

Joint Community Facilities District
Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, July 10, 2023

5:00 p.m.

Meeting Agenda

COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA

- 1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1**
- 2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**
- 3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1**
- 4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT**
- 5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2**
- 6. COTTONFLOWER COMMUNITY FACILITIES DISTRICT**
- 7. ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT**
- 8. KING RANCH COMMUNITY FACILITIES DISTRICT**
- 9. CENTERRA COMMUNITY FACILITIES DISTRICT**
- 10. CORTINA COMMUNITY FACILITIES DISTRICT**

Board members of the ten above mentioned Community Facilities Districts will attend either in person or by telephone conference call or video communications.

CALL TO ORDER

ROLL CALL

CITIZEN COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the District Board on any non-agenda item within the jurisdiction of the Goodyear Community Facilities District Board. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Board will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

CONSENT

The Community Facilities District Board may vote upon all matters contained within the consent agenda by a unanimous single vote of all those present at the meeting entitled to vote. Any matter may be removed from the consent agenda and considered as a singular item upon the request of any member of the District Board or any member of the public in attendance at the meeting.

1. **APPROVAL OF MINUTES**

Recommendation

Approve the draft minutes from the June 26, 2023 Joint Community Facilities District Meeting.
(Darcie McCracken, City Clerk)

2. **MODIFICATION OF ASSESSMENTS WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2023-159 APPROVING THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER 005-04-068 WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2. (Jared Askelson, Deputy Director of Finance)

INFORMATION ITEMS

Comments, Commendations, Report on Current Events and Presentations by Chairman, Boardmembers, staff or members of the public. The Board may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Commission and to the general public that the Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on 7/05/2023 at 5:00 p.m. by PP.

ITEM #: 1.
DATE: 07/10/2023
AI #:1579



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the June 26, 2023 Joint Community Facilities District Meeting. (Darcie McCracken, City Clerk)

Attachments

June 26, 2023 CFD draft minutes

Community Facilities District

Goodyear City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

**Monday, June 26, 2023****5:00 p.m.****Meeting Minutes****COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA**

1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1
2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3
3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1
4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT
5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2
6. COTTONFLOWER COMMUNITY FACILITIES DISTRICT
7. ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
8. KING RANCH COMMUNITY FACILITIES DISTRICT
9. CENTERRA COMMUNITY FACILITIES DISTRICT
10. CORTINA COMMUNITY FACILITIES DISTRICT

Board members of the ten above mentioned Community Facilities Districts will attend either in person or by telephone conference call or video communications.

CALL TO ORDER

Chairman Pizzillo called the meeting to order at 5:00 p.m.

ROLL CALL

Present: Chairman Joe Pizzillo; Vice Chairman Laura Kaino; Board Member Sheri Lauritano; Board Member Wally Campbell; Board Member Bill Stipp; Board Member Brannon Hampton; Board Member Vicki Gillis

Staff Present: District Manager Wynette Reed; District Clerk Darcie McCracken

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

MOTION BY Board Member Bill Stipp, **SECONDED BY** Board Member Brannon Hampton to APPROVE Consent Agenda Items 1 through 11. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Vice Chairman Laura Kaino, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Brannon Hampton, Board Member Vicki Gillis

Passed - Unanimously

1. **APPROVAL OF MINUTES**

2. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION CFGD#1 RES 2023-197 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

3. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION PVCFD#3 RES 2023-073 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

4. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION CFUD#1 RES 2023-124 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

5. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION WFRCFD RES 2023-087 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

6. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION WFRCFD#2 RES 2023-082 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

7. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION CTTNFLWRCFD RES 2023-079 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

8. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2023-158 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

9. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION KRCFD RES 2023-054 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

10. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION CENTERRACFD RES 2023-081 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

11. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2024**

Recommendation

ADOPT RESOLUTION CORTINACFD RES 2023-074 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH \$100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2024. (Ryan Bittle, District Finance Manager)

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Chairman Pizzillo adjourned the CFD Meeting at 5:02 p.m.

Darcie McCracken, District Clerk

Joe Pizzillo, District Chairman

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the JOINT COMMUNITY FACILITIES DISTRICT MEETING of the city of Goodyear, Arizona, held on June 26, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2023.

SEAL:

Darcie McCracken, District Clerk

ITEM #: 2.
DATE: 07/10/2023
AI #:1524



COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: MODIFICATION OF ASSESSMENTS WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2

STAFF PRESENTER(S): Jared Askelson, Deputy Director of Finance

SUMMARY

In March 2022, parcels within the Montecito Assessment District No. 2 were subdivided into a total of 65 lots. If approved by the Board, Resolution No. EMRCFD RES 2023-159 will reallocate the existing assessment among those 65 lots and the remaining undivided area.

Recommendation

ADOPT RESOLUTION EMRCFD RES 2023-159 APPROVING THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER 005-04-068 WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2. (Jared Askelson, Deputy Director of Finance)

FISCAL IMPACT

This action reallocates the original assessment amount of \$934,701.23 in Assessment Number 005-04-068 with no additional impact. The assessment will be allocated across 65 lots in the amount of \$2,939.17 per lot. The remaining \$743,655.18 will be allocated in total to the remaining property within the assessment district.

Approval of the assessment modification will assign new assessment numbers and amounts as follows:

Original Assessment Number	Original Assessment Amount
005-04-068	\$934,701.23

New Assessment Numbers	New Assessment Amounts
005-05-001 through 005-05-065	\$2,939.17 per lot
005-05-066	\$743,655.18

BACKGROUND AND PREVIOUS ACTIONS

The final plat for Estrella Parcel 9.29 portions the land covered by assessment number 005-04-068, was approved by the City Council on March 28, 2022. Other assessments within the Montecito Assessment District No. 2 have been similarly modified upon the subdivision of land securing the assessment. This action was initiated by the application and petition for modification filed by Estrella North, LLC, the owner of all land subject to assessment 005-04-068.

STAFF ANALYSIS

District staff has reviewed the proposed modification of assessment number 005-04-068 and found that it is in compliance with State of Arizona law and the City of Goodyear's Policy Guidelines and Application Procedures for Community Facilities Districts.

Attachments

Resolution

Petition for Modification

Modified Assessment

Draft Amended Notice of Recording of Assessment

Overview Map

EMRCFD RES 2023-159

**RESOLUTION OF THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)
APPROVING THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER
005-04-068 WITHIN MONTECITO ASSESSMENT DISTRICT NO 2.**

WHEREAS, pursuant to A.R.S. § 48-594(B), the Superintendent of Streets of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona), Montecito Assessment District No. 2 (the “*Assessment District*”), has prepared and submitted to the District Board (defined below) a list of assessments on certain property within the Assessment District, which assessments are to be modified, including (a) the assessment number, legal description and amount assessed on each affected lot or parcel before the modification, (b) the assessment number, legal description and name and address of the owner as shown on the most recent tax roll, and (c) the amount to be assessed on each lot or parcel after modification; and

WHEREAS, the Superintendent of Streets has caused to be prepared and presented to the Board of Directors (the “*District Board*”) of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the “*District*”) an amendment to the Assessment Diagram for the District reflecting the requested modification; and

WHEREAS, the Superintendent of Streets has caused a notice to be mailed to the owners of the affected lots or parcels showing the proposed reallocation and stating that the owners may file written objections to the reallocation within 20 days after the notice was mailed; and

WHEREAS, no objections to the reallocation of the assessment have been received during the time provided by law; and

WHEREAS, the District Board has considered the matter and has the advice of its Superintendent of Streets with respect to the improvements constructed and the assessments levied for the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA), AS FOLLOWS:

Section 1. Pursuant to A.R.S. § 48-594(B) and the petition submitted by the property owners, and good cause appearing therefore, it is hereby ordered that assessment 005-04-068 (Parcel 9.29) be modified in accordance with the assessment modification submitted by the Superintendent of Streets.

Section 2. The amended Assessment Diagram is approved with such modifications as are set forth in Exhibit A attached hereto.

Section 3. The District Board hereby directs: (i) the Superintendent of Streets to record the modified assessment and amended Assessment Diagram in the Superintendent of Street's office pursuant to A.R.S. § 48-594(B) and (ii) the District Attorney to record, or cause to be recorded, the amended notice of recording of assessment in the records of Maricopa County, Arizona.

Section 4. The modified assessment numbers will be 005-05-001 through and including 005-05-066.

Section 5. The costs of the modification shall be paid by the property owner requesting this modification, or, if not so paid, shall be included in the amount of the assessment, as modified, and, if not sooner paid, shall be included in the next installment of the assessment due with respect to the affected parcels.

[Signatures on following page]

PASSED, ADOPTED AND APPROVED by the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona), on July 10, 2023, with a vote of _____.

District Chairman

ATTEST:

District Clerk

APPROVED AS TO FORM:

Gust Rosenfeld P.L.C.
Bond Counsel

I hereby certify that I have checked the legal descriptions with respect to modifications of the assessments above-numbered and that the modifications set forth on the attached legal descriptions are acceptable to me.

Superintendent of Streets

EXHIBIT A

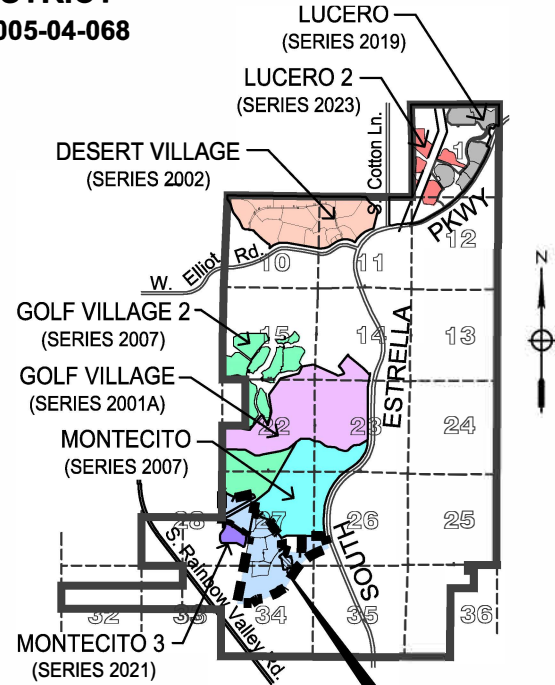
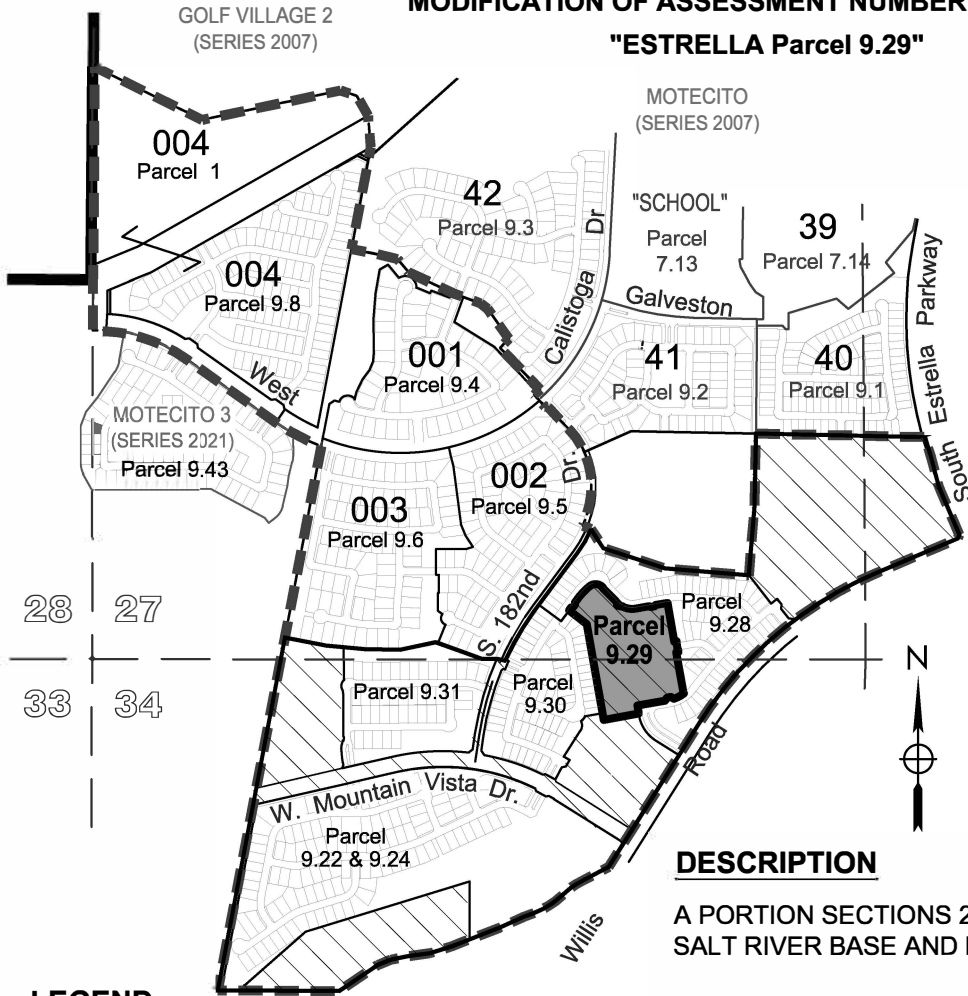
Amended Assessment Diagram

(See following pages.)

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"



**MONTECITO 2
(SERIES 2015)**

VICINITY MAP

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT

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

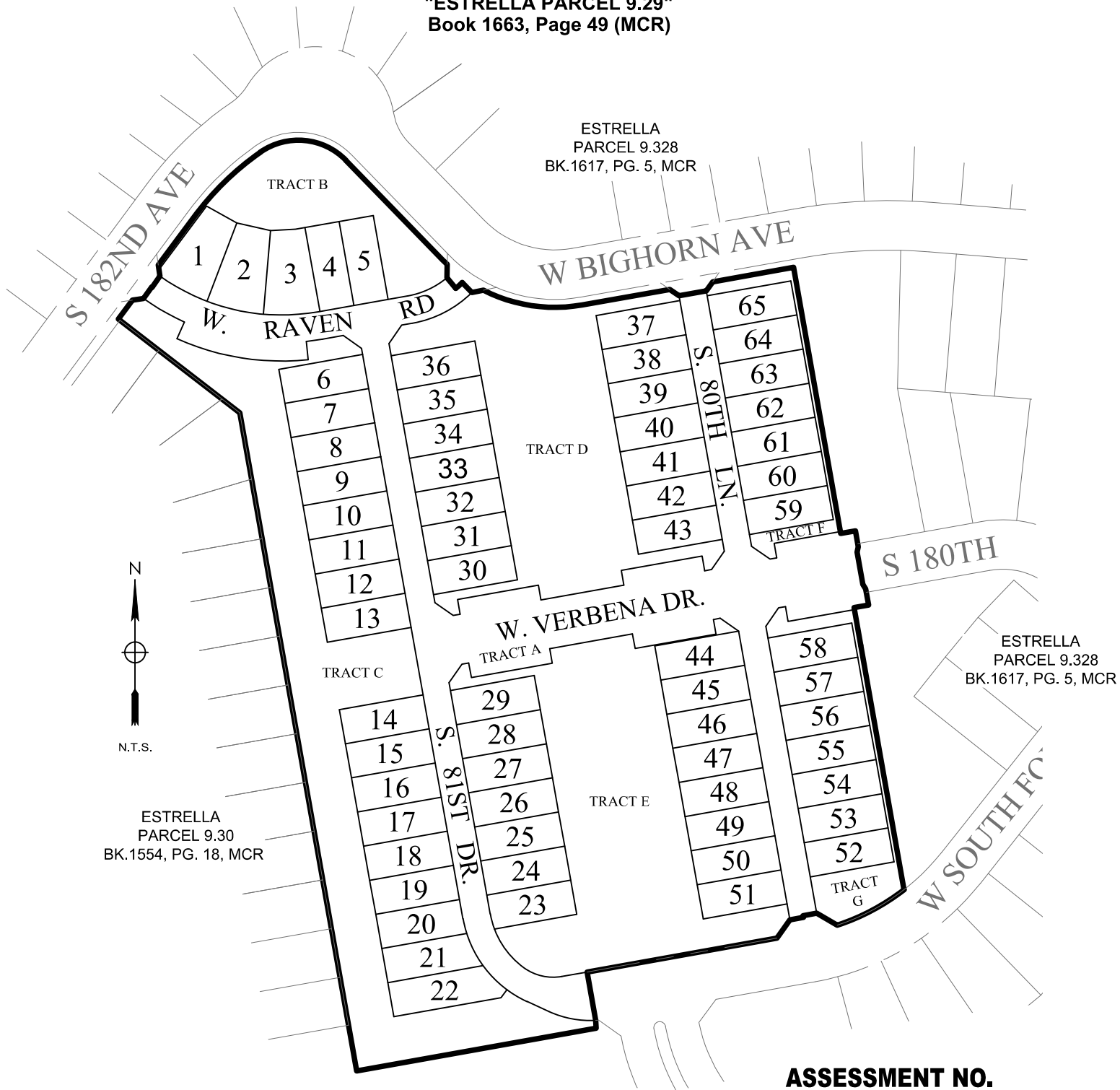
ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
001-01-170 to 001-01-216	9.4	47	24.9
002-01-217 to 002-01-308	9.5	92	29.2
003-01-309 to 003-01-388	9.6	80	31.9
004-01-001	9.8 & N0.1	129	64.7
005-01-001	Area No. 2		179.8
004-02-001 to 004-02-107	9.8 & N0.1	106	
005-02-001 to 005-02-042	9.31	42	8.5
005-02-043	Area NO. 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

WILLDAN
Engineering

**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
49	005-05-049	3010
50	005-05-050	3010
51	005-05-051	3010
52	005-05-052	3010
53	005-05-053	3010
54	005-05-054	3010
55	005-05-055	3010
56	005-05-056	3010
57	005-05-057	3010
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

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	\$2,939.17 per lot
005-05-065	
005-05-066	\$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

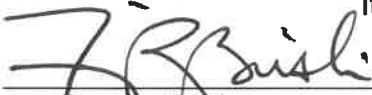
Its: General Manager

By: EMR Harvard LLC

Its: Administrative Member

By: Harvard Investments, Inc.

Its: Manager



By: Timothy Brislin
Its: Senior Vice President



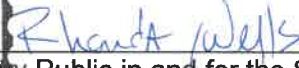
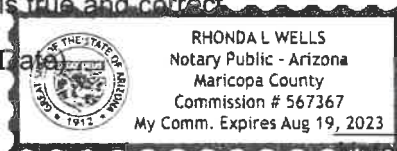
By: Robert Trujillo
Its: Vice President

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)



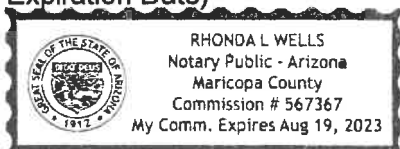
Notary Public in and for the State of Arizona

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

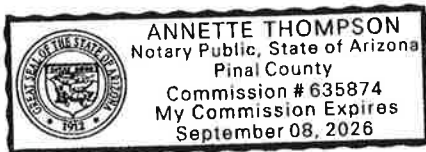
Its: Authorized Signatory

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.

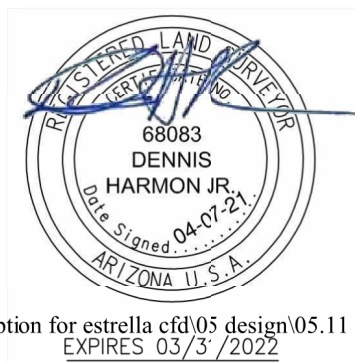
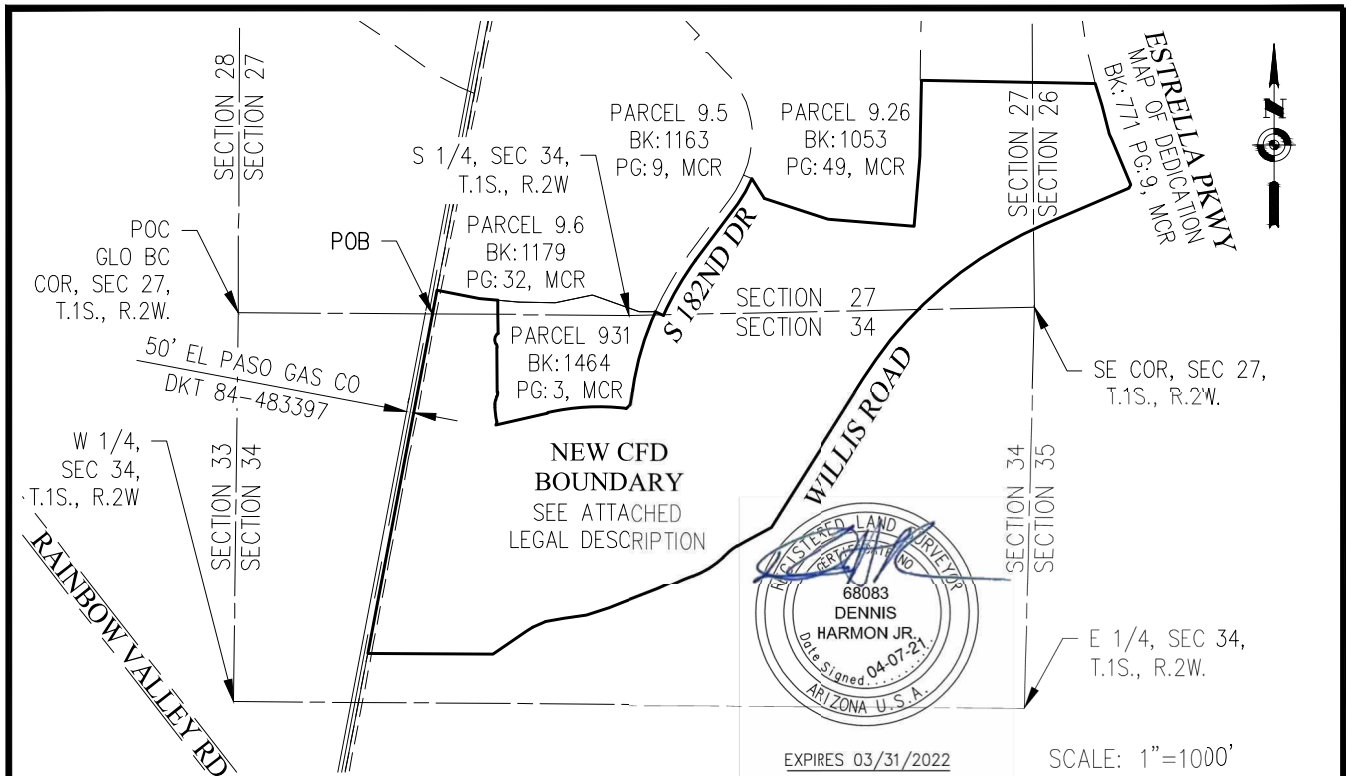


EXHIBIT A

ASSESSMENT NUMBER 005-04-068

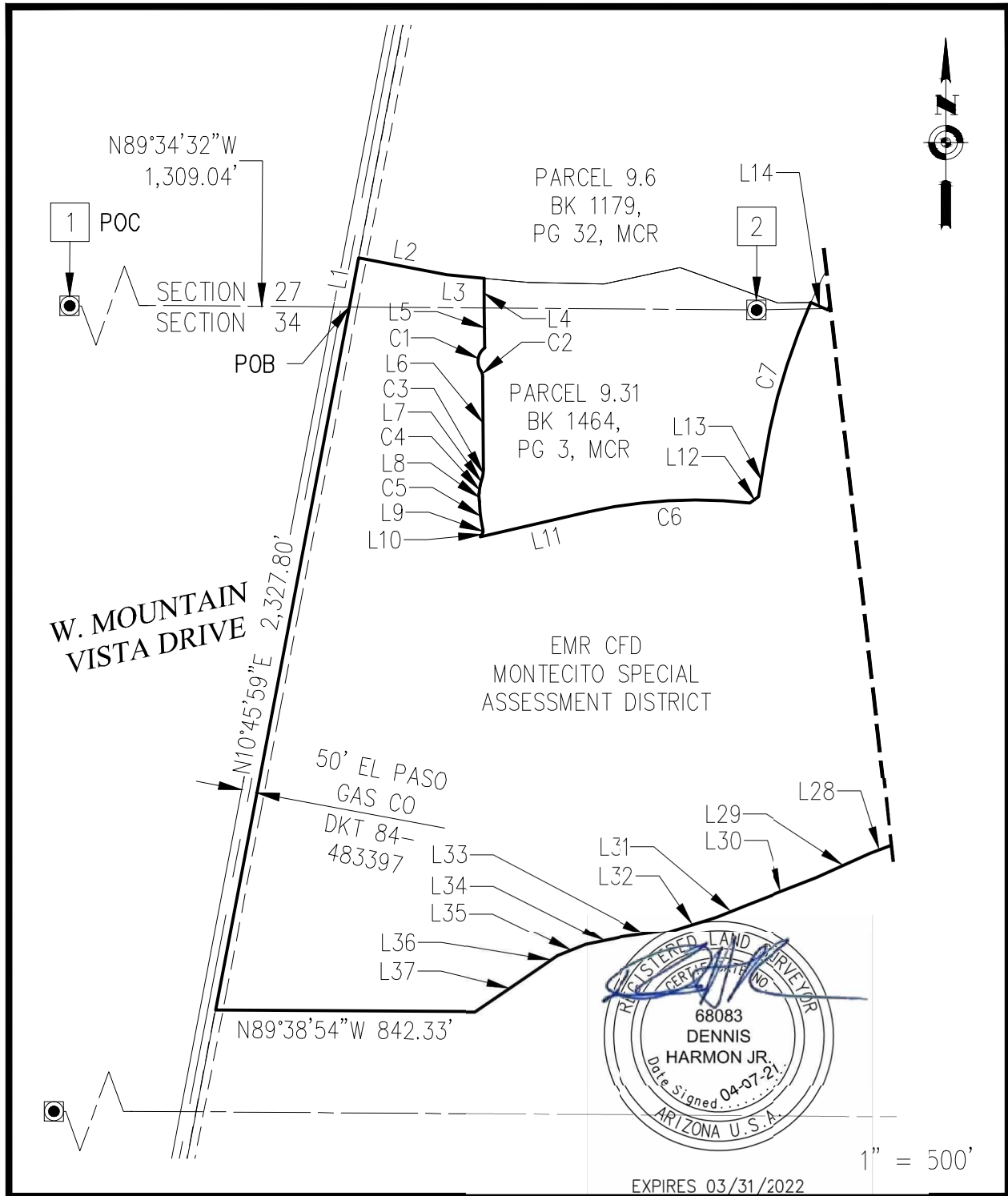


Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
MONTECITO SPECIAL ASSESMENT DISTRICT EXHIBIT

FIGURE 1

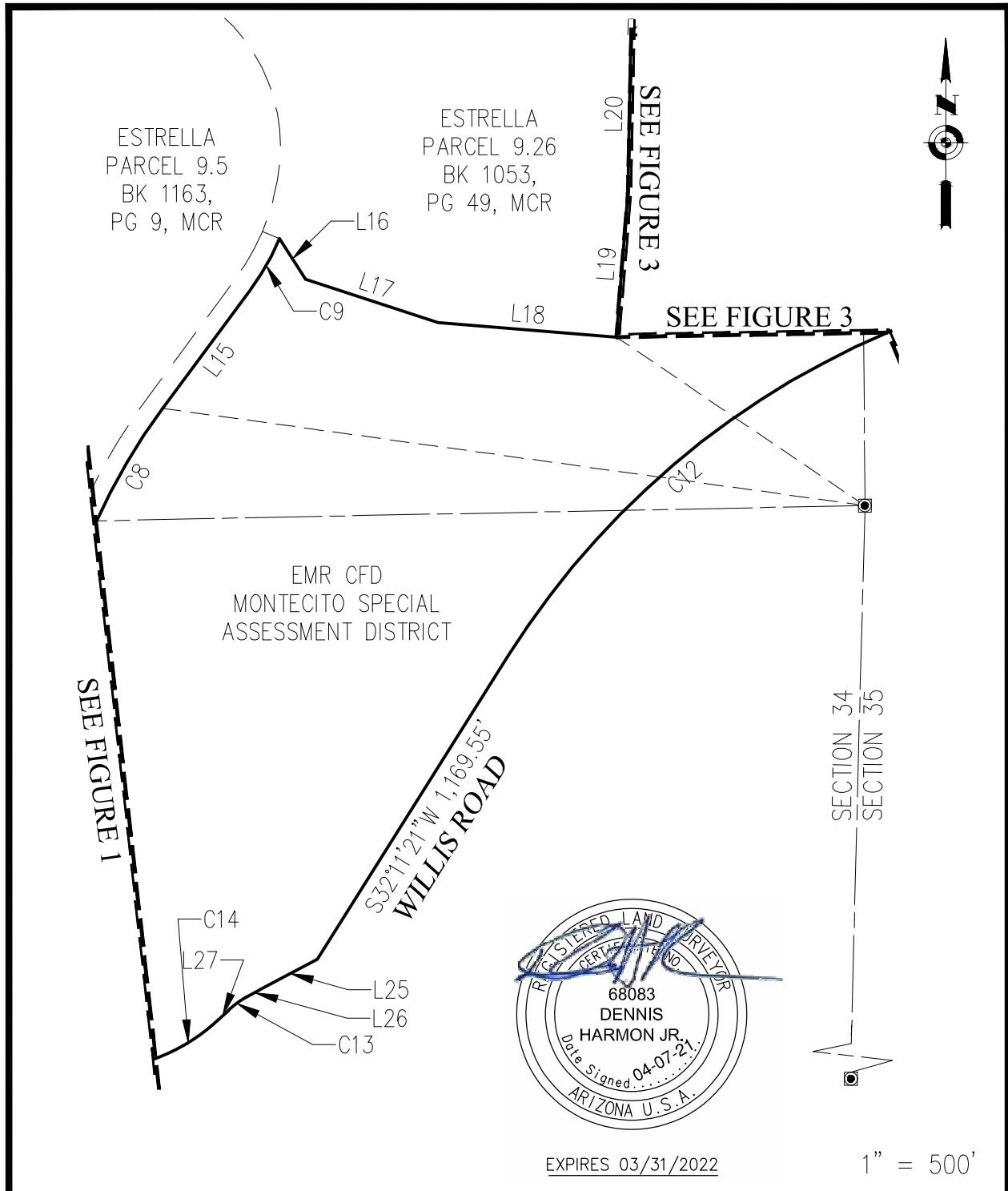


Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

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

FIGURE 2

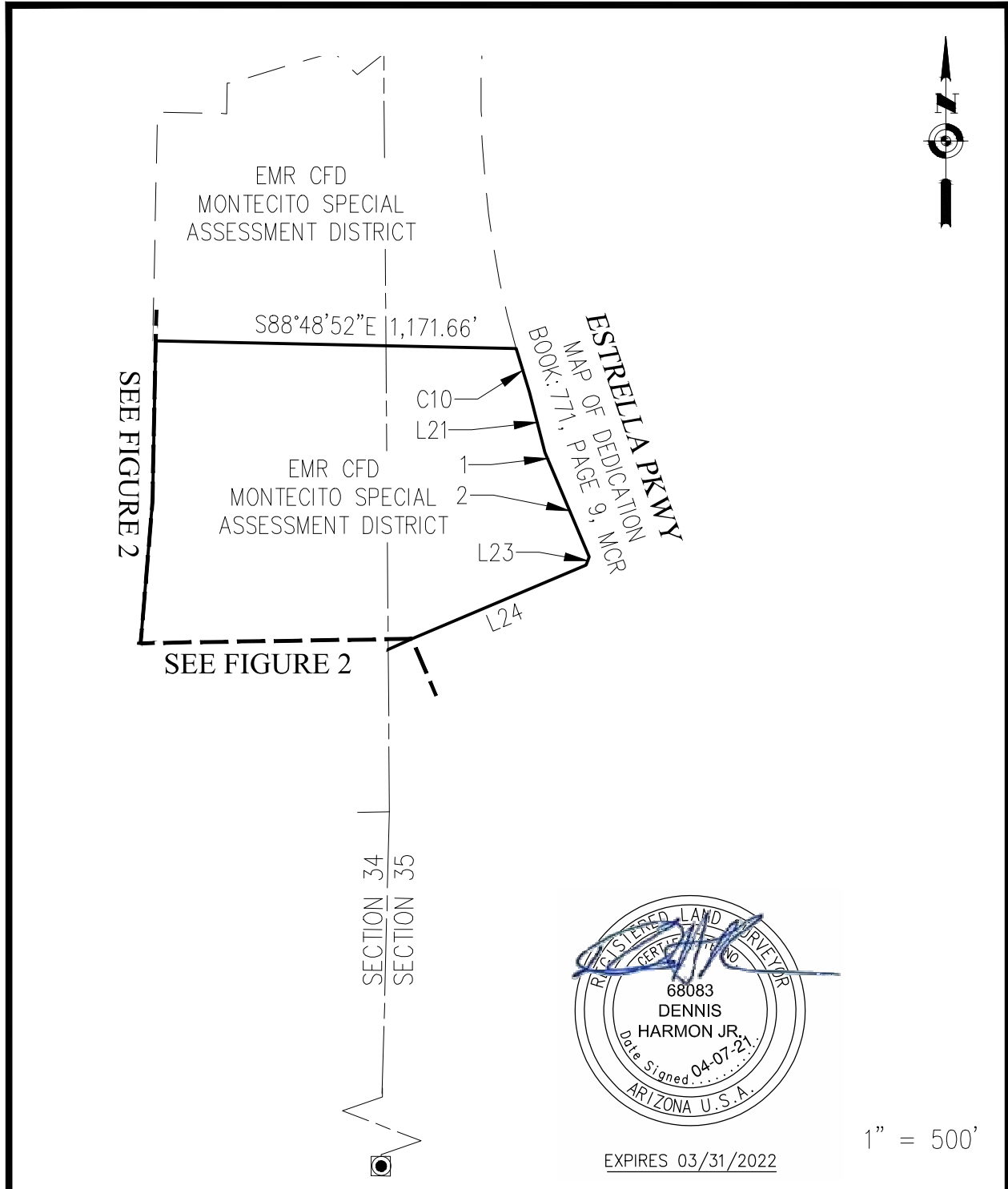


Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

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

FIGURE 3



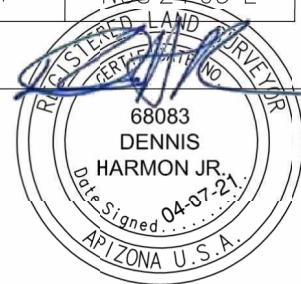
Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

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

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



Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

ESTRELLA C.F.D.
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



Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

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

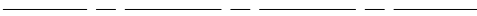
 SOUTH QUARTER CORNER, SECTION 27, FOUND G.L.O. BRASS CAP



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



Hoskin•Ryan Consultants
A Huitt-Zollars Company

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

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)



HUITT-ZOLLARS, INC. | 5050 N. 40th St. | Suite 100 | Phoenix, AZ 85018-2146 | 602.252.8384 phone | 602.252.8385 fax

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 "ESTRELLA 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;

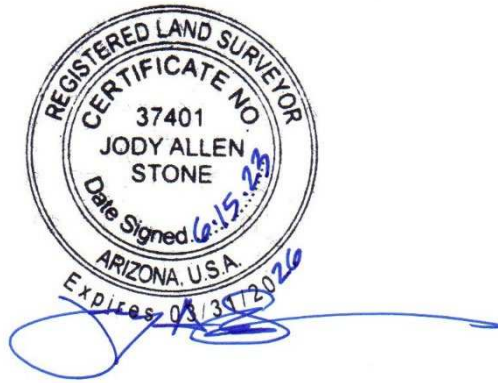
THENCE SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 30°20'36" WEST, THROUGH A CENTRAL ANGLE OF 1°50'45",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



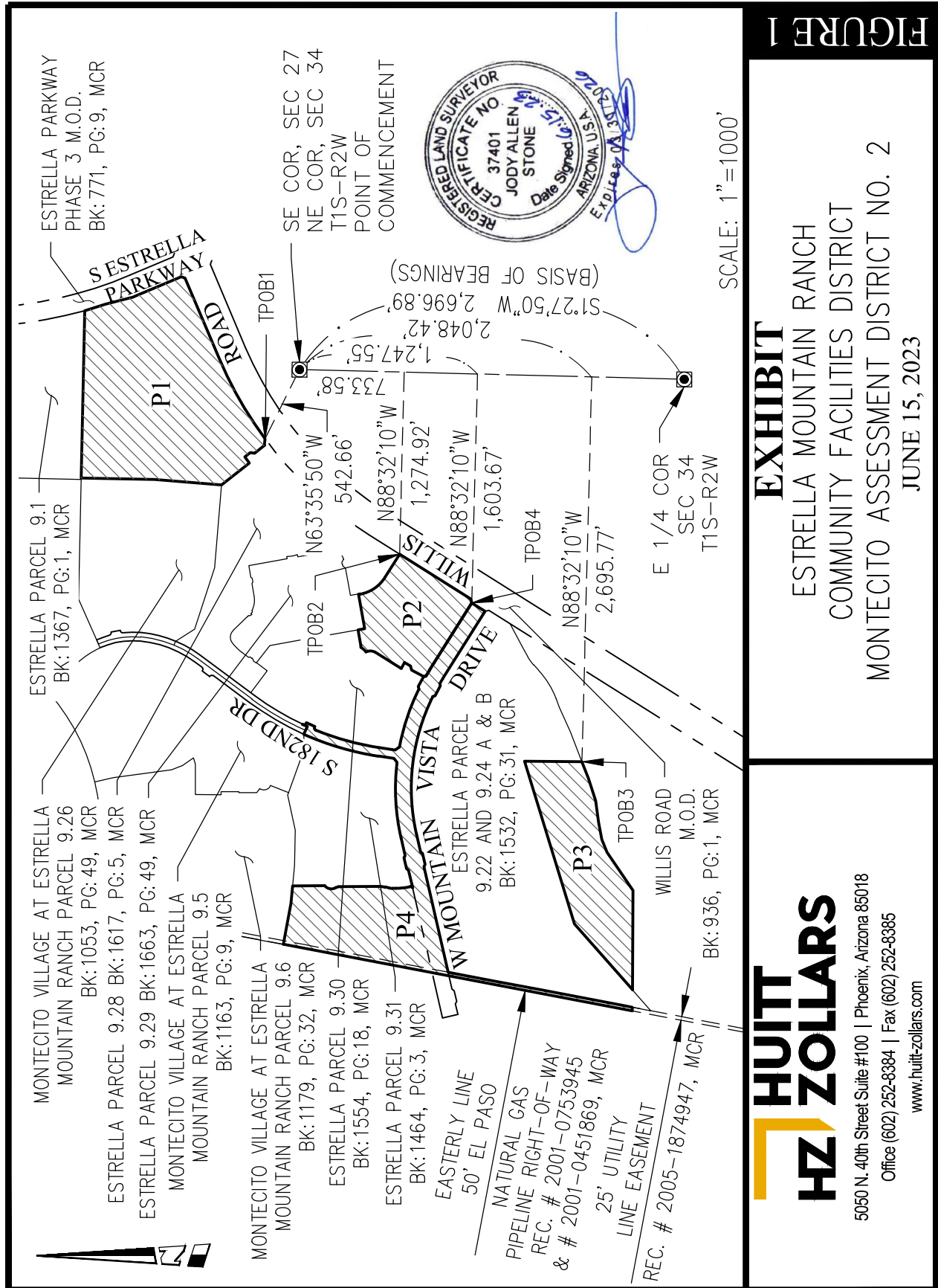


EXHIBIT 'C'

**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

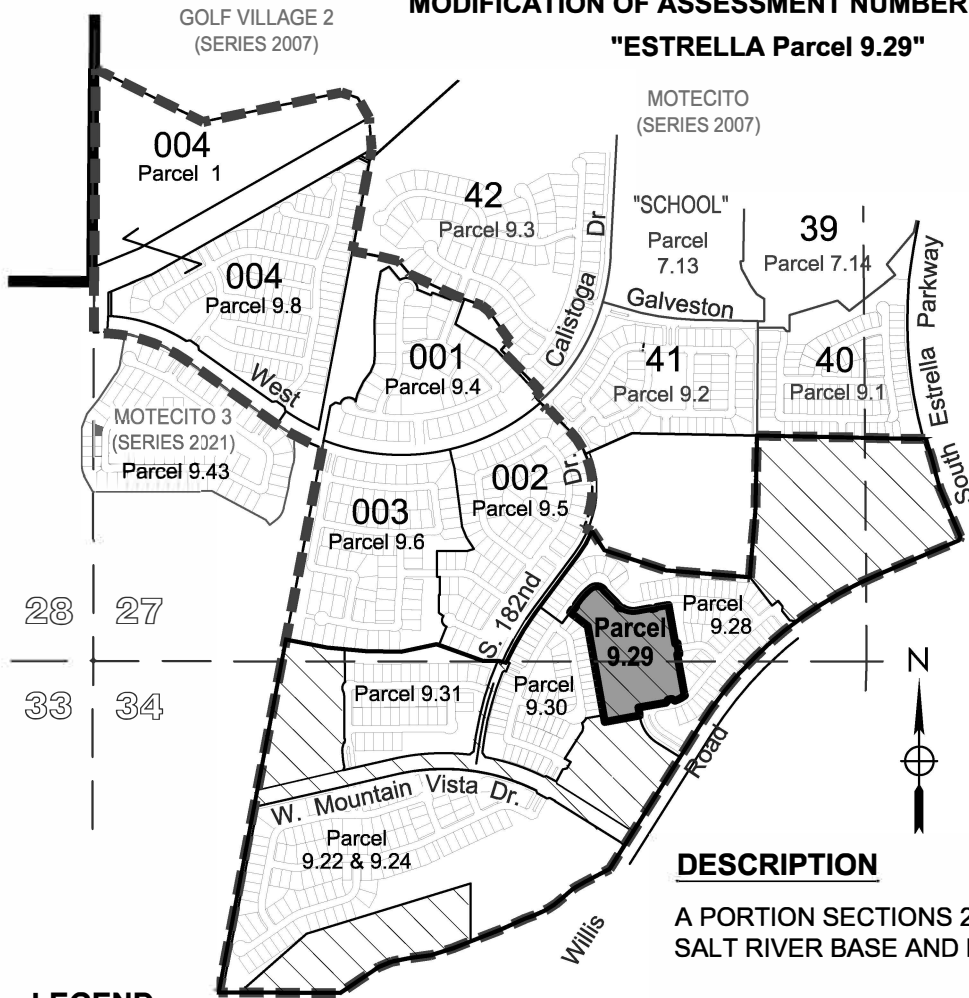
REQUESTED MODIFICATION ASSESSMENT NUMBER AND AMOUNT

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

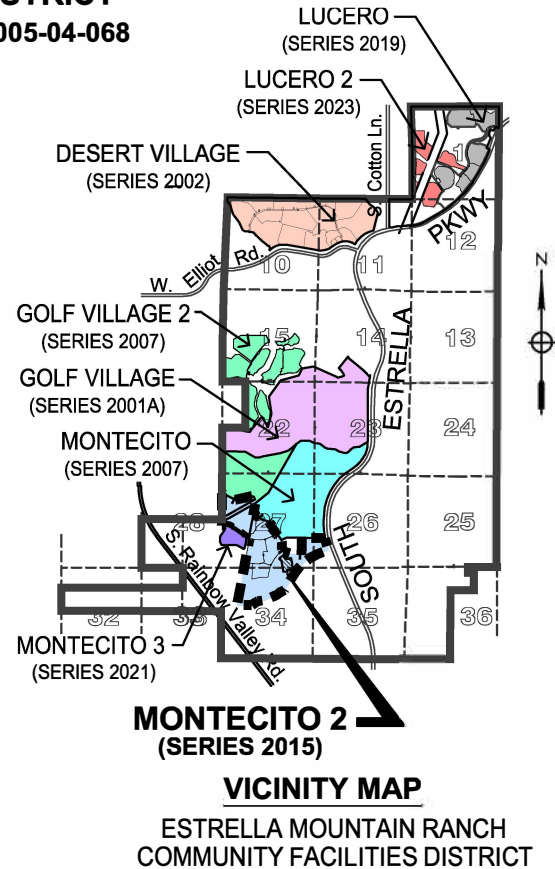
DISTRICT CLERK

DATE

SIGNED: THIS _____ DAY OF _____, 2023

SUBMITTED:

SUPERINTENDENT OF STREETS DATE



MONTECITO 2
(SERIES 2015)

VICINITY MAP

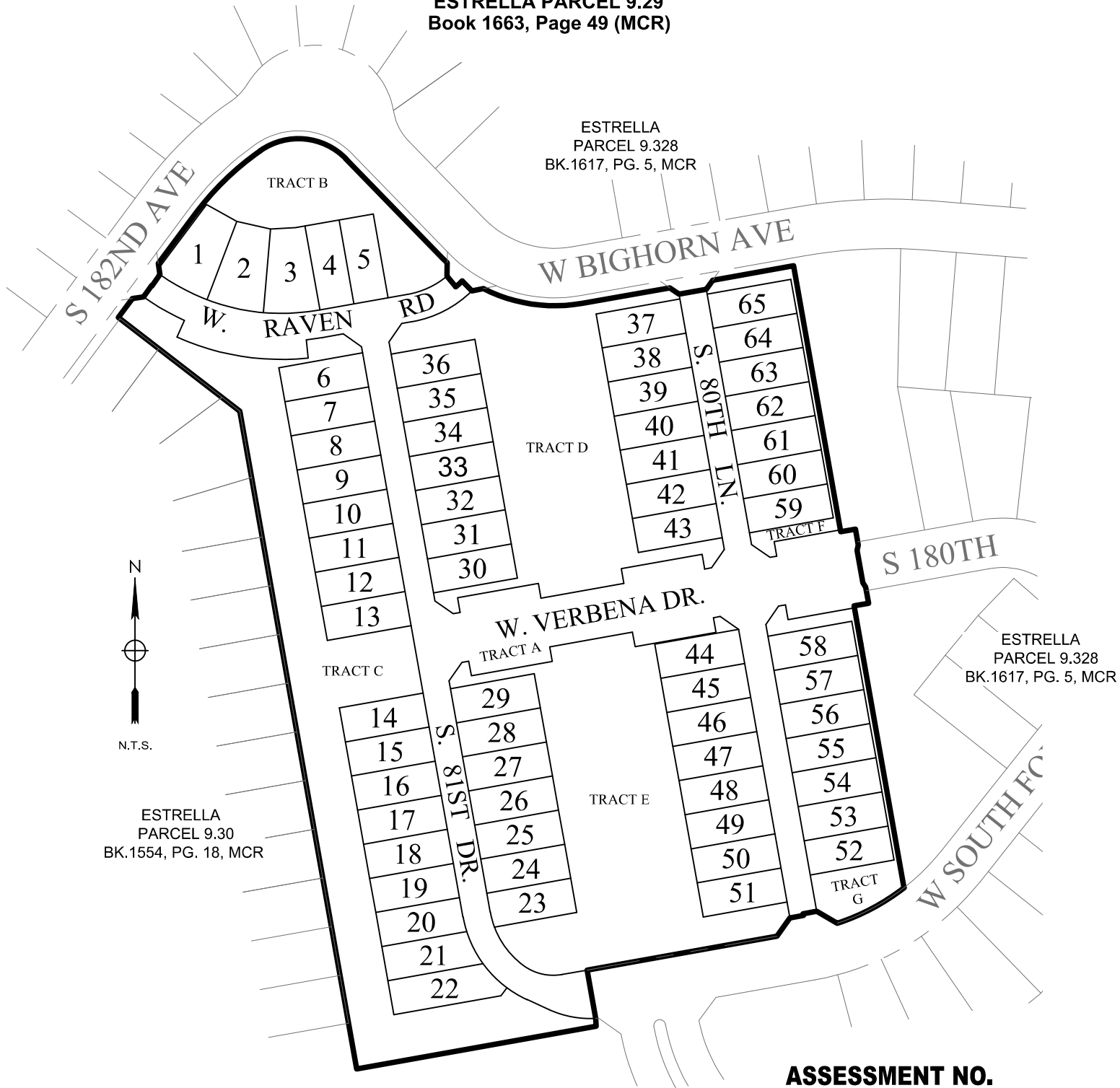
ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT

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)

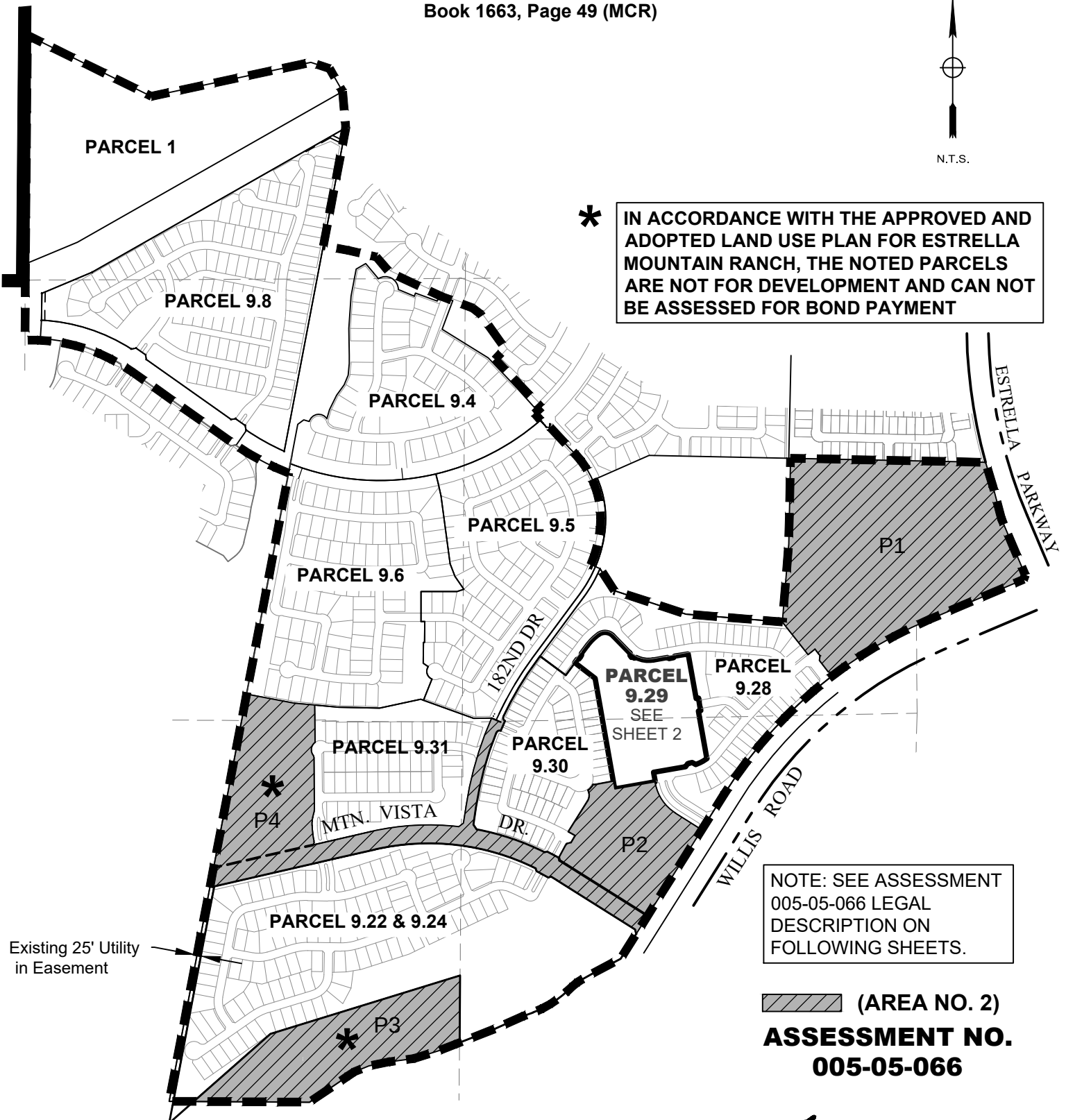
Lot #	Assessment Number	LOT AREA (SF)
1	005-05-001	3994
2	005-05-002	4005
3	005-05-003	3954
4	005-05-004	3010
5	005-05-005	3010
6	005-05-006	3010
7	005-05-007	3010
8	005-05-008	3010
9	005-05-009	3010
10	005-05-010	3010
11	005-05-011	3010
12	005-05-012	3010
13	005-05-013	3010
14	005-05-014	3010
15	005-05-015	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
49	005-05-049	3010
50	005-05-050	3010
51	005-05-051	3010
52	005-05-052	3010
53	005-05-053	3010
54	005-05-054	3010
55	005-05-055	3010
56	005-05-056	3010
57	005-05-057	3010
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)**



MODIFIED ASSESSMENT

IN THE MATTER OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) PERTAINING TO THE ACQUISITION AND/OR CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS AND INFRASTRUCTURE WITHIN THE DISTRICT AND FINANCED BY THE ISSUANCE OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS (MONTECITO ASSESSMENT DISTRICT NO. 2) SERIES 2015.

Pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and amendments and supplements thereto (the “*Act*”), and pursuant to EMRCFD RES 2023-159, adopted by the Board of Directors (the “*Board*”) of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the “*District*”) on July 10, 2023 (the “*Resolution*”), Grant Anderson, acting in his capacity as Superintendent of Streets of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Montecito Assessment District No. 2 (the “*Assessment District*”), hereby reallocates the assessment of the final costs of the public infrastructure purposes described hereafter, and apportions such costs as shown herein, upon the lots and parcels of land as described in the Resolution and this Modified Assessment and as shown on the amended Assessment Diagram on file with the District Clerk and as described on Exhibit A (copies of which are attached hereto). The assessed costs shall be paid to the Treasurer of the District, its agents or assigns, to finance the acquisition and construction of public infrastructure (as such term is defined in the Act) described in the feasibility report, as amended, for this project (the “*Report*”), including, but not limited to, the acquisition of certain streets, curbs, gutters, sidewalks, water lines, sewer lines, effluent lines, traffic control systems, street signs, enhanced landscaping, wells and storage tanks, the payment of costs related to the design of such improvements and the costs incurred in connection with the sale of the Assessment District's Special Assessment Revenue Bonds, Series 2015, described in the prior resolutions adopted by the Board related to the Assessment District, all of the above work or improvement to be done and financed in accordance with the Report on file in the offices of the District Clerk and Superintendent of Streets.

Unless modified and reallocated pursuant hereto, the previously recorded Assessments still apply to the respective real property described in such recorded Assessments. Pursuant hereto, the Assessment previously numbered 005-04-068 (Parcel 9.29) is modified and reallocated as described herein among Assessments 005-05-001 through 005-05-066, inclusive.

DATED AS OF: July 10, 2023.

I, Grant Anderson, on behalf of the Superintendent of Streets of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Montecito Assessment District No. 2, do hereby certify that all charges stated are correct and that the computations and calculations of the modified and reallocated assessments are correct.

Grant Anderson, on behalf of
Superintendent of Streets Willdan Engineering

RECORDED AS OF THE ____ DAY OF JULY, 2023, IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS OF THE ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA).

Willdan Engineering, Superintendent of Streets

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-001

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 1 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-391

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-002

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 2 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-392

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-003

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 3 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-393

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-004

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 4 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-394

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-005

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 5 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-395

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-006

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 6 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-396

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-007

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 7 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-397

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-008

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 8 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-398

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-009

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 9 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-399

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-010

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 10 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-400

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-011

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 11 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-401

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-012

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 12 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-402

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-013

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 13 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-403

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-014

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 14 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-404

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-015

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 15 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-405

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-016

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 16 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-406

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-017

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 17 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-407

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-018

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 18 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-408

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-019

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 19 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-409

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-020

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 20 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-410

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-021

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 21 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-411

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-022

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 22 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-412

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-023

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 23 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-413

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-024

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 24 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-414

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-025

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 25 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-415

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-026

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 26 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-416

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-027

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 27 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-417

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-028

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 28 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-418

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-029

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 29 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-419

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-030

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 30 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-420

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-031

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 31 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-421

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-032

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 32 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-422

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-033

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 33 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-423

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-034

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 34 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-424

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-035

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 35 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-425

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-036

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 36 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-426

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-037

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 37 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-427

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-038

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 38 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-428

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-039

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 39 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-429

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-040

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 40 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-430

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-041

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 41 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-431

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-042

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 42 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-432

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-043

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 43 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-433

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-044

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 44 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-434

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-045

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 45 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-435

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-046

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 46 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-436

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-047

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 47 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-437

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-048

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 48 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-438

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-049

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 49 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-439

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-050

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 50 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-440

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-051

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 51 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-441

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-052

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 52 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-442

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-053

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 53 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-443

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-054

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 54 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-444

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-055

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 55 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-445

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-056

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 56 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-446

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-057

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 57 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-447

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-058

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 58 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-448

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-059

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 59 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-449

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-060

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 60 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-450

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-061

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 61 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-451

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-062

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 62 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-452

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-063

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 63 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-453

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-064

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 64 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-454

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Landsea Homes of Arizona, LLC
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, Arizona 85258

Assessment No.: 005-05-065

Final Assessed Amount to go to Bond: \$2,939.17*

Property Legal Description:

Lot 65 according to the Final Plat for Estrella Parcel 9.29, recorded in Book 1663 of Maps, Page 49, official records of Maricopa County, Arizona.

Assessor Parcel Number: 400-78-455

*Pursuant to the Waiver Agreement and other agreements entered into by the Owners, it was agreed prior to recording the assessment that no cash payment of the assessment would be made, therefore, the Final Assessment Amount to go to Bond reflects this parcel's proportionate share of costs related to the issuance of the special assessment revenue bonds.

EXHIBIT A

Owner: Estrella North LLC
17700 N. Pacesetter Way, Suite 100
Scottsdale, Arizona 85255

Assessment No.: 005-05-066

Final Assessed Amount to go to Bond: \$743,655.18*

Property Legal Description:

(See following pages)

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

MODIFICATION OF ASSESSMENT NUMBER 005-04-068

005-04-068

LUCERO
(SERIES 2019)

LUCERO 2
(SERIES 2023)

DESERT VILLAGE
(SERIES 2002)

GOLF VILLAGE 2
(SERIES 2007)

GOLF VILLAGE
(SERIES 2001A)

MONTECITO
(SERIES 2007)

MONTECITO 3
(SERIES 2021)

MONTECITO 2
(SERIES 2015)

VICINITY MAP

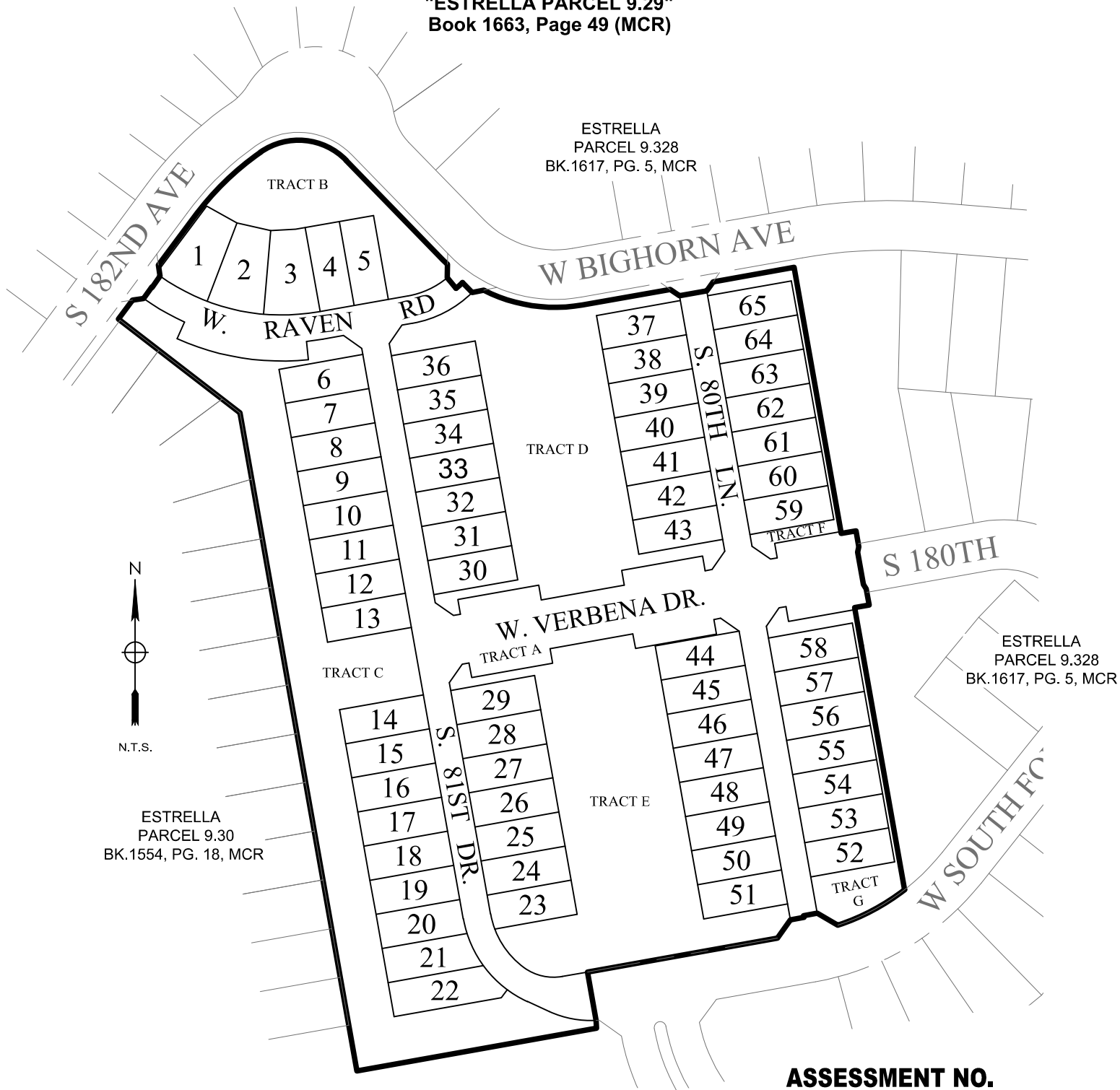
**ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT**

WILLDAN
Engineering

**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)

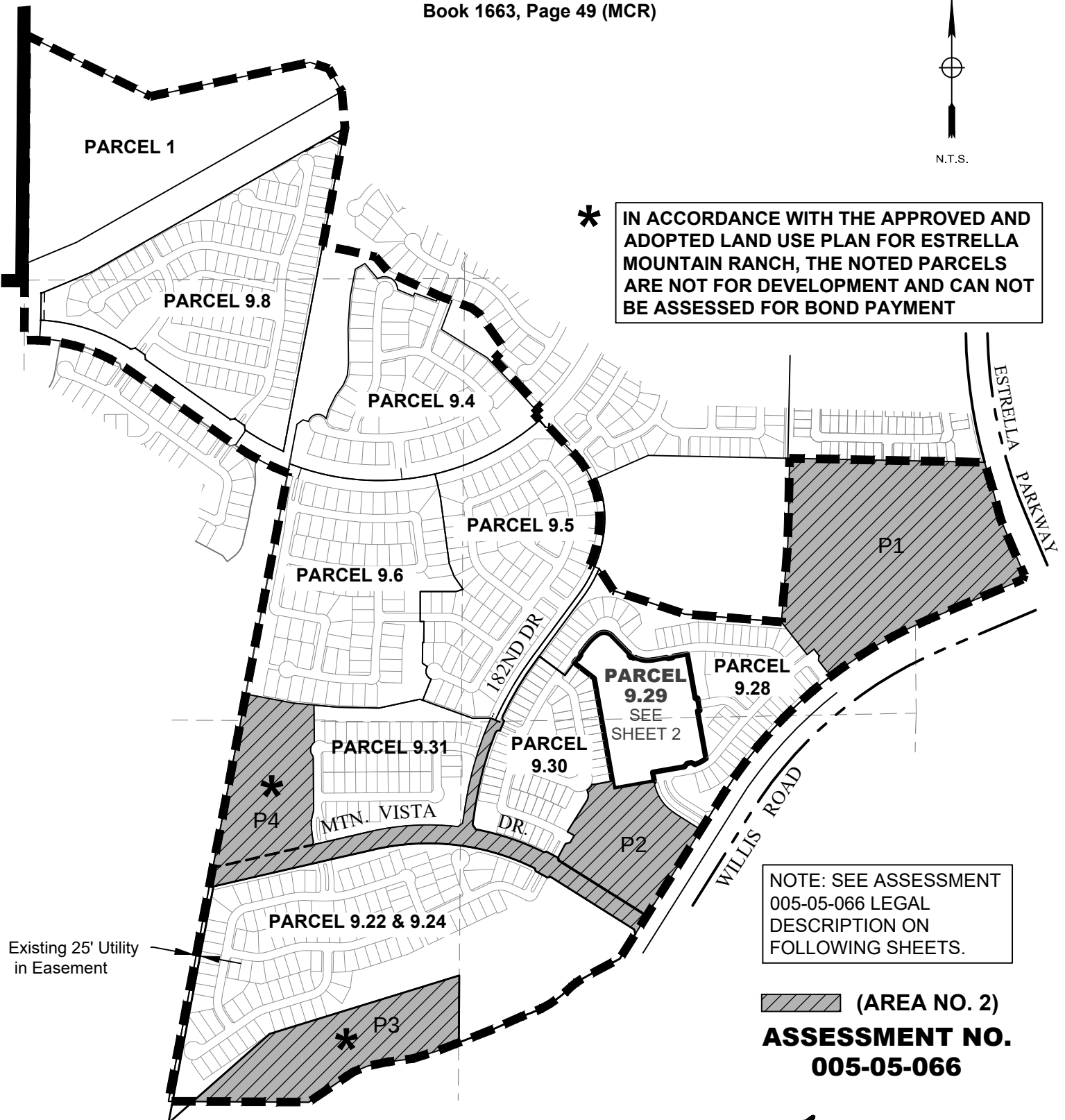
Lot #	Assessment Number	LOT AREA (SF)
1	005-05-001	3994
2	005-05-002	4005
3	005-05-003	3954
4	005-05-004	3010
5	005-05-005	3010
6	005-05-006	3010
7	005-05-007	3010
8	005-05-008	3010
9	005-05-009	3010
10	005-05-010	3010
11	005-05-011	3010
12	005-05-012	3010
13	005-05-013	3010
14	005-05-014	3010
15	005-05-015	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
49	005-05-049	3010
50	005-05-050	3010
51	005-05-051	3010
52	005-05-052	3010
53	005-05-053	3010
54	005-05-054	3010
55	005-05-055	3010
56	005-05-056	3010
57	005-05-057	3010
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)**



When recorded return to:

Mr. Andrew J. McGuire
Gust Rosenfeld P.L.C.
One E. Washington Street, Suite 1600
Phoenix, Arizona 85004-2553

**AMENDED NOTICE OF RECORDING OF ASSESSMENT
FOR THE
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
IN THE
OFFICE OF SUPERINTENDENT OF STREETS**

TO WHOM IT MAY CONCERN:

Please take notice that on July 10, 2023, the Superintendent of Streets of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) recorded, in its office, the modified assessment pertaining to the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Special Assessment Revenue Bonds (Montecito Assessment District No. 2), Series 2015, which assessment encumbers and liens the real property described on Exhibit A hereto. Such modified assessment reallocates the assessment, notice of which was originally recorded at document number 2015-0140479 recorded on March 3, 2015, in the records of Maricopa County, Arizona, as subsequently reallocated, notice of which was recorded at document number 2022-0532933 on June 28, 2022, in the records of Maricopa County, Arizona. Pursuant to Arizona Revised Statutes Section 48-721(B), as amended, the modified assessment constitutes a first lien on the property assessed (described on Exhibit A hereto) subject only to general taxes and prior special assessments.

Information pertaining to the amount of the assessment, method of payment or prepayment and reallocation of the assessment may be addressed to the Superintendent of Streets, Willdan Engineering, 1440 East Missouri Avenue, Suite C170, Phoenix, Arizona 85014, Attention: Mr. Grant Anderson; or to Gust Rosenfeld P.L.C., One E. Washington Street, Suite 1600, Phoenix, Arizona 85004-2553, Attention: Mr. Andrew J. McGuire.

DATED: July 11, 2023.

Andrew J. McGuire, Bond Counsel

Attachment:

Exhibit A: Legal Description of Assessed Property

Record in the Office of the Maricopa County Recorder

**EXHIBIT A
TO
AMENDED NOTICE OF RECORDING OF ASSESSMENT
FOR THE
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
IN THE
OFFICE OF SUPERINTENDENT OF STREETS**

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

And the following parcels: (see following pages)



HUITT-ZOLLARS, INC. | 5050 N. 40th St. | Suite 100 | Phoenix, AZ 85018-2146 | 602.252.8384 phone | 602.252.8385 fax

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 $35^{\circ}34'12''$ 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 $10^{\circ}40'25''$ WEST, THROUGH A CENTRAL ANGLE OF $15^{\circ}51'59''$, A DISTANCE OF 430.61 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH $72^{\circ}29'27''$ 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 $61^{\circ}33'30''$ 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 $15^{\circ}36'27''$ 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;

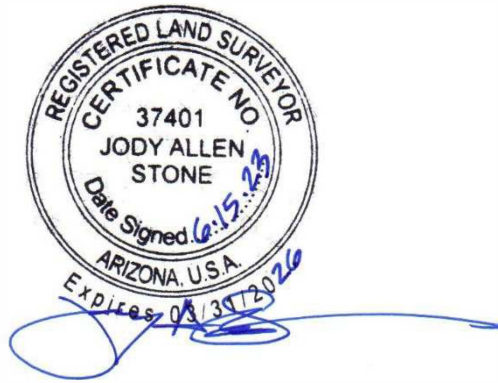
THENCE SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "WEST MOUNTAIN VISTA DRIVE" AND ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,555.00 FEET, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH $30^{\circ}20'36''$ WEST, THROUGH A CENTRAL ANGLE OF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

THENCE SOUTH $57^{\circ}48'39''$ 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.



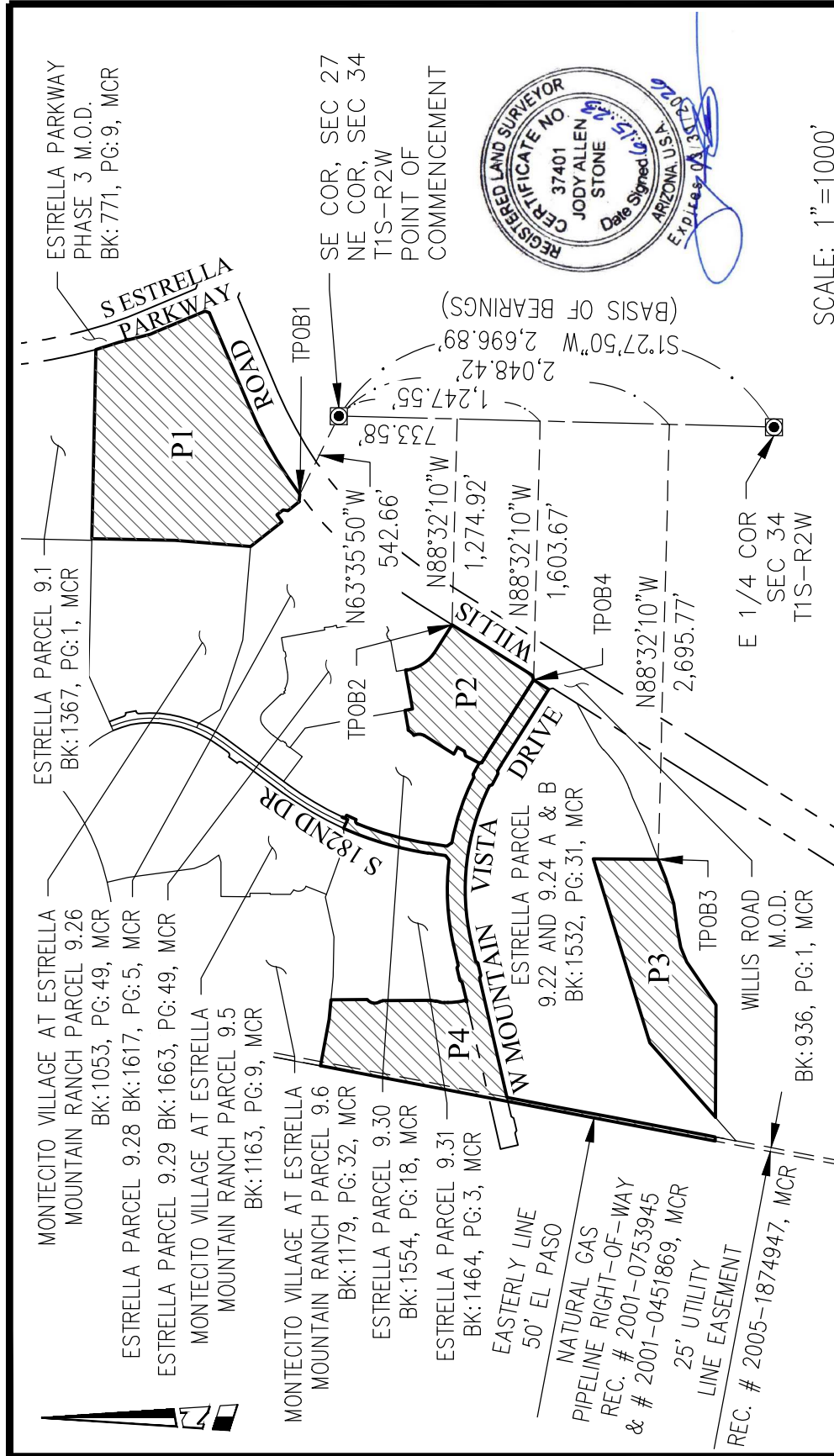


FIGURE 1

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

Montecito Assessment District No. 2 Modification

