



ZONE CHANGE WITH OVERLAY APPLICATION

ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE.

REQUEST	
Project Name	<u>BNSF Intermodal Facility, Logistics Park, and Logistics Center</u>
Description of Request:	<u>New rail-served intermodal facility and regional logistics hub</u>
Existing Use of Property:	<u>Vacant</u>
Existing Zoning District:	<u>Rural-43 Wickenburg Highway Scenic Corridor Overlay and Rural-43</u>
Requested Zone Change with Overlay:	<u>IND-3 Industrial Unit Plan of Development (IUPD)</u>
Related Case Numbers: (List V# if site is subject to code violation):	<u>PA2024069</u>
PROPERTY INFORMATION	
Address (if known):	<u>Northeast of US-60 between 211th and 235th Avenues</u>
General Location (include nearest city/town):	<u>Northeast of US-60 between 211th and 235th Avenues near Surprise, Arizona</u>
Size in Acres:	<u>+/- 4321</u> Square Feet: <u>188,214,695</u>
Legal Description	Section: <u>See attached.</u> Township: <u>See attached.</u> Range: <u>See attached.</u>
Assessor's Parcel Number(s):	<u>Multiple - see attached ownership list.</u>
Subdivision Name (if applicable):	<u>N/A</u>
OWNER'S AUTHORIZED AGENT INFORMATION	
Name:	<u>Gammage & Burnham, PLC</u> Contact: <u>Susan E. Demmitt</u>
Address:	<u>40 North Central Avenue, 20th Floor</u>
City:	<u>Phoenix</u> State: <u>Arizona</u> Zip: <u>85004</u>
Phone #:	<u>(602) 256-4456</u> Fax #: <u></u> Email: <u>sdemmitt@gblaw.com</u>
PROPERTY OWNER INFORMATION	
Name:	<u>Multiple - see attached authorization letter.</u> Contact: <u>Lacy A. Kreger</u>
Address:	<u>2650 Lou Menk Drive, MOB2-392</u>
City:	<u>Fort Worth</u> State: <u>Texas</u> Zip: <u>76131</u>
Phone #:	<u>(817) 867-6845</u> Fax #: <u></u> Email: <u>lacy.kreger@bnsf.com</u>
PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION	
I (property owner) <u>Lacy A. Kreger for BNSF</u> authorize (owner's agent) <u>Gammage & Burnham, PLC</u> to file this application on all matters relating to this request with Maricopa County. By signing this form as the property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.	
PROPOSITION 207 WAIVER – Signature required	
The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Maricopa County as result of the filing of this application.	
Property Owner Signature:	<u>[Signature]</u> Date: <u>5/31/24</u>
VERIFICATION OF APPLICATION INFORMATION – Signature required	
I certify that the statements in this application and support material are true. Any approvals or permits granted by Maricopa County in reliance upon the truthfulness of these statements may be revoked or rescinded.	
Owner or Authorized Agent Signature:	<u>[Signature]</u> Date: <u>5/31/24</u>
CASE INACTIVITY	
Cases which are not active within six (6) months will be considered inactive and closed by staff. A letter addressing the inactivity will be sent to the owner's authorized agent or property owner with notification of the case to be closed within thirty (30) days. To pursue entitlement after the closing of the case, a new application and associated fees will need to be filed.	



May 31, 2024

Maricopa County
Planning & Development Department
301 West Jefferson Street, Suite 170
Phoenix, Arizona 85003

Re: Letter of Authorization for the approximate 4,321 acres generally located between 211th & 235th Avenues north of US 60.

To Whom It May Concern:

BNSF Railway Company, including its affiliated entities BN Leasing Corporation and Burlington Northern and Santa Fe Railway Company, is the owner of the approximate 4,321 acres generally located between 211th & 235th Avenues north of US 60 ("Property"). Specific Maricopa County Assessor Parcel Number, parcel ownership, and square footage is attached. The purpose of this letter is to formally authorize Gammage & Burnham PLC to file, process, and represent BNSF Railway Company in its applications to amend the Comprehensive Plan/White Tanks Grand Avenue Area Plan and rezone the Property. This authorization remains valid unless revoked in writing.

Sincerely,

BNSF Railway Company

By:


[Signature]

Lacy Kreger
[Print Name]

Its:

General Director
[Title]

BNSF ZONE CHANGE WITH OVERLAY PARCEL DATA

BN LEASING CORPORATION OWNED PARCELS			
APN	PROPERTY OWNER	SQUARE FOOTAGE	S/T/R
503-17-019K	BN LEASING CORPORATION	2,340,191	3 5N 3W
503-17-019M	BN LEASING CORPORATION	810,504	3 5N 3W
503-17-019P	BN LEASING CORPORATION	217,800	3 5N 3W
503-17-019R	BN LEASING CORPORATION	217,800	3 5N 3W
503-17-019U	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-019V	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-019W	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-019X	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-019Y	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-019Z	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-413	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-414	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-415	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-416	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-417	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-418	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-419	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-420	BN LEASING CORPORATION	43,559	3 5N 3W
503-17-421	BN LEASING CORPORATION	43,559	3 5N 3W

BNSF RAILWAY COMPANY OWNED PARCELS			
APN	PROPERTY OWNER	SQUARE FOOTAGE	S/T/R
503-13-001	BNSF RAILWAY COMPANY	3,484,800	35 6N 3W
503-13-002	BNSF RAILWAY COMPANY	3,484,800	35 6N 3W
503-13-910	BNSF RAILWAY COMPANY	81,113,451	34 6N 3W
503-17-001A	BNSF RAILWAY COMPANY	650,744	11 5N 3W
503-17-016J	BNSF RAILWAY COMPANY	437,881	11 5N 3W
503-17-016L	BNSF RAILWAY COMPANY	539,403	11 5N 3W
503-17-016N	BNSF RAILWAY COMPANY	307,751	11 5N 3W
503-17-016P	BNSF RAILWAY COMPANY	333,147	11 5N 3W
503-17-016S	BNSF RAILWAY COMPANY	447,035	11 5N 3W
503-17-025B	BNSF RAILWAY COMPANY	974,269	11 5N 3W
503-17-030A	BNSF RAILWAY COMPANY	871,200	12 5N 3W
503-17-488	BNSF RAILWAY COMPANY	25,320,923	2 5N 3W
503-13-911	BNSF RAILWAY COMPANY	38,426,825	36 6N 3W

BURLINGTON NORTHERN AND SANTA FE RAILWAY CO OWNED PARCELS			
APN	PROPERTY OWNER	SQUARE FOOTAGE	S/T/R
503-17-003	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	6,957,839	11 5N 3W
503-17-004A	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	2,455,200	11 5N 3W
503-17-027	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	3,432,092	12 5N 3W
503-17-028B	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	435,600	12 5N 3W
503-17-028C	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	435,600	12 5N 3W
503-17-028D	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	4,356,000	12 5N 3W
503-17-028E	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	1,742,400	12 5N 3W
503-17-029A	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	1,742,400	12 5N 3W
503-17-029B	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	1,742,400	12 5N 3W
503-17-030C	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	3,412,055	12 5N 3W
503-17-030D	BURLINGTON NORTHERN AND SANTA FE RAILWAY CO	871,200	12 5N 3W

SPECIAL WARRANTY DEED

THE STATE OF ARIZONA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MARICOPA §

That SANTORINI LAND HOLDINGS, LLC an Arizona limited liability company, 5649 East Indian School Road, Phoenix, AZ 85018, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BNSF RAILWAY COMPANY, 2500 Lou Menk Drive, AOB #3, Fort Worth, TX 76131-2830, all of the described real property in Maricopa County, Arizona, to wit:

The East half of the Northwest quarter of the Northeast quarter of Section 12, Township 5 North, Range 3 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes and assessments collectible by the County Treasurer, a lien payable but not yet due for the year 2005.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said grantee, its heirs and assigns forever; and it hereby binds itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise.

GRANTEE assumes payment of ad valorem taxes for 2005.

EXECUTED this _____ day of February, 2005.

SANTORINI LAND HOLDINGS, LLC

SEE ATTACHED

BY: JAMES A. HOTIS, P.C.

ITS: MANAGING MEMBER

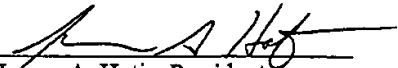
THE STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

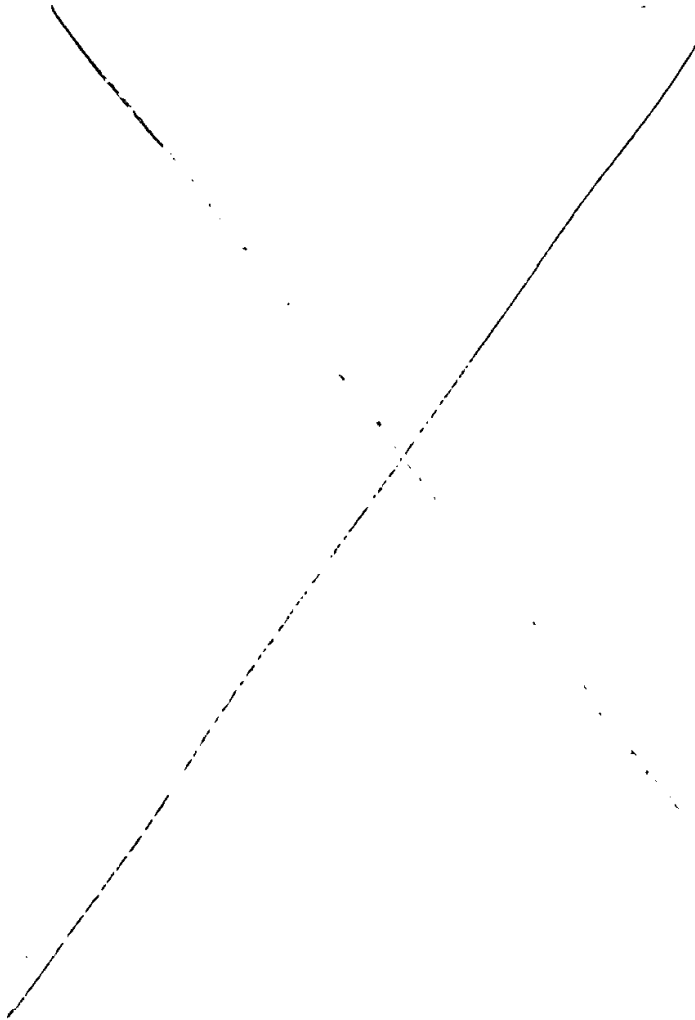
This instrument was acknowledged before me on this the _____ day of February, 2005, by James A. Hotis, P.C. Managing Member of Santorini Land Holdings, LLC.

NOTARY PUBLIC, STATE OF ARIZONA

Santorini Land Holdings, L.L.C., an Arizona limited liability company

By: James A. Hotis, PC, an Arizona corporation, its Manager

By: 
James A. Hotis, President



State of Arizona
County of Maricopa

On 2-10-05 before me, the undersigned a Notary Public in and for said County and State, personally appeared JAMES A. MOTIS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature Hector Nieza
My Commission expires 1-19-07

State of Arizona
County of Maricopa

On _____ before me, the undersigned a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____
My Commission expires _____

State of Arizona
County of Maricopa

On _____ before me, the undersigned a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____
My Commission expires _____

WHEN RECORDED MAIL TO:

BNSF Railway Company
2500 Lou Menk Drive; AOB #3
Fort Worth, Texas 76131
ATTN: PATTIE COX

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20050231574 02/25/2005 11:22
4100385-3-2-1-
ELECTRONIC RECORDING

STEWART TITLE & TRUST OF PHOENIX

Escrow #04100385

CAPTION HEADING

Special Warranty Deed

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

SPECIAL WARRANTY DEED

THE STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

That BURT WEBB, and spouse, MICHELLE WEBB, 5912 East Foothills Drive North, Paradise Valley, Arizona 85253, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BNSF RAILWAY COMPANY, 2500 Lou Menk Drive, AOB #3, Fort Worth, TX 76131-2830, all of the described real property in Maricopa County, Arizona, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes and assessments collectible by the County Treasurer, a lien payable but not yet due for the year 2005.

Matters shown on survey recorded in Book 605 of Maps, page 19.

Terms and conditions as contained in instrument entitled Resolution of Establishment, Res. No. 2001-07-A-050, recorded in Document No. 01-704174.

The lack of legal right of access recorded in insurable form to and from said land to a public street.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said grantee, its heirs and assigns forever; and it hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise.

GRANTEE assumes payment of ad valorem taxes for 2005.

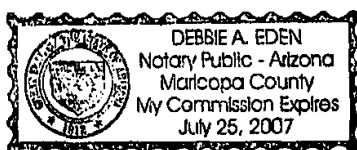
EXECUTED this 10th day of February, 2005.

Burt Webb
BURT WEBB

Michelle Webb
MICHELLE WEBB

THE STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on this the 10 day of February, 2005, by Burt Webb, and spouse, Michelle Webb.



Debbie A. Eden
NOTARY PUBLIC, STATE OF ARIZONA

Exhibit A

The West half of the Southeast quarter of Section 11, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Railroad and EXCEPT the Highway per Book 351 of Deeds, Page 231; and

EXCEPT that part lying South of Highway No. 60-70; and

EXCEPT all coal and other minerals, as reserved in Patent.

FIDELITY NATIONAL TITLE

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20041173553 10/06/2004 02:03
ELECTRONIC RECORDING

WHEN RECORDED, RETURN TO:

48001209-4-8-6--

Hoyp

Alan D. Hegi
Kelly, Hart & Hallman, P.C.
201 Main Street, Suite 2500
Fort Worth, Texas 76102

48001209

4/5

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other valuable consideration, WITTMAN FARMS, L.L.C., an Arizona limited liability company ("Grantor"), does hereby grant, sell and convey to THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, a Delaware corporation ("Grantee"), the following described real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and by reference incorporated herein (the "Property"),

together with Grantor's interest in all improvements, buildings, structures and fixtures, if any, located on the Property; all easements, if any, benefiting the Property; all of Grantor's rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor, if any, in and to any property lying in, under or within the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; Grantor's interest, if any, in and to all rights, privileges, easements, tenements, hereditaments and rights of way appurtenant to the Property, including, without limitation, all leases, rights to minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as all air rights, water, water rights, water wells, well registrations, and water stock; and Grantor's interest, if any, in and to all sewer, utility and development rights appurtenant to the Property, subject to all matters of record.

And the Grantor binds itself and its successors to warrant the title to the foregoing, as against only Grantor's acts and none other, subject to the matters above set forth.

[SIGNATURE PAGE FOLLOWS]

Dated to be effective as of October 5, 2004.

GRANTOR:

WITTMAN FARMS, L.L.C., an Arizona limited liability company

By: The Empire Group, LLC, an
Arizona limited liability company
Its: Member

By: *Richard J. Felker*
Name: Richard J. Felker,
Managing Member

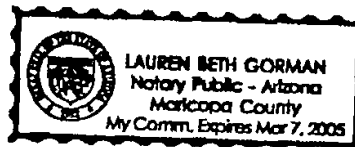
STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5 day of
October, 2004, by RICHARD J. FELKER, as the
MANAGING MEMBER of Wittman Farms, L.L.C., an Arizona limited liability company,
on behalf thereof.

Lauren Beth Gorman
Notary Public

My commission expires:

3-7-05



20041173553

Exhibit A
to Special Warranty Deed

(Legal Description)

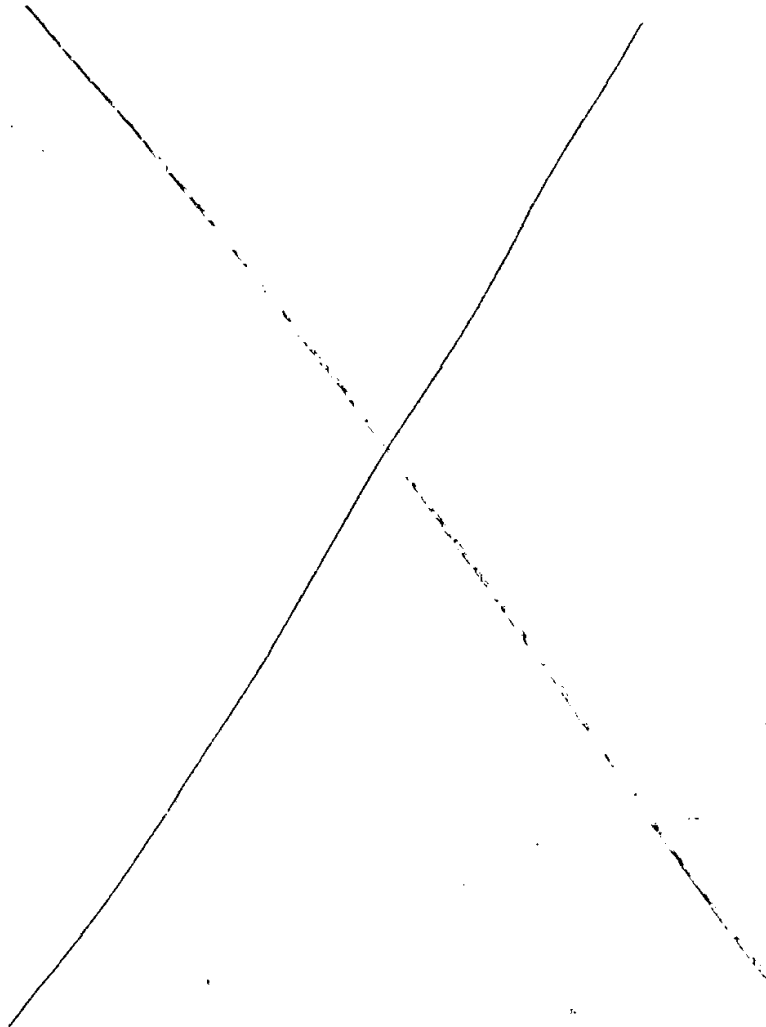


EXHIBIT "A"

The North half of the Southeast quarter and the North half of the Southwest quarter and the South half of the Northeast quarter and the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of Section 12, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, also being described as follows:

That portion of Section 12, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 12;

Thence North 89 degrees 54 minutes 09 seconds East along the North line of Section 12, a distance of 2638.54 feet to the North quarter corner of Section 12;

Thence North 89 degrees 57 minutes 14 seconds East along the North line of Section 12, a distance of 659.55 feet to the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of Section 12;

Thence South 00 degrees 00 minutes 44 seconds West along the East line thereof, a distance of 1321.35 feet to the North line of the South half of the Northeast quarter of Section 12;

Thence North 89 degrees 56 minutes 15 seconds East a distance of 1979.09 feet to the East line of Section 12;

Thence South 00 degrees 00 minutes 26 seconds East along the East line a distance of 1320.79 feet to the East quarter corner of Section 12;

Thence South 00 degrees 03 minutes 32 seconds West along the East line of Section 12, a distance of 1320.36 feet to the South line of the North half of the Southeast quarter of Section 12;

Thence South 89 degrees 51 minutes 23 seconds West along said South line a distance of 2638.48 feet to the West line of the Southeast quarter of Section 12;

Thence South 89 degrees 58 minutes 58 seconds West along the South line of the North half of the Southwest quarter of Section 12, a distance of 2638.43 feet to the West line of Section 12;

Thence North 00 degrees 02 minutes 04 seconds East along said West line a distance of 1320.52 feet to the West quarter corner of Section 12;

Thence North 00 degrees 00 minutes 32 seconds East along the West line of Section 12, a distance of 2642.20 feet to the Point of Beginning;

- EXCEPT all coal and other minerals as reserved in the Patent recorded in Book 186 of Deeds, Page 80.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20040911861 08/05/2004 02:4
ELECTRONIC RECORDING

STEWART TITLE & TRUST OF PHOENIX

4110934-4-18-16--
Hoyp

After Recording Return to:

J. Gregory Lake, Esq.
LAKE & COBB, P.L.C.
101 North 1st Ave., Suite 2000
Phoenix, Arizona 85003

04110934

9/10

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LYNN IRWIN RASKIN, also known as Lynn Raskin, a Married Man, as his Sole and Separate Property, as to an undivided 17 ½ %, ("Grantor"), hereby grants, sells and conveys to BURLINGTON NORTHERN AND SANTA FE RAILWAY CORPORATION, a Delaware Corporation ("Grantee"), that real property located in Maricopa County, Arizona and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all water, air and mineral rights (including any grandfathered groundwater or other groundwater or surface water rights), interests, privileges and easements appurtenant thereto and any and all improvements thereon (the "Sale Property").

SUBJECT ONLY to: those matters on Exhibit A attached hereto.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Sale Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 21st day of July, 2004..


Lynn Irwin Raskin

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing instrument was acknowledged before me this 21st day of July, 2004, by Lynn Irwin Raskin, known to me to be the person who executed the within instrument.

Michelle J. Heyl
Notary Public

My Commission Expires:

12-10-2007



Exhibit A

LEGAL DESCRIPTION

Parcel No. 1:

The East one-half of the Northwest one-quarter of Section 11, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except all coal and other minerals as reserved to the United States of America in the patent to said land; and

Except any portion lying within the right of way for the Atchison, Topeka and Santa Fe Railroad and any portion lying within the right of way for the Phoenix-Wickenburg Highway (US 60, 70 and 89—Arizona State 93).

Parcel No. 2:

The Northeast one-quarter of Section 11, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except all coal and other minerals as reserved to the United States of America in the patent to said land; and

Except any portion within the right of way for the Atchison, Topeka and Santa Fe Railroad.

Except from the hereinabove described Parcel Nos. 1 and 2, that portion of said land conveyed to the State of Arizona, by and through its Department of Transportation by Warranty Deed recorded May 10, 2001 in Document No. 2001-0394816, described as follows:

That part of the East half of the Northwest quarter (E1/2NW1/4) of Section 11, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a General Land Office (G.L.O.) brass cap on a 1 inch iron pipe marking the West quarter corner of said Section 11, from which a G.L.O. brass cap on a 1 inch pipe marking the East quarter corner of said Section 11 bears South 89 degrees 36 minutes 58 seconds East 5285.93 feet;

Thence along the East-West Mid-Section line of said section 11 South 89 degrees 36 minutes 58 seconds East 1986.56 feet to a line parallel with and 140.00 feet Southwest to the existing Southwest right of way line of U.S. Highway 60 (Wickenburg-Phoenix Highway) and the Point of Beginning;

Thence along said parallel line North 46 degrees 37 minutes 41 seconds West 164.88 feet;

EXHIBIT A

**LEGAL DESCRIPTION
CONTINUED**

Thence North 43 degrees 22 minutes 19 seconds East 50.00 feet to a line parallel with and 90.00 feet Southwest to said existing Southwest right of way line;

Thence along the last said parallel line North 46 degrees 37 minutes 41 seconds West 790.53 feet to the West line of said East half of the Northwest quarter (E1/2NW1/4) of Section 11;

Thence along said West line North 0 degrees 23 minutes 56 seconds East 123.00 feet to the said existing Southwest right of way line;

Thence along said existing Southwest right of way line South 46 degrees 37 minutes 41 seconds East 1189.45 feet to said East-West Mid-Section line;

Thence along said East-West Mid-Section line North 89 degrees 36 minutes 58 seconds West 205.32 feet to the Point of Beginning;

Except that portion lying within the right of way for the Atchison, Topeka, Santa Fe Railroad; and

Except all coal and other minerals as reserved to the United States of America in the patent to said land.

ATC/BC 855334-T (243)

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20050300859 03/11/2005 13:29
4100386-4-3-1-
ELECTRONIC RECORDING

STEWART TITLE & TRUST OF PHOENIX
When Recorded, Return To:

Ms. Jennifer K. Rosell
Kelly, Hart & Hallman, P.C.
201 Main Street, Suite 2500
Fort Worth, Texas 76102

1) 2 CH10D38R

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other valuable consideration, **David J. McHenry**, a married man as his sole and separate property ("**Grantor**") does hereby grant, sell and convey to **BNSF Railway Company**, a Delaware corporation ("**Grantee**"), the following described real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See **EXHIBIT "A"** attached hereto and by
reference incorporated herein (the "**Property**"),

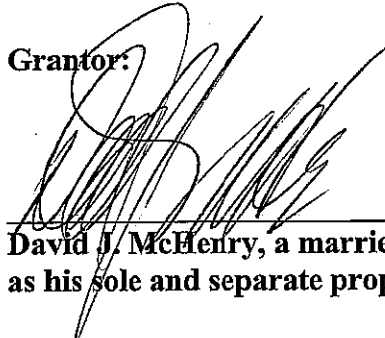
together with Grantor's interest in all improvements, buildings, structures and fixtures, if any, located on the Property; all easements, if any, benefiting the Property; all of Grantor's rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor, if any, in and to any property lying in, under or within the bed of any street, alley, road, highway, street or right-of-way, open or proposed, abutting or adjacent to the Property; Grantor's interest, if any, in and to all rights, privileges, easements, strips and gores, tenements, hereditaments, licenses, interests, and rights-of-way appurtenant to the Property, including, without limitation, all leases, rights to minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as all air rights, water, water rights, water wells, well registrations, and water stock; Grantor's interest, if any, in and to all sewer, utility and development rights appurtenant to the Property; and Grantor's interest, if any, to all site plans, surveys, soil and substrata studies, environmental assessments, plans and specifications, engineering plans and studies, landscape plans, and other plans, studies or reports of any kind in Grantor's or its contractors' or agents' possession that relate to the Property, subject to those items listed on **EXHIBIT "B"** attached hereto and by reference incorporated herein (the "**Permitted Encumbrances**").

And the Grantor binds himself, and his heirs, successors and assigns, to warrant the title to the foregoing, as against only Grantor's acts and none other, subject to the Permitted Encumbrances.

[Signature Page Follows]

Dated to be effective this 8TH day of March, 2005.

Grantor:


David J. McHenry, a married man
as his sole and separate property

STATE OF ARIZONA

COUNTY OF MARICOPA

§
§ SS
§



The foregoing instrument was acknowledged before me this 8 day of MARCH, 2005, by David J. McHenry, a married man as his sole and separate property.


Notary Public

My commission expires:

3-7-08

EXHIBIT "A"

Legal Description of the Property

That portion of the East one half of the Southeast quarter of Section 11, Township 5 North, Range 3 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Northerly of the Northeast line of land conveyed to the State of Arizona, by and through its Department of Transportation, in deeds recorded in Instrument No. 2000590267, and 200590268, records of Maricopa County, Arizona.

Excepting Right of Way for Railroad 200 feet in width; and

Excepting all the coal and other minerals as reserved by the United States of America in patent recorded in Docket 683, Page 218.

Also being known as that portion of the East half of the Southeast quarter of Section 11, Township 5 North, Range 3 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of said Section 11;

Thence North 00 degrees 02 minutes 04 seconds East a distance of 235.39 feet to the Northeasterly right-of-way line of the Burlington Northern Santa Fe Railway and the Point of Beginning;

Thence Northwesterly along said right-of-way line North 46 degrees 57 minutes 30 seconds West a distance of 1807.14 feet to the West line of the East half of the Southeast quarter of Section 11;

Thence North 00 degrees 02 minutes 29 seconds East along said West line a distance of 1173.37 feet to the East-West mid-section line;

Thence South 89 degrees 56 minutes 58 seconds East along said line a distance of 1321.37 feet to the East quarter corner of said Section 11;

Thence South 00 degrees 02 minutes 04 seconds West along the East line of the Southeast quarter of Section 11 a distance of 2405.64 feet to the Point of Beginning.

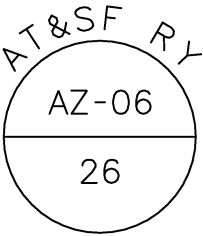
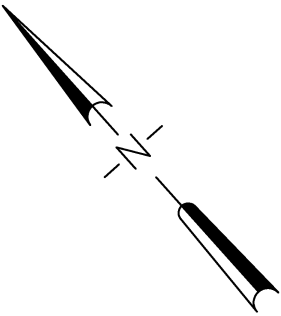
EXHIBIT "B"

Permitted Encumbrances

1. Exception for claims and interests, if any, of Reed Arlan Lee to a portion of the southeastern boundary of the Property measuring approximately 1,275 feet by 233 feet.
2. Easement for electric lines and rights incident thereto, as set forth in instrument recorded in Docket 8731, Page 748, and as shown on the survey of said land by Thomas L. Rope, Land Survey Services PLC, Job No. 0517, dated February 24, 2005 (revised).
3. Easement for roadway and public uses and rights incidents thereto, as set forth in instrument recorded in Instrument No. 84-519323, and as shown on the survey of said land by Thomas L. Rope, Land Survey Services PLC, Job No. 0517, dated February 24, 2005 (revised).
4. Any action that may be taken by the Department of Transportation to acquire right of way for State Highway as disclosed by Resolution of Intent recorded in Instrument No. 2001-0704174.
5. Taxes and assessments for the year 2005, and subsequent years.

File BNSF-03842-0005
B&W Proj. No: 12196.003
MAP REFERENCE:
Sta. = 511176
R/W = 135247
Land = 238-14963

Scale: 1"= 400' +/-



6314 + 94.5 OVERHEAD POWER

Pcl 8

Pcl 11

Pcl 12

Pcl 2

Pcl 1

Pcl 9

To: Ash Fork

To: Phoenix

Legend:
 Acquisition Area

Acquisition of +/- 53.35 Ac.

To: BNSF RAILWAY COMPANY
Near: Wittmann
Maricopa County,
Arizona

Southwest Division
Phoenix Subdivision - L.S. 7208/1
Val. Sec. 01-47060
AT&SF RY AZ-06, Map 26
Sec. 11, T5N, R3W GSRM
December 2, 2005

M.P. 157.0

TRF

1645110342379-15-2-1--
Hoyp

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 509-2203971-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in **Maricopa** County, Arizona:

That part of G.L.O. Lots 3 & 4, and the South half of the Northwest quarter of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the Santa Fe Railroad right-of-way, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 3, described as G.L.O. brass cap;
Thence North 89 degrees 58 minutes 57 seconds East along the North boundary thereof a distance of 992.00 feet;
Thence South 00 degrees 21 minutes 43 seconds West on a course parallel to and 1650.00 feet westerly from the East boundary of the Northwest quarter of Section 3, a distance of 660.01 feet; Thence North 89 degrees 58 minutes 57 seconds East on a course parallel to the North boundary thereof a distance of 129.00 feet;
Thence South 00 degrees 21 minutes 43 seconds West a distance of 862.18 feet to a point on the Northeasterly right-of-way for the Santa Fe Railroad;
Thence North 46 degrees 58 minutes 57 seconds West along said right-of-way a distance of 1522.95 feet to a point on the West boundary of Section 3;
Thence North 00 degrees 15 minutes 03 seconds East along said West boundary a distance of 482.83 feet to the Point of Beginning.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: February 15, 2022

[Signature Page Attached]

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

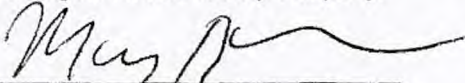
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

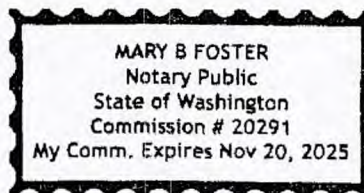
COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at: Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025



1645113848172-2-2-1--
amine

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 509-2203939-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in **Maricopa County, Arizona:**

That part of G.L.O. Lots 3 & 4, and the South half of the Northwest quarter of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the Santa Fe Railroad right-of-way, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 3, described as G.L.O. brass cap; Thence South 00 degrees 21 minutes 43 seconds West along the East boundary thereof a distance of 660.01 feet to the Northeast corner of this described parcel and the TRUE POINT OF BEGINNING;
Thence continuing South 00 degrees 21 minutes 43 seconds West a distance of 1986.20 feet to the Center of Section 3;
Thence South 89 degrees 58 minutes 03 seconds West along the South boundary thereof a distance of 309.60 feet to a point on the Northeasterly right-of-way for the Santa Fe Railroad;
Thence North 46 degrees 58 minutes 57 seconds West along said right-of-way a distance of 1647.13 feet; Thence North 00 degrees 21 minutes 43 seconds East on a course parallel to and 1521.00 feet Westerly from the East boundary thereof, a distance of 862.18 feet;
Thence North 89 degrees 58 minutes 57 seconds East on a course parallel to and 660.00 feet Southerly from the North boundary thereof, a distance of 1521.00 feet to the Point of Beginning.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

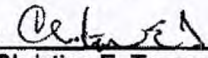
Dated: February 15, 2022

[Signature Page Attached]

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

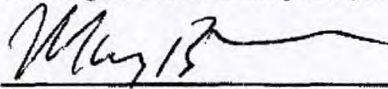
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

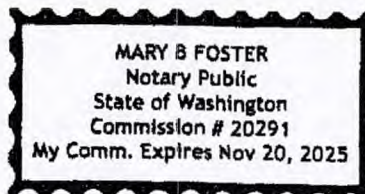
COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at: Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025



1645114319767-2-2-1--
esquivela

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:
First Integrity Title Agency of Arizona, LLC
2345 7th Street
Denver, CO 80211

ESCROW NO.: 509-2203964-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in **Maricopa** County, Arizona:

The West 330 feet of the East 660 feet of the North 660 feet of the East 1650 feet of the following described property:

All of that part of Lots 3 and 4, and the South half of the Northwest quarter of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North and East of the Santa Fe Railroad.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

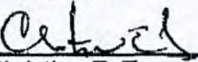
Dated: February 15, 2022

[Signature Page Attached]

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

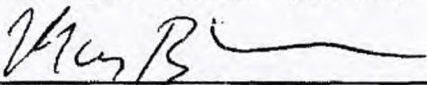
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

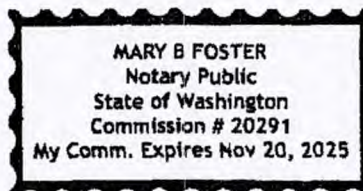
COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at: Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025



1645117036438-2-2-1--
morgana

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC

AND WHEN RECORDED MAIL TO:
First Integrity Title Agency of Arizona, LLC
2345 7th Street
Denver, CO 80211

ESCROW NO.: 509-2203921-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in **Maricopa** County, Arizona:

The West 330 Feet of the East 1,320.00 Feet Of The North 660 Feet Of The East 1650 Feet Of The Following Described Property;

All Of That Part Of Lots 3 And 4, And The South Half Of The Northwest Quarter Of Section 3, Township 5 North, Range 3 West Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Lying North And East Of The Santa Fe Railroad.

APN: 503-17-019R

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

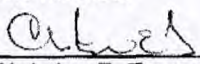
Dated: February 15, 2022

[Signature Page Attached]

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

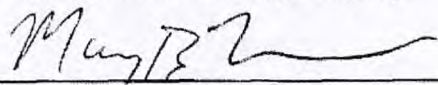
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at: Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025



1645202689684-3-2-1--
Garcia

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 509-2149038-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in Maricopa County, Arizona:

Parcel No. 1:

The West 165.00 feet of the East 330.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019U)

Parcel No. 2:

The East 165.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019V)

Parcel No. 3:

The West 165.00 feet of the East 330.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 330.00 feet. Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-019W)

Parcel No. 4:

The East 165.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along and said East line 98.00 feet to the BEGINNING. (503-17-019X)

Parcel No. 5:

The East 330.00 feet of the North 660 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line. BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-019Y)

Parcel No. 6:

The West 165.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019Z)

Parcel No. 7:

The East 165.00 feet of the West 330.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-413)

EXCEPT that part lying Northerly of the following described line: BEGINNING at a point 1650.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line of said West 330.00 feet and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-421)

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC

AND WHEN RECORDED MAIL TO:

ESCROW NO.: **510-2116150-S**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

DMJ Construction and Landscaping Inc.

do/does hereby convey to

EPC HOLDINGS 993 LLC

the following real property situated in **Maricopa** County, Arizona:

[See Legal Description Attached as Exhibit A]

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 23, 2021

GRANTOR(S):

DMJ Construction and Landscaping, Inc.,
an Arizona corporation

BY: [Signature]
NAME: Bryan Greene
TITLE: President

STATE OF Colorado

COUNTY OF San Juan

The foregoing instrument was acknowledged before me this 23 day of August, 2021, by Bryan Greene, President of DMJ Construction and Landscaping, Inc., an Arizona corporation.

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:

LORI A. WOLLASTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974018751
My Commission Expires 01-08-2022

EXHIBIT A

LEGAL DESCRIPTION

Parcel No. 1:

The West 165.00 feet of the East 330.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019U)

Parcel No. 2:

The East 165.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019V)

Parcel No. 3:

The West 165.00 feet of the East 330.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 330.00 feet. Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-019W)

Parcel No. 4:

The East 165.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along and said East line 98.00 feet to the BEGINNING. (503-17-019X)

Parcel No. 5:

The East 330.00 feet of the North 660 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line. BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-019Y)

Parcel No. 6:

The West 165.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019Z)

Parcel No. 7:

The East 165.00 feet of the West 330.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3,

Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-413)

Parcel No. 8:

The West 165.00 feet of the East 990.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 990.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 990.00 feet. Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-414)

Parcel No. 9:

The East 165.00 feet of the West 330.00 feet of the East 990.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 660.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of the West 330.00 feet of the East 990.00 feet of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along the East line of said West 330.00 feet and 98.00 feet to the BEGINNING.

Parcel No. 10:

The West 330.00 feet of the North 660 feet of the East 990.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line; BEGINNING at a point 990.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Thence Northeasterly 192.46 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Thence Southeasterly 191.35 feet more or less to a point on the East line of said West 330.00 feet and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-416)

Parcel No. 11:

The West 165.00 feet of the East 1650.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-417)

Parcel No. 12:

The West 165.00 feet of the East 1650.00 feet of the South 215.00 of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and BEGINNING at a point 1650.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 1650.00 feet; Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-419)

Parcel No. 13:

The East 165.00 feet of the West 330.00 feet of the East 1650.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 1320.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of the West 330.00 feet of the East 1650.00 feet of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along the East line of said West 330.00 feet and 98.00 feet to the BEGINNING. (503-17-420)

Parcel No. 14:

The West 330.00 feet of the North 660 feet of the East 1650.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line: BEGINNING at a point 1650.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line of said West 330.00 feet and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-421)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 503-17-417

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 13

Please list the additional parcels below (attach list if necessary):

(1) 503-17-019Z

(3) 503-17-019U

(2) 503-17-413

(4) 503-17-019V

2. SELLER'S NAME AND ADDRESS

DMJ Construction and Landscaping Inc.

~~2472 Southpark Road~~

24024 N 97th Ave
Peoria AZ 85383

~~Florissant, CO 80810~~

3. (a) BUYER'S NAME AND ADDRESS:

EPC HOLDINGS 993 LLC

40 ROW Advisors 335 E Palm Ave
Phoenix AZ 85004

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land

AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EPC HOLDINGS 993 LLC

40 ROW Advisors 335 E Palm Ave
Phoenix AZ 85004

(b) Next tax payment due: 10/1/21

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 420000 00

11. DATE OF SALE (Numeric Digits): 8 / 1 / 21
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (3) ☐ FHA
f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Integrity Title Agency of Arizona, LLC
335 E. Palm Lane, South Building, 2nd Floor
Phoenix, AZ 85004

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of WASHINGTON, County of KING

Subscribed and sworn to before me on this 19 day of August 20 21

Notary Public Jessica C. Kelly

Notary Expiration Date 2/24/2025

Jessica C. Kelly
Residing at: Seattle, WA

JESSICA C. KELLY
NOTARY PUBLIC #107798
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 24, 2025

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 503-17-417

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 14

Please list the additional parcels below (attach list if necessary):

(1) 503-17-019Z (3) 503-17-019U
(2) 503-17-413 (4) 503-17-019V

2. SELLER'S NAME AND ADDRESS

DMJ Construction and Landscaping Inc.

2472 Southpark Road 24024 N 97th Ave
Florissant, CO 80816 Phoenix AZ 85004

3. (a) BUYER'S NAME AND ADDRESS:

EPC HOLDINGS 993 LLC

110 E W Adams 335 E Palm Ave
Phoenix AZ 85004

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land

AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EPC HOLDINGS 993 LLC

110 E W Adams 335 E Palm Ave
Phoenix AZ 85004

(b) Next tax payment due: 10/1/21

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____ For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 420000 00

11. DATE OF SALE (Numeric Digits): 8/18/21
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (3) ☐ FHA
f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Integrity Title Agency of Arizona, LLC
335 E. Palm Lane, South Building, 2nd Floor
Phoenix, AZ 85004

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Colorado County of Teller

Subscribed and sworn to before me on this 18 day of August 2021

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public

Notary Expiration Date

LORI A. WOLLASTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974018751
My Commission Expires 01-08-2022

EXHIBIT "A"

Parcel No. 1:

The West 165.00 feet of the East 330.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019U)

Parcel No. 2:

The East 165.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019V)

Parcel No. 3:

The West 165.00 feet of the East 330.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 330.00 feet. Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-019W)

Parcel No. 4:

The East 165.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along and said East line 98.00 feet to the BEGINNING. (503-17-019X)

Parcel No. 5:

The East 330.00 feet of the North 660 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line. BEGINNING at a point 330.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 165.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-019Y)

Parcel No. 6:

The West 165.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-019Z)

Parcel No. 7:

The East 165.00 feet of the West 330.00 feet of the East 990.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-413)

Parcel No. 8:

The West 165.00 feet of the East 990.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 990.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 990.00 feet. Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-414)

Parcel No. 9:

The East 165.00 feet of the West 330.00 feet of the East 990.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 660.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of the West 330.00 feet of the East 990.00 feet of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along the East line of said West 330.00 feet and 98.00 feet to the BEGINNING.

Parcel No. 10:

The West 330.00 feet of the North 660 feet of the East 990.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line; BEGINNING at a point 990.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Thence Northeasterly 192.46 feet more or less to a point 825.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Thence Southeasterly 191.35 feet more or less to a point on the East line of said West 330.00 feet and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-416)

Parcel No. 11:

The West 165.00 feet of the East 1650.00 feet of the North 264.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. (503-17-417)

Parcel No. 12:

The West 165.00 feet of the East 1650.00 feet of the South 215.00 of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and BEGINNING at a point 1650.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the West line of said East 1650.00 feet; Thence Southerly along said West line 98.00 feet to the BEGINNING. (503-17-419)

Parcel No. 13:

The East 165.00 feet of the West 330.00 feet of the East 1650.00 feet of the South 215.00 feet of the North 479.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and BEGINNING at a point 1320.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northwesterly 191.35 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence on a line parallel with and 479.00 feet South of said North line 165.00 feet to the East line of the West 330.00 feet of the East 1650.00 feet of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southerly along the East line of said West 330.00 feet and 98.00 feet to the

BEGINNING. (503-17-420)

Parcel No. 14:

The West 330.00 feet of the North 660 feet of the East 1650.00 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part lying Northerly of the following described line: BEGINNING at a point 1650.00 feet West of the East line and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Northeasterly 192.46 feet more or less to a point 1485.00 feet West of the East line and 479.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence Southeasterly 191.35 feet more or less to a point on the East line of said West 330.00 feet and 577.00 feet South of the North line of said West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and the terminus of said line. (503-17-421)

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER

STEPHEN RICHER
20210919900 08/25/2021 02:07
ELECTRONIC RECORDING

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC

AND WHEN RECORDED MAIL TO:

1629924115313-4-2-1--
Garciac

ESCROW NO.: 510-2116150-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

DMJ Construction and Landscaping Inc.

do/does hereby convey to

EPC HOLDINGS 993 LLC

the following real property situated in **Maricopa** County, Arizona:

[See Legal Description Attached as Exhibit A]

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 23, 2021

GRANTOR(S):

DMJ Construction and Landscaping, Inc.,
an Arizona corporation

BY: [Signature]
NAME: Bryan Greene
TITLE: President

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 23 day of August, 2021, by Bryan Greene, President of DMJ Construction and Landscaping, Inc., an Arizona corporation.

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:

LORI A. WOLLASTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974018751
My Commission Expires 01-08-2022

EXHIBIT A

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

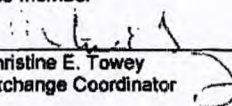
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: February 15, 2022

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

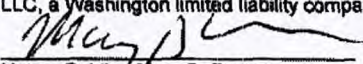
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025

MARY B FOSTER
Notary Public
State of Washington
Commission # 20291
My Comm. Expires Nov 20, 2025

1645114088210-1-2-1--
amine

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 509-2149041-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

EPC Holdings 993 LLC, a Washington limited liability company

do/does hereby convey to

BN Leasing Corporation, a Delaware corporation

the following real property situated in **Maricopa** County, Arizona:

The East 165.00 feet of the West 330.00 feet of the East 1650.00 feet of the North 264 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

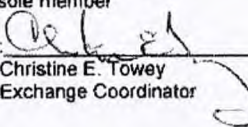
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: February 15, 2022

GRANTOR(S):

EPC Holdings 993 LLC,
a Washington limited liability company

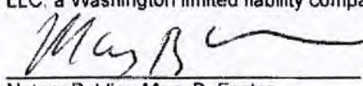
BY: EPC Exchange Corporation,
a Washington corporation
its sole member

BY: 
Christine E. Towey
Exchange Coordinator

STATE OF WASHINGTON

COUNTY OF KING

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by Christine E. Towey, Exchange Coordinator for EPC Exchange Corporation, a Washington corporation, sole member of EPC Holdings 993 LLC, a Washington limited liability company.


Notary Public - Mary B. Foster

Residing at: Seattle, Washington

Witness my hand and official seal.
My Commission Expires: 11/20/2025

MARY B FOSTER
Notary Public
State of Washington
Commission # 20291
My Comm. Expires Nov 20, 2025

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC

AND WHEN RECORDED MAIL TO:

1629924027877-2-2-1--
lopezr

ESCROW NO.: 510-2116156-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Greene Family Trust

do/does hereby convey to

EPC HOLDINGS 993 LLC

the following real property situated in **Maricopa** County, Arizona:

[See Legal Description attached here as Exhibit A]

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 23, 2021

GRANTOR(S):

Greene Family Trust

Bryan J. Greene
Bryan J. Greene, Trustee

Nadine Greene
Nadine Greene, Trustee

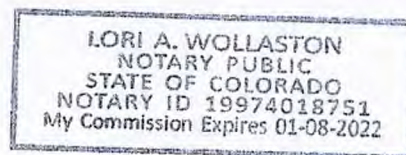
STATE OF Colorado

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 23 day of August, 2021, by Bryan J. Greene, Trustee and Nadine Greene, Trustee, both of the Green Family Trust.

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:



RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC

AND WHEN RECORDED MAIL TO:

ESCROW NO.: **510-2116156-S**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Greene Family Trust

do/does hereby convey to

EPC HOLDINGS 993 LLC

the following real property situated in **Maricopa** County, Arizona:

[See Legal Description attached here as Exhibit A]

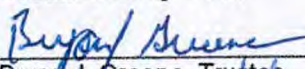
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

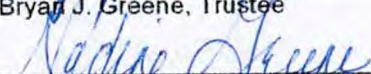
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 23, 2021

GRANTOR(S):

Greene Family Trust

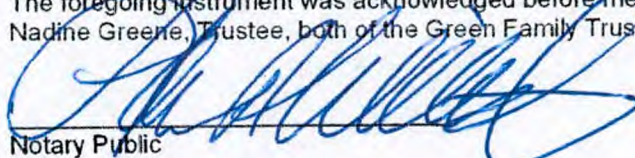

Bryan J. Greene, Trustee


Nadine Greene, Trustee

STATE OF Colorado

COUNTY OF Silver

The foregoing instrument was acknowledged before me this 23 day of August, 2021, by Bryan J. Greene, Trustee and Nadine Greene, Trustee, both of the Green Family Trust.


Notary Public

Witness my hand and official seal.
My Commission Expires:

LORI A. WOLLASTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974018751
My Commission Expires 01-08-2022

Exhibit A

Legal Description

The East 165.00 feet of the West 330.00 feet of the East 1650.00 feet of the North 264 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 503-17-418

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Greene Family Trust

21624 N 9TH Ave
Phoenix AZ 85003

3. (a) BUYER'S NAME AND ADDRESS:

EPC HOLDINGS 993 LLC

410 Row Advisors 335 E Palm Ave
Phoenix AZ 85004

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land

AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EPC HOLDINGS 993 LLC

410 Row Advisors 335 E Palm Ave
Phoenix AZ 85004

(b) Next tax payment due: 10/1/21

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____ For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Colorado County of Maricopa

Subscribed and sworn to before me on this 23rd day of August 2021

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

LORI A. WOLLASTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974018751
My Commission Expires 01-08-2022

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 30000 00

11. DATE OF SALE (Numeric Digits): 8 / 2021
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (3) ☐ FHA
f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Integrity Title Agency of Arizona, LLC
335 E. Palm Lane, South Building, 2nd Floor
Phoenix, AZ 85004

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public

Notary Expiration Date

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 503-17-418

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) 24024 N 97th Ave (3) _____
(2) Phoenix AZ 85363 (4) _____

2. SELLER'S NAME AND ADDRESS

Greene Family Trust

24024 N 97th Ave
Phoenix AZ 85363

3. (a) BUYER'S NAME AND ADDRESS:

EPC HOLDINGS 993 LLC

40 Row Advisors 335 E Palm Ave
Phoenix AZ - 85004

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land

AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EPC HOLDINGS 993 LLC

40 Row Advisors 335 E Palm Ave
Phoenix AZ - 85004

(b) Next tax payment due: 10/1/21

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 30000 00

11. DATE OF SALE (Numeric Digits): / /
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (3) ☐ FHA
f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Integrity Title Agency of Arizona, LLC
335 E. Palm Lane, South Building, 2nd Floor
Phoenix, AZ 85004

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of WASHINGTON, County of King

Subscribed and sworn to before me on this 19th day of AUGUST, 2021

Notary Public Jessica C Kelly

Notary Expiration Date 2/24/2025

Jessica C Kelly
Residing at: Seattle WA

JESSICA C. KELLY
NOTARY PUBLIC #107798
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 24, 2025

EXHIBIT "A"

The East 165.00 feet of the West 330.00 feet of the East 1650.00 feet of the North 264 feet of the West half of Section 3, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220533679 06/28/2022 01:17
ELECTRONIC RECORDING

1656445165240-6-1-1--
Garcia

(Issuance of following Patent recommended by Arizona State Land Commissioner to the Governor of Arizona on
the 10th day of June 2022 Anna D. Atkins, Commissioner)

State of Arizona

PATENT NO. 53-122073-01
(Land Sold at Public Auction)

This Transfer is Exempt
from the Affidavit
and Transfer Tax
under ARS § 11-1134 1A3



For 003, 030, 031 & 053 Lands
(School, Institutional or University)

In Accordance with the provisions of law, payment in full has been received by the State of Arizona through its State Land Department for the real property described below; and

The State of Arizona in consideration of the premises, and in conformity with law hereby does sell, grant and convey unto

BNSF RAILWAY COMPANY

of the County of Tarrant, State of Texas, the following described real property situated in the County of Maricopa, State of Arizona, to-wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART OF PATENT NO. 53-122073-01**

Total containing 3,508.112 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect, and subject to the following Additional Conditions:

**SEE EXHIBIT "B" ADDITIONAL CONDITIONS ATTACHED
HERETO AND MADE A PART OF PATENT NO. 53-122073-01**

In The Matter Of Patent No. 53-122073-01 (BNSF Railway Company in Maricopa County),
pursuant to the provisions of Arizona Revised Statutes § 37-231, of the following substances not heretofore retained and reserved by a predecessor in title to the State of Arizona, all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain and are hereby reserved in and retained by the State of Arizona, together with the right of the State of Arizona, its lessees or permittees to enter upon those lands for the purpose of exploration, development and removal of the above described substances as provided by the rules of the State Land Department and the laws of Arizona.

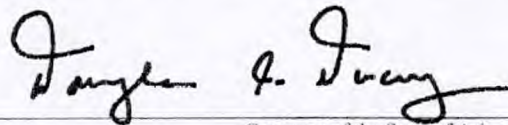
To Have And To Hold said property together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging unto said Patentee, its successors and assigns forever.

In Testimony Whereof, I, Douglas A. Ducey, Governor of the State of Arizona,

have caused these letters to be made patent, and the Great Seal
of the State of Arizona to be hereunto attached.

Given under my hand at the City of Phoenix, Arizona,

this 21st day of June A.D., 2022



Governor of the State of Arizona

Attest:



Secretary of State of the State of Arizona



EXHIBIT "A"
LEGAL DESCRIPTION
53-122073-01

GENERAL LAND OFFICE (GLO) SECTIONS 34, 35, AND 36, TOWNSHIP 6 NORTH, RANGE 3 WEST; A PORTION OF GLO SECTIONS 25, 26, AND 27, TOWNSHIP 6 NORTH, RANGE 3 WEST; AND A PORTION OF GLO SECTIONS 2, 3, 4, AND 11, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 WEST;

THENCE ALONG THE WEST LINE OF SAID SECTION 34, N00°41'07"W, A DISTANCE OF 2,640.65 FT. TO THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 34, N00°41'10"W, A DISTANCE OF 2,640.53 FT. TO THE NORTHWEST CORNER OF SAID SECTION 34, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF SAID SECTION 27, N00°40'33"W, A DISTANCE OF 2,000.00 FT. TO A POINT;

THENCE LEAVING SAID WEST LINE OF SECTION 27, N89°21'09"E, A DISTANCE OF 5,276.80 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26, SAID POINT BEING N00°46'58"W, A DISTANCE OF 2,000.00 FT. FROM THE SOUTHEAST CORNER OF SAID SECTION 27;

THENCE LEAVING SAID EAST LINE OF SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26, N89°16'00"E, A DISTANCE OF 5,281.60 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 26, ALSO BEING THE WEST LINE OF SAID SECTION 25, SAID POINT BEING N00°43'20"W, A DISTANCE OF 2,000.00 FT. FROM THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE LEAVING SAID EAST LINE OF SECTION 26, ALSO BEING THE WEST LINE OF SAID SECTION 25, N89°20'40"E, A DISTANCE OF 5,278.66 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 25, SAID POINT BEING N00°41'52"W, A DISTANCE OF 2,000.00 FT. FROM THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE ALONG SAID EAST LINE OF SECTION 25, S00°41'52"E, A DISTANCE OF 2,000.00 FT. TO SAID SOUTHEAST CORNER OF SECTION 25, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE EAST LINE OF SAID SECTION 36, S00°41'17"E, A DISTANCE OF 2,639.93 FT. TO THE EAST QUARTER CORNER OF SAID SECTION 36;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 36, S00°39'48"E, A DISTANCE OF 2,640.62 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, S89°23'41"W, A DISTANCE OF 2,639.09 FT. TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 36, S89°18'12"W, A DISTANCE OF 2,638.06 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 36, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 5 NORTH, RANGE 3 WEST;

THENCE ALONG THE EAST LINE OF SAID SECTION 2, S00°40'04"E, A DISTANCE OF 1,328.55 FT. TO A POINT, SAID POINT BEING N00°40'04"W, A DISTANCE OF 1,320.00 FT. FROM THE EAST QUARTER CORNER OF SAID SECTION 2;

THENCE LEAVING SAID EAST LINE OF SAID SECTION 2, S89°19'43"W, BEING PARALLEL WITH THE EAST-WEST MIDSECTION LINE OF SAID SECTION 2, A DISTANCE OF 1,978.86 FT. TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, S00°40'06"E, A DISTANCE OF 1,320.00 FT. TO SAID EAST-WEST MIDSECTION LINE OF SECTION 2;

THENCE ALONG SAID EAST-WEST MIDSECTION LINE OF SECTION 2, N89°19'43"E, A DISTANCE OF 1,978.84 FT. TO SAID EAST QUARTER CORNER OF SECTION 2;

THENCE ALONG SAID EAST LINE OF SAID SECTION 2, S00°40'04"E, A DISTANCE OF 2,640.61 FT. TO THE SOUTHEAST CORNER OF SECTION 2;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 2, S89°14'10"W, A DISTANCE OF 2,640.92 FT. TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 2, S89°24'09"W, A DISTANCE OF 1,320.80 FT.;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, S00°37'20"E, A DISTANCE OF 1,354.81 FT. TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY (BNSF);

THENCE ALONG SAID BNSF RIGHT-OF-WAY N47°38'53"W, A DISTANCE OF 1,805.26 FT. TO THE WEST LINE OF SAID SECTION 11;

THENCE ALONG SAID WEST LINE OF SECTION 11, N00°36'24"W, A DISTANCE OF 124.79 FT. TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, S89°18'32"W, A DISTANCE OF 133.81 FT. TO SAID BNSF RIGHT-OF-WAY;

THENCE LEAVING SAID SOUTH LINE OF SECTION 3 ALONG SAID BNSF RIGHT-OF-WAY N47°38'53"W, A DISTANCE OF 3,869.30 FT. TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 5 NORTH, RANGE 3 WEST;

THENCE ALONG SAID SOUTH LINE OF SECTION 3, N89°17'59"E, A DISTANCE OF 310.90 FT. TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3;

THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 3, N00°18'18"W, A DISTANCE OF 2,646.14 FT. TO THE NORTH LINE OF SAID SECTION 3;

THENCE ALONG SAID NORTH LINE OF SECTION 3, S89°18'45"W, A DISTANCE OF 2,642.15 FT. TO SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 WEST, BEING THE POINT OF BEGINNING.

CONTAINING 3,505.224 ACRES, MORE OR LESS.

ALSO

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 5 NORTH, RANGE 3 WEST;

THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00°25'14"E, A DISTANCE OF 483.61 FT. TO SAID BNSF RIGHT-OF-WAY;

THENCE ALONG SAID BNSF RIGHT-OF-WAY N47°38'53"W, A DISTANCE OF 708.68 FT. TO THE NORTH LINE OF SAID SECTION 4;

THENCE ALONG SAID NORTH LINE OF SECTION 4, N89°19'10"E, A DISTANCE OF 520.22 FT. TO THE POINT OF BEGINNING.

CONTAINING 2.888 ACRES, MORE OR LESS.

TOTAL CONTAINING 3,508.112 ACRES, MORE OR LESS.

EXHIBIT "B"
ADDITIONAL CONDITIONS
53-122073-01

There may be Register Eligible Site or Sites located within the subject property, which could include information significant in this state's history, architecture, archaeology, or culture and may meet eligibility criteria, which the Arizona State Parks Board has established for listing on the Arizona Register of Historic Places, or which meet eligibility criteria for listing on the National Register of Historic Places. If ground-disturbing activities will or may impact one or more Register Eligible Site or Sites, patentee shall consult with the State Historic Preservation Office and otherwise take such actions as are necessary to avoid, preserve, protect, or mitigate impacts on the Register Eligible Site or Sites. In the event that avoidance, preservation and protection of the Register Eligible Site or Sites cannot be accomplished, patentee shall ensure a Data Recovery Plan is developed in consultation with and acceptable to, the Arizona State Museum and the State Historic Preservation Office, or their successor agencies, and the Data Recovery is implemented and completed prior to the Register Eligible Site or Sites being affected. The artifacts and records recovered from the subject property shall be curated according to the Arizona State Museum Conservation and Curation Standards as established in rules implementing the Arizona Antiquities Act.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30.48 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum must be notified of the discovery. All discoveries will be treated in accordance with Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865) and work must not resume in this area without authorization from the Arizona State Museum.

These conditions shall run with the subject property, and be binding on the patentee's heirs, successors, and assigns.