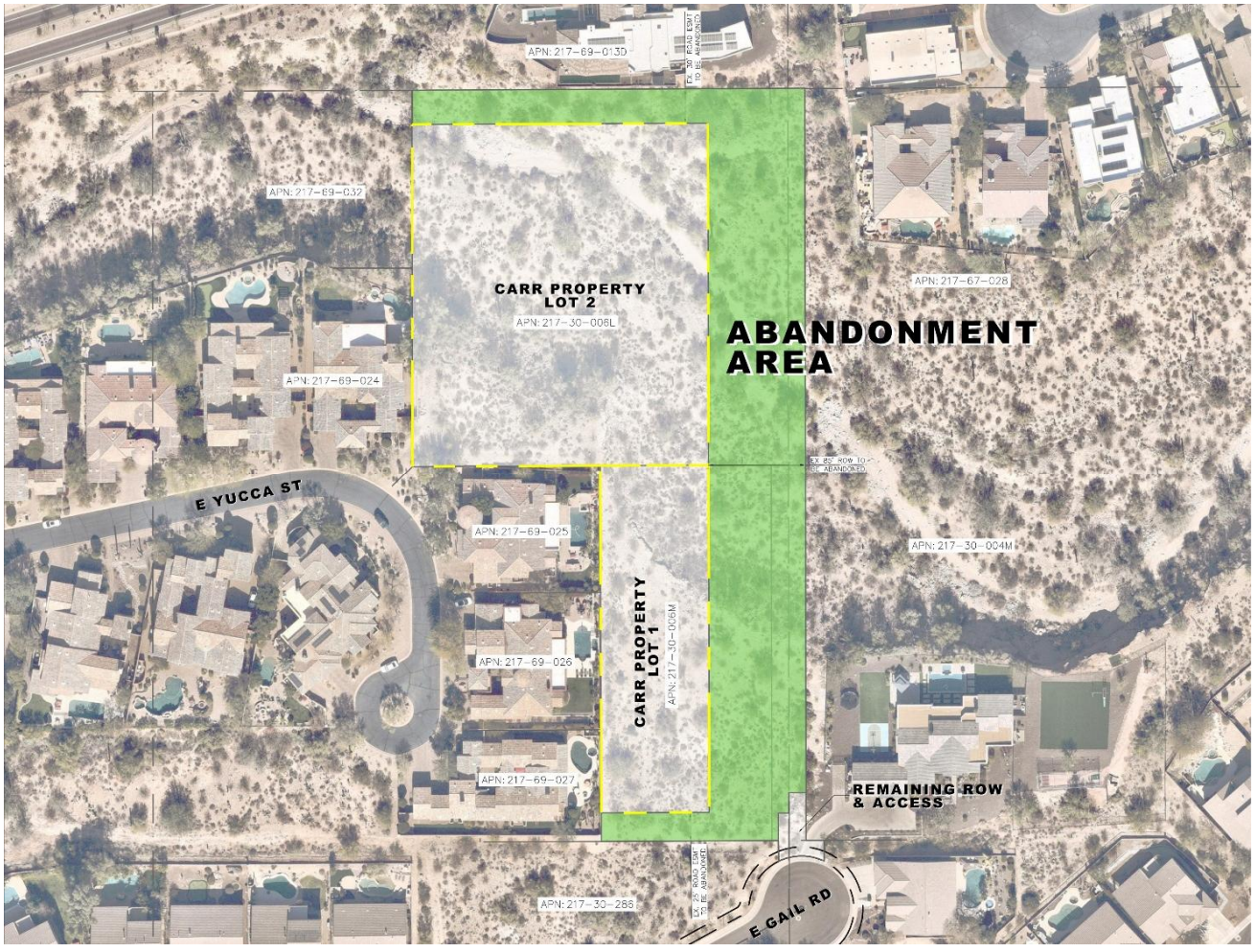
CARR PROPERTIES

Abandonment Application

Project Narrative

Case # 7-AB-2025

March 2026



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

7-AB-2025
4/20/2026

I. Abandonment Request

Our firm (Kimley-Horn)represents the Carr Living Trust in the development of the Carr Properties which is proposing two large custom single-family residential lots in north-east Scottsdale Arizona (APN's 217-30-006L & 217-30-006M). In conjunction with this abandonment application, development is currently under review for a minor subdivision (MD) application approval (13-MD-2025) for this site.

As part of this process, we are submitting an application to request approval for the abandonment of a 65,330 SF, +/-1.49 Acre 'U' shaped portion of road and right-of-way (ROW) adjacent to the Carr Properties site. This abandonment includes to the north on lot 2, approximately 30' feet of ROW abandonment, to the east on lots 1 & 2, 75' feet of ROW abandonment with 15' of ROW to remain and to the south on lot 1, 25' feet of ROW abandonment with a 40' feet easement to E Gail Road for ingress, egress & public utilities, along the north-south 140th St alignment in Scottsdale (see abandonment exhibit).

Natural Area Open Space (NAOS) in the abandonment area shall preserve the most significant features and vegetation, including rock outcroppings, and significant concentrations of native vegetation in relation to the surrounding development project per Ordinance Section 6.1060.C.3.d. The plan provides 1.58 acres of NAOS (1.44 acres required). The NAOS has been added over the southern bank of the wash on the north end at lot 2. All portions of the wash located within the subject abandonment right-of-way (especially current 100-year levels of inundation) shall be protected by Natural Area Open Space (NAOS) with Drainage & Flood Control Easement (DFCE), added to wash.

The parcels proposed for roadway and right-of-way abandonment are vacant and do not provide access to any surrounding residential parcels. The two large custom single-family home lots will be accessed from the south off E Gail Rd via a remaining 24-foot remaining right-of-way and 40-foot easement.



EXISTING AERIAL CONTEXT



PROPOSED AERIAL CONTEXT

7-AB-2025
4/20/2026

II. Consideration for Abandonment

It has been determined as a result of the Arizona "Gift Clause" legislation that monetary consideration to the City is requested for the abandonment of dedicated right-of-way. The subject land area, which provides no access, to be abandoned consists of 65,330 SF / 1.49 acres. The site will be developed for individual residential use and the abandonment fee should be for the amount of $1 per square foot. The applicant concurs with this valuation for the 65,330 SF abandonment area.

Valuation schedule:

FEE SCHEDULE

Type 1 SFR zoning		Type 2 SFR zoning		Non-SFR zoning	
Developed or Vacant SFR Parcel(s) that:		Developed or Vacant SFR Parcel(s) that ARE:		Developed or Vacant Non-SFR Parcel(s) that ARE:	
Cannot be further subdivided as a result of abandonment		(a) Part of a Development Application, and/or (b) result of abandonment will increase density and/or the ability to subdivide the parcel		(a) Proposed to be rezoned and/or part of a Development Application, and/or (b) Will result in increased Density or Floor area Ratio	
Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple
No appraisal required	No appraisal required	No appraisal required	*Appraisal required*	No appraisal required	*Appraisal Required*
FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	*Market Value*	FY25/26 Flat Fee $2.50 per SF	*Market Value*

ABANDONMENT VALUATION PROCEDURE

2025/2026

VALUATION PROCEDURE:

For all abandonments of city road right(s)-of-way to a person or entity who owns an interest in the land to be abandoned or has an adjoining property interest, the right-of-way proposed to be abandoned shall be valued using the methodology determined by the Fee Schedule.

Where an Appraisal is required, the Appraiser shall consider the area to be abandoned as vacant land, as if assembled with the adjoining land and as having an equal zoning classification as the property to which it is proposed to be joined. The proposed rezoning classification shall be used for Non-SFR parcels when application for rezoning has been made.

"Road" Defined: All or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such. (ARS 28-7201(4)).

VALUATION METHODOLOGY – FEE SCHEDULE

The value of the total square foot area of right-of-way to be abandoned shall be determined by the Fee Schedule based on the zoning of Applicant's Property and City's ownership interest in the adjacent right- of-way as being Easement, GLO or Fee.

NO APPRAISAL REQUIRED:

Valuation shall be determined using the applicable Flat-Fee rate multiplied by the total square foot of the area to be abandoned.

APPRAISAL REQUIRED:

Applicant must select an appraiser from the Appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and shall follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.
The applicant is responsible for payment of the appraisal fee prior to the City's submission of the appraisal request.
The appraisal shall value the proposed abandoned area as defined by the Valuation Procedure above

APPRAISAL REVIEW:

City shall review the Appraisal for completeness and accuracy. A recommendation of acceptance of the appraised value shall be provided by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).

NOTE: ABANDONMENTS INCLUDING VALUATION OF THE ABANDONMENT AREA ARE SUBJECT TO CITY COUNCIL APPROVAL.

III. Public Outreach / Notification

As part of this abandonment application a 'Citizen & Neighborhood Invlovlement Report' was submitted and a notification letter was sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

Feed back from the community was received in the form of phone calls, emails and letters and has been recorded in the report. The community responses are being discussed with the city planning and development department to find the best way to address the concerns.

IV. Development Standards – Lot 2 Modifications (Flag Lot)

All residential lots must have frontage on and access to a public or private street within a 40-foot by 40-foot square of right-of-way (SRC Chapter 48-7). To provide access to the developable area on Lot 2, a flag lot condition is necessary, which requires a modified development standard for this lot.

According to Ordinance Section 6.1083(E)(8), the minimum lot width may be reduced by up to 25%. Flag lots with a minimum width of 20 feet are permitted if their design better aligns with the goals of the Environmentally Sensitive Lands Ordinance.

Considering the flag lot condition on Lot 2, the proposed revised development standard requests a minimum lot width of 20 feet to accommodate the driveway/access corridor, ensuring access to the developable envelope of the site.

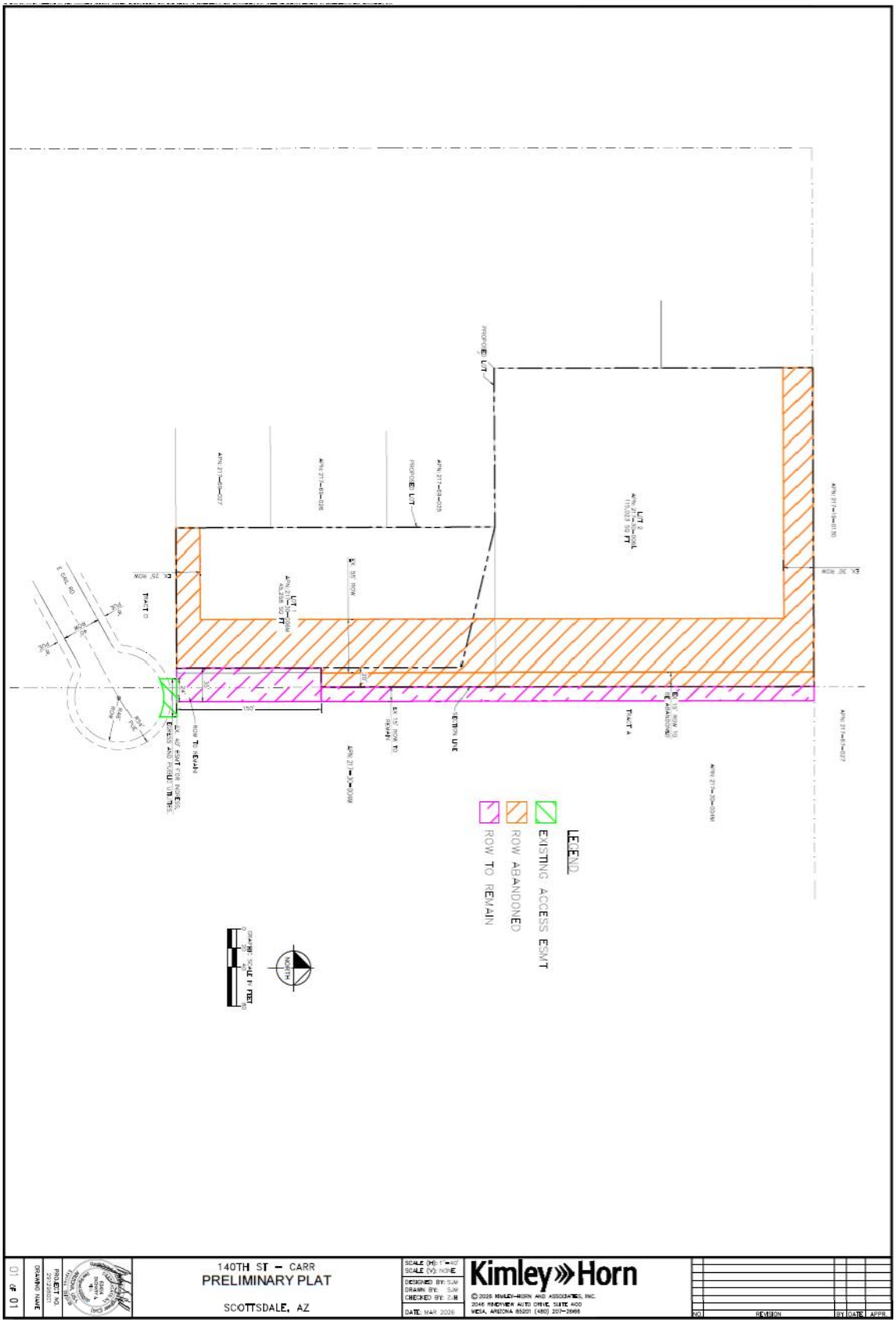
Proposed Development Standard Comparison

Development Standard	R1-43 Existing Requirements	R1-43 Proposed (Lot 2 / Flag Lot)
Density	1.00 du/ac	1.00 du/ac
Minimum Lot Area	43,000 SF	43,000 SF
Minimum Lot Width	150'	20'
Maximum Height	30'	24' (1 Story)
Front Setback	40'	40'
Side Setback	20'	20'
Rear Setback	35'	35'

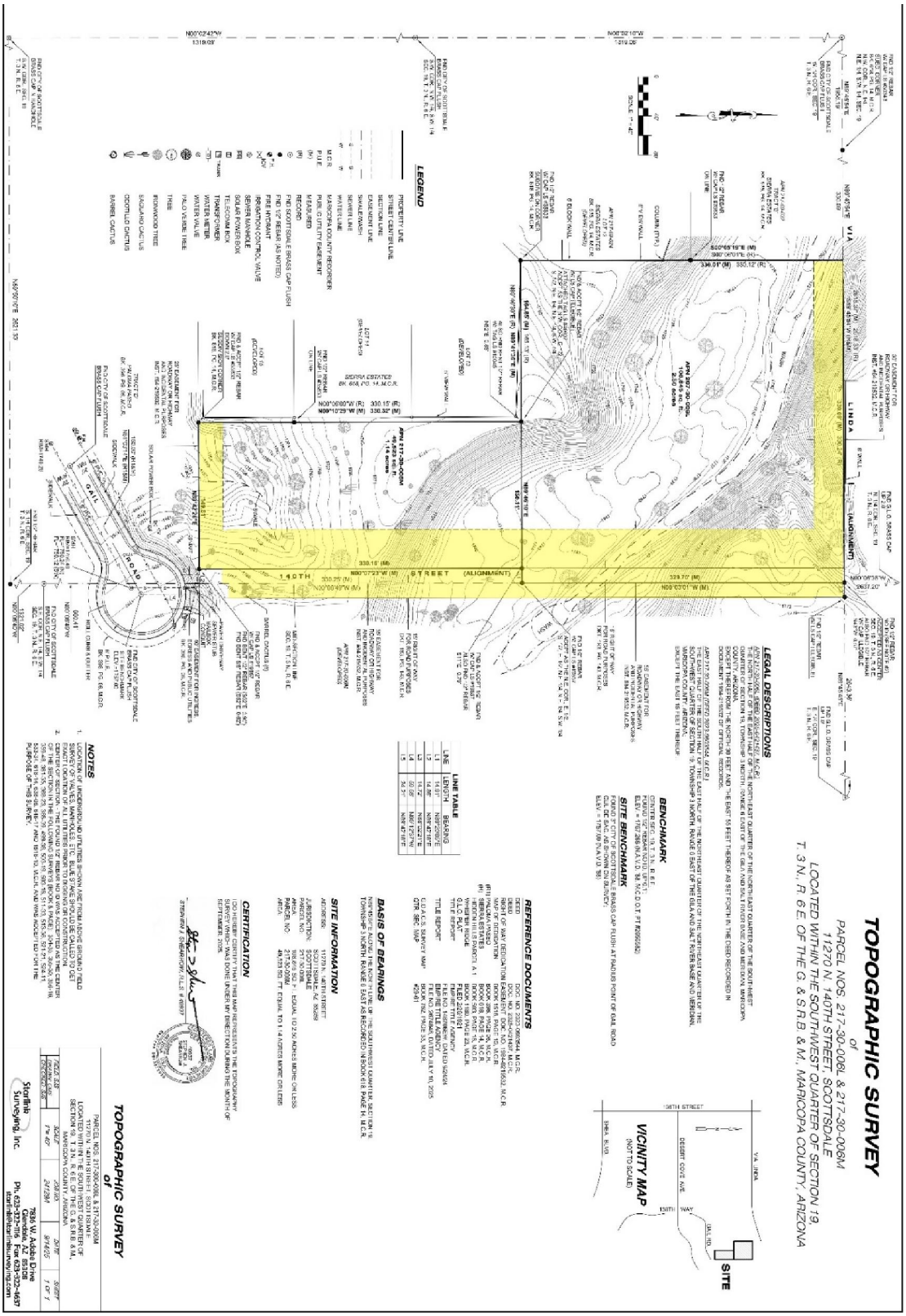
kimley-horn.com | 2046 Riverview Auto Drive Suite 400, Mesa, AZ 85201 | 480 207 2666

7-AB-2025
4/20/2026

Abandonment Exhibit (March 2026)



Existing ALTA Context



Legal Description

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

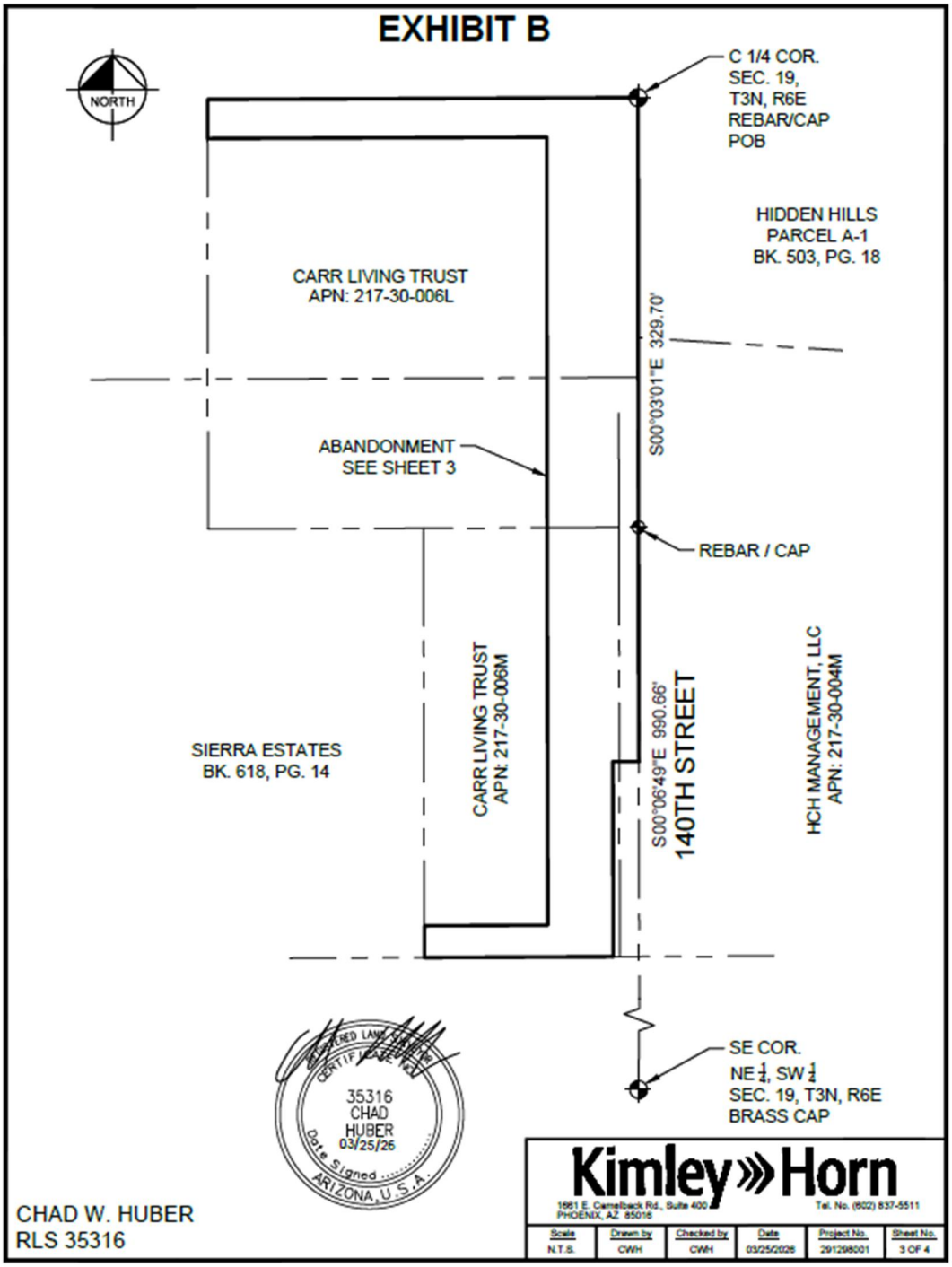
CONTAINING 53,364 SQ.FT. MORE OR LESS.



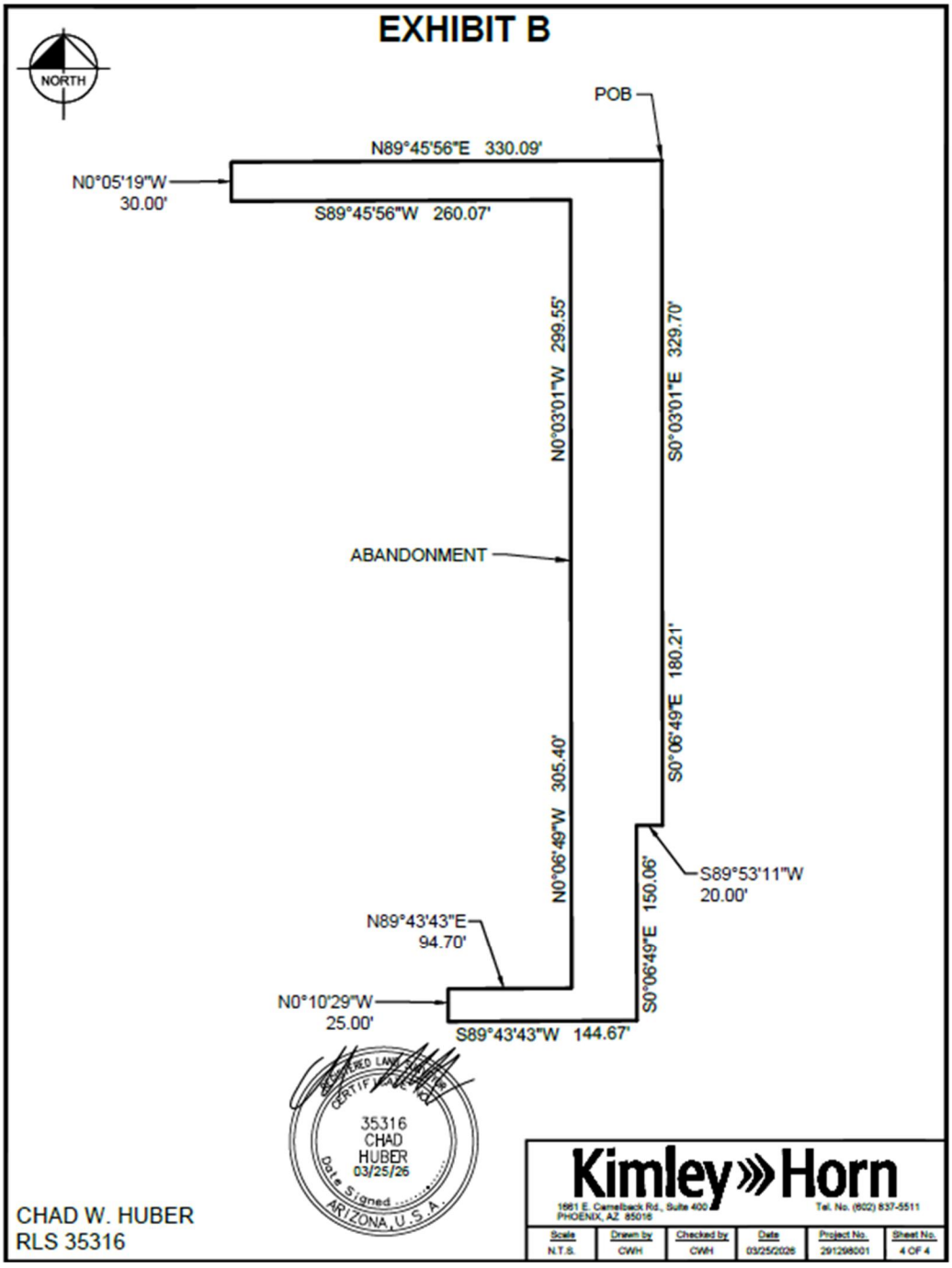
CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4



7-AB-2025
4/20/2026


EXHIBIT B
NORTH
POB
N89°45'56"E 330.09'
N0°05'19"W
30.00'
S89°45'56"W 260.07'
N0°03'01"W 299.55'
S0°03'01"E 329.70'
ABANDONMENT
S0°06'49"E 180.21'
N0°06'49"W 305.40'
S89°53'11"W
20.00'
N89°43'43"E
94.70'
S0°06'49"E 150.06'
N0°10'29"W
25.00'
S89°43'43"W 144.67'
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
CHAD W. HUBER
RLS 35316
Kimley»Horn
1561 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale
N.T.S.
Drawn by
CWH
Checked by
CWH
Date
03/25/2026
Project No.
291298001
Sheet No.
4 OF 4

PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
140TH STREET CARR

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

KIMLEY-HORN & ASSOCIATES
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

STARLINK SURVEYING, INC.
7836 W ADOBE DRIVE
GLENDALE, ARIZONA 85308
TELEPHONE: (623) 322-1116
CONTACT: STEPHEN SHEARROW

OWNER/DEVELOPER

CARR LIVING TRUST
8776 E. SHEA BLVD. SUITE #477
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 522-4469
CONTACT: GABRIELLE CARR

BENCHMARK

CENTER SEC.19, T. 3N., R. 6 E.
FOUND ½" REBAR NO ID, UP 0.1';

ELEVATION=1767.288 (N.A.V.D. '88 M.C.D.O.T. PT#2656582)

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	CENTURYLINK
CABLE T.V.	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

BASIS OF BEARING

N89°45'54"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST AS RECORDED IN BOOK 618, PAGE 14, M.C.R.

LEGAL DESCRIPTION

APN 217-30-006L (DEED 2025-0421437, M.C.R.)
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THEREFORM THE NORTH 30 FEET AND THE EAST 55 FEET THEREOF AS SET FORTH IN THE DEED RECORDED IN DOCUMENT 1984-219532 OF OFFICIAL RECORDS.

APN 217-30-006M (DEED 2023-0603544, M.C.R.) THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 15 FEET THEREOF.

ZONING

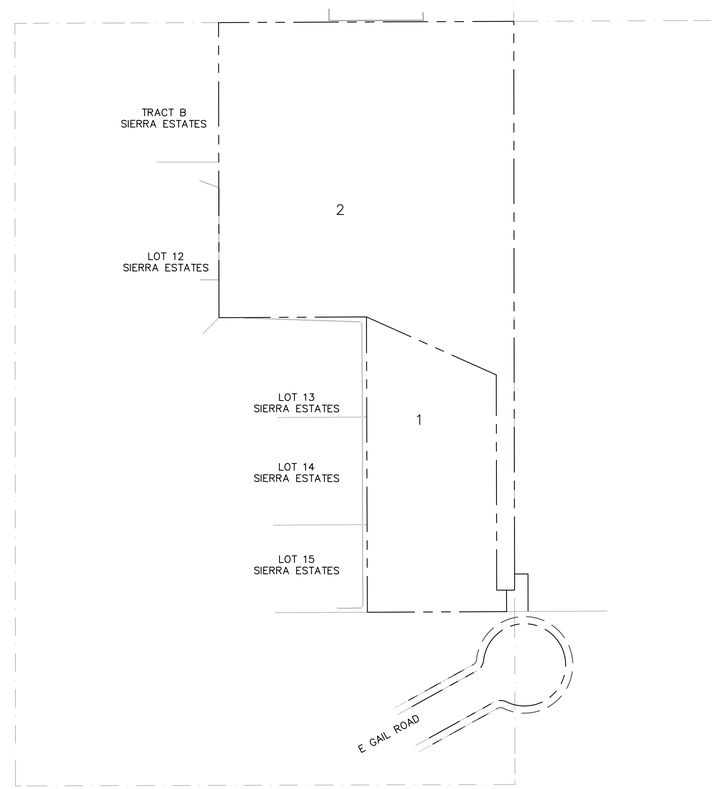
R1-43 ESL

BUILDING SETBACKS

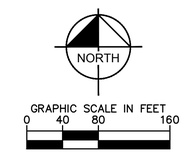
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SIDE:	20'
REAR:	35'

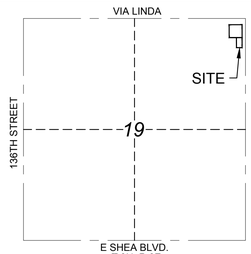
SITE DATA

GROSS AREA	2.67 AC±
NET AREA	2.46 AC±
TOTAL NUMBER OF LOTS	02
AVERAGE LOT AREA	1.33 AC±
MINIMUM LOT AREA	43,000 S.F.
DENSITY	0.75 DU/AC



PROJECT MAP





VICINITY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
FM	PROPOSED FORCEMAIN
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	DRAINAGE SWALE
	RETAINING WALL
	100-YEAR INUNDATION LIMITS
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PNMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
EX	EXISTING
℄	CENTERLINE
P	PROPERTY LINE
HOA	HOMEOWNERS ASSOCIATION
WSFE	WATER AND SEWER FACILITIES EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
SVT	SIGHT VISIBILITY TRIANGLE
DSRE	DESERT SCENIC ROADWAY EASEMENT
TBA	TO BE ABANDONED
VNAE	VEHICULAR NON-ACCESS EASEMENT
PVAE	PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
17	LAST LOT IDENTIFIER
A / 07	CROSS SECTION ID
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: OCT 2025

140TH ST
CARR EXHIBIT
COVERSHEET
SCOTTSDALE, AZ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 11/14/25
ARIZONA, U.S.A.
Expires 03/31/26

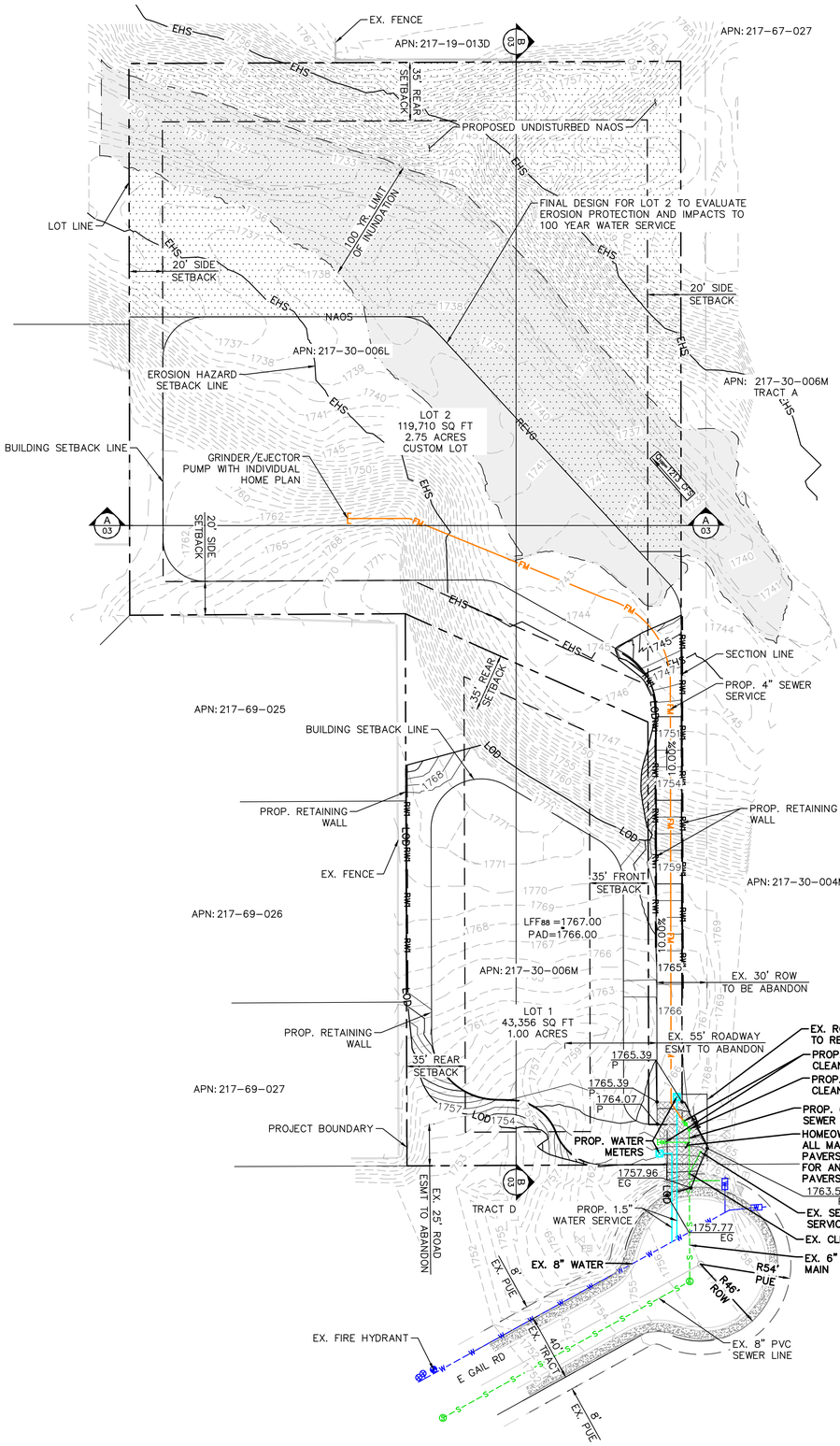
PROJECT NO.
291298001

DRAWING NAME
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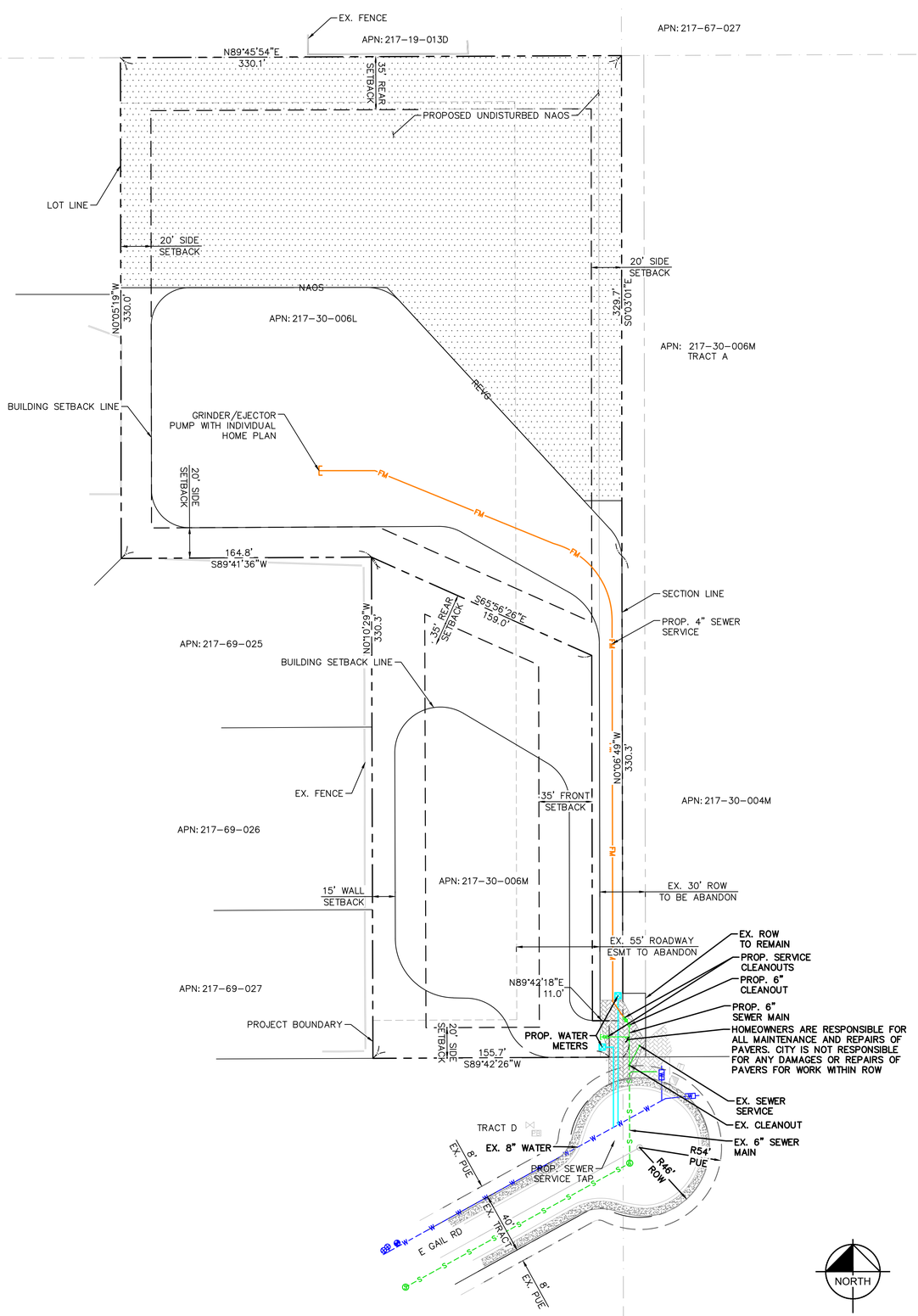
01 OF 03

K:\EAV_Civil\291298001 - 140th Street Carr\CADD\PrePlat\CV.dwg Nov 14, 2025 Scott.Bearchell
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC

7-AB-2025
4/20/2026



PRELIMINARY GRADING & DRAINAGE PLAN



PRELIMINARY PLAT

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: OCT 2025

140TH ST
CARR EXHIBIT
GRADING AND PREPLAT
SCOTTSDALE, AZ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 11/14/25
ARIZONA, USA
Expires 09/30/26

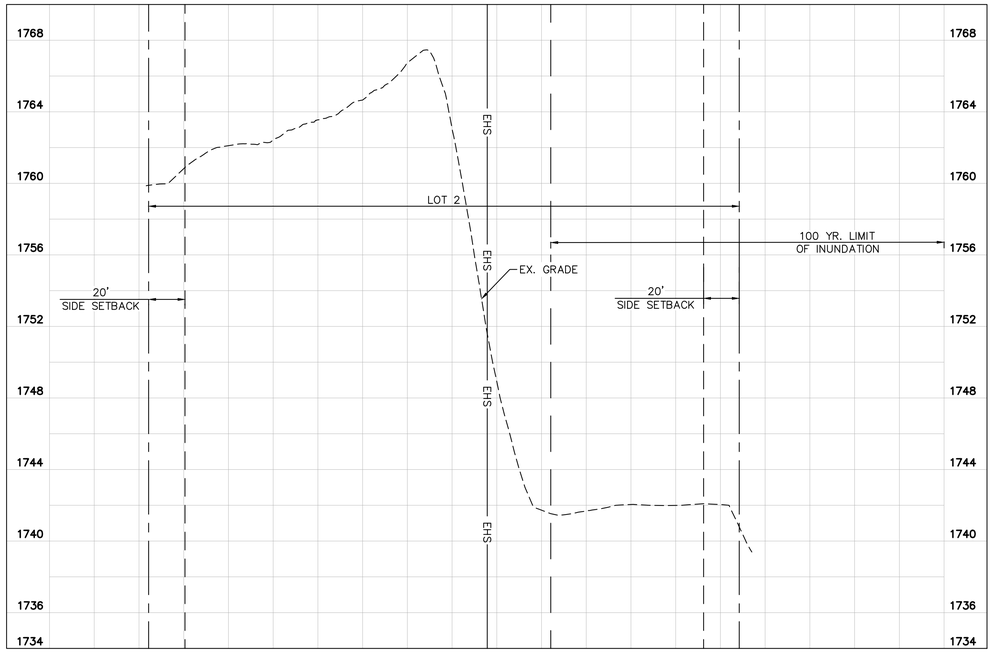
PROJECT NO.
291298001

DRAWING NAME
GD

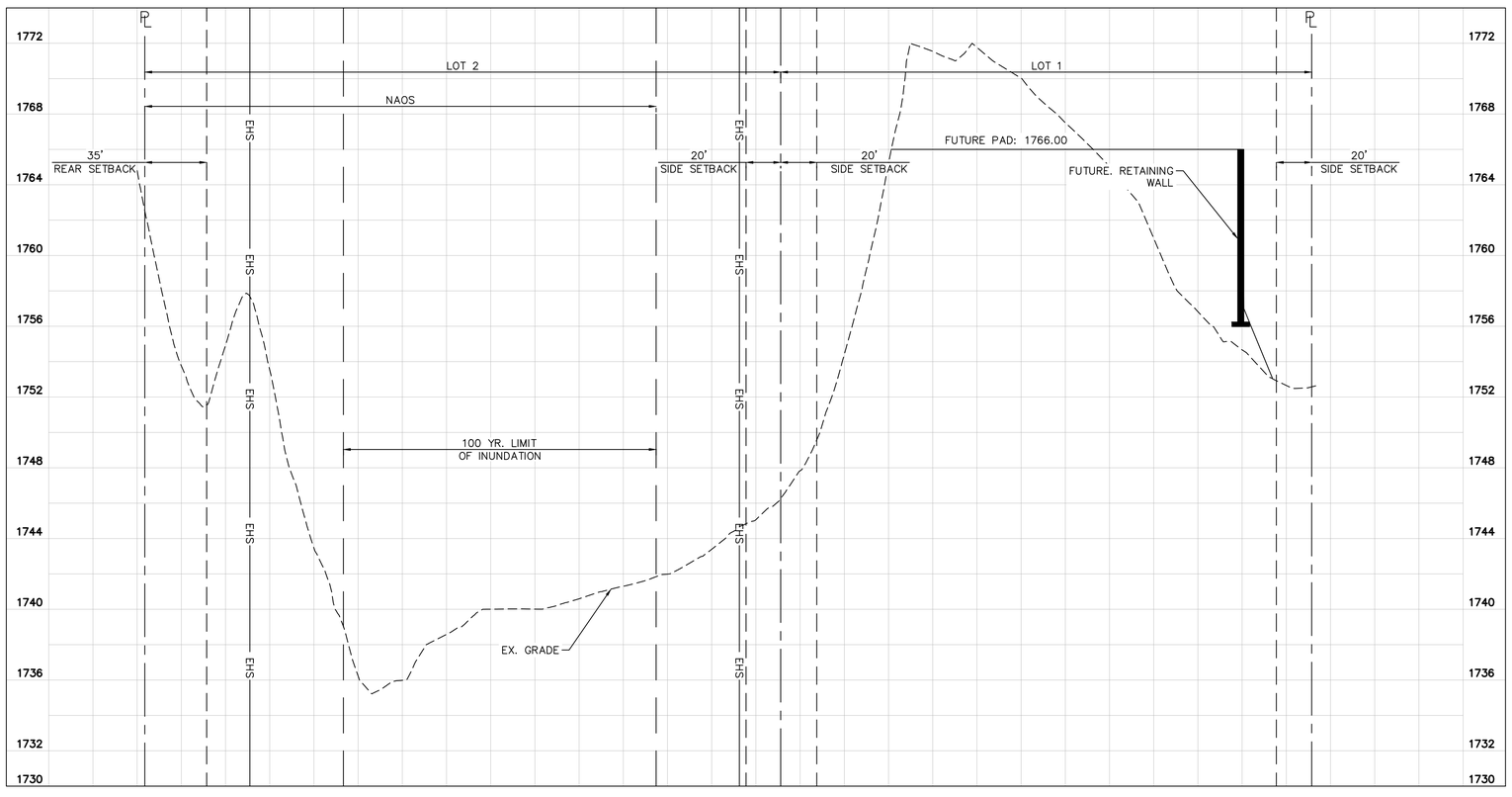
02 OF 03

7-AB-2025
4/20/2026

K:\EAV_Civil\291298001 - 140th Street Corr\CADD\Prelplat\GD.dwg Nov 14, 2025 Scott.Bearchell
XREFS: ATTACHED: ALTA.dwg, ALTA_LOT.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

K:\FAV_Civil\291298001 - 140th Street Corr\CADD\PrePlat\GD.dwg Nov 14, 2025 Scott.Bearchell
USER: Scott.Bearchell
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: OCT 2025

140TH ST
CARR EXHIBIT
CROSS SECTIONS
SCOTTSDALE, AZ

Professional Engineer
CERTIFICATE NO.
63454
ZACHARY J.
HILL
Date Signed 11/14/25
ARIZONA, USA
Expires 03/31/26

PROJECT NO.
291298001

DRAWING NAME
GD

03 OF 03

7-AB-2025
4/20/2026

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 89°44'53" EAST A DISTANCE OF 15.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°03'01" EAST, A DISTANCE OF 329.74 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 288.20 FEET;

THENCE SOUTH 89°42'18" WEST, A DISTANCE OF 15.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ALONG SAID EAST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 17.96 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°43'43" WEST, A DISTANCE OF 9.16 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 155.51 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	11/18/2025	291298001	1 OF 4

7-AB-2025
4/20/2026

EXHIBIT A
LEGAL DESCRIPTION

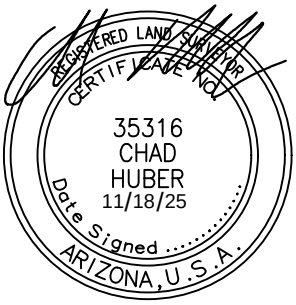
THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,414 SQ.FT. MORE OR LESS.



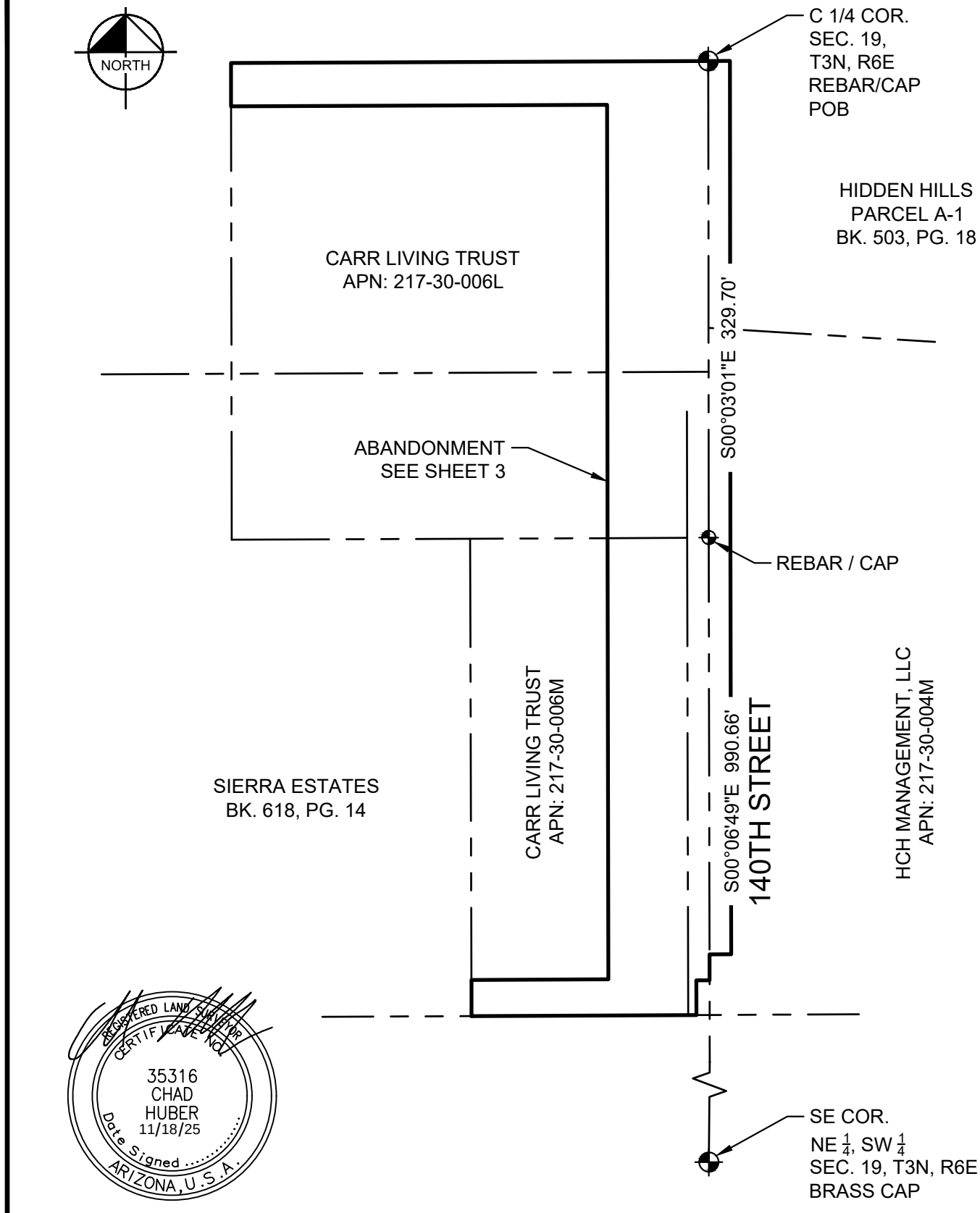
CHAD W. HUBER
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	11/18/2025	291298001	2 OF 4

7-AB-2025
4/20/2026

EXHIBIT B



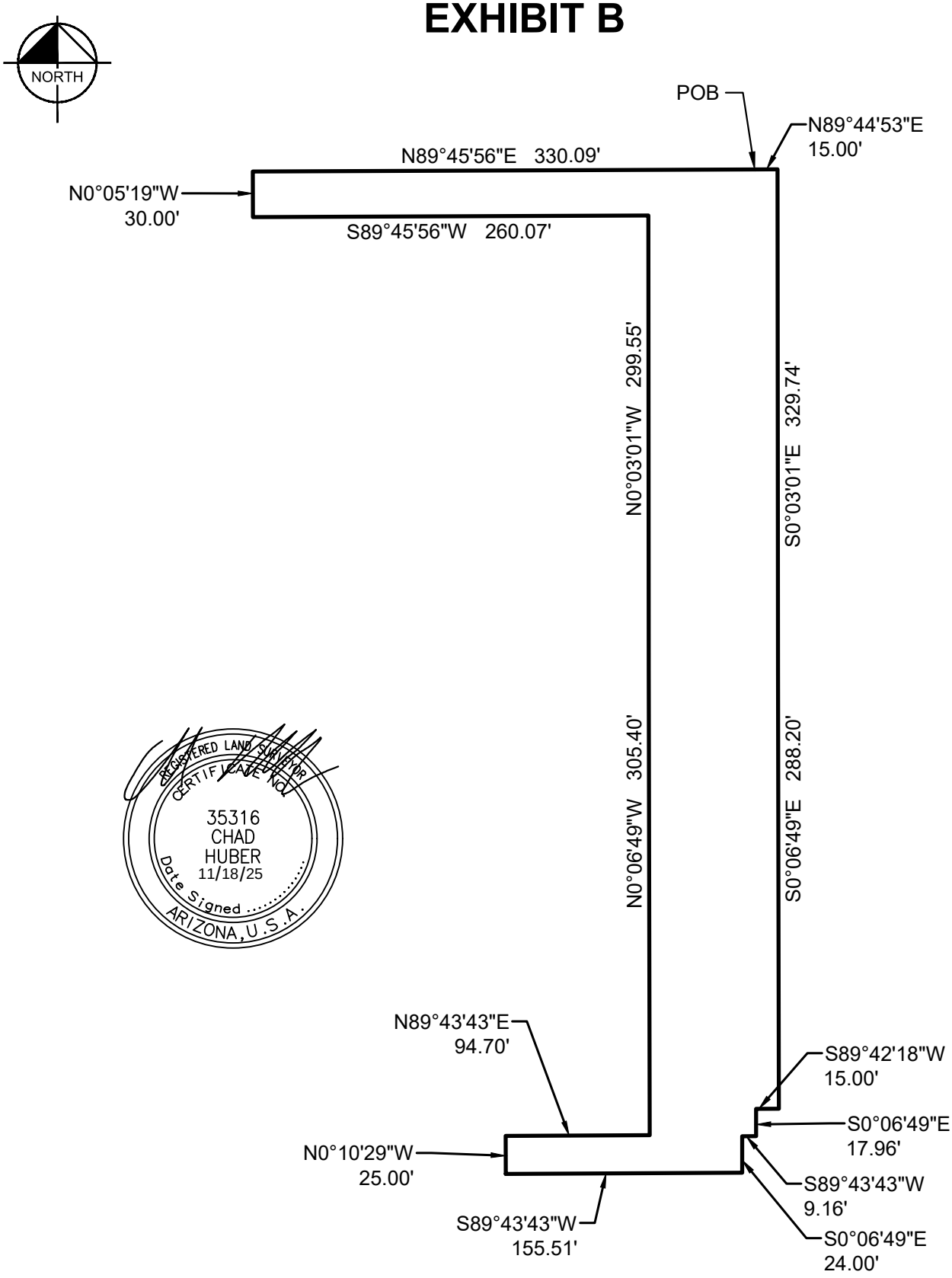
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PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	11/18/2025	291298001	3 OF 4

7-AB-2025
4/20/2026

EXHIBIT B



CHAD W. HUBER
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	11/18/2025	291298001	4 OF 4

7-AB-2025
4/20/2026