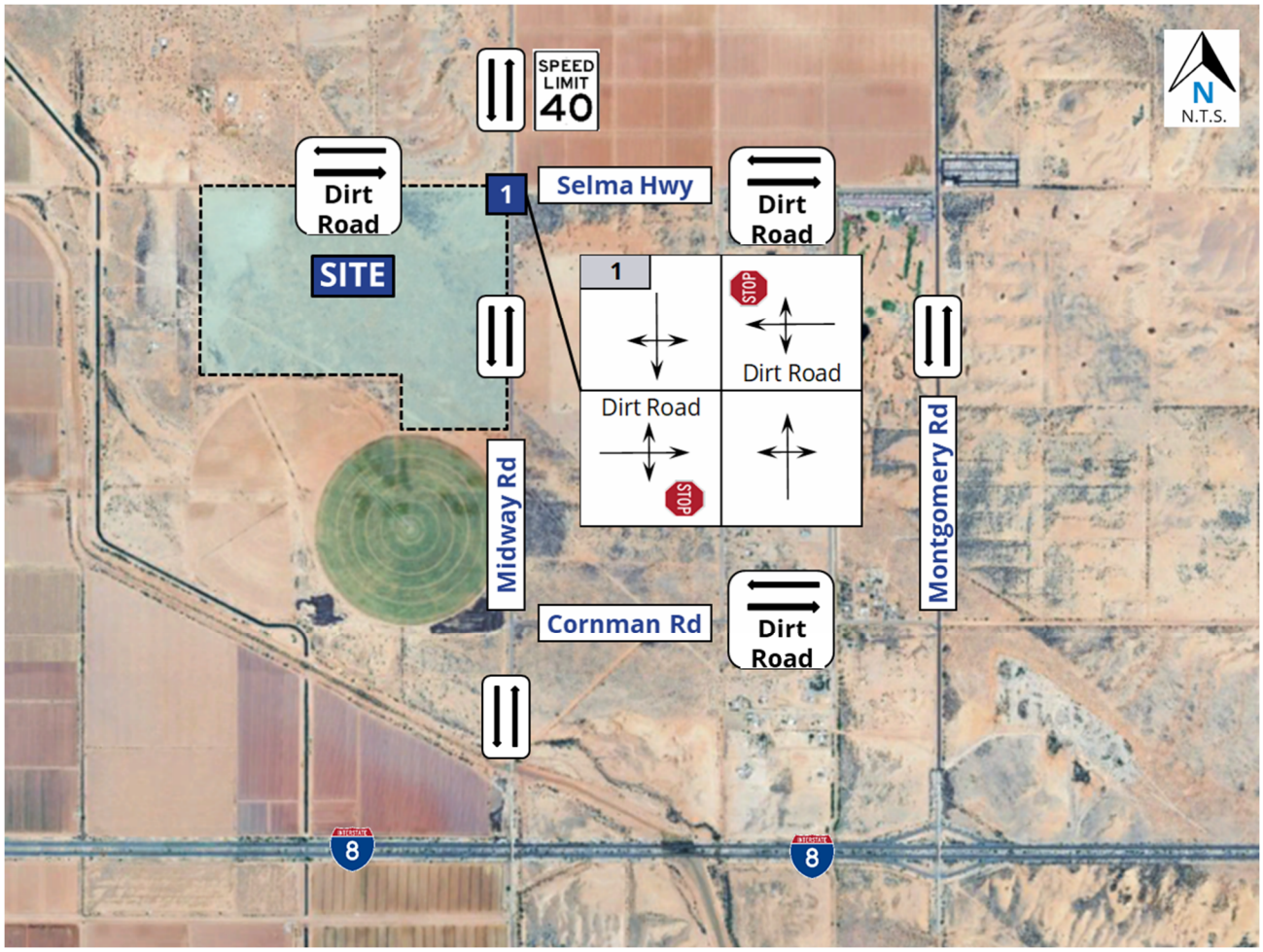


Figure 4 – Existing Lane Configuration and Traffic Control

Proposed Development

Site Location and Land Use

The Project Midway development is proposed in the southwest corner of Midway Road and Selma Highway in Pinal County, Arizona. The development is planned with five 250,000 square foot data center buildings totaling 1,250,000 square feet of building area on a 215-acre parcel (APN 500-12-001B). Two site access points are proposed with one on Midway Road and one on Selma Highway. An additional driveway is also proposed on Midway Road to provide maintenance access to a substation. An excerpt of the site plan with driveway spacing is previously depicted in **Figure 2**.

Site Access

Midway Road and Site Access A (2)

Site Access A will form a T-intersection with Midway Road and is proposed with full turning movements and stop control. Site Access A will be gated and is the primary access to the site for employees and visitors.

Selma Highway and Site Access B (3)

Site Access B will form a T-intersection with Selma Highway and is proposed with full turning movements and stop control. Site Access B will be gated and will provide employee access.

Access Control and Spacing

Access management is the coordinated planning, regulation, and design of access between roadways and the abutting land uses/activity centers they serve. The distance between adjacent driveways must be adequate to allow driveway vehicles to safely queue, accelerate, decelerate, and cross conflicting traffic streams without excessive interference with through traffic, or traffic using adjacent driveways.

The *Pinal County Access Management Manual (February 2017)* provides spacing requirements. For minor arterial roadways, driveways should be spaced a minimum of 360 feet apart and provide 360 feet for corner clearance. Full access median openings should be spaced at 660 feet (centerline to centerline) on minor arterials and 1,320 feet (centerline to centerline) on major arterials.

Site Access A is located approximately 1,860 feet south of Selma Highway and 660 feet north of the proposed substation maintenance driveway.

Site Access B is located approximately 3,515 feet west of Selma Highway and 860 feet west of the Raney Road alignment.

The proposed substation maintenance driveway is located approximately 660 feet south of Site Access A and 470 feet north of the site boundary.

Trip Generation

The trip generation for the proposed development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. This manual provides trip generation rates and fitted curve equations derived from empirical studies on the travel behavior of various land uses. These rates are expressed as trips per unit of a given land use, making the manual the industry standard for transportation engineering and planning.

ITE Land Use Code (LUC) 160, Data Center, best describes the proposed development. A data center is a standalone, warehouse-style facility primarily used for the off-site storage of computer systems and related components, including applications and secure data. Some data centers may include maintenance areas and a small office and may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

Table 1 details the anticipated trip generation for the proposed development. Detailed trip generation calculations are included in **Appendix B**.

Table 1 – Site Generated Trips

DESCRIPTION OF LAND USE				WEEKDAY VEHICULAR GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Total	Enter	Exit	Total	Enter	Exit
Data Center	160	1,250,000	SF	715	88	62	26	63	12	51

The proposed development is anticipated to generate 715 weekday total trips with 88 trips during the AM peak hour and 63 trips during the PM peak hour.

Trip Distribution

Trip distribution methodology is developed based on a variety of factors. These factors include the existing travel patterns within the adjacent roadway network, adjacent land uses, proposed land uses, development locations, driveway locations, and the proximity of major arterials within the project vicinity. Due to the location of the site between SR 84 and I-8, it was assumed that 70 percent of the trips will originate from the north with 30 percent of trips originating from the south. Selma Highway is currently unimproved east and west of the site. The trip distribution percentages are summarized in **Table 2**.

Table 2 – Trip Distribution

Direction (To/From)		Distribution	
		Inbound	Outbound
Midway Road	North of Selma Highway	70%	70%
Midway Road	South of Site	30%	30%

Utilizing the trip generation and distribution, new trips from the proposed development were assigned to the study intersections. The distribution and site generated trips are depicted in **Figure 5**.

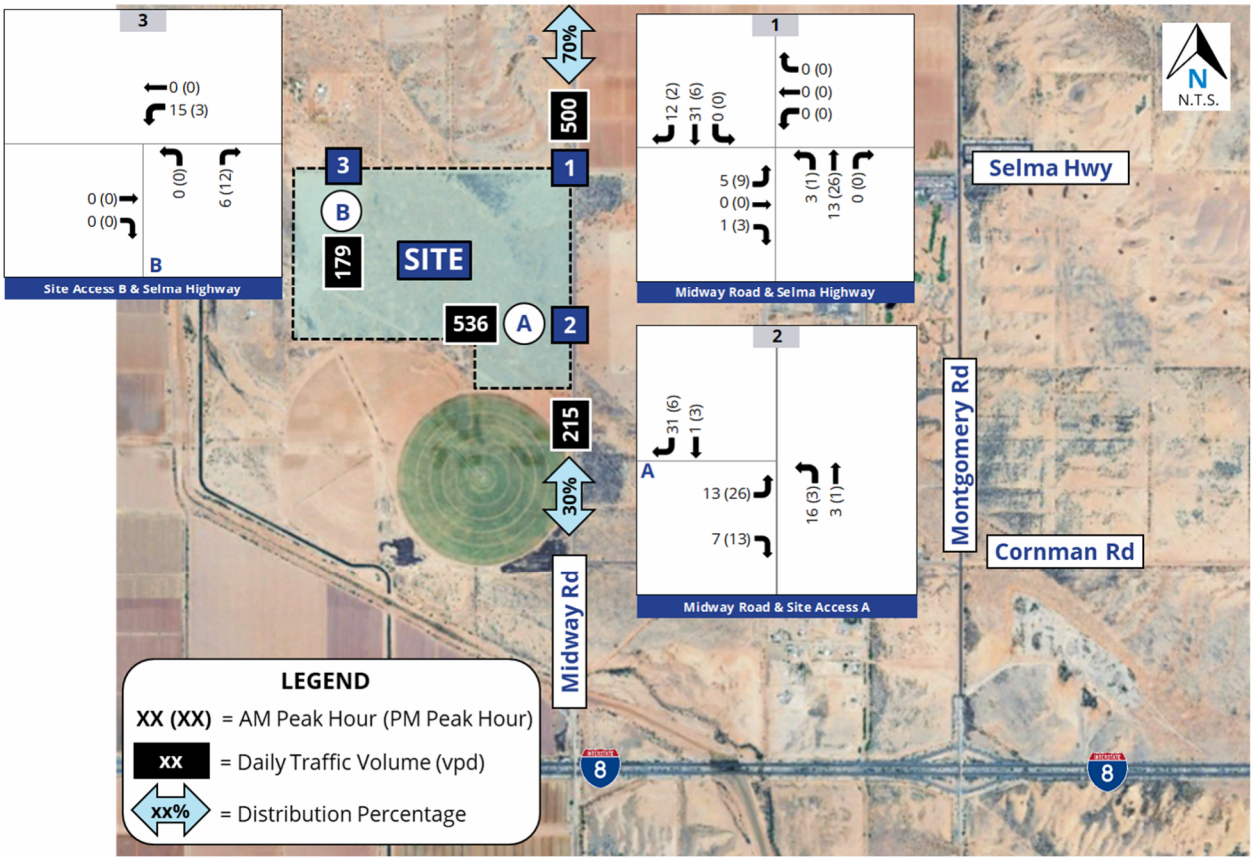


Figure 5 – Site Traffic Volumes and Distribution Percentages

Turn Lane Warrant & Queuing Analysis

When warranted, turn lanes permit separation of conflicting traffic movements and remove the slower turning traffic from the through traffic, thus improving capacity and reducing rear-end crashes. Determining the need for turn lanes is a key element of traffic impact studies. In planning for the proposed development, the need for left and right turn deceleration lanes at the site's driveways were assessed.

Turn Lane Warrant Analysis

Right-turn Lanes

The *2024 Pinal County Subdivision & Infrastructure Design Manual* states that right-turn deceleration lanes are required when both of the following factors are determined to apply:

A. The 85th percentile traffic speed on the street is at least 35 miles per hour or 45 miles per hour for a two lane (one lane each direction) roadway.
B. At least 20 vehicles will be making right turns into the access way and 100 vehicle directional traffic during a one-hour period.

The posted speed limit on Midway Road adjacent to the site is 40 mph for the existing two-lane roadway. The projected right-turn volume is the following at the proposed site driveways:

Southbound right-turn at Site Access A: 31 vph in AM peak hour & 6 vph in PM peak hour
Eastbound right-turn at Site Access B: 0 vph in AM peak hour & 0 vph in PM peak hour

Midway Road is a minor arterial with an ultimate cross-section of two lanes in each direction. With a turn volume of 31 vph, a dedicated southbound right-turn lane is recommended at Site Access A.

Selma Highway is unimproved west of the site and therefore there is no traffic making an eastbound right-turn into Site Access B.

Left-turn Lanes

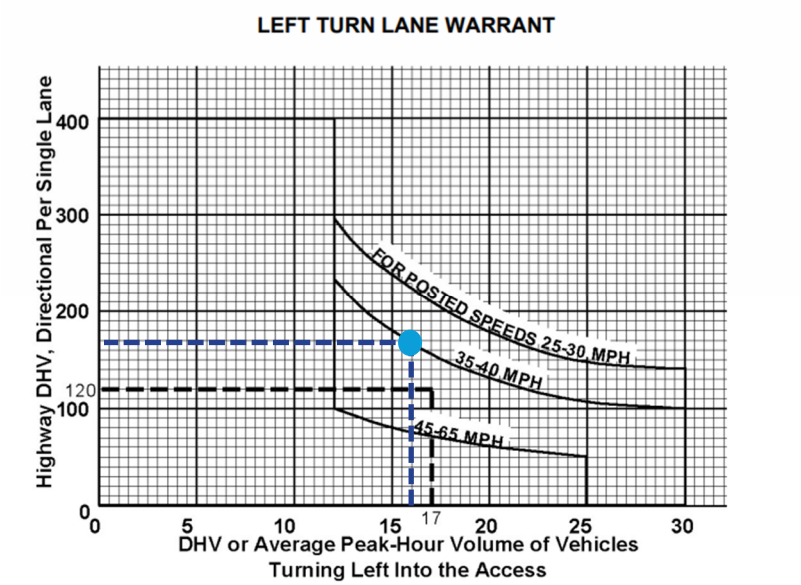
The following left turn lane warrant table is provided in the *Pinal County Traffic Impact Assessment Guidelines & Procedures*. The posted speed limit for Midway Road adjacent to the site is 40 mph. The projected left-turn volume is the following at the proposed site driveways:

Northbound left-turn at Site Access A: 16 vph in AM peak hour & 3 vph in PM peak hour
Westbound left-turn at Site Access B: 15 vph in AM peak hour & 3 vph in PM peak hour

Traffic counts were not conducted for this traffic statement, and counts for Midway Road are not available on Pinal County's website.

Assuming a posted speed limit of 40 mph and a left-turn volume of 16 vph, a through volume of 170 vph would require a dedicated left-turn lane. Because Midway Road is a minor arterial, a dedicated left-turn lane should be provided to accommodate future traffic conditions.

Selma Highway is unimproved west of the site and therefore there is minimal background traffic heading west or east at Site Access B. A left-turn lane is not recommended in the interim. Once Selma Highway is fully improved, a left-turn lane should be provided with improvements.



Turn Lane Queueing Analysis

The necessary storage lengths for the turn lanes at the study intersections were evaluated. Per AASHTO guidelines, the following methodology is provided: To calculate storage length for the turn lanes, the methodology in section 9.7 Auxiliary Lanes of the *AASHTO Green Book* was utilized. It recommends that turn lanes at an unsignalized intersection accommodate the number of vehicles likely to arrive in a 2-minute period. For signalized intersections, the *AASHTO Green Book* recommends a storage length based on the number of vehicles likely to arrive within 1.5 to 2.0 times the signal cycle length. The queuing analysis is summarized in **Table 3**.

Colliers Engineering & Design

Table 3 – Queueing Analysis

Site Access Turn Lane Queuing Analysis					
				Turn Lane Length Calculations	
Intersection	Traffic Control	Movement	AM/PM Volume (vph)	AASHTO Calculation (ft)	Recommendation
2 Midway Road & Site Access A	Minor Street Stop Control				
		NB Left	16 /3	25	100 feet of storage
		SB Right	31 /6	50	100 feet of storage
3 Site Access B & Selma Highway	Minor Street Stop Control				
		WB Left	15 /3	25	Selma Highway is unimproved west of the site and therefore there is minimal background traffic heading west or east at Site Access B. A left-turn lane is not required in the interim. Once Selma Highway is fully improved, a left-turn lane should be provided with improvements.
		EB Right	0 /0	0	Selma Highway is unimproved west of the site and therefore there is no traffic making an eastbound right-turn into Site Access B.

Transportation Improvements

Planned Improvements

I-11 is planned as a predominantly northwest-southeast corridor that will travel through Pinal County. The selected alternative alignment near the site will run north-south on Montgomery Road approximately one mile east of Midway Road. The selected alternative then travels east along the existing I-8 corridor. The traffic interchanges have yet to be identified. However, it is likely that a freeway-to-freeway interchange will be constructed at the existing I-8/Montgomery Road interchange.

Roadway Improvements

Midway Road

Per Pinal County, Midway Road is classified as a minor arterial. The developer should provide 55 feet of right of way, measured centerline to right of way line on Midway Road. Half street improvements per Pinal County requirements should be constructed on Midway Road along the site frontage.

Selma Highway

Per Pinal County's *Regionally Significant Routes for Safety and Mobility (RSRSM)* map, Selma Highway is identified as a Regionally Significant Route (RSR) and classified as a principal arterial. The developer should provide 75 feet of right of way measured centerline to right of way line on Selma Highway. Half street improvements per Pinal County requirements should be constructed on Selma Highway along the site frontage.

Site Access Recommended Improvements

The site driveways should be designed with adequate throat lengths to prevent on-site blockages which may lead to issues on the adjacent roadways. The site industrial driveways should be provided with an inbound throat length of at least 80 feet.

Midway Road and Site Access A (2)

Site Access A will form a T-intersection with Midway Road and is proposed with full turning movements and stop control. Site Access A will be gated and is the primary access to the site for employees and visitors. A dedicated northbound left-turn lane (100-foot storage) and a dedicated southbound right-turn lane (100-foot storage) are recommended at Site Access A.

Selma Highway and Site Access B (3)

Site Access B will form a T-intersection with Selma Highway and is proposed with full turning movements and stop control. Site Access B will be gated and will provide employee access. Selma Highway is unimproved west of the site and therefore there is minimal background traffic heading west or east at Site Access B. A left-turn lane is not recommended in the interim. Once Selma Highway is fully improved, a left-turn lane should be provided with improvements. Selma Highway is unimproved west of the site and therefore there is no traffic making an eastbound right-turn into Site Access B.

Sight Distance

Sufficient intersection sight distance is required to give drivers exiting the site a clear view of oncoming traffic. Intersection sight distance is the minimum clear line of sight necessary for a driver to safely enter, cross, or turn onto a major road without disrupting traffic flow, accounting for vehicle speed and reaction time. Sight distance shall be provided per the methodology in AASHTO's A Policy on Geometric Design of Highways and Streets Manual, 2018.

In addition, sight visibility triangles shall be provided and maintained - the landscape and hardscape within the sight triangles must not obstruct the driver's view of the adjacent travel lanes. Per the *Pinal County Subdivision & Infrastructure Design Manual*, a minimum 33' x 33' sight visibility triangle easement shall be provided for all intersections of collector or arterial streets. Sight visibility triangle easements shall be measured from the property line point of intersection (PI).

Principal Findings and Recommendations

The Project Midway development is proposed in the southwest corner of Midway Road and Selma Highway in Pinal County, Arizona. The development is planned with five 250,000 square foot data center buildings totaling 1,250,000 square feet of building area on a 215-acre parcel (APN 500-12-001B).

Trip Generation

Per the ITE *Trip Generation Manual 12th Editon*, the proposed data center is anticipated to generate 715 weekday total trips with 88 trips during the AM peak hour and 63 trips during the PM peak hour.

Roadway Recommendations

Midway Road

Per Pinal County, Midway Road is classified as a minor arterial. The developer should provide 55 feet of right of way, measured centerline to right of way line on Midway Road. Half street improvements per Pinal County requirements should be constructed on Midway Road along the site frontage.

Selma Highway

Per Pinal County's *Regionally Significant Routes for Safety and Mobility (RSRSM)* map, Selma Highway is identified as a Regionally Significant Route (RSR) and classified as a principal arterial. The developer should provide 75 feet of right of way measured centerline to right of way line on Selma Highway. Half street improvements per Pinal County requirements should be constructed on Selma Highway along the site frontage.

Site Access Recommendations

The site access industrial driveways should be provided with an inbound throat length of at least 80 feet.

Midway Road and Site Access A (2)

Site Access A will form a T-intersection with Midway Road and is proposed with full turning movements and stop control. Site Access A will be gated and is the primary access to the site for employees and visitors. A dedicated northbound left-turn lane (100-foot storage) and a dedicated southbound right-turn lane (100-foot storage) are recommended at Site Access A.

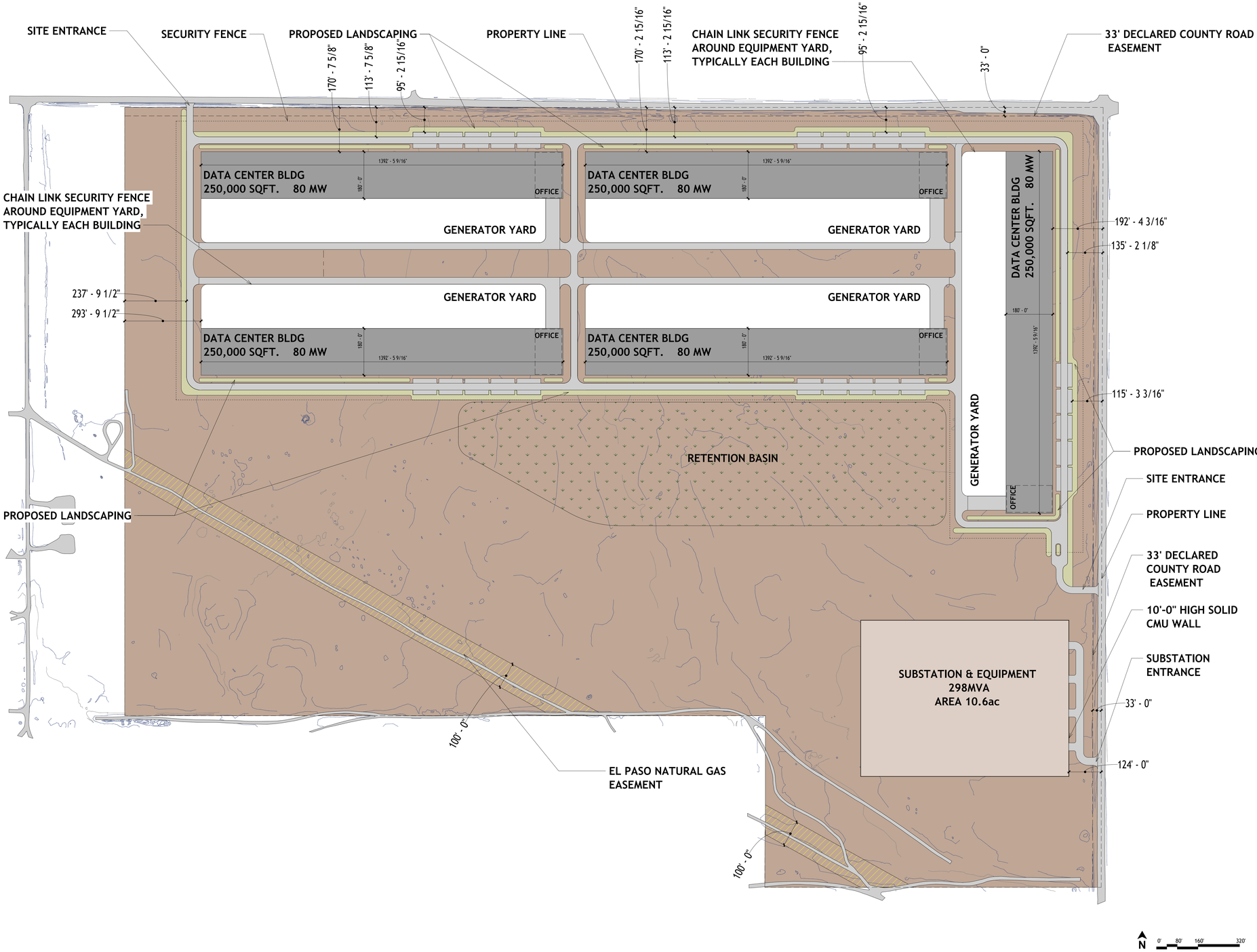
Selma Highway and Site Access B (3)

Site Access B will form a T-intersection with Selma Highway and is proposed with full turning movements and stop control. Site Access B will be gated and will provide employee access. Selma Highway is unimproved west of the site and therefore there is minimal background traffic heading west or east at Site Access B. A left-turn lane is not recommended in the interim. Once Selma Highway is fully improved, a left-turn lane should be provided with improvements. Selma Highway is unimproved west of the site and therefore there is no traffic making an eastbound right-turn into Site Access B.

Colliers Engineering & Design

Traffic Impact Study

Appendix A | Site Plan



BUILDING AND SITE BASICS

PROJECT ADDRESS: SEC SELMA HIGHWAY & MIDWAY RD. , PINAL COUNTY, AZ

JURISDICTION: PINAL COUNTY

ASSESSORS PARCEL #: 500-12-001B

LOT AREA: 215.8 ACRES

BUILDING HEIGHT: 60'

BUILDING AREA (FOOTPRINT): 250,000 SQFT.

BUILDING AREA UNDER-ROOF: 250,000 SQFT.

SITE INFORMATION

ZONING: I-3 (INDUSTRIAL ZONING DISTRICT) WITH PAD OVERLAY

SETBACKS: MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT
MINIMUM REAR SETBACKS: 25' WHERE DEVELOPMENT ABUTS RURAL OR RESIDENTIAL DISTRICT

MAX HEIGHT: 60'

BUILDING CODE INFORMATION

BUILDING OCCUPANCY: B(BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)

STORIES: 1

NOTE: NO EXISTING STRUCTURES, BUILDINGS OR LANDSCAPING
NO EXISTING UTILITY, PROPOSED LANDSCAPE TO BE DESERTSCAPE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF
ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOTS 1, 2, 13, 14 AND THE NORTH HALF OF LOT 15 AND THE EAST 61.71 ACRES OF LOTS 3 AND
12 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT TWO TRACTS OF LAND CONTAINING A TOTAL OF 5.852 ACRES DESCRIBED AS FOLLOWS:

TRACT 1 (LOT 15):
BEGINNING AT A POINT LOCATED IN SAID LOT 15, SAID POINT BEARS NORTH 52 DEGREES 03
MINUTES WEST, A
DISTANCE OF 1075.4 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 427.5 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 663.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

TRACT 2 (LOTS 12 AND 13):
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT 13, SAID POINT BEARS
NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 2,432.6 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 1;
THENCE WEST, A DISTANCE OF 72.2 FEET;
THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 1,885.4 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 2,121.3 FEET;
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

OWNER/CLIENT: FAIRVIEW CAPITAL LLC,
276 KINGSBURY GRADE, SUITE 2000
STATELINE, NV 89449

SURVEYOR: COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PH #602.490.0535
CONTACT: DAVE SCHLIEF, RLS

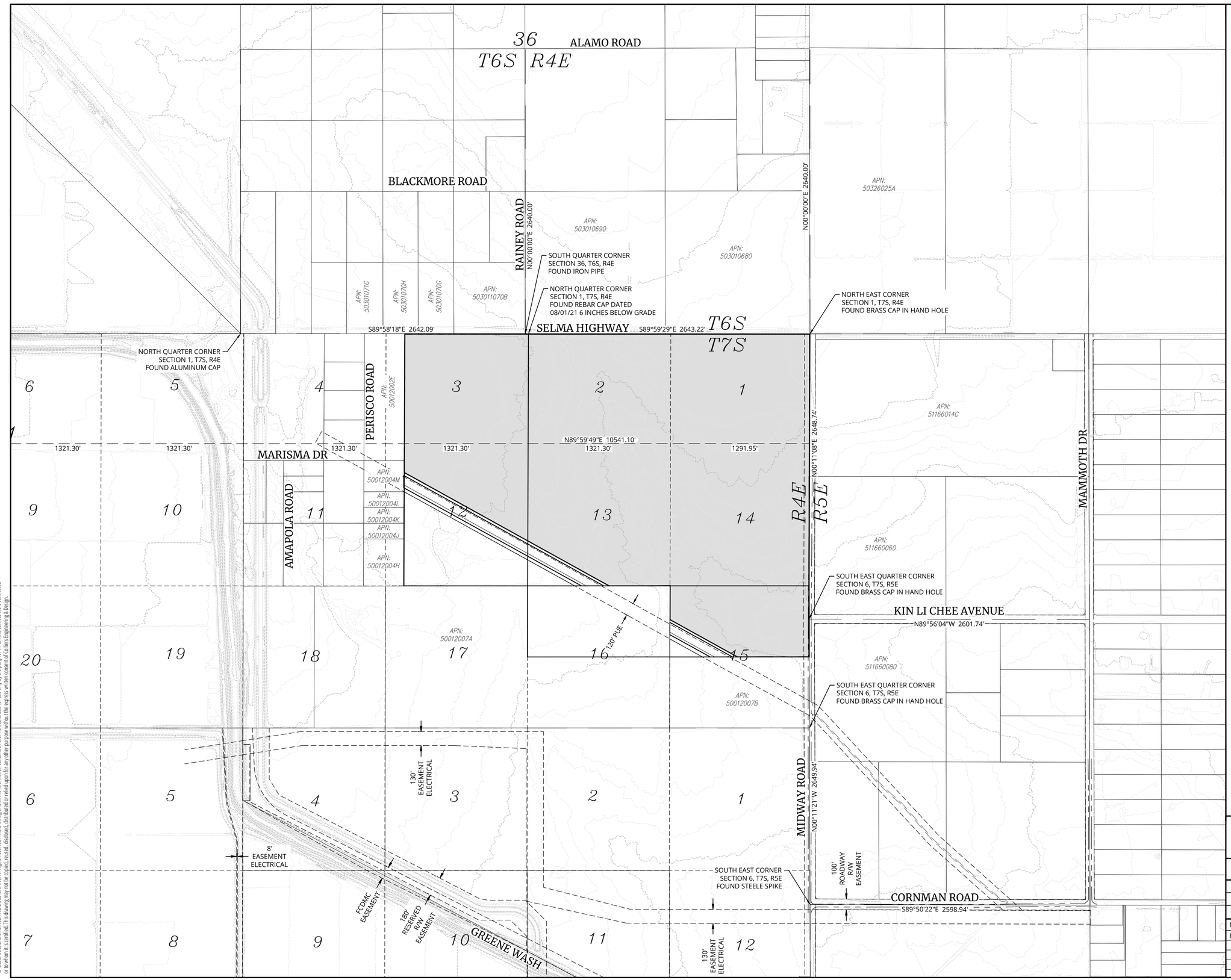
LPI
Land | Power | Infrastructure

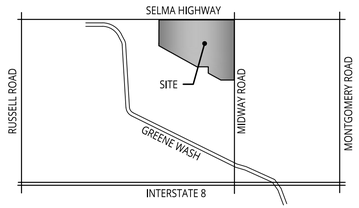
MIDWAY TEST FIT 1 400 MW

1" = 160'-0"

CORGAN

This document is incomplete and may not be used for regulatory approval, permit or construction.





VICINITY MAP
NTS

OWNER

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVENUE STE. 107
MESA, ARIZONA 85209

ENGINEER

COLLIERS ENGINEERING & DESIGN
4742 N 24TH STREET STE. 270
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: CASEY WHITEMAN
EMAIL:CASEY.WHITEMAN@COLLIERSENG.COM

SITE DATA

GROSS AREA:	9,383, 303 S.F. 215.41 AC
NET AREA:	9,071,944 S.F. 208.26 AC
EX. COMP PLAN:	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
PROP. COMP PLAN:	EMPLOYMENT
APN:	500-12-001B

LEGEND

PROJECT SITE AREA
BOUNDARY LINE
EASEMENT LINE
PARCEL LINE
SECTION LINE

N

200 100 0 200 400
SCALE: 1" = 200'

Formerly HILGARTWILSON

PROJECT MIDWAY

SELMA HIGHWAY & MIDWAY ROAD
PINAL COUNTY

ZONIG MAP EXHIBIT

PROJ. NO.	2648			Colliers Engineering & Design	
DATE:	JAN 2026				
SCALE:	1" = 200'				
DESIGNED:	JS	DRAWN:	JS	APPROVED:	CW
REV.				DWG. NO.	1
				SHT.	1 OF 1

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Traffic Impact Study

Appendix B | Trip Generation Calculations

Project Name: Project Midway - SWC Midway Rd & Selma Hwy, Pinal County
Project #: 25000310B01
Date: 1/29/2026

Analysis Time Period(s):
Weekday: ☑ AM Peak Hour & PM Peak Hour
Saturday: ☐
Sunday: ☐

	Choose Yes or No	
Consider Peds/Bicycles?	No	**Reduction Percentage**
Dense Urban Area near Light Rail?	No	
Alternate Mode Reduction/Modal Split?	No	0%
Apply Internal Trip Reduction?	No	0%
Apply Pass-by Trips?	No	

TRIP GENERATION CALCULATIONS

DESCRIPTION OF LAND USE						WEEKDAY VEHICULAR GENERATED TRIPS								
						Daily			AM Peak Hour			PM Peak Hour		
Parcel	Land Use	ITE Land Use Code (LUC)		SIZE		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
		160	Data Center	1,250,000	SF	715	358	357	88	62	26	63	12	51
			Total	**1,250,000**	**SF**	**715**	**358**	**357**	**88**	**62**	**26**	**63**	**12**	**51**

ITE		AVERAGE RATE or EQUATION						DIRECTIONAL DISTRIBUTION					
		WEEKDAY		WEEKDAY		WEEKDAY		Daily		AM Peak Hour		PM Peak Hour	
LUC	DETAILS	Daily		AM Peak Hour		PM Peak Hour		Enter	Exit	Enter	Exit	Enter	Exit
160	Data Center	78%	Ln(t)=0.71 Ln(X) + 1.51	Avg Rate	0.07	Avg Rate	0.05	50%	50%	71%	29%	19%	81%
									100%		100%		100%

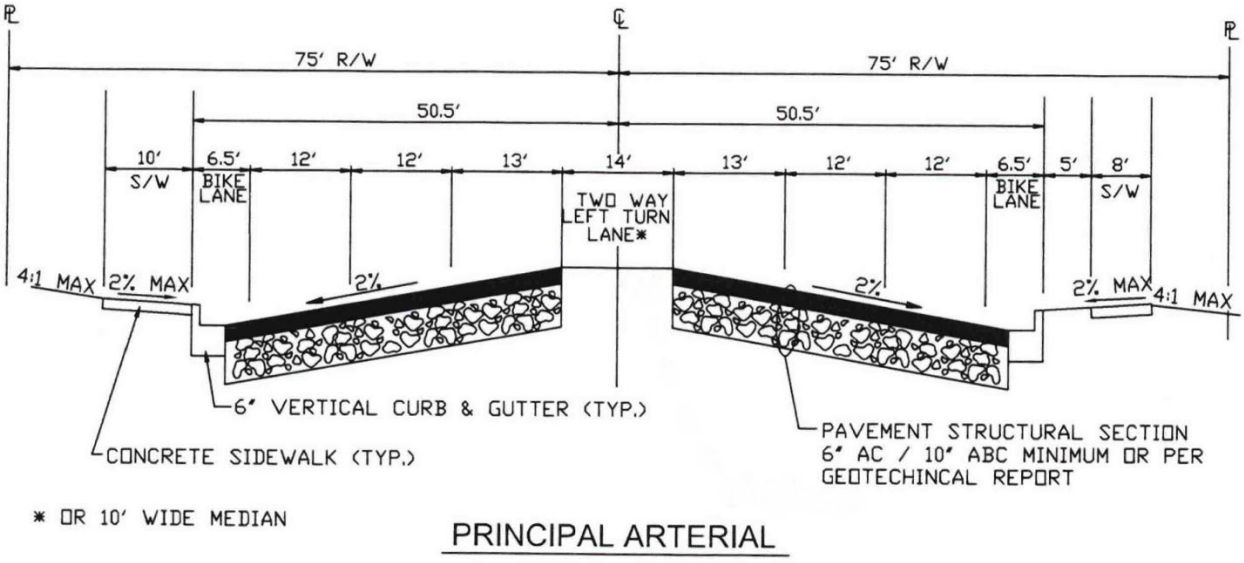
Source: ITE Trip Generation Manual 12th Edition

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Traffic Impact Study

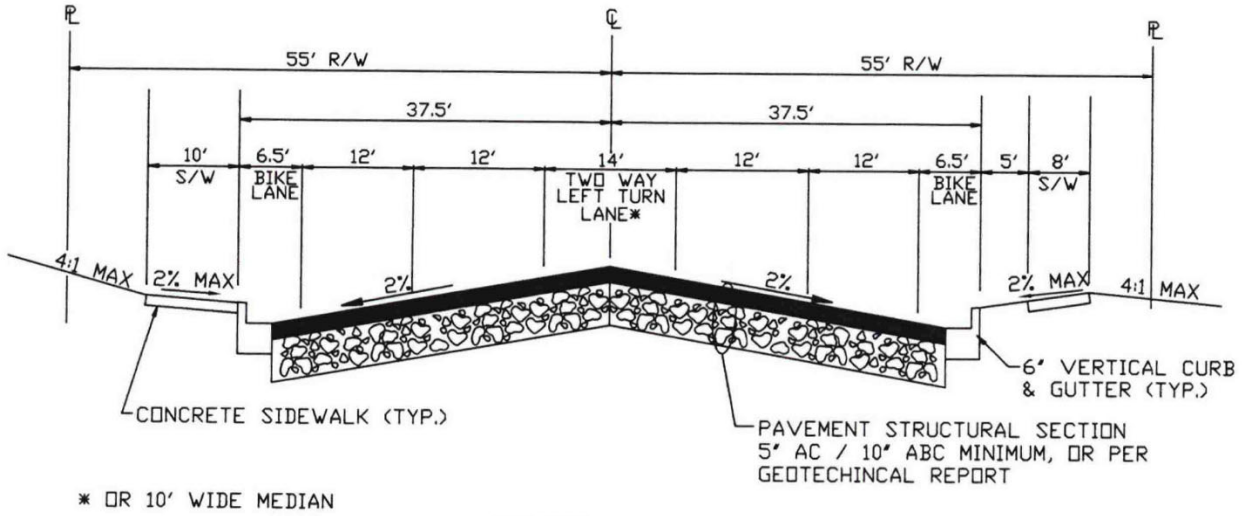
Appendix C | Pinal County Street Cross Sections

EXHIBIT 6.2:



* OR 10' WIDE MEDIAN

PRINCIPAL ARTERIAL



* OR 10' WIDE MEDIAN

MINOR ARTERIAL

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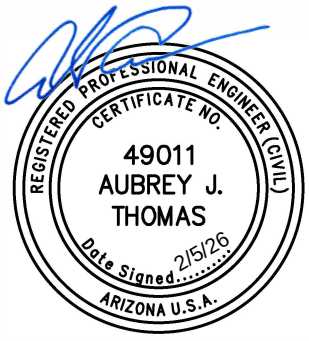
MIDWAY
PRELIMINARY DRAINAGE REPORT
PINAL COUNTY, AZ

Prepared For:

IDM Companies
6720 N Scottsdale Road, Suite 200
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February, 2026
Project No. 2648.02

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Colliers
Engineering & Design



Preliminary Drainage Report

for

Midway

Contents

1.0 Introduction 1
1.1. Project Name, Location, and Topography 1
1.2. Purpose 1
1.3. FEMA Floodplain Designation 2
2.0 Existing/On-Going Studies 2
2.1. Master Drainage Report for Project Bella 2
3.0 Existing Drainage Patterns 2
4.0 Management of Offsite Flows 3
5.0 Hydrologic Analysis 3
5.1. HEC-1/DDMS Analysis 3
5.1.1. Rainfall Data 3
5.1.2. Drainage Areas 3
5.1.3. Rainfall Loss Method 3
6.0 Proposed Onsite Drainage 4
6.1. Stormwater Storage Basins 4
6.2. Dissipation of Stored Runoff 5
6.3. Storm Drain Conveyance 5
7.0 Finished Floors 5
8.0 Ultimate Outfall 6
9.0 Summary and Conclusions 6

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10.0 References 7



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Appendices

Figures ..... Appendix A

Preliminary Hydrologic Calculations ..... Appendix B

Preliminary Retention & Dewatering Calculations ..... Appendix C

Previous Drainage Study Excerpts ..... Appendix D

Figures

Figure 1: Vicinity Map ..... Appendix A

Figure 2: FEMA Flood Map ..... Appendix A

Figure 3: Preliminary Drainage Plan ..... Appendix A

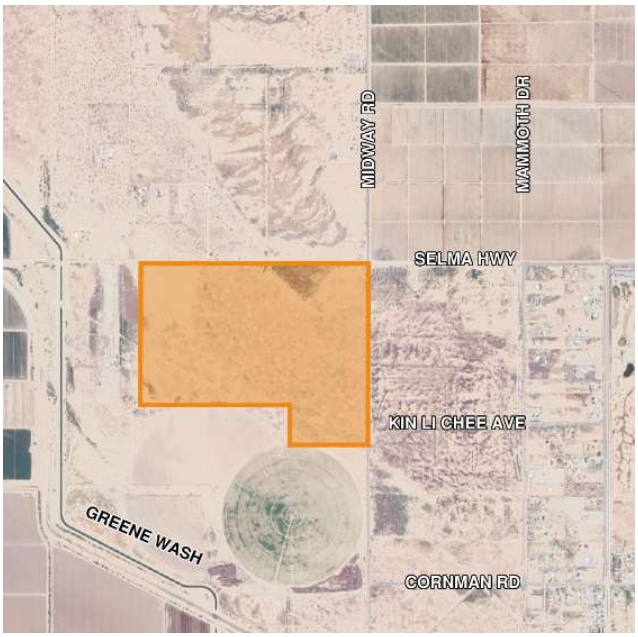


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1.0 Introduction

1.1. Project Name, Location, and Topography

Midway (the Project) is an approximately 222-acre proposed industrial development bound by the Selma Highway alignment and undeveloped desert land to the north, active agricultural land to the south, Midway Road to the east, and undeveloped desert land, sparse residential development and Greene Wash to the west. The Project is in Section 1, Township 7 South, Range 4 East of the Gila and Salt River Meridian in Pinal County, Arizona. Currently, the Project is comprised of undeveloped desert land. The Project and surrounding area slopes from southeast to northwest at approximately 0.3%. Refer to the Vicinity Map (Figure 1 of Appendix A) for an overview of the Project location and surrounding area.



Midway Vicinity Map

1.2. Purpose

The purpose of this Preliminary Drainage Report is to provide hydrologic and hydraulic analyses for the Project to define the development constraints, identify preliminary stormwater conveyance and retention facilities, and to establish drainage guidelines according to which the future design of the site will adhere. This report has been prepared in accordance with the *Pinal County Drainage Design Manuals, Volume 1 & 2* (PCDM 2004).

1.3. FEMA Floodplain Designation

The Project is located within the Federal Emergency Management Agency's (FEMA) Zone X. The Zone X delineations can be found on the effective FEMA Flood Insurance Rate Map (FIRM) panel numbers 04021C1525E and 04021C1530E, dated December 4, 2007. The portion of the FIRM panel corresponding to the Project's location is presented on the FEMA Flood Map (Figure 2 of Appendix A). Zone X is defined as follows:

> Zone X:
>
> 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

2.0 Existing/On-Going Studies

2.1. Master Drainage Report for Project Bella

In March 2025, HILGARTWILSON prepared the *Master Drainage Report for Project Bella* on behalf of Seguro Energy Partners (HILGARTWILSON 2025). The report details the drainage design of the Project Bella power generation and battery storage facility just south of the Project. Project Bella is designed to provide at a minimum 100-year, 2-hour retention volume for all basins. Overflow for large storm events is designed at the northwest corner of the northern retention basin and at proposed spreader basins at the southwest and northeast corners of the site. The overflow from the retention basin and the northeast spreader basin convey flows directly through the Project.

It cannot be assumed that Project Bella development will be complete prior to the development of Midway. Therefore, existing drainage patterns are considered for the Project drainage management. Offsite drainage infrastructure may be considered when Project Bella is complete. Excerpts of this report are included in Appendix D.

3.0 Existing Drainage Patterns

The Project is currently comprised of undeveloped desert land generally sloping from southeast to northwest. In existing conditions, localized offsite runoff from the south comprised of undeveloped desert land and active agricultural land approaches the site at the southern boundary. The runoff enters the southern boundary and proceeds northwest within the Project boundaries before exiting the site's western boundary and northwest corner. The flows continue northwest away from the Project towards Greene Wash. Offsite runoff from the east comprised of undeveloped desert land flows northwest and then north along Midway Road not impacting the Project. A slight ridgeline angling northwest passes through the Project resulting in a low point at the northern end of the site. Discussed in further detail in Section 8.0, this low point will act as an ultimate outfall for the Project.

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4.0 Management of Offsite Flows

Offsite watersheds approaching the Project were modeled using the program HEC-1. Offsite drainage areas were separated into sub-basins that mimic natural drainage patterns. The HEC-1 model was utilized to determine the peak flows that these offsite areas would produce during the 100-year storm to quantify the flows approaching the Project boundaries. Results of the hydrologic model have been included in Appendix B. The methodology and assumptions made for the model are discussed in further detail in Section 5.0 below.

Offsite runoff approaches the site from the south and east. Offsite runoff that approaches from the east proceeds toward the eastern boundary in the form of sheet flow. Prior to reaching the eastern boundary the flows divert north under existing conditions flowing alongside Midway Road, therefore, not impacting the Project.

Offsite runoff that approaches from the south proceeds toward the southern boundary in the form of sheet flow. These flows enter the southern boundary and continue through the southern and western portion of the Project under existing drainage patterns. Utilizing the HEC-1 modeling, a peak 100-year flow of 167 cfs was determined for the offsite flows upon reaching the southern boundary. Some additional flow in the undeveloped southern extents of the Project would join that peak flow and continue northwest as sheet flow. The Project site and proposed infrastructure are not impacted by these flows.

5.0 Hydrologic Analysis

5.1. HEC-1/DDMS Analysis

As mentioned in Section 4.0, a HEC-1 model was prepared to calculate peak flows approaching the southern boundary. Results from the HEC-1 analysis can be found in Appendix B.

5.1.1. Rainfall Data

National Oceanic and Atmospheric Administration Altas 14 (NOAA14) precipitation depths are referenced for the HEC-1/DDMS analysis. The NOAA14 report is included in Appendix C.

5.1.2. Drainage Areas

The watersheds were divided into sub-basins based on existing topography and aerial imagery as shown in the Preliminary Drainage Map (Figure 3 of Appendix A). 10-foot topographic contour data was acquired from USGS in the VAVD 88 vertical datum.

5.1.3. Rainfall Loss Method

Composite rainfall loss parameters, used to calculate the peak flows and volumes, are determined within DDMS for each sub-basin. These rainfall loss parameters, described

in further detail below, are; 1) Initial Abstraction (IA), 2) Hydraulic conductivity at natural saturation (XKSAT), 3) soil moisture deficit (DTHETA), and 4) wetting front capillary suction (PSIF).

In order to determine XKSAT, DTHETA, and PSIF, soil data for the side was required which was reference from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey website. Shape files were imported into CAD from the NRCS website to calculate the soil type percentage compositions of the individual sub-basins. The NRCS Custom Soil Resource Map is included in Appendix B.

XKSAT values within DDMS are referenced from the DDM based on soil types from the NRCS soil survey. The composite XKSAT value for each sub-basin is adjusted to account for vegetation cover.

A dry DTHETA condition was used for existing conditions because the soil is typically in a state of low moisture. PSIF values, dependent on XKSAT and DTHETA, are calculated within DDMS.

Initial abstraction (IA) and percent impervious (RTIMP) values correlate to the soil types and land uses for existing conditions. Default values within DDMS are used for IA and RTIMP.

The Clark Unit Hydrograph procedure is recommended in the DDM for sub-basins less than about 5 square miles in size with an upper limit of 10 square miles. Therefore, the Clark Unit Hydrograph was used to model the developed conditions. Routing was modeled in the DDMS using the Normal-Depth method.

6.0 Proposed Onsite Drainage

6.1. Stormwater Storage Basins

The onsite retention basin has been sized to accommodate 100-year, 2-hour storm runoff volume produced by the tributary drainage area at a minimum, in accordance with the Pinal County Design Manual. The equation to calculate the 100-year, 2-hour required retention volumes is shown below:

$$V = C*(P/12)*A$$

Where:

V is the 100-year, 2-hr retention volume (acre-ft)
C is the weighted runoff coefficient per Table 2-1 of the PCDM
P is the 100-year, 2-hour rainfall depth (inches)
A is the drainage area (acres)

The NOAA Atlas 14 100-year, 2-hour rainfall depth of 2.34 inches was used as the precipitation depth for the Project. All basins will be designed per the City design standards. All side slopes of basins are no steeper than 4:1. Additionally, the retention basin will be designed with a maximum storage depth of three feet and provide 1 foot of freeboard to the top of the basin. Supporting calculations are included in Appendix C. The individual runoff coefficients that were used for each land use category are as follows:

Table 1: Land Use Coefficients	
Land Use Category	Runoff Coefficient, C
Industrial 2	0.95
Pavement	0.95
General Open Space	0.50
Undeveloped Desert Land	0.50

Runoff coefficients are reference from Table 2-1 of the PCDM, Volume 2. The applicable runoff coefficients from Table 2-1 are weighted based on the land uses and gross areas and are presented in Appendix C.

6.2. Dissipation of Stored Runoff

Stormwater storage basins have been designed such that retained runoff discharges within 36-hours of the storm event, in accordance with the PCDM. Basins which have a design ponding depth greater than 1-foot are designed to be dewatered via drywells and natural infiltration. An assumed percolation of 0.1 cfs was used for the drywells in accordance with the PCDM Vol 1. Dewatering calculations determining the number of drywells anticipated to be required for the retention basin is included in Appendix C. Once construction of the Project begins, drywells and surface percolation will be tested to determine the actual drywell disposal rate and the number of drywells may be adjusted accordingly.

6.3. Storm Drain Conveyance

An underground storm drain network will be incorporated where necessary to convey the onsite 10-year and 100-year to the proposed retention basin. The storm drain pipes will be sized to accept and convey the 10-year peak design discharges at each inlet while maintaining a freeboard of 12 inches. Additionally, the storm drain pipes will be sized to accept and convey the 100-year peak design discharges at each inlet location while maintaining hydraulic grade line (HGL) elevations for pipes at or near the inlet rim elevations. This network will be designed as the Project approaches final design.

7.0 Finished Floors

Finished floor elevations within the Project will be set a minimum of 12-inches above the high-water elevation of the adjacent retention basin, or 12 inches above the emergency overflow

elevation for basins designed to discharge excess runoff downstream during the design storm, whichever is greater, and 12 inches above the outfall, per the PCDM.

8.0 Ultimate Outfall

The ultimate outfall will be at the northwest corner of basin RB-1 at an elevation of 1344.00', and the discussed low point at the northern Project boundary at an elevation of 1346.00'. The peak discharge leaving the site in the developed condition will be no greater than the existing conditions.

9.0 Summary and Conclusions

The drainage system for the Project has been prepared in accordance with the Pinal County Drainage Design Manual. No adverse impacts are expected to the downstream existing properties or drainage ways as a result of the development. The report has determined that:

- Onsite flows will be conveyed to a stormwater storage basin near a low point in the site via surface flow and when necessary, storm drain pipes.
- Riprap aprons will be designed downstream of all storm drain outlets and other points of concentrated flow to protect against scour.
- The onsite stormwater storage basin will provide, at a minimum, a storage volume equivalent to the 100-year, 2-hour runoff.
- The retention basin will be drained within 36 hours. The dewatering of the retention basin will be accomplished by the combination of drywells and natural infiltration.
- All finished floor elevations will be a minimum of 12 inches above the 100-year water surface elevations in the adjacent retention basin and 12 inches above the lowest outfall within the site.
- Historic flow patterns in and around the site will be maintained post-development peak runoff leaving the site in the developed conditions will not exceed those of the existing conditions.

10.0 References

Federal Emergency Management Agency, FEMA (December 04, 2007). Flood Insurance Rate Map 04021C1525E. Phoenix, Arizona.

Federal Emergency Management Agency, FEMA (December 04, 2007). Flood Insurance Rate Map 04021C1530E. Phoenix, Arizona.

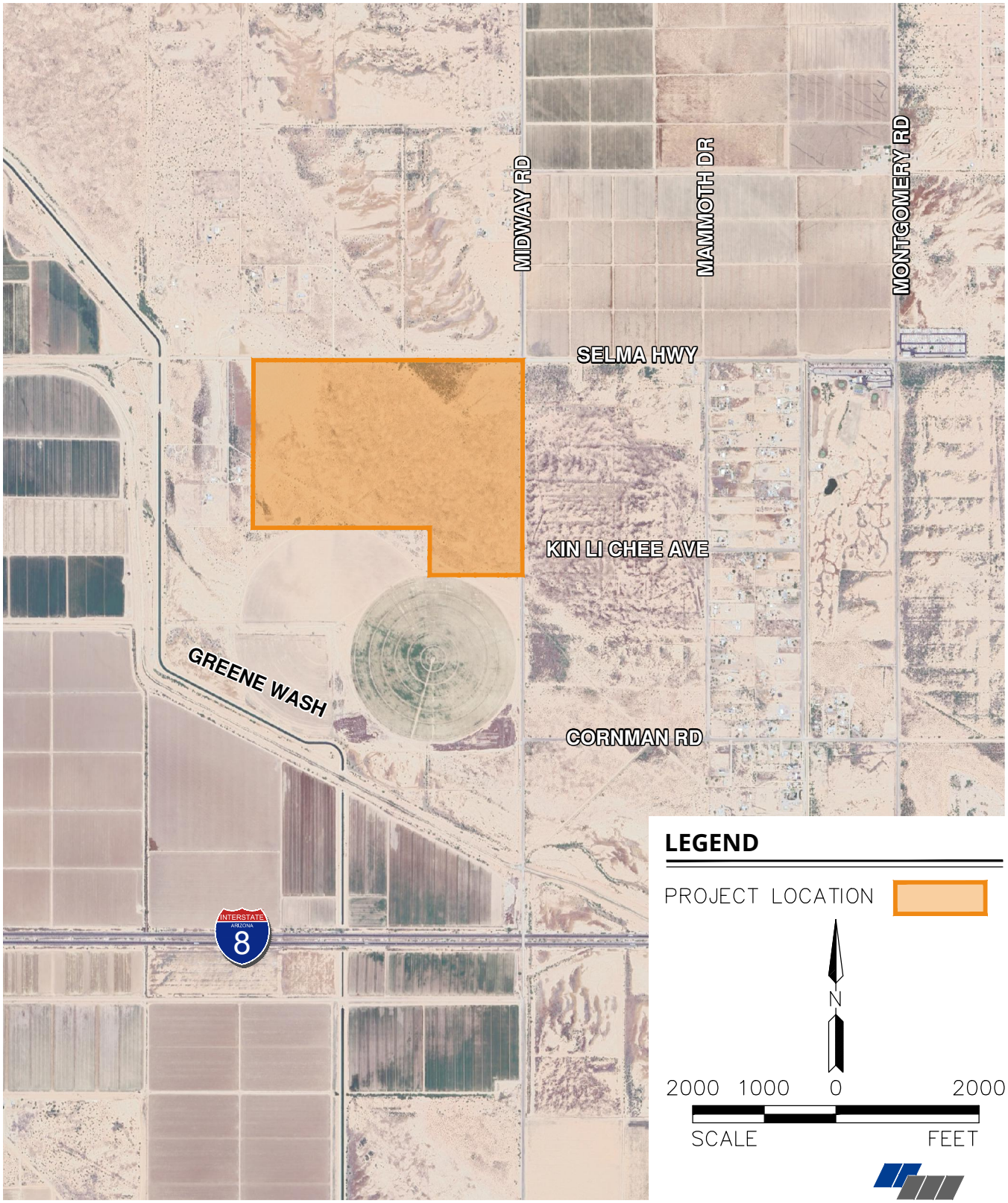
HILGARTWILSON (2025). Master Drainage Report for Project Bella. Phoenix, Arizona.

Pinal County (2004). Pinal County Drainage Manual, Volume 1 – Design Criteria. Florence, Arizona.

Pinal County (2004). Pinal County Drainage Manual, Volume 2 – Design Methodology and Procedures. Florence, Arizona.

NOAA 14. Hydrometeorological Design Studies Center Precipitation Frequency Data Server. (http://hdsc.nws.noaa.gov/hdsc/pfds/).

Appendix A - Figures



Formerly HILGARTWILSON

PROJ.NO.:	2648
DATE:	FEB 2026
SCALE:	1" = 2,000'
DRAWN BY:	DM
CHECKED BY:	AT

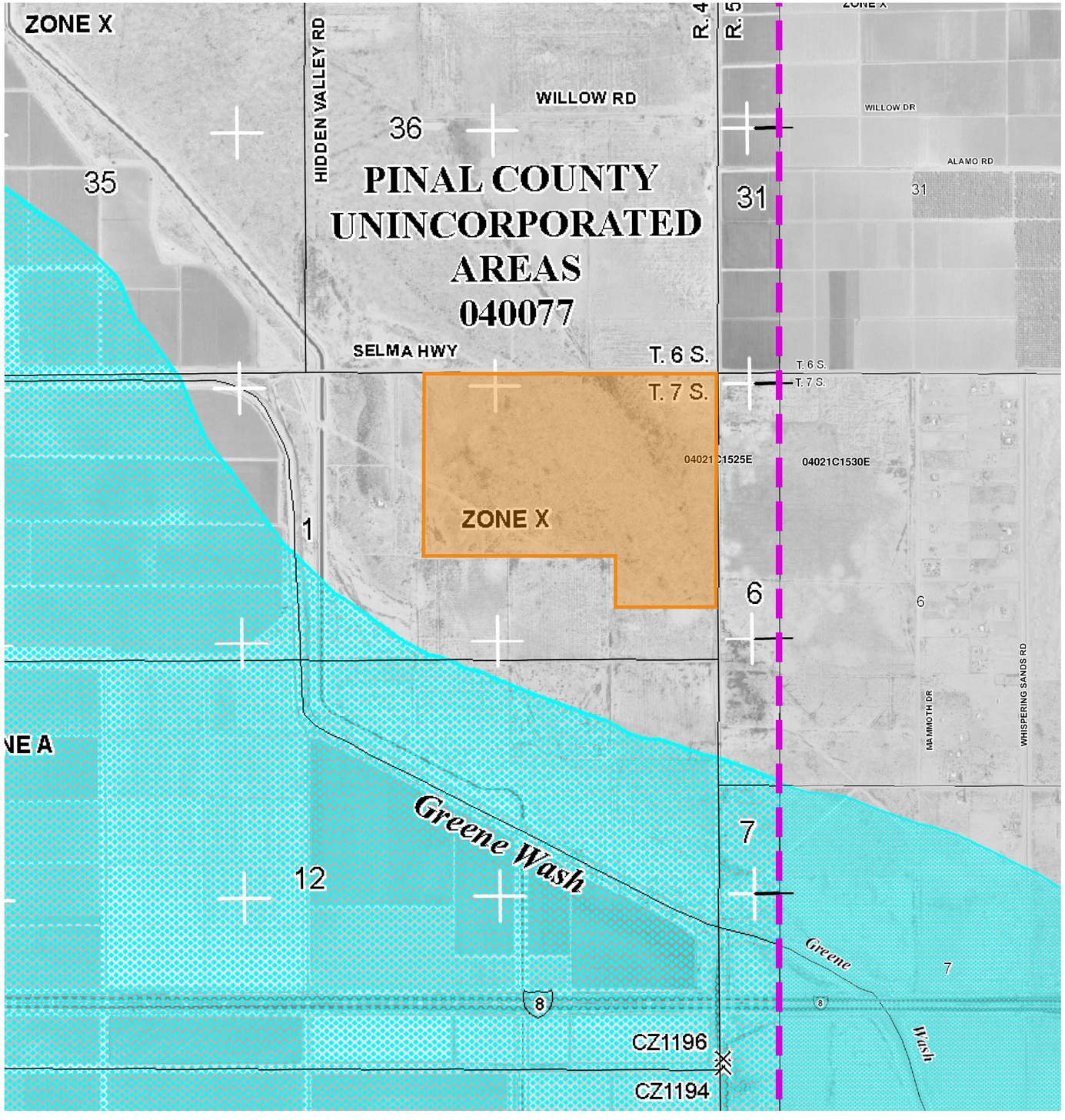
MIDWAY

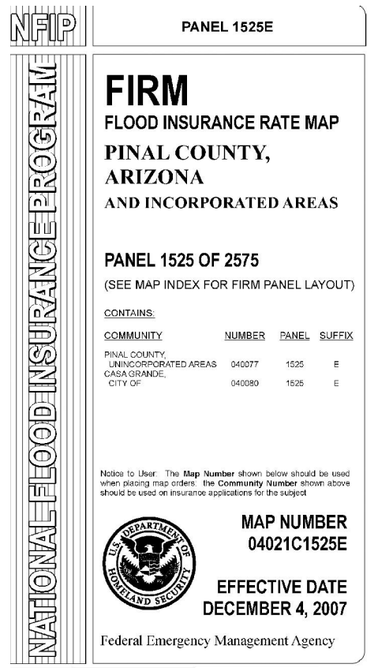
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

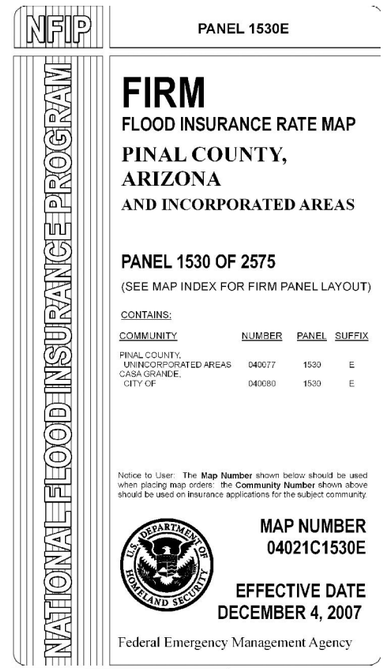
FIG 1: VICINITY MAP

Colliers Engineering & Design
4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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LEGEND

PROJECT LOCATION

FEMA MAP LIMITS

N

1500 750 0 1500

SCALE: 1" = 1500'

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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
Formerly
HILGARTWILSON
Colliers Engineering & Design

MIDWAY

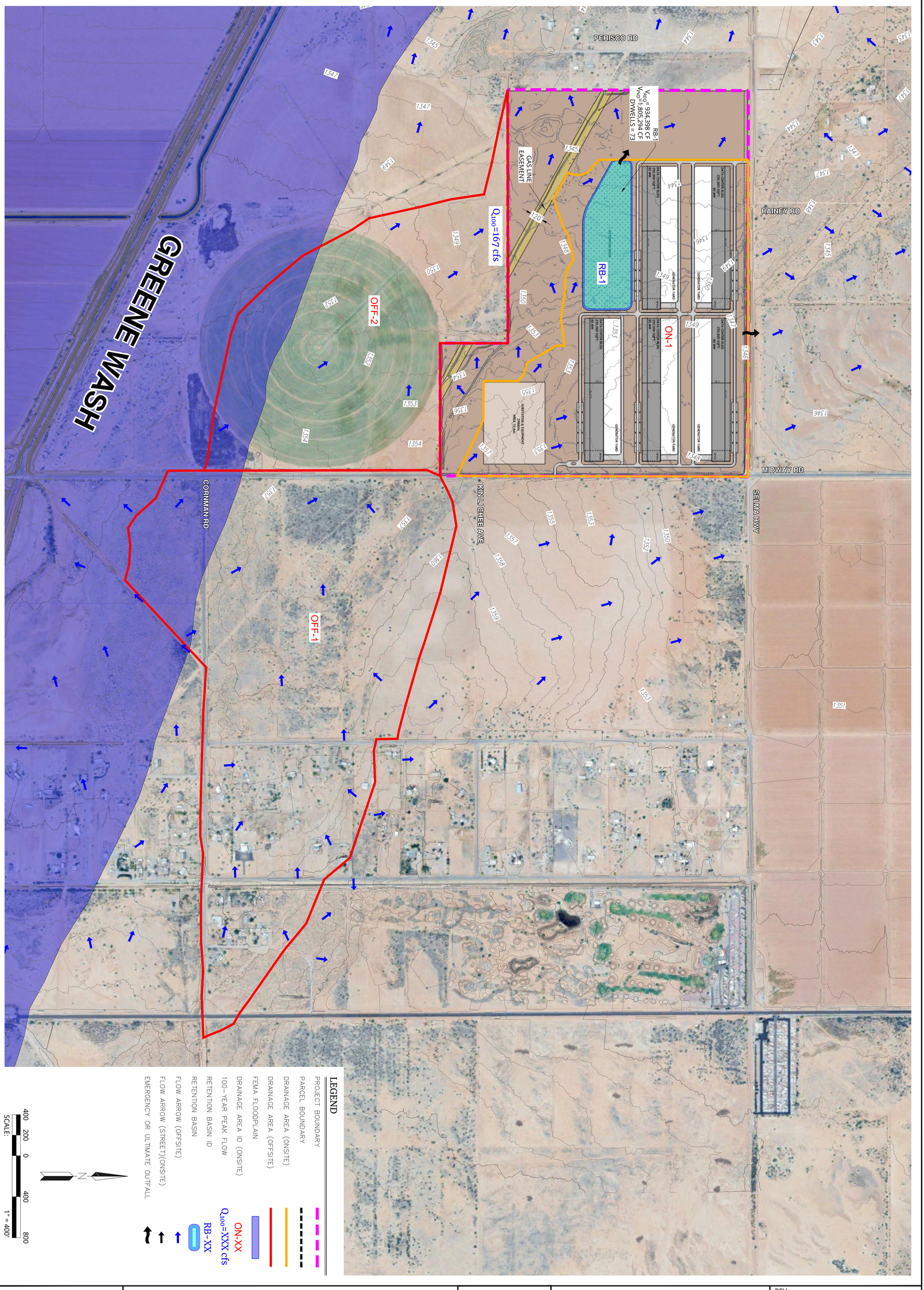
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

FIG 2: FEMA FLOOD MAP

PROJ. NO.:	2648
DATE:	FEB 2026
SCALE:	1" = 1,500'
DRAWN BY:	DM
CHECKED BY:	AT

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MIDWAY

N.W.C. OF INTERSTATE 8 & MIDWAY RD
PINAL COUNTY, ARIZONA

FIG 3: DRAINAGE CONSTRAINTS MAP

Colliers Engineering & Design

PROJ NO.:	2648
DATE:	FEB 2026
SCALE:	1"=400'
DRAWN:	VQ
DESIGNED:	RM
APPROVED:	AT
SHT.	3
DWG. NO.	

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REV.:

Appendix B – Preliminary Hydrologic Calculations

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HEC-1 Output

```
1*****************************************
*                                       *
*   FLOOD HYDROGRAPH PACKAGE  (HEC-1)   *
*               JUN   1998              *
*            VERSION 4.1                *
*                                       *
*  RUN DATE   04FEB26  TIME  19:20:43   *
*                                       *
*****************************************
```

```
*****************************************
*                                       *
*    U.S. ARMY CORPS OF ENGINEERS       *
*    HYDROLOGIC ENGINEERING CENTER      *
*          609 SECOND STREET            *
*       DAVIS, CALIFORNIA 95616         *
*           (916) 756-1104              *
*                                       *
*****************************************
```

```
X     X  XXXXXXX   XXXXX           X
X     X  X        X     X         XX
X     X  X        X               X
XXXXXXX  XXXX     X        XXXXX  X
X     X  X        X               X
X     X  X        X     X         X
X     X  XXXXXXX   XXXXX          XXX
```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION
NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL   LOSS RATE:GREEN AND AMPT INFILTRATION
KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

```
          LINE           ID.......1.......2.......3.......4.......5.......6.......7.......8.......9......10

             1           ID        Flood Control District of Maricopa County
             2           ID        2648 MIDWAY - 2648 Midway
             3           ID        100 YEAR
             4           ID        6 Hour  Storm
             5           ID        Unit Hydrograph: Clark
             6           ID        Storm: Single
             7           ID        02/04/2026
                         *DIAGRAM
             8           IT       5  1JAN99       0    2000
             9           IO       5
            10           IN      15
                         *
                         *

            11           KK   OFF-1   BASIN
            12           BA   0.361
            13           PB   2.711
            14           PC   0.000   0.008   0.016   0.025   0.033   0.041   0.050   0.058   0.066   0.074
            15           PC   0.087   0.099   0.118   0.140   0.219   0.382   0.824   0.906   0.929   0.949
            16           PC   0.961   0.971   0.982   0.991   1.000
            17           LG    0.32    0.18    8.29    0.24       5
            18           UC   0.898   0.619
            19           UA       0     3.0     5.0     8.0    12.0    20.0    43.0    75.0    90.0    96.0
            20           UA     100
                         *

            21           KK     R-1   ROUTE
            22           RS       1    FLOW
            23           RC   0.032   0.032   0.032    2985  0.0020    3.00
            24           RX    0.00    2.00   10.00   10.00   10.00   10.00   18.00   20.00
            25           RY    3.00    3.00    1.00    1.00    1.00    1.00    3.00    3.00
                         *

            26           KK   OFF-2   BASIN
            27           BA   0.205
            28           LG    0.45    0.17    8.92    0.28       0
            29           UC   0.853   0.614
            30           UA       0     3.0     5.0     8.0    12.0    20.0    43.0    75.0    90.0    96.0
            31           UA     100
                         *

            32           KK    CP-1 COMBINE
            33           HC       2
                         *
            34           ZZ
```

1 SCHEMATIC DIAGRAM OF STREAM NETWORK

```
 INPUT
  LINE      (V) ROUTING          (---->) DIVERSION OR PUMP FLOW

   NO.      (.) CONNECTOR        (<----) RETURN OF DIVERTED OR PUMPED FLOW

    11       OFF-1
                V
                V
    21         R-1
                .
                .
    26          .       OFF-2
                .           .
                .           .
    32        CP-1............
```

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION


```
1*****************************************
*                                       *
*   FLOOD HYDROGRAPH PACKAGE  (HEC-1)   *
*               JUN   1998              *
*            VERSION 4.1                *
*                                       *
*****************************************
```

```
*****************************************
*                                       *
*    U.S. ARMY CORPS OF ENGINEERS       *
*    HYDROLOGIC ENGINEERING CENTER      *
*          609 SECOND STREET            *
*       DAVIS, CALIFORNIA 95616         *
*                                       *
*****************************************
```

```
*  RUN DATE   04FEB26  TIME  19:20:43   *                                    *           (916) 756-1104            *
*                                       *                                    *                                     *
*****************************************                                    *************************************
```

Flood Control District of Maricopa County
2648 MIDWAY - 2648 Midway
100 YEAR
6 Hour Storm
Unit Hydrograph: Clark
Storm: Single
02/04/2026

```
   9 IO          OUTPUT CONTROL VARIABLES
                       IPRNT           5  PRINT CONTROL
                       IPLOT           0  PLOT CONTROL
                       QSCAL          0.  HYDROGRAPH PLOT SCALE

     IT          HYDROGRAPH TIME DATA
                        NMIN           5  MINUTES IN COMPUTATION INTERVAL
                       IDATE      1JAN99  STARTING DATE
                       ITIME        0000  STARTING TIME
                          NQ        2000  NUMBER OF HYDROGRAPH ORDINATES
                      NDDATE      7JAN99  ENDING DATE
                      NDTIME        2235  ENDING TIME
                       ICENT          19  CENTURY MARK

                 COMPUTATION INTERVAL    0.08 HOURS
                      TOTAL TIME BASE  166.58 HOURS

         ENGLISH UNITS
              DRAINAGE AREA         SQUARE MILES
              PRECIPITATION DEPTH   INCHES
              LENGTH, ELEVATION     FEET
              FLOW                  CUBIC FEET PER SECOND
              STORAGE VOLUME        ACRE-FEET
              SURFACE AREA          ACRES
              TEMPERATURE           DEGREES FAHRENHEIT

 WARNING --- ROUTED OUTFLOW (     28.) IS GREATER THAN MAXIMUM OUTFLOW (     28.) IN STORAGE-OUTFLOW TABLE

 WARNING --- ROUTED OUTFLOW (     28.) IS GREATER THAN MAXIMUM OUTFLOW (     28.) IN STORAGE-OUTFLOW TABLE
1
                                          RUNOFF SUMMARY
                                      FLOW IN CUBIC FEET PER SECOND
                                    TIME IN HOURS,  AREA IN SQUARE MILES

                                    PEAK   TIME OF     AVERAGE FLOW FOR MAXIMUM PERIOD      BASIN     MAXIMUM     TIME OF
          OPERATION       STATION   FLOW     PEAK                                          AREA      STAGE     MAX STAGE
+                                                      6-HOUR     24-HOUR     72-HOUR

          HYDROGRAPH AT
+                          OFF-1     277.    4.67          50.         12.          4.       0.36
          ROUTED TO
+                            R-1      28.    4.25          27.         12.          4.       0.36
+                                                                                                19.42        6.25
          HYDROGRAPH AT
+                          OFF-2     140.    4.58          23.          6.          2.       0.20
          2 COMBINED AT
+                           CP-1     167.    4.58          49.         18.          6.       0.57


 *** NORMAL END OF HEC-1 ***
```

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Soils Report

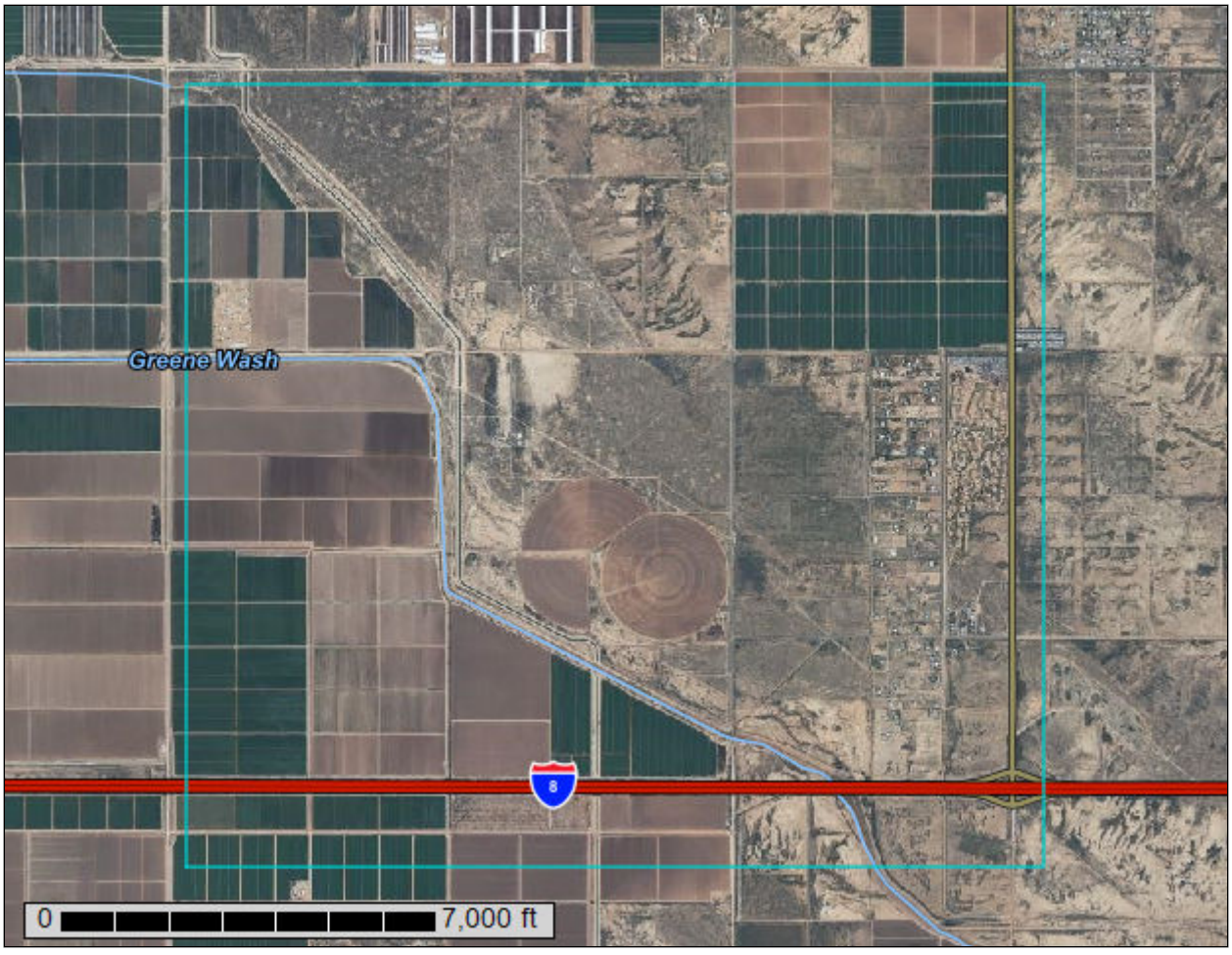
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

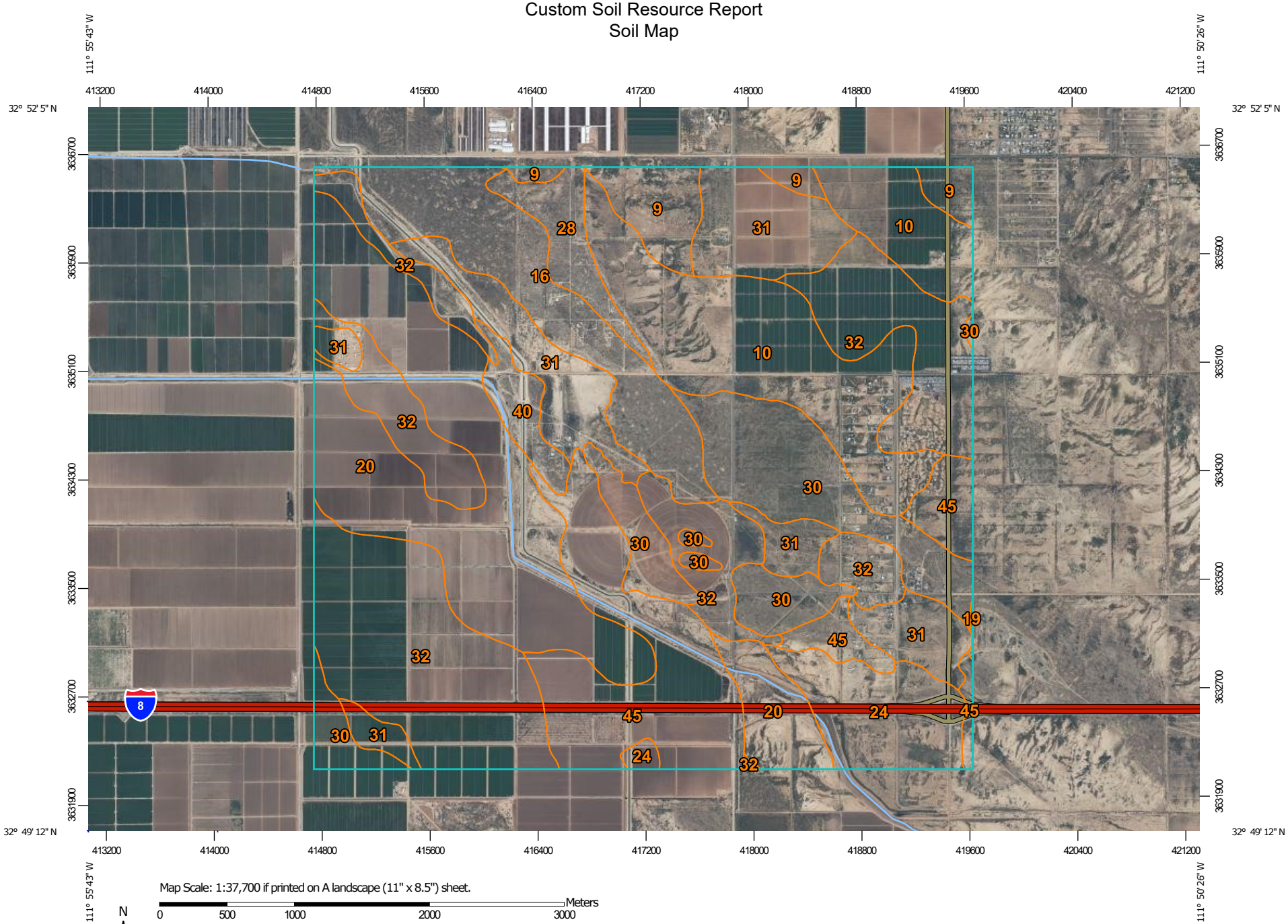
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinal County, Arizona, Western Part



February 3, 2026

Custom Soil Resource Report
Soil Map



Map Scale: 1:37,700 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 500 1000 2000 3000

Feet
0 1500 3000 6000 9000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Contine clay loam	161.4	3.0%
10	Contine clay	687.5	12.8%
16	Denure sandy loam, 1 to 3 percent slopes	394.7	7.3%
19	Dumps-Pits association	1.7	0.0%
20	Gadsden clay	899.0	16.7%
24	Glenbar clay loam, 0 to 2 percent slopes	229.6	4.3%
28	Laveen loam	108.7	2.0%
30	Mohall sandy loam, 0 to 1 percent slopes	523.5	9.7%
31	Mohall loam MLRA 40	558.1	10.4%
32	Mohall clay loam	1,171.0	21.8%
40	Rositas loamy fine sand	76.1	1.4%
45	Trix clay loam	566.3	10.5%
Totals for Area of Interest		**5,377.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the

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Appendix C – Preliminary Retention & Dewatering Calculations

DRAINAGE SUBAREA SUMMARY TABLE

Project: 2648 - Midway
Prepared by: RM
Date: Feb, 2026

Drainage Subarea ID(s)	Concentration Point	Land Use Category[1]				Total Area	Total Area	Length of Longest Flowpath	Length of Longest Flowpath	Top Elevation	Bottom Elevation	Change in Elevation	Slope	Slope
		Industrial 2	Pavement	General Open Space	Undeveloped Desert									
		[ft^2]	[ft^2]	[ft^2]	[ft^2]	[ft^2]	[ac]	[ft]	[mi]	[ft]	[ft]	[ft]	[ft/ft]	[ft/mi]
ON-1	RB-1	2,867,864	658,323	2,883,818	0	6,410,005	147.153	RETENTION ONLY						
Total		2,867,864	658,323	2,883,818		6,410,005	147.153							

(1) From Table 2-1 of the Pinal County Drainage Design Manual: Volume II-Design Method (August, 2004)
(2) Desert Landscaping 2, per Pinal County Drainage Design manual: Volume II - Design Method (August, 2004)

WEIGHTED RUNOFF COEFFICIENT CALCULATIONS

Project: 2648 - Midway
Prepared by: RM
Date: Feb, 2026

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Land use[1]	2 & 10-Year C Coefficient	50-Year C Coefficient	100-Year C Coefficient	500-Year C Coefficient
Industrial 2	0.80	0.95	0.95	0.95
Pavement	0.85	0.95	0.95	0.95
General Open Space	0.40	0.48	0.50	0.50
Undeveloped Desert	0.40	0.48	0.50	0.50

(1) From Table 2-1 of the Pinal County Drainage Design Manual: Volume II-Design Method (August, 2004)

Drainage Subarea ID(s)	Concentration Point	Subarea Surface Types & Areas					Weighted C Coefficient		
		Industrial 2 [ft^2]	Pavement [ft^2]	General Open Space [ft^2]	Undeveloped Desert [ft^2]	Total [ft^2]	C_w - 2 & 10 Year	C_w -50 Year	C_w - 100 Year
ON-1	RB-1	2,867,864	658,323	2,883,818	0	6,410,005	0.63	0.74	0.75
Total		**2,867,864**	**658,323**	**2,883,818**	**0**	**6,410,005**			

RETENTION CALCULATIONS TABLE

Project: 2648 - Midway
Prepared by: RM
Date: Feb, 2026

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100-YEAR, 2-HOUR CALCULATIONS

Retention Volume Required (100-Year, 2-Hour) = C * (P/12) * A

C	=		-Developed condition "C" Value
P	=	2.34 in	- Precipitation depth associated with the 100-year, 2-hour storm event (NOAA Atlas 14)
A	=		-Plan-view area of an individual drainage area

Retention Basin ID	Drainage Area ID	Area [ft^2]	Weighted Runoff Coefficient (100-YR)	Runoff Volume Required for 100-Year, 2-Hour [ft^3]	TOTAL Retention Volume Provided fof 100-Year [ft^3]
RB-1	ON-1	6,410,005	0.75	934,398	**1,805,294**
			Total	**934,398**	**1,805,294**

36-HOUR DEWATERING CALCULATIONS

Project: 2648 - Midway
Prepared by: RM
Date: Feb, 2026

Colliers Engineering & Design

DEWATERING TYPE	EQUATION	VARIABLES	Units
Drywells	Time to Drain $T = V_P / 3600R_T$	V_P = Volume Provided R_T = TOTAL Drain Rate	Hours

Retention Basin ID	Volume to Dewater [ft^3]	Drywell Disposal Rate [1] [cfs]	Number of Drywells [2] [ea.]	TOTAL Drain Rate [cfs]	Time to Drain [3] $T=V_P/3600\ R_T$ [hr]
RB-1	934,398	0.1	73	7.30	35.6
		TOTAL:	73		

NOTE:

1. Percolation rate of 0.1 is based on Section 3.10.4.3 of the Pinal County Drainage Manual Vol I - Design Criteria (August, 2004)

2. The required number of drywells can be reduced based on as-built test data of the basin bottom surface area and as-built drywell percolation test results.

3. Design of all stormwater storage facilities is such that the stored runoff is completely discharged from the facility within 36 hours after the runoff event has ended.

4. All drywells must be registered with the Arizona Department of Environmental Quality (ADEQ).

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NOAA 14 Rainfall Report

NOAA Atlas 14, Volume 1, Version 5
Location name: Casa Grande, Arizona, USA*
Latitude: 32.8391°, Longitude: -111.8828°
Elevation: 1351 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	**0.202** (0.171-0.243)	**0.264** (0.225-0.319)	**0.359** (0.303-0.431)	**0.431** (0.361-0.514)	**0.526** (0.435-0.626)	**0.598** (0.489-0.709)	**0.671** (0.539-0.795)	**0.746** (0.589-0.882)	**0.843** (0.649-1.00)	**0.918** (0.692-1.09)
10-min	**0.308** (0.260-0.370)	**0.402** (0.342-0.485)	**0.547** (0.461-0.656)	**0.655** (0.549-0.782)	**0.801** (0.662-0.952)	**0.911** (0.744-1.08)	**1.02** (0.820-1.21)	**1.14** (0.896-1.34)	**1.28** (0.987-1.52)	**1.40** (1.05-1.66)
15-min	**0.382** (0.322-0.458)	**0.498** (0.424-0.601)	**0.678** (0.572-0.814)	**0.812** (0.680-0.970)	**0.992** (0.820-1.18)	**1.13** (0.922-1.34)	**1.27** (1.02-1.50)	**1.41** (1.11-1.66)	**1.59** (1.22-1.89)	**1.73** (1.30-2.06)
30-min	**0.514** (0.434-0.617)	**0.671** (0.570-0.810)	**0.912** (0.769-1.10)	**1.09** (0.916-1.31)	**1.34** (1.10-1.59)	**1.52** (1.24-1.80)	**1.71** (1.37-2.02)	**1.89** (1.50-2.24)	**2.14** (1.65-2.54)	**2.33** (1.76-2.78)
60-min	**0.636** (0.537-0.764)	**0.830** (0.706-1.00)	**1.13** (0.952-1.36)	**1.35** (1.13-1.62)	**1.65** (1.37-1.97)	**1.88** (1.54-2.23)	**2.11** (1.69-2.50)	**2.34** (1.85-2.78)	**2.65** (2.04-3.15)	**2.89** (2.17-3.44)
2-hr	**0.725** (0.621-0.856)	**0.940** (0.808-1.12)	**1.26** (1.08-1.49)	**1.50** (1.27-1.77)	**1.83** (1.53-2.14)	**2.08** (1.72-2.44)	**2.34** (1.90-2.74)	**2.60** (2.07-3.05)	**2.95** (2.29-3.47)	**3.23** (2.45-3.81)
3-hr	**0.778** (0.667-0.923)	**0.997** (0.859-1.19)	**1.31** (1.12-1.56)	**1.56** (1.33-1.85)	**1.92** (1.60-2.25)	**2.19** (1.81-2.57)	**2.48** (2.01-2.91)	**2.79** (2.21-3.27)	**3.21** (2.46-3.77)	**3.55** (2.66-4.19)
6-hr	**0.924** (0.807-1.08)	**1.17** (1.03-1.36)	**1.51** (1.32-1.75)	**1.77** (1.54-2.05)	**2.14** (1.83-2.46)	**2.43** (2.04-2.78)	**2.73** (2.25-3.13)	**3.04** (2.46-3.49)	**3.46** (2.72-3.98)	**3.79** (2.91-4.39)
12-hr	**1.04** (0.921-1.19)	**1.32** (1.17-1.50)	**1.67** (1.48-1.90)	**1.96** (1.71-2.22)	**2.34** (2.03-2.64)	**2.64** (2.26-2.97)	**2.94** (2.48-3.33)	**3.25** (2.70-3.68)	**3.67** (2.97-4.20)	**4.00** (3.16-4.61)
24-hr	**1.20** (1.09-1.34)	**1.53** (1.38-1.70)	**1.98** (1.78-2.19)	**2.34** (2.10-2.58)	**2.83** (2.53-3.12)	**3.22** (2.86-3.54)	**3.63** (3.20-3.99)	**4.05** (3.54-4.46)	**4.63** (4.00-5.11)	**5.08** (4.35-5.62)
2-day	**1.28** (1.16-1.41)	**1.63** (1.48-1.81)	**2.14** (1.93-2.36)	**2.54** (2.29-2.81)	**3.10** (2.78-3.43)	**3.55** (3.16-3.92)	**4.02** (3.56-4.45)	**4.52** (3.96-5.00)	**5.20** (4.50-5.78)	**5.75** (4.93-6.41)
3-day	**1.35** (1.23-1.50)	**1.73** (1.57-1.91)	**2.27** (2.06-2.51)	**2.71** (2.45-2.99)	**3.32** (2.98-3.66)	**3.81** (3.40-4.20)	**4.34** (3.84-4.78)	**4.88** (4.29-5.39)	**5.65** (4.90-6.26)	**6.28** (5.39-6.97)
4-day	**1.43** (1.30-1.58)	**1.82** (1.66-2.02)	**2.40** (2.18-2.66)	**2.87** (2.60-3.17)	**3.54** (3.18-3.89)	**4.07** (3.64-4.48)	**4.64** (4.12-5.11)	**5.25** (4.62-5.78)	**6.10** (5.30-6.73)	**6.80** (5.84-7.52)
7-day	**1.58** (1.44-1.75)	**2.02** (1.84-2.23)	**2.67** (2.42-2.94)	**3.19** (2.89-3.51)	**3.92** (3.53-4.31)	**4.51** (4.04-4.96)	**5.14** (4.57-5.65)	**5.81** (5.12-6.39)	**6.75** (5.87-7.44)	**7.50** (6.46-8.29)
10-day	**1.73** (1.57-1.91)	**2.21** (2.02-2.44)	**2.92** (2.65-3.22)	**3.48** (3.16-3.84)	**4.27** (3.86-4.70)	**4.91** (4.40-5.40)	**5.58** (4.97-6.14)	**6.29** (5.55-6.92)	**7.28** (6.35-8.04)	**8.08** (6.97-8.93)
20-day	**2.11** (1.92-2.32)	**2.71** (2.47-2.98)	**3.58** (3.25-3.93)	**4.23** (3.84-4.64)	**5.11** (4.61-5.60)	**5.79** (5.20-6.34)	**6.48** (5.80-7.10)	**7.17** (6.38-7.87)	**8.11** (7.15-8.93)	**8.83** (7.72-9.74)
30-day	**2.46** (2.25-2.69)	**3.17** (2.90-3.46)	**4.17** (3.81-4.55)	**4.93** (4.50-5.38)	**5.95** (5.41-6.49)	**6.74** (6.09-7.34)	**7.54** (6.78-8.22)	**8.35** (7.46-9.12)	**9.44** (8.36-10.3)	**10.3** (9.04-11.3)
45-day	**2.88** (2.62-3.14)	**3.71** (3.38-4.05)	**4.88** (4.44-5.32)	**5.74** (5.22-6.26)	**6.88** (6.24-7.50)	**7.74** (6.98-8.43)	**8.60** (7.73-9.37)	**9.46** (8.46-10.3)	**10.6** (9.40-11.6)	**11.4** (10.1-12.5)
60-day	**3.19** (2.91-3.49)	**4.12** (3.75-4.50)	**5.41** (4.93-5.91)	**6.35** (5.78-6.92)	**7.57** (6.86-8.24)	**8.48** (7.65-9.22)	**9.38** (8.43-10.2)	**10.3** (9.18-11.2)	**11.4** (10.1-12.5)	**12.3** (10.8-13.4)

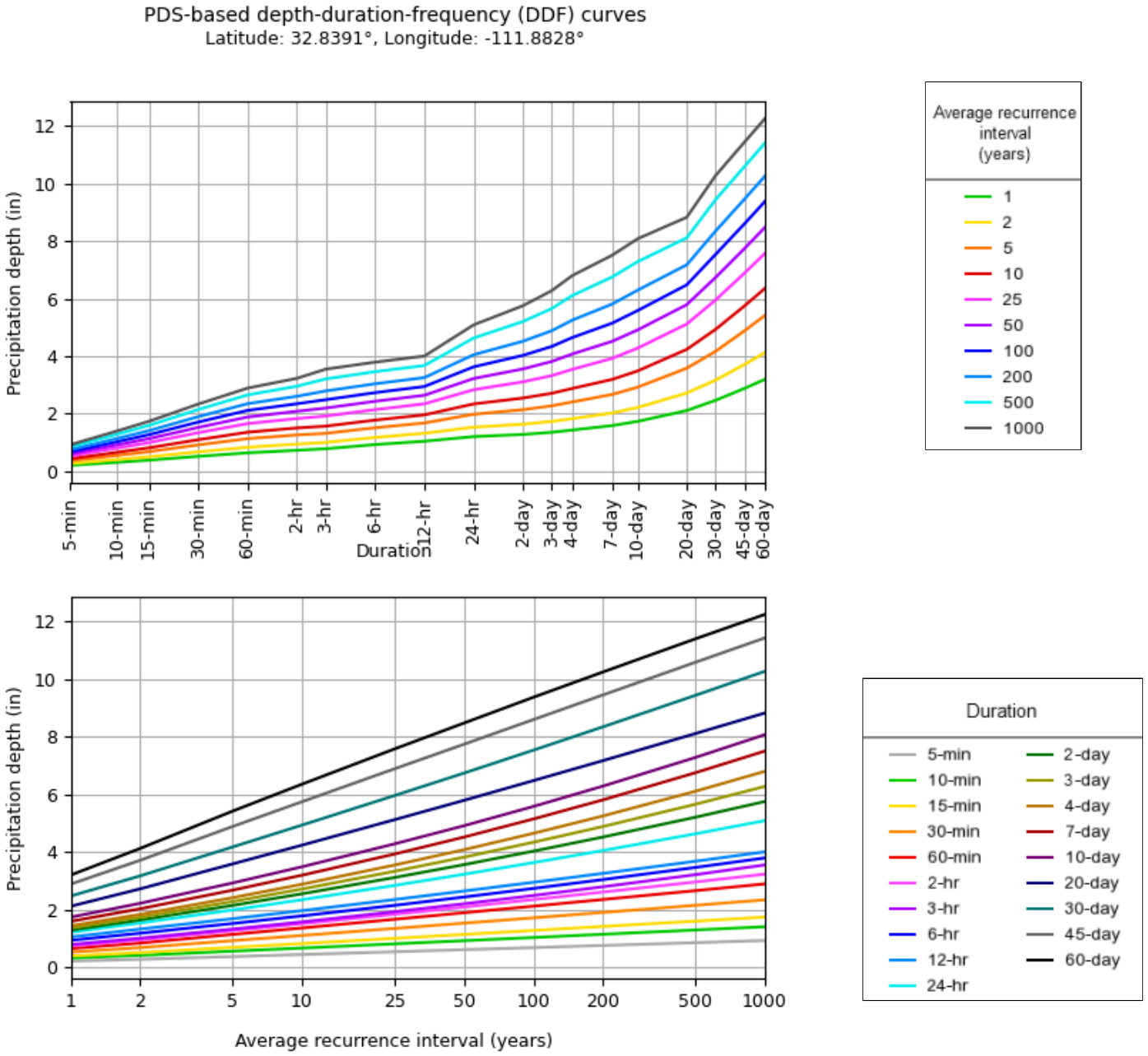
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

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.

Back to Top

PF graphical



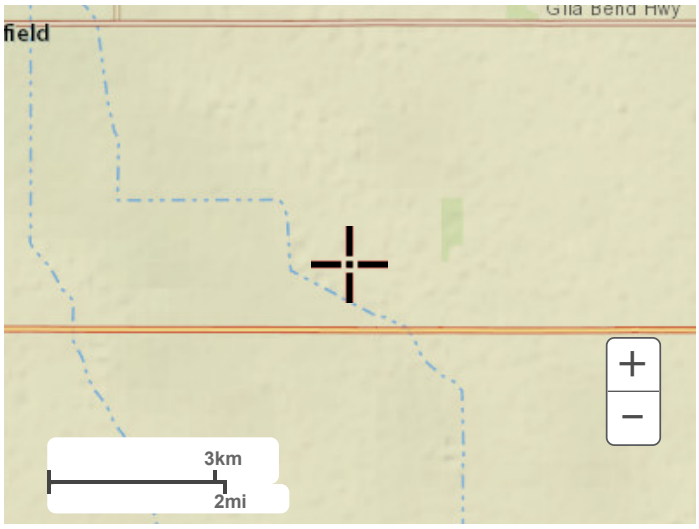
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Thu Jan 9 21:41:20 2025

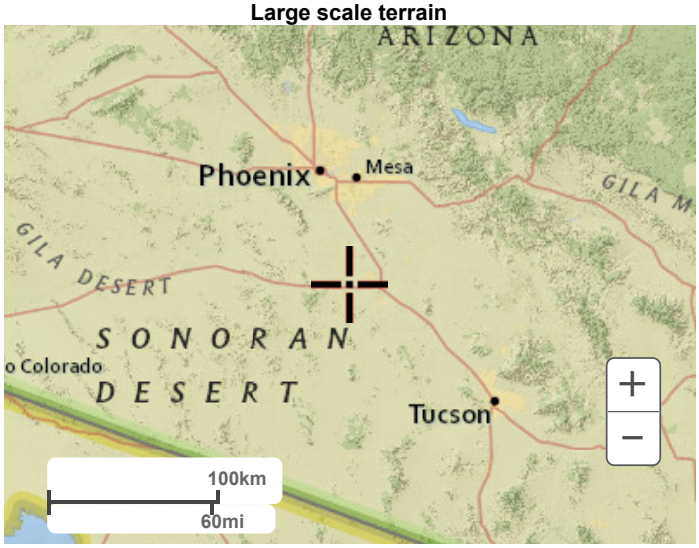
Back to Top

Maps & aerials

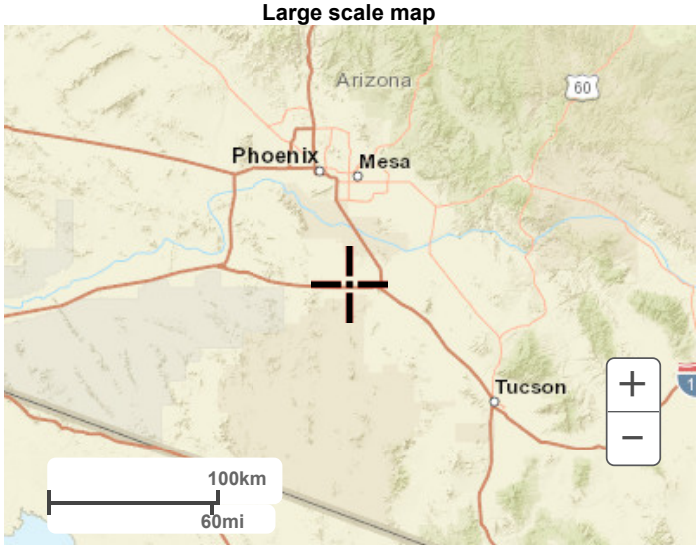
Small scale terrain



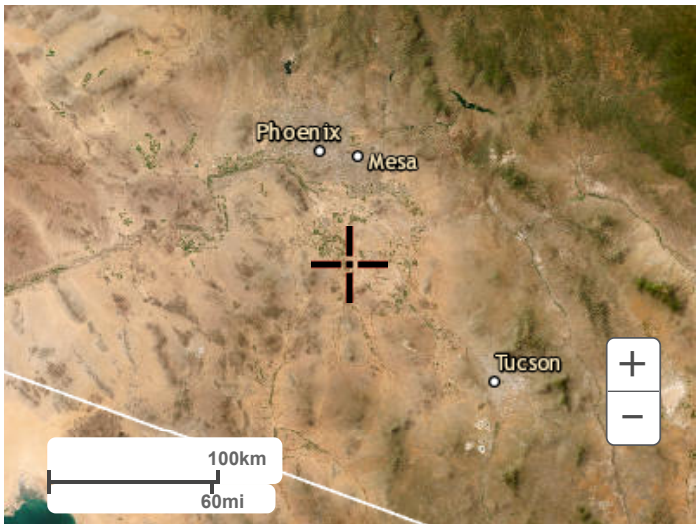
Large scale terrain



Large scale map



Large scale aerial



Back to Top

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 D – Previous Drainage Study Excerpts

Colliers
Engineering
& Design

Master Drainage Report for Project Bella

HILGARTWILSON is now Colliers Engineering & Design

HILGARTWILSON

HAS JOINED COLLIERS ENGINEERING & DESIGN

MASTER
DRAINAGE REPORT

FOR

PROJECT BELLA

NWC OF INTERSTATE 8 AND MIDWAY ROAD
PINAL COUNTY, ARIZONA

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March 2025
Project No.: 2648

HILGARTWILSON

HAS JOINED COLLIERS ENGINEERING & DESIGN



MASTER DRAINAGE REPORT
FOR
PROJECT BELLA

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 PROJECT NAME, LOCATION, AND TOPOGRAPHY 1
1.2 PURPOSE 2
1.3 FEMA FLOODPLAIN DESIGNATION 2
2.0 PREVIOUS DRAINAGE STUDIES 2
2.1 LOWER SANTA CRUZ RIVER FEASIBILITY STUDY 2
3.0 EXISTING DRAINAGE PATTERNS 2
4.0 MANAGEMENT OF OFFSITE FLOWS 3
5.0 HYDROLOGIC ANALYSIS 4
5.1 HEC-1/DDMS ANALYSIS 4
5.1.1 RAINFALL DATA 4
5.1.2 DRAINAGE AREAS 4
5.1.3 RAINFALL LOSS METHOD 4
5.1.4 RAINFALL LOSS METHOD 5
6.0 PROPOSED ONSITE DRAINAGE 5
6.1 STORMWATER STORAGE BASINS 5
6.2 DISSIPATION OF STORED RUNOFF 5
6.3 PRELIMINARY CHANNEL CONVEYANCE 6
6.4 STORM DRAIN CONVEYANCE 6
6.5 STORM DRAIN CONVEYANCE 6
7.0 FINISHED FLOORS 6
8.0 ULTIMATE OUTFALL 6
9.0 SUMMARY & CONCLUSIONS 7
10.0 REFERENCES 8

APPENDICES

A. Figures
B. Preliminary Hydrologic Calculations
C. Preliminary Retention and Dewatering Calculations
D. Preliminary Hydraulic Calculations
E. Previous Report Excerpts

FIGURES

1. Vicinity Map ..... Appendix A
2. FEMA Flood Map ..... Appendix A
3. Master Drainage Plan ..... Appendix A

RB-1
STORAGE DEPTH=3'
V_{REQ}=694,087 CF
V_{PVD}=737,236 CF

PROPOSED SPREADER BASIN

CHANNEL 1B
EARTHEN CHANNEL
TOP WIDTH=64'
SIDE SLOPES=4:1
TOTAL DEPTH=3'
CHANNEL SLOPE=0.3%
Q_{100}=332 CFS

RB-1

OFF-3

OFF-2

EVAPORATION POND (8.95 ACRES)

CULVERT 1B

GAS LINE EASEMENT

ON-1

OFF-6

PROPOSED SPREADER BASIN

CHANNEL 2B
EARTHEN CHANNEL
TOP WIDTH=30'
SIDE SLOPES=4:1
TOTAL DEPTH=3'
CHANNEL SLOPE=0.3%
Q_{100}=62 CFS

OFF-5

160'

POWER LINE EASEMENT

OFF-4

CHANNEL 1A
EARTHEN CHANNEL
TOP WIDTH=60'
SIDE SLOPES=4:1
TOTAL DEPTH=3'
CHANNEL SLOPE=0.3%
Q_{100}=302 CFS

CHANNEL 2A
EARTHEN CHANNEL
TOP WIDTH=28'
SIDE SLOPES=4:1
TOTAL DEPTH=3'
CHANNEL SLOPE=0.3%
Q_{100}=43 CFS

OFF-1

MIDWAY RD

MAMMOTH DR

MONTGOMERY RD

KIN LI CHEE AVE

CORNMAN RD

GREENE WASH

INTERSTATE 8 ARIZONA

LEGEND

PROJECT BOUNDARY	
DRAINAGE AREA (ONSITE)	
DRAINAGE AREA (OFFSITE)	
FEMA FLOODPLAIN	
DRAINAGE CHANNEL (PROPOSED)	
DRAINAGE AREA ID	ON-XX
100-YEAR PEAK FLOW	Q_{100}-XXX cfs
RETENTION BASIN ID	RB-XX
RETENTION BASIN	
CULVERT CROSSING (PROPOSED)	
FLOW ARROW (OFFSITE)	
FLOW ARROW (ONSITE)	
ULTIMATE OUTFALL	

N

400 200 0 400 800
SCALE: 1" = 400'

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REV.:

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PHOENIX, AZ 85016 www.hilgartwilson.com

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

FIG 3: MASTER DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 2648
DATE: MAR 2025
SCALE: 1" = 400'
DRAWN: DM
DESIGNED: RW
APPROVED: AT
DWG. NO.
SHT. OF

U:\2600\2648\2648.01 Seguro Energy Partners\REPORTS\DRAINAGE\Exhibits\2648 Fig 3 - Drainage Constraints Map.dwg 3/4/2025 7:48 AM

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:
IDM Midway

Project Type:
Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction or expansion

Project ID:
HGIS-25137

Project Description:
Potential data center campus

Contact Person:
Alex Hayes

Organization:
Withey Morris Baugh PLC

On Behalf Of:
PRIVATE

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.

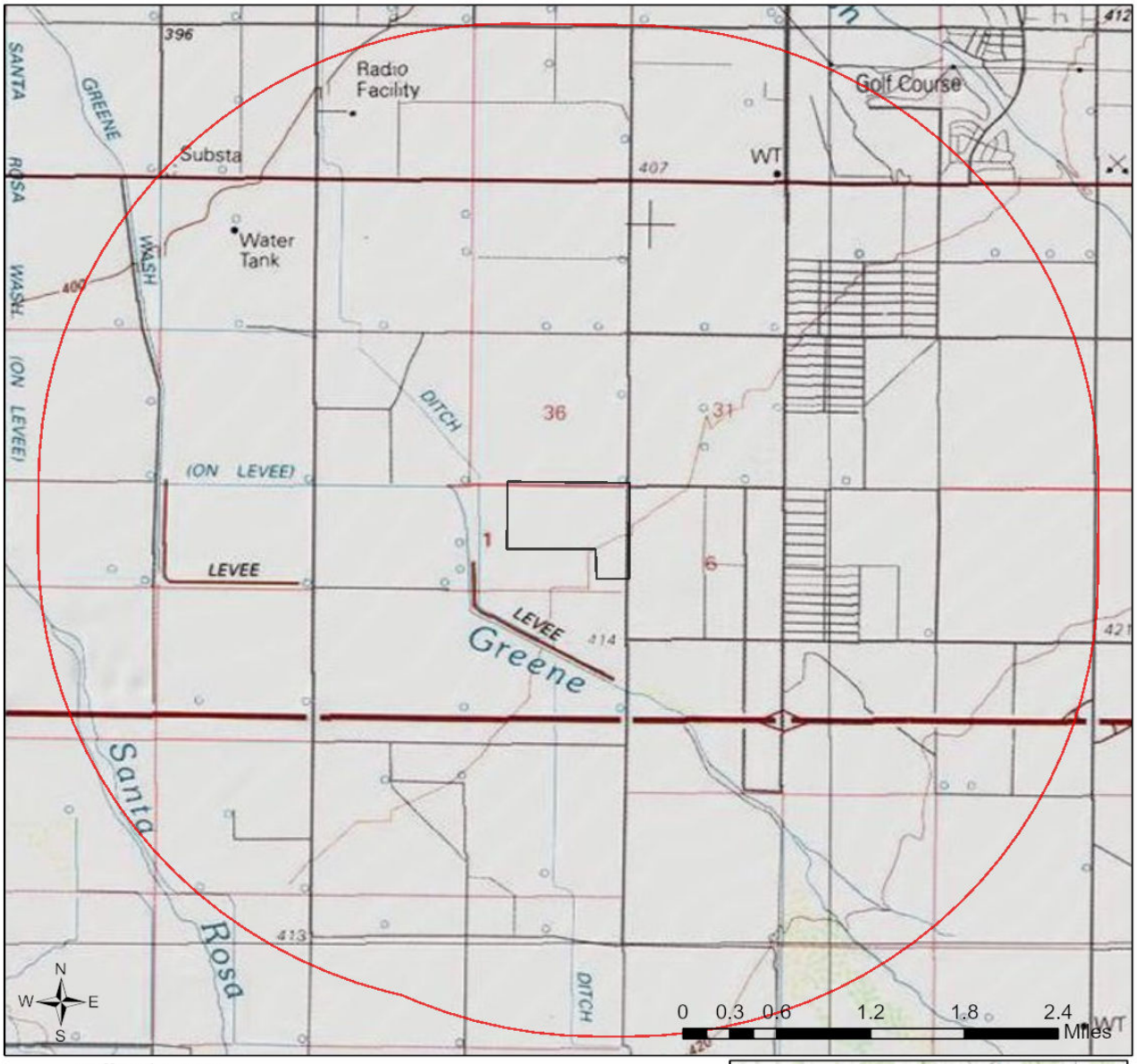
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

IDM Midway

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 245.28

Lat/Long (DD): 32.8467 / -111.8838

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T7S, R4E; T7S, R5E

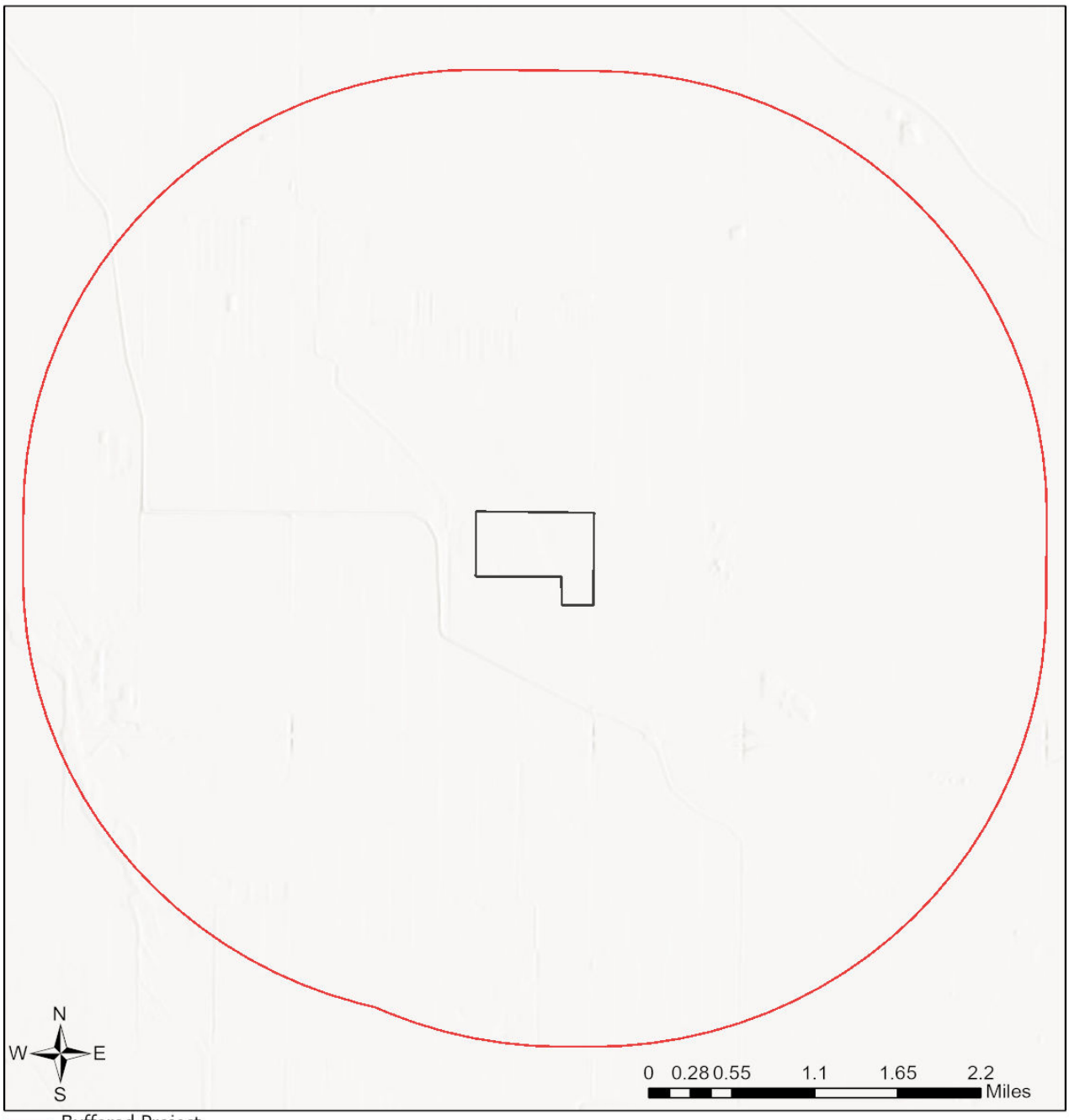
USGS Quad(s): DOUBLE PEAK



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
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Esri, USGS

IDM Midway

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 245.28

Lat/Long (DD): 32.8467 / -111.8838

County(s): Pinal

AGFD Region(s): Mesa

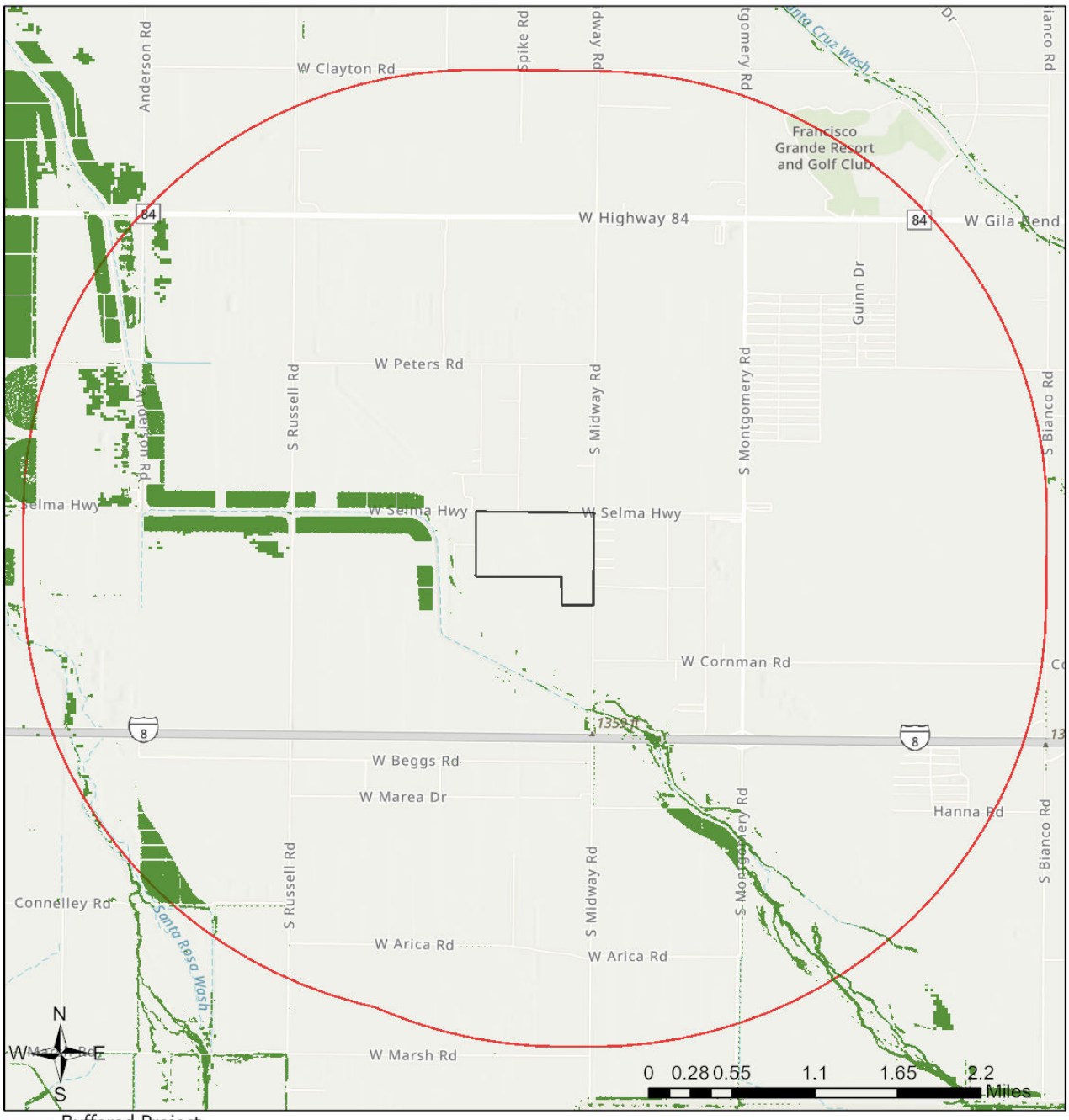
Township/Range(s): T7S, R4E; T7S, R5E

USGS Quad(s): DOUBLE PEAK

Esri, NASA, NGA, USGS, FEMA

IDM Midway

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Wildlife Connectivity

Project Size (acres): 245.28

Lat/Long (DD): 32.8467 / -111.8838

County(s): Pinal

AGFD Region(s): Mesa

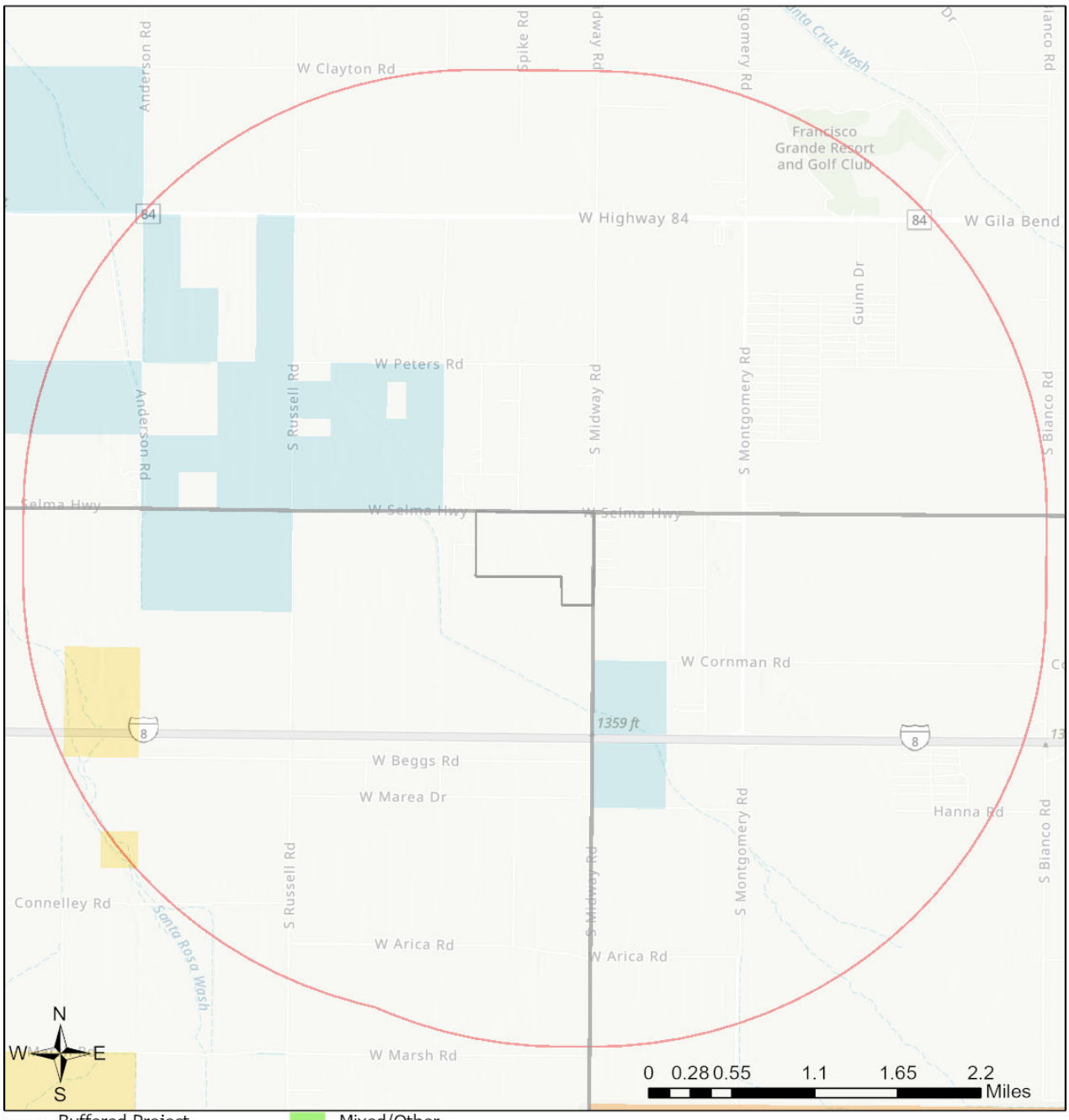
Township/Range(s): T7S, R4E; T7S, R5E

USGS Quad(s): DOUBLE PEAK

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

IDM Midway

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): 245.28

Lat/Long (DD): 32.8467 / -111.8838

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T7S, R4E; T7S, R5E

USGS Quad(s): DOUBLE PEAK

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Lepus alleni	Antelope Jackrabbit					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
Greene Wash and Reservoir	Pinal County Wildlife Movement Area - Riparian/Wash					

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
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit					2
Aquila chrysaetos	Golden Eagle	BGA		S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					3
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Auriparus flaviceps	Verdin					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
Charadrius montanus	Mountain Plover					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					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

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
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Icterus bullockii	Bullock'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
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Micrathene whitneyi	Elf Owl					3
Myotis velifer	Cave Myotis			S		2
Myotis yumanensis	Yuma Myotis					2
Neotamias cinereicollis	Gray-collared Chipmunk					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
Pooecetes gramineus	Vesper Sparrow					2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		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					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction or 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.

If trenching or digging of large holes is necessary, the AZGFD recommends trenching/digging and backfilling crews be close together to minimize the amount of open holes at any given time. Where trenches or holes cannot be back-filled immediately, the AZGFD recommends escape ramps be constructed in each hole and at least every 90 meters in trenches. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The AZGFD recommends that slopes be less than 45 degrees (1:1) and trenches and holes that have been left open be inspected to remove animals prior to backfilling.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors to be preserved, and the incorporation of these critical wildlife components into community plans and programs. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The AZGFD's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/ and https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Project Location and/or Species Recommendations:
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.

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

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/.

ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF GLO LOTS 1, 2, 3, 12, 13, 14 AND 15
OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE NO. NCS-1258254-PHX1, DATED APRIL 04, 2025.

COLLIERS ENGINEERING & DESIGN, INC. HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AS LISTED HEREON. COLLIERS ENGINEERING & DESIGN, INC. AND DAVID M. SCHLIEF (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

SCHEDULE "B" - EXCEPTIONS (#)

1. TAXES FOR THE FULL YEAR OF 2025. (THE FIRST HALF IS DUE OCTOBER 1, 2025 AND IS DELINQUENT NOVEMBER 1, 2025. THE SECOND HALF IS DUE MARCH 1, 2026 AND IS DELINQUENT MAY 1, 2026 .) **THIS ITEM AFFECTS THE PROPERTY BUT DOES NOT AFFECT THE SURVEY.**

2. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) **THE EFFECT OF THIS ITEM IS UNKNOWN.**

3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) **THE EFFECT OF THIS ITEM IS UNKNOWN.**

4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) **THE EFFECT OF THIS ITEM IS UNKOWN.**

5. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. **THIS ITEM AFFECTS THE PROPERTY BUT DOES NOT AFFECT THE SURVEY.**

6. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 375, PAGE 572. **THIS ITEM AFFECTS THE PROEPRTY AND IS SHOWN HEREON.**

7. ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 12 OF SURVEYS, PAGE 256. **THIS ITEM AFFECTS THE PROPERTY AND INDICATES THE LOCATION OF G.L.O LOTS 1, 2, 3, 12, 13, 14, 15 TRACT 1 AND TRACT 2.**

8. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____: _____. **THE EFFECT OF THIS ITEM IS UNKNOWN.**

9. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. **THIS ITEM AFFECTS THE PROPERTY BUT DOES NOT AFFECT THE SURVEY.**

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **THIS ITEM AFFECTS THE PROPERTY BUT DOES NOT AFFECT THE SURVEY.**

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOTS 1, 2, 13, 14 AND THE NORTH HALF OF LOT 15 AND THE EAST 61.71 ACRES OF LOTS 3 AND 12 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT TWO TRACTS OF LAND CONTAINING A TOTAL OF 5.852 ACRES DESCRIBED AS FOLLOWS:

TRACT 1 (LOT 15):

BEGINNING AT A POINT LOCATED IN SAID LOT 15, SAID POINT BEARS NORTH 52 DEGREES 03 MINUTES WEST, A
DISTANCE OF 1075.4 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE WEST, A DISTANCE OF 72.2 FEET;

THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 427.5 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;

THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 663.3 FEET;

THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

TRACT 2 (LOTS 12 AND 13):

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT 13, SAID POINT BEARS NORTH 57 DEGREES 03 MINUTES WEST, A DISTANCE OF 2,432.6 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE WEST, A DISTANCE OF 72.2 FEET;

THENCE NORTH 61 DEGREES 00 MINUTES WEST, A DISTANCE OF 1,885.4 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES EAST, A DISTANCE OF 114.3 FEET;

THENCE SOUTH 61 DEGREES 00 MINUTES EAST, A DISTANCE OF 2,121.3 FEET;

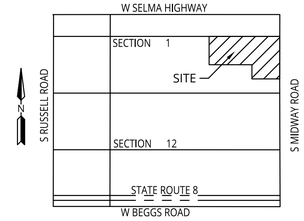
THENCE WEST, A DISTANCE OF 134.1 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

BASIS OF BEARING IS THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN AS DEFINED BETWEEN THE WEST QUARTER CORNER OF SECTION 6, MONUMENTED BY A BRASS CAP IN HAND HOLE AND THE NORTHWEST CORNER OF SECTION 6, MONUMETED BY A BRASS CAP IN HAND HOLE WHICH BEARS AS THE BASIS OF BEARING NORTH 00°11'08" EAST, 2648.74 FEET.

REFERENCE DOCUMENTS

1. RESULTS OF SURVEY, SURVEY BOOK 12, PAGE 256, PINAL COUNTY RECORDER'S OFFICE, PINAL COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

OWNER/CLIENT

IDM INDUSTRIAL, LLC
6720 NORTH SCOTTSDALE ROAD, SUITE 190
SCOTTSDALE, AZ 85253
PH# 480.977.3477

SURVEYOR

COLLIERS ENGINEERING & DESIGN, INC.
2742 NORTH 24TH STREET, SUITE 270
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: DAVE SCHLIEF, RLS

NOTES

1. AREA IS 9,402,620 SQUARE FEET OR 215.8545 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY COLLIERS ENGINEERING & DESIGN, INC. IN APRIL, 2025. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. SITE ADDRESS IS UNASSIGNED AT THE TIME OF THE SURVEY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF MIDWAY ROAD AND SELMA HIGHWAY (APN:500-12-001B. (TABLE A, ITEM #2)
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE SURFACE EVIDENCE AT THE TIME OF THE SURVEY, ALONG WITH UTILITY MAPS PROVIDED BY THE RESPECTIVE UTILITY COMPANY. (TABLE A, ITEM #11).
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)
11. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #17)
12. THERE ARE NO BUILDINGS OR PERMANENT STRUCTURES ON THE PROPERTY. (TABLE A, ITEM #7(A)
13. THE SUBJECT PROPERTY HAS 0 REGULAR PARKING SPACES & 0 DISABLED PARKING SPACES (TABLE A, ITEM #9)

SURVEYOR'S CERTIFICATION:

TO:
1. IDM INDUSTRIAL, LLC
2. SELMA & MIDWAY, LLC
2. FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN APRIL, 2025.

DAVID M. SCHLIEF
RLS 31034
COLLIERS ENGINEERING & DESIGN, INC.
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.730.3810
dave.schlief@collierseng.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31034
DAVID M.
SCHLIEF
Date 7/1/2025
Signed
ARIZONA U.S.A.
Expires 03/31/2027

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.:

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Formerly HILGARTWILSON

Colliers Engineering & Design

SELMA HIGHWAY AND MIDWAY ROAD

SEC SELMA HWY & MIDWAY RD.
PINAL COUNTY, AZ

ALTA/NSPS LAND TITLE SURVEY

PROJ NO.:	2648
DATE:	JUN 2025
SCALE:	
DRAWN:	BMG
DESIGNED:	
APPROVED:	DMS

DWG. NO.
SV-1
SHT. 1 OF 2

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NORTHEAST CORNER
GLO LOT 3
NOTHING FOUND

DIRT ROAD

WEST SELMA HIGHWAY
S89°58'18"E 1121.52'

DIRT ROAD

SOUTH QUARTER CORNER SECTION 36
TOWNSHIP 6 SOUTH, RANGE 4 EAST
1" IRON PIPE

DIRT ROAD

N89°59'29"W 29.74'

FOUND REBAR
W/CAP RLS 21081

DIRT ROAD

S89°59'29"E 2613.47'

DIRT ROAD

WEST SELMA HIGHWAY

DIRT ROAD

NORTHWEST CORNER SECTION 6
TOWNSHIP 7 SOUTH, RANGE 5 EAST

NORTHEAST CORNER SECTION 1
TOWNSHIP 7 SOUTH, RANGE 4 EAST
• FOUND 3" BRASS CAP IN HAND HOLE

DETAIL

33' DECLARED COUNTY ROAD
DOCKET 375, PAGE 572 P.C.R.

33' DECLARED COUNTY ROAD
DOCKET 375, PAGE 572 P.C.R.

33' DECLARED COUNTY ROAD
DOCKET 375, PAGE 572 P.C.R.

33' DECLARED COUNTY ROAD
DOCKET 375, PAGE 572 P.C.R.

RESERVOIR FAVOR INVESTMENTS LLC
APN:501-12-002E
NOT A PART

EAST 61.71 ACRES
G.L.O LOT 3
NATURAL DESERT
NO BUILDINGS

G.L.O LOT 2
NATURAL DESERT
NO BUILDINGS

G.L.O LOT 1
NATURAL DESERT
NO BUILDINGS

WESTERLY LINE OF THE
EASTERLY 61.71 ACRES OF
G.L.O LOTS 3 AND 12

N00°01'42"E 1314.93'

PAVED ROAD

SOUTH MIDWAY ROAD

SELMA AND MIDWAY LLC
APN:500-12-001B

DIRT ROAD

BARBED WIRE FENCE
2.1' WEST OF PROPERTY

GUILLERMO VILLEGAS
APN:500-12-004M
NOT A PART

SEE BELOW
FOR DETAIL

EAST 61.71 ACRES
G.L.O LOT 12
NATURAL DESERT
NO BUILDINGS

N00°01'42"E 114.28'

JOSE CERVANTES
APN:500-12-004L
NOT A PART

DIRT ROAD

G.L.O LOT 13
NATURAL DESERT
NO BUILDINGS

G.L.O LOT 14
NATURAL DESERT
NO BUILDINGS

BASIS OF BEARING
S0°11'08"W 2648.74'

JONATHAN RAMIREZ
FUENTES JR
APN:500-12-004K
NOT A PART

BARBED WIRE FENCE
3.2' WEST OF PROPERTY

100.00'

DIRT ROAD

N61°01'18"W 2118.22'

S61°01'18"E 1882.36'

EL PASO NATURAL GAS
APN:500-12-001A
TRACT 2
NOT A PART

ANTONIO CAZAEAS
APN:500-12-004J
NOT A PART

N00°01'42"E
912.06'

CHAIN LINK FENCE
5.2' WEST OF PROPERTY

ANTONIO CASARES
APN:500-12-004H
NOT A PART

SELMA AND MIDWAY LLC
APN:500-12-001B

DIRT ROAD

DIRT ROAD

100.00'

DIRT ROAD

DIRT ROAD

S89°59'49"W 1647.15'

S89°59'49"W 612.71'

S89°59'49"W 206.39'

FOUND REBAR W/NO ID
NOT ACCEPTED
SET REBAR W/CAP RLS 31034

FOUND REBAR W/ NO ID
0.16' SOUTH, 0.09' WEST
ADDED CAP, RLS 31034

G.L.O LOT 15
NATURAL DESERT
NO BUILDINGS

PAVED ROAD

33' DECLARED COUNTY ROAD
DOCKET 375, PAGE 572 P.C.R.

N00°11'26"E
337.79'

100.00'

S61°00'29"E
664.95'

N00°11'26"E 114.12'

N00°11'26"E 208.21'

S61°00'29"E
429.53'

DIRT ROAD

351.50'

SOUTHEAST CORNER GLO LOT 3
FOUND REBAR W/CAP
RLS 42017

BRIAN SCOTT & APRIL BETH RHODES
APN:500-12-007A
NOT A PART

FOUND REBAR W/NO ID
0.14' WEST
ADDED CAP, RLS 31034

S89°59'49"W
376.40'

S89°59'49"W 711.73'

EL PASO NATURAL GAS
APN:500-12-001A
NOT A PART
TRACT 1
BOOK 12 PAGE 256

BRIAN SCOTT & APRIL BETH RHODES
APN:500-12-007B
NOT A PART

660.12'

N0°11'21"W 1011.62'

SOUTHEAST CORNER SECTION 1
TOWNSHIP 7 SOUTH, RANGE 4 EAST
3" BRASS CAP IN HAND HOLE

CONCRETE PAD WITH
GUARD RAIL AND MISC. ELECTRIC

GMKR

GMKR

N

200 100 0 200 400
SCALE: 1" = 200'

LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 31034 OR AS NOTED
	UTILITY POLE
EP	ELECTRIC PANEL
	SIGN
GMKR	GAS MARKER
GM	GAS METER
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	CENTER LINE
	BARBED WIRE FENCE
	PAVEMENT
(R)	RECORD
(M)	MEASURED
P.C.R.	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
OHW	OVERHEAD WIRE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31034
DAVID M.
SCHLIEF
Date Signed
7/1/2025
ARIZONA U.S.A.
Expires 03/31/2027

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Formerly
HILGARTWILSON

Colliers Engineering & Design

SELMA HIGHWAY AND MIDWAY ROAD

SEC SELMA HWY & MIDWAY RD
PINAL COUNTY, AZ

ALTA/NSPS LAND TITLE SURVEY

Colliers Engineering & Design

PROJ NO.:	2648
DATE:	JUN 2025
SCALE:	1" = 200'
DRAWN:	BMG
DESIGNED:	
APPROVED:	DMS

DWG. NO.
SV-2
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Noise Technical Report for the Midway Data Center Project, Pinal County, Arizona

MARCH 2026

PREPARED FOR

LPI Group LLC

PREPARED BY

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NOISE TECHNICAL REPORT FOR THE MIDWAY DATA CENTER PROJECT, PINAL COUNTY, ARIZONA

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CONTENTS

1 Introduction 3
2 Project Description 2
3 Sound Fundamentals – Background 2
3.1 Definition of Acoustical Terms 3
3.2 Sound Levels of Representative Sounds and Noises 4
4 Existing Conditions 5
4.1 Existing Land Use and Site Conditions 5
4.2 Existing Sound Conditions 6
4.2.1 Measurement Locations 6
4.2.2 Meteorological Data 8
4.2.3 Existing Sound Levels 8
4.2.4 Calibration Checks 9
5 Regulatory Setting 10
5.1 Applicable Noise Standards 10
5.1.1 Federal 10
5.1.2 State 10
5.1.3 Pinal County Excessive Noise Ordinance 10
6 Thresholds of Significance and Methodology 11
6.1 Short-Term Construction Noise Criteria 11
6.2 Long-Term Operational Noise Criteria 12
6.3 Methodology 12
6.3.1 Noise Assessment Components 12
6.3.2 On-Site Construction Noise 13
6.3.3 On-Site Operational Noise 15
7 Impacts 16
7.1 Construction Noise 16
7.2 Operational Noise 17
7.2.1 Operational Source Levels 18
7.2.2 Operational Source Levels 21
7.3 Impacts Conclusion 25
8 Literature Cited 27

Appendices

Appendix A. Long-Term and Short-Term Monitoring Location Photographs
Appendix B. Weather Data and Field Survey Sheets
Appendix C. Project Operation Isopleths

Figures

Figure 1. Project location map. 1
Figure 2. Monitoring Locations 7

Tables

Table 1. Sound Levels of Representative Sounds and Noises 4
Table 2. Average Human Ability to Perceive Changes in Sound Levels 5
Table 3. Climatological Conditions Casa Grande, Arizona 5
Table 4. Monitoring Locations. 6
Table 5. Weather Conditions for February 12, 2026 through February 14, 2026 8
Table 6. Summary of Ambient Sound Measurements 9
Table 7. Sound Level Limits for Land Use Districts in Pinal County 11
Table 8. Noise Levels for Common Construction Equipment 13
Table 9. Anticipated Construction Equipment 16
Table 10. Predicted Construction Noise Levels 17
Table 11. Mitigation Insertion Loss and Residual Sound Power Levels (Jenbacher J624) 18
Table 12. Representative Octave-Band Sound Power Levels for Wärtsilä 20V34SG Engine Sources 19
Table 13. Representative Octave-Band Sound Power Levels for Bloom Energy Server ES-5700 Systems 20
Table 14. Modeled Noise Levels – Jenbacher J624 Engines 22
Table 15. Modeled Noise Levels – Wärtsilä 20V34SG Engine Scenario 23
Table 16. Modeled Noise Levels – Bloom Energy Fuel Cells Scenario 24
Table 17. Modeled Noise Levels – Backup Operations 25

1 INTRODUCTION

SWCA Environmental Consultants (SWCA) prepared this Noise Technical Report to evaluate potential noise impacts associated with the proposed Midway Data Center Project (Project) in unincorporated Pinal County, Arizona (Project area; see Figure 1). LPI Group LLC (LPI) proposes to construct, operate, and maintain a data center campus on approximately 215 acres of currently undeveloped land located at the southwest corner of Selma Highway and Midway Road, within the City of Casa Grande's planning area.

This report evaluates potential short-term construction noise and long-term operational noise at nearby noise-sensitive areas (NSAs) and along the Project property boundary. The analysis assesses compliance with the Pinal County Excessive Noise Ordinance (Ordinance No. 050306-ENO, as amended), which establishes maximum allowable exterior sound levels based on receiving land use zoning classifications. For example, the ordinance limits exterior noise to 60 A-weighted decibels (dBA) Equivalent Continuous Sound Level (L_{eq}) during daytime hours and 55 dBA L_{eq} during nighttime hours for residential districts, measured at the property line.

The assessment characterizes existing ambient noise conditions in the Project vicinity, predicts future construction and operational noise levels, and evaluates whether the Project would result in a substantial or permanent increase in ambient noise levels or exceed applicable regulatory thresholds. This report provides the technical analysis supporting those determinations.

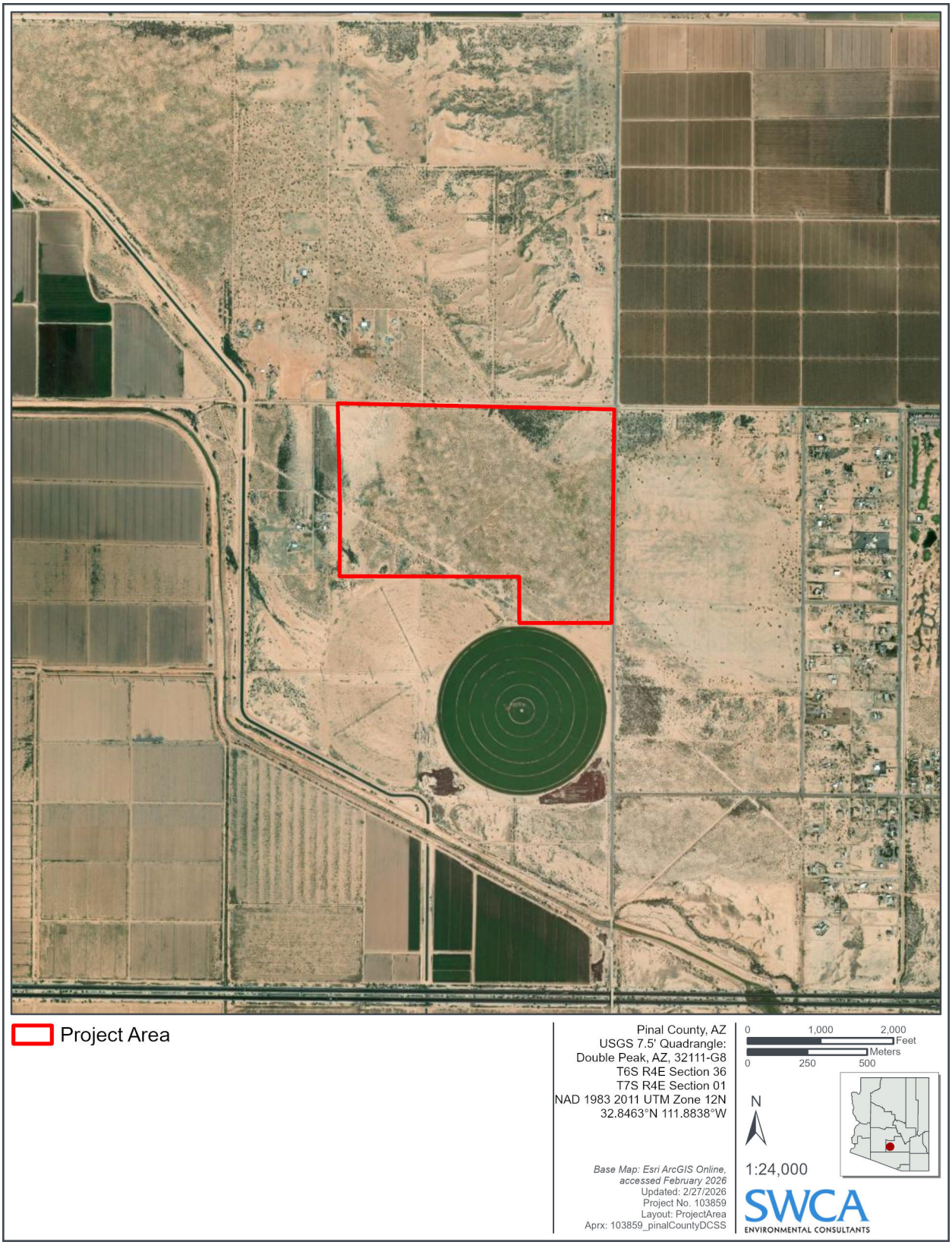


Figure 1. Project location map.

2 PROJECT DESCRIPTION

The Project consists of a proposed data center campus in unincorporated Pinal County, Arizona, southwest of Casa Grande. The approximately 215-acre Project site is currently designated Moderate Low Density Residential (1–3.5 dwelling units per acre) under the Pinal County Comprehensive Plan and is zoned General Rural (GR). LPI intends to pursue a zoning amendment to rezone the property for industrial use to accommodate the proposed development.

Surrounding land uses consist primarily of agricultural and rural residential uses. The nearest residences are located approximately 182 feet west, 440 feet north, and 2,785 feet east of the Project property boundary. A planned energy generation facility, known as Project Bella (gas-fired generation), is located immediately south of the Project site. These nearby residences represent the closest NSAs evaluated in this analysis.

The Project is currently in the preliminary stages of design. For purposes of this assessment, operational noise modeling was based on a conservative set of assumed equipment representative of a full build-out scenario. The modeled noise sources include multiple potential power generation configurations evaluated under separate operational scenarios, including INNIO Jenbacher J624 natural gas-fired engines, Wärtsilä 20V34SG natural gas-fired engines, Bloom Energy solid oxide fuel cell systems, and associated backup generator systems, as well as the main substation transformer.

These sources represent the dominant continuous operational noise contributors anticipated for a data center facility of this scale. Each configuration was evaluated independently to characterize a range of potential operational conditions and to ensure that the analysis conservatively captures the maximum expected noise levels at the Project boundary and nearby noise-sensitive receptors.

This report evaluates temporary construction-related noise impacts. Construction noise levels were estimated using the Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (RCNM) (FHWA 2011). The RCNM was used to estimate noise levels from typical construction equipment and activities anticipated during site preparation and facility development. This evaluation considers potential short-term noise exposure at nearby residences and the Project property boundary.

Operational noise impacts were evaluated by comparing predicted Project-generated sound levels to existing ambient conditions and applicable regulatory limits. The analysis assessed potential noise exposure at the nearest NSAs and along the Project property boundary.

Operational noise modeling was conducted using SoundPLAN Version 9.1, a computer-based acoustic modeling program that incorporates source characteristics, sound propagation algorithms, ground attenuation, shielding, and distance effects to predict sound levels at receptor locations. Modeled results were evaluated for compliance with applicable Pinal County noise standards.

3 SOUND FUNDAMENTALS – BACKGROUND

Sound is a form of mechanical energy transmitted through a medium (such as air) as pressure fluctuations that can be detected by the human or animal ear. Noise is typically defined as unwanted or objectionable sound that interferes with normal activities or diminishes the quality of the surrounding environment. The potential effects of noise on humans include interference with speech and communication, reduced concentration and learning performance, disruption of rest and sleep, and, at elevated or prolonged levels, potential physiological or stress-related health effects.

Sound is characterized by two primary properties: amplitude and frequency. Amplitude represents the magnitude of the pressure variation and is perceived as loudness. Frequency refers to the number of pressure cycles occurring per second and is expressed in hertz (Hz). Frequency determines the pitch of a sound, with lower frequencies perceived as deeper tones and higher frequencies perceived as higher-pitched tones.

Sound power describes the total acoustic energy emitted by a source per unit time and is an inherent property of the source, independent of the surrounding environment. Sound power level (L_w or L_{pw}) is the logarithmic representation of that energy relative to a standardized reference and is expressed in decibels (dB). Because the decibel scale is logarithmic, increases in decibel level represent exponential increases in acoustic energy rather than linear changes.

The typical range of human hearing extends from approximately 20 Hz to 20,000 Hz. To reflect the frequency-dependent sensitivity of human hearing, sound levels are often reported using frequency weightings. The most common weighting for environmental noise analysis is the A-weighting scale, which adjusts measured sound levels to approximate the response of the human ear. The A-weighting scale reduces the contribution of very low and very high frequencies, consistent with the reduced sensitivity of human hearing at those frequencies. Sound levels reported using this weighting are expressed as A-weighted decibels (dBA).

3.1 Definition of Acoustical Terms

Several descriptors are used to quantify time-varying sound levels and to account for fluctuations in sound intensity over a defined measurement period. The sound descriptors calculated by sound level meters and used in this report to characterize environmental noise conditions are defined below.

- Ambient Sound Level refers to the composite sound from all sources, both near and distant, that establishes the normal or existing environmental noise level at a given location.
- Decibel (dB) is the standard logarithmic unit used to express sound levels. Technically, sound pressure level in decibels is equal to 20 times the base-10 logarithm of the ratio of the measured sound pressure to a reference pressure of 20 micropascals (μPa), which approximates the threshold of human hearing. Because the decibel scale is logarithmic, changes in dB represent exponential changes in acoustic energy.
- A-Weighted Decibel (dBA) represents sound levels adjusted using the A-weighting scale to reflect the frequency sensitivity of human hearing. Environmental noise measurements are typically reported in dBA.
- Equivalent Continuous Sound Level (L_{eq}) is the energy-average A-weighted sound level over a specified measurement period. L_{eq} represents the steady sound level that contains the same total acoustic energy as the varying sound measured during that period.
- Maximum Sound Level (L_{max}) is the highest root-mean-square (RMS) sound level measured during the observation period. L_{max} characterizes the loudest discrete sound event occurring during the measurement interval.
- Day-Night Sound Level (L_{dn}) is the 24-hour A-weighted equivalent sound level with a 10 dB penalty applied to sound occurring during nighttime hours (10:00 p.m. to 7:00 a.m.) to account for increased sensitivity to noise during typical sleeping hours.
- Daytime Sound Level (L_d) is the equivalent A-weighted sound level during the daytime period from 7:00 a.m. to 10:00 p.m. (15 hours).

- Nighttime Sound Level (L_n) is the equivalent A-weighted sound level during the nighttime period from 10:00 p.m. to 7:00 a.m. (9 hours).
- Residual Sound Level (L_{90}) is the sound level exceeded 90 percent of the time during a specified measurement period. Because it reflects sound levels present for the majority of the measurement interval, L_{90} reduces the influence of short-duration or intermittent noise events.

3.2 Sound Levels of Representative Sounds and Noises

The U.S. Environmental Protection Agency (EPA) developed guidance for evaluating community noise exposure using residential land uses as the primary receptor. According to EPA guidance (EPA 1974), residential development is generally not recommended in areas where the L_{dn} exceeds 65 dBA without implementation of noise mitigation measures.

Typical environmental sound levels vary depending on land use and time of day. In quiet rural areas during nighttime hours, ambient sound levels typically range from approximately 32 to 35 dBA. Quiet urban residential areas at night generally experience sound levels between 40 and 50 dBA. Sound levels between 50 and 55 dBA are commonly associated with conversational speech at raised voice levels. Levels above approximately 70 dBA may interfere with certain tasks or conversations. In noisy urban environments, daytime sound levels frequently range from 70 to 80 dBA. Sustained exposure to sound levels exceeding 110 dBA is generally considered intolerable and may pose a risk of hearing damage.

Table 1 presents representative sound levels associated with common noise sources and typical human responses to those sound levels.

Table 1. Sound Levels of Representative Sounds and Noises

Source and Distance	Sound Level (dBA)	Human Response
Jet takeoff (nearby)	150	Pain threshold
Jet takeoff (15 meters [m]/50 feet)	140	
50-horsepower siren (30 m/100 feet)	130	
Loud rock concert (near stage)	120	
Construction noise (3 m/10 feet)	110	Intolerable
Jet takeoff (610 m/2,000 feet)	100	
Heavy truck (8 m/25 feet)	90	
Garbage disposal (0.6 m/2 feet)	80	Constant exposure endangers hearing
Busy traffic	70	
Normal conversation	60	
Light traffic (30 m/100 feet)	50	Quiet
Library	40	
Soft whisper (4.5 m/15 feet)	30	Very quiet
Rustling leaves	20	
Normal breathing	10	Barely audible
Threshold of hearing	0	

Source: Beranek (1988).

Table 2 presents commonly referenced criteria used to characterize human perception of changes in sound levels. Due to the logarithmic nature of the decibel scale, relatively small numerical changes can represent noticeable differences in perceived loudness. In general, a change of approximately 3 dBA is considered barely perceptible under typical listening conditions, whereas an increase of 10 dBA is commonly perceived as a doubling of loudness.

Table 2. Average Human Ability to Perceive Changes in Sound Levels

Increase in Sound Level (dBA)	Human Perception of Sound
2–3	Barely perceptible
5	Readily noticeable
10	Doubling of the sound
20	Dramatic change

Source: Bolt Beranek and Newman, Inc. (1973).

4 EXISTING CONDITIONS

4.1 Existing Land Use and Site Conditions

The Project site is located in unincorporated Pinal County, Arizona, and consists of undeveloped land characterized by sparse desert vegetation and relatively flat topography. Surrounding land uses are predominantly agricultural, with residential properties located to the west, north, and east of the site.

The regional climate is typical of the Sonoran Desert and is characterized by hot summers and mild winters. Average daily temperatures range from approximately 51°F (average minimum) in December to approximately 104°F (average maximum) in July. Precipitation in the Casa Grande area is relatively low and generally consistent throughout the year, with total monthly rainfall averaging approximately 1 inch. Climatic conditions, particularly wind speed and direction, temperature gradients, and atmospheric stability, can influence sound propagation and were considered in the evaluation of existing and future noise levels.

Table 3 provides representative climatological data for the Project vicinity.

Table 3. Climatological Conditions Casa Grande, Arizona

Parameter	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Normal Daily Max Temperature (°F)	66	70	77	85	94	103	104	102	97	87	74	65
Normal Daily Min Temperature (°F)	40	43	47	54	62	71	78	78	71	59	47	41
Normal Daily Mean Temperature (°F)	52	55	61	69	79	88	92	90	84	72	60	51
Average Precipitation (inches)	0.9	1.0	0.8	0.3	0.1	0.2	0.9	1.2	0.7	0.5	0.7	1.0

Note: °F = Degrees Fahrenheit.
Source: WeatherSpark (n.d.)

4.2 Existing Sound Conditions

This section describes the existing acoustic environment in the vicinity of the Project site and summarizes the results of ambient noise monitoring conducted to establish baseline sound levels. These data provide the basis for evaluating potential construction and operational noise impacts associated with the Project.

4.2.1 *Measurement Locations*

SWCA conducted an ambient noise survey to characterize existing sound conditions in the vicinity of the proposed data center Project. Long-term noise measurements were collected continuously over a 48-hour period from February 12, 2026, through February 14, 2026. Three long-term monitoring locations (LT-1 through LT-3) were established at the closest Project property boundaries to the north, west, and east to capture representative daytime and nighttime sound levels at the NSAs and to characterize existing acoustic conditions along the Project boundary.

In addition, three short-term monitoring locations (ST-1 through ST-3) were measured on February 20, 2026. Short-term measurements, ranging from approximately 19 to 24 minutes in duration, were conducted near the actual residential NSAs to the north and east of the Project site. These measurements were intended to directly characterize ambient sound conditions at the sensitive receptor locations and to supplement the long-term property boundary dataset.

Table 4 summarizes the monitoring locations, and Figure 2 illustrates their positions relative to the Project boundary and nearby receptors. Figure 2 also identifies the 27 NSAs of interest evaluated in this analysis. Photographs of each monitoring location are provided in Appendix A.

The existing acoustic environment in the Project vicinity is primarily influenced by intermittent local roadway traffic, wind interaction with vegetation, and biological sources such as domestic dogs, insects, and birds. These sources collectively define the prevailing ambient sound environment. The measured sound levels establish the baseline conditions against which potential construction and operational noise impacts from the Project are evaluated.

Table 4. Monitoring Locations

Monitor	Monitor Location		Elevation (feet amsl)	Location Description / Purpose
	Latitude	Longitude		
LT-1	32.845833	-111.888889	1,343	Long-term monitor at west Project property boundary; representative of nearest western residential receptor (≈182 ft).
LT-2	32.850000	-111.889444	1,341	Long-term monitor at north Project property boundary; representative of northern residential receptor (≈440 ft).
LT-3	32.846111	-111.878056	1,351	Long-term monitor at the east Project property boundary to characterize existing ambient sound conditions along the eastern boundary.
ST-1	32.853958	-111.890812	1,345	Short-term monitor located near northwestern residential receptors to characterize localized ambient conditions.
ST-2	32.848767	-111.869417	1,353	Short-term monitor located near eastern residential cluster to characterize existing ambient levels.
ST-3	32.843792	-111.869458	1,361	Short-term monitor located near southeastern residential area to characterize localized ambient conditions.

Note: amsl = Above Mean Sea Level.

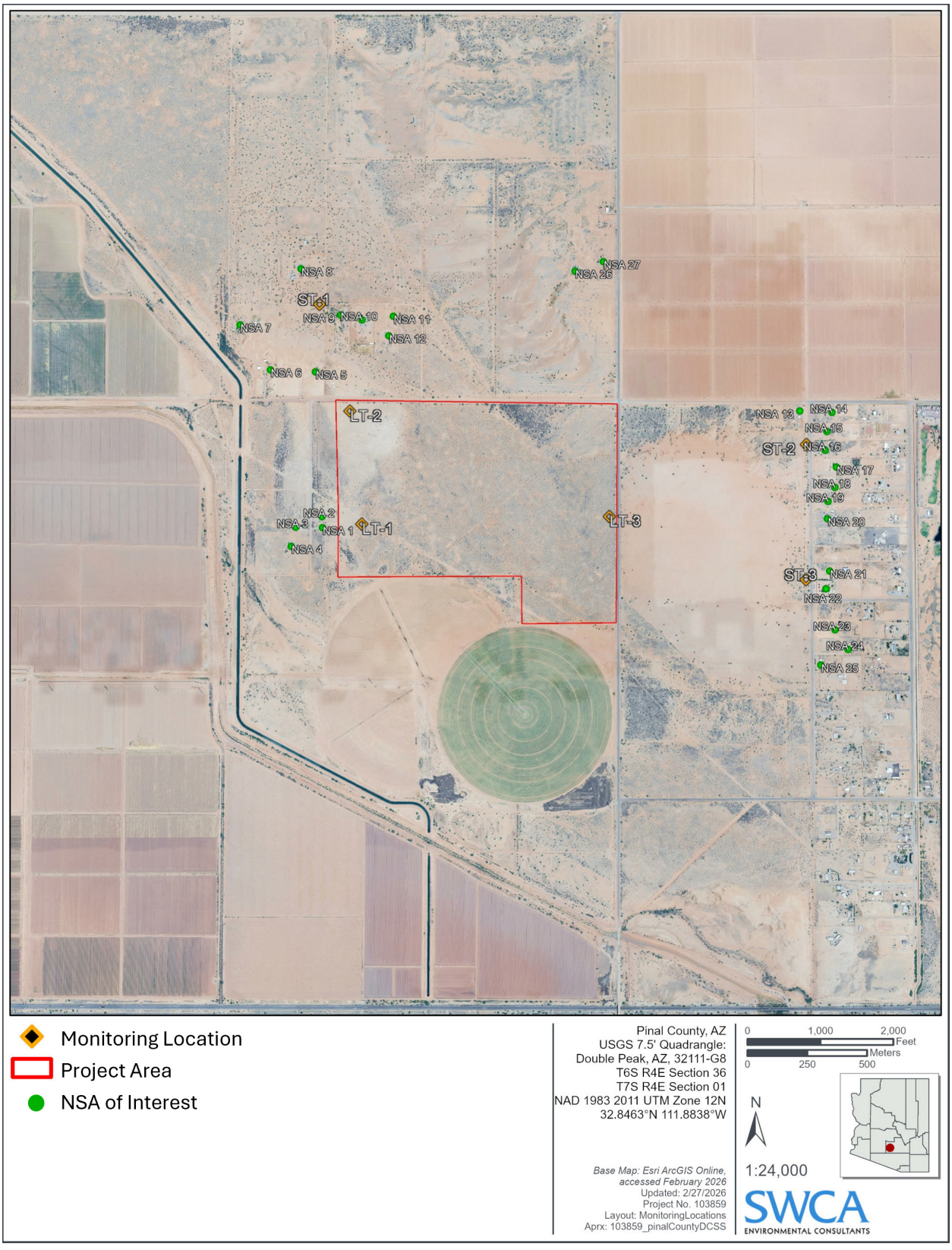


Figure 1. Monitoring Locations.

4.2.2 *Meteorological Data*

Approximately 48 hours of continuous noise data were collected at the long-term monitoring locations from February 12, 2026, through February 14, 2026. Meteorological conditions during this period were reviewed and validated using hourly data obtained from the Casa Grande Municipal Airport weather station (KCGZ). Summary weather conditions for the long-term monitoring period are presented in Table 5, and detailed hourly meteorological data are provided in Appendix B.

Table 5. Weather Conditions for February 12, 2026 through February 14, 2026

Weather Station	Monitoring Start	Monitoring End	Wind Speed (mph)		Temperature (°F)		Humidity (% relative humidity)	
			Range	Avg.	Range	Avg.	Range	Avg.
Casa Grande Municipal Airport Station	2/12/2026	2/14/2026	0 - 17.0	4.15	43 – 77	60.26	20% - 100%	51%

Note: mph = miles per hour; avg. = average; °F = Degrees Fahrenheit.
Source: Weather Underground (n.d)

During the long-term monitoring period, wind speeds ranged from 0 to 17 mph, with an average wind speed of 4.15 mph. Air temperatures ranged from 43°F to 77°F, with an average of 60.26°F. Relative humidity varied from 20 percent to 100 percent, averaging 51 percent.

Consistent with the American Society for Testing and Materials (ASTM) Standard Guide for Measurement of Outdoor A-Weighted Sound Levels (ASTM E1014-14), data collected during periods of sustained wind speeds exceeding 20 kilometers per hour (12.4 mph) were reviewed for potential exclusion. During the 9:00 a.m. hour on February 13, recorded wind speeds exceeded 12.4 mph; therefore, data from that hour were excluded from calculation of reported long-term noise metrics.

Short-term monitoring was conducted on February 20, 2026, between approximately 11:48 a.m. and 12:47 p.m. Average air temperature during the short-term measurements was approximately 71°F. Average wind speed was approximately 5.2 mph, with observed wind speeds remaining below 10 mph throughout the monitoring intervals. Relative humidity averaged approximately 42 percent (Weather Underground, n.d.). No sustained wind speeds exceeded the ASTM-recommended threshold of 12.4 mph during the short-term measurements; therefore, no short-term data were excluded from analysis based on meteorological conditions.

4.2.3 *Existing Sound Levels*

To establish baseline ambient sound levels in the vicinity of the Project site, an ambient noise survey was conducted. Long-term sound monitoring was performed from February 12, 2026, through February 14, 2026, to document representative daytime and nighttime acoustic conditions surrounding the Project boundary. Short-term monitoring was conducted on February 20, 2026, near the closest residential NSAs to directly characterize sound levels at those receptor locations. In total, sound measurements were collected at six locations to provide a comprehensive understanding of existing noise conditions in the Project area.

Table 6 summarizes the measured A-weighted sound levels, including L_{eq}, L_{90}, L_{dn}, L_d, and L_n for the long-term monitoring locations. For short-term monitoring locations, L_{eq} and L_{90} values are presented due to the limited duration of measurement. Reported values include only meteorologically valid data, consistent with the criteria described in Section 4.2.4.

Table 6. Summary of Ambient Sound Measurements

Monitoring Location	Monitoring Start	Monitoring End	Elapsed Time	Measured Sound Levels (dBA)				
				L_{eq}	L_{90}	L_{dn}	L_d	L_n
LT-1	2026-02-12 11:01:40	2026-02-14 11:08:35	48:06:54	43.4	31.7	48.7	44.1	41.9
LT-2	2026-02-12 10:29:35	2026-02-14 10:54:39	48:25:04	42.3	31.4	45.2	43.9	36.7
LT-3	2026-02-12 09:57:01	2026-02-14 10:40:05	48:43:03	43.6	30.7	47.5	44.9	39.9
ST-1	2026-02-20 12:22:57	2026-02-20 12:47:26	00:24:29	45.6	36.2	-	-	-
ST-2	2026-02-20 11:48:24	2026-02-20 12:08:16	00:19:52	48.4	32.9	-	-	-
ST-3	2026-02-20 11:56:10	2026-02-20 12:15:40	00:19:30	43.1	33.1	-	-	-

Across the long-term monitoring locations, L_{eq} values ranged from 42.3 dBA to 43.6 dBA, indicating a consistently quiet rural acoustic environment. L_d sound levels ranged from 43.9 dBA to 44.9 dBA, and L_n sound levels ranged from 36.7 dBA to 41.9 dBA. L_{dn} values ranged from 45.2 dBA to 48.7 dBA. L_{90} at the long-term locations ranged from 30.7 dBA to 31.7 dBA, reflecting low and stable sound conditions during the majority of the monitoring period.

Short-term L_{eq} values ranged from 43.1 dBA to 48.4 dBA, while short-term L_{90} values ranged from 32.9 dBA to 36.2 dBA. The higher L_{eq} measured at ST-2 (48.4 dBA) is consistent with field observations documenting intermittent dog barking and a vehicle start-up during the monitoring interval, which elevated the energy-average sound level relative to the other short-term locations. The L_{90} values at the short-term sites indicate generally low underlying sound levels consistent with the rural setting.

Overall, measured sound levels are characteristic of a quiet rural environment influenced by intermittent localized noise sources. These measurements establish the baseline acoustic conditions for evaluating potential construction and operational noise impacts associated with the Project.

4.2.4 *Calibration Checks*

Field calibration checks were performed using a Larson Davis Model CAL200 precision acoustic calibrator, which generates a 1,000-hertz (Hz) reference tone at 114 dBA. Calibration checks were conducted immediately prior to and following each monitoring deployment to verify instrument accuracy and stability throughout the measurement period.

The calibrator complies with International Electrotechnical Commission (IEC) 60942 Class 1 performance standards and is traceable to the National Institute of Standards and Technology (NIST). Pre- and post-monitoring calibration levels were reviewed to confirm that no significant drift occurred during data collection.

Documentation of calibration records, and field data sheets is provided in Appendix B.

5 REGULATORY SETTING

Federal, state, and local agencies establish regulations and policies intended to protect public health, welfare, and quality of life from excessive noise exposure. The regulatory framework applicable to the Project is summarized below.

5.1 Applicable Noise Standards

5.1.1 *Federal*

There are no federal environmental noise standards that directly regulate community noise associated with the construction or operation of private development projects such as the proposed Project. The U.S. EPA previously published community noise guidelines (EPA 1974), including recommendations related to 24-hour exposure (L_{dn}); however, these guidelines are advisory in nature and are not enforceable regulatory standards. Federal noise regulations primarily address specific sources (e.g., transportation equipment, occupational exposure) and do not establish site-specific operational noise limits for this type of development.

5.1.2 *State*

The State of Arizona does not establish statewide environmental noise limits applicable to private development projects. Noise regulation is generally delegated to local jurisdictions. Therefore, the applicable enforceable standards for the Project are those adopted by Pinal County.

5.1.3 *Pinal County Excessive Noise Ordinance*

The Pinal County Excessive Noise Ordinance (Ordinance No. 050306-ENO, as amended) establishes maximum permissible sound levels to protect residents from unreasonable, excessive, or detrimental noise. The ordinance applies within unincorporated areas of Pinal County and does not apply within incorporated cities, towns, or Native American reservations.

Section 6.0 of the ordinance establishes maximum allowable A-weighted L_{eq}, measured at the receiving property boundary, based on the zoning classification of the receiving land use. The ordinance further states that when sound is projected from a property within one zoning district into a property within another zoning district with a lower permissible sound limit, the lower (more restrictive) sound limit shall apply.

Although the Project site is currently zoned General Rural (GR) and may be rezoned to industrial, residential properties are located immediately adjacent to the west and north. Consistent with the ordinance requirement to apply the more restrictive receiving land use standard, this analysis conservatively evaluates operational noise against the applicable residential limits at those residential property boundaries.

Table 7 summarizes the maximum permissible L_{eq} limits specified in Section 6.0 of the ordinance.

Table 7. Sound Level Limits for Land Use Districts in Pinal County

Zoning District Classifications	L_{eq} Limits (dBA)
Residential (CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, OS, MH, RV, MHP, PM/RVP, TR)	60 dBA (7:00 a.m.–10:00 p.m.) 55 dBA (10:00 p.m.–7:00 a.m.)
Commercial or Business (CB-1, CB-2)	65 dBA (7:00 a.m.–10:00 p.m.) 60 dBA (10:00 p.m.–7:00 a.m.)
Industrial (CI-B, CI-1, CI-2)	70 dBA (7:00 a.m.–10:00 p.m.) 65 dBA (10:00 p.m.–7:00 a.m.)
Rural (CAR, SR, SR-1, SH, GR, GR-5, GR-10)	65 dBA (7:00 a.m.–9:00 p.m.) 60 dBA (9:00p.m.–7:00 a.m.)

Section 8.0 of the ordinance (Construction of Buildings and Other Projects) establishes permitted hours of operation for construction activities and identifies circumstances under which permits may be required.

Concrete work is permitted between 5:00 a.m. and 7:00 p.m. from April 15 through October 15, and between 6:00 a.m. and 7:00 p.m. from October 16 through April 14, unless otherwise authorized by permit. Other construction or exterior repair activities in or near residential areas are generally limited to 6:00 a.m. to 7:00 p.m. (7:00 a.m. start from October 16 through April 14). In non-residential areas, construction activities may begin as early as 5:00 a.m. On weekends and legal holidays, construction activities are typically restricted to between 7:00 a.m. and 7:00 p.m., unless a special permit has been issued by the County.

Compliance with these time-of-day restrictions will be required during Project construction.

6 THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

This section describes the criteria used to evaluate potential construction and operational noise impacts and summarizes the methodology applied to determine significance.

6.1 Short-Term Construction Noise Criteria

Construction activities are subject to the time-of-day restrictions established in Section 8.0 of the Pinal County Excessive Noise Ordinance, as described in Section 5. Construction hour limitations vary seasonally and by land use context. In general, construction activities near residential areas are restricted to daytime hours, with earlier start times permitted for certain activities (e.g., concrete placement) and in non-residential areas. Compliance with these permitted hours is required during Project construction.

The Pinal County ordinance does not establish quantitative L_{eq} limits specifically for temporary construction activities. Therefore, construction noise impacts were evaluated using guidance from the Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment Manual (FTA 2018), which provides widely accepted screening-level criteria for assessing temporary construction noise at noise-sensitive land uses.

According to FTA guidance, daytime exterior construction noise levels of:

- 80 dBA L_{eq} are considered the threshold of potential impact for residential receptors,

- 85 dBA L_{eq} for commercial receptors, and
- 90 dBA L_{eq} for industrial receptors.

Because the nearest NSAs consist of residential properties, the 80 dBA L_{eq} criterion was applied as the screening threshold for evaluating potential short-term construction noise impacts.

Construction noise levels were estimated using the FHWA's RCNM, which calculates composite equipment noise levels based on equipment type, usage factors, and distance to receptors.

6.2 Long-Term Operational Noise Criteria

Operational noise impacts were evaluated for consistency with the Pinal County Excessive Noise Ordinance (Section 6.0), which establishes maximum allowable A-weighted L_{eq} measured at the receiving property boundary.

Although the Project site is currently zoned GR and may be rezoned to industrial, adjacent properties include residential land uses. The ordinance requires that when sound projects into a zoning district with a lower permissible sound limit, the more restrictive (receiving land use) standard shall apply. Accordingly, operational noise levels were evaluated against the residential thresholds at the residential property boundaries.

The applicable residential noise limits are:

- 60 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.), and
- 55 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.).

Predicted Project-related operational noise levels were modeled at the nearest residential property boundaries and compared directly to these limits to determine compliance and significance.

6.3 Methodology

Noise impacts associated with the Project would occur during both construction and operational phases. Established acoustical principles, published reference data, and accepted noise prediction and propagation methodologies were used to estimate potential sound levels at nearby receptors and along the Project property boundary.

Using the construction equipment assumptions and operational source characteristics provided for the Project, predicted sound levels were calculated in accordance with the modeling tools and procedures described in Sections 6.3.1 and subsequent subsections. Modeled results were compared to the applicable significance thresholds identified in Section 6.1 and Section 6.2, respectively.

6.3.1 *Noise Assessment Components*

Environmental noise assessments consider the interaction among three primary components: the sound source, the transmission path (or medium), and the receptor. The magnitude of sound at a receptor location is influenced by the characteristics of each of these elements, as described below:

- Source. Sound sources include equipment, machinery, vehicles, and activities that generate acoustic energy through mechanical vibration. The acoustic characteristics of a source—such as sound power level, frequency content, tonal characteristics, operational duty cycle, and duration—determine its potential to contribute to environmental noise levels. To result in a measurable impact, a source must generate sound levels that are perceptible above existing ambient conditions and sustained for a sufficient duration.
- Transmission Path (Medium). Sound is typically transmitted through the atmosphere. As sound propagates outward from a source, it attenuates with distance due to geometric spreading, atmospheric absorption, and interaction with the ground surface. Meteorological can influence sound propagation. Physical features such as buildings, sound walls, topography, and vegetation may provide shielding or diffraction effects that reduce sound levels. Conversely, reflective surfaces such as pavement or water bodies may enhance sound transmission in certain directions.
- Receptors are locations where sound levels are evaluated for compliance or potential impact. For this Project, receptors include the nearest residential properties and the Project property boundary, where compliance with the Pinal County Excessive Noise Ordinance is assessed. Other potential receptor types may include schools, hospitals, places of worship, parks, and similar noise-sensitive land uses; however, the nearest identified noise-sensitive receptors for this analysis are residential properties.

6.3.2 *On-Site Construction Noise*

Potential noise impacts associated with Project construction were evaluated based on the preliminary construction schedule, anticipated phasing, and representative equipment assumptions provided for the Project. Because the Project is currently in the early design phase, construction equipment types and quantities were conservatively estimated to reflect peak activity conditions during the loudest anticipated phase of construction.

Construction-related noise levels were estimated using the FHWA's RCNM (FHWA 2011). The RCNM is FHWA's standardized methodology for predicting construction noise and is based on measured sound levels from a wide range of construction equipment documented during the Central Artery/Tunnel Project in Boston, Massachusetts. The model incorporates reference sound levels, usage factors, and equipment operating characteristics to calculate composite hourly L_{eq} values at specified receptor distances.

Noise estimates for the Project were developed using a roster representing the maximum number of construction equipment units anticipated to operate concurrently during peak construction activity. The RCNM includes default reference noise levels for common construction equipment types at a reference distance of 50 feet. These values represent typical maximum sound levels for the equipment category and are not specific to any individual manufacturer or model.

Table 8 presents representative maximum sound levels at 50 feet for common construction equipment, as incorporated in the RCNM.

Table 8. Noise Levels for Common Construction Equipment

Equipment Description	Typical Maximum Noise Levels at 50 Feet (dBA)
Auger drill rig	85
Backhoe	80
Chain saw	85

Equipment Description	Typical Maximum Noise Levels at 50 Feet (dBA)
Compressor (air)	80
Concrete batch plant	83
Concrete saw	90
Crane	85
Dozer	85
Drill rig truck	84
Drum mixer	80
Dump truck	84
Excavator	85
Flatbed truck	84
Front-end loader	80
Generator	82
Grader	85
Impact pile driver	95
Jackhammer	85
Man lift	85
Paver	85
Pickup truck	55
Pneumatic tools	85
Pumps	77
Rock drill	85
Roller	85
Scraper	85
Tractor	84
Trencher	82
Vacuum street sweeper	82
Vibratory concrete mixer	80
Vibratory pile driver	95
Welder/torch	73

Source: FHWA 2011

Construction noise levels were conservatively calculated assuming that the maximum anticipated number of equipment units would operate simultaneously during each construction phase. Predicted sound levels were modeled at the nearest residential receptors and at the Project property boundary. For screening purposes, no additional attenuation was assumed beyond that provided by distance-related geometric spreading, and shielding from intervening structures or terrain was not credited unless specifically identified. This approach provides a conservative (worst-case) estimate of potential construction noise exposure.

For impact evaluation, the average 1-hour L_{eq} construction noise level during the loudest anticipated phase of construction was estimated at the nearest residential receptor location. These predicted levels were then compared to the applicable construction noise screening criteria described in Section 6.1.

6.3.3 *On-Site Operational Noise*

Predictive noise modeling was conducted to evaluate potential operational noise impacts associated with the Project. Modeled sound levels at the Project property boundary and at nearby NSA's were compared to the applicable limits of the Pinal County Excessive Noise Ordinance. Under the ordinance, project-related noise levels must not exceed 60 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.), as measured at the receiving property boundary.

Operational noise from the proposed facility would primarily originate from stationary power generation equipment used to supply electricity for the data center. Acoustic source data for the modeled equipment were derived from manufacturer technical documentation and publicly available acoustic data for representative equipment types. Four operational scenarios were evaluated to represent potential normal and backup operating configurations of the Project:

- Normal Operations #1: 500 MW consisting of 112 INNIO Jenbacher J624 natural gas-fired engines (4.5 MW per unit) located in the Substation Area and equipped with acoustic containers and residential-grade exhaust silencers.

- Normal Operations #2: 500 MW consisting of 54 Wärtsilä 20V34SG natural gas-fired engines (9.4 MW per unit) located in the Substation Area and equipped with acoustic housing and residential-grade exhaust silencers.

- Normal Operations #3: 500 MW consisting of approximately 2,500 Bloom Energy Server ES-5700 modular solid oxide fuel cell (SOFC) systems (200 kW per unit) located in the Substation Area.

- Backup Operations: 400 MW consisting of INNIO Jenbacher J624 natural gas-fired engines located in generator yards associated with each Data Center Building (approximately 80 MW per yard; 18 engines per yard), equipped with acoustic containers and residential-grade exhaust silencers.

Backup operations are assumed not to occur simultaneously with normal operations, except during routine testing of individual units.

Noise modeling was performed using SoundPLAN Version 9.1, which implements internationally accepted sound propagation algorithms consistent with ISO 9613-2. The model calculates sound pressure levels at receptor locations by applying cumulative attenuation factors to octave-band sound power levels for each source. Attenuation mechanisms incorporated in the analysis include geometric divergence with distance, atmospheric absorption, ground effects based on surface type, and shielding or diffraction from buildings and terrain. Reflections from adjacent structures and ground surfaces are also included.

Meteorological inputs consisted of a temperature of 10°C, relative humidity of 70 percent, and barometric pressure of 1,013 millibars. These conditions represent relatively favorable sound propagation (i.e., reduced atmospheric attenuation) and therefore provide conservative predicted sound levels. Receptors were modeled at a height of 5 feet above ground level to represent typical ear height at residential property boundaries. Source and receptor elevations were derived from publicly available terrain data appropriate for project-scale environmental noise modeling. Ground absorption coefficients were assigned based on site surface characteristics, with hard surfaces modeled as reflective, semi-hard surfaces assigned moderate absorption, and vegetated or soil-covered areas assigned higher absorption values.

Operational noise modeling was conducted as an iterative design process in which multiple equipment layouts, equipment spacing configurations, and mitigation measures were evaluated to assess compliance with applicable Pinal County residential noise limits at nearby property boundaries. The four scenarios presented in this report represent the final configurations evaluated during that process and reflect representative normal and backup operating conditions for the proposed facility. Modeled results for each scenario were compared to applicable daytime and nighttime noise thresholds to assess compliance with the Pinal County Excessive Noise Ordinance.

7 IMPACTS

This section evaluates potential noise impacts associated with construction and operation of the Project. Predicted noise levels were compared to the applicable significance criteria and regulatory thresholds described in Section 6 to determine whether the Project would result in substantial temporary or permanent increases in ambient sound levels at nearby NSAs or exceed the Pinal County Excessive Noise Ordinance limits at the property boundary.

7.1 Construction Noise

Construction noise levels vary substantially depending on equipment type, operating condition, usage rates, and construction sequencing. Construction projects occur in distinct phases, each involving a different combination of equipment tailored to the task being performed. As a result, construction noise is inherently temporary and variable over time.

Construction of the Project will occur in multiple phases. For purposes of impact assessment, this analysis focuses on the phase anticipated to generate the highest noise levels representing a conservative evaluation of potential impacts. Equipment quantities and usage assumptions were based on the maximum number of equipment units expected to operate concurrently during peak activity.

Table 9 identifies the representative equipment roster used in the analysis for the grading and site preparation phase. Equipment was conservatively assumed to operate for up to 8 hours per day.

Table 9. Anticipated Construction Equipment

Phase (Duration)	Equipment Used			
	Type	Acoustical Usage Factor, %/hr	Number	Hours/Day
Site Preparation & Grading	Crane	16	1	8
	Dozer	40	1	8
	Dump truck	40	2	8
	Excavator	40	1	8
	Front End Loader	40	1	8

Construction noise levels were estimated using RCNM, as described in Section 6.3.2. The model incorporates reference noise levels for each equipment type at a distance of 50 feet, based on standardized datasets. Predicted construction noise levels represent composite 1-hour L_{eq} values assuming the maximum number of equipment units operate simultaneously. No additional attenuation was credited for shielding from terrain or structures beyond distance-related geometric spreading, resulting in conservative estimates.

Predicted construction noise levels for the loudest anticipated phase are presented in Table 10.

Table 10. Predicted Construction Noise Levels

Phase	Equipment	Distance (feet)	Construction 1-hr L_{eq} (dBA)
Site Preparation & Grading	Crane (1) Dozer (1) Dump truck (1) Excavator (1) Front End Loader (1)	25	88.6
		50	82.6
		100	76.6
		200	70.5
		250	68.6
		500	62.6
		1,000	56.6
		2,500	48.6
		2,640	48.1
		5,280	42.1

The nearest residential NSA is located approximately 200 feet from the Project boundary. At this distance, predicted construction noise levels during the loudest phase are approximately 70.5 dBA L_{eq}. As described in Section 6.1, the applicable screening criterion for residential receptors is 80 dBA L_{eq} (FTA 2018).

Because the predicted 1-hour L_{eq} at the nearest NSA is below the 80 dBA threshold, construction-related noise would not exceed the applicable significance criterion. Construction noise would be temporary, intermittent, and limited to permitted daytime hours in accordance with the Pinal County Excessive Noise Ordinance. Therefore, construction noise impacts associated with the Project would be less than significant.

7.2 Operational Noise

Operational noise impacts were evaluated using the predictive modeling methodology described in Section 6.3.3. Modeled sound levels at the Project property boundary and at nearby NSAs were compared to the applicable limits of the Pinal County Excessive Noise Ordinance. Under the ordinance, project-related noise levels must not exceed 60 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.), as measured at the residential zoned receiving property boundary.

Cumulative A-weighted L_{eq} sound levels were calculated at the Project property boundary and at the nearest residential NSAs. Modeling incorporated octave-band sound power levels derived from manufacturer technical documentation and representative acoustic data for the major noise-generating equipment proposed for the facility. For each scenario, all major noise sources were assumed to operate simultaneously to represent a conservative steady-state worst-case operating condition.

Operational noise modeling evaluated the normal and backup operating configurations described in Section 6.3.3. Backup power generation is assumed not to operate concurrently with normal operations, except for short, intermittent durations associated with routine readiness testing of individual units. Predicted sound levels for each scenario were compared to the applicable daytime and nighttime residential noise limits established by the Pinal County Excessive Noise Ordinance.

The results of the operational noise modeling are presented below.

7.2.1 *Operational Source Levels*

Operational noise source levels used in the SoundPLAN model were derived from manufacturer technical documentation and publicly available environmental noise data for representative equipment types. Octave-band L_w were used as model inputs in accordance with the ISO 9613-2 sound propagation algorithms implemented in SoundPLAN. Where manufacturer octave-band sound power data were available, those values were used directly. Where such data were not publicly available, representative spectra from comparable equipment or documented installation studies were used to develop engineering approximations appropriate for environmental noise modeling.

The following subsections describe the source levels used for each operational scenario evaluated in this study.

7.2.1.1 NORMAL OPERATIONS #1 – JENBACHER J624 ENGINES

Normal Operations #1 consists of 112 INNIO Jenbacher J624 natural gas-fired engines rated at approximately 4.5 MW per unit located in the Substation Area. Each engine is assumed to be equipped with an acoustic container and residential-grade exhaust silencer consistent with the project design assumptions.

Octave-band sound power levels for the Jenbacher engines were derived from manufacturer technical documentation providing sound pressure level measurements at 1 meter under full-load operating conditions. These data were converted to sound power levels using the enveloping surface method consistent with DIN 45635 and ISO 3744 measurement standards. Insertion loss values representing the performance of the acoustic engine container and residential-grade exhaust silencer were applied to derive residual sound power levels used in the SoundPLAN model.

Table 11. Mitigation Insertion Loss and Residual Sound Power Levels (Jenbacher J624)

Source	Octave Band Centre Frequency in Hz								L_{WA}
	63	125	250	500	1k	2k	4k	8k	
Engine + Generator (Unmitigated L_w) [1]	120	126	124	119	118	117	119	120	126
Acoustic Container IL (dB) [2]	15	20	25	28	30	28	25	20	–
Engine + Generator (Mitigated L_w) [3]	105	106	99	91	88	89	94	100	103
Exhaust Stack (Unmitigated L_w) [1]	119	129	124	125	121	121	128	111	131
Residential-Grade Silencer IL (dB) [4]	10	20	25	30	30	28	25	20	–
Exhaust Stack (Mitigated L_w) [3]	109	109	99	95	91	93	103	91	106

[1] Unmitigated octave-band sound power levels (Lw) are derived from INNIO Jenbacher J624 technical documentation for full-load operation, measured in accordance with DIN 45635 (Enveloping Surface Method), equivalent to ISO 3744/ISO 8528-10 measurement standards (INNIO Jenbacher GmbH & Co OG 2016; 2018).
[2] Acoustic container insertion loss values are representative of the INNIO Jenbacher standard acoustic enclosure package rated at approximately 75 dB(A) at 10 meters under DIN 45635 measurement conditions (INNIO 2025; Clarke Energy 2024).
[3] Residual sound power levels were calculated by subtracting octave-band IL values from the corresponding unmitigated octave-band Lw values.
[4] Residential-grade exhaust silencer insertion loss values are representative of Clarke Energy / INNIO residential silencer performance data and industry-standard reactive/absorptive silencer configurations for Type 6 engines (Clarke Energy 2024; ISO 8528-10).

7.2.1.2 NORMAL OPERATIONS #2 – WÄRTSILÄ 20V34SG ENGINES

Normal Operations #2 consists of 54 Wärtsilä 20V34SG natural gas-fired engines rated at approximately 9.4 MW per unit located in the Substation Area. Each engine is assumed to be enclosed within an acoustically treated housing and equipped with exhaust silencers and SCR systems typical of modern medium-speed gas engine power plants.

Direct octave-band sound power levels for the 20V34SG were not publicly available. Therefore, representative environmental noise data from Wärtsilä for a comparable medium-speed engine installation (W18V50DF) were used as proxy source spectra. The W18V50DF is a larger, higher-output engine than the 20V34SG and is typically associated with higher sound power levels. Accordingly, use of these data provides a conservative estimate of operational noise for the 20V34SG configuration. These data are widely used in environmental impact assessments when project-specific noise data sheets are not available and are considered representative of medium-speed reciprocating gas engines of similar design and operating characteristic.

Transmission loss values representing a typical acoustically insulated engine enclosure and attenuation provided by exhaust silencer and SCR systems were applied to derive residual sound power levels used in the model. The resulting octave-band sound power levels used in the SoundPLAN model are summarized in Table 12.

Table 12. Representative Octave-Band Sound Power Levels for Wärtsilä 20V34SG Engine Sources

Source	Octave Band Centre Frequency in Hz									L_{WA}
	31.5	63	125	250	500	1k	2k	4k	8k	
Engine + Generator (Unmitigated Lw)[1]	–	123	121	122	124	123	125	125	119	130.9
Acoustic Housing IL[2]	–	12	17	22	27	30	34	37	40	–
Engine + Generator (Mitigated Lw)[3]	–	111	104	100	97	93	91	88	79	99.7
Exhaust Stack (Unmitigated Lw)[1]	143	140	133	129	123	122	131	135	–	137.8
Residential-Grade Silencer + SCR IL[4]	34	39	47	54	51	60	60	58	45	–
Exhaust Stack (Mitigated Lw)[3]	109	101	86	75	72	62	71	77	–	81.5
Ventilation Outlet (Unmitigated Lw)[1]	–	110	107	109	108	105	105	105	101	112.2
Ventilation Outlet Silencer IL [5]	–	5	14	29	37	37	22	15	14	–
Ventilation Outlet (Mitigated Lw)[3]	–	105	93	80	71	68	83	90	87	93.1
Radiator Unit, Day/Evening (69% Fan Speed)[6]	–	88	88	86	86	83	76	69	68	87.2

[1] Unmitigated octave-band sound power levels (Lw) are derived from a Wärtsilä environmental noise data sheet for a comparable medium-speed gas engine installation (W18V50DF), measured using ISO 9614-2 sound intensity scanning methods. These data are commonly used as representative source spectra for Wärtsilä 34-series gas engines when project-specific noise data sheets are not publicly available (Wärtsilä 2016; Wärtsilä 2018).
[2] Modular enclosure insertion loss values are representative of factory-engineered, sound-insulated modular enclosures using insulated metal panels (IMP). Reciprocating engine halls are typically constructed with insulated metal panels having a Sound Transmission Class of approximately STC 25–30 (Weger, Brewe, and Howell, "Wall of Sound: Managing Acoustics Around Reciprocating Engines," Power Engineering, 2019). The octave-band values shown are estimated from the transmission loss performance of IMP assemblies at this STC range, which exhibit limited low-frequency attenuation consistent with lightweight panel construction. Actual insertion loss will depend on panel specification, joint sealing, and the acoustic treatment of ventilation and access openings (ISO 15667; ISO 10140-2).
[3] Residual sound power levels were calculated by subtracting octave-band insertion loss values from the corresponding unmitigated octave-band sound power levels for each source. Overall A-weighted sound power levels (LwA) were then calculated from the resulting spectra using standard A-weighting in accordance with IEC 61672-1.
[4] Residential-grade exhaust silencer and SCR insertion loss values are representative of the combined attenuation provided by exhaust gas silencers and downstream selective catalytic reduction (SCR) reactors used on medium-speed gas engines and are consistent with manufacturer environmental noise data and typical reactive/absorptive silencer configurations for reciprocating engine exhaust systems (Wärtsilä 2016; ISO 7235).
[5] Ventilation outlet silencer insertion loss values represent the octave-band attenuation of a typical ventilation outlet silencer configuration approximately 2.8 meters in length as reported in Wärtsilä environmental noise modeling documentation for comparable engine installations (Wärtsilä 2016).

[6] Radiator octave-band sound power levels represent one ultra-low-noise six-fan radiator unit operating at approximately 69 percent fan speed during daytime operation. These spectra are derived from Wärtsilä environmental noise data sheets for comparable medium-speed engine power plants (Wärtsilä 2016).

7.2.1.3 NORMAL OPERATIONS #3 – BLOOM ENERGY FUEL CELLS

Normal Operations #3 consists of approximately 2,500 Bloom Energy Server ES-5700 SOFC modules, each rated at approximately 200 kW, providing a total generating capacity of approximately 500 MW. These units are modular skid-mounted fuel cell systems installed outdoors within the Substation Area.

Publicly available manufacturer octave-band sound power spectra for the ES-5700 were not identified. However, Bloom Energy product literature and independent environmental noise studies indicate operational sound levels of approximately 65 dBA at a distance of 10 feet (3 meters) from an enclosed Energy Server module during normal operation. These sound levels are representative of broadband mechanical noise generated by internal blowers, cooling fans, and power electronics associated with the fuel cell system.

Based on these data, a representative octave-band sound power spectrum corresponding to an overall sound power level of approximately 87 dBA per module was developed for modeling purposes. This spectrum reflects the typical mid-frequency-dominant characteristics of enclosed mechanical equipment and was normalized to match the reported overall sound levels.

To maintain computational efficiency within the SoundPLAN model, the individual fuel cell modules were aggregated into representative source blocks. Each modeled block represents 25 modules (approximately 5 MW of generating capacity). Block-level sound power levels were calculated by logarithmically summing the sound power levels of the individual modules (i.e., adding $10 \cdot \log_{10}(N)$, where N = number of modules). The resulting aggregated sound power spectrum was used as the model input for each block source.

Each block was represented in the SoundPLAN model as a near-ground mechanical source located approximately 1.5 meters above grade, corresponding to the approximate mid-height of the equipment cabinets and typical fan discharge elevations.

Representative octave-band sound power levels used for the Bloom Energy Server ES-5700 modules and the aggregated block sources are summarized in Table 13.

Table 13. Representative Octave-Band Sound Power Levels for Bloom Energy Server ES-5700 Systems

Source	Octave Band Centre Frequency in Hz								L_{WA}
	63	125	250	500	1k	2k	4k	8k	
Bloom Energy Server ES-5700 Module (Single Unit)[1]	73	78	81	83	83	80	76	71	87
Bloom Energy Server ES-5700 Block (25 Modules)[2]	87	92	95	97	97	94	90	85	101

[1] Representative octave-band sound power levels (Lw) for a single Bloom Energy Server ES-5700 module were developed using publicly available manufacturer sound level information and independent environmental noise studies of Bloom Energy installations. These sources indicate operational sound levels of approximately 65 dBA at 10 feet from an enclosed Energy Server module during normal operation, corresponding to an overall sound power level of approximately 87 dBA per module assuming hemispherical sound propagation (Bloom Energy 2023; City of Norwalk 2021).
[2] Aggregated block sound power levels were calculated by logarithmically summing the sound power levels of individual modules using the relationship Lw,total = Lw,unit + 10·log10(N), where N = 25 modules per block. This approach is commonly used in environmental noise modeling to represent large arrays of identical mechanical equipment while maintaining computational efficiency (ISO 9613-2).

7.2.1.4 BACKUP OPERATIONS – JENBACHER J624 ENGINES

The Backup Operations scenario consists of INNIO Jenbacher J624 natural gas-fired engines located in generator yards associated with each Data Center Building. The backup power system provides approximately 400 MW of generating capacity, with approximately 80 MW installed at each generator yard. Each generator yard contains 18 Jenbacher J624 engines, resulting in a distributed arrangement of backup generation across the facility, for a total of 90 Jenbacher J624 units.

The backup generators are assumed to be equipped with acoustic containers and residential-grade exhaust silencers, consistent with the design assumptions used for the normal operation engine scenarios. These mitigation measures are intended to reduce engine mechanical noise and exhaust noise to levels suitable for installations located near residential areas.

Octave-band sound power levels used for the backup engines were derived from the same INNIO Jenbacher J624 manufacturer technical documentation used for the Normal Operations #1 scenario. These data represent full-load engine operation and were originally provided as sound pressure levels measured at 1 meter from the equipment. The values were converted to sound power levels using the enveloping surface method consistent with DIN 45635 and ISO 3744 measurement standards.

Insertion loss values representing the performance of the acoustic engine container and residential-grade exhaust silencer were applied to derive the residual sound power levels used in the SoundPLAN model. Because the same engine model and mitigation configuration are assumed for the backup generators, the representative octave-band sound power levels are identical to those presented for the Jenbacher engines in Section 7.2.1.1.

Backup generators are assumed to operate only during emergency conditions or routine testing and are not expected to operate concurrently with the normal operating scenarios described in Sections 7.2.1.1 through 7.2.1.3.

7.2.2 *Operational Source Levels*

Operational noise Operational noise modeling was performed using the SoundPLAN model described in Section 6.3.3. Predicted sound levels were calculated at the Project property boundary and at nearby residential NSAs for each of the operational scenarios described in Section 7.2.1.

Modeled sound levels represent the maximum steady-state operational condition for each scenario. For the normal operating scenarios, this assumes that all major noise-generating equipment associated with the scenario operates simultaneously at full load. For the backup generator scenario, modeling assumes simultaneous operation of the generators within each generator yard to represent a conservative worst-case condition during testing or emergency operation.

Predicted sound levels are presented as L_{eq} L_d, L_n, and L_{dn}. These predicted levels were compared to the applicable limits of the Pinal County Excessive Noise Ordinance, which establishes maximum allowable sound levels of 60 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.) as measured at the receiving property boundary.

Existing ambient sound levels measured during the baseline noise monitoring program described in Section 4.2.5 were combined with the modeled Project sound levels using logarithmic addition to estimate cumulative sound levels at each receptor location. The “Maximum Modeled Sound Level” values presented in the following tables represent Project-only operational noise, while the “Cumulative Sound Level” values represent the combined contribution of the existing ambient sound environment and Project-related noise.

Modeled results are summarized for the Project property boundary and for the highest impacted residential NSA, which corresponds to the nearest residential receptor located west of the Project site (see Figure 2). Detailed results for each operational scenario are presented in Sections 7.2.2.1 through 7.2.2.4.

7.2.2.1 NORMAL OPERATIONS #1 – JENBACHER J624 ENGINES

Scenario 1 represents operation of 112 INNIO Jenbacher J624 natural gas-fired engines located in the Substation Area and equipped with acoustic containers and residential-grade exhaust silencers. The modeled configuration assumes all engines operate simultaneously at full load, representing a conservative steady-state operating condition. The scenario also includes operation of the main substation transformer as a continuous noise source. In addition, a 12-foot-tall concrete masonry unit (CMU) block wall surrounding the substation and equipment area was incorporated into the noise model.

Modeled sound levels were calculated at the Project property boundary and at the nearest residential NSA. The "Maximum Modeled Sound Level" values represent Project-only operational noise generated by the facility under this scenario. Existing ambient sound levels were derived from the baseline noise monitoring program described in Section 4.2.5. Cumulative sound levels were calculated by logarithmically combining the existing ambient sound levels with the modeled Project sound levels.

The highest impacted residential receptor corresponds to NSA-1, located immediately west of the Project site (see Figure 2). Predicted operational sound levels for Scenario 1 are summarized in Table 14.

Table 14. Modeled Noise Levels – Jenbacher J624 Engines

Description	Maximum Modeled Sound Level L_{eq}, dBA	Existing Sound Level, dBA			Cumulative Sound Level, dBA		
		L_d	L_n	L_{dn}	L_d	L_n	L_{dn}
Midway Data Center Property Boundary [a]	54.9	44.1	41.9	48.7	55.2	55.1	61.5
Highest Impacted NSA [a]	47.1	44.1	41.9	48.7	48.9	48.2	54.7

[a] Existing sound levels represented by measured data at LT-1 monitoring site.

As shown in Table 14, predicted Project-only sound levels associated with the Jenbacher engine configuration are highest at the Project property boundary and decrease with distance from the Substation Area due to geometric spreading and atmospheric attenuation. When combined with the measured ambient sound levels, the resulting cumulative sound levels reflect the logarithmic contribution of Project-generated noise and the existing acoustic environment.

Under this scenario, the maximum predicted Project-only sound level at the Project property boundary remains below the applicable Pinal County nighttime residential limit of 55 dBA L_{eq}. Predicted Project-only sound levels at the nearest residential receptor (NSA-1) are also well below the applicable residential threshold.

These results indicate that operational noise associated with the Jenbacher J624 engine configuration would comply with the Pinal County Excessive Noise Ordinance and would not result in a substantial increase in ambient sound levels at nearby residential receptors.

Operational noise contour maps illustrating the spatial distribution of predicted sound levels for this scenario are provided in Attachment C.

7.2.2.2 NORMAL OPERATIONS #2 – WÄRTSILÄ 20V34SG ENGINES

Scenario 2 evaluates operational noise associated with 54 Wärtsilä 20V34SG natural gas-fired engines rated at approximately 9.4 MW per unit located in the Substation Area. Each engine is assumed to be installed within an acoustically treated housing and equipped with exhaust silencers and SCR systems typical of modern medium-speed gas engine power plants. For modeling purposes, all engines were assumed to operate simultaneously at full load to represent a conservative steady-state operating condition. The scenario also includes operation of the main substation transformer as a continuous noise source. In addition, a 12-foot-tall CMU block wall surrounding the substation and equipment area was incorporated into the noise model as a barrier providing shielding between on-site equipment and off-site receptors.

Predicted sound levels were calculated at the Project property boundary and at the nearest residential NSA. Existing ambient sound levels measured during the baseline noise monitoring program (Section 4.2.5) were combined with the modeled Project levels to evaluate cumulative sound conditions at each receptor.

The highest impacted residential receptor corresponds to NSA-1, located immediately west of the Project site (see Figure 2). Predicted operational sound levels for Scenario 2 are summarized in Table 15.

Table 15. Modeled Noise Levels – Wärtsilä 20V34SG Engine Scenario

Description	Maximum Modeled Sound Level L_{eq}, dBA	Existing Sound Level, dBA			Cumulative Sound Level, dBA		
		L_d	L_n	L_{dn}	L_d	L_n	L_{dn}
Midway Data Center Property Boundary [a]	53.2	44.1	41.9	48.7	53.7	53.5	59.9
Highest Impacted NSA [a]	46.3	44.1	41.9	48.7	48.3	47.6	54.2

[a] Existing sound levels represented by measured data at LT-1 monitoring site.

As shown in Table 15, predicted Project-only sound levels associated with the Wärtsilä engine configuration are substantially lower than existing ambient sound levels at both the Project property boundary and the nearest residential receptor. As a result, cumulative sound levels remain largely dominated by existing background conditions.

Under this scenario, the maximum predicted Project-only sound level at the Project property boundary remains well below the applicable Pinal County nighttime residential limit of 55 dBA L_{eq}. Predicted Project-only sound levels at the nearest residential receptor are also well below the applicable residential threshold.

These results indicate that operational noise associated with the Wärtsilä 20V34SG engine configuration would comply with the Pinal County Excessive Noise Ordinance and would not result in a substantial increase in ambient sound levels at nearby residential receptors. Operational noise contour maps illustrating the spatial distribution of predicted sound levels for this scenario are provided in Attachment C.

7.2.2.3 NORMAL OPERATIONS #3 – BLOOM ENERGY FUEL CELLS

Scenario 3 evaluates operational noise associated with Bloom Energy Server ES-5700 solid oxide fuel cell systems located in the Substation Area. The modeled configuration represents approximately 500 MW of generating capacity, consisting of multiple modular fuel cell servers operating simultaneously under normal steady-state conditions. The scenario also includes operation of the main substation transformer as a continuous noise source. In addition, a 12-foot-tall CMU block wall surrounding the substation and equipment area was incorporated into the noise model as a barrier providing shielding between on-site equipment and off-site receptors.

Predicted sound levels were calculated at the Project property boundary and at the nearest residential NSA. Existing ambient sound levels measured during the baseline noise monitoring program (Section 4.2.5) were combined with the modeled Project sound levels to evaluate cumulative sound conditions at each receptor.

The highest impacted residential receptor corresponds to NSA-1, located immediately west of the Project site (see Figure 2). Predicted operational sound levels for this scenario are summarized in Table 16.

Table 16. Modeled Noise Levels – Bloom Energy Fuel Cells Scenario

Description	Maximum Modeled Sound Level L_{eq}, dBA	Existing Sound Level, dBA			Cumulative Sound Level, dBA		
		L_d	L_n	L_{dn}	L_d	L_n	L_{dn}
Midway Data Center Property Boundary [a]	54.0	44.1	41.9	48.7	54.4	54.3	60.7
Highest Impacted NSA [a]	47.5	44.1	41.9	48.7	49.1	48.6	55.1

[a] Existing sound levels represented by measured data at LT-1 monitoring site.

As shown in Table 16, predicted Project-only sound levels associated with the fuel cell configuration are highest at the Project property boundary and decrease with distance from the Substation Area. When combined with existing ambient sound levels, cumulative sound levels remain largely dominated by the background acoustic environment.

Under this scenario, the maximum predicted Project-only sound level at the Project property boundary remains below the applicable Pinal County nighttime residential limit of 55 dBA L_{eq}. Predicted Project-only sound levels at the nearest residential receptor (NSA-1) are also below the applicable residential threshold.

These results indicate that operational noise associated with the Bloom Energy fuel cell configuration would comply with the Pinal County Excessive Noise Ordinance and would not result in a substantial increase in ambient sound levels at nearby residential receptors.

Operational noise contour maps illustrating the spatial distribution of predicted sound levels for this scenario are provided in Attachment C.

7.2.2.4 BACKUP OPERATIONS – JENBACHER J624 ENGINES

Scenario 4 evaluates operational noise associated with backup power generation using INNIO Jenbacher J624 natural gas-fired engines located within generator yards associated with each Data Center Building. The backup power system provides approximately 400 MW of generating capacity, distributed across multiple generator yards. For modeling purposes, all backup engines within the generator yards were assumed to operate simultaneously at full load to represent a conservative worst-case condition during testing or emergency operation.

Predicted sound levels were calculated at the Project property boundary and at the nearest residential NSA. Existing ambient sound levels measured during the baseline noise monitoring program (Section 4.2.5) were combined with the modeled Project sound levels to evaluate cumulative sound conditions at each receptor.

The highest impacted residential receptor corresponds to NSA-1, located immediately west of the Project site (see Figure 2). Predicted operational sound levels for the backup generator scenario are summarized in Table 17.

Table 17. Modeled Noise Levels – Backup Operations

Description	Maximum Modeled Sound Level L_{eq}, dBA	Existing Sound Level, dBA			Cumulative Sound Level, dBA		
		L_d	L_n	L_{dn}	L_d	L_n	L_{dn}
Midway Data Center Property Boundary [a]	54.5	44.9	39.9	47.5	55.0	54.6	61.1
Highest Impacted NSA [b]	42.5	44.1	41.9	48.7	46.4	45.2	51.8

[a] Existing sound levels represented by measured data at LT-3 monitoring site.
[b] Existing sound levels represented by measured data at LT-1 monitoring site.

As shown in Table 17, predicted Project-only sound levels associated with backup generator operation are highest at the Project property boundary and decrease with distance from the generator yards. When combined with existing ambient sound levels, the resulting cumulative sound levels reflect the contribution of both Project-generated noise and the existing acoustic environment.

Under this scenario, the maximum predicted Project-only sound level at the Project property boundary remains below the applicable Pinal County nighttime residential limit of 55 dBA L_{eq}. Predicted Project-only sound levels at the nearest residential receptor (NSA-1) are also well below the applicable residential threshold.

These results indicate that noise associated with backup generator operation would comply with the Pinal County Excessive Noise Ordinance and would not result in a substantial increase in ambient sound levels at nearby residential receptors.

Operational noise contour maps illustrating the spatial distribution of predicted sound levels for this scenario are provided in Attachment C.

7.3 Impacts Conclusion

The noise assessment conducted for the Midway Data Center Project evaluated potential impacts associated with both construction and operational activities. Predicted noise levels were compared to the applicable significance criteria and the Pinal County Excessive Noise Ordinance to determine whether the Project would result in substantial temporary or permanent increases in ambient sound levels at nearby NSAs or exceed regulatory limits at the receiving property boundary.

Construction of the Project would generate temporary and intermittent noise associated with site preparation, grading, and related activities. The loudest anticipated phase was conservatively evaluated assuming simultaneous operation of all major equipment and standard acoustical usage factors. Predicted construction noise levels at the nearest residential NSA (NSA-1), located approximately 200 feet west of the Project boundary, are approximately 70.5 dBA L_{eq}. This value remains below the Federal Transit Administration daytime construction screening threshold of 80 dBA L_{eq} for residential receptors. Construction activities would be limited to permitted daytime hours in accordance with the Pinal County Excessive Noise Ordinance. Accordingly, construction-related noise impacts would be temporary, intermittent, and less than significant.

Operational noise impacts were evaluated for four representative operating scenarios: (1) Normal Operations #1 consisting of Jenbacher J624 engines in the Substation Area, (2) Normal Operations #2 consisting of Wärtsilä 20V34SG engines in the Substation Area, (3) Normal Operations #3 consisting of Bloom Energy fuel cell systems in the Substation Area, and (4) Backup Operations consisting of Jenbacher J624 engines located in the generator yards. For each scenario, modeling assumed conservative steady-state operation of the major noise-generating equipment associated with that configuration. Backup operations were evaluated separately and are not assumed to occur concurrently with normal operations, except for short, intermittent periods associated with routine readiness testing.

As summarized in Sections 7.2.2.1 through 7.2.2.4, the maximum predicted Project-only daytime sound levels at the Project property boundary are 54.9 dBA for Scenario 1, 53.2 dBA for Scenario 2, 54.0 dBA for Scenario 3, and 54.5 dBA for Scenario 4. Each of these values remains below the applicable Pinal County residential daytime limit of 60 dBA L_{eq}. Because the modeled equipment in these scenarios would also operate during nighttime hours, these Project-only sound levels are likewise below the applicable nighttime residential limit of 55 dBA L_{eq} at the receiving property boundary. Predicted Project-only sound levels at the nearest residential receptor (NSA-1) are also below the applicable residential thresholds for all evaluated scenarios.

When combined with measured ambient sound levels, cumulative sound levels reflect the contribution of both Project-generated noise and the existing rural acoustic environment. Although cumulative L_{dn} values at the Project property boundary may exceed the Project-only operational levels because of the logarithmic combination with existing ambient conditions, the Project-only sound levels used for ordinance compliance remain below the applicable residential limits.

Based on the results of the predictive modeling analysis, operational noise from the Project would comply with the applicable Pinal County residential noise limits under all evaluated operating scenarios and would not result in a substantial permanent increase in ambient sound levels at nearby residential receptors. Accordingly, operational noise impacts would be less than significant.

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APPENDIX A

Monitoring Location Photographs



Photo A-1. Monitoring Location LT-1.



Photo A-2. Monitoring Location LT-2.



Photo A-3. Monitoring Location LT-3.



Photo A-4. Monitoring Location ST-1.



Photo A-5. Monitoring Location ST-2.



Photo A-6. Monitoring Location ST-3.

APPENDIX B

Weather Data and Survey Sheets

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Monitoring Location

Site ID LT-1

Coordinates
Lat: 32.845833
Lon: -111.888889
Elevation (ft): 1,343



Ground Type sandy, scarce vegetation

Topography mostly flat

Observed Weather
Partly Cloudy, Fair

Equipment

Sound Meter Model : SoundAdvisor™ Model 831C
S/N: 0011466

Preamplifier Model : PRM831
S/N: 23946

Microphone Model : 377B02
S/N: 353605

Calibrator Model : CAL200
S/N:

Settings A-weighted, slow, 1-min, 1-hr

Monitoring Data Start Time: 2026-02-12 11:01:40
End Time: 2026-02-14 11:08:35

Dominant Background Noise Source(s) with Distance

Source	Distance (ft)	Source	Distance (ft)
dogs, roosters			

Monitoring Data

Parameter										
Duration hh:mm	48:06:54									
Memory										
Battery										
Calibration Error	0.17									
Exceedance Events										
Overall Peak										
Overall Laeq	43.50									
LDN	48.70									
Day	44.20									
Night	41.90									

Data File(s) | **File Size**

Data File(s)	File Size
SOPLT1.001.s	

Comments and Events

Event	Day	Time	Comment

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-1

Date	Time	Duration	Leq	Lmin	Lmax	L5	L10	L50	L90
		hh:mm	dBA	dBA	dBA	dBA	dBA	dBA	dBA
2026-02-12	11:01:40	01:00:00.0	44.2	27.4	70.6	48.0	46.2	38.6	33.0
2026-02-12	12:01:40	01:00:00.0	38.6	27.4	53.6	44.3	42.1	34.8	30.3
2026-02-12	13:01:40	01:00:00.0	41.5	26.9	57.9	46.7	44.7	37.2	31.1
2026-02-12	14:01:40	01:00:00.0	41.5	29.2	53.7	46.8	44.9	38.9	33.1
2026-02-12	15:01:40	01:00:00.0	39.2	24.9	53.7	45.2	42.7	34.9	28.1
2026-02-12	16:01:40	01:00:00.0	43.2	28.7	58.3	48.5	46.4	39.5	33.2
2026-02-12	17:01:40	01:00:00.0	39.9	26.7	56.8	44.3	42.7	37.7	32.3
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2026-02-12	21:01:40	01:00:00.0	35.4	26.8	51.5	41.0	38.1	31.5	28.8
2026-02-12	22:01:40	01:00:00.0	33.2	26.0	47.1	37.1	36.0	31.9	28.8
2026-02-12	23:01:40	01:00:00.0	33.4	27.4	44.4	36.6	35.3	32.3	29.7
2026-02-13	00:01:40	01:00:00.0	33.2	27.2	50.4	37.8	35.4	31.1	29.2
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2026-02-13	02:01:40	01:00:00.0	36.6	27.4	56.4	40.7	36.6	32.0	29.5
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2026-02-13	04:01:40	01:00:00.0	40.4	30.7	54.2	46.6	44.0	36.1	33.2
2026-02-13	05:01:40	01:00:00.0	43.6	32.1	57.9	48.4	46.6	41.1	36.6
2026-02-13	06:01:40	01:00:00.0	47.2	34.7	58.4	52.4	51.0	44.7	39.3
2026-02-13	07:01:40	01:00:00.0	46.3	35.9	60.4	51.2	49.4	43.9	40.5
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2026-02-13	15:01:40	01:00:00.0	44.00	30.1	59.5	50.0	47.6	40.1	35.3
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2026-02-14	00:01:40	01:00:00.0	39.80	29.4	52.2	44.2	42.5	37.7	33.4
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2026-02-14	02:01:40	01:00:00.0	37.50	27.6	49.3	41.6	40.5	36.1	30.9
2026-02-14	03:01:40	01:00:00.0	39.90	27.4	58.1	45.3	42.1	35.9	32.2
2026-02-14	04:01:40	01:00:00.0	41.50	30.7	56.0	47.5	45.1	37.9	34.5
2026-02-14	05:01:40	01:00:00.0	47.50	30.9	62.8	53.9	51.4	41.7	35.2
2026-02-14	06:01:40	01:00:00.0	47.30	34.0	59.9	52.7	51.2	44.3	38.6
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2026-02-14	08:01:40	01:00:00.0	48.90	37.4	67.2	51.7	49.7	44.0	41.4
2026-02-14	09:01:40	01:00:00.0	43.50	30.7	61.7	48.3	46.1	40.2	35.5
2026-02-14	10:01:40	01:00:00.0	40.00	27.8	53.9	45.3	43.1	37.1	33.0
2026-02-14	11:01:40	00:06:54.7	41.50	31.3	54.1	47.3	44.6	38.2	33.3

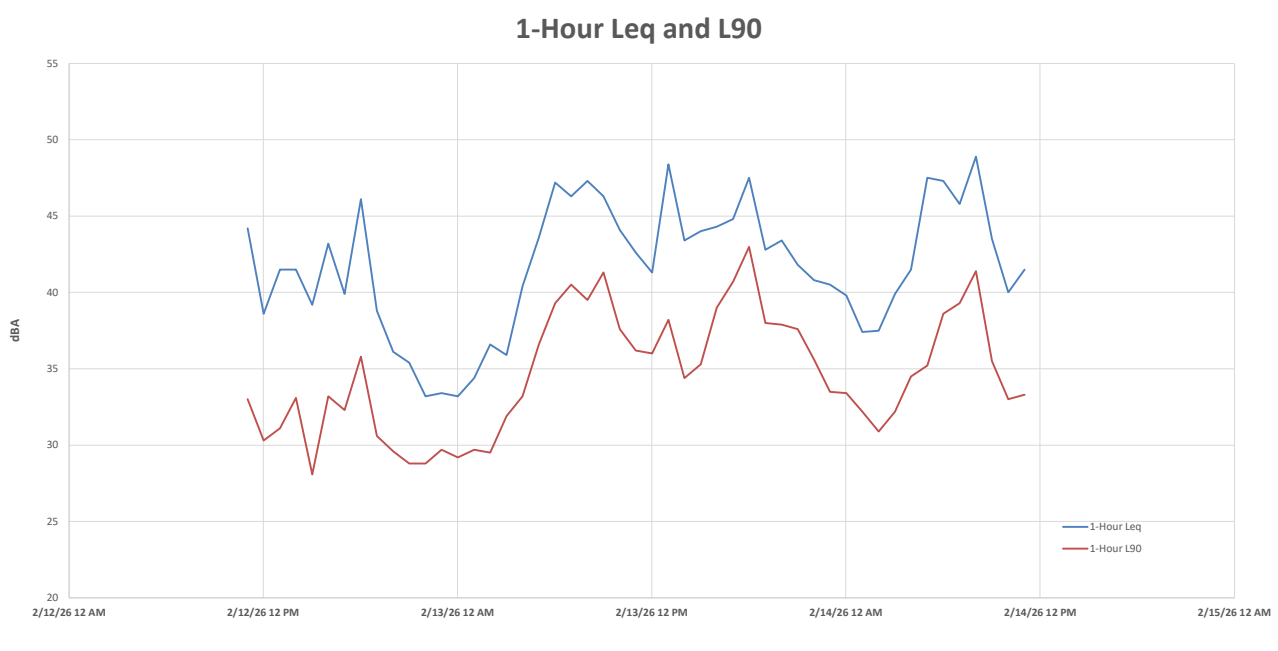
Total		**48:06:55**	**43.5**	**24.9**	**71.1**	**48.9**	**46.7**	**39.3**	**31.7**

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-1



Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Monitoring Location

Site ID LT-2

Coordinates
Lat: 32.85
Lon: -111.889444
Elevation (ft): 1,341

Ground Type sandy, scarce vegetation

Topography mostly flat

Observed Weather Partly Cloudy, Fair



Equipment

Sound Meter Model : SoundAdvisor™ Model 831C
S/N: 0010743

Preamplifier Model : PRM831
S/N: 63909

Microphone Model : 377B02
S/N: 369508

Calibrator Model : CAL200
S/N:

Settings A-weighted, slow, 1-min, 1-hr

Monitoring Data Start Time: 2026-02-12 10:29:35
End Time: 2026-02-14 10:54:39

Dominant Background Noise Source(s) with Distance

Source	Distance (ft)	Source	Distance (ft)

Monitoring Data

Parameter										
Duration hh:mm	48:25:04.203									
Memory										
Battery										
Calibration Error	1.10									
Exceedance Events										
Overall Peak										
Overall Laeq	42.50									
LDN	45.20									
Day	44.00									
Night	36.70									

Data File(s) | **File Size**

Data File(s)	File Size
SOPLT2.001.s	

Comments and Events

Event	Day	Time	Comment

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-2

Date	Time	Duration	Leq	Lmin	Lmax	L5	L10	L50	L90
		hh:mm	dBA	dBA	dBA	dBA	dBA	dBA	dBA
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2026-02-12	11:29:35	01:00:00.0	41.1	26.9	60.7	46.5	43.8	36.0	31.2
2026-02-12	12:29:35	01:00:00.0	40.3	25.7	61.3	45.5	42.4	33.9	29.1
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2026-02-12	14:29:35	01:00:00.0	40.6	23.5	62.7	44.8	42.5	34.6	26.7
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2026-02-12	17:29:35	01:00:00.0	42.5	28.0	63.6	47.0	44.4	37.9	33.0
2026-02-12	18:29:35	01:00:00.0	44.4	32.5	63.6	48.4	46.3	42.0	37.5
2026-02-12	19:29:35	01:00:00.0	41.9	30.8	58.1	46.4	44.1	41.3	33.2
2026-02-12	20:29:35	01:00:00.0	37.8	27.9	60.1	42.2	39.7	34.4	31.8
2026-02-12	21:29:35	01:00:00.0	34.6	25.9	48.4	39.2	36.9	32.0	29.2
2026-02-12	22:29:35	01:00:00.0	33.8	27.1	42.1	37.0	36.0	32.8	30.3
2026-02-12	23:29:35	01:00:00.0	33.5	26.3	48.3	36.8	35.1	32.3	29.9
2026-02-13	00:29:35	01:00:00.0	35.7	28.1	53.6	38.4	35.7	32.8	30.6
2026-02-13	01:29:35	01:00:00.0	34.0	27.8	41.6	37.0	36.1	33.2	30.7
2026-02-13	02:29:35	01:00:00.0	33.2	27.8	41.2	36.4	35.3	32.4	30.1
2026-02-13	03:29:35	01:00:00.0	33.7	27.1	44.9	37.0	35.8	33.0	30.2
2026-02-13	04:29:35	01:00:00.0	38.4	29.3	61.4	39.7	38.7	35.7	33.0
2026-02-13	05:29:35	01:00:00.0	39.3	32.2	55.0	42.4	41.4	38.0	35.2
2026-02-13	06:29:35	01:00:00.0	41.3	32.8	51.3	45.3	44.1	39.9	36.1
2026-02-13	07:29:35	01:00:00.0	49.6	35.6	70.3	54.7	52.5	44.7	38.9
2026-02-13	08:29:35	01:00:00.0	49.4	37.0	58.3	53.7	52.5	48.0	43.0
2026-02-13	09:29:35	01:00:00.0	43.6	34.0	57.6	47.7	46.2	41.7	38.0
2026-02-13	10:29:35	01:00:00.0	43.0	33.0	63.0	46.1	44.6	41.2	37.3
2026-02-13	11:29:35	01:00:00.0	43.2	32.3	58.8	48.2	45.4	40.1	36
2026-02-13	12:29:35	01:00:00.0	48.6	31.5	63.8	55.3	53.1	43	37.2
2026-02-13	13:29:35	01:00:00.0	44.3	30.1	56.9	50.3	48.3	40.7	36.2
2026-02-13	14:29:35	01:00:00.0	41.7	28.5	61.2	48.1	44.3	35.6	31.6
2026-02-13	15:29:35	01:00:00.0	44.7	33.1	70.7	49	47.4	42	37.4
2026-02-13	16:29:35	01:00:00.0	43.8	35.9	64.1	46	44.4	41	38.3
2026-02-13	17:29:35	01:00:00.0	44.5	38.1	57.2	47.9	46.7	43.4	40.9
2026-02-13	18:29:35	01:00:00.0	42.6	34.1	57.7	46.6	44.9	40.6	37.4
2026-02-13	19:29:35	01:00:00.0	40.9	30.7	55.8	46.3	43.8	38.5	35.2
2026-02-13	20:29:35	01:00:00.0	40.1	32.2	59.7	43.4	41.5	38.2	35.4
2026-02-13	21:29:35	01:00:00.0	38.9	30.6	53.5	42	41.1	37.6	34.7
2026-02-13	22:29:35	01:00:00.0	37.3	28.1	50.2	41.7	39.9	35.2	31.5
2026-02-13	23:29:35	01:00:00.0	37.3	27.9	53.6	41.3	39.4	34.9	31.7
2026-02-14	00:29:35	01:00:00.0	34.6	28.0	44.3	38.4	36.9	33.4	30.8
2026-02-14	01:29:35	01:00:00.0	32.9	24.9	43.3	37	35.8	31.6	28.7
2026-02-14	02:29:35	01:00:00.0	34.0	26.2	44.0	38.3	37	32.5	29.4
2026-02-14	03:29:35	01:00:00.0	36.6	26.4	52.2	40.1	38.6	34.9	31
2026-02-14	04:29:35	01:00:00.0	35.9	28.2	49.8	40	38	34.3	31.8
2026-02-14	05:29:35	01:00:00.0	39.9	29.2	59.8	44.3	41.7	37.4	32
2026-02-14	06:29:35	01:00:00.0	40.3	31.8	54.8	44.4	41.8	38.2	34.8
2026-02-14	07:29:35	01:00:00.0	46.5	36.9	64.7	50.7	48.8	43	39.8
2026-02-14	08:29:35	01:00:00.0	44.6	33.9	61.3	47.2	45.1	42.1	38.6
2026-02-14	09:29:35	01:00:00.0	41.6	27.6	66.1	42.8	39.8	35	31.6
2026-02-14	10:29:35	00:25:04.2	38.5	26.8	55.8	43	40.3	34.5	28.8

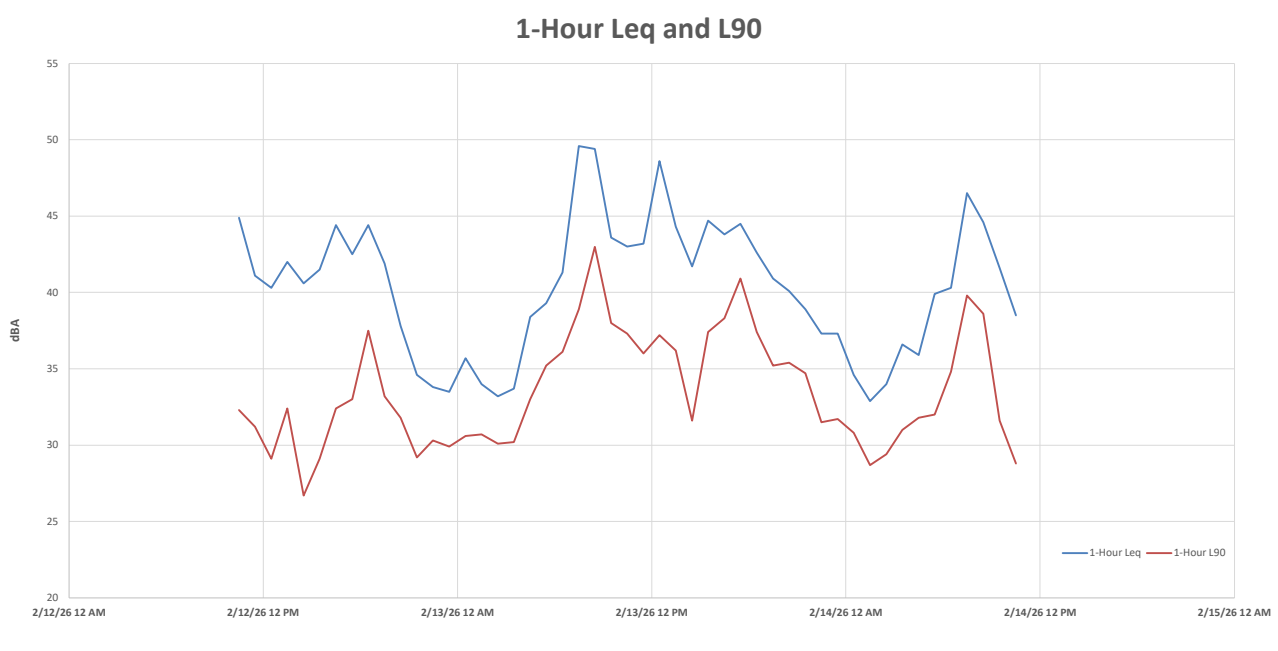
Total		**48:25:04**	**42.5**	**23.5**	**71.2**	**47.6**	**44.9**	**37.3**	**31.4**

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-2



Field Technician Daniel Hampton

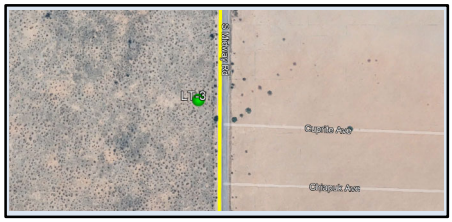
Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Monitoring Location

Site ID LT-3

Coordinates
Lat: 32.846111
Lon: -111.878056
Elevation (ft): 1,351



Ground Type sandy, scarce vegetation

Topography mostly flat

Observed Weather Partly Cloudy, Fair

Equipment

Sound Meter Model : SoundAdvisor™ Model 831C
S/N: 0012861

Preamplifier Model : PRM831
S/N: 77121

Microphone Model : 377B02
S/N: 331300

Calibrator Model : CAL200
S/N:

Settings A-weighted, slow, 1-min, 1-hr

Monitoring Data Start Time: 2026-02-12 09:57:01
End Time: 2026-02-14 10:40:05

Dominant Background Noise Source(s) with Distance

Source	Distance (ft)	Source	Distance (ft)

Monitoring Data

Parameter										
Duration hh:mm	48:43:03.703									
Memory										
Battery										
Calibration Error	1.42									
Exceedance Events										
Overall Peak										
Overall Laeq	43.70									
LDN	47.50									
Day	45.00									
Night	39.90									

Data File(s)	File Size
SOPLT3.001.s	

Comments and Events

Event	Day	Time	Comment

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-3

Date	Time	Duration	Leq	Lmin	Lmax	L5	L10	L50	L90
		hh:mm	dBA	dBA	dBA	dBA	dBA	dBA	dBA
2026-02-12	09:57:01	01:00:00.0	43.7	28.9	68.3	45.5	43.7	37.4	31.8
2026-02-12	10:57:01	01:00:00.0	44.6	27.1	65.0	48.5	45.2	36.4	31.2
2026-02-12	11:57:01	01:00:00.0	40.7	26.7	61.9	45.2	41.5	33.6	29.4
2026-02-12	12:57:01	01:00:00.0	42.7	25.8	63.6	47.8	45.3	35.1	29.7
2026-02-12	13:57:01	01:00:00.0	41.9	27.1	63.3	45.8	43.4	36.7	32.3
2026-02-12	14:57:01	01:00:00.0	43.4	25.0	68.7	43.8	40.2	31.5	27.1
2026-02-12	15:57:01	01:00:00.0	42.9	25.5	58.8	48.0	45.0	37.9	32.4
2026-02-12	16:57:01	01:00:00.0	41.2	22.6	64.7	45.0	41.6	34.4	28.7
2026-02-12	17:57:01	01:00:00.0	43.3	25.8	63.4	48.9	44.0	36.5	32.2
2026-02-12	18:57:01	01:00:00.0	43.3	24.5	61.8	48.3	43.4	33.1	27.8
2026-02-12	19:57:01	01:00:00.0	38.0	23.1	67.7	42.8	40.4	31.8	26.5
2026-02-12	20:57:01	01:00:00.0	36.5	24.3	55.4	40.7	37.6	31.1	27.7
2026-02-12	21:57:01	01:00:00.0	33.9	24.1	49.5	37.5	35.8	31.2	27.4
2026-02-12	22:57:01	01:00:00.0	32.9	23.0	43.6	36.9	35.6	31.4	27.6
2026-02-12	23:57:01	01:00:00.0	32.9	22.3	54.9	37.2	33.7	28.9	25.1
2026-02-13	00:57:01	01:00:00.0	40.9	23.6	67.0	37.6	34.5	31.3	27.7
2026-02-13	01:57:01	01:00:00.0	40.4	26.8	68.2	36.9	35.1	32.0	29.3
2026-02-13	02:57:01	01:00:00.0	36.0	28.3	43.7	39.3	38.5	35.3	31.6
2026-02-13	03:57:01	01:00:00.0	41.1	31.5	63.7	41.0	39.8	36.4	34.1
2026-02-13	04:57:01	01:00:00.0	40.2	30.0	57.1	44.2	42.8	38.5	35.5
2026-02-13	05:57:01	01:00:00.0	44.5	32.4	68.6	47.5	45.3	41.2	37.2
2026-02-13	06:57:01	01:00:00.0	45.9	33.1	69.1	48.3	45.6	41.9	38.4
2026-02-13	07:57:01	01:00:00.0	48.7	35.1	68.6	53.5	51.0	42.8	39.2
2026-02-13	08:57:01	01:00:00.0	47.1	35.6	64.3	52.2	50.0	44.3	40.8
2026-02-13	09:57:01	01:00:00.0	44.2	31.6	63.2	48.2	45.5	41	36.7
2026-02-13	10:57:01	01:00:00.0	42.5	30.3	59.4	47.8	44.5	38.8	34.8
2026-02-13	11:57:01	01:00:00.0	43.2	30.8	61.7	45.7	43.5	38.3	34.7
2026-02-13	12:57:01	01:00:00.0	46.6	31.5	62.6	52.6	50.8	41.3	36.2
2026-02-13	13:57:01	01:00:00.0	43.9	27.5	65.2	49.9	46.9	37.7	32.3
2026-02-13	14:57:01	01:00:00.0	43.8	28.9	63.2	49.3	45.5	37.8	33.2
2026-02-13	15:57:01	01:00:00.0	45.6	33.6	70.7	47.9	46.1	41.7	38.3
2026-02-13	16:57:01	01:00:00.0	47.8	37.9	67.9	51.1	47.6	43.8	40.3
2026-02-13	17:57:01	01:00:00.0	48.3	40.8	61.5	51.9	50.7	46.6	44.4
2026-02-13	18:57:01	01:00:00.0	47.1	35.5	67.5	48.8	46.7	43.1	39.7
2026-02-13	19:57:01	01:00:00.0	44.2	34.5	59.6	47.7	46.6	42.9	38
2026-02-13	20:57:01	01:00:00.0	45.4	34.0	64.9	47.8	46.5	42.5	39.8
2026-02-13	21:57:01	01:00:00.0	42.0	30.4	55.5	45.6	44.8	40.9	36.6
2026-02-13	22:57:01	01:00:00.0	41.0	28.5	52.5	45.4	43.8	39.4	35
2026-02-13	23:57:01	01:00:00.0	40.5	29.2	53.2	44.5	43.3	38.9	34.9
2026-02-14	00:57:01	01:00:00.0	38.7	30.6	47.3	42.3	41.2	37.8	34.2
2026-02-14	01:57:01	01:00:00.0	37.9	30.6	47.4	41.6	40.6	36.7	33.8
2026-02-14	02:57:01	01:00:00.0	38.3	27.8	53.3	42.4	41	36.5	33.1
2026-02-14	03:57:01	01:00:00.0	38.9	28.3	54.6	44.5	41.4	35.3	31.5
2026-02-14	04:57:01	01:00:00.0	39.9	27.8	58.4	44.4	38.6	33.9	30.9
2026-02-14	05:57:01	01:00:00.0	41.6	30.0	61.3	42.4	39.3	35.7	33.6
2026-02-14	06:57:01	01:00:00.0	45.1	33.5	66.7	49.3	45.1	38.8	35.9
2026-02-14	07:57:01	01:00:00.0	48.5	38.9	66.8	51.7	49.8	43.8	41.2
2026-02-14	08:57:01	01:00:00.0	45.9	31.5	70.6	49.1	45.7	40.4	35.3
2026-02-14	09:57:01	00:43:03.7	45.4	28.4	71.0	49.5	44.2	36.3	31.8

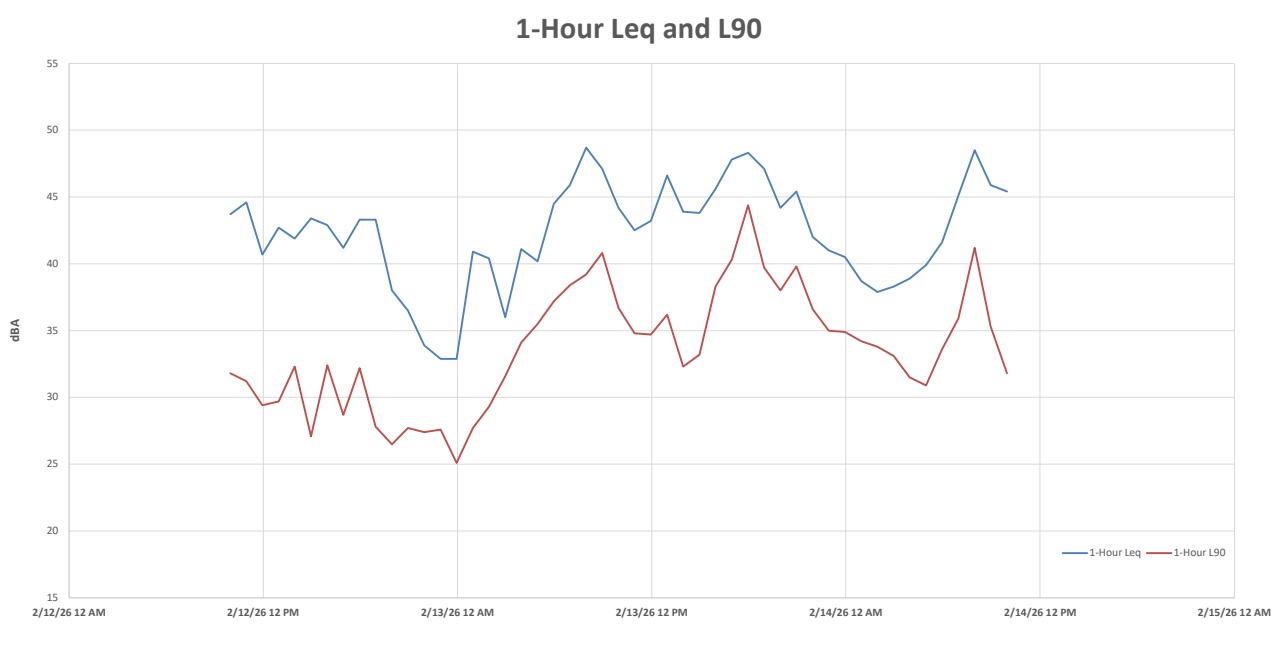
Total		**48:43:04**	**43.7**	**22.3**	**71.0**	**48.1**	**45.5**	**37.9**	**30.7**

Field Technician Daniel Hampton

Noise Measurement Datasheet

PROJECT Midway Dat Center Sound Study

Site ID LT-3



Field Technician Daniel Hampton

Midway Data Center Survey

Weather Data

Station: Casa Grande Municipal Airport Station
ID: KCGZ

Start date: 2/12/2026 **End date:** 2/14/2026

Day	Time	Temperature		Hourly Wind	Precipitation	Humidity	Daily max	Daily min
		F	C	mph	in	%	F	F
2/12/2026	0:00	61	16.11	3.00	0.00	46%	77.00	49.00
	1:00	58	14.44	5.00	0.00	49%		
	2:00	57	13.89	0.00	0.00	53%		
	3:00	54	12.22	3.00	0.00	55%		
	4:00	56	13.33	0.00	0.00	55%		
	5:00	53	11.67	6.00	0.00	57%		
	6:00	50	10.00	5.00	0.00	61%		
	7:00	49	9.44	0.00	0.00	66%		
	8:00	52	11.11	3.00	0.00	59%		
	9:00	58	14.44	0.00	0.00	51%		
	10:00	64	17.78	0.00	0.00	40%		
	11:00	69	20.56	7.00	0.00	31%		
	12:00	71	21.67	5.00	0.00	32%		
	13:00	75	23.89	6.00	0.00	26%		
	14:00	75	23.89	0.00	0.00	27%		
	15:00	77	25.00	7.00	0.00	24%		
	16:00	77	25.00	0.00	0.00	22%		
	17:00	77	25.00	6.00	0.00	20%		
	18:00	74	23.33	3.00	0.00	22%		
	19:00	71	21.67	6.00	0.00	23%		
	20:00	68	20.00	7.00	0.00	24%		
	21:00	66	18.89	7.00	0.00	26%		
	22:00	63	17.22	6.00	0.00	31%		
	23:00	63	17.22	6.00	0.00	30%		

Midway Data Center Survey

Weather Data

Station: Casa Grande Municipal Airport Station
ID: KCGZ

Start date: 2/12/2026 **End date:** 2/14/2026

Day	Time	Temperature		Hourly Wind	Precipitation	Humidity	Daily max	Daily min
		F	C	mph	in	%	F	F
2/13/2026	0:00	62	16.67	5.00	0.00	34%	66.00	53.00
	1:00	60	15.56	0.00	0.00	38%		
	2:00	59	15.00	0.00	0.00	38%		
	3:00	59	15.00	3.00	0.00	38%		
	4:00	59	15.00	3.00	0.00	36%		
	5:00	60	15.56	0.00	0.00	35%		
	6:00	58	14.44	0.00	0.00	39%		
	7:00	57	13.89	5.00	0.00	40%		
	8:00	60	15.56	7.00	0.00	36%		
	9:00	63	17.22	17.00	0.00	43%		
	10:00	60	15.56	7.00	0.00	57%		
	11:00	63	17.22	12.00	0.00	50%		
	12:00	66	18.89	12.00	0.00	40%		
	13:00	66	18.89	12.00	0.00	38%		
	14:00	62	16.67	7.00	0.00	53%		
	15:00	63	17.22	9.00	0.00	52%		
	16:00	64	17.78	8.00	0.00	48%		
	17:00	60	15.56	6.00	0.00	67%		
	18:00	60	15.56	3.00	0.00	64%		
	19:00	59	15.00	5.00	0.00	67%		
	20:00	59	15.00	6.00	0.00	69%		
	21:00	57	13.89	7.00	0.00	77%		
	22:00	57	13.89	6.00	0.00	77%		
	23:00	53	11.67	3.00	0.00	86%		

Midway Data Center Survey

Weather Data

Station: Casa Grande Municipal Airport Station
ID: KCGZ

Start date: 2/12/2026 **End date:** 2/14/2026

Day	Time	Temperature		Hourly Wind	Precipitation	Humidity	Daily max	Daily min
		F	C	mph	in	%	F	F
2/14/2026	0:00	52	11.11	3.0	0.00	89%	70.00	43.00
	1:00	50	10.00	5.0	0.00	93%		
	2:00	50	10.00	3.0	0.00	93%		
	3:00	49	9.44	0.0	0.00	100%		
	4:00	48	8.89	3.0	0.00	96%		
	5:00	46	7.78	3.0	0.00	100%		
	6:00	44	6.67	0.0	0.00	100%		
	7:00	43	6.11	3.0	0.00	100%		
	8:00	47	8.33	0.0	0.00	100%		
	9:00	53	11.67	0.0	0.00	80%		
	10:00	56	13.33	0.0	0.00	69%		
	11:00	60	15.56	0.0	0.00	60%		
	12:00	63	17.22	0.0	0.00	52%		
	13:00	67	19.44	5.0	0.00	42%		
	14:00	68	20.00	5.0	0.00	39%		
	15:00	69	20.56	5.0	0.00	36%		
	16:00	70	21.11	0.0	0.00	30%		
	17:00	70	21.11	0.0	0.00	24%		
	18:00	68	20.00	6.0	0.00	26%		
	19:00	63	17.22	5.0	0.00	33%		
	20:00	59	15.00	3.0	0.00	38%		
	21:00	55	12.78	6.0	0.00	42%		
	22:00	53	11.67	5.0	0.00	43%		
	23:00	52	11.11	5.0	0.00	47%		

APPENDIX C

Project Operation Isopleths

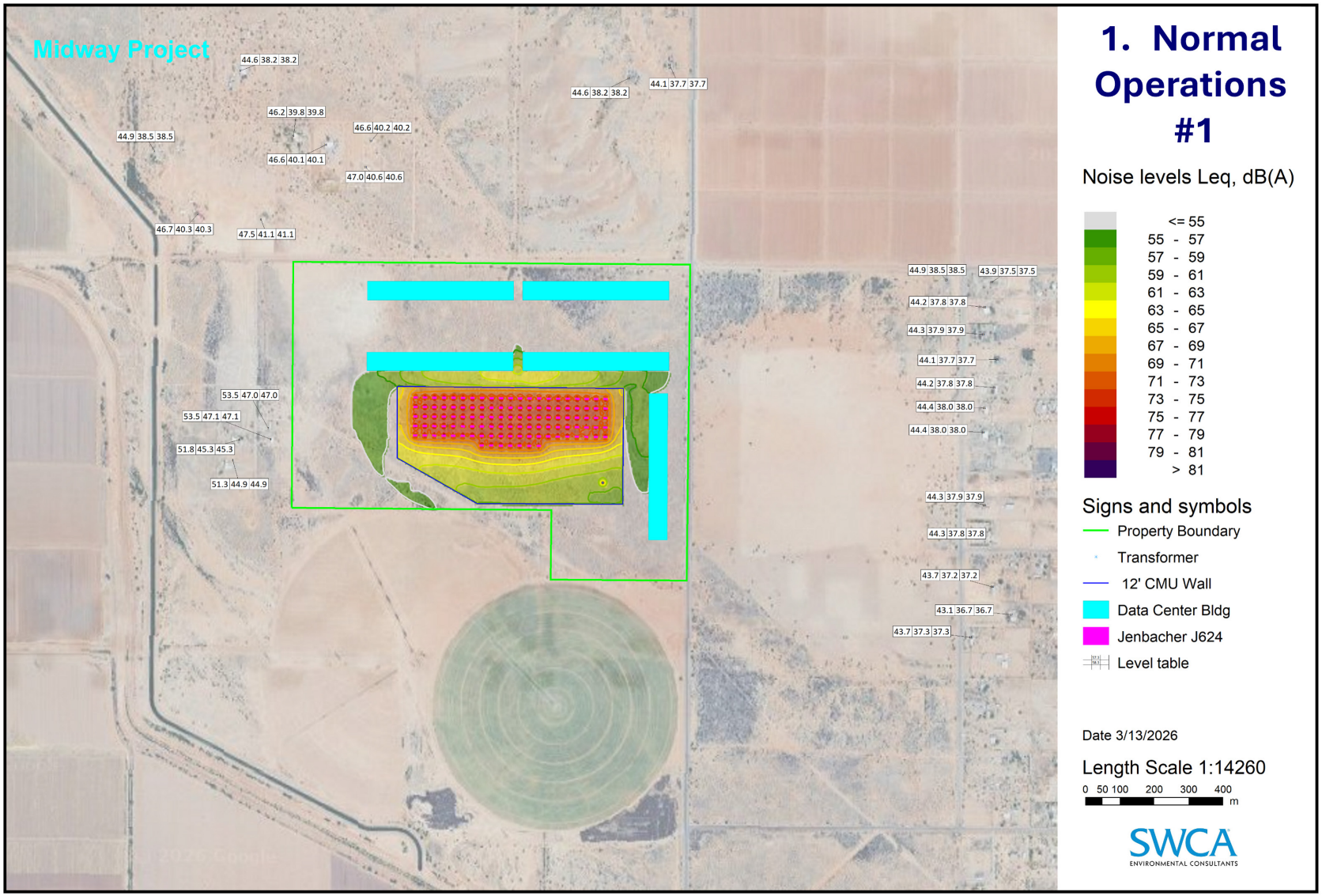


Figure C.1 Operational Noise Contours (Ln, dBA) – Normal Operations #1: Jenbacher J624 Engines

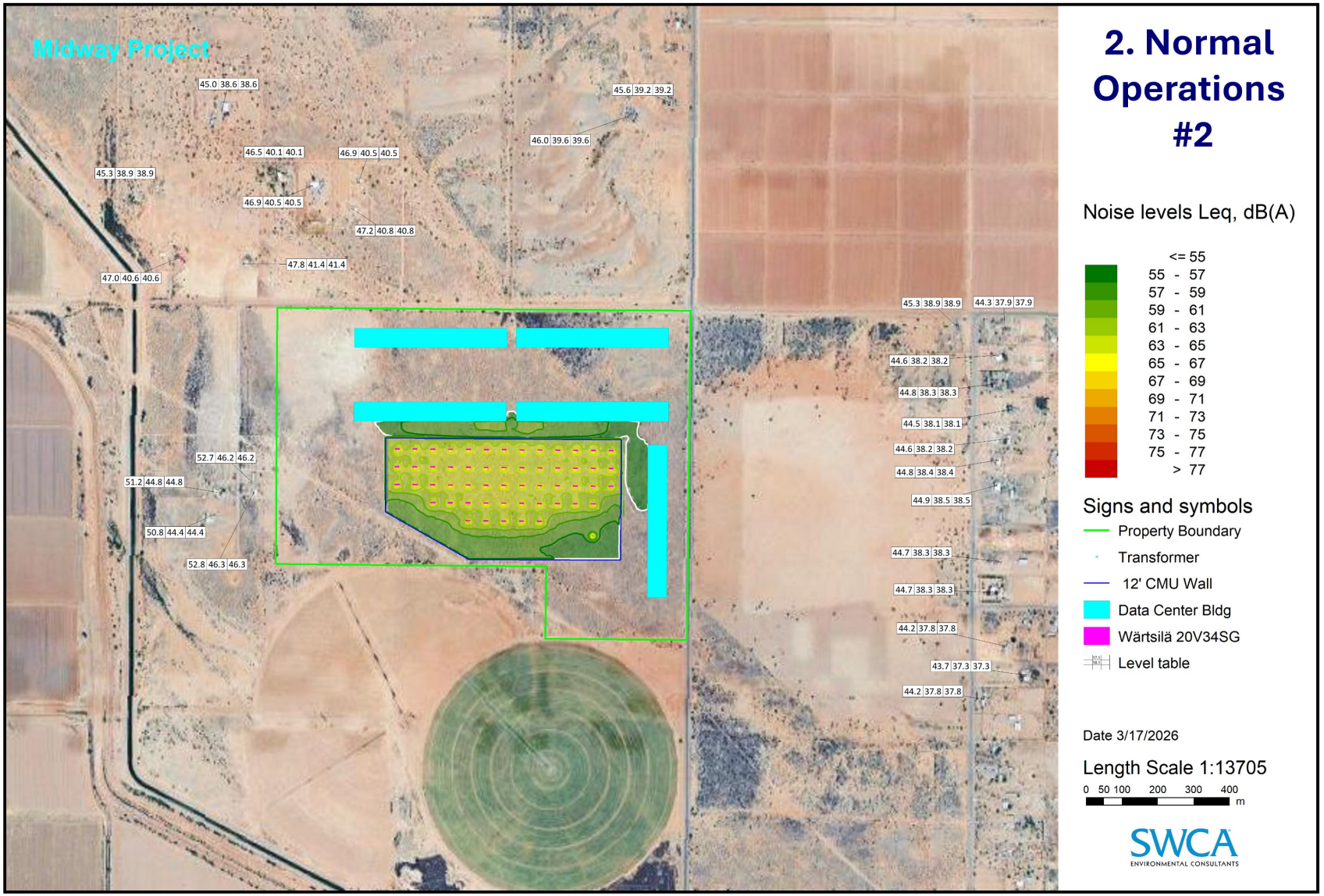


Figure C.2 Operational Noise Contours (Ln, dBA) – Normal Operations #2: Wärtsilä 20V34SG Engines

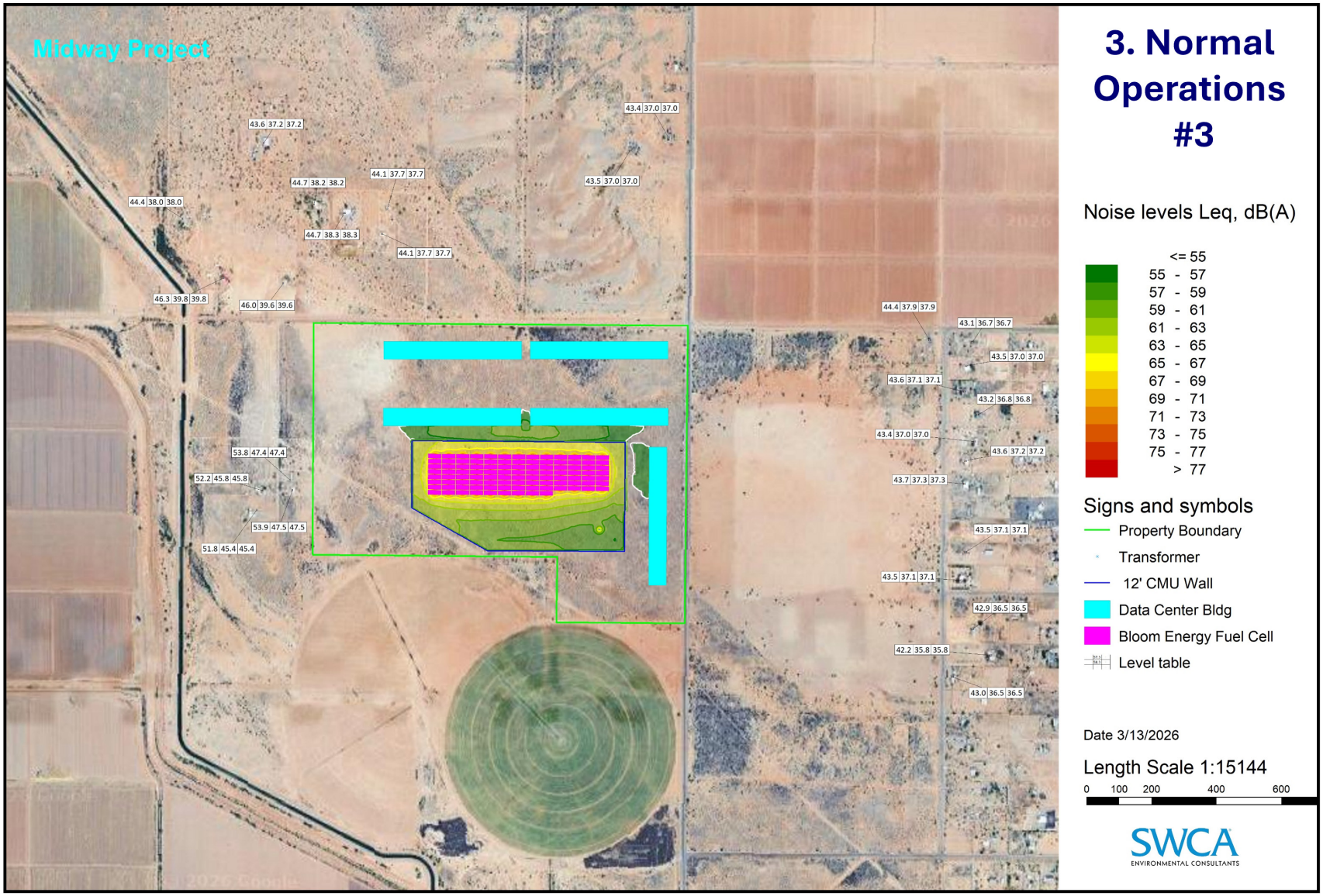


Figure C.3 Operational Noise Contours (Ln, dBA) – Normal Operations #3: Bloom Energy Fuel Cell Systems

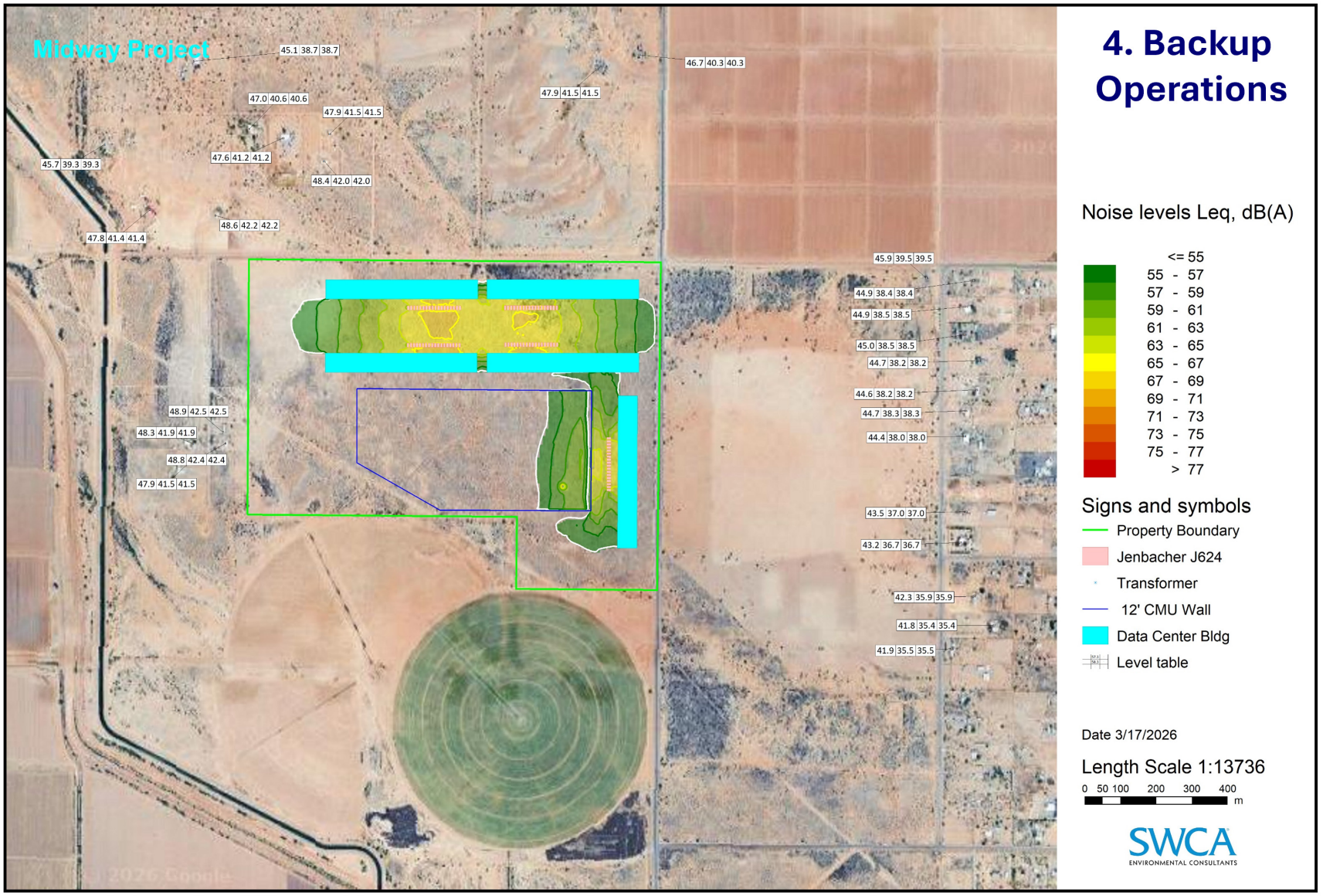


Figure C.4 Operational Noise Contours (Ln, dBA) – Backup Operations: Jenbacher J624 Generator Yards

4742 North 24th Street Suite 270
Phoenix, Arizona 85016
Main: 877 627 3772

Colliers
Engineering & Design



Memorandum

To: Pinal County

From: Haley Conway, PE

Date: May 27, 2026

Subject: Water and Wastewater Master Summary for Project Midway

Project No.: 25000310B01

This Water and Wastewater Master Summary memorandum has been prepared in support of the rezoning application for Project Midway (the Project). This memo has been prepared in lieu of more detailed water and wastewater master reports in recognition that the Project will have very low domestic water and wastewater demands. It will be served for domestic and industrial needs by public water facilities and by standalone, private wastewater facilities.

Project Midway is located on approximately 215 acres in unincorporated Pinal County, outside the western fringe of the Casa Grande area. The site is located at the southwestern corner of Midway Road and Selma Highway. The property is currently comprised of mostly vacant desert land. With the exception of irrigation facilities used for agricultural operations on adjacent properties, there are no known water or wastewater facilities located in the Project vicinity. The Project will consist of five new data center buildings, each employing approximately 45 people, for a total of 225 employees with the full campus build out.

Water Requirements and Facilities

Domestic water demand will be exceedingly low for the Project given the low employee count. Industrial water demand is anticipated to be largely limited to that which is required for generator cooling. Potable water and fire demand for the Project will be provided primarily through Arizona Water Company. A new water campus that will be owned and operated by Arizona Water Company is being contemplated at the northwest corner of Montgomery Road and Cornman Road. A water line has been extended from the proposed water campus in Mongomery Road to the corner of Selma Highway. A new water line will be installed to reach the Project. Based on historical data from similar projects, the estimated average day demand for the Project is 14,500 gpd and the estimated max day demand is 35,200 gpd. More detailed water demands and facility information will be provided for the Project as the site planning and development process advances.

Wastewater Requirements and Facilities

As cited above, the total employee count for the Project will be low. Domestic wastewater needs will be addressed through a conventional septic system to be constructed onsite, and/or through the use of portable toilet facilities. Industrial wastewater is anticipated to largely be comprised of the waste

cooling water created by the generators. Constituents in this waste stream are anticipated to consist of only a higher concentration of the constituents that naturally occur in the local groundwater. More detailed wastewater production and facility information will be provided for the Project as the site planning and development process advances.

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-008-026, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SWC Selma Hwy & Midway Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 06/15/26 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission expires: 10-25-28


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
PZ-008-26
PZ-PD-007-26
W BLACKMORE RD
ST SELMA HIGHWAY
Maps
Jun 15, 2026 at 9:15:50 AM
+32.850390,-111.890847
30118 West Selma Highway
Casa Grande AZ 85193


PINAL COUNTY
Public Hearings
Case Number: PZ-008-026
Existing Zoning: General Rural (GR)
Proposed Zoning: Industrial (I-3) with a Planned Area Development Overlay
Acreage: 215
Applicant Name: Withey Morris Baugh PLC, Alex Hayes
Applicant Phone Number: 602-230-0600
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
W BLACKMORE RD
WEST SELMA HIGH
S PECOS RD
Maps
Jun 15, 2026 at 9:10:48 AM
+32.850331,-111.886461
29611–30099 West Selma Highway
Casa Grande AZ 85193


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
PZ-008-26
PZ-PD-007-26
Community Development
PINAL COUNTY
WEST SR 84 HIGHWAY
Maps
Jun 15, 2026 at 8:55:56 AM
+32.850293,-111.882505
28871–29609 West Selma Highway
Casa Grande AZ 85193


PINAL COUNTY
Public Hearings
Case Number: PZ-008-026
Existing Zoning: General Rural (GR)
Proposed Zoning: Industrial (I-3) with a Planned Area Development Overlay
Acreage: 215
Applicant Name: Withey Morris Baugh PLC, Alex Hayes
Applicant Phone Number: 602-230-0600
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
Jun 15, 2026 at 8:51:20 AM
+32.850270,-111.880070
28871–29609 West Selma Highway
Casa Grande AZ 85193



Jun 15, 2026 at 8:36:13 AM
+32.849389,-111.877761
3300–5498 S Midway Rd
Casa Grande AZ 85193


PINAL COUNTY
Public Hearings
Case Number: PZ-008-026
Existing Zoning: General Rural (GR)
Proposed Zoning: Industrial (I-3) with a Planned Area Development Overlay
Acreage: 215
Applicant Name: Withey Morris Baugh PLC, Alex Hayes
Applicant Phone Number: 602-230-0600
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Public Hearing Information
NOTICE
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PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
Jun 15, 2026 at 8:33:58 AM
+32.846031,-111.877773
3300–5498 S Midway Rd
Casa Grande AZ 85193


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 06/15/26
POST COPY OF ACTUAL NOTICE BELOW.
PZ-008-26
PZ-PO-007-26
Community Development
PINAL COUNTY
Maps
Jun 15, 2026 at 8:15:11 AM
+32.842634,-111.877769
3300–5498 S Midway Rd
Casa Grande AZ 85193

PINAL COUNTY

Samuel Amaya <samuel.amaya@pinal.gov>

Fwd: I oppose PZ-008-026

1 message

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Tue, Jun 30, 2026 at 4:57 PM
To: Samuel Amaya <samuel.amaya@pinal.gov>

Project Midway- opposition letter

---------- Forwarded message ---------
From: **Natasha Kennedy** <natasha.kennedy@pinal.gov>
Date: Tue, Jun 30, 2026 at 4:36 PM
Subject: Re: I oppose PZ-008-026
To: Deanna Pence <dpence01@yahoo.com>, Sangeeta Deokar <sangeeta.deokar@pinal.gov>
Cc: Harvey Krauss <harvey.krauss@pinal.gov>, Dedrick Denton <dedrick.denton@pinal.gov>

Deanna received and shared with the Board, including Planning and Zoning Staff.

Bcc: Board and District Staff

Natasha Kennedy, MMC, MMDP
Clerk of the Board
The Clerk of the Board of Supervisors
O: 520-866-6219 **M:** 520-213-3329
PINAL COUNTY

On Tue, Jun 30, 2026 at 3:31 PM Deanna Pence <dpence01@yahoo.com> wrote:

> I oppose this property being rezoned from General rural to Industrial.This property has homes all around it. My home is 1/4 mile from this property.
> We have twenty acres with horses, chickens, goats and a large assortment of wild life. The reason this area went from being farmed to parcels for sale for homes is because in the eighties, the aquifer was pumped dry. When one of the big agriculture wells near our property was uncapped and reactivated our water level in our well dropped and burnt out our well pump.
>
> When we moved here, we chose this area because it was rural and the way it was zoned we would have neighbors with acreage living around us.This is the life style we have had and thought we would continue to have. Why is it that the investors and developers have more of a voice on zoning then the people who have chosen to live in Pinal county?
>
> Sincerely,
> Deanna Pence

--

Sangeeta Deokar
Planning Supervisor
Community Development
520-866-6641
PINAL COUNTY