

Exhibit “A”

GPA26-001 StoneRidge Cell Tower

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 5000015339 EFFECTIVE DATE: 06/02/2025.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

STONERIDGE GOLF COURSE PARCEL

A PARCEL OF LAND LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 577.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES, 28 MINUTES, 17 SECONDS WEST, A DISTANCE OF 294.62 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "CC" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 46.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "CC";

THENCE ALONG THE WEST LINE OF SAID TRACT "CC", SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 60.04 FEET;

THENCE NORTH 88 DEGREES, 06 MINUTES, 03 SECONDS WEST, A DISTANCE OF 851.98 FEET;

THENCE SOUTH 21 DEGREES, 32 MINUTES, 25 SECONDS WEST, A DISTANCE OF 193.77 FEET;

THENCE SOUTH 48 DEGREES, 00 MINUTES, 55 SECONDS EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 16 DEGREES, 43 MINUTES, 29 SECONDS WEST, A DISTANCE OF 93.88 FEET;

THENCE SOUTH 44 DEGREES, 32 MINUTES, 24 SECONDS WEST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 21 DEGREES, 32 MINUTES, 25 SECONDS WEST, A DISTANCE OF 183.39 FEET;

THENCE SOUTH 07 DEGREES, 13 MINUTES, 49 SECONDS WEST, A DISTANCE OF 60.73 FEET;

THENCE SOUTH 63 DEGREES, 05 MINUTES, 39 SECONDS WEST, A DISTANCE OF 52.66 FEET;

THENCE SOUTH 46 DEGREES, 26 MINUTES, 15 SECONDS WEST, A DISTANCE OF 278.00 FEET;

THENCE SOUTH 19 DEGREES, 24 MINUTES, 58 SECONDS EAST , A DISTANCE OF 220.70 FEET;

THENCE SOUTH 41 DEGREES, 30 MINUTES, 37 SECONDS WEST, A DISTANCE OF 117.24 FEET;

THENCE SOUTH 34 DEGREES, 47 MINUTES, 10 SECONDS WEST, A DISTANCE OF 639.20 FEET;

THENCE SOUTH 09 DEGREES, 20 MINUTES, 55 SECONDS EAST, A DISTANCE OF 23.37 FEET;

THENCE SOUTH 58 DEGREES, 52 MINUTES, 55 SECONDS WEST, A DISTANCE OF 39.86 FEET;

THENCE SOUTH 34 DEGREES, 47 MINUTES, 10 SECONDS WEST, A DISTANCE OF 157.36 FEET;

THENCE SOUTH 12 DEGREES, 54 MINUTES, 41 SECONDS WEST, A DISTANCE OF 233.36 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD BLACK CANYON HIGHWAY AS SHOWN IN BOOK 24 OF MAPS AND PLATS, PAGES 14-18, YAVAPAI COUNTY RECORDS;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 83 DEGREES, 48 MINUTES, 33 SECONDS WEST, A DISTANCE OF 248.54 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 82 DEGREES, 56 MINUTES, 50 SECONDS WEST, A DISTANCE OF 1514.86 FEET;

THENCE NORTH 24 DEGREES, 45 MINUTES, 50 SECONDS WEST, A DISTANCE OF 94.90 FEET;

THENCE NORTH 18 DEGREES, 11 MINUTES, 48 SECONDS EAST, A DISTANCE OF 92.84 FEET;

THENCE NORTH 02 DEGREES, 28 MINUTES, 16 SECONDS WEST, A DISTANCE OF 118.71 FEET;

THENCE SOUTH 87 DEGREES, 31 MINUTES, 40 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 02 DEGREES, 28 MINUTES, 16 SECONDS WEST, A DISTANCE OF 18.00 FEET;

THENCE NORTH 87 DEGREES, 31 MINUTES, 40 SECONDS EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 38 DEGREES, 26 MINUTES, 27 SECONDS EAST, A DISTANCE OF 134.70 FEET;

THENCE NORTH 05 DEGREES, 10 MINUTES, 27 SECONDS EAST, A DISTANCE OF 362.78 FEET;

THENCE NORTH 09 DEGREES, 00 MINUTES, 55 SECONDS WEST, A DISTANCE OF 38.31 FEET;

THENCE NORTH 34 DEGREES, 58 MINUTES, 54 SECONDS WEST, A DISTANCE OF 49.03 FEET;

THENCE NORTH 63 DEGREES, 06 MINUTES, 48 SECONDS EAST, A DISTANCE OF 22.56 FEET;

THENCE NORTH 09 DEGREES, 00 MINUTES, 55 SECONDS WEST, A DISTANCE OF 80.71 FEET;

THENCE NORTH 33 DEGREES, 30 MINUTES, 20 SECONDS WEST, A DISTANCE OF 78.50 FEET;

THENCE NORTH 14 DEGREES, 03 MINUTES, 14 SECONDS WEST, A DISTANCE OF 157.04 FEET;

THENCE NORTH 30 DEGREES, 30 MINUTES, 04 SECONDS EAST, A DISTANCE OF 97.30 FEET;

THENCE NORTH 21 DEGREES, 07 MINUTES, 16 SECONDS WEST, A DISTANCE OF 697.22 FEET;

THENCE NORTH 26 DEGREES, 41 MINUTES, 13 SECONDS WEST, A DISTANCE OF 200.50 FEET;

THENCE NORTH 50 DEGREES, 30 MINUTES, 24 SECONDS EAST, A DISTANCE OF 426.33 FEET;

THENCE NORTH 63 DEGREES, 18 MINUTES, 47 SECONDS EAST, A DISTANCE OF 291.95 FEET;

THENCE SOUTH 38 DEGREES, 58 MINUTES, 42 SECONDS EAST, A DISTANCE OF 251.99 FEET;

THENCE NORTH 87 DEGREES, 30 MINUTES, 44 SECONDS EAST, A DISTANCE OF 409.48 FEET;

THENCE NORTH 71 DEGREES, 06 MINUTES, 37 SECONDS EAST, A DISTANCE OF 587.69 FEET;

THENCE NORTH 01 DEGREES, 10 MINUTES, 32 SECONDS WEST, A DISTANCE OF 499.13 FEET;

THENCE NORTH 82 DEGREES, 14 MINUTES, 27 SECONDS WEST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 11 DEGREES, 00 MINUTES, 25 SECONDS WEST, A DISTANCE OF 81.61 FEET;

THENCE NORTH 35 DEGREES, 53 MINUTES, 07 SECONDS WEST, A DISTANCE OF 234.74 FEET;

THENCE NORTH 49 DEGREES, 26 MINUTES, 21 SECONDS EAST, A DISTANCE OF 453.52 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF STONERIDGE DRIVE AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1050.00 FEET CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 49 DEGREES, 26 MINUTES, 21 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 41 DEGREES, 11 MINUTES, 56 SECONDS, A DISTANCE OF 755.01 FEET, TO THE NORTHWEST CORNER OF TRACT "AA" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE SOUTH 05 DEGREES, 30 MINUTES, 43 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "AA";

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1050.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 08 DEGREES, 14 MINUTES, 26 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 02 DEGREES, 43 MINUTES, 42 SECONDS, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "AA";

THENCE NORTH 05 DEGREES, 29 MINUTES, 55 SECONDS EAST, A DISTANCE OF 49.88 FEET TO THE NORTHEAST CORNER OF SAID TRACT "AA", SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAID STONERIDGE DRIVE AND BEING THE BEGINNING OF A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06 DEGREES, 53 MINUTES, 43 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 43 DEGREES, 15 MINUTES, 19 SECONDS, A DISTANCE OF 509.59 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 775.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46 DEGREES, 28 MINUTES, 01 SECONDS, A DISTANCE OF 628.53 FEET, TO THE CURVE'S END;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 86 DEGREES, 19 MINUTES, 00 SECONDS EAST, A DISTANCE OF 100.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 530.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 03 DEGREES, 40 MINUTES, 58 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 86 DEGREES, 30 MINUTES, 46 SECONDS, A DISTANCE OF 800.26 FEET, TO THE CURVE'S END;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.14 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 577.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES, 28 MINUTES, 17 SECONDS WEST, A DISTANCE OF 294.62 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "CC" AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 46.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "CC";

THENCE ALONG THE WEST LINE OF SAID TRACT "CC", SOUTH 00 DEGREES, 11 MINUTES, 44 SECONDS WEST, A DISTANCE OF 60.04 FEET;

THENCE NORTH 88 DEGREES, 06 MINUTES, 03 SECONDS WEST, A DISTANCE OF 1365.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 25 DEGREES, 40 MINUTES, 22 SECONDS WEST, A DISTANCE OF 1010.73 FEET;

THENCE SOUTH 12 DEGREES, 24 MINUTES, 04 SECONDS EAST, A DISTANCE OF 280.03 FEET;

THENCE SOUTH 07 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 102.03 FEET;

THENCE SOUTH 07 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 83.78 FEET;

THENCE SOUTH 88 DEGREES, 37 MINUTES, 54 SECONDS WEST, A DISTANCE OF 33.37 FEET;

THENCE SOUTH 05 DEGREES, 42 MINUTES, 29 SECONDS WEST, A DISTANCE OF 30.30 FEET;

THENCE SOUTH 47 DEGREES, 18 MINUTES, 06 SECONDS EAST, A DISTANCE OF 39.74 FEET;

THENCE SOUTH 07 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 234.38 FEET;

THENCE SOUTH 82 DEGREES, 40 MINUTES, 15 SECONDS WEST, A DISTANCE OF 122.13 FEET;

THENCE SOUTH 63 DEGREES, 38 MINUTES, 51 SECONDS WEST, A DISTANCE OF 73.46 FEET;

THENCE SOUTH 88 DEGREES, 33 MINUTES, 20 SECONDS WEST, A DISTANCE OF 233.54 FEET;

THENCE NORTH 84 DEGREES, 39 MINUTES, 54 SECONDS WEST, A DISTANCE OF 692.65 FEET;

THENCE SOUTH 84 DEGREES, 30 MINUTES, 35 SECONDS WEST, A DISTANCE OF 63.07 FEET;

THENCE NORTH 25 DEGREES, 23 MINUTES, 40 SECONDS WEST, A DISTANCE OF 346.22 FEET;

THENCE NORTH 27 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 178.79 FEET;

THENCE NORTH 25 DEGREES, 18 MINUTES, 51 SECONDS WEST, A DISTANCE OF 253.34 FEET;

THENCE SOUTH 42 DEGREES, 23 MINUTES, 27 SECONDS EAST, A DISTANCE OF 132.37 FEET;

THENCE SOUTH 46 DEGREES, 23 MINUTES, 46 SECONDS EAST, A DISTANCE OF 54.25 FEET;

THENCE NORTH 55 DEGREES, 53 MINUTES, 03 SECONDS EAST, A DISTANCE OF 162.03 FEET;

THENCE NORTH 11 DEGREES, 52 MINUTES, 29 SECONDS WEST, A DISTANCE OF 250.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 225.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 76 DEGREES, 48 MINUTES, 31 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 40 DEGREES, 58 MINUTES, 20 SECONDS, A DISTANCE OF 160.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 17 DEGREES, 49 MINUTES, 14 SECONDS WEST, A DISTANCE OF 159.27 FEET;

THENCE NORTH 37 DEGREES, 01 MINUTES, 54 SECONDS WEST, A DISTANCE OF 279.63 FEET;

THENCE NORTH 52 DEGREES, 07 MINUTES, 54 SECONDS EAST, A DISTANCE OF 122.23 FEET;

THENCE SOUTH 75 DEGREES, 47 MINUTES, 43 SECONDS EAST, A DISTANCE OF 32.32 FEET;

THENCE SOUTH 24 DEGREES, 01 MINUTES, 36 SECONDS EAST, A DISTANCE OF 35.05 FEET;

THENCE SOUTH 69 DEGREES, 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 87.81 FEET;

THENCE NORTH 62 DEGREES, 27 MINUTES, 19 SECONDS EAST, A DISTANCE OF 55.21 FEET;

THENCE SOUTH 75 DEGREES, 47 MINUTES, 43 SECONDS EAST, A DISTANCE OF 337.23 FEET;

THENCE NORTH 56 DEGREES, 22 MINUTES, 30 SECONDS EAST, A DISTANCE OF 33.50 FEET;

THENCE SOUTH 88 DEGREES, 53 MINUTES, 56 SECONDS EAST, A DISTANCE OF 147.20 FEET;

THENCE SOUTH 54 DEGREES, 11 MINUTES, 33 SECONDS EAST, A DISTANCE OF 120.61 FEET;

THENCE SOUTH 88 DEGREES, 15 MINUTES, 11 SECONDS EAST, A DISTANCE OF 217.99 FEET;

THENCE NORTH 37 DEGREES, 22 MINUTES, 34 SECONDS EAST, A DISTANCE OF 477.86 FEET;

THENCE NORTH 45 DEGREES, 32 MINUTES, 16 SECONDS EAST, A DISTANCE OF 119.79 FEET;

THENCE NORTH 19 DEGREES, 03 MINUTES, 12 SECONDS WEST, A DISTANCE OF 159.34 FEET;

THENCE NORTH 46 DEGREES, 03 MINUTES, 33 SECONDS EAST, A DISTANCE OF 404.13 FEET;

THENCE SOUTH 50 DEGREES, 35 MINUTES, 15 SECONDS EAST, A DISTANCE OF 39.80 FEET;

THENCE SOUTH 51 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 342.94 FEET;

THENCE SOUTH 60 DEGREES, 10 MINUTES, 58 SECONDS EAST, A DISTANCE OF 137.11 FEET;

THENCE SOUTH 25 DEGREES, 40 MINUTES, 22 SECONDS WEST, A DISTANCE OF 495.97 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG THE EAST LINE OF SAID SECTION 27, NORTH 02 DEGREES, 31 MINUTES, 43 SECONDS EAST, A DISTANCE OF 678.26 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF SLOW CREEK ROAD AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 105.63 FEET TO THE BEGINNING OF A CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 12.00 FEET, CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 18.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF BLUFF TOP DRIVE AS SHOWN ON THE PLAT OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 156.15 FEET TO THE SOUTHWEST CORNER OF STONERIDGE GOLF CLUBHOUSE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS AND PLATS, PAGE 71;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 416.00 FEET TO THE SOUTHEAST CORNER OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 230.00 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 46 DEGREES, 13 MINUTES, 31 SECONDS EAST, A DISTANCE OF 202.53 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID STONERIDGE GOLF CLUBHOUSE;

THENCE NORTH 62 DEGREES, 16 MINUTES, 54 SECONDS EAST, A DISTANCE OF 150.24 FEET TO THE MOST EASTERLY CORNER OF SAID STONERIDGE GOLF CLUBHOUSE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 98 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 49 DEGREES, 11 MINUTES, 59 SECONDS EAST, A DISTANCE OF 115.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 98;

THENCE NORTH 43 DEGREES, 59 MINUTES, 56 SECONDS EAST, A DISTANCE OF 211.79 FEET TO THE SOUTHWEST CORNER OF LOT 97 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 66 DEGREES, 00 MINUTES, 07 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 97;

THENCE NORTH 65 DEGREES, 28 MINUTES, 15 SECONDS EAST, A DISTANCE OF 75.80 FEET TO THE SOUTHWEST CORNER OF LOT 95 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 57 DEGREES, 50 MINUTES, 09 SECONDS EAST, A DISTANCE OF 89.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 95;

THENCE NORTH 47 DEGREES, 12 MINUTES, 48 SECONDS WEST, A DISTANCE OF 77.89 FEET TO A POINT ON THE SOUTH LINE OF LOT 93 OF SAID STONERIDGE UNIT 1;

THENCE ALONG SAID SOUTH LINE, SOUTH 38 DEGREES, 49 MINUTES, 18 SECONDS EAST, A DISTANCE OF 21.98 FEET TO THE SOUTHWEST CORNER OF LOT 92 OF SAID STONERIDGE UNIT 1;

THENCE SOUTH 63 DEGREES, 35 MINUTES, 36 SECONDS EAST, A DISTANCE OF 90.48 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 92;

THENCE NORTH 89 DEGREES, 16 MINUTES, 39 SECONDS EAST, A DISTANCE OF 198.88 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 91 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 57 DEGREES, 01 MINUTES, 56 SECONDS EAST, A DISTANCE OF 249.94 FEET TO THE SOUTHWEST CORNER OF LOT 89 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 65 DEGREES, 27 MINUTES, 20 SECONDS EAST, A DISTANCE OF 127.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 89;

THENCE NORTH 75 DEGREES, 09 MINUTES, 13 SECONDS EAST, A DISTANCE OF 285.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 86 OF SAID STONERIDGE UNIT 1;

THENCE NORTH 85 DEGREES, 05 MINUTES, 44 SECONDS EAST, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86;

THENCE NORTH 03 DEGREES, 48 MINUTES, 22 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 86;

THENCE NORTH 03 DEGREES, 15 MINUTES, 40 SECONDS WEST, A DISTANCE OF 459.62 FEET TO THE SOUTHEAST CORNER OF LOT 83 OF SAID STONERIDGE UNIT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 63, NORTH 00 DEGREES, 10 MINUTES, 31 SECONDS EAST, A DISTANCE OF 106.31 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 26;

THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 89 DEGREES, 49 MINUTES, 29 SECONDS EAST, A DISTANCE OF 289.12 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 89 DEGREES, 49 MINUTES, 07 SECONDS EAST, A DISTANCE OF 1144.02 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 15 DEGREES, 17 MINUTES, 21 SECONDS EAST, A DISTANCE OF 123.49 FEET;

THENCE SOUTH 29 DEGREES, 38 MINUTES, 34 SECONDS WEST, A DISTANCE OF 536.64 FEET;

THENCE SOUTH 53 DEGREES, 59 MINUTES, 44 SECONDS WEST, A DISTANCE OF 614.62 FEET;

THENCE SOUTH 57 DEGREES, 39 MINUTES, 17 SECONDS WEST, A DISTANCE OF 307.13 FEET;

THENCE SOUTH 26 DEGREES, 01 MINUTES, 12 SECONDS WEST, A DISTANCE OF 35.26 FEET;

THENCE SOUTH 83 DEGREES, 19 MINUTES, 52 SECONDS WEST, A DISTANCE OF 42.69 FEET;

THENCE SOUTH 57 DEGREES, 39 MINUTES, 17 SECONDS WEST, A DISTANCE OF 296.31 FEET;

THENCE SOUTH 13 DEGREES, 09 MINUTES, 50 SECONDS WEST, A DISTANCE OF 288.09 FEET;

THENCE SOUTH 25 DEGREES, 14 MINUTES, 30 SECONDS WEST, A DISTANCE OF 43.80 FEET;

THENCE SOUTH 35 DEGREES, 22 MINUTES, 48 SECONDS EAST, A DISTANCE OF 60.04 FEET;

THENCE SOUTH 10 DEGREES, 17 MINUTES, 36 SECONDS EAST, A DISTANCE OF 149.57 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD BLACK CANYON HIGHWAY;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 54 DEGREES, 36 MINUTES, 48 SECONDS WEST, A DISTANCE OF 276.26 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 20 DEGREES, 50 MINUTES, 02 SECONDS WEST, A DISTANCE OF 194.45 FEET;

THENCE NORTH 45 DEGREES, 36 MINUTES, 23 SECONDS WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 03 DEGREES, 30 MINUTES, 06 SECONDS WEST, A DISTANCE OF 49.43 FEET;

THENCE NORTH 20 DEGREES, 50 MINUTES, 02 SECONDS WEST, A DISTANCE OF 360.93 FEET;

THENCE NORTH 84 DEGREES, 37 MINUTES, 39 SECONDS WEST, A DISTANCE OF 256.35 FEET;

THENCE SOUTH 65 DEGREES, 03 MINUTES, 40 SECONDS WEST, A DISTANCE OF 175.90 FEET;

THENCE SOUTH 07 DEGREES, 56 MINUTES, 51 SECONDS WEST, A DISTANCE OF 454.83 FEET;

THENCE SOUTH 77 DEGREES, 53 MINUTES, 10 SECONDS WEST, A DISTANCE OF 427.31 FEET;

THENCE SOUTH 66 DEGREES, 10 MINUTES, 54 SECONDS WEST, A DISTANCE OF 93.14 FEET;

THENCE SOUTH 67 DEGREES, 24 MINUTES, 52 SECONDS WEST, A DISTANCE OF 58.17 FEET;

THENCE SOUTH 79 DEGREES, 32 MINUTES, 58 SECONDS WEST, A DISTANCE OF 119.61 FEET;

THENCE SOUTH 69 DEGREES, 42 MINUTES, 23 SECONDS WEST, A DISTANCE OF 293.29 FEET;

THENCE NORTH 30 DEGREES, 11 MINUTES, 59 SECONDS WEST, A DISTANCE OF 71.24 FEET;

THENCE NORTH 89 DEGREES, 45 MINUTES, 18 SECONDS WEST, A DISTANCE OF 450.50 FEET;

THENCE SOUTH 00 DEGREES, 24 MINUTES, 50 SECONDS WEST, A DISTANCE OF 572.44 FEET;

THENCE SOUTH 40 DEGREES, 00 MINUTES, 56 SECONDS EAST, A DISTANCE OF 253.11 FEET;

THENCE NORTH 49 DEGREES, 59 MINUTES, 04 SECONDS EAST, A DISTANCE OF 29.43 FEET;

THENCE NORTH 64 DEGREES, 34 MINUTES, 26 SECONDS EAST, A DISTANCE OF 212.81 FEET;

THENCE SOUTH 25 DEGREES, 25 MINUTES, 34 SECONDS EAST, A DISTANCE OF 49.04 FEET, TO SAID NORTH RIGHT OF WAY LINE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 68 DEGREES, 3 MINUTES, 42 SECONDS WEST, A DISTANCE OF 84.03 FEET;

THENCE SOUTH 56 DEGREES, 21 MINUTES, 41 SECONDS WEST, A DISTANCE OF 295.40 FEET;

THENCE SOUTH 42 DEGREES, 38 MINUTES, 55 SECONDS WEST, A DISTANCE OF 169.27 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 47 DEGREES, 21 MINUTES, 09 SECONDS WEST, A DISTANCE OF 122.80 FEET TO THE BEGINNING OF A CURVE;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 07 DEGREES, 56 MINUTES, 22 SECONDS, A DISTANCE OF 93.53 FEET TO THE WEST LINE OF SAID SECTION, AND A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 675.00 FEET, CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 39 DEGREES, 36 MINUTES, 31 SECONDS, A DISTANCE OF 466.63 FEET TO THE CURVE'S END;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 467.23 FEET;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 66.50 FEET;

THENCE NORTH 89 DEGREES, 48 MINUTES, 16 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES, 11 MINUTES, 44 SECONDS EAST, A DISTANCE OF 90.65 FEET TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 12.00 FEET, CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 18.85 FEET TO THE CURVE'S END;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 16 SECONDS EAST, A DISTANCE OF 186.40 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: (PARENT PARCEL) APN: 103-61-001

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 02 DEGREES, 31 MINUTES, 25 SECONDS WEST, A DISTANCE OF 453.47 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES, 28 MINUTES, 35 SECONDS EAST, A DISTANCE OF 379.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID OLD BLACK CANYON HIGHWAY AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 56 DEGREES, 21 MINUTES, 41 SECONDS EAST, A DISTANCE OF 224.24 FEET;

THENCE NORTH 68 DEGREES, 03 MINUTES, 42 SECONDS EAST, A DISTANCE OF 319.65 FEET;

THENCE NORTH 69 DEGREES, 46 MINUTES, 50 SECONDS EAST, A DISTANCE OF 1106.22 FEET;

THENCE NORTH 54 DEGREES, 36 MINUTES, 48 SECONDS EAST, A DISTANCE OF 1156.61 FEET;

THENCE NORTH 69 DEGREES, 20 MINUTES, 33 SECONDS EAST, A DISTANCE OF 74.56 FEET ;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 32 DEGREES, 33 MINUTES, 34 SECONDS EAST, A DISTANCE OF 249.13 FEET;

THENCE SOUTH 82 DEGREES, 13 MINUTES, 14 SECONDS EAST, A DISTANCE OF 207.34 FEET;

THENCE NORTH 83 DEGREES, 05 MINUTES, 36 SECONDS EAST, A DISTANCE OF 240.89 FEET;

THENCE NORTH 86 DEGREES, 48 MINUTES, 10 SECONDS EAST, A DISTANCE OF 236.25 FEET ;

THENCE SOUTH 52 DEGREES, 02 MINUTES, 14 SECONDS EAST, A DISTANCE OF 542.62 FEET ;

THENCE SOUTH 48 DEGREES, 58 MINUTES, 47 SECONDS WEST, A DISTANCE OF 382.62 FEET;

THENCE SOUTH 74 DEGREES, 52 MINUTES, 15 SECONDS WEST, A DISTANCE OF 413.08 FEET ;

THENCE NORTH 82 DEGREES, 38 MINUTES, 53 SECONDS WEST, A DISTANCE OF 217.83 FEET;

THENCE NORTH 56 DEGREES, 54 MINUTES, 00 SECONDS WEST, A DISTANCE OF 307.55 FEET;

THENCE SOUTH 71 DEGREES, 39 MINUTES, 37 SECONDS WEST, A DISTANCE OF 1658.31 FEET;

THENCE SOUTH 60 DEGREES, 28 MINUTES, 05 SECONDS WEST, A DISTANCE OF 560.76 FEET;

THENCE NORTH 82 DEGREES, 48 MINUTES, 40 SECONDS WEST, A DISTANCE OF 402.00 FEET;

THENCE NORTH 52 DEGREES, 28 MINUTES, 50 SECONDS WEST, A DISTANCE OF 194.83 FEET TO THE TRUE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO UNIVEST-STONERIDGE GOLF, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FROM STONERIDGE GOLF COURSE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STONERIDGE-PRESCOTT VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED AUGUST 19, 2011 AND RECORDED AUGUST 24, 2011 IN DEED BOOK 4830, PAGE 434.



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

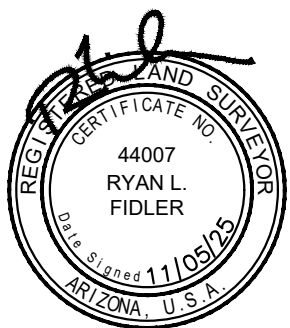


1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

2	11/05/25	FINAL
1	10/15/25	REVISION
0	07/01/25	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.

2500426

SITE NAME:

AZ09-228 SLICE

(AZ2 STONERIDGE)

SITE ADDRESS:

7061 OLD BLACK CANYON HWY

PRESCOTT VALLEY, AZ 86314

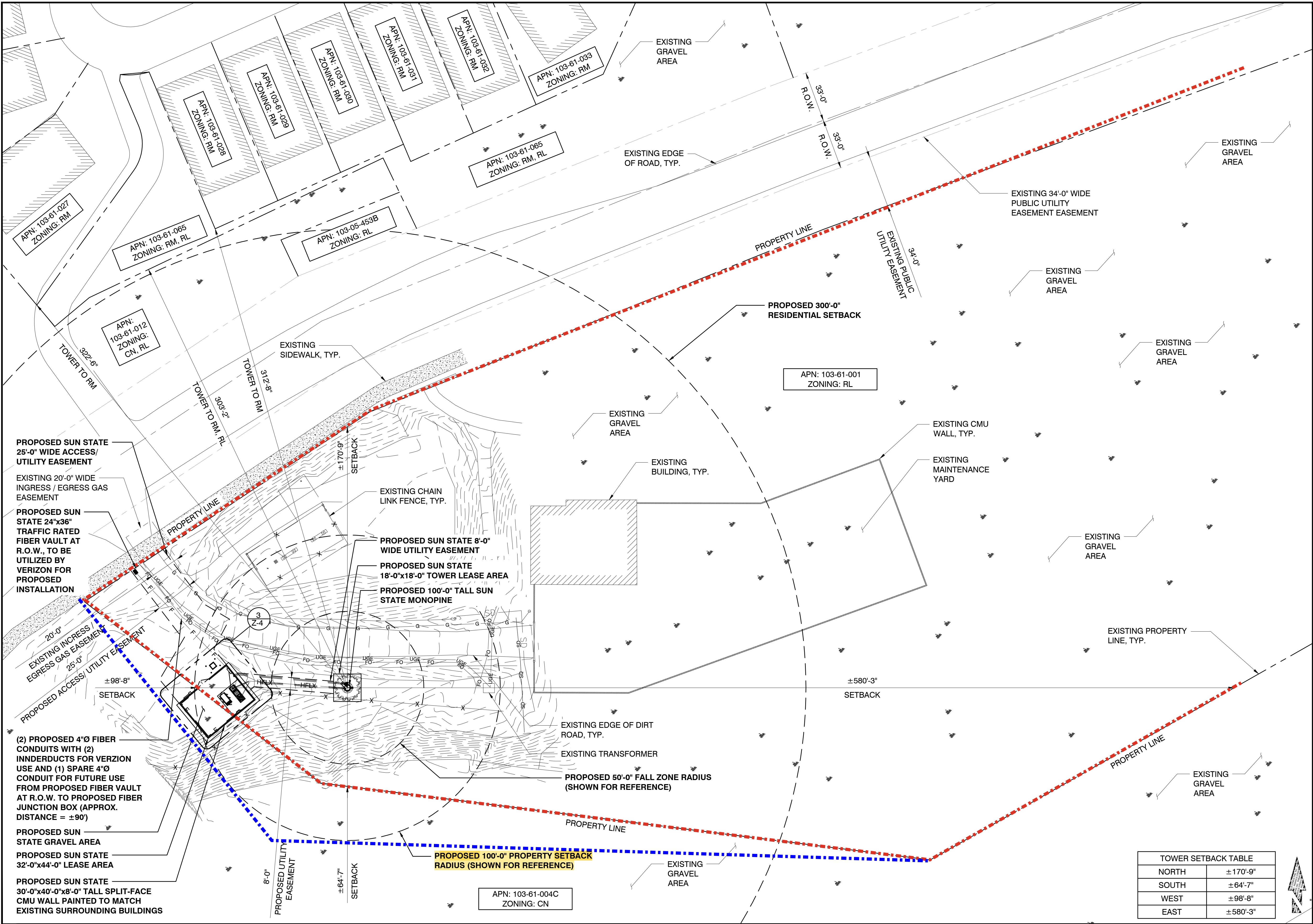
SHEET TITLE:

LEGAL

SHEET NO.

LS-4

REVISION:



OVERALL SITE PLAN

24"x36" SCALE: 1" = 30'
11"x17" SCALE: 1" = 60'

TOWER SETBACK TABLE	
NORTH	±170'-9"
SOUTH	±64'-7"
WEST	±98'-8"
EAST	±580'-3"



1

PREPARED FOR

**SUN STATE
TOWERS**

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

verizon

2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE
CONSULTING, INC**

Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ09-228
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	10/29/25	FINAL ZONING	M.G.

**FINAL
FOR ZONING
ONLY**

**AZ09-228 SLICE / AZ2
STONERIDGE**

7061 OLD BLACK CANYON HWY
PRESCOTT VALLEY, AZ 86314
YAVAPAI COUNTY

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1