



0000059382

INTERVENTION

ORIGINAL

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

BURCH & CRACCHIOLO, P.A.
702 East Osborn Road
Phoenix, Arizona 85014
Telephone (602) 274-7611

Clare H. Abel, SBA 006807
Attorneys for HAM Maricopa, LLC, Desert Cedars Equities, LLC and Land Solutions Maricopa, LLC

RECEIVED

2003 JUL 10 P 3:46

AZ CORP COMMISSION
DOCUMENT CONTROL

BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

MARC SPITZER, Chairman
JIM IRVIN
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
MIKE GLEASON

Arizona Corporation Commission

DOCKETED

JUL 10 2003

DOCKETED BY 

IN THE MATTER OF THE APPLICATION OF
PALO VERDE UTILITIES COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY

DOCKET NO. SW-03575A-03-0167

IN THE MATTER OF THE APPLICATION OF
SANTA CRUZ WATER COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY

DOCKET NO. W-03576A-03-0167

**MOTION TO INTERVENE IN
APPLICATION TO EXTEND
CERTIFICATES OF
CONVENIENCE AND
NECESSITY**

In accordance with R14-3-105, Arizona Administrative Code, the undersigned submits this Motion to Intervene in the applications to extend the respective Certificates of Convenience and Necessity ("CC&N") filed jointly by Palo Verde Utilities Company and Santa Cruz Water Company ("Applicants"), which application was the subject of a Procedural Order dated April 25, 2003.

HAM Maricopa, LLC, an Arizona limited liability company ("HAM") is the record owner of certain real property which is legally described in Exhibit "A" attached hereto

1 and incorporated herein by this reference (“HAM Property”).

2 Desert Cedars Equities, LLC, an Arizona limited liability company (“Desert
3 Cedars”) is the record owner of certain real property which is legally described in Exhibit
4 “B” attached hereto and incorporated herein by this reference (“Desert Cedars Property”).

5 Land Solutions Maricopa, LLC, an Arizona limited liability company (“Land
6 Solutions”) is the record owner of certain real property which is legally described in
7 Exhibit “C” attached hereto and incorporated herein by this reference (“Land Solutions
8 Property”).

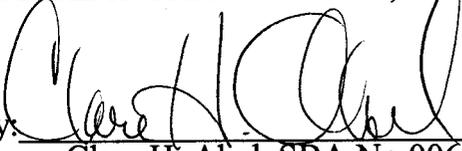
9 HAM, Desert Cedars and Land Solutions are jointly submitting this Motion to
10 Intervene and seek to have the CC&Ns held by the Applicants extended to provide water
11 and wastewater service to their respective properties. The HAM Property, the Desert
12 Cedars Property and the Land Solutions Property are contiguous to other real property
13 that is currently served by the Applicants, or will be served by the Applicants in the event
14 the Arizona Corporation Commission grants the Applicants request to extend the
15 CC&Ns.

16 HAM, Desert Cedar and Land Solutions have been vigorously attempting to obtain
17 water and wastewater service for their respective properties since 2002. In connection
18 with those efforts their representatives have been in contact with various water and
19 wastewater providers. There have been a variety of roadblocks and other difficulties in
20 that effort including lack of contiguity to the Applicants’ service areas, lack of
21 infrastructure and other concerns. HAM, Desert Cedar and Land Solutions even pursued
22 forming special purpose districts for water and wastewater services through the Pinal
23 County Board of Supervisors. In April 25, 2003, this tribunal entered its Procedural
24 Order granting the request of Kent A. Hogan and Brent A. Butcher to intervene in the
25 Applicants requested CC&N extension area. The inclusion of the Hogan and Butcher
26 properties in the Applicants’ CC&N provides direct contiguity to the Applicants’ CC&N

1 as the HAM Property, the Desert Cedar Property, and the Land Solutions Property are
2 located directly across dedicated right-of-way and directly abut the Applicants CC&N.
3 As a result, the most efficient, reliable and direct source of water and wastewater services
4 for the HAM Property, the Desert Cedar Property and the Land Solutions Property.
5 HAM, Desert Cedar and Land Solutions have submitted their requests to the Pinal County
6 Board of Supervisors to withdraw their properties from any special purpose districts
7 intended to provide water or wastewater services.

8 Respectfully submitted this 10th day of July, 2003.

9 **BURCH & CRACCHIOLO, P.A.**

10 
11 By: _____

12 Clare H. Abel, SBA No.006807
13 Attorneys for HAM Maricopa, LLC; Desert
Cedars Equities, LLC and Land Solutions
Maricopa, LLC

14 ORIGINAL and 15 copies filed
15 this 10th day of July, 2003, with:

16 Docket Control Center
17 Arizona Corporation Commission
1200 W. Washington St.
Phoenix, AZ 85007-2996

18 COPY hand delivered this 10th day
19 of July, 2003, to:

20 Dwight D. Nodes
21 Administrative Law Judge
Arizona Corporation Commission

22 COPIES of the foregoing mailed
this 10th day of July, 2003, to:

23 David Ronald
24 Lisa Vanderberg
Arizona Corporation Commission
1200 W. Washington St.
25 Phoenix, AZ 85007
Attorneys for Arizona Corporation Commission
26

1 Jay Shapiro
Fennemore Craig, P.C.
2 3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012
3 Attorneys for Palo Verde Utilities Company and
Santa Cruz Water Company

4

5 Bonnie R. Fulbright

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

HAM Maricopa LLC
5050 N. 40th Street, Suite 330
Phoenix, Arizona 85018
Phone: 602-648-5222, Fax: 602-648-5226

July 9, 2003

Arizona Corporation Commission
Docket Control
Docket #SW-03575A-030167
1200 West Washington
Phoenix, Arizona 85007

Re: Santa Cruz Water Company and Palo Verde Utilities

To Whom It May Concern:

We own a 300 acre property at the approximate alignment of Honeycutt Road and SR 347 south of the Town of Maricopa, Arizona. I have attached a legal description for your use. We understand that Santa Cruz Water Company and Palo Verde Utilities has made an application with you to expand their CC&N. We would like to intervene in this process to be included within their expansion. This property is contiguous to property referenced in the Docket listed above, which has recently intervened. The intervention request referenced in the above Docket was granted on April 25, 2003.

Please consider this letter our formal request to be a part of the Santa Cruz Water Company and Palo Verde Utilities service area.

Sincerely,



HAM Maricopa LLC
Dale Zeitlin, Member

EXHIBIT A

EXHIBIT "A"

Parcel No. 1:

Being a portion of the Southeast quarter of Section 28, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 28;

thence South 89 degrees 49 minutes 01 seconds West, along the South line of said Southeast quarter 71.15 feet to a point on the West right-of-way line of Maricopa Road (State Route 347) and the POINT OF BEGINNING;

thence continuing South 89 degrees 49 minutes 01 seconds West, along said South line 2344.68 feet to a point that bears North 89 degrees 49 minutes 01 seconds East 223.83 feet from the South quarter corner of said Section 28;

thence North 01 degrees 58 minutes 01 seconds East 2708.11 feet to a point on the North line of said Southeast quarter which bears North 89 degrees 48 minutes 29 seconds East 321.44 feet from the center of said Section 28;

thence North 89 degrees 48 minutes 29 seconds East, along said North line 1513.59 feet;

thence South 00 degrees 45 minutes 29 seconds East 15.00 feet;

thence North 89 degrees 48 minutes 29 seconds East, parallel with the North line of said Southeast quarter 445.60 feet to a point on the Westerly right-of-way line of Maricopa Road (State Route 347), said point being a non-tangent curve the center point of which bears North 79 degrees 56 minutes 02 seconds East 1482.39 feet distant therefrom;

thence Southerly along said right-of-way the following courses and distances;

thence along the arc of said curve through a central angle of 15 degrees 03 minutes 22 seconds an arc distance of 389.54 feet;

thence South 25 degrees 08 minutes 25 seconds East 149.85 feet;

thence South 64 degrees 51 minutes 50 seconds West 25.00 feet to a point marking the beginning of a non-tangent curve the center of which bears South 64 degrees 51 minutes 50 seconds West 1357.39 feet distance therefrom;

thence along the arc of said curve through a central angle of 24 degrees 27 minutes 32 seconds an arc distance of 579.45 feet;

thence South 89 degrees 19 minutes 28 seconds West 10.00 feet;

thence South 00 degrees 40 minutes 32 seconds East 1536.11 feet to the POINT OF BEGINNING.

Parcel No. 2:

Being a portion of the Northeast quarter of Section 33, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at the East quarter of said Section 33;

thence South 89 degrees 50 minutes 50 seconds West, along the East-West mid-Section line 50.00 feet to a point on the West right-of-way line of Maricopa Road (State Route 347) and the POINT OF BEGINNING;

thence continuing South 89 degrees 50 minutes 50 seconds West, along said mid-Section line 2587.39 feet to the center of said Section 33;

thence North 00 degrees 09 minutes 21 seconds West, along the North-South mid-Section line of said Section 33 a distance of 2630.21 feet to the North quarter corner of said Section 33;

thence North 89 degrees 49 minutes 01 seconds East, along the East-West mid-Section line of said Section 33 a distance of 2568.51 feet to a point on the West right-of-way line of said Maricopa Road, said point being 71.15 feet from the Northeast corner of said Section 33;

thence along said right-of-way the following courses and distance;

thence South 00 degrees 40 minutes 32 seconds East 1317.42 feet;

thence South 89 degrees 07 minutes 35 seconds East 8.07 feet to a point that is 50.00 feet West of the East line of the Northeast quarter of said Section 33;

thence South 00 degrees 06 minutes 23 seconds East parallel with the East line of the Northeast quarter of said Section 33 a distance of 1314.05 feet to the POINT OF BEGINNING.

Parcel No. 3:

Being a portion of the Northeast quarter of Section 28, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at the center of said Section 28;

thence North 89 degrees 48 minutes 28 seconds East, along the East-West mid-Section line of said Section 28 a distance of 321.44 feet to the POINT OF BEGINNING;

thence North 01 degrees 58 minutes 01 seconds East 77.46 feet;

thence North 89 degrees 38 minutes 01 seconds East 397.78 feet;

thence North 00 degrees 21 minutes 59 seconds West 360.00 feet;

thence North 89 degrees 38 minutes 01 seconds East 290.00 feet;

thence North 00 degrees 21 minutes 59 seconds West 345.00 feet;

thence North 89 degrees 38 minutes 01 seconds East 310.59 feet;

thence South 00 degrees 09 minutes 24 seconds East 730.62 feet;

thence North 89 degrees 09 minutes 14 seconds East 514.33 feet;

thence South 00 degrees 45 minutes 29 seconds East 60.69 feet to a point on the East-West mid-Section line of said Section 28, said point bears South 89 degrees 48 minutes 28 seconds West 805.14 feet from the East quarter corner of said Section 28;

thence South 89 degrees 48 minutes 28 seconds West, along said mid-Section line 1513.59 feet to the POINT OF BEGINNING.

Desert Cedars Equities LLC
5346 E. Calle Del Norte
Phoenix, Arizona 85018
Phone: 602-799-3462, Fax: 602-808-9504

July 9, 2003

Arizona Corporation Commission
Docket Control
Docket #SW-03575A-030167
1200 West Washington
Phoenix, Arizona 85007

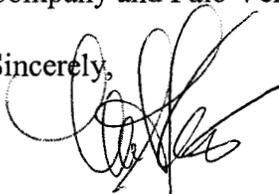
Re: Santa Cruz Water Company and Palo Verde Utilities

To Whom It May Concern:

We own a 211 acre property at the Northeast corner of Bowlin Road and SR 347 south of the Town of Maricopa, Arizona. I have attached a legal description for your use. We understand that Santa Cruz Water Company and Palo Verde Utilities has made an application with you to expand their CC&N. We would like to intervene in this process to be included within their current expansion. This property is contiguous to property referenced in the Docket listed above, which has recently intervened. The intervention request referenced in the above Docket was granted on April 25, 2003.

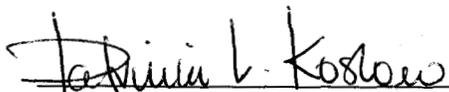
Please consider this letter our formal request to be a part of the Santa Cruz Water Company and Palo Verde Utilities service area.

Sincerely,



Desert Cedars Equities LLC
Michael S. Koslow; Managing Member of desert Cedars LLC, the Managing Member of
Desert Cedars Equities, LLC.

Witness:


Patricia L. Koslow

7/9/03
Date

EXHIBIT B

EXHIBIT A

LEGAL DESCRIPTION

BEING PORTIONS OF SECTIONS 27 AND 28, TOWNSHIP 4 SOUTH, RANGE EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE N. 89°20'17" E., ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 103.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE FOR JOHN WAYNE BOULEVARD AND THE POINT OF BEGINNING;

THENCE N. 00°45'09" W., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1538.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1522.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°52'15" AN ARC LENGTH OF 262.28 FEET;

THENCE DEPARTING NON-RADIAL TO SAID CURVE, S. 79°19'07" W., A DISTANCE OF 15.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N. 00°11'41" W., A DISTANCE OF 767.80 FEET;

THENCE S. 89°43'52" W., A DISTANCE OF 297.78 FEET TO A POINT ON A NON-TANGENT CURVE ON THE EASTERLY RIGHT OF WAY LINE FOR JOHN WAYNE BOULEVARD AND HAVING A RADIUS POINT THAT BEARS N. 77°02'25" E., A DISTANCE OF 1382.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'05" AN ARC LENGTH OF 317.31 FEET;

THENCE DEPARTING NON-TANGENT TO SAID CURVE, N. 00°12'08" E., A DISTANCE OF 5.92 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S. 89°48'22" E., A DISTANCE OF 147.00 FEET;

THENCE N. 00°11'38" E., A DISTANCE OF 150.00 FEET;

THENCE N. 89°48'22" W., A DISTANCE OF 147.00 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY LINE FOR JOHN WAYNE BOULEVARD;

THENCE N. 00°11'38" E., ALONG SAID CURVE RIGHT OF WAY LINE, A DISTANCE OF
695.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N. 89°43'44" E., A
DISTANCE OF 140.00 FEET;

THENCE N. 00°11'38" E., A DISTANCE OF 150.00 FEET;

THENCE S. 89°29'46" E., A DISTANCE OF 210.01 FEET;

THENCE N. 00°11'38" E., A DISTANCE OF 275.04 FEET;

THENCE S. 89°45'39" E., A DISTANCE OF 374.83 FEET TO A POINT ON THE
SOUTHWESTERLY RIGHT OF WAY LINE FOR SOUTHERN PACIFIC RAILROAD;

THENCE S. 53°53'36" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A
DISTANCE OF 1084.13 FEET;

THENCE S. 41°39'37" E., A DISTANCE OF 276.79 FEET;

THENCE S. 53°53'36" E., A DISTANCE OF 1418.98 FEET TO THE POINT OF
INTERSECTION OF SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR SOUTHERN
PACIFIC RAILROAD WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID
SECTION 27;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR SOUTHERN
PACIFIC RAILROAD, S. 00°11'36" E., ALONG SAID NORTH-SOUTH MID-SECTION
LINE, A DISTANCE OF 2439.64 FEET TO THE SOUTH QUARTER CORNER OF SAID
SECTION 27;

THENCE S. 89°20'17" W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION 27, A DISTANCE OF 2547.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,202,492 SQUARE FEET OR 211.26
ACRES MORE OR LESS.

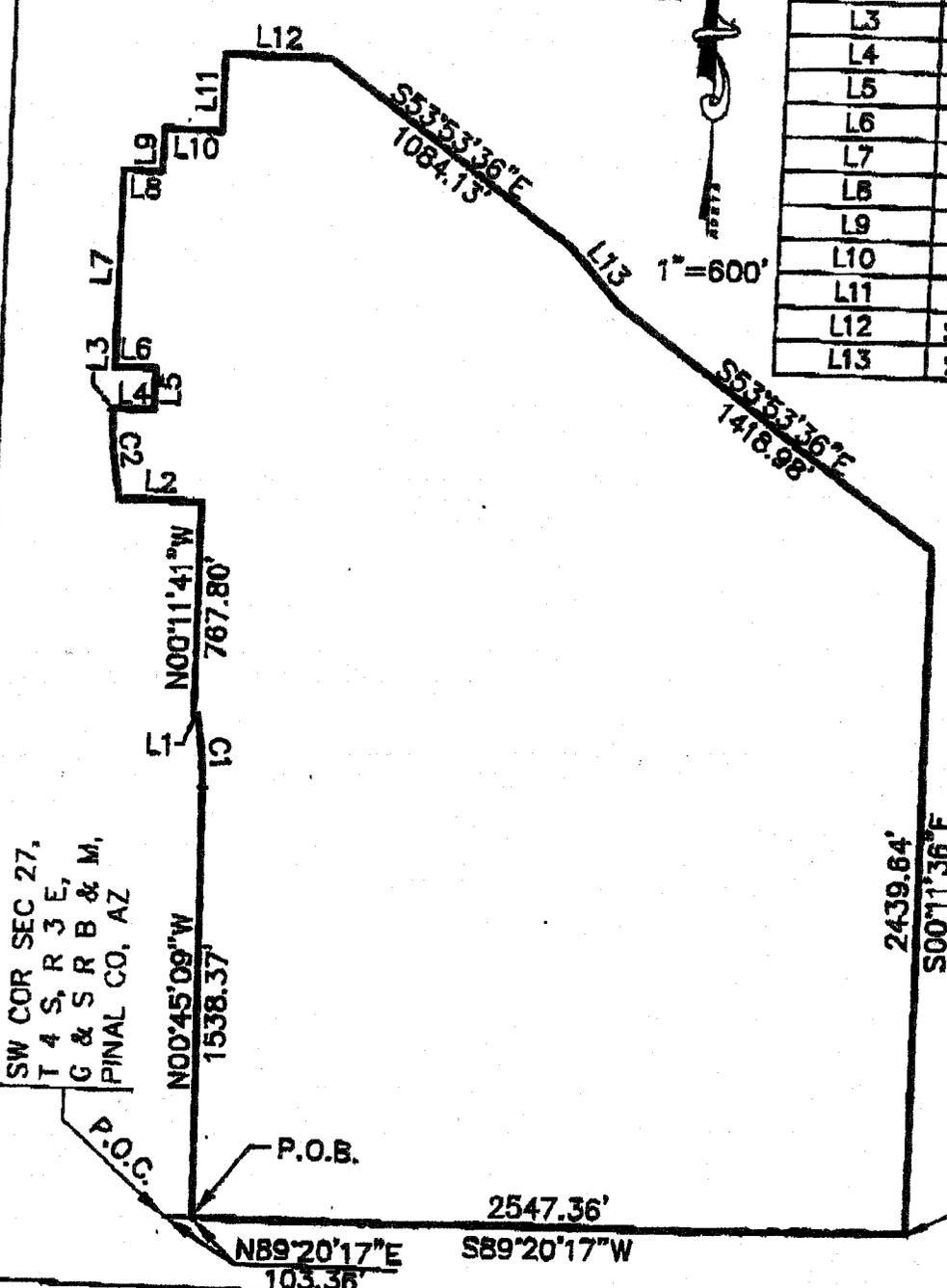
NOTE:

THE ABOVE LEGAL DESCRIPTION DOES NOT REFLECT THE RESULTS OF AN
ACTUAL FIELD SURVEY AND WAS PREPARED FROM AN ALTA/ACSM
LAND TITLE SURVEY PERFORMED BY RANDY S. DELBRIDGE, R.L.S. 1214,
AS AGENT FOR SUPERIOR SURVEYING SERVICES, INC., DATED 7/26/02.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	09°52'15"	1522.39'	262.28'	131.46'
C2	13°09'05"	1382.39'	317.31'	159.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79°19'07"W	15.00'
L2	S89°43'52"W	297.78'
L3	N00°12'08"E	5.92'
L4	S89°45'22"E	147.00'
L5	N00°11'38"E	150.00'
L6	N89°48'22"W	147.00'
L7	N00°11'38"E	695.54'
L8	N89°43'44"E	140.00'
L9	N00°11'38"E	150.00'
L10	S89°29'46"E	210.01'
L11	N00°11'38"E	275.04'
L12	S89°45'39"E	374.83'
L13	S41°09'37"E	276.79'

H:\8329\8329001\ACAD\SWY\DC-GROSS.dwg, 07/09/03 11:39:00 AM, mmyer, HP LaserJet 5000 - Engineering, 1:1



SW COR SEC 27,
 T 4 S, R 3 E,
 G & S R B & M,
 PINAL CO, AZ

S1/4 COR SEC 27
 T 4 S, R 3 E,
 G & S R B & M,
 PINAL CO, AZ

EXHIBIT B

PINAL COUNTY, ARIZONA

SCALE: 1" = 600'
 SHEET: 1 OF 1



DRAWING: DC-GROSS
 PROJECT: 8329001
 DRAWN: MNM
 CHECKED: WMH

D E S E R T
 C E D A R S
 G R O S S
 B O U N D A R Y

DESERT CEDARS

Project: 8328001

Wed July 09 08:57:15 2003

Parcel Map Check

Parcel name: DC-GROSS

North: 52532.7830 East: 50095.1301
 Line Course: N 00-45-09 W Length: 1538.37
 North: 54171.0204 East: 50074.8263
 Curve Length: 262.28 Radius: 1522.39
 Delta: 9-52-15 Tangent: 131.48
 Chord: 261.85 Course: N 05-41-17 W
 Course In: S 89-14-51 W Course Out: N 79-22-36 E
 RP North: 54151.0285 East: 48552.6578
 End North: 54431.8876 East: 50048.9644
 Line Course: S 79-19-07 W Length: 15.00
 North: 54428.9013 East: 50034.2243
 Line Course: N 00-11-41 W Length: 787.80
 North: 55195.6969 East: 50031.6149
 Line Course: S 89-43-52 W Length: 297.78
 North: 55195.2994 East: 49733.8382
 Curve Length: 317.31 Radius: 1382.39
 Delta: 13-08-05 Tangent: 159.95
 Chord: 318.81 Course: N 05-23-02 W
 Course In: N 77-02-25 E Course Out: N 89-48-30 W
 RP North: 55505.3228 East: 51081.0159
 End North: 55509.8469 East: 49998.6388
 Line Course: N 00-12-08 E Length: 6.92
 North: 55515.8669 East: 49998.6545
 Line Course: S 89-48-22 E Length: 147.00
 North: 55515.3895 East: 49945.8537
 Line Course: N 00-11-38 E Length: 150.00
 North: 55685.3686 East: 49848.1813
 Line Course: N 89-48-22 W Length: 147.00
 North: 55685.8681 East: 49999.1621
 Line Course: N 00-11-38 E Length: 695.94
 North: 56381.4021 East: 48701.5158
 Line Course: N 89-43-44 E Length: 140.00
 North: 56362.0645 East: 49841.5142
 Line Course: N 00-11-38 E Length: 150.00
 North: 56512.0637 East: 49842.0218
 Line Course: S 89-29-48 E Length: 210.01
 North: 56510.2167 East: 50052.0237
 Line Course: N 00-11-38 E Length: 275.04
 North: 56785.2552 East: 50032.8545
 Line Course: S 89-45-39 E Length: 374.83
 North: 56783.8905 East: 50427.7812
 Line Course: S 59-53-36 E Length: 1084.13
 North: 58144.8232 East: 51303.6729
 Line Course: S 41-39-37 E Length: 276.79
 North: 58938.0336 East: 51487.8587
 Line Course: S 63-53-36 E Length: 1418.98
 North: 58101.8423 East: 52634.0629
 Line Course: S 00-11-36 E Length: 2439.84
 North: 52682.2182 East: 52842.3150
 Line Course: S 89-20-17 W Length: 2547.36
 North: 52632.7870 East: 50095.1250

Perimeter: 13280.77 Area: 8,202,492 S.F. 211.28

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0064 Course: N 52-25-47 W

Error North: 0.00391 East: -0.00508

Precision: 1: 2,071,986.88

LAND SOLUTIONS MARICOPA LLC
2051 W. Northern Avenue, Suite 102
Phoenix, Arizona 85021
Phone: 602-841-1945, Fax: 602-841-1307

July 7, 2003

Arizona Corporation Commission
Docket Control
Docket #SW-03575A-030167
1200 West Washington
Phoenix, Arizona 85007

Re: Santa Cruz Water Company and Palo Verde Utilities

To Whom It May Concern:

We own property at the northeast corner of Farrell Road and SR 347 south of the Town of Maricopa, Arizona. I have attached a legal description for your use. We understand that Santa Cruz Water Company and Palo Verde Utilities has made an application with you to expand their CC&N. We would like to intervene in this process to be included within their current expansion. This property is contiguous to property referenced in the Docket listed above, which has recently intervened. The intervention request referenced in the above Docket was granted on April 25, 2003.

Please consider this letter our formal request to be a part of the Santa Cruz Water Company and Palo Verde Utilities service area.

Sincerely,



Land Solutions Maricopa LLC
David Maguire, Member

EXHIBIT C

EXHIBIT C

LEGAL DESCRIPTION

PARCEL NO. 1:

The Southwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and further described as follows:

BEGINNING at the Northwest corner of said Southwest quarter of Section 34;
thence South 89 degrees 51 minutes 47 seconds East along the North line of said Southwest quarter, a distance of 2636.55 feet to the Northeast corner of said Southwest quarter;
thence South 00 degrees 12 minutes 20 seconds West along the East line of said Southwest quarter a distance of 2631.52 feet to the Southeast corner of said Southwest quarter;
thence North 89 degrees 50 minutes 59 seconds West along the South line of said Southwest quarter a distance of 2622.83 feet to the Southwest corner of said Southwest quarter;
thence North 00 degrees 05 minutes 36 seconds West along the West line of said Southwest quarter a distance of 2630.93 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the following for roadway purposes:

BEGINNING at the Northwest corner of said Southwest quarter of Section 34;
thence South 89 degrees 51 minutes 47 seconds East along the North line of said Southwest quarter a distance of 145.00 feet to a point of the Easterly right of way line for Maricopa Road (S. R. 347);
thence South 00 degrees 05 minutes 36 seconds East along said Easterly right of way line a distance of 2630.97 feet;
thence departing said Easterly right of way line North 89 degrees 50 minutes 59 seconds West 145.00 feet to a point on the West line of said Southwest quarter of Section 34;
thence North 00 degrees 05 minutes 36 seconds West along said West line, a distance of 2630.93 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of the Southwest quarter of the Southwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 34;
thence South 89 degrees 51 minutes 10 seconds East along the South line of said Section 34, a distance of 145.00 feet to the Easterly right of way line for Maricopa Road (proposed State Route 347) as redefined by the acquisition of the Parcel described in Docket 1777, page 757, records of Pinal County, Arizona;
thence North 00 degrees 05 minutes 43 seconds West along said Easterly right of way line for Maricopa Road (proposed State Route 347) a distance of 33.00 feet to the Northerly right of way line for Farrell Road the TRUE POINT OF BEGINNING;
thence North 89 degrees 51 minutes 10 seconds West 37.00 feet;
thence North 00 degrees 05 minutes 43 seconds West 63.00 feet;
thence South 89 degrees 51 minutes 10 seconds East 37.00 feet to a point on said Easterly right of way line of Maricopa Road (proposed State Route 347);
thence South 00 degrees 05 minutes 43 seconds East along said Easterly right of way line 63.00 feet to the TRUE POINT OF BEGINNING.