

ORDINANCE NO. 22-04

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO REZONE APPROXIMATELY 300 ACRES OF LAND GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF WHITE AND PARKER ROAD AND THE MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM INDUSTRIAL (CI-2), SINGLE FAMILY RESIDENCE (CR-3), TRANSITIONAL (TR) AND PLANNED AREA DEVELOPMENT (PAD) TO GENERAL INDUSTRIAL (GI) AS DESCRIBED IN CASE #ZON 21-06. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 7 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on November 4, 2014, the City adopted as a public record a new zoning code as part of the Maricopa City Code, which has been amended from time to time; and

WHEREAS, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 300 acres from Industrial (CI-2), Single Family Residence (CR-3), Transitional (TR) and Planned Area Development (PAD) as defined in the City's old Zoning Code to General Industrial (GI), which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing on January 10, 2022, in zoning case #ZON 21-06, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit 1 on approximately 300 acres from Industrial (CI-2), Single Family Residence (CR-3), Transitional (TR) and Planned Area Development (PAD) as defined in the City's old Zoning Code to General Industrial (GI) as described in zoning case ZON 21-06. The Development Services Department shall amend the Zoning Map to reflect this amendment and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 21-06 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.


Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 1st day of March, 2022.

APPROVED:

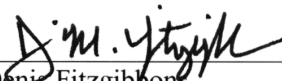

Christian Price
Mayor

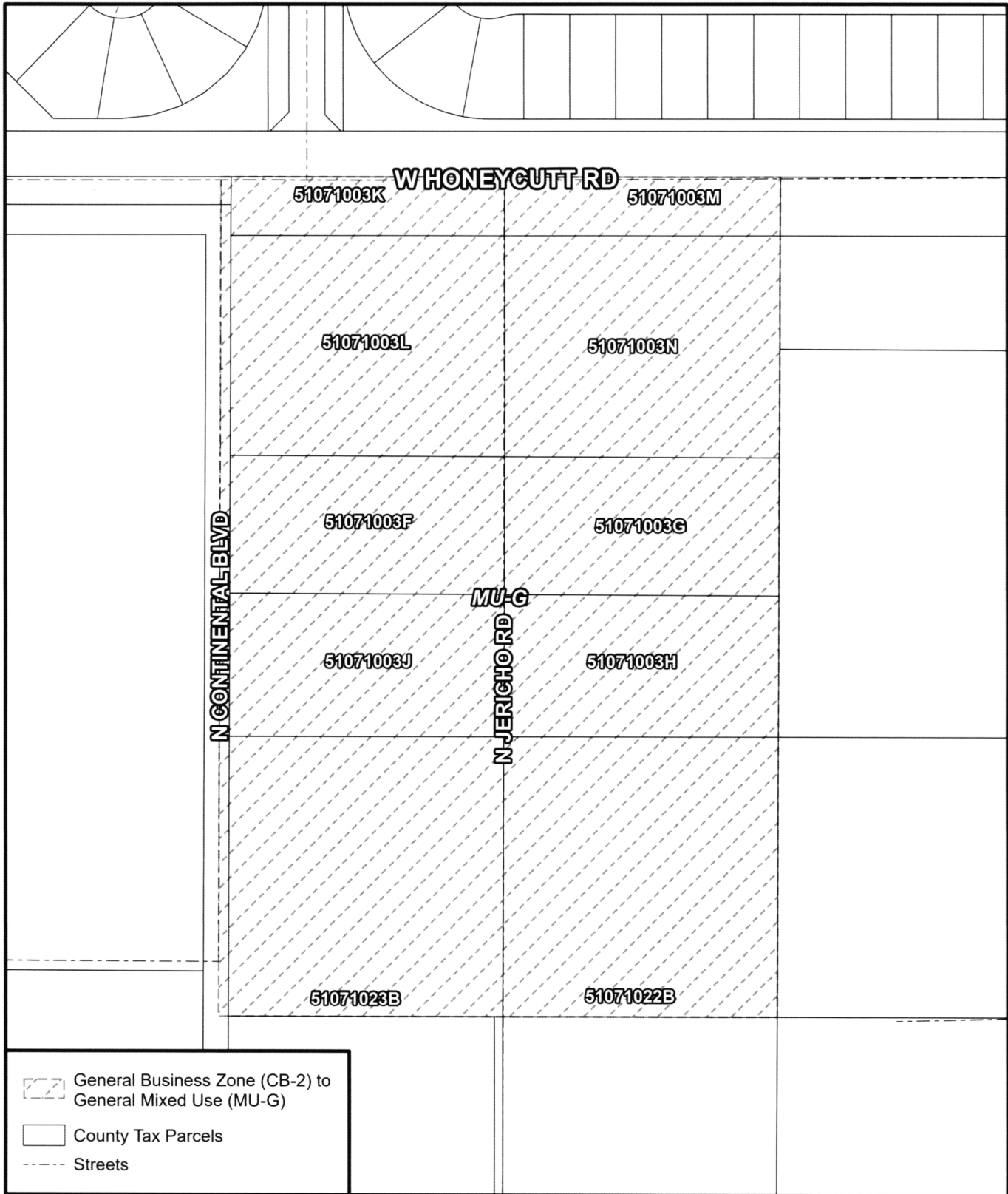
ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.



1/4/2022
8.5" x 11"

H:\Projects\Development Services\2022\ZON21-07 Honeycutt Ranch\zon2107.aprx

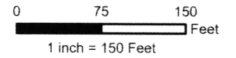


EXHIBIT 1

LEGAL DESCRIPTION

PARCEL 1

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

DESCRIPTION of a parcel of land being a portion of those parcels described in Fee No. 1999-019198 and 1997-034438, Pinal County Recorder's Office, located in Section 6 & 7, Township 5 South, Range 4 East, Gila & Salt River Meridian, Pinal County, Arizona. Said parcel being more particularly described as follows:

COMMENCING at a found capped 1/2" rebar marked "LS 16097" at the Northeast corner of Section 7, from which a found capped 1/2" rebar marked "LS17548: at the East Quarter Corner of Section 7 bears South 00°08'00" West, 2692.96 feet;

Thence along the north line of the Northeast Quarter, North 89°59'46" West, 651.99 feet to a point on the Southeasterly line of the parcel herein described, being the POINT OF BEGINNING;

Thence leaving said North line South 36°09'53" West, 56.68 feet to a set 1/2" rebar tagged "RLS40279" at the Southern most corner of the parcel herein described;

Thence North 53°50'07" West, 274.00 feet to a set 1/2" rebar tagged "RLS40279" at the Western most corner of the parcel herein described;

Thence North 36°09'53" East, 272.12 feet to a set 1/2" rebar tagged "RLS 40279" on the south Right-of-Way line of Cowtown road as described in Docket 477, Page 115;

Thence along said South line South 53°50'07" East, 274.00 feet to a set 1/2" rebar tagged "RLS40279" at the Eastern most corner of the parcel herein described;

Thence South 36°09'53" West, 215.44 feet to the POINT OF BEGINNING.

Parcel of land contains an area of 74561 square feet or 1.71 acres of land, more or less.

APN: 50243001N

Owner: Electrical District No 3

LEGAL DESCRIPTION

PARCEL 2

THAT PORTION OF THE SOUTH HALF OF SECTION 6 AND THAT PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH ALUMINUM CAP LOCATED AT SOUTHEAST CORNER OF SAID SECTION 6 FROM WHICH A 1/2" REBAR WITH AN ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 89°22'50" WEST A DISTANCE OF 2595.29 FEET;

THENCE SOUTH 89°22'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6. A DISTANCE OF 1033.41 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548 ON THE EAST LINE OF PARCEL 4 AS SHOWN IN BOOK 12 OF SURVEYS, PAGE 29, RECORDS OF PINAL COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 0°09'55" EAST ALONG SAID EAST LINE A DISTANCE OF 98.30 FEET;

THENCE DEPARTING SAID EAST LINE SOUTH 89°22'50" WEST A DISTANCE OF 1645.02 FEET TO A POINT ON THE WEST LINE OF PARCEL 5 AS SHOWN IN BOOK 12 OF SURVEYS, PAGE 29, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 0°12'45" WEST ALONG SAID WEST LINE A DISTANCE OF 98.32 FEET TO A 1/2" REBAR WITH NO TAG ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BEING 83.39 FEET WEST OF THE SOUTH QUARTER CONER THEREOF MARKED BY A 1/2" REBAR WITH ALUMINUM CAP;

THENCE NORTH 0°28'40" EAST ALONG THE EAST LINE OF PARCEL NO. 2 AS DESCRIBED IN FEE NUMBER 2005-056538, RECORDS OF PINAL COUNTY, ARIZONA, A DISTANCE OF 1822.04 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 54°22'19" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2002.97 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OFWAY SOUTH 0°10'27" EAST A DISTANCE OF 637.44 FEET THE POINT OF BEGINNING.

APN: 50242003A Owner: Northside Hay Company Inc

LEGAL DESCRIPTION

PARCEL 3

DESCRIPTION of a parcel of land being a portion of those parcels described in Fee No. 1999-019198 and 1997-034438, Pinal County Recorder's Office, located in Section 6 & 7, Township 5 South, Range 4 East, Gila & Salt River Meridian, Pinal County, Arizona. Said parcel being more particularly described as follows:

Commencing at a found capped 1/2" rebar marked "LS 16097" at the Northeast corner of Section 7, from which a found capped 1/2" rebar marked "LS 17548" at the East Quarter Corner of Section 7 bears South 00°08'00" West, 2692.96 feet;

Thence South 00°08'00" West, along the East line of the Northeast Quarter, 557.14 feet, to a point on the East line of the Northeast Quarter;

Thence perpendicular to said East line North 89°52'00" West, 55.00 feet to a set 1/2" rebar ragged "RLS40279: on the West, Right-of-Way of North Fuqua Road as dedicated in Cabinet H, Slide 36 in the Pinal County Records, being the POINT OF BEGINNING;

Thence along said West Right-of-Way being 55.00 feet Westerly of an parallel with said East line, Sough 00°08'00" West, 778.10 feet to a set 1/2" rebar tagged "RLS 40279";

Thence leaving said right-of-way North 89°47'35" West, 446.64 feet to a 1/2" rebar tagged "LS 20358";

Thence South 00°12'29" West, 610.00 feet to a 1/2" rebar tagged "LS20358";

Thence South 82°01'30" West, 534.10 feet to a 1/2" rebar tagged "LS 20358";

Thence North 00°12'11" East, 2017.54 feet, to a point on the North line of the Northeast Quarter of said Section 7;

Thence continuing North 00°12'11" East, 540.87 feet, to a set 1/2: rebar tagged "RLS 40279" on the South Right-of-Way line of Cowtown Road as dedicated in Cabinet H, Slide 36 in the Pinal County Records;

Thence South 53°50'07" East, along said South line, 347.77 feet to a set 1/2: rebar tagged "RLS 40279";

Thence South 36°09'53" West, 272.12 feet to a set 1/2: rebar tagged "RLS40279";

Thence South 53°50'07" East, 274.00 feet to a set 1/2: rebar tagged "RLS 40279";

Thence North 36°09'53" East, 187.00 feet to a set 1/2: rebar tagged "RLS 40279";

Thence South 00°08'30" East, 529.95 feet to a set 1/2: rebar tagged "RLS 40279";

Thence South 75°35'13" East, 533.81 feet, to the POINT OF BEGINNING.

Parcel of land contains an area of 1,486,197 square feet or 34.12 acres of land, more or less.

APN: 50243001M

Owner: Pinal Energy LLC

LEGAL DESCRIPTION

PARCEL 4

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTIONS 6 AND 7 AND THAT PORTION OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDAIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREE 17 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 147.26 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 121.32 FEET;

THENCE SOUTH 70 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 121.16 FEET;

THENCE SOUTH 00 DEGREE 17 MINUTES 01 SECONDS WEST, PARALLEL TO AND 16.04 FEET WEST OF THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1613.36 FEET;

THENCE SOUTH 82 DEGREES 06 MINUTES 53 SECONDS WEST, A DISTANCE OF 491.79 FEET;

THENCE NORTH 00 DEGREE 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 1445.95 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 72.41 FEET;

THENCE NORTH 00 DEGREE 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 769.55 FEET;

THENCE SOUTH 53 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 714.99 FEET TO THE POINT OF BEGINNING.

APN: 50243001 Owner: Pinal Feeding Co.

LEGAL DESCRIPTION

PARCEL 5

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 6 AND THE EAST HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 08 MINUTES – SECONDS WEST, 80.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 53 DEGREES 42 MINUTES 30 SECONDS WEST, 139.95 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 6;

THENCE CONTINUING NORTH 53 DEGREES 42 MINUTES 30 SECONDS WEST 1117.69 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 47 SECONDS EAST 642.79 FEET TO A POINT ON THE NORTH LINE OF SECTION 7;

THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 47 SECONDS EAST 4,602.86 FEET;

THENCE SOUTH 34 DEGREES 50 MINUTES 17 SECONDS EAST, 580.54 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST 517.75 FEET;

THENCE NORTH 01 DEGREES 10 MINUTES 25 SECONDS WEST 126.46 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 46 SECONDS EAST 194.81 FEET TO A POINT ON THE EAST LINE OF SECTION 7;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST ALONG THE SAID EAST LINE OF SECTION 7 A DISTANCE OF 4848.71 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AS IT EXISTED ON NOVEMBER 16, 1983; AND

EXCEPT FROM THAT PORTION LYING WITHIN SAID SECTION 7, AN UNDIVIDED HALF INTEREST IN ALL OIL, GAS AND OR HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 443, PAGE 344, PINAL COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE EAST HALF OF SECTION 6 AND THE EAST HALF OF THE EAST HALF OF SECTION 7, TOWNSHIP 5

SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIA,
PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CONER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE EAST
LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 80.49
FEET;

THENCE NORTH 53 DEGREES 42 MINUTES 30 SECONDS WEST, 713.92 FEET, TO A
POINT ON THE NORTHERLY EXTENSION OF THE WESTERN MOST LINE OF
THAT PARCEL OF LAND RECORDED IN 1997 034438, OF OFFICIAL RECORDS,
RECORDS OF PINAL COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WEST BOUDARY OF SAID PARCEL SOUTH 00 DEGREES 10
MINUTES 27 SECONDS EAST (SOUTH 00 DEGREES 01 MINUTES 36 SECONDS
EAST, RECORD) 834.03 FEET;

THENCE ALONG THE BOUDARY OF SAID PARCEL NORTH 89 DEGREES 55
MINUTES 01 SECONDS EAST (SOUTH 89 DEGREES 56 MINUTES 08 SECONDS
EAST, RECORD) 72.41 FEET;

THENCE ALONG THE WEST BOUDARY OF SAID PARCEL SOUTH 00 DEGREES 10
MINUTES 32 SECONDS WEST (SOUTH 00 DEGREES 19 MINUTES 23 SECONDS
WEST, RECORD) 1,445.5 FEET;

THENCE ALONG THE WESTERLY EXTENSION OF THE OSUTH LINE OF SAID
PARCEL SOUTH 81 DEGREES 58 MINUTES 02 SECONDS WEST, 534.07 FEET TO A
POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN DOCKET
1215. PAGE 53, RECORDS OF PINAL COUNTY;

THENCE NORTH 00 DEGREES 25 MINUTES 47 SECONDS EAST (NORTH 00
DEGREES 25 MINUTES 47 SECONDS WEST, RECORD), ALONG THE WEST LINE OF
SAID PARCEL 2676.39 FEET;

THENCE SOUTH 53 DEGREES 42 MINUTES 30 SECONDS EAST 543.72 FEET TO
THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTIONS 6 AND 7
AND THAT PORTION OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIONA,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7;

THENCE SOUTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, ALONG THE EAST
LINE OF SAID SECTION 7, A DISTANCE OF 147.26 FEET TO THE POINT OF
BEGINNING;

THENCE SOUTH 53 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF
121.32 FEET;

THENCE SOUTH 70 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 121.16 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, PARALLEL TO AND 16.04 FEET WEST OF THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1613.36 FEET;

THENCE SOUTH 82 DEGREES 06 MINUTES 53 SECONDS WEST, A DISTANCE OF 491.79 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 1445.95 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 72.41 FEET;

THENCE NORTH 00 DEGREES 01 MINUTE 36 SECONDS WEST, A DISTANCE OF 769.55 FEET;

THENCE SOUTH 53 DEGREES 23 MINUTES 44 SECONDS EAST DISTANCE OF 714.99 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF THE EAST HALD OF SECTION 6 AND THE EAST HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, 80.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST TO A POINT DESCRIBED AS THE POINT OF BEGINNING IN DEED RECORDED AS 97-034438 OF OFFICIAL RECORDS;

THENCE SOUTH 53 DEGREES 32 MINUTES 51 SECONDS EAST, A DISTANCE OF 121.32 FEET;

THENCE SOUTH 70 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 120.72 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, PARALLEL TO AND 16.04 FEE WEST OF THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1609.75 FEET;

THENCE SOUTH 81 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 489.15 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 1445.95 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST, A DISTANCE OF 72.41 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 800.80 FEET;

THENCE CONTINUING NORTH 00 DEGREES 10 MINUTES 27 SECONDS WEST TO A POINT BEING DESCRIBED AS THE TRUE POINT OF BEGINNING IN DEED RECORDED AS 99-008849 OF OFFICIAL RECORDS;

THENCE SOUTH 53 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN DEED RECORDED IN DOCKET 1215, PAGE 53 TO THE TRUE POINT OF BEGINNING.

APN: 50243001h Owner: Pinal Feeding Co.

LEGAL DESCRIPTION

PARCEL 6

LOCATED WITHIN A PROTION OF THE WEST HALF OF SECTION 8 TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR NO CAP, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SHOUTH, RANGE 4 EAT FROM WHICH A FOUND 1/2-INCH REBAR NO CAP, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 4 EAST, THEREOF BEARS 500°20'24"E A DISTANCE OF 2696.73 FEET;

THENCE, ALONG THE WEST LINE OF SAID SECTION 8, 500°20'24"E A DISTANCE OF 116.21 FEET TO THE POINT OF BEGINNING;

THENCE, S54°22'17"E A DISTANCE OF 2357.60 FEET;

THENCE, S37°00'24"W A DISTANCE OF 1387.54 FEET;

THENCE, S00°36'24"E A DISTANCE OF 2786.89 FEET;

THENCE, S89°31'17"W A DISTANCE OF 1079.34 FEET;

THENCE, N00°20'24"W A DISTANCE OF 5040.36 FEET;

THENCE, N70°09'30"E A DISTANCE OF 103.70 FEET;

THENCE, N54°01'15"W A DISTANCE OF 121.32 FEET;

THENCE, N00°20'24"W A DISTANCE OF 130.42 FEET TO THE POINT OF BEGINNING;

APN: 50243009f Owner: Smith & Kelly Feed Co Inc

LEGAL DESCRIPTION

PARCEL 7

Description of land located in a portion of the East Half of the East Half of Sections 6, northeast Quarter of Section 7 and a portion of the Northwest Quarter of section 8, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 7 being a capped 1/2" rebar stamped "LS 16097", from which the East Quarter corner of said Section 7 is South 00°08'00" West, 2692.96 feet;

Thence South 00°08'00" West, along the East line of said Section 7, a distance of 37.19 feet to a set nail with tag marked "RLS40279";

Thence South 53°50'07" East, 125.27 feet to a found PK nail tagged "LS20358";

Thence South 70°41'15" West, 124.44 feet to a set 1/2" rebar tagged "RLS 40279";

Thence South 00°08'00" West, parallel to and 16.04 feet West of the East line of Said Section 7, a distance of 1072.51 feet to a set 1/2" rebar tagged "RLS 40279";

Thence North 89°47'35" West, 485.60 feet to a found 1/2" Rebar tagged "LS20358";

Thence North 00°12'29" East, 838.72 feet;

Thence South 89°56'58" West, 71.43 feet;

Thence North 00°08'30" West, 804.56 feet;

Thence South 53°50'07" East, 712.06 feet to the Point of Beginning.

APN: 50243001p Owner: Az Grain Inc