

LEGAL DESCRIPTION – INNOVATION VILLAS ON SARIVAL

EXHIBIT "B"

A PORTION OF G.L.O. LOT 4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF YUMA ROAD AND SARIVAL AVENUE MARKING THE SOUTHEAST CORNER OF SECTION 12 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER OF SECTION 7 BEARS NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 2612.89 FEET, SAID LINE BEING THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG SAID LINE 1001.20 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 11 SECONDS WEST, 318.51 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 47 MINUTES 11 SECONDS WEST 538.79 FEET TO THE EAST LINE OF THE PROPERTY DESCRIBED IN **BOOK 218 OF DEEDS, PAGE 427**, MARICOPA COUNTY RECORDER;

THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, ALONG SAID EAST LINE 343.66 FEET TO THE NORTH LINE OF SAID G.L.O. LOT 4;

THENCE SOUTH 89 DEGREES 45 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE 538.06 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS EAST 329.95 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

PARCEL NO. 1:

THAT PART OF THE NORTH HALF OF LOT 4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF THE PROPERTY CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT AS DESCRIBED IN DEED RECORDED IN **BOOK 218 OF DEEDS, PAGE 427**, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 330 FEET THEREOF.

PARCEL NO. 1A:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED IN **DOCKET 15950, PAGE 164**, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE NORTH 20 FEET OF A STRIP OF LAND 20 FEET IN WIDTH ADJACENT TO AND EAST OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF LOT 4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF PROPERTY CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT AS DESCRIBED IN DEED RECORDED IN **BOOK 218 OF DEEDS, PAGE 427**, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 330 FEET THEREOF.

PARCEL NO. 2:

THE SOUTH 330 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTH HALF OF LOT 4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF THE PROPERTY CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT AS DESCRIBED IN DEED RECORDED IN **BOOK 218 OF DEEDS, PAGE 427**, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2A:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED IN **DOCKET 15950, PAGE 169**, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE EAST 20 FEET OF A STRIP OF LAND 20 FEET IN WIDTH ADJACENT TO AND EAST OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF LOT 4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF THE PROPERTY CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT AS DESCRIBED IN DEED RECORDED IN **BOOK 218 OF DEEDS, PAGE 427**, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 330 FEET THEREOF.

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PARCEL NO. 2B:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED IN [DOCKET 15950, PAGE 179](#), RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE NORTH 20 FEET OF A STRIP OF LAND 20 FEET IN WIDTH ADJACENT TO AND EAST OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF LOT 4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF PROPERTY CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT AS DESCRIBED IN DEED RECORDED IN [BOOK 218 OF DEEDS, PAGE 427](#), RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 330 FEET THEREOF.

PARCEL NO. 3:

A PORTION OF G.L.O. LOT 4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF YUMA ROAD AND SARIVAL AVENUE MARKING THE SOUTHEAST CORNER OF SECTION 12 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SECTION 7 BEARS NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 2612.89 FEET, SAID LINE BEING THE BASIS FOR THE BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST 1323.04 FEET TO THE NORTHEAST CORNER OF SAID G.L.O. LOT 4;

THENCE NORTH 89 DEGREES 45 MINUTES 19 SECONDS WEST 33.00 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF SAID G.L.O. LOT 4 AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS EAST 322.68 FEET ALONG SAID WEST LINE;

THENCE SOUTH 88 DEGREES 47 MINUTES 11 SECONDS WEST 285.51 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST 329.95 FEET TO THE NORTH LINE OF SAID G.L.O. LOT 4;

THENCE SOUTH 89 DEGREES 45 MINUTES 19 SECONDS EAST 285.47 FEET TO THE POINT OF BEGINNING.

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