

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

TO THE GOVERNING BODY 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>Current Assessment Amount</u>
005-04-068	\$934,701.23

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

<u>Assessment No.</u>	<u>Assessments Bear After Modification</u>
005-05-001 through 005-05-065 005-05-066	\$2,939.17 per lot \$743,655.18

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

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.

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION INCLUDING MORTGAGE AND LIEN HOLDERS.

Owner (or person claiming interest)

Assessment No.

005-05-001 through 005-05-065

Estrella North LLC

By: Estrella Partners, LP

Its: Sole Member and Manager

By: Goodyear EMR GP, LLC

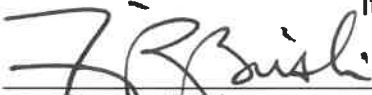
Its: General Manager

By: EMR Harvard LLC

Its: Administrative Member

By: Harvard Investments, Inc.

Its: Manager



By: Timothy Brislin
Its: Senior Vice President



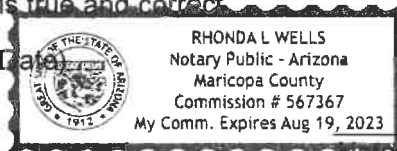
By: Robert Trujillo
Its: Vice President

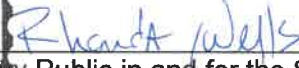
STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29th day of June, 2023 before me personally appeared Timothy Brislin, Senior Vice President for Harvard Investments, Inc., whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Petition for Modification of Assessment on behalf of Harvard Investments, Inc.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)





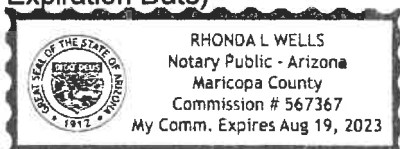
Notary Public in and for the State of Arizona

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29th day of June, 2023 before me personally appeared Robert Trujillo, Vice President for Harvard Investments, Inc., whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Petition for Modification of Assessment on behalf of Harvard Investments, Inc.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)





Notary Public in and for the State of Arizona

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION INCLUDING MORTGAGE AND LIEN HOLDERS.

Owner (or person claiming interest)

Assessment No.

005-05-066

Landsea Homes of Arizona LLC, a Delaware Limited Liability Company



By: Sara Andrews

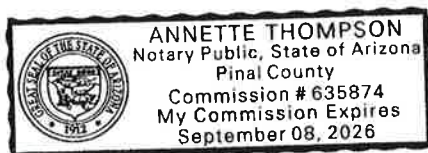
Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29 day of June 2023 before me personally appeared Sara Andrews the Authorized Signatory for Landsea Homes of Arizona LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the Petition for Modification of Assessment on behalf of Landsea Homes of Arizona LLC.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)





Notary Public in and for the State of Arizona

EXHIBIT 'A'

LEGAL DESCRIPTION FOR ASSESSMENT 005-04-068 TO BE MODIFIED.

(see following pages)

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.

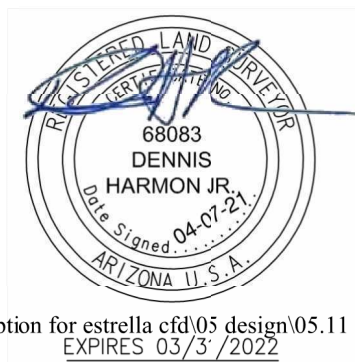
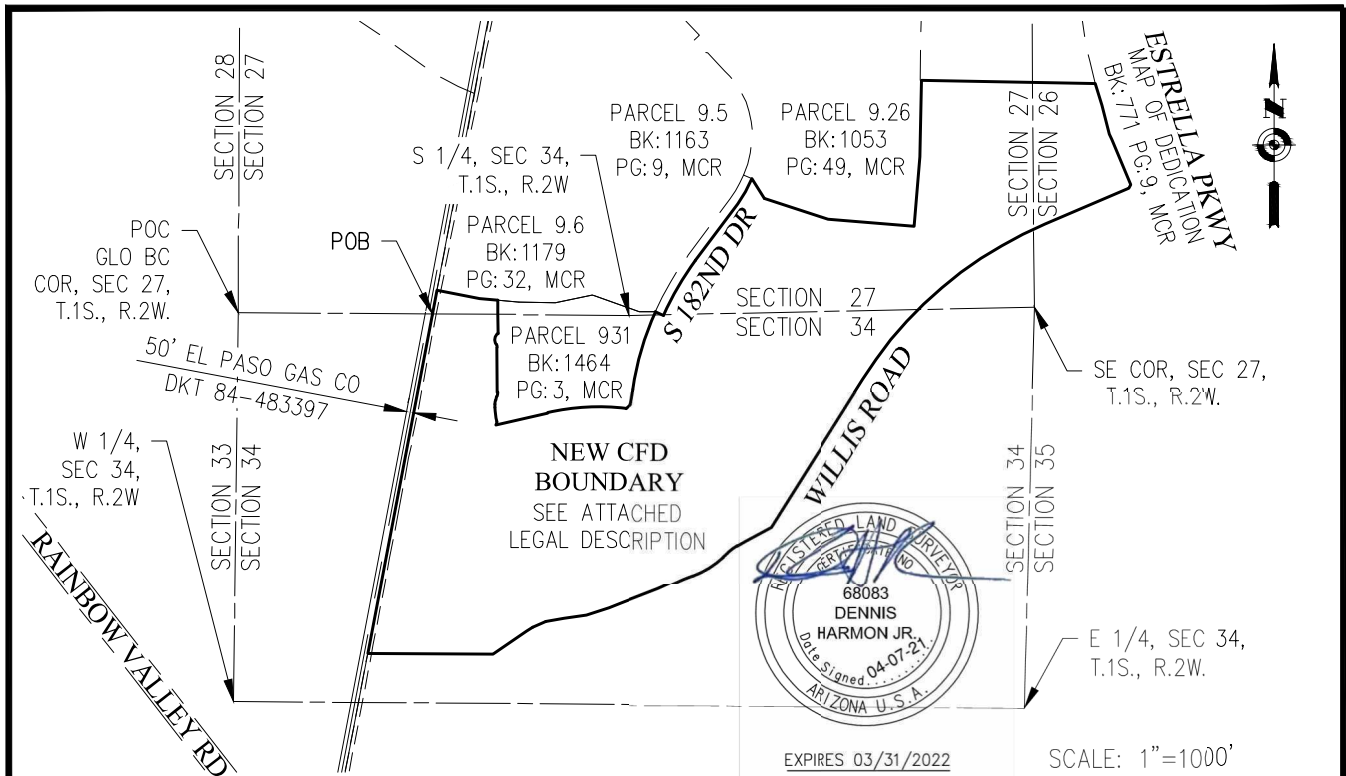


EXHIBIT A

ASSESSMENT NUMBER 005-04-068

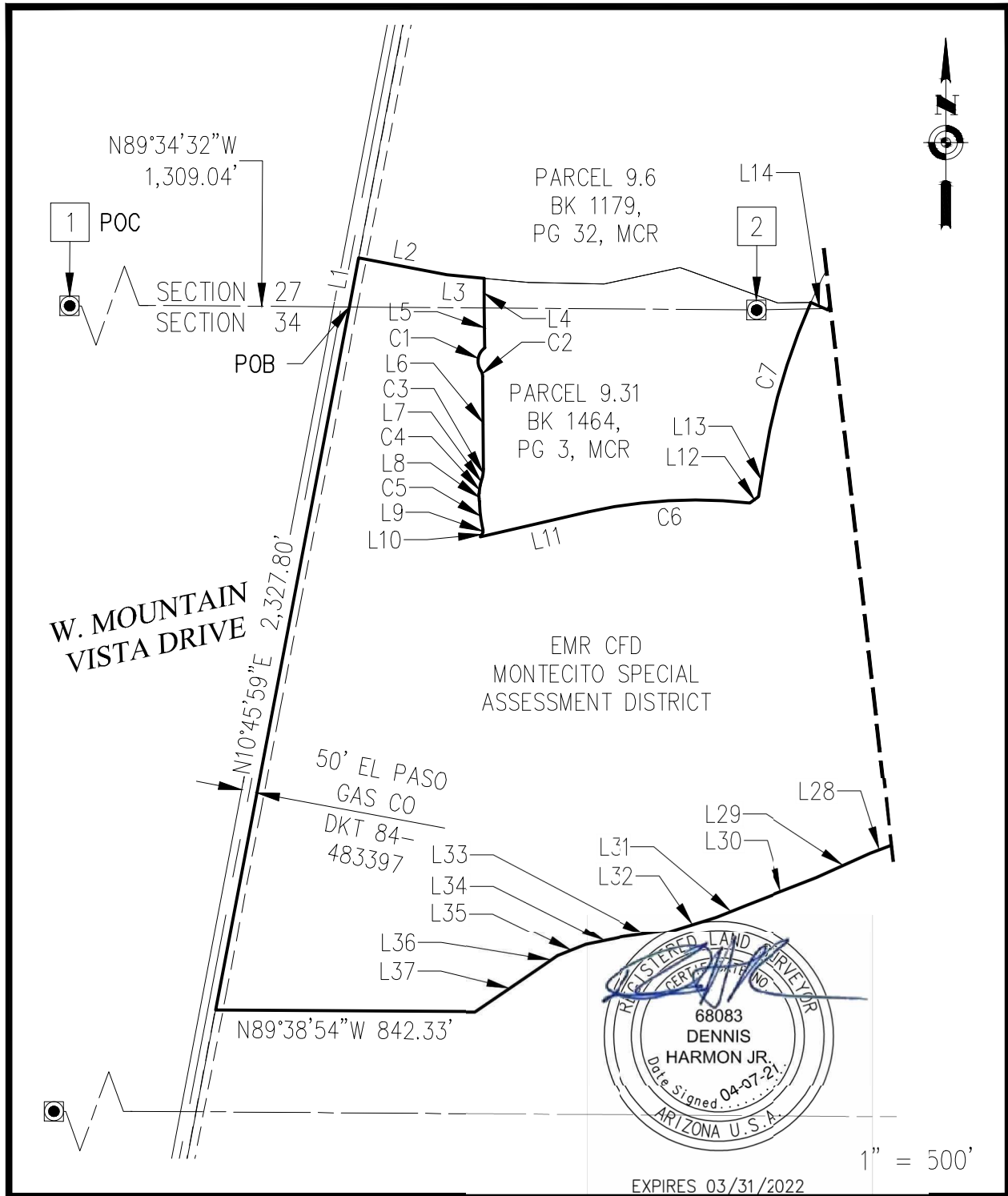


Hoskin•Ryan Consultants
A Huitt-Zollars Company

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ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
MONTECITO SPECIAL ASSESMENT DISTRICT EXHIBIT

FIGURE 1

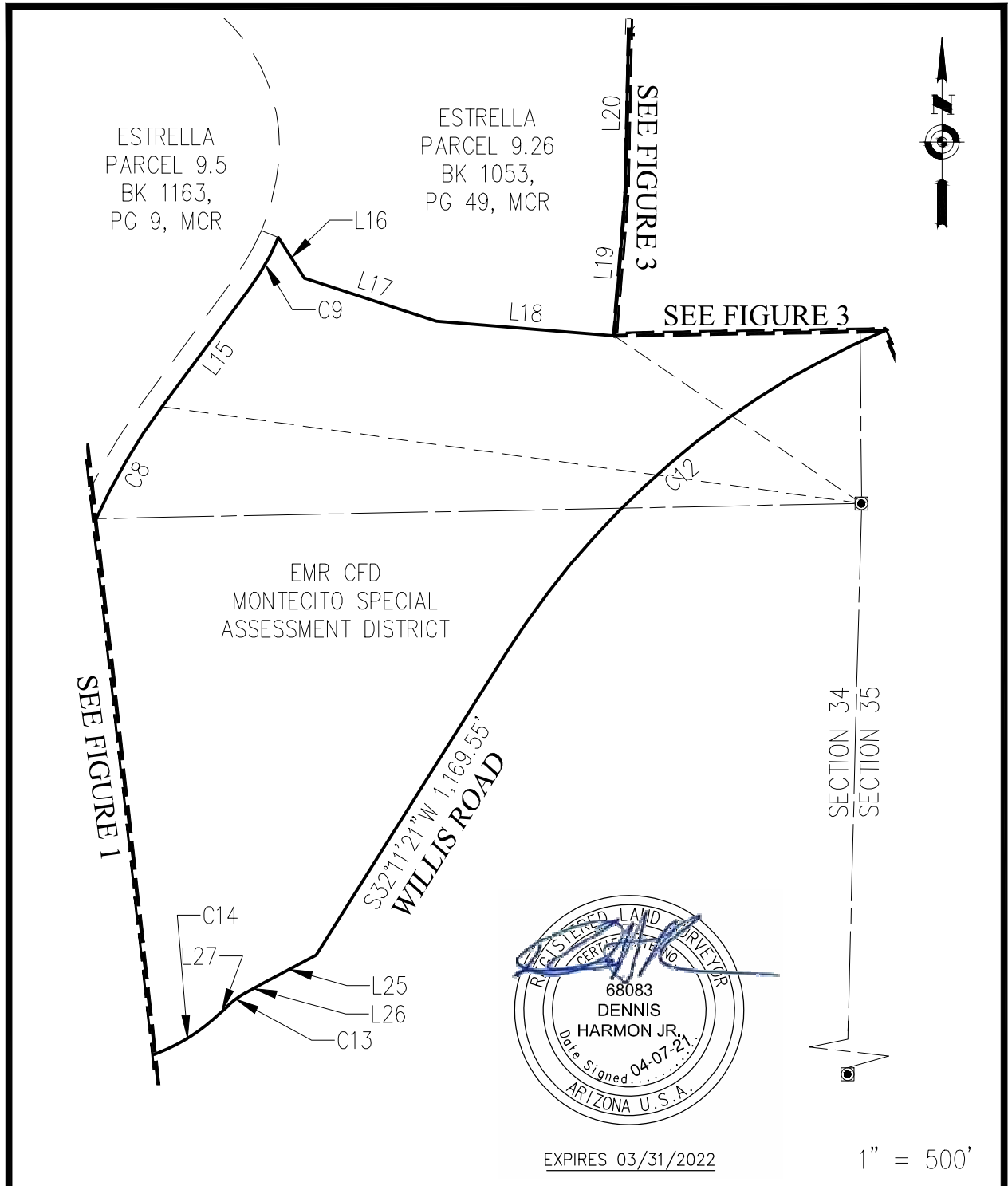


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ESTRELLA C.F.D.
PHASE 2C
LEGAL DESCRIPTION

FIGURE 2

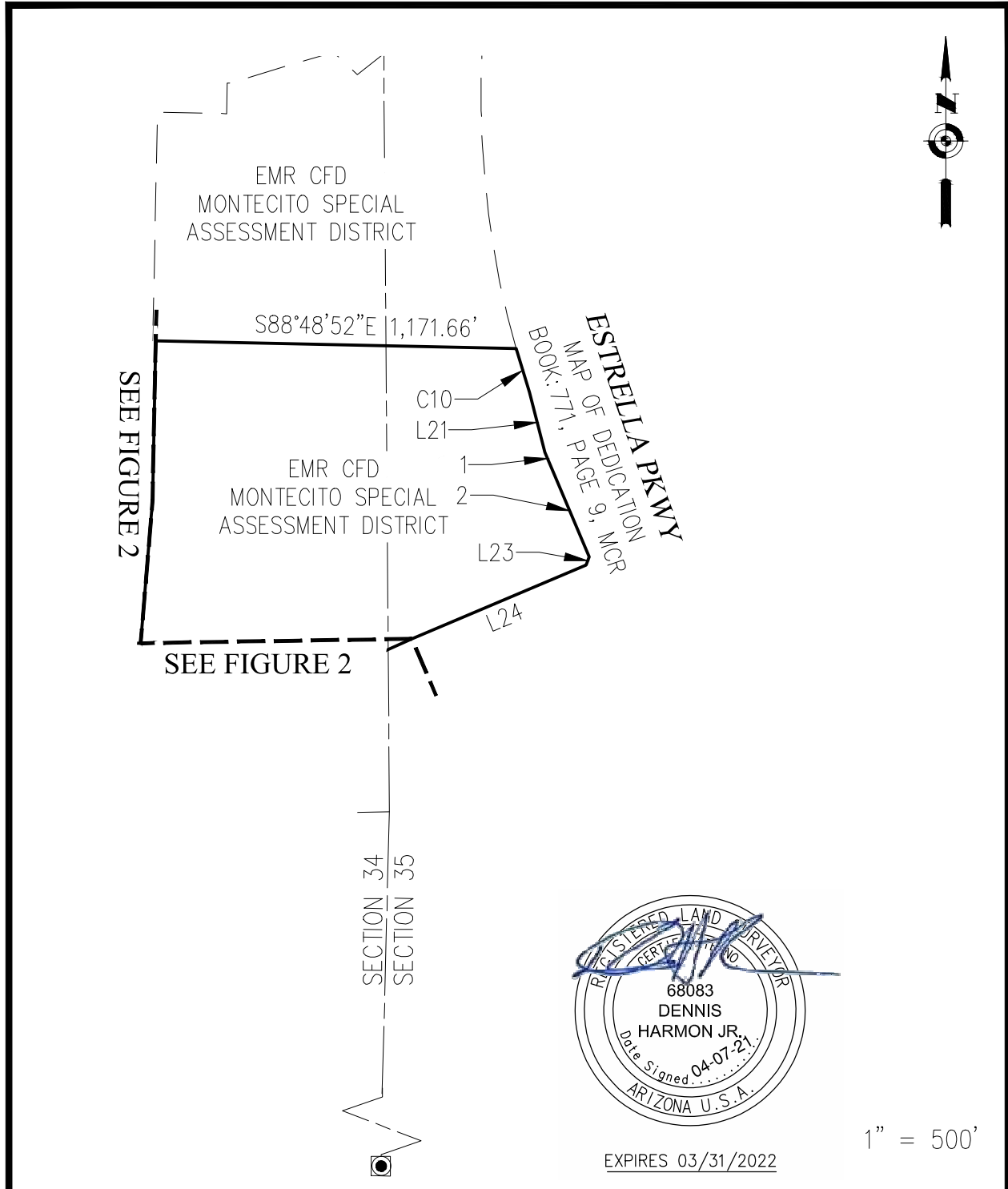


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FIGURE 3



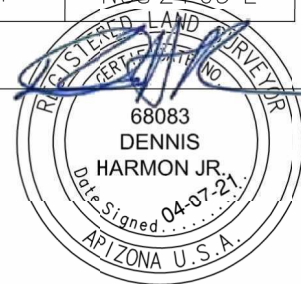
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FIGURE 4

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	55.00'	87°32'09"	84.03'	76.09	S9°42'44"W
C2	35.00'	33°33'26"	20.50'	20.21	N17°16'37"W
C3	100.00'	15°45'13"	27.50'	27.41	N7°22'42"E
C4	100.00'	15°45'13"	27.50'	27.41	S7°22'41"W
C5	440.00'	12°27'06"	95.62'	95.43	S6°43'27"E
C6	1,555.00'	19°34'13"	531.13'	528.56	S86°50'07"W
C7	2,030.00'	15°23'32"	545.35'	543.71	S16°20'35"W
C8	1,970.00'	12°29'39"	429.59'	428.74	S30°17'10"W
C9	820.00'	13°42'59"	196.31'	195.84	N29°40'30"E
C10	3,060.00'	2°48'01"	149.56'	149.54	S17°03'23"E
C11	3,080.00'	0°46'57"	42.06'	42.06	S22°35'11"E
C12	2,700.00'	34°50'00"	1,641.49'	1,616.32	S49°36'21"W
C13	300.00'	13°34'13"	71.05'	70.89	S53°54'19"W
C14	600.00'	22°33'42"	236.27'	234.74	N58°24'03"E



EXPIRES 03/31/2022



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PHASE 2C
LEGAL DESCRIPTION

FIGURE 1

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	161.96	N10°45'59"E
L2	292.62	S79°14'00"E
L3	121.74	S84°37'33"E
L4	96.30	S0°29'54"E
L5	128.80	S0°29'54"E
L6	300.96	S0°29'54"E
L7	27.58	S15°15'18"W
L8	23.08	S0°29'54"E
L9	7.28	S12°57'00"E
L10	16.97	S32°03'26"W
L11	358.75	S77°03'00"W
L12	35.84	S52°51'50"W
L13	110.71	S8°38'49"W
L14	60.00	S65°57'39"E
L15	475.22	N36°32'00"E
L16	157.09	S32°49'54"E
L17	452.63	S71°48'28"E
L18	581.65	S85°21'42"E
L19	469.43	N4°38'18"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L20	514.97	N1°11'09"E
L21	201.27	S14°37'34"E
L22	327.16	S22°58'39"E
L23	28.28	S22°01'21"W
L24	614.71	S67°01'21"W
L25	197.54	S62°08'56"W
L26	65.00	S60°41'25"W
L27	50.28	S47°07'12"W
L28	64.00	S69°40'54"W
L29	188.61	S65°54'40"W
L30	250.00	S68°40'41"W
L31	100.39	S68°40'41"W
L32	163.33	S72°19'59"W
L33	149.62	S82°25'30"W
L34	125.13	S78°35'11"W
L35	97.84	S67°57'45"W
L36	48.78	S55°54'12"W
L37	273.84	S55°50'20"W



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ESTRELLA C.F.D.
PHASE 2C
LEGAL DESCRIPTION

FIGURE 6

MONUMENT LEGEND

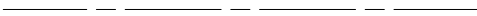
-  INDICATES SECTION CORNER, AS NOTED
1 SOUTHWEST CORNER SECTION 27 FOUND G.L.O. BRASS CAP
2 SOUTH QUARTER CORNER, SECTION 27, FOUND G.L.O. BRASS CAP



LEGEND

EXPIRES 03/31/2022

POC	POINT OF COMMENCEMENT	BK	BOOK
POB	POINT OF BEGINNING	PG	PAGE
MCR	MARICOPA COUNTY RECORDS	COR	CORNER
L#	LINE NUMBER	SEC	SECTION
C#	CURVE NUMBER	DKT	DOCKET
G.L.O.	GOVERNMENT LAND OFFICE		

	BOUNDARY LINE
	ADJACENT BOUNDARY LINES
	SECTION LINE



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ESTRELLA C.F.D.
PHASE 2C
LEGAL DESCRIPTION

FIGURE 6

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

LEGAL DESCRIPTION FOR ESTRELLA – PARCEL 9.22 AND 9.24 A&B

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.

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

LEGAL DESCRIPTION FOR ESTRELLA – PARCEL 9.30

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.

EXCEPT THE FOLLOWING LEGAL PER BOOK 1617, PAGE 5 M.C.R.

LEGAL DESCRIPTION FOR ESTRELLA, PARCEL 9.28

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 783.16 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLIS ROAD, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 45°02'11 EAST, IS 2,700.00 FEET;
THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 8°20'23, AND A LENGTH OF 392.99 FEET;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°33'42 WEST, A DISTANCE OF 47.09 FEET;
THENCE NORTH 38°04'35 WEST, A DISTANCE OF 87.19 FEET;
THENCE NORTH 6°55'26 EAST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 51°55'26 EAST, A DISTANCE OF 1.00 FEET;
THENCE NORTH 38°04'34 WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 51°55'26 WEST, A DISTANCE OF 53.00 FEET;
NORTH 38°04'38 WEST, A DISTANCE OF 249.28 FEET, TO THE SOUTHEASTERLY MOST BOUNDARY CORNER, PER FINAL PLAT, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, RECORDED IN BOOK 1053, PAGE 49, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 85°21'42 WEST, A DISTANCE OF 581.65 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 71°48'28 WEST, A DISTANCE OF 452.63 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 32°49'54 WEST, A DISTANCE OF 157.09 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, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 67°10'59 WEST, IS 820.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 13°42'59, AND LENGTH OF 196.30 FEET;
THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 35°32'00 WEST, A DISTANCE OF 442.74 FEET, TO THE NORTHERN MOST BOUNDARY CORNER OF ESTRELLA PARCEL 9.30 AS RECORDED IN BOOK 1554, PAGE 18, MARICOPA COUNTY RECORDS;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND DRIVE, SOUTH 53°28'00 EAST, A DISTANCE OF 192.00 FEET;
THENCE NORTH 36°32'00 EAST, A DISTANCE OF 93.04 FEET;
THENCE NORTH 52°18'42 WEST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 36°32'00 EAST, A DISTANCE OF 23.88 FEET;
THENCE NORTH 81°28'58 EAST, A DISTANCE OF 11.32 FEET;
THENCE NORTH 35°39'10 EAST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 35°39'10 EAST, 225.00 FEET;
THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 0°07'01, AND AN ARC LENGTH OF 0.46 FEET;
THENCE NORTH 35°32'09 EAST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 8°31'26 WEST, A DISTANCE OF 11.30 FEET;
THENCE NORTH 36°32'0 EAST, A DISTANCE OF 59.30 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 53°42'41 EAST, A DISTANCE OF 292.99 FEET;
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 18°35'14, AND A LENGTH 95.05 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 67.00 FEET;

CONT..

LEGAL DESCRIPTION FOR ESTRELLA, PARCEL 9.28

CONT..

THENCE EASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 80°56'52", AND A LENGTH OF 94.66 FEET;
THENCE SOUTH 44°10'36" EAST, A DISTANCE OF 140.31 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 158.00 FEET;
THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 2°18'35", AND A LENGTH OF 6.37 FEET;
THENCE SOUTH 1°16'03" WEST, A DISTANCE OF 13.42 FEET;
THENCE SOUTH 39°34'01" EAST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 39°34'01" WEST, A DISTANCE OF 100.00 FEET;
THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 5°01'37", AND A LENGTH OF 8.77 FEET;
THENCE SOUTH 44°35'38" EAST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 78°47'23" EAST, A DISTANCE OF 11.92 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 27°09'55" EAST, A DISTANCE OF 158.00 FEET;
THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 37°14'28", AND A LENGTH OF 102.70 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 89.93 FEET;
THENCE SOUTH 55°04'33" EAST, A DISTANCE OF 11.31 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 28.00 FEET;
THENCE NORTH 34°55'27" EAST, A DISTANCE OF 11.31 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 83.00 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 272.91 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 16.50 FEET;
THENCE SOUTH 11°43'32" WEST, A DISTANCE OF 5.39 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 33.16 FEET;
THENCE SOUTH 31°52'38" EAST, A DISTANCE OF 5.39 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 16.50 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 289.23 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 37°50'33" WEST, A DISTANCE OF 225.00 FEET;
THENCE WESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 19°36'24", AND A LENGTH OF 75.99 FEET;
THENCE NORTH 59°21'48" WEST, A DISTANCE OF 23.90 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 1.87 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 34°55'27" WEST, A DISTANCE OF 22.63 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 194.91 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 49.66 FEET;
THENCE SOUTH 3°11'34" EAST, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 2°41'28" EAST, A DISTANCE OF 12.56 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 79°17'39" EAST, A DISTANCE OF 264.64 FEET;
THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 47°08'32", AND A LENGTH OF 217.75 FEET;
THENCE SOUTH 57°50'53" EAST, A DISTANCE OF 189.22 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLIS ROAD, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 32°11'21" EAST, A DISTANCE OF 254.67 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 2700.00 FEET;
THENCE NORTHEASTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 12°46'27", AND A LENGTH OF 601.97 FEET, TO THE POINT OF BEGINNING.

ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT
ASSESSMENT NUMBER 005-04-068



 (AREA NO. 2)
ASSESSMENT NO.
005-04-068

EXHIBIT 'B'

NEW LEGAL DESCRIPTION FOR
ASSESSMENTS 005-05-001 THROUGH 005-05-065

ASSESSMENT NOS. 005-05-001 THROUGH 005-05-065

Lots 1 through 65, according to the Final Plat of Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona

ASSESSMENT NO. 005-05-066

(see following pages)



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June 15, 2023

LEGAL DESCRIPTION

Estrella Mountain Ranch Community Facilities District –
Montecito Assessment District No. 2
Goodyear, Arizona
June 2023 Update

SITUATED IN PORTIONS 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:

PARCEL 1

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAPPED IRON POST MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, FROM WHICH A FOUND GLO BRASS CAPPED IRON POST MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 34, BEARS SOUTH 01°27'50" WEST (BASIS OF BEARINGS), A DISTANCE OF 2,696.89 FEET, ACCORDING TO AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY FOR "ESTRELLA MOUNTAIN RANCH – BULK OPTION SURVEY", PREPARED BY CMX, DATED MAY 12, 2005, PROJECT NUMBER 7241-02, AND THE MAP OF DEDICATION OF "WILLIS ROAD", RECORDED AS BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS (MCR);

THENCE NORTH 63°35'50" WEST, A DISTANCE OF 542.66 FEET, TO THE NORTHEASTERNMOST CORNER OF "ESTRELLA PARCEL 9.28", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1617, PAGE 5, MCR, BEING ALSO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD" ACCORDING TO SAID MAP OF DEDICATION OF "WILLIS ROAD", RECORDED AS BOOK 936, PAGE 1, MCR, SAID POINT BEING ALSO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 82°33'42" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ALONG THE NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 47.09 FEET;

THENCE NORTH 38°04'35" WEST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 87.19 FEET;

THENCE NORTH 6°55'26" EAST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 28.28 FEET;

THENCE NORTH 51°55'26" EAST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 1.00 FOOT;

THENCE NORTH 38°04'34" WEST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 50.00 FEET;



THENCE SOUTH 51°55'26" WEST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 53.00 FEET;

THENCE NORTH 38°04'38" WEST, ALONG SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 249.28 FEET, TO THE SOUTHEAST CORNER OF "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1053, PAGE 49, MCR;

THENCE NORTH 4°38'18" EAST, DEPARTING SAID NORTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", ALONG THE EASTERLY LINE OF SAID "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26", A DISTANCE OF 469.43 FEET;

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

THENCE SOUTH 88°49'01" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.1", A DISTANCE OF 1,171.67 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, BEING ALSO THE SOUTHEAST CORNER OF SAID "ESTRELLA PARCEL 9.1", AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "SOUTH ESTRELLA PARKWAY", ACCORDING TO THE MAP OF DEDICATION FOR "ESTRELLA MOUNTAIN RANCH ESTRELLA PARKWAY PHASE 3", RECORDED AS BOOK 771, PAGE 9, MCR;

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH ESTRELLA PARKWAY" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,060.00 FEET, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 74°21'09" EAST, THROUGH A CENTRAL ANGLE OF 2°48'04", A DISTANCE OF 149.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 14°37'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH ESTRELLA PARKWAY", A DISTANCE OF 201.27 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH ESTRELLA PARKWAY", ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,080.00 FEET, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH 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, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH ESTRELLA PARKWAY", A DISTANCE OF 327.16 FEET;

THENCE SOUTH 22°01'21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH ESTRELLA PARKWAY", A DISTANCE OF 28.28 FEET, TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ACCORDING TO SAID MAP OF DEDICATION, RECORDED AS BOOK 936, PAGE 1, MCR;

THENCE SOUTH 67°01'21" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "WILLIS ROAD", A DISTANCE OF 614.71 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;



THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "WILLIS ROAD" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,700.00 FEET, CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 22°58'39" EAST, THROUGH A CENTRAL ANGLE OF 13°43'11", A DISTANCE OF 646.52 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,343,869.59 SQUARE FEET, OR 30.8510 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

COMMENCING AT SAID NORTHEAST CORNER OF SAID SECTION 34;

THENCE SOUTH 01°27'50" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 733.58 FEET;

THENCE NORTH 88°32'10" WEST, DEPARTING SAID EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,274.92 FEET, TO THE SOUTHERNMOST CORNER OF "ESTRELLA PARCEL 9.28", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1617, PAGE 5, MCR, BEING ALSO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ACCORDING TO SAID MAP OF DEDICATION OF "WILLIS ROAD", RECORDED AS BOOK 936, PAGE 1, MCR AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 32°11'21" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", A DISTANCE OF 589.79 FEET;

THENCE SOUTH 77°11'21" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", A DISTANCE OF 28.28 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "WEST MOUNTAIN VISTA DRIVE", ACCORDING TO THE MAP OF DEDICATION FOR "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH SOUTH 182ND DRIVE AND A PORTION OF WEST MOUNTAIN VISTA DRIVE", RECORDED AS BOOK 1059, PAGE 15, MCR;

THENCE NORTH 57°48'39" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 553.58 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 32°11'21" WEST, THROUGH A CENTRAL ANGLE OF 1°50'45", A DISTANCE OF 50.10 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 15°36'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 16.69 FEET, TO THE SOUTHEAST CORNER OF SAID "ESTRELLA PARCEL 9.30", ACCORDING TO THE AMENDMENT AND RESTATED FINAL PLAT, RECORDED AS BOOK 1554, PAGE 18, MCR;

THENCE NORTH 28°26'30" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", ALONG THE EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 95.52 FEET;



THENCE NORTH 74°28'34" EAST, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 27.77 FEET;

THENCE SOUTH 59°29'22" EAST, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 0.74 FOOT;

THENCE NORTH 30°30'38" EAST, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 50.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,732.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 30°30'37" 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, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 216.22 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 58°01'05" WEST, THROUGH A CENTRAL ANGLE OF 58°44'20", A DISTANCE OF 66.64 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 33°50'50" 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, ALONG THE SOUTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 8.64 FEET;

THENCE NORTH 79°55'27" EAST, ALONG SAID SOUTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", A DISTANCE OF 115.01 FEET, TO A POINT ON THE WESTERLY LINE OF "ESTRELLA PARCEL 9.29", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1663, PAGE 49, MCR;

THENCE SOUTH 10°04'33" EAST, DEPARTING SAID SOUTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.29", A DISTANCE OF 46.92 FEET;

THENCE NORTH 79°55'27" EAST, ALONG THE SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.29", A DISTANCE OF 245.70 FEET TO A POINT ON THE WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", ACCORDING TO SAID FINAL PLAT, RECORDED AS BOOK 1617, PAGE 5, MCR;

THENCE SOUTH 2°41'28" EAST, DEPARTING SAID SOUTHWESTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.29", A DISTANCE OF 12.56 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;



THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE OF SAID "ESTRELLA PARCEL 9.28" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 264.64 FEET, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 79°17'39" EAST, THROUGH A CENTRAL ANGLE OF 47°08'32", A DISTANCE OF 217.74 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 57°50'53" EAST, ALONG SAID SOUTHWESTERLY LINE OF SAID "ESTRELLA PARCEL 9.28", A DISTANCE OF 189.22 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 406,165.37 SQUARE FEET, OR 9.3243 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 3

COMMENCING AT SAID NORTHEAST CORNER OF SAID SECTION 34;

THENCE SOUTH 01°27'50" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2,048.42 FEET;

THENCE NORTH 88°32'10" WEST, DEPARTING SAID EAST LINE OF SAID SECTION 34, A DISTANCE OF 2,695.77 FEET, TO AN ANGLE POINT ON THE SOUTHERLY LINE OF "ESTRELLA – PARCEL 9.22 AND 9.24 A & B", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1532, PAGE 31, MCR, SAID ANGLE POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 68°40'37" WEST, DEPARTING SAID SOUTHERLY LINE OF SAID "ESTRELLA – PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 126.03 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°50'55" WEST, A DISTANCE OF 322.62 FEET;

THENCE NORTH 89°38'54" WEST, A DISTANCE OF 695.13 FEET, TO A POINT ON SAID SOUTHERLY LINE OF SAID "ESTRELLA – PARCEL 9.22 AND 9.24 A & B";

THENCE NORTH 48°36'39" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA – PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 614.66 FEET;

THENCE NORTH 72°55'00" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA – PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 1,191.67 FEET, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE SOUTH 0°29'20" WEST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA – PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 403.04 FEET, TO THE **TRUE POINT OF BEGINNING**.



CONTAINING 567,495.32 SQUARE FEET, OR 13.0279 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 4

COMMENCING AT SAID NORTHEAST CORNER OF SAID SECTION 34;

THENCE SOUTH 01°27'50" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,247.55 FEET;

THENCE NORTH 88°32'10" WEST, DEPARTING SAID EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,603.67 FEET, TO AN ANGLE POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ACCORDING TO SAID MAP OF DEDICATION OF "WILLIS ROAD", RECORDED AS BOOK 936, PAGE 1, MCR, BEING ALSO AN ANGLE POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", RECORDED AS BOOK 1059, PAGE 15, MCR, SAID POINT BEING ALSO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 32°11'21" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD" AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 110.00 FEET, TO AN ANGLE POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", BEING ALSO AN ANGLE POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", AND BEING ALSO AN ANGLE POINT ON THE NORTHERLY LINE OF "ESTRELLA PARCEL 9.22 AND 9.24 A & B", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1532, PAGE 31, MCR;

THENCE NORTH 57°48'39" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "WILLIS ROAD", ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 553.58 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,445.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 32°11'21" WEST, 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, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 17.28 FEET;

THENCE NORTH 61°33'30" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°35'54" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 17.28 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;



THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,445.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 26°21'42" WEST, THROUGH A CENTRAL ANGLE OF 39°18'43", A DISTANCE OF 991.45 FEET, TO THE END OF SAID CURVE;

THENCE SOUTH 77°03'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 127.74 FEET;

THENCE SOUTH 32°03'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 16.97 FEET;

THENCE SOUTH 77°03'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 80.00 FEET;

THENCE NORTH 57°57'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 16.97 FEET;

THENCE SOUTH 77°03'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG SAID NORTHERLY LINE OF "ESTRELLA PARCEL 9.22 AND 9.24 A & B", A DISTANCE OF 758.87 FEET TO THE NORTHWEST CORNER OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B", BEING ALSO A POINT ON THE EASTERLY LINE OF THAT CERTAIN UTILITY LINE EASEMENT, BEING 25 FEET IN WIDTH, RECORDING NO. 2005-1874947, MCR;

THENCE SOUTH 10°51'30" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", ALONG THE WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG SAID EASTERLY LINE OF SAID UTILITY LINE EASEMENT, A DISTANCE OF 337.62 FEET;

THENCE SOUTH 10°42'57" WEST, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG SAID EASTERLY LINE OF SAID UTILITY LINE EASEMENT, A DISTANCE OF 329.23 FEET;

THENCE SOUTH 10°44'34" WEST, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG SAID EASTERLY LINE OF SAID UTILITY LINE EASEMENT, A DISTANCE OF 588.11 FEET;

THENCE SOUTH 10°46'37" WEST, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND ALONG SAID EASTERLY LINE OF SAID UTILITY LINE EASEMENT, A DISTANCE OF 58.73 FEET;

THENCE NORTH 89°39'32" WEST, DEPARTING SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.22 AND 9.24 A & B" AND SAID EASTERLY LINE OF SAID UTILITY LINE EASEMENT, A DISTANCE OF 25.42 FEET, TO A POINT ON THE WESTERLY LINE OF SAID UTILITY LINE EASEMENT, BEING ALSO A POINT ON THE EASTERLY LINE OF THAT CERTAIN EL PASO NATURAL GAS PIPELINE RIGHT-OF-WAY LINE, BEING 50 FEET IN WIDTH, RECORDING NO. 2001-0753945 AND 2001-0451869, MCR;

THENCE NORTH 10°48'25" EAST, ALONG SAID WESTERLY LINE OF SAID UTILITY LINE EASEMENT AND ALONG SAID EASTERLY LINE OF SAID EL PASO NATURAL GAS PIPELINE RIGHT-OF-WAY LINE, A DISTANCE OF 2,489.90 FEET, TO



THE SOUTHWEST CORNER OF "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1179, PAGE 32, MCR;

THENCE SOUTH 79°14'00" EAST, DEPARTING SAID WESTERLY LINE OF SAID UTILITY LINE EASEMENT AND SAID EASTERLY LINE OF SAID EL PASO NATURAL GAS PIPELINE RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6", A DISTANCE OF 291.62 FEET;

THENCE SOUTH 84°37'33" EAST, ALONG SAID SOUTHERLY LINE OF SAID "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6", A DISTANCE OF 121.74 FEET, TO THE NORTHWEST CORNER OF "ESTRELLA PARCEL 9.31", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1464, PAGE 3, MCR;

THENCE SOUTH 0°29'54" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.6", ALONG THE WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", A DISTANCE OF 225.11 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE EASTERLY, THE RADIUS POINT OF WHICH 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 TO THE RIGHT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG THE ARC SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 55°56'40" WEST, 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, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", A DISTANCE OF 300.96 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 89°30'05" WEST, 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, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID WESTERLY LINE OF "ESTRELLA PARCEL 9.31", A DISTANCE OF 27.58 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID TANGENT CURVE TO LEFT, HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 74°44'41" EAST, 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, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", A DISTANCE OF 23.08 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;



THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 89°30'06" EAST, 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", ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", A DISTANCE OF 7.28 FEET;

THENCE SOUTH 32°03'26" WEST", ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", A DISTANCE OF 16.97 FEET, TO THE SOUTHWEST CORNER OF SAID "ESTRELLA PARCEL 9.31", BEING ALSO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE";

THENCE NORTH 77°03'00" EAST, DEPARTING SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.31", ALONG THE SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 127.01 FEET;

THENCE NORTH 32°03'00" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 16.97 FEET;

THENCE NORTH 77°03'00" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 80.00 FEET;

THENCE SOUTH 57°57'00" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 16.97 FEET;

THENCE NORTH 77°03'00" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 127.74 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 12°57'00" EAST, THROUGH A CENTRAL ANGLE OF 19°34'13", A DISTANCE OF 531.13 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "SOUTH 182ND DRIVE" ACCORDING TO SAID MAP OF DEDICATION FOR "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH SOUTH 182ND DRIVE AND A PORTION OF WEST MOUNTAIN VISTA DRIVE", RECORDED AS BOOK 1059, PAGE 15, MCR;

THENCE NORTH 52°51'50" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", ALONG THE SOUTHEASTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", A DISTANCE OF 35.84 FEET;

THENCE NORTH 8°38'49" EAST, ALONG THE EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF "SOUTH 182ND DRIVE", A DISTANCE OF 110.71 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;



THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF "SOUTH 182ND DRIVE" AND ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 81°21'11" EAST, THROUGH A CENTRAL ANGLE OF 15°23'32", A DISTANCE OF 545.35 FEET, TO THE NORTHEAST CORNER OF SAID "ESTRELLA PARCEL 9.31", BEING ALSO AN ANGLE POINT ON THE SOUTHERLY LINE OF "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.5", ACCORDING TO THE FINAL PLAT, RECORDED AS BOOK 1163, PAGE 9, MCR;

THENCE SOUTH 65°57'39" EAST, DEPARTING SAID EASTERLY LINE OF SAID "ESTRELLA PARCEL 9.31" AND SAID WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", ALONG SAID SOUTHERLY LINE OF SAID "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.5" AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 60.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 65°57'28" EAST, THROUGH A CENTRAL ANGLE OF 1°03'27", A DISTANCE OF 36.36 FEET, TO A POINT OF CUSP, BEING AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, BEING ALSO A POINT ON THE WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30", ACCORDING TO SAID AMENDMENT AND RESTATED FINAL PLAT, RECORDED AS BOOK 1554, PAGE 18, MCR, AND BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", ACCORDING TO SAID MAP OF DEDICATION FOR "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH SOUTH 182ND DRIVE AND A PORTION OF WEST MOUNTAIN VISTA DRIVE", RECORDED AS BOOK 1059, PAGE 15, MCR;

THENCE SOUTHEASTERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE" AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 64°55'11" EAST, THROUGH A CENTRAL ANGLE OF 91°31'41", A DISTANCE OF 31.57 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 23°34'08" WEST, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", A DISTANCE OF 64.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 23°35'30" 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 WESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE" AND ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 67°57'33" EAST, 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, ALONG THE SOUTHWESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", A DISTANCE OF 110.71 FEET;



THENCE SOUTH 35°34'12" EAST, ALONG SAID SOUTHWESTERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", A DISTANCE OF 35.84 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", ACCORDING TO SAID MAP OF DEDICATION FOR "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH SOUTH 182ND DRIVE AND A PORTION OF WEST MOUNTAIN VISTA DRIVE", RECORDED AS BOOK 1059, PAGE 15, MCR, BEING ALSO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID "SOUTH 182ND DRIVE", ALONG THE SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH 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°29'27" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 16.69 FEET;

THENCE SOUTH 61°33'30" EAST, ALONG SAID SOUTHERLY LINE OF SAID "ESTRELLA PARCEL 9.30" AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 80.00 FEET, TO THE SOUTHEAST CORNER OF SAID "ESTRELLA PARCEL 9.30", ACCORDING TO SAID AMENDMENT AND RESTATED FINAL PLAT, RECORDED AS BOOK 1554, PAGE 18, MCR;

THENCE SOUTH 15°36'27" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID "ESTELLA PARCEL 9.30", ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 16.69 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT;

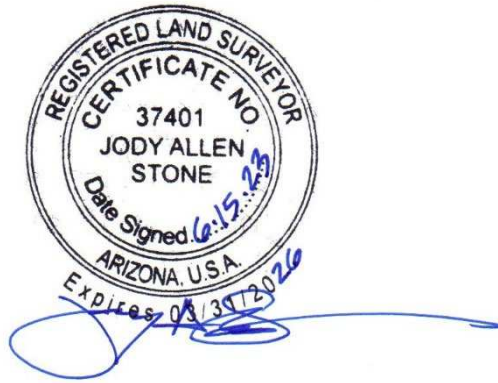
THENCE SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 30°20'36" WEST, THROUGH A CENTRAL ANGLE OF 1°50'45", A DISTANCE OF 50.10 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 57°48'39" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE", A DISTANCE OF 553.58 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 846,022.49 SQUARE FEET, OR 19.4220 ACRES, MORE OR LESS.

CONTAINING IN TOTAL 3,163,552.77 SQUARE FEET, OR 72.6252 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.



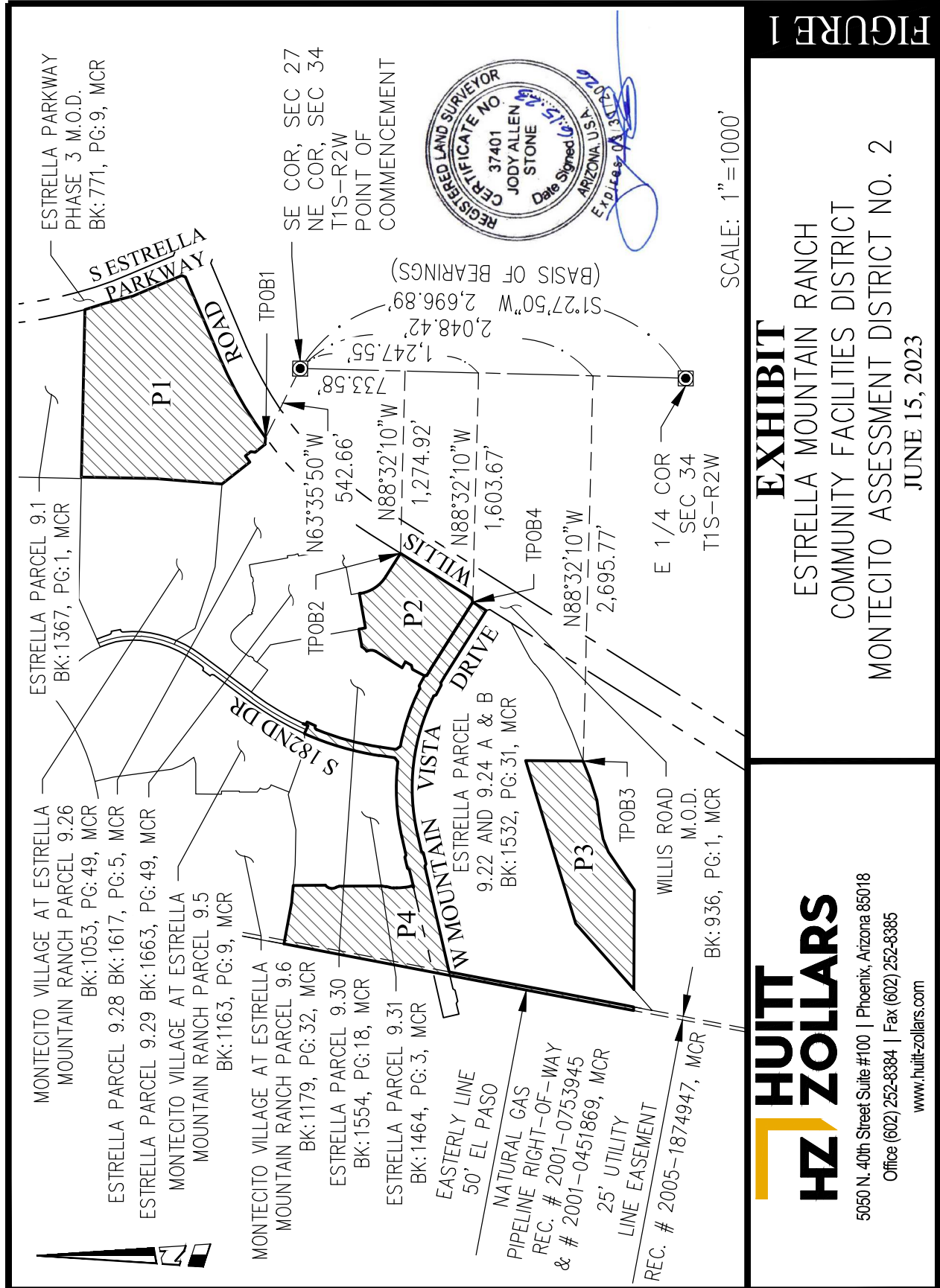


FIGURE 1

EXHIBIT

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
MONTECITO ASSESSMENT DISTRICT NO. 2
JUNE 15, 2023

HUITT
HZ ZOLLARS

5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

EXHIBIT 'C'

**CITY OF GOODYEAR
THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
SPECIAL ASSESSMENT BONDS (SERIES 2015)
MONTECITO SPECIAL ASSESSMENT DISTRICT NO. 2**

ORIGINAL ASSESSMENT NUMBER AND AMOUNT

Number	Amount
005-05-068	\$ 934,701.23

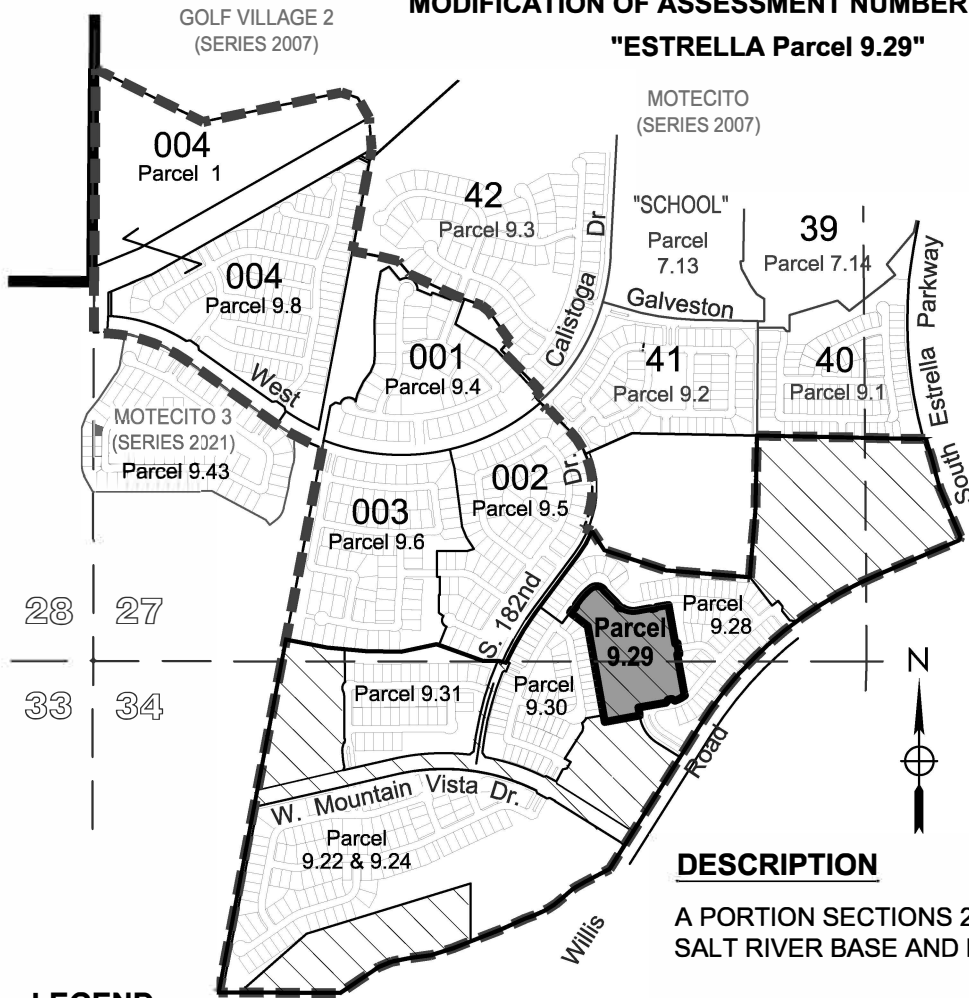
REQUESTED MODIFICATION ASSESSMENT NUMBER AND AMOUNT

Number	Amount
005-05-001 through 005-05-065	\$ 2,939.17 per lot
005-05-066	\$ 743,655.18

**ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO NO. 2 ASSESSMENT DISTRICT**

MODIFICATION OF ASSESSMENT NUMBER 005-04-068

"ESTRELLA Parcel 9.29"



LEGEND



MONTECITO ASSESSMENT
DISTRICT NO. 2



ESTRELLA MOUNTAIN
RANCH CFD

000

ASSESSMENT NUMBER



ASSESSMENT 005-04-068

DESCRIPTION

A PORTION SECTIONS 26, 27 & 34, T1 S - R 2 W OF THE GILA & 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 _____ 2023

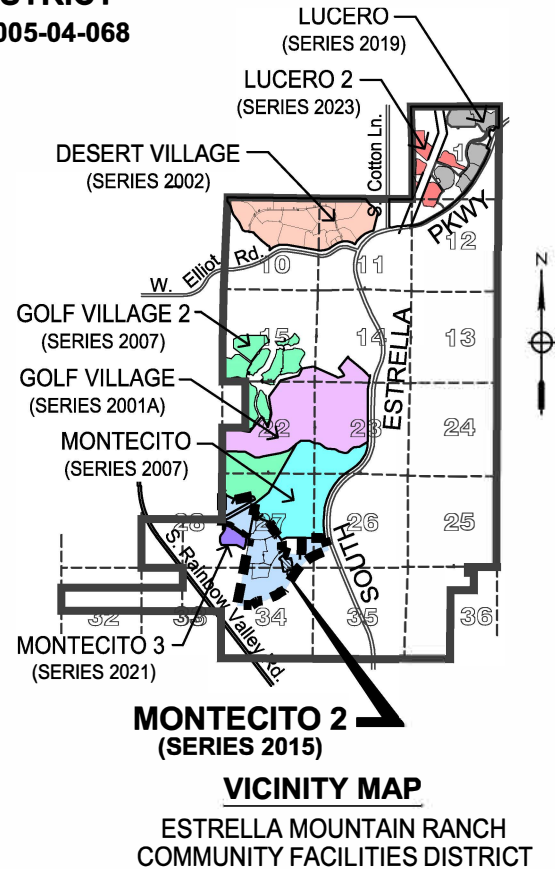
DISTRICT CLERK

DATE

SIGNED: THIS _____ DAY OF _____, 2023

SUBMITTED:

SUPERINTENDENT OF STREETS DATE



**MONTECITO 2
(SERIES 2015)**

VICINITY MAP

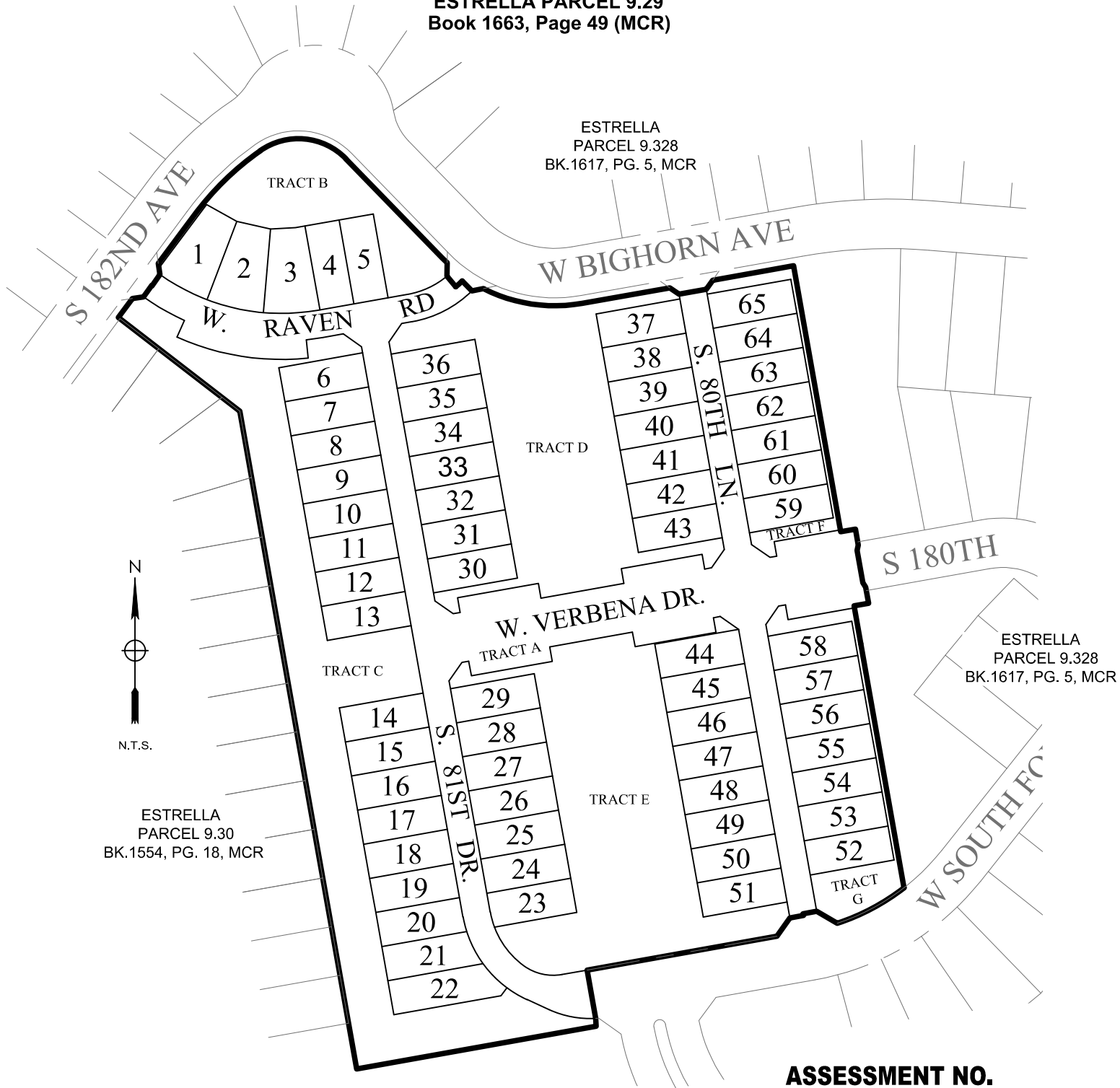
ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT

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 NO. 2	42	171.3
005-03-001 to 005-03-176	9.22 & 9.24	114	53.06
	9.30	62	14.86
005-03-177	Area No. 2	1	103.68
005-04-001 to 005-04-067	9.28	67	20.68
005-04-068	Area No. 2	1	82.96
005-05-001 to 005-05-065	9.29	65	10.32
005-05-066	Area No. 2	1	72.62

**ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT**

MODIFICATION OF ASSESSMENT NUMBER 005-04-068

**"ESTRELLA PARCEL 9.29"
Book 1663, Page 49 (MCR)**



**ASSESSMENT NO.
005-05-001 through 005-05-065**

ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT

MODIFICATION OF ASSESSMENT NUMBER 005-04-068

"ESTRELLA PARCEL 9.29"
Book 1663, Page 49 (MCR)

Lot #	Assessment Number	LOT AREA (SF)
1	005-05-001	3994
2	005-05-002	4005
3	005-05-003	3954
4	005-05-004	3010
5	005-05-005	3010
6	005-05-006	3010
7	005-05-007	3010
8	005-05-008	3010
9	005-05-009	3010
10	005-05-010	3010
11	005-05-011	3010
12	005-05-012	3010
13	005-05-013	3010
14	005-05-014	3010
15	005-05-015	3010
16	005-05-016	3010
17	005-05-017	3010
18	005-05-018	3010
19	005-05-019	3010
20	005-05-020	3015
21	005-05-021	3197
22	005-05-022	3775
23	005-05-023	3010
24	005-05-024	3010
25	005-05-025	3010
26	005-05-026	3010
27	005-05-027	3010
28	005-05-028	3010
29	005-05-029	3010
30	005-05-030	3010

Lot #	Assessment Number	LOT AREA (SF)
31	005-05-031	3010
32	005-05-032	3010
33	005-05-033	3010
34	005-05-034	3010
35	005-05-035	3010
36	005-05-036	3010
37	005-05-037	3010
38	005-05-038	3010
39	005-05-039	3010
40	005-05-040	3010
41	005-05-041	3010
42	005-05-042	3010
43	005-05-043	3010
44	005-05-044	3010
45	005-05-045	3010
46	005-05-046	3010
47	005-05-047	3010
48	005-05-048	3010
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58	005-05-058	3010
59	005-05-059	3010
60	005-05-060	3010
61	005-05-061	3010
62	005-05-062	3010
63	005-05-063	3010
64	005-05-064	3010
65	005-05-065	3010

**ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, City of Goodyear, Arizona
MONTECITO #2 ASSESSMENT DISTRICT**

MODIFICATION OF ASSESSMENT NUMBER 005-04-068

**"ESTRELLA PARCEL 9.29"
Book 1663, Page 49 (MCR)**

