

BEFORE THE BOARD OF DIRECTORS OF
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

PETITION FOR MODIFICATION OF ASSESSMENTS

TO THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA):

The undersigned hereby certify that they are all people who have an interest in
lots subject to assessment within the Estrella Mountain Ranch Community
Facilities District (City of Goodyear, Arizona) (the "District"):

- (1) That the undersigned hereby request that the following assessment numbers:

<u>Assessment No.</u>	<u>Original Assessment Amount</u>
<u>005-02-043</u>	<u>\$ 2,345,464.40</u>

- (2) be modified in the following manner, to wit:

<u>Assessment No.</u>	<u>Assessments Bear After Modification</u>
<u>005-03-001 through 005-03-062</u>	<u>\$ 5,805.61 per lot</u>
<u>005-03-063 through 005-03-176</u>	<u>\$ 5,805.61 per lot</u>
<u>005-03-177</u>	<u>\$ 1,323,677.10</u>

Attached to this petition and marked Exhibit 'A' is a true and correct copy of the
description of the property owned by the undersigned prior to the modification.

Attached to this petition and marked Exhibit 'B' is a legal description of the property for
each respective assessment set forth above as modified in accordance with this request.

Attached to this petition and marked Exhibit 'C' is a true copy of the amended portion of
the assessment diagram with respect of the assessment set forth above.

The undersigned acknowledge that, upon approval by the Board of Directors of the
District, the modified and corrected assessment shall be binding on the undersigned.

The undersigned hereby request that the Board of Directors of the District modify and
correct the assessment numbers set forth in Paragraph (1) hereof to read in the manner
set forth in Paragraph (2) hereof and direct the Superintendent of Streets of the District
to note the modification on his record of Assessment, together with the date the
modification is made.

The owners and other parties with an interest in the applicable assessed parcels
request and have no objection to the reallocation of the assessments by the Board
of Directors of the District as set forth in the application and expressly waive the
notice, hearing and other requirements of A.R.S. Section 48-594.

NNP III-Estrella Mountain Ranch, LLC



Signature

WILLIAM W. OLSON SVP

Name and Title / Date

Toll Brothers

Signature

Name and Title / Date

LGI Homes – Arizona, LLC

Signature

Name and Title / Date

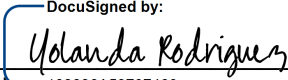
NOTE: all persons claiming an interest in the parcel(s) must execute this petition including mortgage and lien holders.

NNP III-Estrella Mountain Ranch, LLC

Signature

Name and Title / Date

Toll Brothers AZ Construction Company

DocuSigned by:

Signature

Yolanda Rodriguez, Vice President and Counsel
Name and Title / Date

06-11-2021

LGI Homes – Arizona, LLC

Signature

Name and Title / Date

NOTE: all persons claiming an interest in the parcel(s) must execute this petition including mortgage and lien holders.

NNP III-Estrella Mountain Ranch, LLC

Signature

Name and Title / Date

Toll Brothers

Signature

Name and Title / Date

LGI Homes – Arizona, LLC

Rick Tayrien

Signature

Rick Tayrien V.P. Acquisition & Development 6-8-2021

Name and Title / Date

NOTE: all persons claiming an interest in the parcel(s) must execute this petition including mortgage and lien holders.

EXHIBIT 'A'

LEGAL DESCRIPTION FOR ASSESSMENT 005-02-043,
TO BE MODIFIED.

EXHIBIT 'B'

NEW LEGAL FOR ASSESSMENT 005-03-001 THROUGH 005-03-062
PER FINAL PLAT RECORDED IN BOOK 1554, PAGE 18 M.C.R.

NEW LEGAL FOR ASSESSMENT 005-03-063 THROUGH 005-03-176
PER FINAL PLAT RECORDED IN BOOK 1532, PAGE 31 M.C.R.

AND

LEGAL DESCRIPTION FOR REMAINDER 005-03-177

EXHIBIT 'C'

**ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)**

**SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2015)
MONTECITO ASSESSMENT DISTRICT NO. 2**

ORIGINAL ASSESSMENT NUMBER AND AMOUNT

Number:	Amount:
<u>005-02-043</u>	<u>\$ 2,345,464.40</u>

**REQUESTED MODIFICATION
ASSESSMENT NUMBER AND AMOUNT**

Number:	Amount:
<u>005-03-001 Through 005-03-176</u>	<u>\$ 5,805.61</u> each lot

<u>005-03-177</u>	<u>\$ 1,323,677.10</u>
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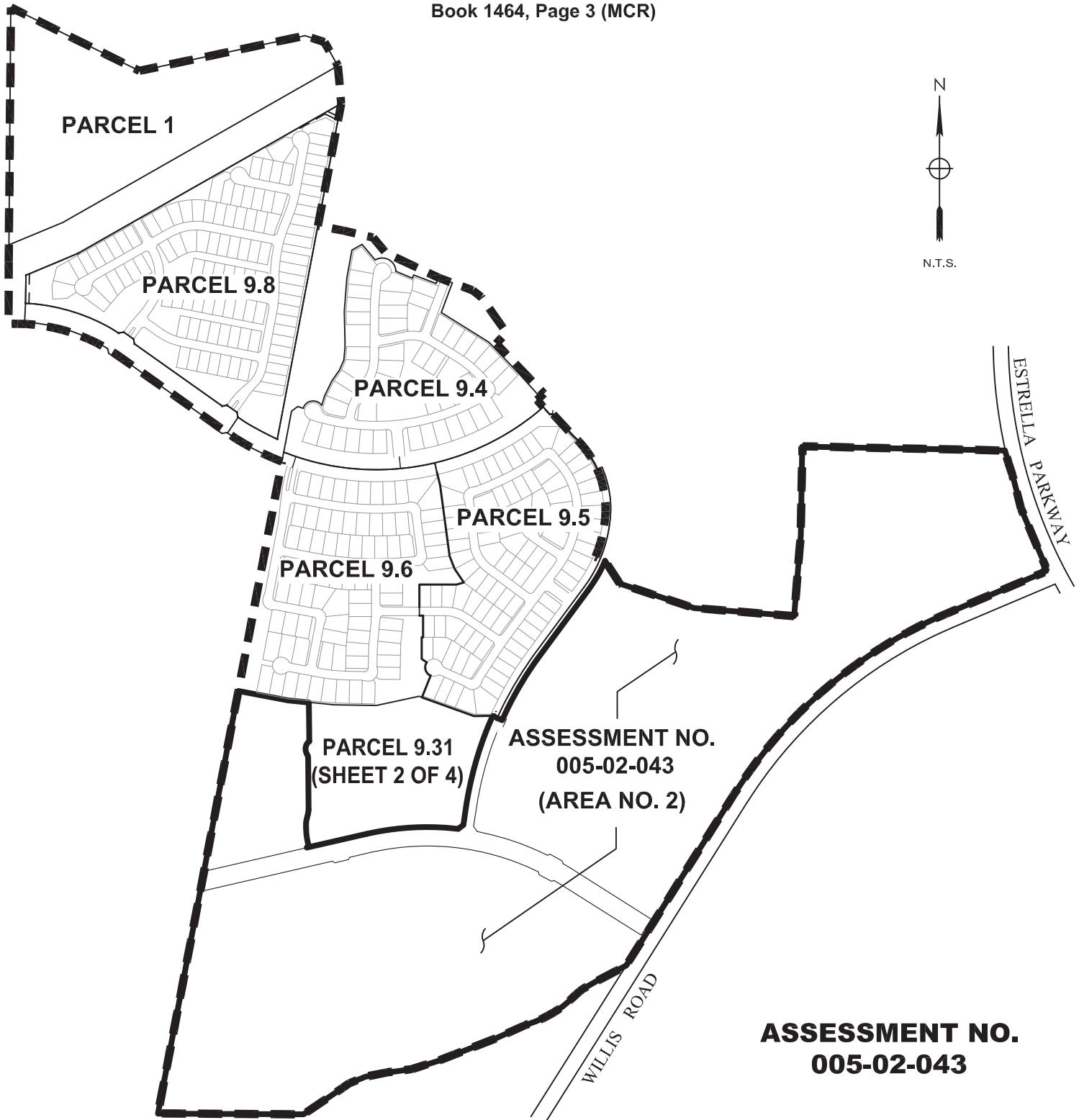
EXHIBIT A

ASSESSMENT NUMBER 005-02-043

EXHIBIT A
MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO ASSESSMENT DISTRICT NO. 2
ASSESSMENT NUMBER 005-02-043

"ESTRELLA Parcel 9.31"
Book 1464, Page 3 (MCR)



ASSESSMENT NO.
005-02-043





EXHIBIT A

September 4, 2019

ASSESSMENT 005-02-043 (AREA 2)

**Estrella Mountain Ranch Community Facilities District –
Montecito Special Assessment District
Goodyear, Arizona**

A PORTION OF SECTIONS 26, 27 AND 34, OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°34'33" EAST, A DISTANCE OF 2634.60 FEET;

THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 1,309.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A 50' WIDE EASEMENT FOR EL PASO GAS COMPANY, PER DOCUMENT NO. 2001-0753945, MARICOPA COUNTY RECORDS (MCR), BEING ALSO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 10°45'59" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.96 FEET TO THE SOUTHWEST CORNER OF THE PLAT FOR "PARCEL 9.6" AS RECORDED IN BOOK 1179, PAGE 32, MCR;

THENCE SOUTH 79°14'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 292.62 FEET;

THENCE SOUTH 84°37'33" EAST, A DISTANCE OF 121.74 FEET;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 96.30 FEET;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 128.80 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT BEARING SOUTH 36°31'11" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, A DISTANCE OF 84.03 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°32'09", SAID CURVE HAVING A CHORD OF SOUTH 9°42'45" WEST, A DISTANCE OF 76.09 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET;

Land Planning | Hydrology | Land Development | Civil Infrastructure | Land Surveying | Construction Services

6245 N 24th Parkway, Suite 100, Phoenix, AZ 85016-2029 | Office (602)252.8384 | Fax (602)252.8385 | www.hoskinryan.com
Hoskin Ryan dba Hoskin Ryan Consulting, LLC.

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EXHIBIT A

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THENCE SOUTHERLY, A DISTANCE OF 20.50 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°33'26", SAID CURVE HAVING A CHORD OF SOUTH 17°16'37" EAST, A DISTANCE OF 20.21 FEET;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 300.96 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 27.50 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°45'13", SAID CURVE HAVING A CHORD OF SOUTH 7°22'42" WEST, A DISTANCE OF 27.41 FEET;

THENCE SOUTH 15°15'18" WEST, A DISTANCE OF 27.58 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY, A DISTANCE OF 27.50 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°45'13", SAID CURVE HAVING A CHORD OF SOUTH 7°22'41" WEST, A DISTANCE OF 27.41 FEET;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 23.08 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 95.62 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°27'06", SAID CURVE HAVING A CHORD OF SOUTH 6°43'27" EAST, A DISTANCE OF 95.43 FEET;

THENCE SOUTH 12°57'00" EAST, A DISTANCE OF 7.28 FEET;

THENCE SOUTH 32°03'26" WEST, A DISTANCE OF 16.97 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF WEST MOUNTAIN VISTA DRIVE, AS SHOWN ON THE FINAL PLAT FOR "ESTRELLA PARCEL 9.31", RECORDED AS BOOK 1464, PAGE 3, MCR;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF WEST MOUNTAIN VISTA DRIVE THE NEXT THREE COURSES;

NORTH 77°03'00" EAST, A DISTANCE OF 358.75 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET;

THENCE EASTERLY, A DISTANCE OF 531.13 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°34'13", SAID CURVE HAVING A CHORD OF NORTH 86°50'07" EAST, A DISTANCE OF 528.56 FEET;

THENCE NORTH 52°51'50" EAST, A DISTANCE OF 35.84 FEET TO A POINT ALSO BEING ON THE WEST RIGHT OF WAY OF SOUTH 182ND DRIVE, AS SHOWN ON THE FINAL PLAT FOR "ESTRELLA PARCEL 9.31", RECORDED AS BOOK 1464, PAGE 3, MCR;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH 182ND DRIVE THE NEXT TWO COURSES;

NORTH 8°38'49" EAST, A DISTANCE OF 110.71 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET;

EXHIBIT A

Page 3 of 5



THENCE NORTHEASTERLY, A DISTANCE OF 545.35 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $15^{\circ}23'32''$, SAID CURVE HAVING A CHORD OF NORTH $16^{\circ}20'35''$ EAST, A DISTANCE OF 543.71 FEET;

THENCE SOUTH $65^{\circ}57'39''$ EAST, A DISTANCE OF 60.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH 182ND DRIVE, AS SHOWN IN BOOK 1059, PAGE 15, MCR, TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT BEARING SOUTH $65^{\circ}57'39''$ EAST, A DISTANCE OF 1,970.00 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 429.59 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $12^{\circ}29'39''$, SAID CURVE HAVING A CHORD OF NORTH $30^{\circ}17'10''$ EAST, A DISTANCE OF 428.74 FEET;

THENCE NORTH $36^{\circ}32'00''$ EAST, A DISTANCE OF 475.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 196.31 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $13^{\circ}42'59''$, SAID CURVE HAVING A CHORD OF NORTH $29^{\circ}40'30''$ EAST, A DISTANCE OF 195.84 FEET, TO THE SOUTHWEST CORNER OF THE PLAT FOR "PARCEL 9.26" AS RECORDED IN BOOK 1053, PAGE 49, MCR;

THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID PLAT "PARCEL 9.26" THE NEXT FIVE COURSES;

SOUTH $32^{\circ}49'54''$ EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 157.09 FEET;

THENCE SOUTH $71^{\circ}48'28''$ EAST, A DISTANCE OF 452.63 FEET;

THENCE SOUTH $85^{\circ}21'42''$ EAST, A DISTANCE OF 581.65 FEET;

THENCE NORTH $04^{\circ}38'18''$ EAST, A DISTANCE OF 469.43 FEET;

THENCE NORTH $01^{\circ}11'09''$ EAST, A DISTANCE OF 514.97 FEET;

THENCE SOUTH $88^{\circ}48'52''$ EAST, DEPARTING SAID "PARCEL 9.26", A DISTANCE OF 1,171.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MAP OF DEDICATION OF "ESTRELLA PARKWAY PHASE 3", AS RECORDED IN BOOK 771, PAGE 9, MCR, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT BEARING NORTH $74^{\circ}20'37''$ EAST, A DISTANCE OF 3,060.00 FEET;

THENCE SOUTHERLY, A DISTANCE OF 149.56 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}48'01''$, SAID CURVE HAVING A CHORD OF SOUTH $17^{\circ}03'23''$ EAST, A DISTANCE OF 149.54 FEET;

THENCE SOUTH $14^{\circ}37'34''$ EAST, A DISTANCE OF 201.27 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT BEARING NORTH $67^{\circ}48'18''$ EAST, A DISTANCE OF 3,080.00 FEET;

THENCE SOUTHERLY, A DISTANCE OF 42.06 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $0^{\circ}46'57''$, SAID CURVE HAVING A CHORD OF SOUTH $22^{\circ}35'11''$ EAST, A DISTANCE OF 42.06 FEET;

EXHIBIT A

Page 4 of 5



THENCE SOUTH 22°58'39" EAST, A DISTANCE OF 327.16 FEET;

THENCE SOUTH 22°01'21" WEST, A DISTANCE OF 28.28 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILLIS ROAD AS RECORDED IN BOOK 936, PAGE 01, MCR;

THENCE SOUTH 67°01'21" WEST, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF WILLIS ROAD, A DISTANCE OF 614.71 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,700.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 1,641.49 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°50'00", SAID CURVE HAVING A CHORD OF SOUTH 49°36'21" WEST, A DISTANCE OF 1,616.32 FEET;

THENCE SOUTH 32°11'21" WEST, A DISTANCE OF 1,169.55 FEET;

THENCE SOUTH 62°08'56" WEST, A DISTANCE OF 197.54 FEET;

THENCE SOUTH 60°41'25" WEST, A DISTANCE OF 65.00 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 71.05 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°34'13", SAID CURVE HAVING A CHORD OF SOUTH 53°54'19" WEST, A DISTANCE OF 70.89 FEET;

THENCE SOUTH 47°07'12" WEST, A DISTANCE OF 50.28 FEET, THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 236.27 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'42", SAID CURVE HAVING A CHORD OF SOUTH 58°24'03" WEST, A DISTANCE OF 234.74 FEET;

THENCE SOUTH 69°40'54" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 65°54'40" WEST, A DISTANCE OF 188.61 FEET;

THENCE SOUTH 68°40'41" WEST, A DISTANCE OF 250.00 FEET, TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN 2010-609134, MCR;

THENCE, ALONG SAID NORTHERLY LINE THE NEXT SIX COURSES;

SOUTH 68°40'41" WEST, A DISTANCE OF 100.39 FEET;

THENCE SOUTH 72°19'59" WEST, A DISTANCE OF 163.33 FEET;

THENCE SOUTH 82°25'30" WEST, A DISTANCE OF 149.62 FEET;

EXHIBIT A



THENCE SOUTH 78°35'11" WEST, A DISTANCE OF 125.13 FEET;

THENCE SOUTH 67°57'45" WEST, A DISTANCE OF 97.84 FEET;

THENCE SOUTH 55°54'12" WEST, A DISTANCE OF 48.78 FEET;

THENCE, DEPARTING SAID NORTHERLY LINE, SOUTH 55°50'20" WEST, A DISTANCE OF 273.84 FEET;

THENCE NORTH 89°38'54" WEST, A DISTANCE OF 842.33 FEET, TO THE EASTERLY LINE OF SAID 50' WIDE EASEMENT FOR EL PASO NATURAL GAS COMPANY, PER DOCUMENT NO. 2001-0753945, MCR;

THENCE NORTH 10°45'59" EAST, ALONG THE EASTERLY LINE OF SAID 50' WIDE EASEMENT, A DISTANCE OF 2,327.80 FEET TO THE **POINT OF BEGINNING**.

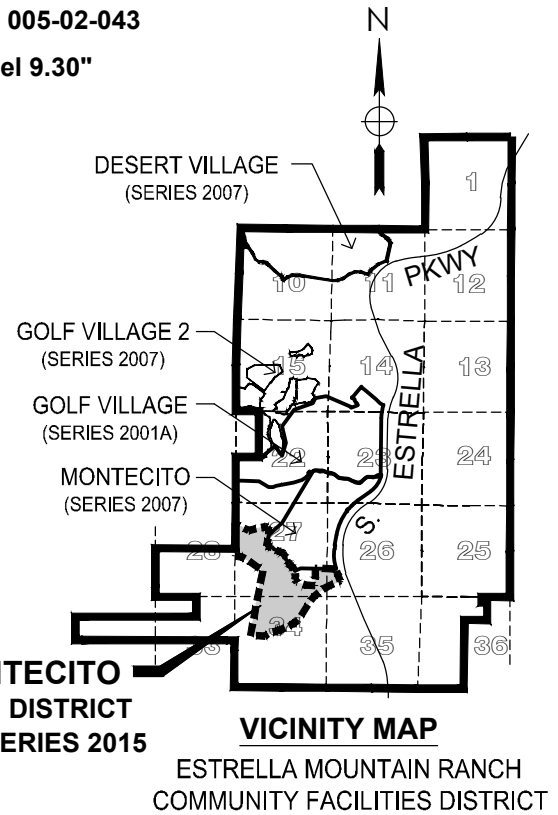
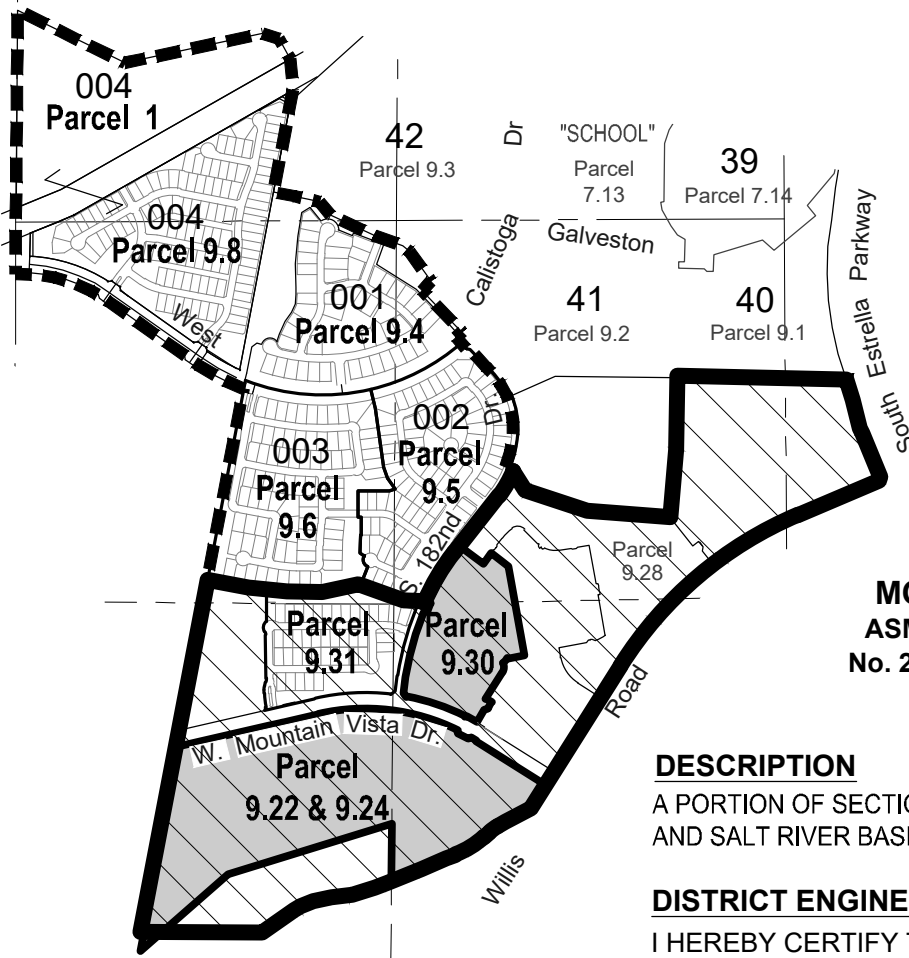
CONTAINING 7,464,689.81 SQUARE FEET OR 171.366 ACRES MORE OR LESS.



EXHIBIT B MODIFICATION OF ASSESSMENTS

For
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043

"ESTRELLA Parcel 9.22 & 9.24 and Parcel 9.30"



LEGEND

- MONTECITO ASSESSMENT DISTRICT NO. 2
- 000 ASSESSMENT NUMBER
- ▨▨▨▨ ASSESSMENT 005

DESCRIPTION

A PORTION OF SECTIONS 26, 27 AND 34, T.1 S - R. 2 W. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DISTRICT ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE PARCEL BOUNDARIES SHOWN ARE DEPICTED ON THIS PLAN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENGINEER

DATE

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) ON THE _____ DAY OF _____ 2021

DISTRICT CLERK

DATE

SIGNED: THIS _____ DAY OF _____, 2021

SUBMITTED:

SUPERINTENDENT OF STREETS DATE

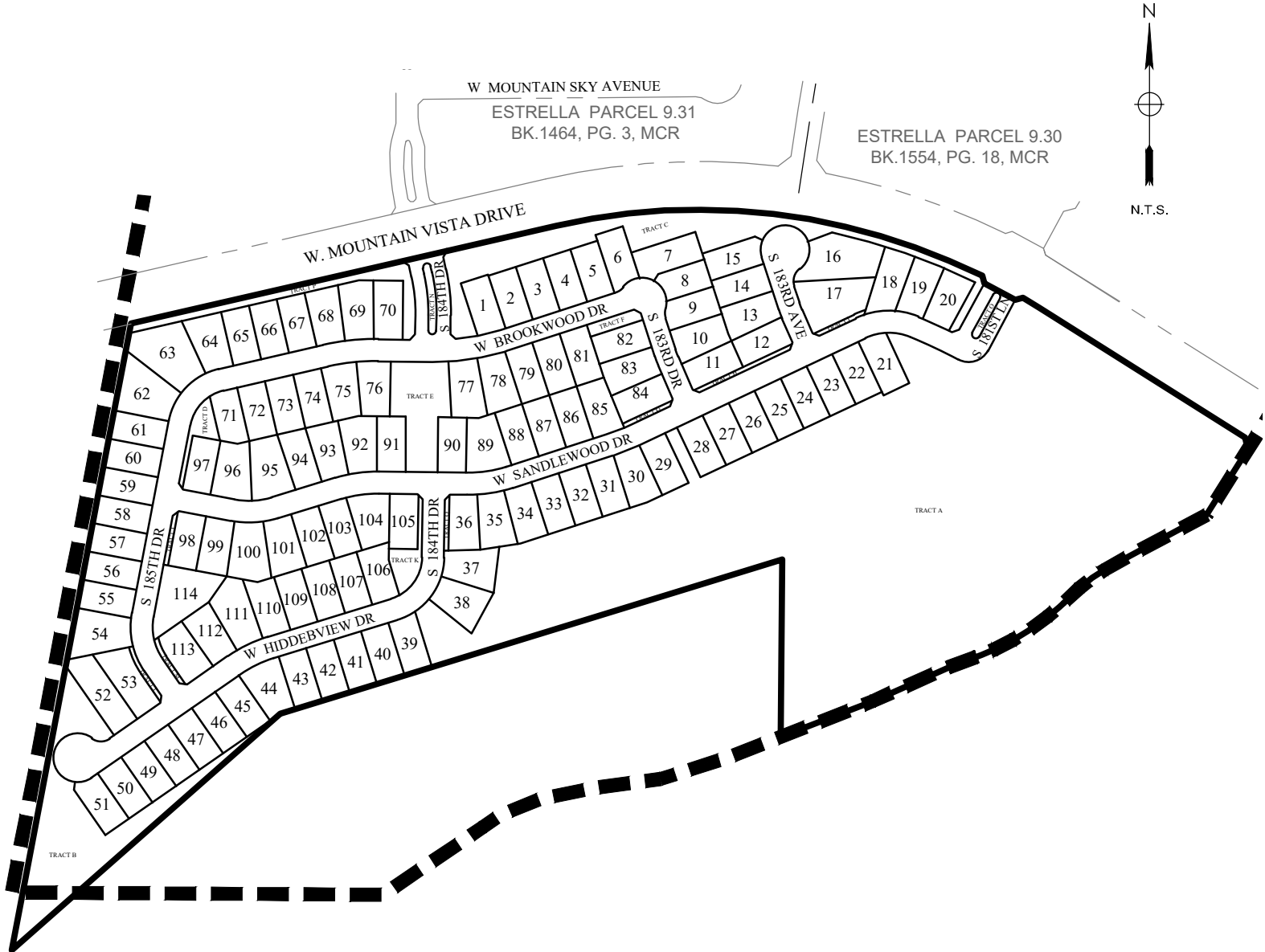
ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
001-01-170 to 001-01-216	9.4	47	24.9
002-01-217 to 002-01-308	9.5	92	29.2
003-01-309 to 003-01-388	9.6	80	31.9
004-01-001	9.8 & N0.1	129	64.7
005-01-001	Area No. 2		179.8
004-02-001 to 004-02-107	9.8 & N0.1	106	
005-02-001 to 005-02-042	9.31	42	8.5
005-02-043	Area N0. 2	42	171.3
005-03-001 to 005-03-176	9.22 & 9.24	114	53.06
	9.30	62	14.56
005-03-177	Area No. 2	1	103.68



EXHIBIT B
MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043

"ESTRELLA PARCEL 9.22 AND 9.24 A&B"
Book 1532, Page 31 (MCR)



ASSESSMENT NO.
005-03-001 through 005-03-114



EXHIBIT B

MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043

"ESTRELLA PARCEL 9.22 AND 9.24 A&B"
Book 1532, Page 31 (MCR)

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
1	005-03-001	8,236
2	005-03-002	8,125
3	005-03-003	8,125
4	005-03-004	8,125
5	005-03-005	8,125
6	005-03-006	8,427
7	005-03-007	10,110
8	005-03-008	7,426
9	005-03-009	7,930
10	005-03-010	9,179
11	005-03-011	8,127
12	005-03-012	8,127
13	005-03-013	8,901
14	005-03-014	8,125
15	005-03-015	8,388
16	005-03-016	16,278
17	005-03-017	15,311
18	005-03-018	9,802
19	005-03-019	8,619
20	005-03-020	8,877
21	005-03-021	8,581
22	005-03-022	8,125
23	005-03-023	8,125
24	005-03-024	8,125
25	005-03-025	8,125
26	005-03-026	8,125
27	005-03-027	8,125
28	005-03-028	8,125
29	005-03-029	8,159
30	005-03-030	8,844
31	005-03-031	8,125
32	005-03-032	8,125
33	005-03-033	8,125
34	005-03-034	8,635
35	005-03-035	9,064
36	005-03-036	8,572
37	005-03-037	9,772
38	005-03-038	9,915

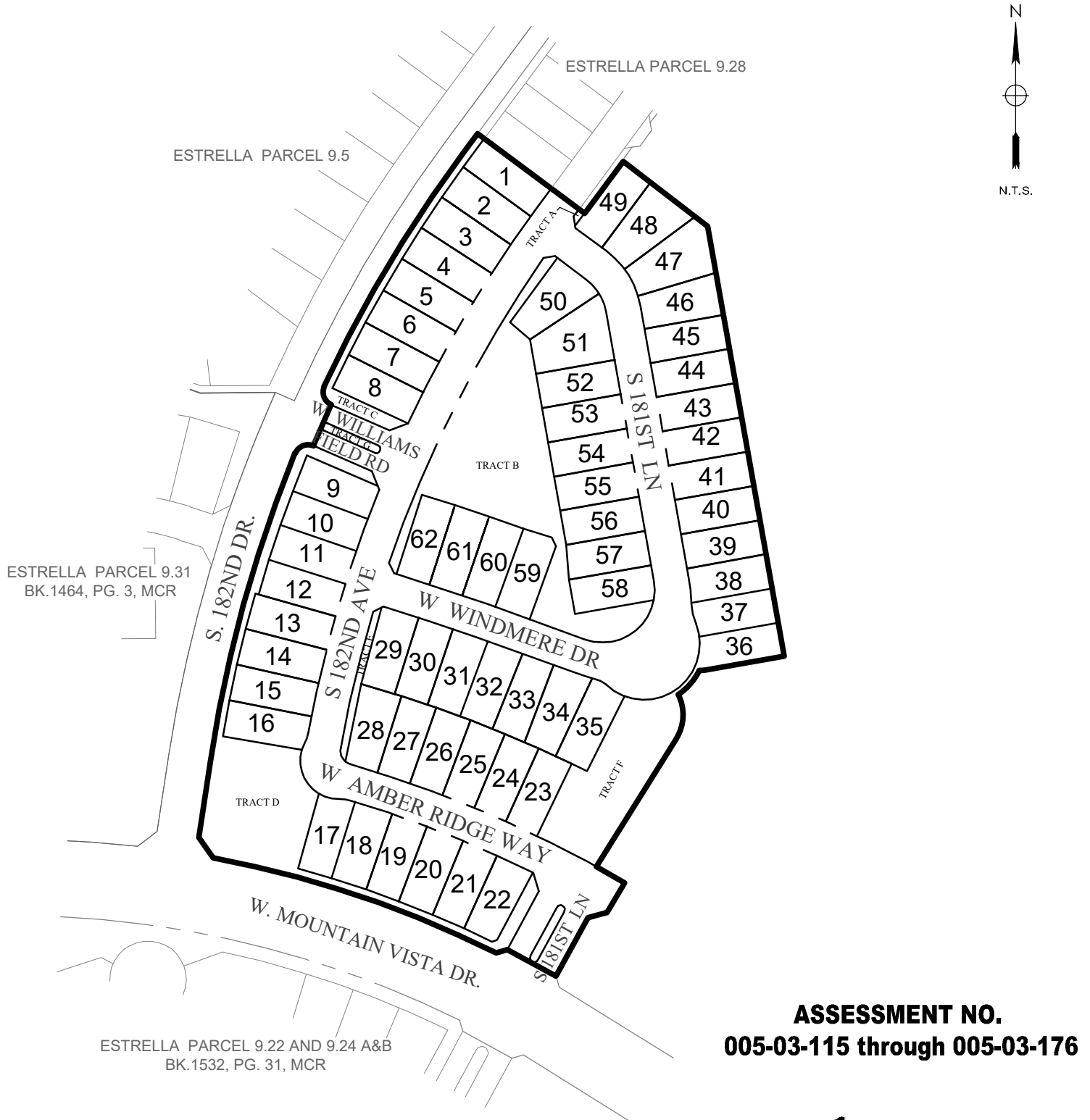
LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
39	005-03-039	8,220
40	005-03-040	8,125
41	005-03-041	8,125
42	005-03-042	8,125
43	005-03-043	8,125
44	005-03-044	10,179
45	005-03-045	8,125
46	005-03-046	8,125
47	005-03-047	8,125
48	005-03-048	8,125
49	005-03-049	8,125
50	005-03-050	8,125
51	005-03-051	8,352
52	005-03-052	12,402
53	005-03-053	10,909
54	005-03-054	12,391
55	005-03-055	8,147
56	005-03-056	8,149
57	005-03-057	8,153
58	005-03-058	8,157
59	005-03-059	8,161
60	005-03-060	8,158
61	005-03-061	8,152
62	005-03-062	13,907
63	005-03-063	16,791
64	005-03-064	9,889
65	005-03-065	8,125
66	005-03-066	8,125
67	005-03-067	8,125
68	005-03-068	8,962
69	005-03-069	9,669
70	005-03-070	8,817
71	005-03-071	7,758
72	005-03-072	8,125
73	005-03-073	8,125
74	005-03-074	8,125
75	005-03-075	9,147
76	005-03-076	8,884

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
77	005-03-077	9,523
78	005-03-078	9,334
79	005-03-079	8,125
80	005-03-080	8,125
81	005-03-081	8,125
82	005-03-082	8,125
83	005-03-083	8,899
84	005-03-084	8,389
85	005-03-085	8,741
86	005-03-086	8,125
87	005-03-087	8,125
88	005-03-088	8,125
89	005-03-089	10,516
90	005-03-090	8,125
91	005-03-091	8,144
92	005-03-092	9,745
93	005-03-093	8,657
94	005-03-094	8,217
95	005-03-095	11,241
96	005-03-096	10,233
97	005-03-097	8,123
98	005-03-098	8,123
99	005-03-099	8,473
100	005-03-100	10,907
101	005-03-101	9,455
102	005-03-102	8,125
103	005-03-103	8,124
104	005-03-104	9,703
105	005-03-105	8,122
106	005-03-106	8,356
107	005-03-107	8,125
108	005-03-108	8,125
109	005-03-109	8,125
110	005-03-110	8,609
111	005-03-111	11,549
112	005-03-112	8,760
113	005-03-113	9,143
114	005-03-114	15,212

EXHIBIT B
MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043

"ESTRELLA PARCEL 9.30"
Book 1554, Page 18 (MCR)



ASSESSMENT NO.
005-03-115 through 005-03-176

EXHIBIT B
MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043

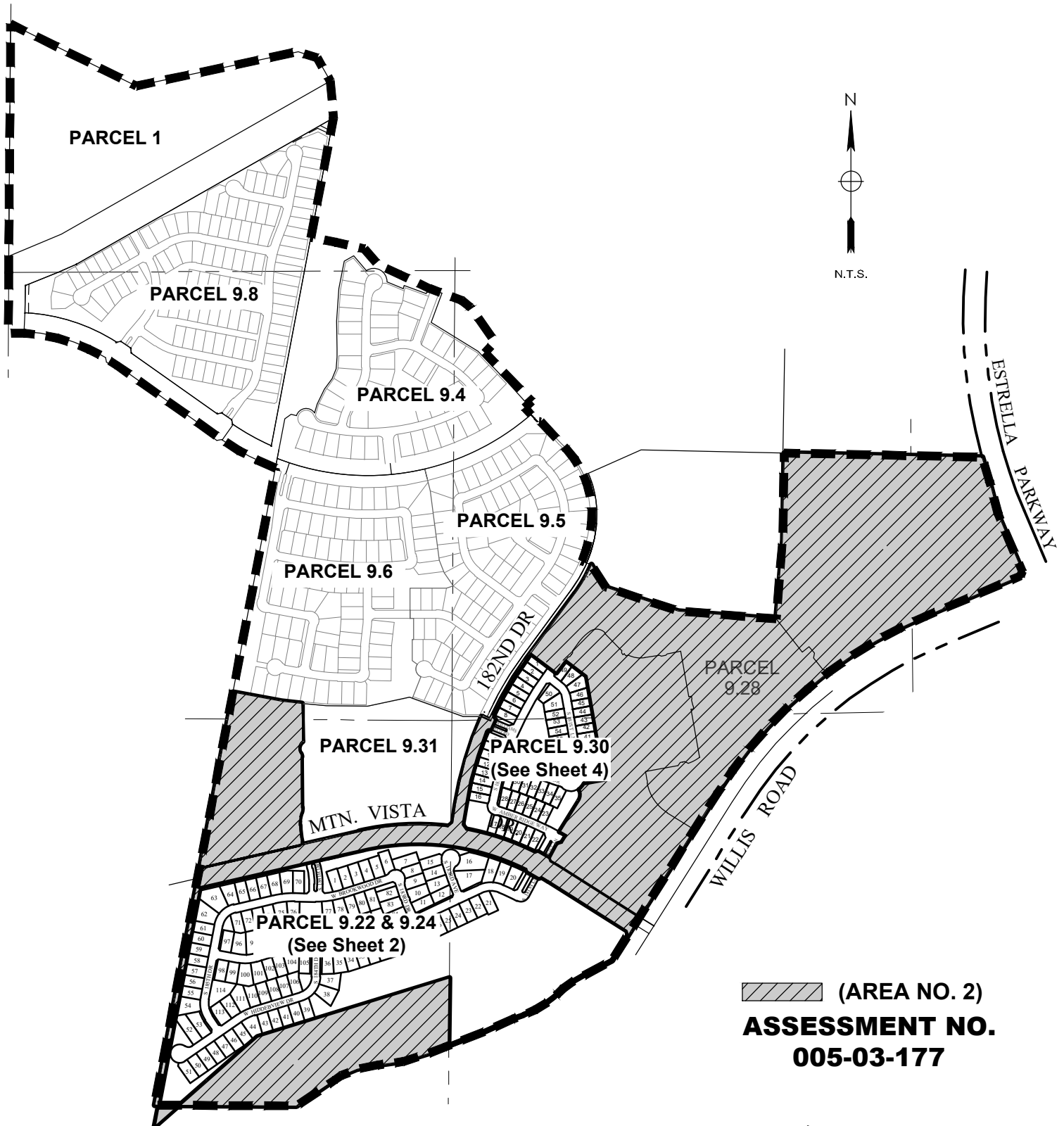
"ESTRELLA PARCEL 9.30"
Book 1554, Page 18 (MCR)

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
1	005-03-115	6,046
2	005-03-116	6,130
3	005-03-117	6,130
4	005-03-118	6,130
5	005-03-119	6,130
6	005-03-120	6,130
7	005-03-121	6,130
8	005-03-122	6,126
9	005-03-123	5,967
10	005-03-124	5,817
11	005-03-125	5,866
12	005-03-126	5,817
13	005-03-127	6,129
14	005-03-128	6,129
15	005-03-129	6,079
16	005-03-130	6,080
17	005-03-131	5,786
18	005-03-132	6,243
19	005-03-133	5,931
20	005-03-134	6,243
21	005-03-135	5,931
22	005-03-136	6,064
23	005-03-137	5,874
24	005-03-138	5,874
25	005-03-139	5,874
26	005-03-140	5,874
27	005-03-141	5,874
28	005-03-142	6,229
29	005-03-143	6,091
30	005-03-144	5,855
31	005-03-145	5,904
32	005-03-146	5,933
33	005-03-147	5,757
34	005-03-148	6,499
35	005-03-149	6,317
36	005-03-150	5,927
37	005-03-151	5,844
38	005-03-152	5,783

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
39	005-03-153	5,750
40	005-03-154	5,750
41	005-03-155	5,750
42	005-03-156	5,750
43	005-03-157	5,750
44	005-03-158	5,750
45	005-03-159	5,750
46	005-03-160	6,284
47	005-03-161	8,184
48	005-03-162	7,436
49	005-03-163	5,815
50	005-03-164	6,849
51	005-03-165	8,583
52	005-03-166	5,750
53	005-03-167	5,750
54	005-03-168	5,750
55	005-03-169	5,750
56	005-03-170	5,750
57	005-03-171	5,872
58	005-03-172	5,952
59	005-03-173	6,272
60	005-03-174	6,155
61	005-03-175	6,079
62	005-03-176	5,999

EXHIBIT B
MODIFICATION OF ASSESSMENT

For
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
MODIFICATION OF ASSESSMENT NUMBER 005-02-043



 (AREA NO. 2)
ASSESSMENT NO.
005-03-177

LEGAL DESCRIPTION

Estrella Mountain Ranch Community Facilities District –
Montecito Special Assessment District, Goodyear, Arizona

A PORTION OF SECTIONS 26, 27 AND 34, OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 34, BEARS SOUTH 01°27'50" WEST (BASIS OF BEARINGS), A DISTANCE OF 2,696.89 FEET, AS SHOWN ON THE UNRECORDED ALTA FOR ESTRELLA MOUNTAIN RANCH – BULK OPTION SURVEY, COMPLETED BY CMX, DATED 05-12-05, PROJECT NUMBER 721-02, AND THE MAP OF DEDICATION OF WILLIS ROAD, RECORDED AS BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG THE EAST LINE OF SAID SECTION 34, SOUTH 01°27'50" WEST, A DISTANCE OF 2,048.41 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 88°32'10" WEST, A DISTANCE OF 2,695.78 FEET, TO THE SOUTHERLY LINE OF THE FINAL PLAT OF ESTRELLA – PARCEL 9.22 AND 9.24 A & B, RECORDED AS BOOK 1532, PAGE 31, MCR, AND THE **POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 68°40'41" WEST, A DISTANCE OF 25.64 FEET;

THENCE CONTINUING SOUTH 68°40'41" WEST, A DISTANCE OF 100.39 FEET;

THENCE SOUTH 72°19'59" WEST, A DISTANCE OF 163.33 FEET;

THENCE SOUTH 82°25'30" WEST, A DISTANCE OF 149.62 FEET;

THENCE SOUTH 78°35'11" WEST, A DISTANCE OF 125.13 FEET;

THENCE SOUTH 67°57'45" WEST, A DISTANCE OF 97.84 FEET;

THENCE SOUTH 55°54'12" WEST, A DISTANCE OF 48.78 FEET;

THENCE SOUTH 55°50'20" WEST, A DISTANCE OF 273.84 FEET;

THENCE NORTH 89°38'54" WEST, A DISTANCE OF 695.13 FEET, TO SAID SOUTHERLY LINE;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 48°36'39" EAST, A DISTANCE OF 614.67 FEET;

THENCE NORTH 72°55'00" EAST, A DISTANCE OF 1,191.67 FEET;

THENCE SOUTH 0°29'20" WEST, A DISTANCE OF 403.04 FEET, TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCING AT SAID NORTHEAST CORNER OF SAID SECTION 34, THENCE ALONG SAID EAST LINE OF SECTION 34, SOUTH 01°27'50" WEST, A DISTANCE OF 733.56 FEET;

THENCE LEAVING SAID EAST LINE OF SAID SECTION 34, NORTH 88°32'10" WEST, A DISTANCE OF 1,274.93 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WILLIS ROAD, MAP OF DEDICATION OF WILLIS ROAD, RECORDED AS BOOK 936, PAGE 1, MCR AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 32°11'21" WEST, A DISTANCE OF 739.79 FEET, TO THE NORTHERLY LINE OF SAID FINAL PLAT FOR ESTRELLA – PARCEL 9.22 AND 9.24 A & B;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, ALONG SAID NORTHERLY LINE OF THE FINAL PLAT FOR ESTRELLA – PARCEL 9.22 AND 9.24 A & B, NORTH 12°48'39" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 57°48'39" WEST, A DISTANCE OF 553.58 FEET, TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,445.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°40'05", A DISTANCE OF 42.07 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 74°28'53" WEST, A DISTANCE OF 17.28 FEET;

THENCE NORTH 61°33'30" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°35'54" WEST, A DISTANCE OF 17.28 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,445.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 26°21'42" WEST, THROUGH A CENTRAL ANGLE OF 39°18'42", A DISTANCE OF 991.44 FEET, TO THE END OF SAID CURVE;

THENCE SOUTH 77°03'00" WEST, A DISTANCE OF 990.62 FEET, TO THE NORTHWEST CORNER OF SAID FINAL PLAT FOR ESTRELLA – PARCEL 9.22 AND 9.24 A & B;

THENCE LEAVING SAID NORTHERLY LINE, ALONG THE WESTERLY LINE OF SAID FINAL PLAT FOR ESTRELLA – PARCEL 9.22 AND 9.24 A & B, SOUTH 10°51'30" WEST, A DISTANCE OF 337.62 FEET;

THENCE SOUTH 10°42'57" WEST, A DISTANCE OF 329.23 FEET;

THENCE SOUTH 10°44'34" WEST, A DISTANCE OF 588.11 FEET;

THENCE SOUTH 10°46'37" WEST, A DISTANCE OF 58.73 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 89°38'54" WEST, A DISTANCE OF 24.66 FEET, TO THE EASTERLY LINE OF THAT CERTAIN 50-FOOT WIDE EASEMENT FOR EL PASO NATURAL GAS COMPANY, RECORDED AS DOCUMENT NO. 2001-0753945 AND 2001-0451869, MCR;

THENCE ALONG SAID EASTERLY LINE OF THAT CERTAIN 50-FOOT WIDE EASEMENT, NORTH 10°45'59" EAST, A DISTANCE OF 2,489.76 FEET, TO THE SOUTHWEST CORNER OF MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6 – FINAL PLAT, RECORDED AS BOOK 1179, PAGE 32, MCR;

THENCE LEAVING SAID EASTERLY LINE, ALONG THE SOUTHERLY LINE OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6 – FINAL PLAT, SOUTH 79°14'00" EAST, A DISTANCE OF 292.62 FEET;

THENCE SOUTH 84°37'33" EAST, A DISTANCE OF 121.74 FEET, TO THE NORTHWEST CORNER OF THE FINAL PLAT OF ESTRELLA PARCEL 9.31, RECORDED AS BOOK 1464, PAGE 3, MCR;

THENCE LEAVING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.31, SOUTH 0°29'54" EAST, A DISTANCE OF 96.30 FEET;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 128.80 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 36°31'11" EAST, THROUGH A CENTRAL ANGLE OF 87°32'09", A DISTANCE OF 84.03 FEET, TO THE BEGINNING OF A REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 33°33'26", A DISTANCE OF 20.50 FEET, TO THE END OF SAID CURVE;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 300.96 FEET, TO THE BEGINNING OF A CURVE;

THENCE SOUTHERLY, ALONG SAID CURVE TO RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 15°45'13", A DISTANCE OF 27.50 FEET, TO THE END OF SAID CURVE;

THENCE SOUTH 15°15'18" WEST, A DISTANCE OF 27.58 FEET, TO THE BEGINNING OF A CURVE;

THENCE SOUTHERLY, ALONG SAID CURVE TO LEFT, HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 15°45'13", A DISTANCE OF 27.50 FEET, TO END OF SAID CURVE;

THENCE SOUTH 0°29'54" EAST, A DISTANCE OF 23.08 FEET, TO THE BEGINNING OF A CURVE;

THENCE SOUTHERLY, ALONG SAID CURVE TO LEFT, HAVING A RADIUS OF 440.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°27'06", A DISTANCE OF 95.62 FEET, TO END OF SAID CURVE;

THENCE SOUTH 12°57'00" EAST, A DISTANCE OF 7.28 FEET;

THENCE SOUTH 32°03'26" WEST, A DISTANCE OF 16.97 FEET, TO THE SOUTHWEST CORNER OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.31;

THENCE LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.31, NORTH 77°03'00" EAST, A DISTANCE OF 358.75 FEET, TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE 19°34'13", A DISTANCE OF 531.13 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 52°51'50" EAST, A DISTANCE OF 35.84 FEET, TO THE EASTERNMOST SOUTHEAST CORNER OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.31;

THENCE LEAVING SAID SOUTHERLY LINE ALONG THE EASTERLY LINE OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.31, NORTH 8°38'49" EAST, A DISTANCE OF 110.71 FEET, TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE 15°23'32", A DISTANCE OF 545.35 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 65°57'39" EAST, A DISTANCE OF 60.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 65°57'39" EAST, THROUGH A CENTRAL ANGLE OF 1°03'28", A DISTANCE OF 36.37 FEET, TO THE WESTERLY LINE OF THE AMENDMENT AND RESTATED FINAL PLAT OF ESTRELLA PARCEL 9.30, RECORDED AS BOOK 1554, PAGE 18, MCR, AND A POINT OF CUSP;

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS SOUTH 64°54'11" EAST, THROUGH A CENTRAL ANGLE 91°31'40", A DISTANCE OF 31.95 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 23°34'08" WEST, A DISTANCE OF 64.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIAL LINE BEARS SOUTH 23°34'08" WEST, THROUGH A CENTRAL ANGLE OF 91°31'41", A DISTANCE OF 31.95 FEET, TO THE BEGINNING OF A COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°23'38", A DISTANCE OF 460.52 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 8°38'49" WEST, A DISTANCE OF 110.71 FEET;

THENCE SOUTH 35°34'12" EAST, A DISTANCE OF 35.84 FEET, TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID AMENDMENT AND RESTATED FINAL PLAT OF ESTRELLA PARCEL 9.30 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE OF SAID AMENDMENT AND RESTATED FINAL PLAT OF ESTRELLA PARCEL 9.30, SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 10°40'25" WEST, THROUGH A CENTRAL ANGLE OF 15°51'59", A DISTANCE OF 430.61 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 72°29'10" EAST, A DISTANCE OF 16.69 FEET;

THENCE SOUTH 61°33'30" EAST, A DISTANCE OF 80.00 FEET, TO THE SOUTHEAST CORNER OF SAID AMENDMENT AND RESTATED FINAL PLAT OF ESTRELLA PARCEL 9.30;

THENCE LEAVING SAID SOUTHERLY LINE, ALONG THE EASTERLY LINE OF SAID AMENDMENT AND RESTATED FINAL PLAT OF ESTRELLA PARCEL 9.30, NORTH 28°26'30" EAST, A DISTANCE OF 95.52 FEET;

THENCE NORTH 74°28'34" EAST, A DISTANCE OF 27.77 FEET;

THENCE SOUTH 59°29'22" EAST, A DISTANCE OF 0.74 FEET;

THENCE NORTH 30°30'38" EAST, A DISTANCE OF 50.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,732.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 30°30'38" WEST, THROUGH A CENTRAL ANGLE OF 1°32'26", A DISTANCE OF 46.57 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 32°00'58" EAST, A DISTANCE OF 216.22 FEET, TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 58°44'20", A DISTANCE OF 66.64 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 33°51'36" WEST, THROUGH A CENTRAL ANGLE OF 30°21'57", A DISTANCE OF 46.64 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 86°00'19" EAST, A DISTANCE OF 8.64 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 628.04 FEET;

THENCE NORTH 52°18'42" WEST, A DISTANCE OF 153.11 FEET;

THENCE SOUTH 36°32'01" WEST, A DISTANCE OF 93.04 FEET;

THENCE NORTH 53°28'00" WEST, A DISTANCE OF 192.00 FEET;

THENCE NORTH 36°32'00" EAST, A DISTANCE OF 442.74 FEET, TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 13°42'59", A DISTANCE OF 196.31 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, ALSO BEING A SOUTHWESTERLY POINT OF MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, RECORDED AS BOOK 1053, PAGE 49, MCR;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, SOUTH 32°49'54" EAST, A DISTANCE OF 157.09 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, SOUTH 71°48'28" EAST, A DISTANCE OF 452.63 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, SOUTH 85°21'42" EAST, A DISTANCE OF 581.65 FEET, TO THE SOUTHEAST CORNER OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26;

THENCE ALONG THE EASTERLY LINE OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, NORTH 4°38'18" EAST, A DISTANCE OF 469.43 FEET;

THENCE NORTH 1°11'09" EAST, A DISTANCE OF 514.97 FEET, TO THE NORTHEAST CORNER OF SAID MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26 AND THE SOUTHERLY LINE OF THE FINAL PLAT OF ESTRELLA PARCEL 9.1, RECORDED AS BOOK 1367, PAGE 1, MCR;

THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY LINE OF THE FINAL PLAT OF ESTRELLA PARCEL 9.1, SOUTH 88°48'52" EAST, A DISTANCE OF 1,171.66 FEET, TO THE SOUTHEAST CORNER OF SAID FINAL PLAT OF ESTRELLA PARCEL 9.1 AND THE WESTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY PHASE 2 MAP OF DEDICATION, RECORDED AS BOOK 771, PAGE 9, MCR, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,060.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 74°20'37" EAST, THROUGH A CENTRAL ANGLE OF 2°48'01", A DISTANCE OF 149.56 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 14°37'34" EAST, A DISTANCE OF 201.27 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,080.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 67°48'18" EAST, THROUGH A CENTRAL ANGLE OF 0°46'57", A DISTANCE OF 42.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 22°58'39" EAST, A DISTANCE OF 327.16 FEET;

THENCE SOUTH 22°01'21" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 67°01'21" WEST, A DISTANCE OF 15.00 FEET, TO THE NORTHERNMOST NORTHEAST CORNER OF THE RIGHT-OF-WAY FOR WILLIS ROAD, MAP OF DEDICATION OF WILLIS ROAD, RECORDED AS BOOK 936, PAGE 1, MCR;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WILLIS ROAD, SOUTH 67°01'21" WEST, A DISTANCE OF 599.71 FEET, TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,700.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 34°50'01", A DISTANCE OF 1,641.49 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 32°11'21" WEST, A DISTANCE OF 254.66 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4,513,595 SQUARE FEET, OR 103.6179 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS DESCRIPTION IS BASED ON RECORD AND CLIENT PROVIDED INFORMATION. NO FIELD SURVEY WAS COMPLETED BY HUITT-ZOLLARS, INC.



EXCEPT THE FOLLOWING LEGAL PER BOOK 1532, PAGE 31 M.C.R.:

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of Section 34, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO brass cap for the Northwest corner of said Section 34, from which a found GLO brass cap for the West Quarter corner of said Section 34 bears South 0 deg. 41 min. 9 sec. West (Basis of Bearings) - 2621.64 feet;

THENCE South 0 deg. 41 min. 9 sec. West along the West line of the Northwest Quarter of said Section 34, a distance of 992.33 feet

THENCE South 89 deg. 18 min. 51 sec. East departing said West line, a distance of 1,156.16 feet to the South right-of-way line of Mountain Vista Drive as recorded in Book 1059 of Maps, Page 15 of Maricopa County Records (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE in an easterly direction along said South right-of-way line the following seven (7) courses;

North 77 deg. 3 min. 0 sec. East, a distance of 990.62 feet for a Point of Curvature of a circular curve to the right, having a radius of 1,445.00 feet, a central angle of 39 deg. 18 min. 42 sec., and being subtended by a chord which bears South 83 deg. 17 min. 39 sec. East - 972.11 feet;

Continue in an easterly direction along said curve to the right, a distance of 991.44 feet;

South 17 deg. 35 min. 54 sec. East non-tangent to said curve, a distance of 17.28 feet;

South 61 deg. 33 min. 30 sec. East, a distance of 80.00 feet;

North 74 deg. 28 min. 53 sec. East, a distance of 17.28 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,445.00 feet, a central angle of 01 deg. 40 min. 5 sec., and being subtended by a chord which bears South 58 deg. 38 min. 41 sec. East - 42.07 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 42.07 feet;

South 57 deg. 48 min. 39 sec. East tangent to said curve, a distance of 553.58 feet to the Northwest right-of-way line of Willis Road as recorded in Book 936 of Maps, Page 1, MCR;

THENCE South 12 deg. 48 min. 39 sec. East along said Northwest right-of-way line, a distance of 28.28 feet;

THENCE South 32 deg. 11 min. 21 sec. West along said Northwest right-of-way line, a distance of 175.09 feet;

THENCE South 62 deg. 8 min. 56 sec. West departing said Northwest right-of-way line, a distance of 197.52 feet;

THENCE South 60 deg. 41 min. 25 sec. West, a distance of 65.00 feet for a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 13 deg. 34 min. 13 sec., and being subtended by a chord which bears South 53 deg. 54 min. 19 sec. West - 70.89 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 71.05 feet;

THENCE South 47 deg. 7 min. 12 sec. West tangent to said curve, a distance of 50.28 feet for a Point of Curvature of a circular curve to the right, having a radius of 600.00 feet, a central angle of 22 deg. 33 min. 42 sec. and being subtended by a chord which bears South 58 deg. 24 min. 3 sec. West - 234.74 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 236.27 feet;

THENCE South 69 deg. 40 min. 54 sec. West non-tangent to said curve, a distance of 64.00 feet;

THENCE South 65 deg. 54 min. 40 sec. West, a distance of 188.61 feet;

THENCE South 68 deg. 40 min. 41 sec. West, a distance of 224.38 feet to the Mid-Section line of said Section 34;

THENCE North 0 deg. 29 min. 20 sec. East along said Mid-Section line, a distance of 403.04 feet;

THENCE South 72 deg. 55 min. 0 sec. West departing said Mid-Section line, a distance of 1,191.67 feet;

THENCE South 48 deg. 36 min. 39 sec. West, a distance of 811.14 feet;

THENCE North 10 deg. 46 min. 37 sec. East, a distance of 191.73 feet;

THENCE North 10 deg. 44 min. 34 sec. East, a distance of 588.11 feet;

THENCE North 10 deg. 42 min. 57 sec. East, a distance of 329.23 feet;

THENCE North 10 deg. 51 min. 30 sec. East, a distance of 337.62 feet to the **POINT OF BEGINNING**, containing 2,311,523 square feet or 53.065 acres of land, more or less.

AND EXCEPT THE FOLLOWING LEGAL PER BOOK 1554, PAGE 18 M.C.R.:

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTIONS 27 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT, A FOUND GLO BRASS CAP BEING THE SOUTHEAST CORNER OF SECTION 27, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27, BEARS SOUTH 88°51'31" WEST, A DISTANCE OF 2,731.34 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, SOUTH 88°51'31" WEST, A DISTANCE OF 1,889.80 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 10°04'33" WEST, A DISTANCE OF 250.44 FEET;

THENCE NORTH 52°18'42" WEST, A DISTANCE OF 153.11 FEET;

THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 93.04 FEET;

THENCE NORTH 53°28'00" WEST, A DISTANCE OF 192.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 182ND DRIVE, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 1059, PAGE 15, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 36°32'00" WEST, A DISTANCE OF 32.48 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 1,970.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 11°26'11", AND LENGTH OF 393.22 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 20.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 91°31'41", AND LENGTH OF 31.95 FEET;

THENCE SOUTH 23°34'08" WEST, A DISTANCE OF 64.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 23°34'08" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 91°31'41", AND LENGTH OF 31.95 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 1,970.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 13°23'38", AND LENGTH OF 460.52 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 08°38'49" WEST, A DISTANCE OF 110.71 FEET;

THENCE SOUTH 35°34'12" EAST, A DISTANCE OF 35.84 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MOUNTAIN VISTA DRIVE, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 1059, PAGE 15, PER MARICOPA COUNTY RECORDS, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 10°40'25" WEST, IS 1,555.00 FEET;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 15°51'59", AND LENGTH OF 430.61 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 72°29'27" EAST, A DISTANCE OF 16.69 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 61°33'30" EAST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 28°26'30" EAST, A DISTANCE OF 95.52 FEET;

THENCE NORTH 74°28'34" EAST, A DISTANCE OF 27.77 FEET;

THENCE SOUTH 59°29'22" EAST, A DISTANCE OF 0.74 FEET;

THENCE NORTH 30°30'38" EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 30°30'38" WEST, IS 1,732.00 FEET;

THENCE WESTERLY ALONG A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 1°32'26", AND LENGTH OF 46.57 FEET;

THENCE NORTH 32°00'58" EAST, A DISTANCE OF 216.22 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 65.00 FEET

THENCE NORTHERLY ALONG A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 58°44'20", AND LENGTH OF 66.64 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 33°51'36" WEST, A DISTANCE OF 88.00 FEET;

THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 30°21'57", AND LENGTH OF 46.64 FEET;

THENCE NORTH 86°00'19" EAST, A DISTANCE OF 8.64 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 377.60 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 14.866± ACRES MORE OR LESS.