

This instrument was prepared by
and after recording return to:

Berens Blonstein PLC
Attn: Matthew R. Berens, Esq.
7033 E. Greenway Pkwy., Suite 210
Scottsdale, AZ 85254

**PARTIAL RELEASE OF AND AMENDMENT TO
DEVELOPMENT AGREEMENT**

THIS PARTIAL RELEASE OF AND AMENDMENT TO DEVELOPMENT AGREEMENT (this "Amendment") is made as of the ____ day of _____, 2025 (the "Effective Date"), by and among the City of Chandler, Arizona, an Arizona municipal corporation (the "City"), Valley Christian Schools, an Arizona nonprofit corporation ("VCS"), and Sun Valley Community Church, an Arizona nonprofit corporation ("SVCC," and together with VCS, "Owner").

WITNESSETH:

WHEREAS, the City and VCS (as Developer) entered into that certain Development Agreement dated as of March 4, 2021 and recorded on March 8, 2021, as Document No. 2021-0257541 in Maricopa County, Maricopa County, Arizona, and re-recorded on March 8, 2021 as Document No. 2021-0259047 (the "Original Agreement"), with respect to certain real property located in Chandler, Maricopa County, Arizona legally described on Exhibit A attached hereto and incorporated herein and referred to from time to time in the Original Agreement as the "Project" or the "Property." The Original Agreement, as amended by this Amendment, is hereinafter referred to as the "Development Agreement." Capitalized terms that are not otherwise defined in this Amendment shall have the meanings ascribed to them in the Original Agreement;

WHEREAS, pursuant to Special Warranty Deed recorded June 21, 2023 as 2023-0321991, VCS conveyed a portion of the Property legally described on Exhibit B attached hereto and incorporated herein and sometimes referred to as Parcels 3 and 4, to SVCC subject to an Option Agreement evidenced by that certain Memorandum of Option Agreement recorded June 21, 2023 as 2023-0321993 ("Option");

WHEREAS, VCS and Opus Development Company, L.L.C., a Delaware limited liability company ("ODC"), have entered into that certain Purchase Agreement dated as of December 20, 2023 (as amended from time to time, the "Purchase Agreement"), pursuant to which VCS has agreed to sell to ODC Parcels 3 and 4, following its exercise of the Option;

WHEREAS, even if the sale of Parcels 3 and 4 to ODC is consummated, VCS shall continue to own those portions of the Property legally described on Exhibit C attached hereto and incorporated herein (the "Remaining Property");

WHEREAS, the City is willing to release Parcels 3 and 4 (but not the Remaining Property) from the terms and conditions of the Development Agreement, subject to the terms and conditions of this Amendment; and

WHEREAS, in connection with such release of Parcels 3 and 4, the City and Owner desire to release Parcels 3 and 4 from, and amend certain provisions of, the Original Agreement, in accordance with the terms and conditions of this Amendment.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Release. The parties hereto acknowledge and agree that the Development Agreement is terminated for all purposes as it relates to Parcels 3 and 4 and shall no longer apply to Parcels 3 and 4. Notwithstanding the foregoing, the Development Agreement shall continue in full force and effect against the Remaining Property.

2. Completed Obligations. Each of the City and Owner hereby acknowledges and confirms that as of the Effective Date:

a. No default or event of default by either the City or Owner exists under the Development Agreement, and no event has occurred that, with the passage of time or delivery of notice, would constitute a default or event of default under the Development Agreement; and

b. All obligations of Owner under the Development Agreement as to Parcels 3 and 4 have been completed or otherwise performed in full pursuant to the terms and conditions of the Development Agreement.

3. Remaining Owner Obligations. The City and Owner hereby acknowledge and confirm that as of the Effective Date, the only remaining obligations of Owner under the Development Agreement are those obligations specifically related to the Deactivation Agreement related to the SRP Irrigation Structure which relates solely to the Remaining Property (the "Remaining Owner Obligations"). Owner hereby affirms such Remaining Owner Obligations. VCS will continue to perform and complete all of the Remaining Owner Obligations in accordance with the terms and conditions of the Development Agreement. The City acknowledges and agrees that there are no obligations or liabilities (including without limitation the Remaining Owner Obligations) to be kept, performed and observed under the Development Agreement or otherwise with respect to Parcels 3 and 4, and the City represents and warrants that no existing fees are due and payable to any person or entity with respect to Parcels 3 and 4 by reason of the Development Agreement.

4. Remaining City Obligations. The City and Owner hereby acknowledge and confirm that as of the Effective Date, the only remaining obligations of the City under the Reimbursement Agreement are those obligations specifically related to that agreement related to a portion of the Roadway and Traffic Improvements which relates solely to the Remaining Property, together with all payments that remain due from other owners from and after the Effective Date under the Reimbursement Agreement (the "Remaining City Obligations"). The City

hereby affirms such Remaining City Obligations. The City will continue to perform and complete all of the Remaining City Obligations in accordance with the terms and conditions of the Reimbursement Agreement. The City acknowledges and agrees that there are no payments due under the Reimbursement Agreement with respect to Parcels 3 and 4.

5. Exculpation. Anything in the Development Agreement to the contrary notwithstanding, the City agrees and acknowledges that all of the covenants, agreements, obligations, liabilities, indemnities, representations, warranties and other undertakings made by Owner under the Development Agreement are the personal covenants, agreements, obligations, liabilities, indemnities, representations, warranties and other undertakings of Owner, and any successor owner of all or any part of Parcels 3 and 4 shall not have any liability or responsibility with respect to payment or performance of any of the foregoing, and the City agrees to look solely to Owner for any such payment and performance (subject to the terms and conditions of the Development Agreement) and not to any such successor owner of Parcels 3 and 4.

6. Parcels 3 and 4 Permits. Anything in the Development Agreement to the contrary notwithstanding, the City shall not be permitted to deny or withhold requisite permits and approvals with respect to all or any parties of the real property within Parcels 3 and 4, including without limitation any building permits or certificates of occupancy, by reason of any breach of any of the terms of the Development Agreement by Owner.

7. Third Party Beneficiaries. This Agreement benefits and binds the permitted heirs, executors, personal representatives, successors and assigns of each of the City and Owner, but in no event shall any other third party be a beneficiary of the Development Agreement; provided that notwithstanding the foregoing, each successor owner of all or any part of Parcels 3 and 4 shall be a third party beneficiary of this Amendment and shall be entitled to enforce the same against Owner and the City, as the context may require, to preserve the rights and remedies of such successor owner as set forth in this Amendment.

8. Full Force and Effect, Inconsistency. Except as set forth in this Amendment, the terms, covenants, conditions and agreements of the Original Agreement shall remain unmodified and otherwise in full force and effect. In the event of any inconsistency between the terms of the Original Agreement and the terms of this Amendment, the terms of this Amendment shall control.

9. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed to constitute an original hereof.

[The balance of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of and Amendment to Development Agreement as of the date first set forth above.

CITY:

City of Chandler,
an Arizona municipal corporation

By: _____
Its: Mayor

Attest:

By: _____
Its: City Clerk

Approved as to Form:

By: _____
Its: City Attorney TA

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Mayor of the City of Chandler, an Arizona municipal corporation, on behalf of said corporation.

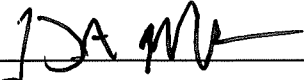
(Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of and Amendment to Development Agreement as of the date first set forth above.

OWNER:

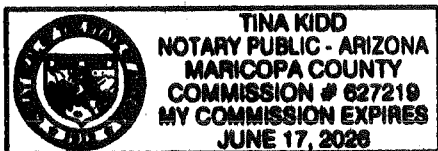
Valley Christian Schools,
an Arizona nonprofit corporation

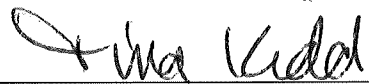
By: 
Name: TROY A. THELEN
Its: HEAD OF SCHOOL

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 28 day of May, 2025, by Troy Thelen, the HO, of Valley Christian Schools, an Arizona nonprofit corporation, on behalf of said corporation.

(Seal)




Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of and Amendment to Development Agreement as of the date first set forth above.

OWNER:

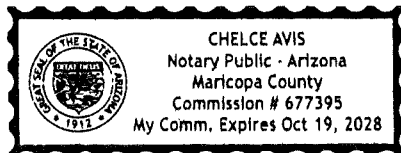
Sun Valley Community Church,
an Arizona nonprofit corporation

By: Angela Fitzgerald
Name: Angela Fitzgerald
Its: Finance Director

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 28th day of May, 2025, by Angela Fitzgerald, the Finance Director, of Sun Valley Community Church, an Arizona nonprofit corporation, on behalf of said corporation.

(Seal)



Chelce Avis
Notary Public



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated In the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO.1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 00 DEGREES, 01 MINUTES, 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 332.94 FEET;

THENCE NORTH 89 DEGREES, 58 MINUTES, 51 SECONDS EAST, A DISTANCE OF 285.97 FEET;

THENCE NORTH 68 DEGREES, 32 MINUTES, 20 SECONDS EAST, A DISTANCE OF 128.92 FEET;

THENCE NORTH 89 DEGREES, 58 MINUTES, 51 SECONDS EAST, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 88 DEGREES, 15 MINUTES, 07 SECONDS EAST, A DISTANCE OF 55.63 FEET;

THENCE SOUTH 66 DEGREES, 44 MINUTES, 29 SECONDS EAST, A DISTANCE OF 57.28 FEET;

THENCE NORTH 22 DEGREES, 13 MINUTES, 52 SECONDS EAST, A DISTANCE OF 110.93 FEET;

THENCE SOUTH 67 DEGREES, 40 MINUTES, 00 SECONDS EAST, A DISTANCE OF 277.71 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123 DEGREES, 42 MINUTES, 11 SECONDS, A DISTANCE OF 118.75 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET;

THENCE NORTH 23 DEGREES, 18 MINUTES, 48 SECONDS EAST, A DISTANCE OF 327.75 FEET;

THENCE NORTH 64 DEGREES, 26 MINUTES, 53 SECONDS EAST, A DISTANCE OF 22.59 FEET;

THENCE SOUTH 74 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 73.45 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

EXHIBIT A (CONT.)

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 124 DEGREES, 40 MINUTES, 58 SECONDS, A DISTANCE OF 119.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET;

THENCE NORTH 15 DEGREES, 34 MINUTES, 59 SECONDS EAST, A DISTANCE OF 195.00 FEET;

THENCE SOUTH 74 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 15 DEGREES, 34 MINUTES, 59 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 931.31 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28;

THENCE NORTH 89 DEGREES, 45 MINUTES, 13 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1,500.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION ACQUIRED BY THE CITY OF CHANDLER BY FINAL ORDER OF CONDEMNATION IN THE SUPERIOR COURT OF THE STATE OF ARIZONA, IN AND FOR THE COUNTY OF MARICOPA, CAUSE NO. C-533606 SEJD, AND RECORDED JUNE 15, 1987, IN RECORDING NO. 87-379832 OF OFFICIAL RECORDS; AND EXCEPT BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 13 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 28, NORTH 00 DEGREES, 04 MINUTES, 30 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 44 DEGREES, 51 MINUTES, 32 SECONDS EAST, 28.31 FEET TO A POINT ON A LINE LOCATED 40.00 FEET NORTH OF AND PARALLEL WITH SAID EAST-WEST MIDSECTION LINE OF SECTION 28;

THENCE ALONG SAID LINE SOUTH 89 DEGREES, 48 MINUTES 13 SECONDS EAST, 1,013.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 31 DEGREES, 00 MINUTES, 10 SECONDS AND AN ARC LENGTH OF 10.82 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121 DEGREES, 00 MINUTES, 10 SECONDS AND AN ARC LENGTH OF 105.59 FEET TO A POINT ON SAID EAST-WEST MIDSECTION LINE;

THENCE ALONG SAID LINE NORTH 89 DEGREES, 48 MINUTES, 13 SECONDS WEST, 1,119.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF CHANDLER, A MUNICIPAL CORPORATION BY DEED RECORDED IN RECORDING NO. 91-125093 OF OFFICIAL RECORDS;

AND EXCEPT THE WEST 65 FEET; AND EXCEPT BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

EXHIBIT A (CONT.)

THENCE SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN DOCUMENT NO. 87-379832, MARICOPA COUNTY RECORDS, SAID ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 07 MINUTES 03 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.16 FEET TO A POINT ON THE SOUTHERLY LINE OF CHANDLER CROSSING UNIT 2, A SUBDIVISION RECORDED IN BOOK 385 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS;

THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 25.39 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 273.24 FEET;

THENCE SOUTH 44 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 28.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 467.17 FEET OF THE WEST 361 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 751.95 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED AS DOCKET 11919, PAGE 1002, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 58 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 980.01 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT;

THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE ARIZONA EASTERN RAILROAD, A DISTANCE OF 776.89 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED AS DOCKET 11018, PAGE 676, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXHIBIT A (CONT.)

THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1189.09 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN INSTRUMENT NO. 91-125091, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1119.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS POINT BEARING NORTH 89 DEGREES 48 MINUTES 13 SECONDS WEST, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121 DEGREES 00 MINUTES 10 SECONDS AND AN ARC LENGTH OF 105.59 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 10 SECONDS AND AN ARC LENGTH OF 10.82 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH SAID EAST-WEST MID-SECTION LINE;

THENCE ALONG SAID LINE NORTH 89 DEGREES 48 MINUTES 13 SECONDS WEST, 1012.86 FEET;

THENCE SOUTH 45 DEGREES 08 MINUTES 09 SECONDS WEST, 28.25 FEET TO A POINT ON A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 28;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO.3 (NORTH PORTION OF SOUTHERN PARCEL):

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 751.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 731.11 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST COURSE, 571.11 FEET TO A POINT ON THE CENTER LINE OF THE KYRENE CANAL;

EXHIBIT A (CONT.)

THENCE SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, 27.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 14.22 FEET TO A POINT ON THE NORTH FACE OF AN EXISTING BLOCK WALL;

THENCE NORTH 56 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTH FACE, 27.56 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID NORTH FACE AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, 575.87 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 10.00 FEET OF THE WEST 65.00 FEET, THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-225841 AND RERECORDED IN DOCUMENT NO. 96-0482329, MARICOPA COUNTY RECORDS.

PARCEL NO. 4 (SOUTH PORTION OF SOUTHERN PARCEL):

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE CENTER LINE OF THE WESTERN CANAL.

WHICH INCLUDES THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,327.82 FEET TO A POINT WHICH IS 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE NORTH FACE OF AN EXISTING BLOCK WALL AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET;

THENCE SOUTH 56 DEGREES 56 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID NORTH FACE, 27.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 696.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 15.00 FEET TO THE POINT OF BEGINNING

EXHIBIT B

PARCELS 3 AND 4

TRACT NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE CENTER LINE OF THE WESTERN CANAL.

TRACT NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,327.82 FEET TO A POINT WHICH IS 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE NORTH FACE OF AN EXISTING BLOCK WALL AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET; THENCE SOUTH 56 DEGREES 56 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID NORTH FACE, 27.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 696.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 15.00 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 751.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 731.11 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST COURSE, 571.11 FEET TO A POINT ON THE CENTER LINE OF THE KYRENE CANAL; THENCE SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, 27.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 23

SECONDS WEST, ALONG SAID SOUTH LINE, 14.22 FEET TO A POINT ON THE NORTH FACE OF AN EXISTING BLOCK WALL; THENCE NORTH 56 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTH FACE, 27.56 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID NORTH FACE AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, 575.87 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 10.00 FEET OF THE WEST 65.00 FEET, THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-225841 OF OFFICIAL RECORDS AND RE-RECORDED IN DOCUMENT NO. 96-0482329, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT C
REMAINING PROPERTY

The Land referred to herein below is situated In the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO.1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 00 DEGREES, 01 MINUTES, 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 332.94 FEET;

THENCE NORTH 89 DEGREES, 58 MINUTES, 51 SECONDS EAST, A DISTANCE OF 285.97 FEET;

THENCE NORTH 68 DEGREES, 32 MINUTES, 20 SECONDS EAST, A DISTANCE OF 128.92 FEET;

THENCE NORTH 89 DEGREES, 58 MINUTES, 51 SECONDS EAST, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 88 DEGREES, 15 MINUTES, 07 SECONDS EAST, A DISTANCE OF 55.63 FEET;

THENCE SOUTH 66 DEGREES, 44 MINUTES, 29 SECONDS EAST, A DISTANCE OF 57.28 FEET;

THENCE NORTH 22 DEGREES, 13 MINUTES, 52 SECONDS EAST, A DISTANCE OF 110.93 FEET;

THENCE SOUTH 67 DEGREES, 40 MINUTES, 00 SECONDS EAST, A DISTANCE OF 277.71 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123 DEGREES, 42 MINUTES, 11 SECONDS, A DISTANCE OF 118.75 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET;

THENCE NORTH 23 DEGREES, 18 MINUTES, 48 SECONDS EAST, A DISTANCE OF 327.75 FEET;

THENCE NORTH 64 DEGREES, 26 MINUTES, 53 SECONDS EAST, A DISTANCE OF 22.59 FEET;

THENCE SOUTH 74 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 73.45 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

EXHIBIT C (CONT.)

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 124 DEGREES, 40 MINUTES, 58 SECONDS, A DISTANCE OF 119.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 20 MINUTES, 29 SECONDS, A DISTANCE OF 16.65 FEET;

THENCE NORTH 15 DEGREES, 34 MINUTES, 59 SECONDS EAST, A DISTANCE OF 195.00 FEET;

THENCE SOUTH 74 DEGREES, 25 MINUTES, 01 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 15 DEGREES, 34 MINUTES, 59 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 931.31 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28;

THENCE NORTH 89 DEGREES, 45 MINUTES, 13 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1,500.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION ACQUIRED BY THE CITY OF CHANDLER BY FINAL ORDER OF CONDEMNATION IN THE SUPERIOR COURT OF THE STATE OF ARIZONA, IN AND FOR THE COUNTY OF MARICOPA, CAUSE NO. C-533606 SEJD, AND RECORDED JUNE 15, 1987, IN RECORDING NO. 87-379832 OF OFFICIAL RECORDS; AND EXCEPT BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 13 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 28, NORTH 00 DEGREES, 04 MINUTES, 30 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 44 DEGREES, 51 MINUTES, 32 SECONDS EAST, 28.31 FEET TO A POINT ON A LINE LOCATED 40.00 FEET NORTH OF AND PARALLEL WITH SAID EAST-WEST MIDSECTION LINE OF SECTION 28;

THENCE ALONG SAID LINE SOUTH 89 DEGREES, 48 MINUTES 13 SECONDS EAST, 1,013.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 31 DEGREES, 00 MINUTES, 10 SECONDS AND AN ARC LENGTH OF 10.82 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121 DEGREES, 00 MINUTES, 10 SECONDS AND AN ARC LENGTH OF 105.59 FEET TO A POINT ON SAID EAST-WEST MIDSECTION LINE;

THENCE ALONG SAID LINE NORTH 89 DEGREES, 48 MINUTES, 13 SECONDS WEST, 1,119.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF CHANDLER, A MUNICIPAL CORPORATION BY DEED RECORDED IN RECORDING NO. 91-125093 OF OFFICIAL RECORDS;

AND EXCEPT THE WEST 65 FEET; AND EXCEPT BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

EXHIBIT C (CONT.)

THENCE SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN DOCUMENT NO. 87-379832, MARICOPA COUNTY RECORDS, SAID ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 07 MINUTES 03 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.16 FEET TO A POINT ON THE SOUTHERLY LINE OF CHANDLER CROSSING UNIT 2, A SUBDIVISION RECORDED IN BOOK 385 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS;

THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 25.39 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 273.24 FEET;

THENCE SOUTH 44 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 28.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 467.17 FEET OF THE WEST 361 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 751.95 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED AS DOCKET 11919, PAGE 1002, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 58 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 980.01 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT;

THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE ARIZONA EASTERN RAILROAD, A DISTANCE OF 776.89 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED AS DOCKET 11018, PAGE 676, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXHIBIT C (CONT.)

THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1189.09 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN INSTRUMENT NO. 91-125091, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1119.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS POINT BEARING NORTH 89 DEGREES 48 MINUTES 13 SECONDS WEST, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121 DEGREES 00 MINUTES 10 SECONDS AND AN ARC LENGTH OF 105.59 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 10 SECONDS AND AN ARC LENGTH OF 10.82 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH SAID EAST-WEST MID-SECTION LINE;

THENCE ALONG SAID LINE NORTH 89 DEGREES 48 MINUTES 13 SECONDS WEST, 1012.86 FEET;

THENCE SOUTH 45 DEGREES 08 MINUTES 09 SECONDS WEST, 28.25 FEET TO A POINT ON A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 28;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO.3 (NORTH PORTION OF SOUTHERN PARCEL):

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 751.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 731.11 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST COURSE, 571.11 FEET TO A POINT ON THE CENTER LINE OF THE KYRENE CANAL;

EXHIBIT C (CONT.)

THENCE SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, 27.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 14.22 FEET TO A POINT ON THE NORTH FACE OF AN EXISTING BLOCK WALL;

THENCE NORTH 56 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTH FACE, 27.56 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID NORTH FACE AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, 575.87 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 10.00 FEET OF THE WEST 65.00 FEET, THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-225841 AND RERECORDED IN DOCUMENT NO. 96-0482329, MARICOPA COUNTY RECORDS.

PARCEL NO. 4 (SOUTH PORTION OF SOUTHERN PARCEL):

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE CENTER LINE OF THE WESTERN CANAL.

WHICH INCLUDES THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,327.82 FEET TO A POINT WHICH IS 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE NORTH FACE OF AN EXISTING BLOCK WALL AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET;

THENCE SOUTH 56 DEGREES 56 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID NORTH FACE, 27.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 696.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 15.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT C (CONT.)

LESS AND EXCEPT FOR (PARCELS 3 AND 4):

TRACT NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE CENTER LINE OF THE WESTERN CANAL.

TRACT NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,327.82 FEET TO A POINT WHICH IS 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE NORTH FACE OF AN EXISTING BLOCK WALL AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET; THENCE SOUTH 56 DEGREES 56 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID NORTH FACE, 27.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 696.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 15.00 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT C (CONT.)

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 751.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 731.11 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST COURSE, 571.11 FEET TO A POINT ON THE CENTER LINE OF THE KYRENE CANAL; THENCE SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, 27.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 14.22 FEET TO A POINT ON THE NORTH FACE OF AN EXISTING BLOCK WALL; THENCE NORTH 56 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTH FACE, 27.56 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID NORTH FACE AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, 575.87 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 10.00 FEET OF THE WEST 65.00 FEET, THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-225841 OF OFFICIAL RECORDS AND RE-RECORDED IN DOCUMENT NO. 96-0482329, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.