



# EXHIBIT 1

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THE REMAINING (UN-ANNEXED) ARIZONA STATE TRUST LAND (PARCEL) WITHIN THE EAST HALF OF SECTION 20 AND THE EAST HALF OF SECTION 17 (WHICH INCLUDES THE RIGHT OF WAY FOR SR 303L BASED ON ADOT RIGHT OF WAY PLANS OF THE BOB STUMP MEMORIAL PARKWAY – HAPPY VALLEY ROAD – I17, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080) TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS N88°49'50"W A DISTANCE OF 2647.42 FEET;

THENCE CONTINUING N88°49'50"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 510.07 FEET TO A POINT ON THE WEST LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 78-12 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN DOCKET 13176, PAGE 1262, MARICOPA COUNTY RECORDS (MCR) WITH SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°49'50"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 813.64 FEET TO THE NORTHEAST CORNER OF ONE OF THOSE TRACTS (APN 201-04-007A) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN INSTRUMENT NUMBER 1989-0416748, MCR WITH SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT (APN 201-04-004A) ALSO AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR;

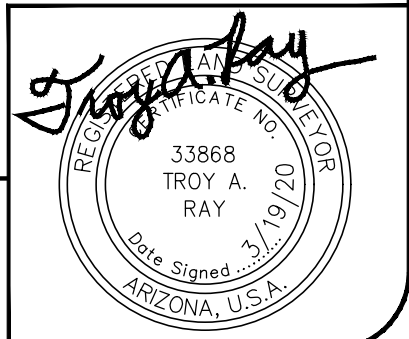
THENCE N0°13'02"E, ALONG THE EAST LINE OF SAID DTHC-ARIZONA TRACT (APN 201-04-004A) AND ALSO ALONG THE EAST LINE OF THAT DTHC-ARIZONA TRACT (APN 201-04-003) ALSO AS CONVEYED BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR, A DISTANCE OF 2643.24 FEET TO THE NORTHEAST CORNER OF SAID APN 201-04-003 TRACT;

THENCE N0°12'17"E, ALONG THE EAST LINE OF ONE OF THOSE TRACTS (APN 201-04-001B) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR AND ALSO ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2649.58 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20;

THENCE N0°15'32"W, CONTINUING ACROSS SAID SR 303L AND ALONG THE EAST LINE OF THAT TRACT AS CONVEYED TO COHEN-MORROW HOLDINGS, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 1999-0524831, MCR, A DISTANCE OF 2629.90 FEET TO THE NORTHEAST CORNER THEREOF;

### ASLD PARCEL C ANNEXATION

**Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**





# EXHIBIT 1

## LEGAL DESCRIPTION

THENCE N0°12'28"E, ALONG THE EAST LINES OF THE FOLLOWING FOUR (4) TRACTS:  
1. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027145, MCR,  
2. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027147, MCR  
AND 3.&4. EQUITY CAPITAL CORPORATION PARCELS (APN 201-02-005F & APN  
201-02-005E) BY DEED OF RECORD IN INSTRUMENT NUMBER 2003-1693135, MCR A  
DISTANCE OF 1302.86 FEET TO THE SOUTHWEST CORNER OF THAT TRACT (APN  
201-02-012B) AS CONVEYED TO MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT  
NO. 1 BY DEED OF RECORD IN INSTRUMENT NUMBER 1986-0523553, MCR WITH SAID  
POINT BEING ON THE SOUTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF  
PEORIA ORDINANCE NUMBER 01-158 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY  
OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2001-0939579,  
MCR;

THENCE N89°26'37"E, ALONG THE SOUTH LINE OF SAID CITY OF PEORIA ORDINANCE  
NUMBER 01-158 BEING COMMON TO THE SOUTH LINE OF SAID WATER CONSERVATION  
DISTRICT TRACT AND ALONG THE SOUTH LINE OF THAT TRACT (APN 201-02-015B) AS  
CONVEYED TO SAID MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT NO. 1 BY DEED  
OF RECORD IN INSTRUMENT NUMBER 1988-0107666, MCR, A DISTANCE OF 819.18 FEET TO  
THE SOUTHEAST CORNER THEREOF BEING ON SAID WEST LINE OF CITY OF PEORIA  
ORDINANCE 78-12;

THENCE ALONG SAID WEST LINE OF CITY OF PEORIA ORDINANCE NUMBER 78-12 THE  
REMAINING COURSES AND DISTANCES:

S0°34'58"W A DISTANCE OF 1307.45 FEET;

S0°20'33"E, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2663.52  
FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER;

S0°12'40"W, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2643.43  
FEET;

S0°14'11"W A DISTANCE OF 2635.84 FEET TO THE POINT OF BEGINNING.

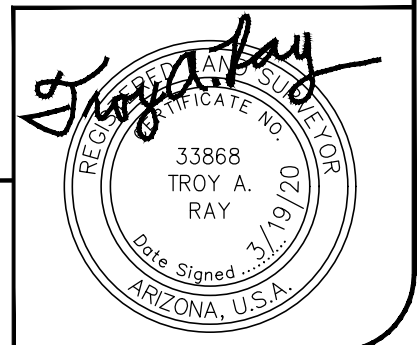
THE ABOVE DESCRIBED PARCEL CONTAINS 7,518,115.52 SQUARE FEET (172.5922 ACRES)  
OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS N88°49'50"W FOR THE  
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1  
EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY,  
ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS  
SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND  
CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 588, PAGE 3,  
MARICOPA COUNTY RECORDS.

### ASLD PARCEL C ANNEXATION

**Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**

Sheet 2 of 6









# EXHIBIT 1

## TABLE AND PROPERTY OWNERS

- 1 201-04-007A  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 2 APN 201-04-007B  
DTHC-ARIZONA  
INST.NO. 1990-0224448, MCR
- 3 APN 201-04-004A  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 4 APN 201-04-003  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 5 APN 201-04-001B  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 6 APN 201-02-002E  
COHEN-MORROW HOLDINGS, LLC  
INST.NO. 1999-0524831, MCR
- 7 APN 201-02-001D  
PATRICIA M. NOEL  
INST.NO. 2019-0027145, MCR
- 8 APN 201-02-001C  
PATRICIA M. NOEL  
INST.NO. 2019-0027147, MCR
- 9 APN 201-02-005F  
EQUITY CAPITAL CORPORATION  
INST.NO. 2003-1693135, MCR
- 10 APN 201-02-005E  
EQUITY CAPITAL CORPORATION  
INST.NO. 2003-1693135, MCR
- 11 APN 201-02-004  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
NO DEED ON FILE

- 12 APN 201-02-012B  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1986-0523553, MCR
- 13 APN 201-02-015B  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1988-0107666, MCR
- 14 APN 201-02-015A  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1988-0107666, MCR
- 15 APN 201-02-007A  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
NO DEED ON FILE

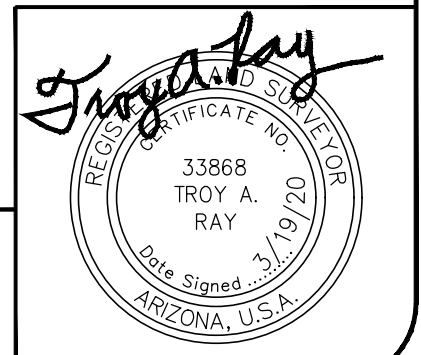
LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'
L2	N88°49'50"W	813.64'
L3	N89°26'37"E	819.18'

\* LINE WORK SHOWN FOR SR 303L BASED ON ADOT RIGHT-OF-WAY PLANS FOR THE BOB STUMP MEMORIAL PARKWAY - HAPPY VALLEY ROAD - I17, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080.

Sheet 5 of 6

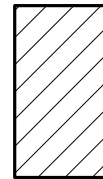
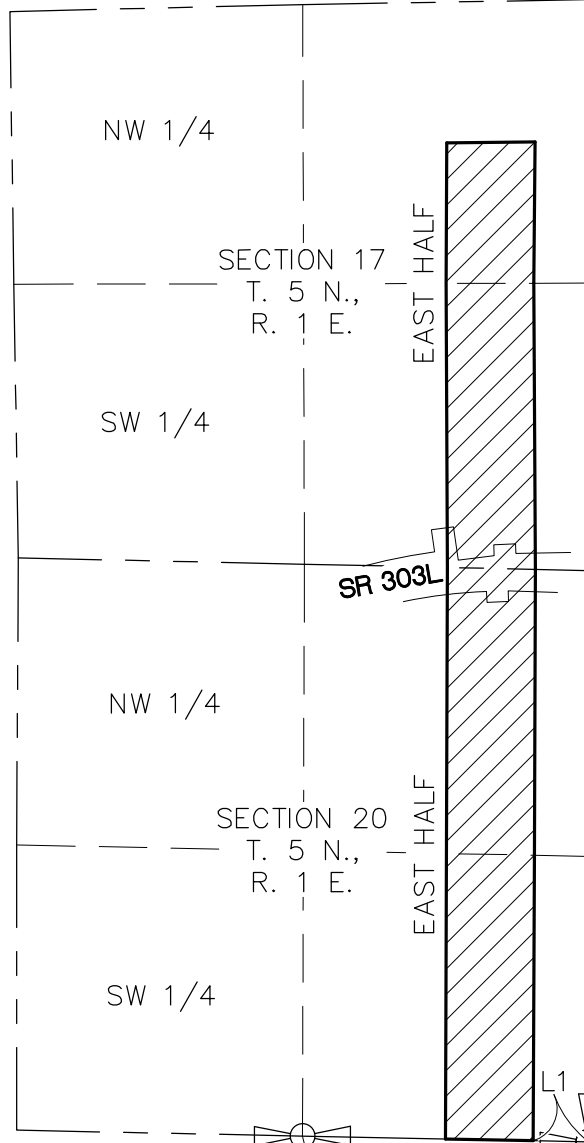
### ASLD PARCEL C ANNEXATION

**Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**





# EXHIBIT 1 VICINITY MAP



ANNEXATION AREA  
7,518,115.52 SQ. FT.  
(172.5922 ACRES)

SOUTH 1/4 CORNER SECTION 20 (BASIS OF BEARING)  
N88°49'50"W  
2647.42'

SOUTHEAST CORNER SECTION 20

LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'

Sheet 6 of 6

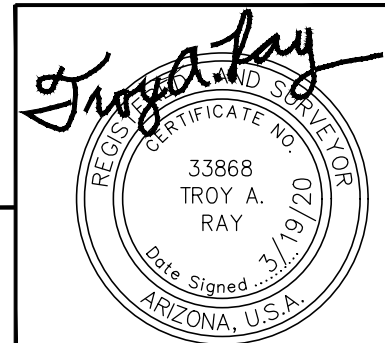
## ASLD PARCEL C ANNEXATION

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

Phone: 602-263-1177

Fax: 602-277-6286



PARCEL C – ANNEXATION AREA

NORTH: 1002278.4072'      EAST: 591251.2901'

SEGMENT #1 : LINE

COURSE: N88° 49' 50"W      LENGTH: 813.64'  
NORTH: 1002295.0129'      EAST: 590437.8196'

SEGMENT #2 : LINE

COURSE: N0° 13' 02"E      LENGTH: 2643.24'  
NORTH: 1004938.2339'      EAST: 590447.8408'

SEGMENT #3 : LINE

COURSE: N0° 12' 17"E      LENGTH: 2649.58'  
NORTH: 1007587.7970'      EAST: 590457.3079'

SEGMENT #4 : LINE

COURSE: N0° 15' 32"W      LENGTH: 2629.90'  
NORTH: 1010217.6702'      EAST: 590445.4248'

SEGMENT #5 : LINE

COURSE: N0° 12' 28"E      LENGTH: 1302.86'  
NORTH: 1011520.5216'      EAST: 590450.1495'

SEGMENT #6 : LINE

COURSE: N89° 26' 37"E      LENGTH: 819.18'  
NORTH: 1011528.4764'      EAST: 591269.2909'

SEGMENT #7 : LINE

COURSE: S0° 34' 58"W      LENGTH: 1307.45'  
NORTH: 1010221.0940'      EAST: 591255.9925'

SEGMENT #8 : LINE

COURSE: S0° 20' 33"E      LENGTH: 2651.54'  
NORTH: 1007569.6014'      EAST: 591271.8427'

SEGMENT #9 : LINE

COURSE: S0° 20' 33"E      LENGTH: 11.98'  
NORTH: 1007557.6216'      EAST: 591271.9143'

SEGMENT #10 : LINE

COURSE: S0° 12' 40"W      LENGTH: 2643.43'  
NORTH: 1004914.2096'      EAST: 591262.1744'

SEGMENT #11 : LINE

COURSE: S0° 14' 11"W      LENGTH: 2635.84'  
NORTH: 1002278.3920'      EAST: 591251.2996'

PERIMETER: 20,108.64'  
AREA: 7,518,115.52 SQ. FT. (172.5922 ACRES)  
ERROR CLOSURE: 0.0179'  
COURSE: S31° 49' 53"E  
ERROR NORTH: -0.01517'  
EAST: 0.00942'

PRECISION 1: 1,123,387.71

