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BEFORE THE ARIZONA POWER PLANT
AND TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION OF
SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT AND POWER DISTRICT, IN
CONFORMANCE WITH THE REQUIREMENTS
OF ARIZONA REVISED STATUTES,
SECTIONS 40-360, ET. SEQ., FOR A
CERTIFICATE OF COMPATIBILITY
AUTHORIZING PROJECT RED HAWK, A
SWITCHYARD AND MULTIPLE
TRANSFORMERS INTERCONNECTING 230KV
STRUCTURES, LOCATED AT SOUSSAMAN
AND ELLIOT ROADS ALL WITHIN THE CITY
OF MESA, ARIZONA IN MARICOPA COUNTY.

DOCKET NO. L-00000D-19-0219-00184

CASE NO. 184

DECISION NO. 77511

ORDER

Arizona Corporation Commission

DOCKETED

DEC 17 2019

DOCKETED BY

AA

Open Meeting
January 14 and 15, 2020
Phoenix, Arizona

BY THE COMMISSION:

Pursuant to A.R.S. § 40-360, *et seq.*, after due consideration of all relevant matters, the Arizona Corporation Commission (Commission) finds and concludes that the Certificate of Environmental Compatibility (CEC) issued by the Arizona Power Plant and Transmission Line Siting Committee (Siting Committee) is hereby approved as granted by this Order.

The Commission, in reaching its decision, has balanced all relevant matters in the broad public interest, including the need for an adequate, economical, and reliable supply of electric power with the desire to minimize the effect thereof on the environment and ecology of this state, and finds that granting the Project a CEC is in the public interest.

The Commission further finds and concludes that in balancing the broad public interest in this matter:

1. The Project is in the public interest because it aids the state in meeting the need for an adequate, economical, and reliable supply of electric power.

2. In balancing the need for the Project with its effect on the environment and ecology of the state, the conditions placed on the CEC effectively minimize its impact on the environment and ecology of the state.
3. The conditions placed on the CEC resolve matters concerning the need for the Project and its impact on the environment and ecology of the state raised during the course of proceedings and, as such, serve as the findings on the matters raised.
4. In light of these conditions, the balancing in the broad public interest results in favor of granting the CEC.

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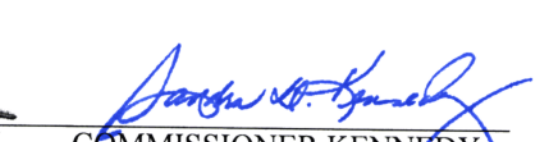
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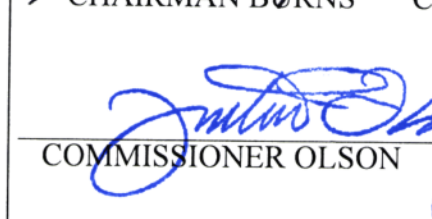
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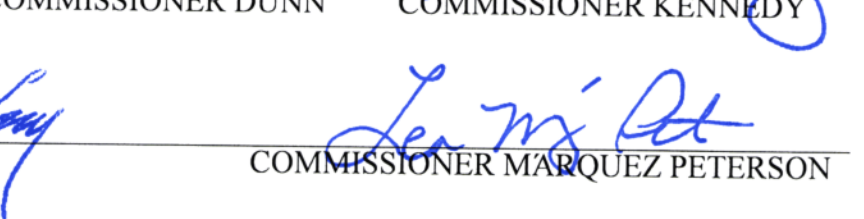
THE CEC ISSUED BY THE SITING COMMITTEE IS
INCORPORATED HEREIN AND IS APPROVED BY ORDER OF
THE ARIZONA CORPORATION COMMISSION


CHAIRMAN BURNS


COMMISSIONER DUNN



COMMISSIONER KENNEDY


COMMISSIONER OLSON


COMMISSIONER MARQUEZ PETERSON



IN WITNESS WHEREOF, I, MATTHEW J. NEUBERT,
Executive Director of the Arizona Corporation Commission,
have hereunto, set my hand and caused the official seal of this
Commission to be affixed at the Capitol, in the City of Phoenix,
this 17 day of December, 2019.


MATTHEW J. NEUBERT
EXECUTIVE DIRECTOR

DISSENT: _____

DISSENT: _____

1	Leonard C. Drago	Designee for Director, Arizona Department of
2		Environmental Quality
3	John R. Riggins	Designee for Director, Arizona Department of Water
4		Resources
5	Mary Hamway	Appointed Member, representing incorporated cities and
6		towns
7	James Palmer	Appointed Member, representing agricultural interests
8	Jack Haenichen	Appointed Member, representing the general public
9	Patricia A. Noland	Appointed Member, representing the general public
10	Karl Gentles	Appointed Member, representing the general public

11 The Applicant was represented by Kenneth C. Sundlof, Jr., and by Karilee Ramaley of Salt
 12 River Project Agricultural Improvement and Power District. The following parties were
 13 granted intervention pursuant to A.R.S. § 40-360.05: None

14 The City of Mesa joined as a party pursuant to A.R.S. § 40-360.05 and was represented by
 15 Wilbert Taebel.

16 At the conclusion of the hearing, the Committee, after considering the (i)
 17 Application, (ii) evidence, testimony and exhibits presented by Applicant and interveners,
 18 and (iii) the comments of the public, and being advised of the legal requirements of A.R.S.
 19 §§ 40-360 through 40-360.13, upon motion duly made and seconded, voted 7 to 1 to grant
 20 the Applicant, its successors and assigns, this Certificate for construction of the Project.

21 **B. Overview Project Description.**

22 The Project contemplates the construction of facilities, as more fully described in
 23 Part C, located entirely on a single customer-owned 187-acre parcel (Property), as more
 24 fully described in Exhibit B. The Project is designed to serve a single high tech campus,
 25 which will be primarily operated as a data center. The facilities will include a switchyard
 26 and up to ten 230kV circuits supported by up to twenty-two 230kV distribution structures.

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1 The actual location of these facilities, as more fully described in Part C below, will
 2 be determined according to the needs of the customer as they may develop over time. The
 3 facilities will interconnect to the existing Browning to Santan 230kV transmission line,
 4 which is located immediately north of the Property.

5 All Project facilities are located in the City of Mesa, Arizona, and within Maricopa
 6 County. The proposed Project is designed and needed to support large projected electric
 7 uses. A general location map of the Project is set forth in **Exhibit A**.

8 **C. Approved Project Description.**

9 The Project interconnects to the existing Browning to Santan 230kV line, which is
 10 located adjacent to the Property. It then drops into a 230kV switchyard, which
 11 interconnects with up to ten 230kV circuits, to be located as needed on the Property. Each
 12 circuit will be supported in double circuit configurations on tubular steel poles. The
 13 number of double circuit 230kV distribution poles, not including the connection to the
 14 switchyard, is limited to twenty-two. The switchyard shall be located in the area depicted
 15 in Exhibit A and shall be located as far south as practicable within the designated area.
 16 Applicant is free to place the other facilities at any location within the Property, according
 17 to the ultimate needs of the customer.

18 The typical distribution structure heights will be in the range of 100 to 160 feet.
 19 The right-of-way for the distribution structures will be located entirely on the Property.

20 Specifically, the project will consist of these facilities:

- 21 • Pole relocations necessary to break the Browning to Santan 230kV transmission
- 22 line into a new switchyard.
- 23 • A new switchyard and related structures.
- 24 • Up to ten 230kV distribution circuits supported by up to twenty-two 230kV
- 25 distribution structures.
- 26 • Transformers as may be required by the customer as the site develops.

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CONDITIONS

This Certificate is granted upon the following conditions:

1. This authorization to construct the Project shall expire fifteen (15) years from the date this Certificate is approved by the Arizona Corporation Commission, with or without modification. Construction of the project shall be complete, such that the Project is in-service within this fifteen-year timeframe. However, prior to the expiration of the time period, the Applicant may request that the Commission extend the time limitation.

2. In the event that the Project requires an extension of the term(s) of this Certificate prior to completion of construction, the Applicant shall file such time extension request at least one hundred and eighty (180) days prior to the expiration of the Certificate. The Applicant shall use reasonable means to promptly notify all cities and towns within a five (5) mile radius of the Project and all landowners and residents within a one (1) mile radius of the Project, all persons who made public comment at this proceeding who provided a mailing or email address, and all parties to this proceeding. The notification provided will include the request and the date, time, and place of the hearing or open meeting during which the Commission will consider the request for extension. Notification shall be no more than three (3) business days after the Applicant is made aware of the hearing date or the open meeting date.

3. During the development, construction, operation, maintenance and reclamation of the Project, the Applicant shall comply with all existing applicable air and water pollution control standards and regulations, and with all existing applicable statutes, ordinances, master plans and regulations of any governmental entity having jurisdiction, including, but not limited to, the United States of America, the State of Arizona, Maricopa County, the City of Mesa, and their agencies and subdivisions, including but not limited to the following:

a. All applicable land use regulations;

- 1 b. All applicable zoning stipulations and conditions, including but not limited to
2 landscaping and dust control requirements;
- 3 c. All applicable water use, discharge and/or disposal requirements of the
4 Arizona Department of Water Resources and the Arizona Department of
5 Environmental Quality;
- 6 d. All applicable noise control standards; and
- 7 e. All applicable regulations governing storage and handling of hazardous
8 chemicals and petroleum products.

9 4. The Applicant shall obtain all approvals and permits necessary to construct,
10 operate and maintain the Project required by any governmental entity having jurisdiction
11 including, but not limited to, the United States of America, the State of Arizona, Maricopa
12 County, the City of Mesa, and their agencies and subdivisions.

13 5. The Applicant shall comply with the Arizona Game and Fish Department
14 (AGFD) guidelines for handling protected animal species, should any be encountered
15 during construction and operation of the Project, and shall consult with AGFD as necessary
16 on other issues concerning wildlife.

17 6. The Applicant shall design the Project to incorporate reasonable measures to
18 minimize impacts to avian species. Such measures will be accomplished through
19 compliance with the 2006 standards of the Avian Power Line Interaction Committee, and
20 include the application of the recommended measures to minimize the risk of collision, as
21 described in the 2012 guidelines of the Avian Power Line Interaction Committee.

22 7. The Applicant shall consult with the State Historical Preservation Office
23 (SHPO), Maricopa County and the City of Mesa with respect to cultural resources. If any
24 archaeological, paleontological, or historical site or a significant object is discovered on
25 state, county or municipal land during the construction or operation of the Project, the
26 Applicant or its representative in charge shall promptly report the discovery to the Director
27 of the Arizona State Museum (ASM), and in consultation with the Director, shall

1 immediately take all reasonable steps to secure and maintain the preservation of the
2 discovery, as required by A.R.S. § 41-844.

3 8. The Applicant shall comply with the notice and salvage requirements of the
4 Arizona Native Plant Law (A.R.S §§ 3-901 *et seq.*) and shall, to the extent feasible,
5 minimize the destruction of native plants during the construction and operation of the
6 Project.

7 9. The Applicant shall make every reasonable effort to promptly investigate,
8 identify and correct, on a case-specific basis, all complaints of interference with radio or
9 television signals from operation of the Project addressed in this Certificate and where such
10 interference is caused by the Project take reasonable measures to mitigate such
11 interference. The Applicant shall maintain written records for a period of five (5) years of
12 all complaints of radio or television interference attributable to operations, together with
13 the corrective action taken in response to each complaint. All complaints shall be recorded
14 to include notation on the corrective action taken. Complaints not leading to a specific
15 action or for which there was no resolution shall be noted and explained. Upon request, the
16 written records shall be provided to the Staff of the Commission. The Applicant shall
17 respond to complaints and implement appropriate mitigation measures. In addition, the
18 Project shall be evaluated on a regular basis so that damaged insulators or other line
19 materials that could cause interference are repaired or replaced in a timely manner.

20 10. If human remains and/or funerary objects are encountered on private land
21 during the course of any ground-disturbing activities related to the construction or
22 maintenance of the Project, the Applicant shall cease work on the affected area of the
23 Project and notify the Director of the Arizona State Museum as required by A.R.S. § 41-
24 865.

25 11. Within one hundred twenty (120) days of the Commission's decision
26 approving this Certificate, the Applicant shall post signs in or near public rights-of-way, to

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1 the extent authorized by law, reasonably adjacent to the Project giving notice of the
2 Project. Such signage shall be no smaller than a roadway sign. The signs shall advise:

3 (a) Future site of an SRP power line; and

4 (b) A phone number and website for public information regarding the Project.

5 Such signs shall be inspected at least once annually and, if necessary, be repaired or
6 replaced, and removed at the completion of construction.

7 12. At least ninety (90) days before construction commences on the Project, the
8 Applicant shall provide cities and towns within five (5) miles of the Project, Maricopa
9 County and known builders and developers who are building upon or developing land
10 within one (1) mile of the Project with a written description, including height and width
11 measurements of all structure types, of the Project. The written description shall identify
12 the location of the Project and contain a pictorial depiction of the facilities being
13 constructed. The Applicant shall also encourage the developers and builders to include this
14 information in their disclosure statements.

15 13. The Applicant shall use non-specular conductor and non-reflective surfaces
16 for the transmission line structures on the Project.

17 14. The Applicant shall be responsible for arranging that all field personnel
18 involved in the Project receive training as to propose ingress, egress, and on-site working
19 protocol for environmentally sensitive areas and activities. Contractors employing such
20 field personnel shall maintain records documenting that the personnel have received such
21 training.

22 15. The Applicant shall follow the most current Western Electricity Coordinating
23 Council (WECC) and North American Electric Reliability Corporation (NERC) planning
24 standards, as approved by the Federal Energy Regulatory Commission (FERC), National
25 Electrical Safety Code (NESC) construction standards, and Federal Aviation
26 Administration (FAA) regulations.

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1 16. The Applicant shall participate in good faith in state and regional
2 transmission study forums to coordinate transmission expansion plans related to the Project
3 and to resolve transmission constraints in a timely manner.

4 17. When Project facilities are located parallel to and within one-hundred (100)
5 feet of any existing natural gas or hazardous pipeline, the Applicant shall:

6 a) Ensure grounding and cathodic protection studies are performed to show that
7 the Project's location parallel to and within one-hundred (100) feet of such
8 pipeline results in no material adverse impacts to the pipeline or to public
9 safety when both the pipeline and the Project are in operation. The Applicant
10 shall take appropriate steps to ensure that any material adverse impacts are
11 mitigated. The Applicant shall provide to the Commission Staff and file with
12 Docket Control, a copy of the studies performed and additional mitigation, if
13 any, that was implemented as part of its annual compliance-certification
14 letter; and

15 b) Ensure that studies are performed simulating an outage of the Project that
16 may be caused by the collocation of the Project parallel to and within one-
17 hundred (100) feet of the existing natural gas or hazardous liquid pipeline.
18 The studies should either: (a) show that such simulated outage does not result
19 in customer outages; or (b) include operating plans to minimize any resulting
20 customer outages. The Applicant shall provide a copy of the study results to
21 the Commission Staff and file them with Docket Control as part of its annual
22 compliance certification letter.

23 18. The Applicant shall submit a compliance certification letter annually,
24 identifying progress made with respect to each condition contained in this Certificate,
25 including which conditions have been met. The letter shall be submitted to Commission's
26 Docket Control commencing on November 1, 2020. Attached to each certification letter
27 shall be documentation explaining how compliance with each condition was achieved.

1 Copies of each letter, along with the corresponding documentation, shall be submitted to
2 the Arizona Attorney General's Office. With respect to the Project, the requirement for the
3 compliance letter shall expire on the date the Project is placed into operation. Notification
4 of such filing with Docket Control shall be made to the Board of Supervisors for Maricopa
5 County, the City of Mesa, all parties to this Docket, and all parties who made a limited
6 appearance in this Docket.

7 19. The Applicant shall provide a copy of this Certificate to the Board of
8 Supervisors for Maricopa County and the City of Mesa.

9 20. Any transfer or assignment of this Certificate shall require the assignee or
10 successor to assume, in writing, all responsibilities of the Applicant listed in this Certificate
11 and its conditions as required by A.R.S. § 40-360.08(A) and R14-3-213(F) of the Arizona
12 Administrative Code.

13 21. In the event the Applicant, its assignee, or successor, seeks to modify the
14 Certificate terms at the Commission, it shall provide copies of such request to the Board of
15 Supervisors for Maricopa County, the City of Mesa, all parties to this Docket, and all
16 parties who made a limited appearance in this Docket.

17 22. The Applicant will have the discretion to determine the orientation of the
18 facilities on the Property other than the switchyard, which is depicted in Exhibit A,
19 consistent with its electrical and operational needs and customer needs, subject to the
20 development of the Property consistent with the City of Mesa Site Planning, Design
21 Review and Permitting processes.

22 23. The Applicant shall construct a ten (10) foot wall along the north and east
23 side of the switchyard and otherwise mitigate the visual impact of the switchyard and other
24 facilities on the Property. In developing the mitigation plan, the Applicant and the City
25 shall consider the development in the area and security on the Property.

26 24. The Certificate Conditions shall be binding on the Applicant, its successors,
27 assignee(s) and transferees and any affiliates, agents, or lessees of the Applicant who have

1 a contractual relationship with the Applicant concerning the construction, operation,
2 maintenance or reclamation of the Project. The Applicant shall provide in any agreement(s)
3 or lease(s) pertaining to the Project that the contracting parties and/or lessee(s) shall be
4 responsible for compliance with the Conditions set forth herein, and the Applicant's
5 responsibilities with respect to compliance with such Conditions shall not cease or be
6 abated by reason of the fact that the Applicant is not in control of or responsible for
7 operation and maintenance of the Project facilities.

8 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

9 This Certificate incorporates the following Findings of Fact and Conclusions of Law:

10 1. The Applicant made reasonable efforts to work with landowners to minimize
11 the impact of the facilities.

12 2. The conditions placed on the Project in this Certificate effectively minimize
13 the Project's impact on the environment and ecology of the state.

14 3. The conditions placed on the Project in this Certificate resolve matters
15 concerning balancing the need for the Project with the Project's impact on the environment
16 and ecology of the state arising during the course of the proceedings and, as such, serve as
17 findings and conclusions on such matters.

18 4. The Project is in the public interest because the Project's contribution to
19 meeting the need for an adequate, economical and reliable supply of electric power
20 outweighs the minimized impact of the Project on the environment and ecology of the
21 state.

22 DATED this 18th day of November, 2019.

23 **THE ARIZONA POWER PLANT AND**
24 **TRANSMISSION LINE SITING**
25 **COMMITTEE**

26 By 

27 Thomas Chenal, Chairman

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EXHIBIT A



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EXHIBIT B

**EXHIBIT B
LEGAL DESCRIPTION**

Parcel No.1: (304-05-019F; 304-05-019G; 304-05-019K)

The Southeast quarter of Section 7, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion lying within Tract "GG", of Desert Place at Morrison Ranch - Phase II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1201 of Maps, Page 16;

EXCEPT the North 17 feet of the South 50 feet of the East 1054.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

EXCEPT the North 5 feet of the South 55 feet of the East 886.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

EXCEPT the North 5 feet of the South 60 feet of the East 566.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

EXCEPT the West 22 feet of the East 55 feet of the South 1854.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

EXCEPT the West 10 feet of the East 65 feet of the South 1464.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

EXCEPT the West 5 feet of the East 70 feet of the South 989.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

EXCEPT the West 15 feet of the East 85 feet of the South 764.33 feet of said Southeast quarter, As measured along the East line thereof; except the South 60 feet; and

EXCEPT the West 10 feet of the East 95 feet of the South 544.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

EXCEPT the East 33 feet of the South 1854.33 feet thereof; and

EXCEPT the South 33 feet of the East 1054.33 feet thereof.

Parcel No. 2: (304-05-022G)

The West 22 feet of the East 55 feet of that portion of the Northeast quarter of Section 7, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the Southerly boundary line of Desert Place at Morrison Ranch Phase I, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1131 of Maps, Page 34.

Parcel No.3: (304-05-022K)

That portion of the Northeast quarter of Section 7, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the Southerly boundary line of Desert Place at Morrison Ranch-Phase II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1201 of Maps, Page 16, and South of the Southerly boundary line of Desert Place at Morrison Ranch-Phase I, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1131 of Maps, Page 34;

EXCEPT the East 55 feet thereof.

Parcel No.4: (304-05-018K; 304-05-018L; 304-05-020X)

A portion of the West half of Section 7, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in a hand hole at the Southwest corner of said Section 7, from which a flush aluminum cap at the South quarter corner of said Section 7 bears South 89 degrees 34 minutes 15 seconds East (an assumed bearing) at a distance of 2516.26 feet;

thence South 89 degrees 34 minutes 15 seconds East along the South line of the Southwest quarter of said Section 7, a distance of 1955.13 feet to a point on the East line of the Flood Control District of Maricopa County property, as described in Docket 16131, Page 763, Official Records, and the POINT OF BEGINNING;

thence North 00 degrees 19 minutes 45 seconds East along said East line, a distance of 33.00 feet to a point on the North line of the South 33 feet of the Southwest quarter of said Section 7;

thence South 89 degrees 34 minutes 15 seconds East along said South line, a distance of 197.16 feet;

thence North 00 degrees 25 minutes 45 seconds East, a distance of 17.00 feet to a point on the North line of the South 50 feet of the Southwest quarter of said Section 7;

thence North 89 degrees 34 minutes 15 seconds West along the North line of the South 50 feet of the Southwest quarter of said Section 7, a distance of 85.00 feet;

thence North 00 degrees 25 minutes 45 seconds East a distance of 15.00 feet to a point on the North line of the South 65 feet of the Southwest quarter of said Section 7;

thence North 89 degrees 34 minutes 15 seconds West along said North line, a distance of 112.21 feet to a point on the East line of said Flood Control District of Maricopa County property;

thence North 00 degrees 19 minutes 45 seconds East along said East line, a distance of 62.41 feet to the beginning of a curve, concave to the West, the center of which bears North 89 degrees 40 minutes 15 seconds West at a distance of 1765.83 feet;

thence Northerly along the arc of said curve, through a central angle of 13 degrees 15 minutes 21 seconds, a distance of 408.54 feet;

thence North 12 degrees 55 minutes 36 seconds West, tangent to said curve, a distance of 2209.62 feet;

thence South 89 degrees 43 minutes 15 seconds East a distance of 51.36 feet to the Northwest corner of the property described in Document No. 2007-1140157, Official Records;

thence South 12 degrees 55 minutes 36 seconds East along the West line of said property, a distance of 687.32 feet to a point on the South line of said property;

thence South 89 degrees 34 minutes 15 seconds East along said South line, a distance of 231.80 feet to a point on a non-tangent curve, concave to the South, the center of which bears North 89 degrees 42 minutes 47 seconds East at a distance of 80.00 feet;

thence Easterly along said South line and the arc of said curve, through a central angle of 161 degrees 14 minutes 42 seconds, a distance of 225.14 feet to the beginning of a reverse curve, concave to the Northeast, the center of which bears North 70 degrees 57 minutes 29 seconds East at a distance of 22.00 feet;

thence Southeasterly along said South line and the arc of said curve, through a central angle of 70 degrees 31 minutes 44 seconds, a distance of 27.08 feet;

thence South 89 degrees 34 minutes 15 seconds East along said South line, a distance of 351.70 feet to a point on the East line of said property;

thence North 00 degrees 25 minutes 45 seconds East along said East line, a distance of 455.15 feet to a point on the North line of said property;

thence South 85 degrees 47 minutes 48 seconds West along said North line, a distance of 762.08 feet to an angle point on said North line;

thence North 00 degrees 20 minutes 52 seconds East along said North line, a distance of 212.41 feet to a point on the North line of the Southwest quarter of said Section 7;

thence South 89 degrees 43 minutes 13 seconds East along said North line, a distance of 20.00 feet;

thence South 00 degrees 20 minutes 52 seconds West a distance of 180.75 feet;

thence North 85 degrees 47 minutes 48 seconds East a distance of 843.34 feet to a point on the East line of the Southwest quarter of said Section 7;

thence South 00 degrees 40 minutes 48 seconds East along said East line, a distance of 2520.39 feet to the South quarter corner of said Section 7;

thence North 89 degrees 34 minutes 15 seconds West along the South line of the Southwest quarter of said Section 7, a distance of 561.13 feet to the POINT OF BEGINNING.

Parcel No.5:

The following portions of the Southeast quarter of Section 7, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

The North 17 feet of the South 50 feet of the East 1054.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

The North 5 feet of the South 55 feet of the East 886.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

The North 5 feet of the South 60 feet of the East 566.33 feet of said Southeast quarter, as measured along the South line thereof; except the East 33 feet; and

The West 22 feet of the East 55 feet of the South 1854.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

The West 10 feet of the East 65 feet of the South 1464.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

The West 5 feet of the East 70 feet of the South 989.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

The West 15 feet of the East 85 feet of the South 764.33 feet of said Southeast quarter, as measured along the East line thereof; except the South 60 feet; and

The West 10 feet of the East 95 feet of the South 544.33 feet of said Southeast quarter, as measured along the East line thereof;

EXCEPT the South 60 feet; and

EXCEPT the East 33 feet of the South 1854.33 feet thereof; and

EXCEPT the South 33 feet of the East 1054.33 feet thereof.