

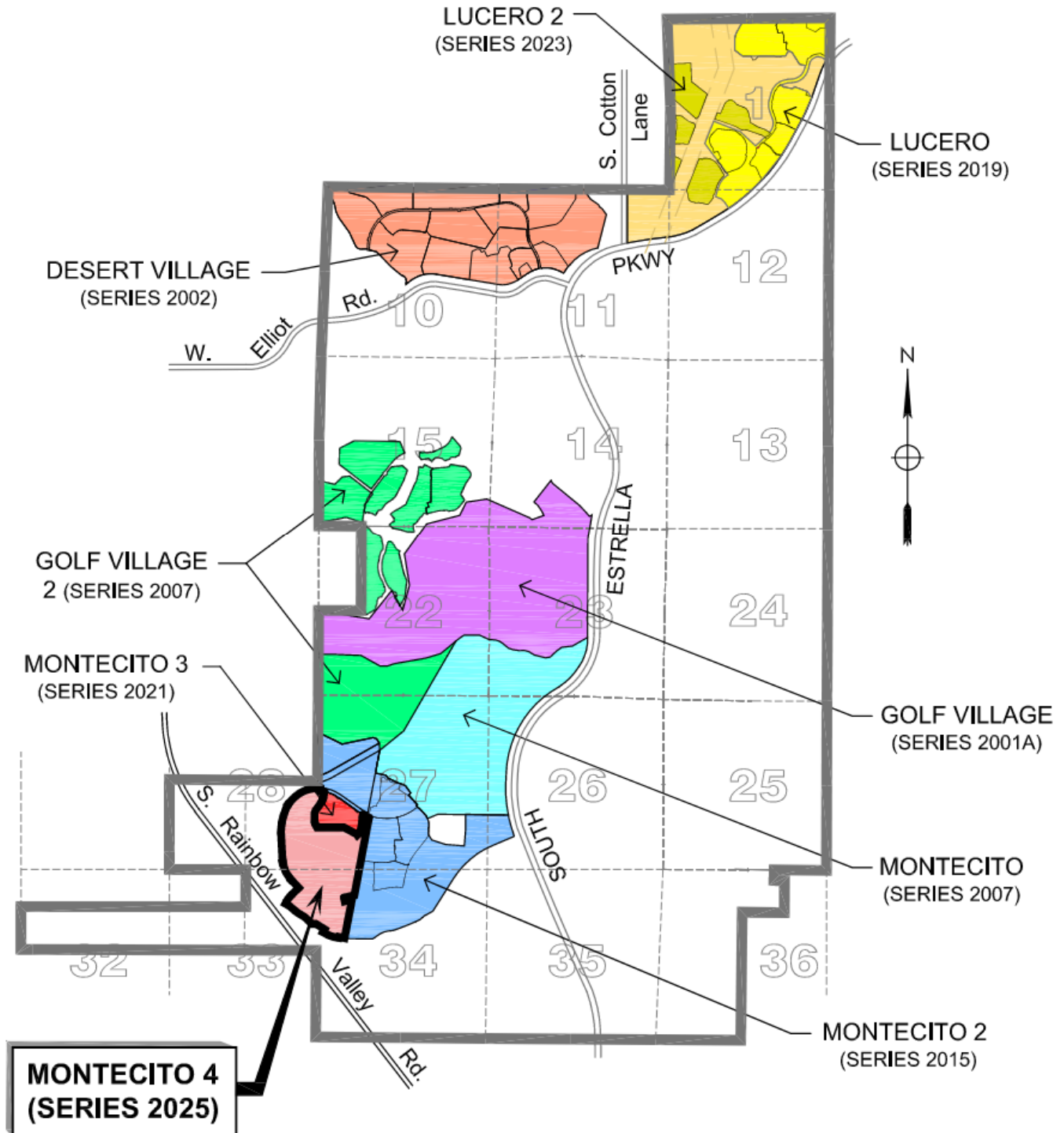
APPENDIX A-1

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

**MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025**

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

Special Assessment Districts Map
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
(City of Goodyear, Arizona)

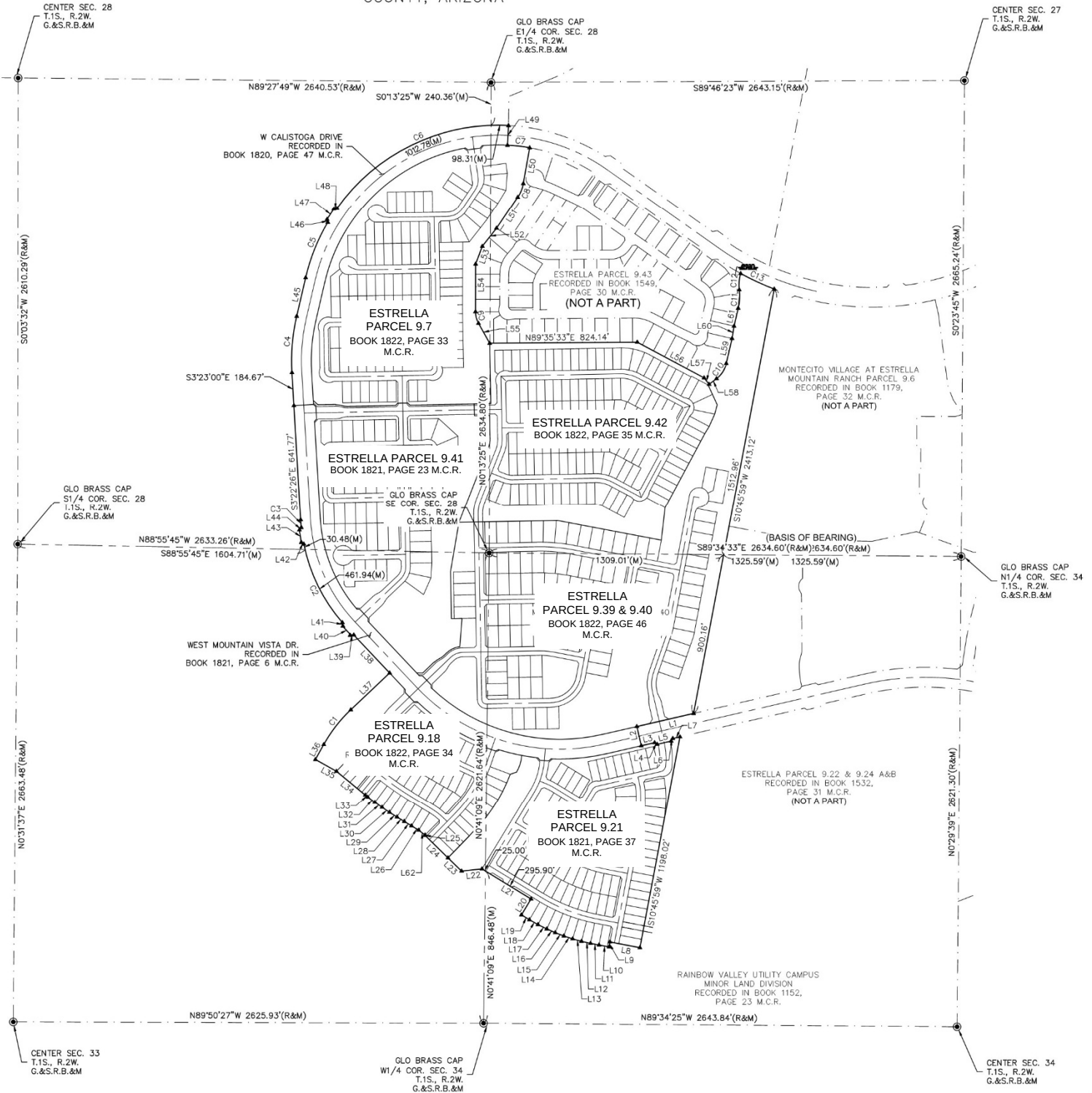


ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

Parcel Map

"ALTA/NSPS LAND TITLE SURVEY"

A PORTION OF LAND BEING IN SECTIONS 27, 28, 33, AND 34 TOWNSHIP 1 SOUTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA



LEGAL DESCRIPTION

EXHIBIT "A"

PORTIONS OF SECTIONS 27, 28, 33, AND 34 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FINAL PLAT FOR ESTRELLA PARCEL 9.7 AS RECORDED IN BOOK 1822, PAGE 33 RECORDS OF MARICOPA COUNTY ARIZONA;

FINAL PLAT FOR ESTRELLA PARCEL 9.18 AS RECORDED IN BOOK 1822, PAGE 34 RECORDS OF MARICOPA COUNTY ARIZONA;

FINAL PLAT FOR ESTRELLA PARCEL 9.21 AS RECORDED IN BOOK 1821, PAGE 27 RECORDS OF MARICOPA COUNTY ARIZONA;

FINAL PLAT FOR MONTECITO PARCEL 9.39 & 9.40 AS RECORDED IN BOOK 1822, PAGE 46 RECORDS OF MARICOPA COUNTY ARIZONA;

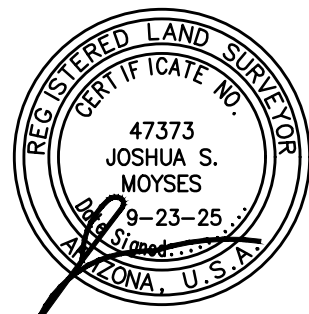
FINAL PLAT FOR MONTECITO PARCEL 9.41 AS RECORDED IN BOOK 1821, PAGE 23 RECORDS OF MARICOPA COUNTY ARIZONA;

FINAL PLAT FOR MONTECITO PARCEL 9.42 AS RECORDED IN BOOK 1822, PAGE 35 RECORDS OF MARICOPA COUNTY ARIZONA;

MAP OF DEDICATION FOR WEST CALISTOGA DRIVE PHASE 4 AS RECORDED IN BOOK 1820, PAGE 47 RECORDS OF MARICOPA COUNTY ARIZONA;

MAP OF DEDICATION FOR WEST MOUNTAIN VISTA DRIVE PHASE 2 AS RECORDED IN BOOK 1821, PAGE 6 RECORDS OF MARICOPA COUNTY ARIZONA;

SAID PARCEL CONTAINS 7,522,423 SQUARE FEET OR (172.69) ACRES MORE OR LESS.



EXPIRES 03/31/26

APPENDIX A-2

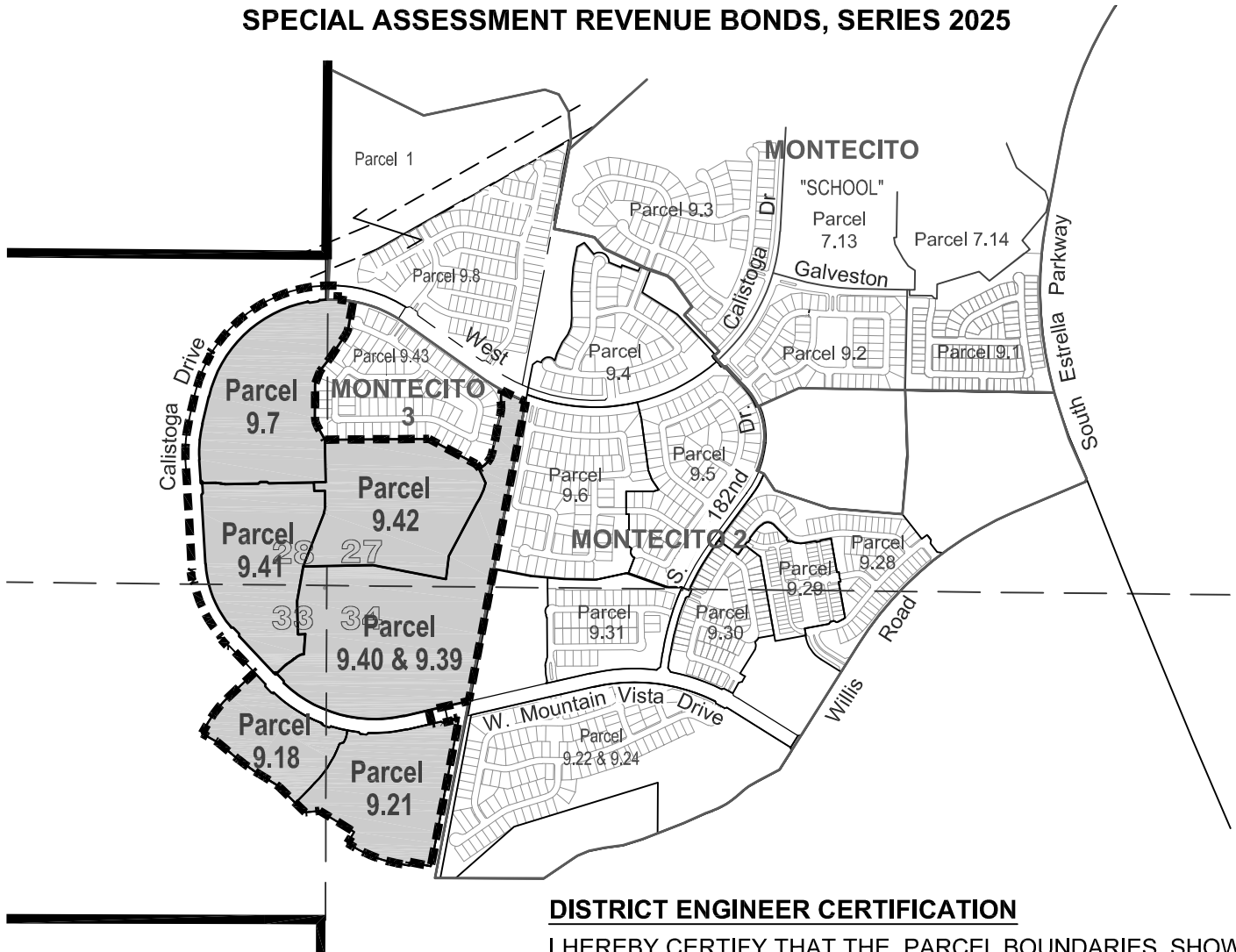
**ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)**

**MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025**

MAPS OF THE ASSESSMENT DISTRICT

EXHIBIT A

ASSESSMENT DIAGRAM FOR Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona) MONTECITO ASSESSMENT DISTRICT NO. 4 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025



DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTIONS 27 AND 28, 33 & 34 OF T.1 S - R. 2 W. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- MONTECITO ASSESSMENT DISTRICT NO. 4
- ESTRELLA MOUNTAIN RANCH EMR CFD #1 BOUNDARY

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 _____ 2025

DISTRICT CLERK

DATE

SIGNED: THIS _____ DAY OF _____, 2025

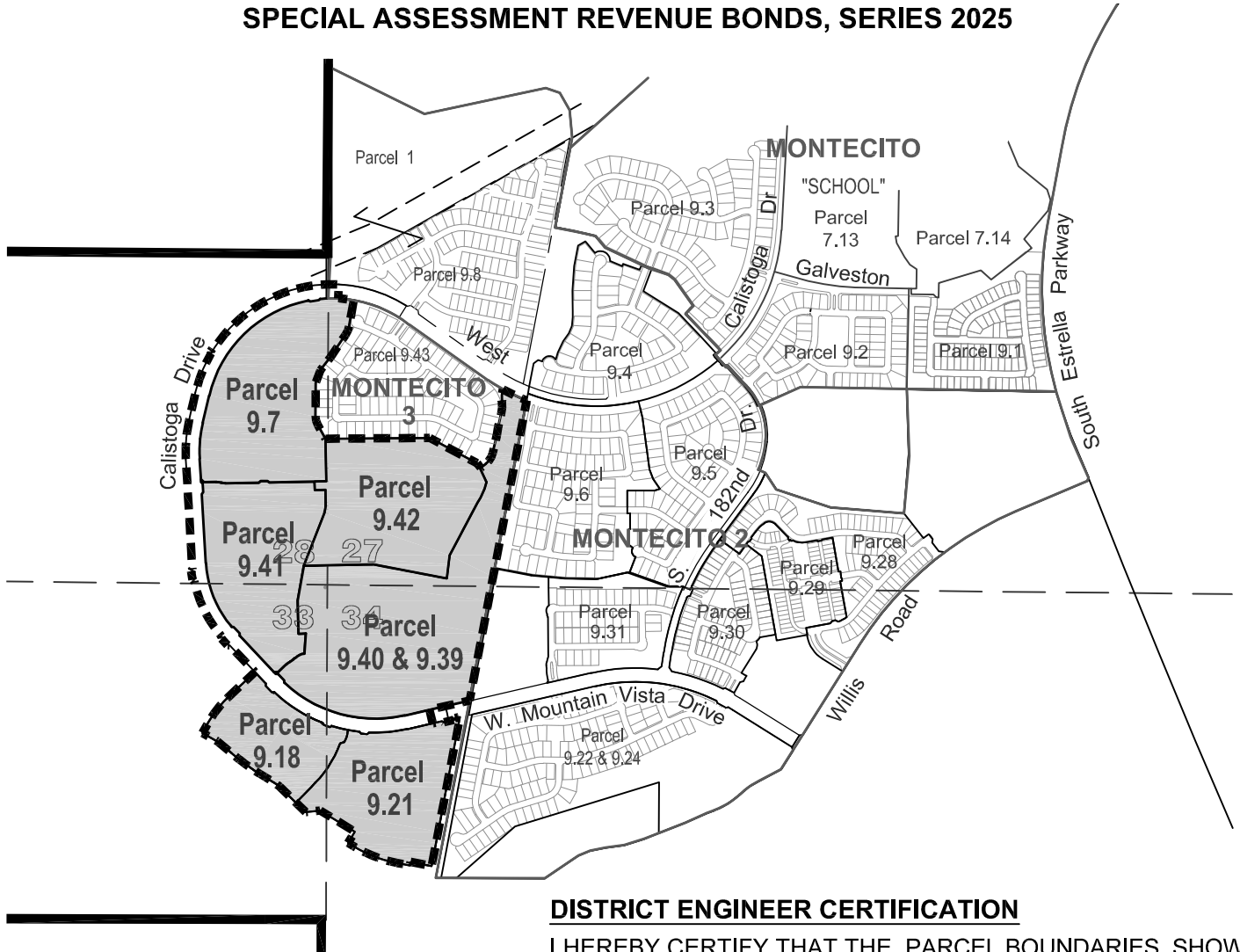
SUBMITTED: _____
SUPERINTENDENT OF STREETS DATE

ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
9.7-01-001 through 9.7-01-095	9.7	95	28.11
9.18-01-001 through 9.18-01-51	9.18	51	13.13
9.21-01-001 through 9.21-01-092	9.21	92	21.36
9.39-01-001 through 9.39-01-016 9.40-01-017 through 9.40-01-097	9.39 & 9.40	97	45.44
9.41-01-001 through 9.41-01-052	9.41	52	23.882
9.42-01-001 through 9.42-01-121	9.42	121	27.187



EXHIBIT A

ASSESSMENT DIAGRAM FOR Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona) MONTECITO ASSESSMENT DISTRICT NO. 4 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025



DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTIONS 27 AND 28, 33 & 34 OF T.1 S - R. 2 W. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- MONTECITO ASSESSMENT DISTRICT NO. 4
- ESTRELLA MOUNTAIN RANCH EMR CFD #1 BOUNDARY

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 _____ 2025

DISTRICT CLERK

DATE

SIGNED: THIS _____ DAY OF _____, 2025

SUBMITTED: _____
SUPERINTENDENT OF STREETS DATE

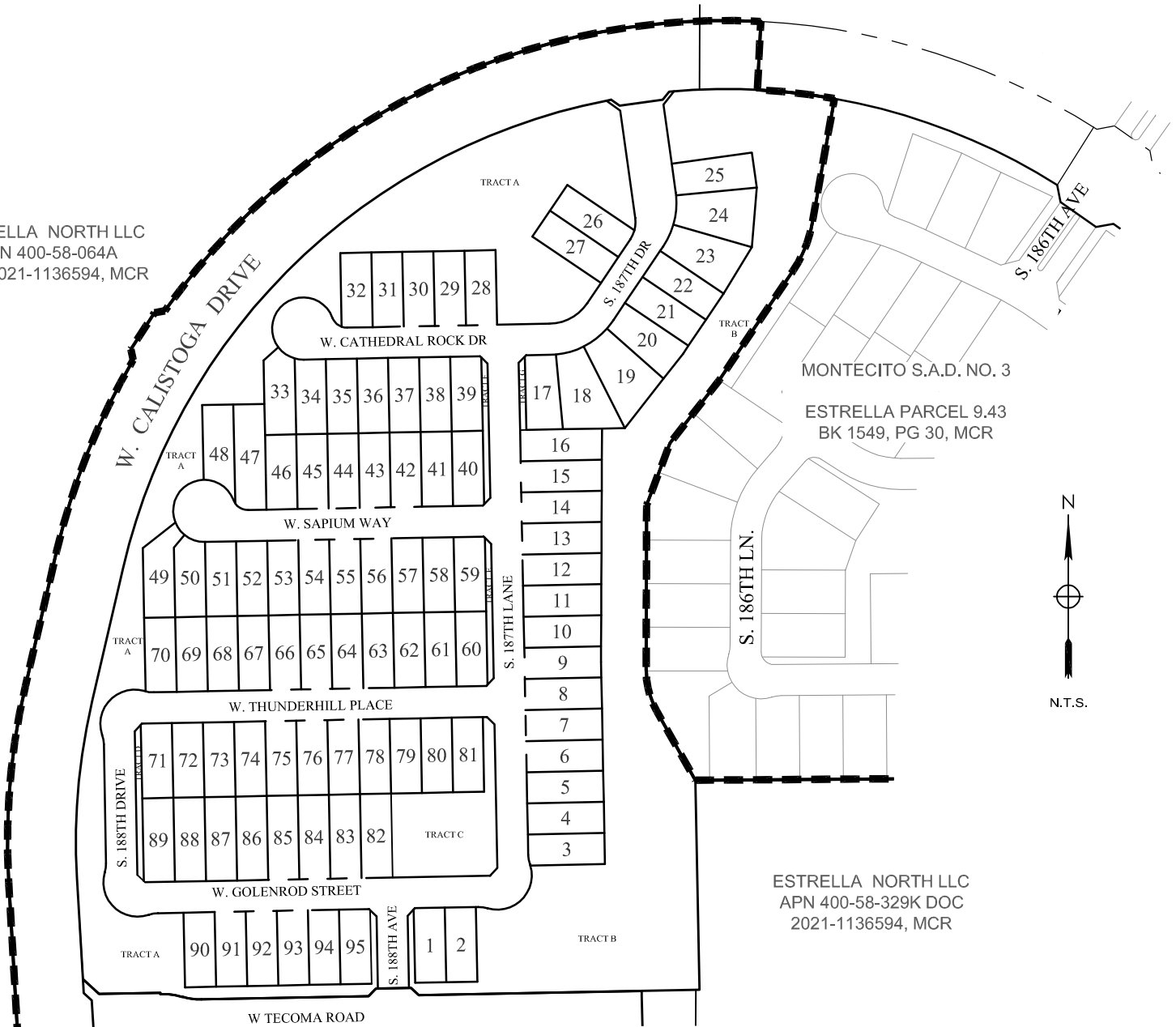
ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
9.7-01-001 through 9.7-01-095	9.7	95	28.11
9.18-01-001 through 9.18-01-51	9.18	51	13.13
9.21-01-001 through 9.21-01-092	9.21	92	21.36
9.39-01-001 through 9.39-01-016 9.40-01-017 through 9.40-01-097	9.39 & 9.40	97	45.44
9.41-01-001 through 9.41-01-052	9.41	52	23.34
9.42-01-001 through 9.42-01-121	9.42	121	27.73



EXHIBIT A
ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.7
Book 1822, Page 33 (MCR)

ESTRELLA NORTH LLC
APN 400-58-064A
DOC 2021-1136594, MCR



MONTECITO S.A.D. NO. 3

ESTRELLA PARCEL 9.43
BK 1549, PG 30, MCR

ESTRELLA NORTH LLC
APN 400-58-329K DOC
2021-1136594, MCR

MONTECITO NO. 4
ESTRELLA PARCEL 9.41
BK 1821, PG 23, MCR

ASSESSMENT NO.
9.7-01-001 through 9.7-01-095

EXHIBIT A

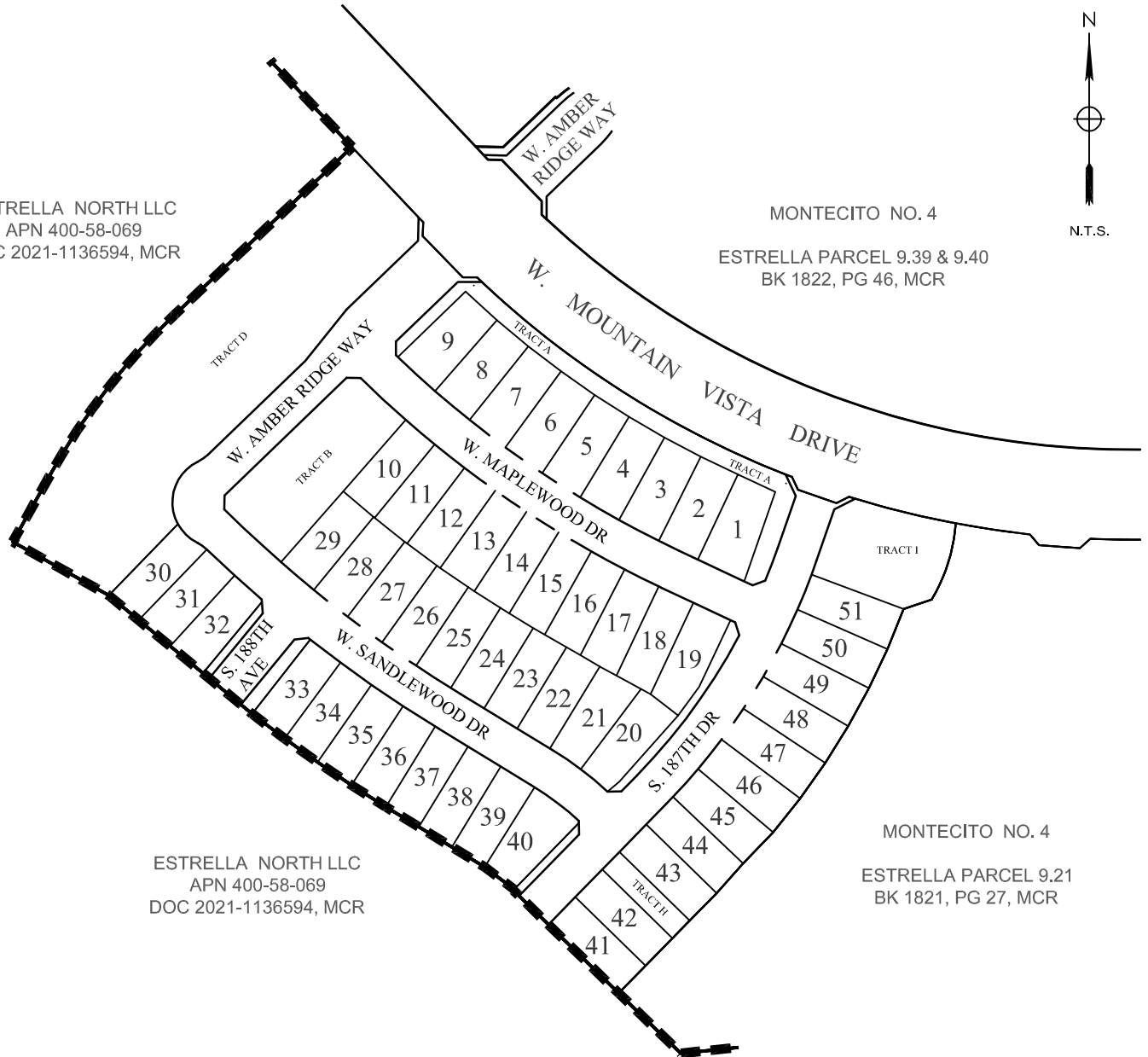
ASSESSMENT DIAGRAM FOR Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona) MONTECITO ASSESSMENT DISTRICT NO. 4 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.18"
Book 1822, Page 34 (MCR)

ESTRELLA NORTH LLC
APN 400-58-069
DOC 2021-1136594, MCR

MONTECITO NO. 4

ESTRELLA PARCEL 9.39 & 9.40
BK 1822, PG 46, MCR



ESTRELLA NORTH LLC
APN 400-58-069
DOC 2021-1136594, MCR

MONTECITO NO. 4

ESTRELLA PARCEL 9.21
BK 1821, PG 27, MCR

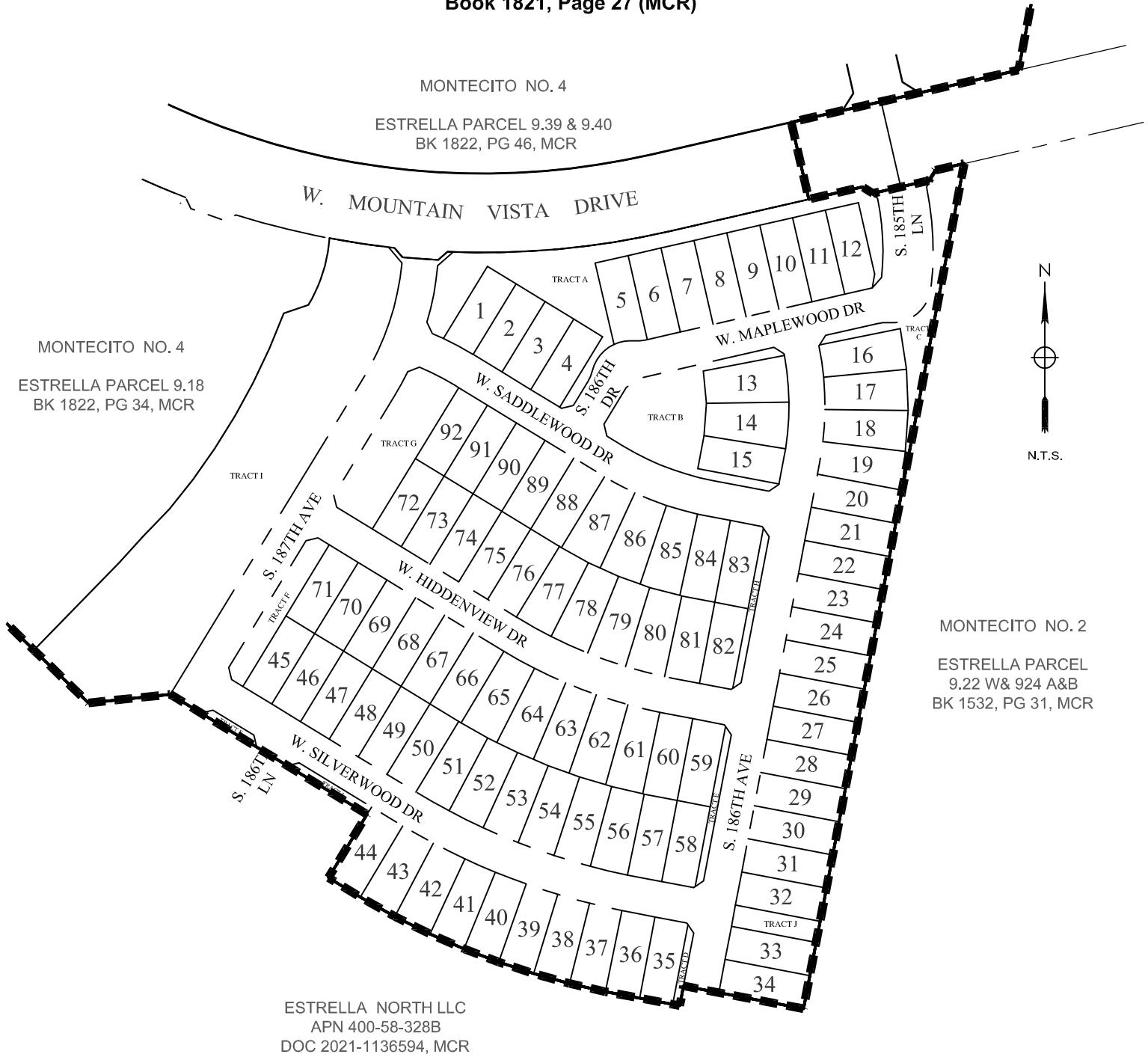
ASSESSMENT NO.
9.18-01-001 through 9.18-01-051



EXHIBIT A

ASSESSMENT DIAGRAM FOR Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona) MONTECITO ASSESSMENT DISTRICT NO. 4 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.21"
Book 1821, Page 27 (MCR)



ASSESSMENT NO.
9.21-01-001 through 9.21-01-092



EXHIBIT A
ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.39 & 9.40"
Book 1822, Page 46 (MCR)

MONTECITO S.A.D. NO. 3

ESTRELLA PARCEL 9.43
BK 1549, PG 30, MCR



ASSESSMENT NO.
9.39-01-001 through 9.39-01-016
&
9.40-01-017 through 9.40-01-097

MONTECITO NO. 4

ESTRELLA PARCEL 9.42
BK 1822, PG 35, MCR

MONTECITO NO. 4
ESTRELLA PARCEL 9.41
BK 1821, PG 23, MCR

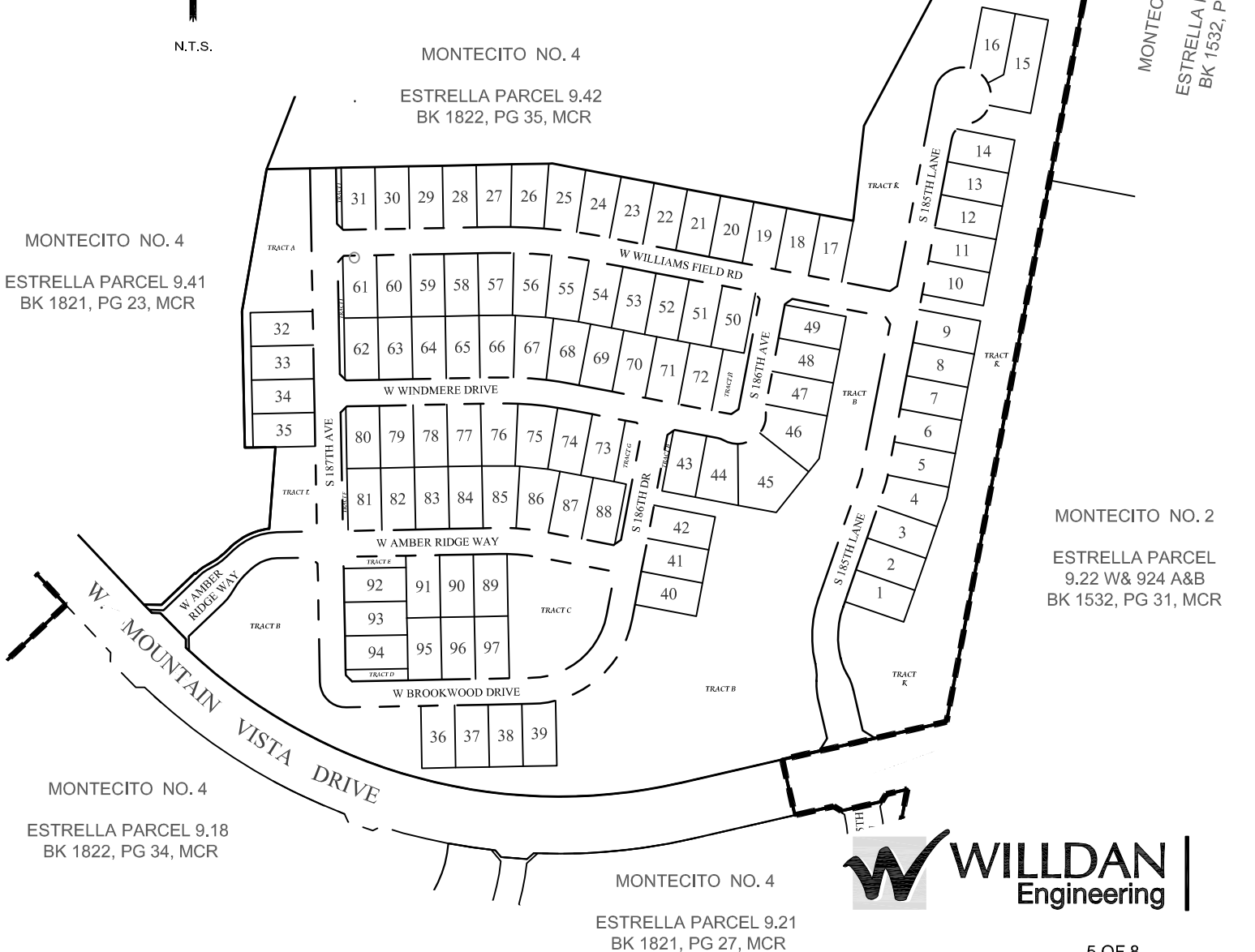


EXHIBIT A
ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.41"
Book 1821, Page 23 (MCR)

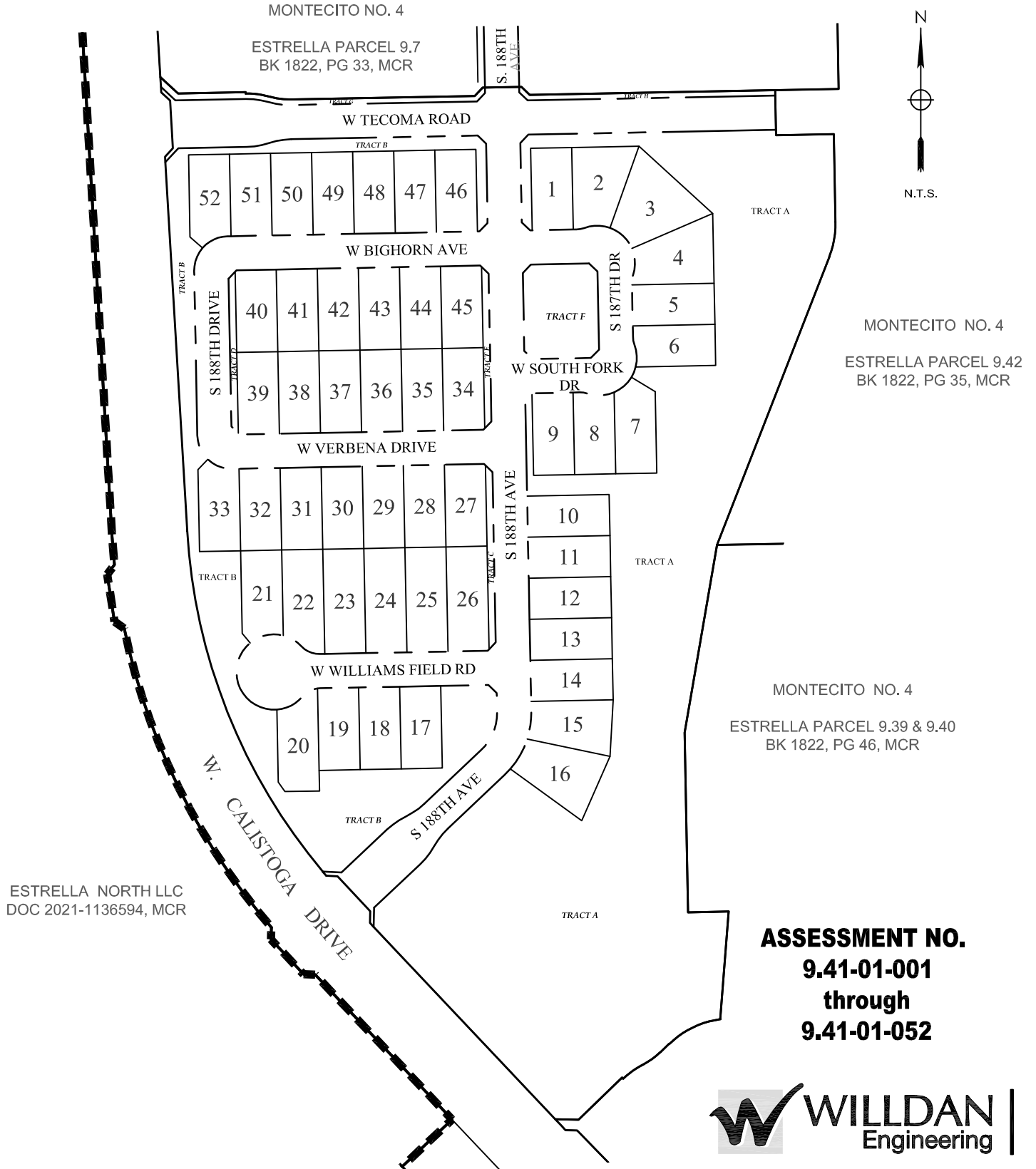


EXHIBIT A
ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

"ESTRELLA PARCEL 9.42"
Book 1822, Page 35 (MCR)



ASSESSMENT NO.
9.42-01-001 through 9.42-01-121



EXHIBIT A
ASSESSMENT DIAGRAM FOR
Estrella Mountain Ranch Community Facilities District, (City of Goodyear, Arizona)
MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

MONTECITO NO. 4 ASSESSMENT LIEN PER LOT				
Assessment Number	Parcel No.	No. of Lots	Acreage	Assessment Lien Per Lot
9.7-01-001 through 9.7-01-095	9.7	95	28.11	\$21,000.00
9.18-01-001 through 9.18-01-051	9.18	51	13.13	\$21,000.00
9.21-01-001 through 9.21-01-092	9.21	92	21.36	\$21,000.00
9.39-01-001 through 9.39-01-016 & 9.40-01-017 through 9.40-01-097	9.39 & 9.40	97	45.44	\$21,000.00
9.41-01-001 through 9.41-01-052	9.41	52	23.88	\$21,000.00
9.42-01-001 through 9.42-01-121	9.42	121	27.19	\$21,000.00

APPENDIX A-3

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

**MONTECITO ASSESSMENT DISTRICT NO. 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025**

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised January 23, 2024
December 20, 2021
WP# 215313
Page 1 of 4
See Exhibit "A"

LEGAL DESCRIPTION
Estrella Montecito Parcel 9.7
Boundary

A parcel of land lying within Section 27 and Section 28, Township 1 South, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 28, a 2 1/2-inch General Land Office (GLO) brass cap stamped T1S R2W S27 S28 S33 S34 1931, from which the south quarter corner of said Section 28, a 2 1/2-inch GLO brass cap stamped 1/4 S28 S33 1931, bears North 88°55'45" West (basis of bearing), a distance of 2633.26 feet;

THENCE along the south line of said Section 28, North 88°55'45" West, a distance of 971.58 feet;

THENCE leaving said south line, North 01°04'15" East, a distance of 812.67 feet, to the **POINT OF BEGINNING**;

THENCE North 47°14'35" West, a distance of 35.21 feet;

THENCE North 03°22'34" West, a distance of 162.24 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 995.00 feet, concave easterly, through a central angle of 16°26'36", a distance of 285.55 feet, to the curves end;

THENCE North 13°04'02" East, a distance of 220.80 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 995.00 feet, concave southeasterly, through a central angle of 66°15'13", a distance of 1150.56 feet, to a point of intersection with a non-tangent line;

THENCE South 54°09'11" East, a distance of 16.62 feet;

THENCE North 82°01'39" East, a distance of 70.00 feet;

THENCE North 38°12'30" East, a distance of 16.62 feet, to the westerly prolongation of the southerly right-of-way line of West Calistoga Drive, recorded in Book 1288, page 16, Maricopa County Records (MCR), and a point of intersection with a non-tangent curve;

THENCE along said prolongation and said southerly right-of-way line, easterly along said non-tangent curve to the right, having a radius of 995.00 feet, concave southerly, whose radius bears South 05°15'56" East, through a central angle of 15°21'35", a distance of 266.73 feet, to the northwest corner of Estrella Parcel 9.43, recorded in Book 1549, page 30, MCR, and a point of intersection with a non-tangent line;

THENCE leaving said southerly right-of-way line, along the westerly line of said Estrella Parcel 9.43, South 10°05'39" West, a distance of 203.51 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 200.00 feet, concave westerly, through a central angle of 23°54'36", a distance of 83.46 feet, to the curves end;

THENCE South 34°00'15" West, a distance of 211.45 feet;

THENCE South 38°00'30" West, a distance of 128.79 feet;

**Legal Description
Estrella Montecito Parcel 9.7
Boundary**

Revised January 23, 2024
December 20, 2021
WP# 215313
Page 2 of 4
See Exhibit "A"

THENCE South 20°39'39" West, a distance of 106.44 feet;
THENCE South 00°09'37" West, a distance of 266.25 feet, to the beginning of a curve;
THENCE southerly along said curve to the left, having a radius of 131.00 feet, concave easterly, through a central angle of 29°26'08", a distance of 67.30 feet, to the curves end;
THENCE South 29°16'31" East, a distance of 127.70 feet, to the southwest corner of said Estrella Parcel 9.43;
THENCE leaving said westerly line, South 01°06'37" East, a distance of 336.90 feet;
THENCE South 88°53'23" West, a distance of 451.44 feet;
THENCE North 46°06'37" West, a distance of 16.97 feet;
THENCE South 88°53'23" West, a distance of 56.63 feet;
THENCE South 43°53'23" West, a distance of 16.97 feet;
THENCE South 88°53'23" West, a distance of 268.80 feet, to the beginning of a curve;
THENCE westerly along said curve to the right, having a radius of 102.00 feet, concave northerly, through a central angle of 17°20'29", a distance of 30.87 feet, to the beginning of a reverse curve;
THENCE westerly along said reverse curve to the left, having a radius of 118.00 feet, concave southerly, through a central angle of 17°20'29", a distance of 35.71 feet, to a point of intersection with a non-tangent line;
THENCE North 01°06'37" West, a distance of 2.00 feet;
THENCE South 88°53'23" West, a distance of 98.75 feet, to the **POINT OF BEGINNING**.

Containing 1,224,407 square feet or 28.1085 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

See attached Exhibit "A" Drawing by Reference made a part hereto.

Y:\WP\Parcel Descriptions\2021\215313 Estrella Montecito Parcel 9.7 Boundary L01R01 01-23-24.docx



EXPIRES 12-31-26

ESTRELLA NORTH LLC
DOC 2021-1136594, MCR

UNSUBDIVIDED

ESTRELLA PARCEL 9.43
BK 1549, PG 30, MCR

ESTRELLA NORTH LLC
DOC 2021-1136594, MCR

UNSUBDIVIDED

SOUTH 1/4
CORNER
SECTION 28,
T1S, R2W
2 1/2" GLO BC
STAMPED 1/4
S28 S33 1931

N01°04'15"E
812.67'

SOUTHEAST CORNER SECTION 28 &
SOUTHWEST CORNER SECTION 27, T1S, R2W
2 1/2" GLO BC STAMPED T1S R2W S27 S28 S33 S34 1931
POC

SOUTH 1/4 CORNER
SECTION 27, T1S, R2W
2" MC AC STAMPED
T1S R2W 1/4 S27 S34
2003 RLS 36563

971.58'
N88°55'45"W 2633.26' (BASIS OF BEARING)

S89°34'33"E 2634.60'

**WOOD
PATEL**



EXPIRES 12-31-26



EXHIBIT "A"

ESTRELLA MONTECITO PARCEL 9.7

BOUNDARY

REVISED 01/23/2024

WP# 215313

PAGE 3 OF 4

NOT TO SCALE

Z:\Estrella\2021\215313\Survey\Legal\5313-L01R01.dwg

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°14'35"W	35.21'
L2	N03°22'34"W	162.24'
L3	N13°04'02"E	220.80'
L4	S54°09'11"E	16.62'
L5	N82°01'39"E	70.00'
L6	N38°12'30"E	16.62'
L7	S10°05'39"W	203.51'
L8	S34°00'15"W	211.45'
L9	S38°00'30"W	128.79'
L10	S20°39'39"W	106.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S00°09'37"W	266.25'
L12	S29°16'31"E	127.70'
L13	S01°06'37"E	336.90'
L14	S88°53'23"W	451.44'
L15	N46°06'37"W	16.97'
L16	S88°53'23"W	56.63'
L17	S43°53'23"W	16.97'
L18	S88°53'23"W	268.80'
L19	N01°06'37"W	2.00'
L20	S88°53'23"W	98.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	16°26'36"	995.00'	285.55'
C2	66°15'13"	995.00'	1150.56'
C3	15°21'35"	995.00'	266.73'
C4	23°54'36"	200.00'	83.46'
C5	29°26'08"	131.00'	67.30'
C6	17°20'29"	102.00'	30.87'
C7	17°20'29"	118.00'	35.71'



EXPIRES 12-31-26

EXHIBIT "A"
 ESTRELLA MONTECITO PARCEL 9.7
 BOUNDARY
 REVISED 01/23/2024
 WP# 215313
 PAGE 4 OF 4
 NOT TO SCALE
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Wood Patel & Associates, Inc.
602-335-8500
www.woodpatel.com

Revised January 23, 2024
Revised August 13, 2021
March 24, 2021
WP# 205203
Page 1 of 4
See Exhibit "A"

LEGAL DESCRIPTION
Estrella Montecito Parcel 9.18
Boundary

A parcel of land lying within Section 33 and Section 34, Township 1 South, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 33, a 2 1/2-inch General Land Office (GLO) brass cap stamped T1S R2W S27 S28 S33 S34 1931, from which the north quarter corner of said Section 33, a 2 1/2-inch GLO brass cap stamped 1/4 S28 S33 1931, bears North 88°55'45" West (basis of bearing), a distance of 2633.26 feet;

THENCE along the north line of said Section 33, North 88°55'45" West, a distance of 543.33 feet;

THENCE leaving said north line, South 01°04'15" West, a distance of 679.00 feet, to the **POINT OF BEGINNING**;

THENCE South 43°22'07" East, a distance of 126.31 feet;

THENCE South 01°20'51" West, a distance of 17.06 feet;

THENCE South 44°07'45" East, a distance of 70.00 feet;

THENCE South 89°56'56" East, a distance of 17.28 feet, to a point of intersection with a non-tangent curve;

THENCE southeasterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northeasterly, whose radius bears North 43°43'53" East, through a central angle of 22°44'23", a distance of 458.40 feet, to a point of intersection with a non-tangent line;

THENCE South 25°05'06" East, a distance of 17.20 feet;

THENCE South 70°50'39" East, a distance of 50.00 feet;

THENCE North 63°23'49" East, a distance of 17.20 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northerly, whose radius bears North 17°19'13" East, through a central angle of 06°39'24", a distance of 134.19 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said non-tangent curve to the right, having a radius of 208.00 feet, concave westerly, whose radius bears North 86°07'05" West, through a central angle of 27°02'57", a distance of 98.20 feet, to a point of intersection with a non-tangent line;

THENCE South 71°26'13" West, a distance of 36.35 feet;

THENCE South 22°03'16" West, a distance of 52.89 feet;

THENCE South 25°20'56" West, a distance of 52.89 feet;

THENCE South 28°38'37" West, a distance of 52.89 feet;

THENCE South 31°56'17" West, a distance of 52.89 feet;

**Legal Description
Estrella Montecito Parcel 9.18
Boundary**

Revised January 23, 2024
Revised August 13, 2021
March 24, 2021
WP# 205203
Page 2 of 4
See Exhibit "A"

THENCE South 35°13'57" West, a distance of 52.89 feet;
THENCE South 38°31'37" West, a distance of 52.89 feet;
THENCE South 43°58'37" West, a distance of 52.87 feet;
THENCE South 41°51'32" West, a distance of 48.55 feet;
THENCE South 44°19'49" West, a distance of 171.00 feet;
THENCE North 45°40'11" West, a distance of 180.00 feet;
THENCE North 44°19'49" East, a distance of 1.49 feet;
THENCE North 52°52'00" West, a distance of 45.25 feet;
THENCE North 58°36'23" West, a distance of 46.86 feet;
THENCE North 58°38'09" West, a distance of 47.00 feet;
THENCE North 58°50'23" West, a distance of 47.32 feet;
THENCE North 57°37'28" West, a distance of 49.78 feet;
THENCE North 55°59'01" West, a distance of 49.78 feet;
THENCE North 54°20'34" West, a distance of 49.78 feet;
THENCE North 52°42'06" West, a distance of 49.78 feet;
THENCE North 50°10'53" West, a distance of 17.80 feet;
THENCE North 50°28'13" West, a distance of 209.02 feet;
THENCE North 60°47'21" West, a distance of 134.45 feet;
THENCE North 29°12'39" East, a distance of 95.67 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 810.00 feet, concave southeasterly, through a central angle of 17°25'13", a distance of 246.28 feet, to the curves end;
THENCE North 46°37'53" East, a distance of 298.45 feet, to the **POINT OF BEGINNING**.

Containing 571,884 square feet or 13.1287 acres, more or less.

Subject to existing right-of-ways and easements.

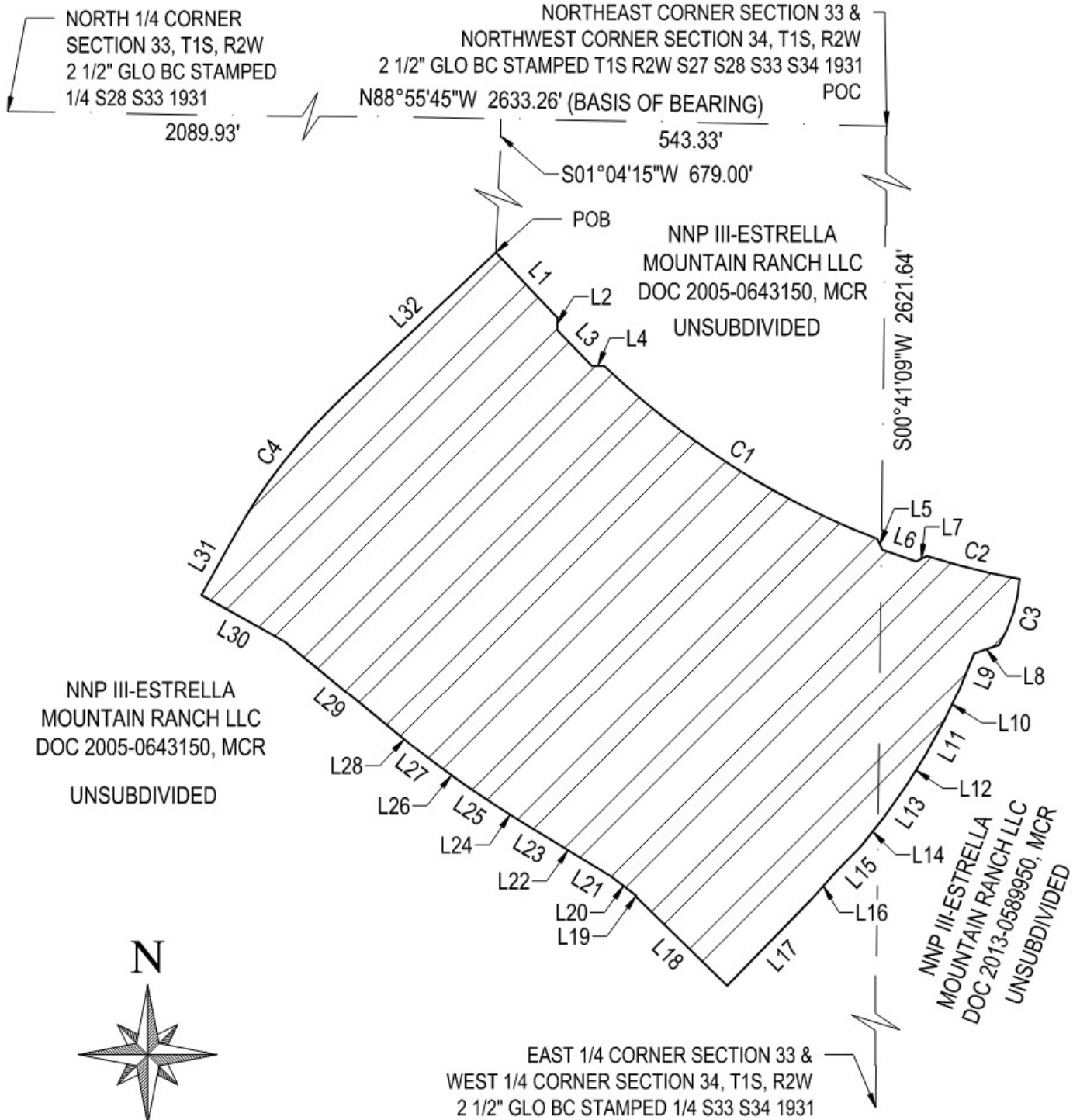
This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

See attached Exhibit "A" Drawing by Reference made a part hereto.

Y:\WP\Parcel Descriptions\2020\205203 Estrella Montecito Parcel 9.18 Boundary L01R02 01-23-24.docx



EXPIRES 12-31-26



EXPIRES 12-31-26

EXHIBIT "A"
ESTRELLA MONTECITO PARCEL 9.18
BOUNDARY
REVISED 01/23/2024
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PAGE 3 OF 4
NOT TO SCALE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°22'07"E	126.31'
L2	S01°20'51"W	17.06'
L3	S44°07'45"E	70.00'
L4	S89°56'56"E	17.28'
L5	S25°05'06"E	17.20'
L6	S70°50'39"E	50.00'
L7	N63°23'49"E	17.20'
L8	S71°26'13"W	36.35'
L9	S22°03'16"W	52.89'
L10	S25°20'56"W	52.89'
L11	S28°38'37"W	52.89'
L12	S31°56'17"W	52.89'
L13	S35°13'57"W	52.89'
L14	S38°31'37"W	52.89'
L15	S43°58'37"W	52.87'
L16	S41°51'32"W	48.55'
L17	S44°19'49"W	171.00'
L18	N45°40'11"W	180.00'
L19	N44°19'49"E	1.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N52°52'00"W	45.25'
L21	N58°36'23"W	46.86'
L22	N58°38'09"W	47.00'
L23	N58°50'23"W	47.32'
L24	N57°37'28"W	49.78'
L25	N55°59'01"W	49.78'
L26	N54°20'34"W	49.78'
L27	N52°42'06"W	49.78'
L28	N50°10'53"W	17.80'
L29	N50°28'13"W	209.02'
L30	N60°47'21"W	134.45'
L31	N29°12'39"E	95.67'
L32	N46°37'53"E	298.45'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	22°44'23"	1155.00'	458.40'
C2	6°39'24"	1155.00'	134.19'
C3	27°02'57"	208.00'	98.20'
C4	17°25'13"	810.00'	246.28'



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Wood, Patel & Associates, Inc.
602-335-8500
www.woodpatel.com

Revised January 23, 2024
Revised August 13, 2021
March 24, 2021
WP# 205204
Page 1 of 5
See Exhibit "A"

LEGAL DESCRIPTION
Estrella Montecito Parcel 9.21
Boundary

A parcel of land lying within Section 33 and Section 34, Township 1 South, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 34, a 2 1/2-inch General Land Office (GLO) brass cap stamped T1S R2W S27 S28 S33 S34 1931, from which the north quarter corner of said Section 34, a 2-inch Maricopa County aluminum cap stamped T1S R2W 1/4 S27 S34 2003 RLS 36563, bears South 89°34'33" East (basis of bearing), a distance of 2634.60 feet;
THENCE along the north line of said Section 34, South 89°34'33" East, a distance of 189.48 feet;
THENCE leaving said north line, South 00°25'27" West, a distance of 1126.95 feet, to a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;
THENCE easterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northerly, whose radius bears North 10°39'49" East, through a central angle of 04°32'56", a distance of 91.70 feet, to a point of intersection with a non-tangent line;
THENCE South 39°57'44" East, a distance of 17.20 feet;
THENCE South 85°43'16" East, a distance of 50.00 feet;
THENCE North 48°31'11" East, a distance of 17.20 feet, to a point of intersection with a non-tangent curve;
THENCE easterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northerly, whose radius bears North 02°26'35" East, through a central angle of 15°23'35", a distance of 310.30 feet, to the curves end;
THENCE North 77°03'00" East, a distance of 276.84 feet;
THENCE South 57°57'00" East, a distance of 16.97 feet;
THENCE North 77°03'00" East, a distance of 80.00 feet;
THENCE North 32°03'00" East, a distance of 16.97 feet;
THENCE North 77°02'57" East, a distance of 41.36 feet;
THENCE South 10°45'59" West, a distance of 1198.02 feet;
THENCE North 79°14'01" West, a distance of 170.00 feet;
THENCE South 10°45'59" West, a distance of 28.06 feet;
THENCE North 79°14'01" West, a distance of 57.00 feet;
THENCE North 79°29'11" West, a distance of 48.25 feet;
THENCE North 77°09'11" West, a distance of 51.56 feet;
THENCE North 74°27'39" West, a distance of 51.56 feet;

**Legal Description
Estrella Montecito Parcel 9.21
Boundary**

Revised January 23, 2024
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THENCE North 71°46'06" West, a distance of 51.56 feet;
THENCE North 69°07'13" West, a distance of 51.56 feet;
THENCE North 66°23'01" West, a distance of 51.56 feet;
THENCE North 63°36'18" West, a distance of 54.85 feet;
THENCE North 60°44'27" West, a distance of 54.85 feet;
THENCE North 58°36'01" West, a distance of 52.20 feet;
THENCE North 31°23'59" East, a distance of 103.26 feet;
THENCE North 58°36'01" West, a distance of 320.90 feet;
THENCE South 83°59'57" West, a distance of 114.66 feet;
THENCE North 45°59'05" West, a distance of 105.67 feet;
THENCE North 44°19'49" East, a distance of 171.00 feet;
THENCE North 41°51'32" East, a distance of 48.55 feet;
THENCE North 43°58'37" East, a distance of 52.87 feet;
THENCE North 38°31'37" East, a distance of 52.89 feet;
THENCE North 35°13'57" East, a distance of 52.89 feet;
THENCE North 31°56'17" East, a distance of 52.89 feet;
THENCE North 28°38'37" East, a distance of 52.89 feet;
THENCE North 25°20'56" East, a distance of 52.89 feet;
THENCE North 22°03'16" East, a distance of 52.89 feet;
THENCE North 71°26'13" East, a distance of 36.35 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 208.00 feet, concave westerly, whose radius bears North 59°04'07" West, through a central angle of 27°02'57", a distance of 98.20 feet, to the **POINT OF BEGINNING**.

Containing 930,338 square feet or 21.3576 acres, more or less.

Subject to existing right-of-ways and easements.

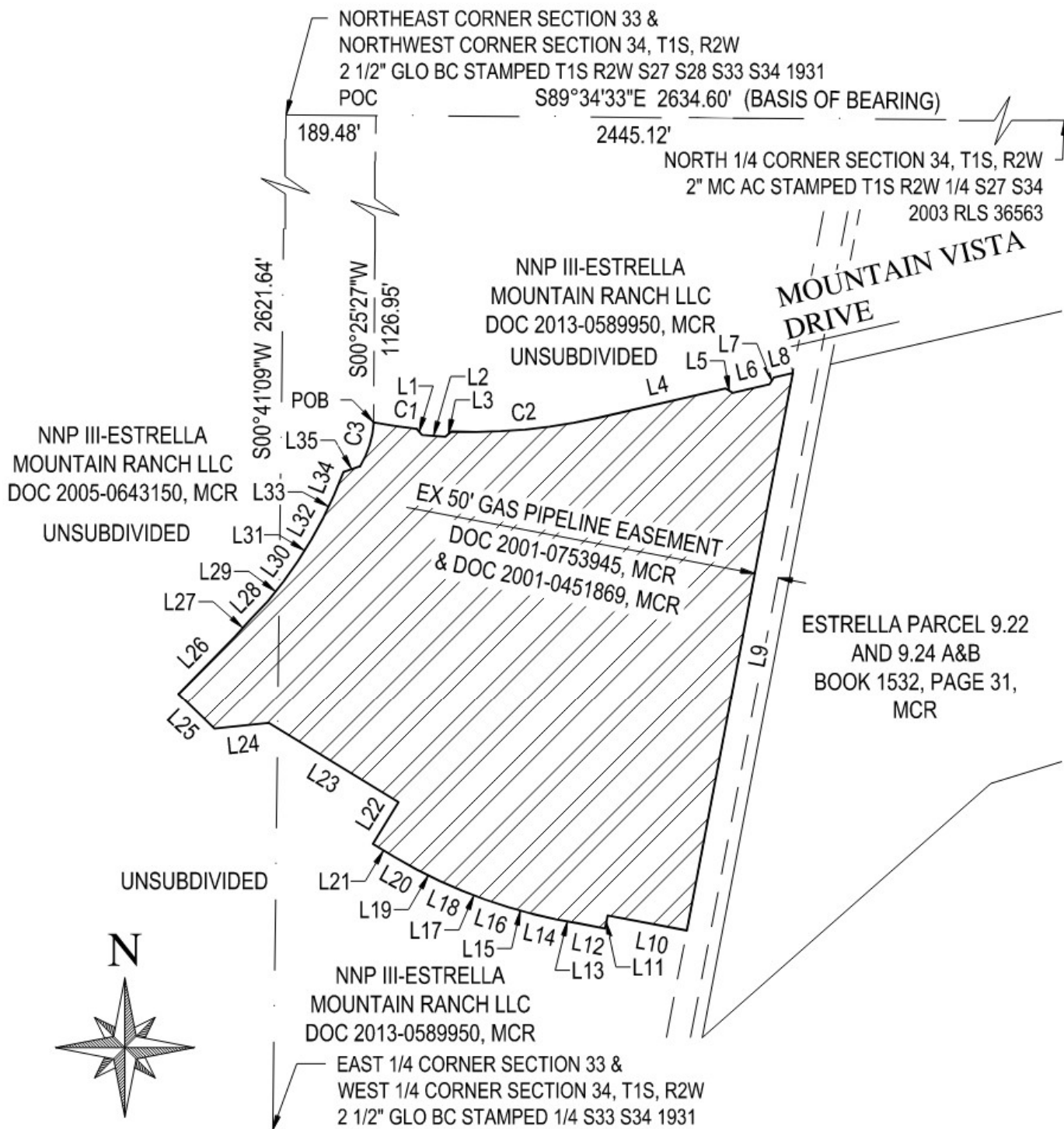
This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

See attached Exhibit "A" Drawing by Reference made a part hereto.

Y:\WP\Parcel Descriptions\2020\205204 Estrella Montecito Parcel 9.21 Boundary L01R02 01-23-24.docx



EXPIRES 12-31-26



EXPIRES 12-31-26

EXHIBIT "A"
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°57'44"E	17.20'
L2	S85°43'16"E	50.00'
L3	N48°31'11"E	17.20'
L4	N77°03'00"E	276.84'
L5	S57°57'00"E	16.97'
L6	N77°03'00"E	80.00'
L7	N32°03'00"E	16.97'
L8	N77°02'57"E	41.36'
L9	S10°45'59"W	1198.02'
L10	N79°14'01"W	170.00'
L11	S10°45'59"W	28.06'
L12	N79°14'01"W	57.00'
L13	N79°29'11"W	48.25'
L14	N77°09'11"W	51.56'
L15	N74°27'39"W	51.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N71°46'06"W	51.56'
L17	N69°07'13"W	51.56'
L18	N66°23'01"W	51.56'
L19	N63°36'18"W	54.85'
L20	N60°44'27"W	54.85'
L21	N58°36'01"W	52.20'
L22	N31°23'59"E	103.26'
L23	N58°36'01"W	320.90'
L24	S83°59'57"W	114.66'
L25	N45°59'05"W	105.67'
L26	N44°19'49"E	171.00'
L27	N41°51'32"E	48.55'
L28	N43°58'37"E	52.87'
L29	N38°31'37"E	52.89'
L30	N35°13'57"E	52.89'



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LINE TABLE		
LINE	BEARING	DISTANCE
L31	N31°56'17"E	52.89'
L32	N28°38'37"E	52.89'
L33	N25°20'56"E	52.89'
L34	N22°03'16"E	52.89'
L35	N71°26'13"E	36.35'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	4°32'56"	1155.00'	91.70'
C2	15°23'35"	1155.00'	310.30'
C3	27°02'57"	208.00'	98.20'



EXPIRES 12-31-26

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 BOUNDARY
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LEGAL DESCRIPTION FOR
MONTECITO – PARCEL 9.39 & 9.40

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 27, the Southeast Quarter of Section 28, the Northeast Quarter of Section 33, and the Northwest Quarter 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 Southeast corner of said Section 28, from which a found GLO brass cap for the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) – 2,634.80 feet;

THENCE North 44 deg. 39 min. 41 sec. West departing said Section line, a distance of 240.23 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 550.17 feet;

THENCE South 79 deg. 14 min. 01 sec. East, a distance of 590.30 feet;

THENCE North 06 deg. 30 min. 26 sec. East, a distance of 184.37 feet;

THENCE North 28 deg. 04 min. 45 sec. East, a distance of 470.00 feet;

THENCE North 31 deg. 41 min. 56 sec. East, a distance of 47.09 feet;

THENCE North 24 deg. 18 min. 42 sec. East, a distance of 75.73 feet;

THENCE North 14 deg. 34 min. 39 sec. East, a distance of 54.10 feet;

THENCE North 24 deg. 36 min. 35 sec. West, a distance of 121.07 feet;

THENCE North 52 deg. 16 min. 54 sec. East, at 6.78 feet pass the Southeast corner of Estrella Parcel 9.43 as recorded in Book 1549 of Maps, Page 30 of Maricopa County Records (MCR), continue a total distance of 59.26 feet to a Point of Curvature of a circular curve to the left, having a radius of 150.00 feet, a central angle of 39 deg. 09 min. 47 sec., and being subtended by a chord which bears North 32 deg. 42 min. 00 sec. East - 100.54 feet;

THENCE in a northeasterly direction along said curve to the left and the East line of said Parcel 9.43, a distance of 102.53 feet;

THENCE North 13 deg. 07 min. 07 sec. East tangent to said curve, a distance of 142.81 feet;

THENCE North 09 deg. 01 min. 59 sec. East along said East line, a distance of 70.18 feet;

THENCE North 13 deg. 07 min. 07 sec. East along said East line, a distance of 102.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 19 deg. 47 min. 54 sec., and being subtended by a chord which bears North 03 deg. 13 min. 10 sec. East - 103.15 feet;

THENCE in a northerly direction along said curve to the left along said East line, a distance of 103.66 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 225.00 feet, a central angle of 23 deg. 25 min. 02 sec., and being subtended by a chord which bears North 05 deg. 01 min. 44 sec. East - 91.32 feet;

THENCE in a northerly direction along said curve to the right along said East line, a distance of 91.96 feet to the Northeast corner of said Parcel 9.43 and being in the South right-of-way line of West Calistoga Drive as recorded in Book 966 of Maps, Page 24 (MCR), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,525.00 feet, a central angle of 07 deg. 46 min. 27 sec., and being subtended by a chord which bears South 65 deg. 07 min. 07 sec. East - 206.76 feet;

THENCE in a southeasterly direction along said curve to the left and said South right-of-way line, a distance of 206.92 feet to the West line of Montecito Village at Estrella Mountain Ranch Parcel 9.6 as recorded in Book 1179 of Maps, Page 32 (MCR);

THENCE South 10 deg. 45 min. 59 sec. West departing said South right-of-way line and continue along the West line of said Parcel 9.6, at 1,351.00 feet pass the Southwest corner of said Parcel 9.6, continue a total distance of 2,413.12 feet to the North right-of-way line of West Mountain Vista Drive as recorded in Book 1059 of Maps, Page 15 (MCR);

THENCE South 77 deg. 03 min. 00 sec. West along said North right-of-way line, at 324.81 feet pass the point of terminus of said right-of-way recorded in Book 1059 of Maps, Page 15 (MCR), continue a total distance of 525.13 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,045.00 feet, a central angle of 56 deg. 26 min. 11 sec., and being subtended by a chord which bears North 74 deg. 43 min. 55 sec. West - 988.21 feet;

THENCE in a westerly direction along said curve to the right, a distance of 1,029.32 feet;

THENCE North 00 deg. 03 min. 38 sec. West non-tangent to said curve, a distance of 16.63 feet;

THENCE North 44 deg. 10 min. 28 sec. West, a distance of 70.00 feet;

THENCE North 88 deg. 39 min. 09 sec. West, a distance of 16.89 feet;

THENCE North 43 deg. 22 min. 07 sec. West, a distance of 22.07 feet;

THENCE South 88 deg. 39 min. 09 sec. East, a distance of 33.87 feet;

THENCE North 46 deg. 03 min. 49 sec. East, a distance of 88.60 feet;

THENCE South 43 deg. 56 min. 11 sec. East, a distance of 2.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears North 54 deg. 44 min. 03 sec. East - 35.58 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 35.71 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears North 54 deg. 44 min. 03 sec. East - 30.75 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 30.87 feet;

THENCE North 46 deg. 03 min. 49 sec. East tangent to said curve, a distance of 18.10 feet to a Point of Curvature of a circular curve to the right, having a radius of 133.00 feet, a central angle of 36 deg. 26 min. 29 sec., and being subtended by a chord which bears North 64 deg. 17 min. 03 sec. East - 83.17 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 84.59 feet;

THENCE North 04 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 157.75 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 59.16 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 262.55 feet;

THENCE North 09 deg. 46 min. 26 sec. East, a distance of 278.26 feet to the **POINT OF BEGINNING**, containing 1,979,504 square feet or 45.443 acres of land, more or less.





LEGAL DESCRIPTION FOR
MONTECITO – PARCEL 9.41 BOUNDARY EXHIBIT

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 28 and the Northeast Quarter of Section 33, 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 GLO brass cap found for the Southeast corner of said Section 28 and the Northeast corner of said Section 33, from which a GLO brass cap found for the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) – 2,634.80 feet;

THENCE South 00 deg. 41 min. 09 sec. West along the East line of the Northeast Quarter of said Section 33, a distance of 366.49 feet;

THENCE North 89 deg. 18 min. 51 sec. West departing said East line, a distance of 147.49 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 04 deg. 23 min. 34 sec. West, a distance of 157.75 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 133.00 feet, a central angle of 36 deg. 26 min. 29 sec., and being subtended by a chord which bears South 64 deg. 17 min. 03 sec. West - 83.17 feet;

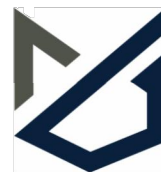
THENCE in a southwesterly direction along said curve to the left, a distance of 84.59 feet;

THENCE South 46 deg. 03 min. 49 sec. West tangent to said curve, a distance of 18.10 feet to a Point of Curvature of a circular curve to the right, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 54 deg. 44 min. 03 sec. West - 30.75 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 30.87 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 54 deg. 44 min. 03 sec. West - 35.58 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 35.71 feet;

THENCE North 43 deg. 56 min. 11 sec. West non-tangent to said curve, a distance of 2.00 feet;



THENCE South 46 deg. 03 min. 49 sec. West, a distance of 88.60 feet;

THENCE North 88 deg. 39 min. 09 sec. West, a distance of 33.87 feet;

THENCE North 43 deg. 22 min. 07 sec. West, a distance of 394.44 feet;

THENCE North 01 deg. 37 min. 53 sec. East, a distance of 16.97 feet;

THENCE North 42 deg. 56 min. 07 sec. West, a distance of 70.00 feet;

THENCE North 87 deg. 09 min. 26 sec. West, a distance of 16.61 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 852.50 feet, a central angle of 37 deg. 09 min. 59 sec., and being subtended by a chord which bears North 21 deg. 57 min. 33 sec. West - 543.35 feet;

THENCE in a northerly direction along said curve to the right, a distance of 553.00 feet;

THENCE North 03 deg. 22 min. 34 sec. West tangent to said curve, a distance of 547.71 feet;

THENCE North 42 deg. 45 min. 25 sec. East, a distance of 16.64 feet;

THENCE North 03 deg. 22 min. 34 sec. West, a distance of 70.05 feet;

THENCE North 47 deg. 14 min. 35 sec. West, a distance of 17.32 feet;

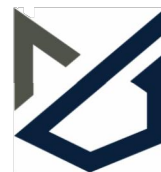
THENCE North 03 deg. 22 min. 34 sec. West, a distance of 22.42 feet;

THENCE South 47 deg. 14 min. 35 sec. East, a distance of 35.21 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 98.75 feet;

THENCE South 01 deg. 06 min. 37 sec. East, a distance of 2.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 82 deg. 26 min. 23 sec. East - 35.58 feet;

THENCE in an easterly direction along said curve to the right, a distance of 35.71 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being



subtended by a chord which bears South 82 deg. 26 min. 23 sec. East - 30.75 feet;

THENCE in an easterly direction along said curve to the left, a distance of 30.87 feet;

THENCE North 88 deg. 53 min. 23 sec. East tangent to said curve, a distance of 268.80 feet;

THENCE North 43 deg. 53 min. 23 sec. East, a distance of 16.97 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 56.63 feet;

THENCE South 46 deg. 06 min. 37 sec. East, a distance of 16.97 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 358.56 feet;

THENCE South 01 deg. 06 min. 37 sec. East, a distance of 66.00 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 84.48 feet;

THENCE South 01 deg. 06 min. 37 sec. East, a distance of 128.32 feet to a Point of Curvature of a circular curve to the right, having a radius of 132.00 feet, a central angle of 22 deg. 23 min. 59 sec., and being subtended by a chord which bears South 10 deg. 05 min. 22 sec. West - 51.28 feet;

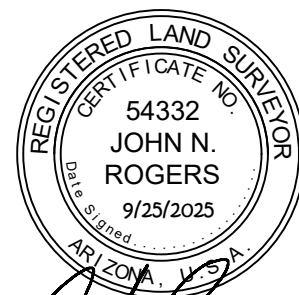
THENCE in a southerly direction along said curve to the right, a distance of 51.61 feet;

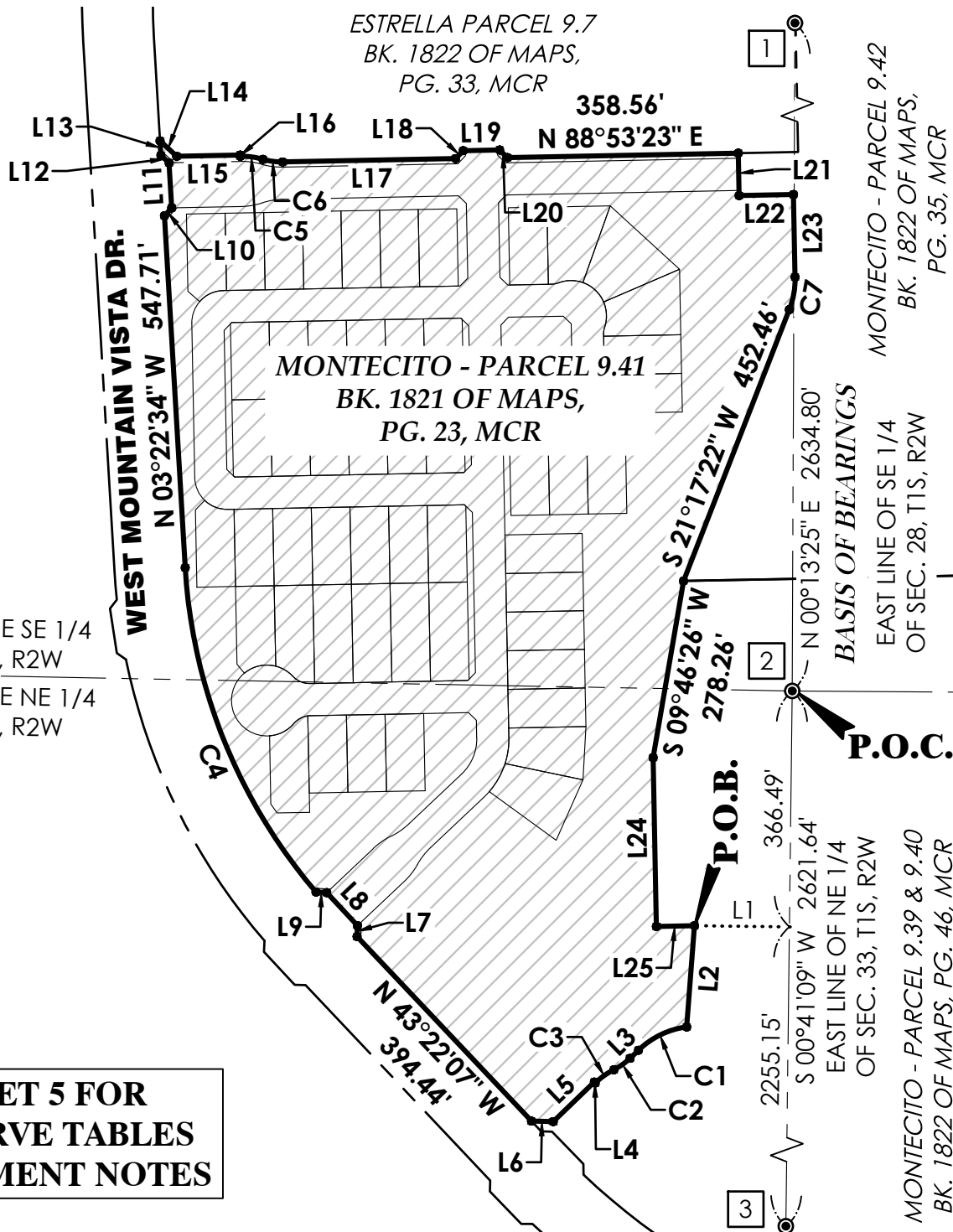
THENCE South 21 deg. 17 min. 22 sec. West tangent to said curve, a distance of 452.46 feet;

THENCE South 09 deg. 46 min. 26 sec. West, a distance of 278.26 feet;

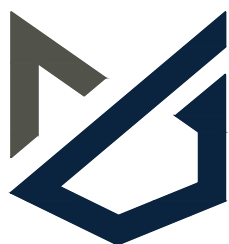
THENCE South 01 deg. 06 min. 37 sec. East, a distance of 262.55 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 59.16 feet to the **POINT OF BEGINNING**, containing 1,040,299 square feet or 23.882 acres of land, more or less.



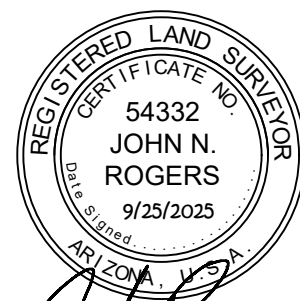


**EXHIBIT "A" MAP SHOWING
MONTECITO - PARCEL 9.41 BOUNDARY EXHIBIT, SITUATED IN A PORTION
OF THE SOUTHEAST QUARTER OF SECTION 28, T1S, R2W
AND THE NORTHEAST QUARTER OF SECTION 33, T1S, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 250'	Sheet
Date:	9/25/2025	4
Job No.:	10922A	of
Drafted:	T.A.D.	5
Checked:	J.N.R.	



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.00'	84.59'	36°26'29"	S64°17'03"W	83.17'
C2	102.00'	30.87'	17°20'29"	S54°44'03"W	30.75'
C3	118.00'	35.71'	17°20'29"	S54°44'03"W	35.58'
C4	852.50'	553.00'	37°09'59"	N21°57'33"W	543.35'
C5	118.00'	35.71'	17°20'29"	S82°26'23"E	35.58'
C6	102.00'	30.87'	17°20'29"	S82°26'23"E	30.75'
C7	132.00'	51.61'	22°23'59"	S10°05'22"W	51.28'

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N89°18'51"W	147.49'	L14	S47°14'35"E	35.21'
L2	S04°23'34"W	157.75'	L15	N88°53'23"E	98.75'
L3	S46°03'49"W	18.10'	L16	S01°06'37"E	2.00'
L4	N43°56'11"W	2.00'	L17	N88°53'23"E	268.80'
L5	S46°03'49"W	88.60'	L18	N43°53'23"E	16.97'
L6	N88°39'09"W	33.87'	L19	N88°53'23"E	56.63'
L7	N01°37'53"E	16.97'	L20	S46°06'37"E	16.97'
L8	N42°56'07"W	70.00'	L21	S01°06'37"E	66.00'
L9	N87°09'26"W	16.61'	L22	N88°53'23"E	84.48'
L10	N42°45'25"E	16.64'	L23	S01°06'37"E	128.32'
L11	N03°22'34"W	70.05'	L24	S01°06'37"E	262.55'
L12	N47°14'35"W	17.32'	L25	N88°53'23"E	59.16'
L13	N03°22'34"W	22.42'			

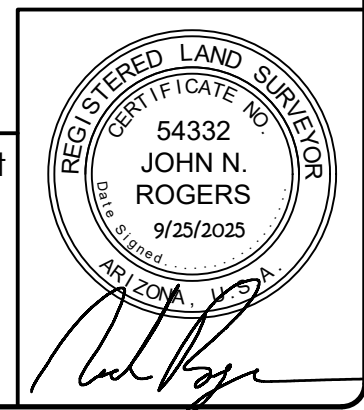
MONUMENT NOTES

- 1 GLO BRASS CAP FND.
E 1/4 COR. SEC. 28
T1S, R2W
- 2 GLO BRASS CAP FND.
SE COR. SEC. 28
T1S, R2W
- 3 GLO BRASS CAP FND.
E 1/4 COR. SEC. 33
T1S, R2W

**EXHIBIT "A" MAP SHOWING
MONTECITO - PARCEL 9.41 BOUNDARY EXHIBIT, SITUATED IN A PORTION
OF THE SOUTHEAST QUARTER OF SECTION 28, T1S, R2W
AND THE NORTHEAST QUARTER OF SECTION 33, T1S, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



Scale:	NONE	Sheet
Date:	9/25/2025	5
Job No.:	10922A	of
Drafted:	T.A.D.	5
Checked:	J.N.R.	





LEGAL DESCRIPTION FOR
MONTECITO – PARCEL 9.42 BOUNDARY EXHIBIT

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, 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 GLO brass cap found for the Southwest corner of said Section 27 and the Southeast corner of said Section 28, from which a GLO brass cap found for the West Quarter corner of said Section 27 and the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) – 2,634.80 feet;

THENCE North 88 deg. 55 min. 45 sec. West along the South line of the Southeast Quarter of said Section 28, a distance of 172.03 feet;

THENCE North 01 deg. 04 min. 15 sec. East departing said South line, a distance of 167.69 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 21 deg. 17 min. 22 sec. East, a distance of 452.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 132.00 feet, a central angle of 22 deg. 23 min. 59 sec., and being subtended by a chord which bears North 10 deg. 05 min. 22 sec. East - 51.28 feet;

THENCE in a northerly direction along said curve to the left, a distance of 51.61 feet;

THENCE North 01 deg. 06 min. 37 sec. West tangent to said curve, a distance of 128.32 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 84.48 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 66.00 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 92.88 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 336.90 feet;

THENCE North 89 deg. 35 min. 33 sec. East, a distance of 824.14 feet;

THENCE South 61 deg. 55 min. 15 sec. East, a distance of 422.79 feet;



THENCE South 37 deg. 43 min. 06 sec. East, a distance of 45.89 feet;

THENCE South 52 deg. 16 min. 54 sec. West, a distance of 6.78 feet;

THENCE South 24 deg. 36 min. 35 sec. East, a distance of 121.07 feet;

THENCE South 14 deg. 34 min. 39 sec. West, a distance of 54.10 feet;

THENCE South 24 deg. 18 min. 42 sec. West, a distance of 75.73 feet;

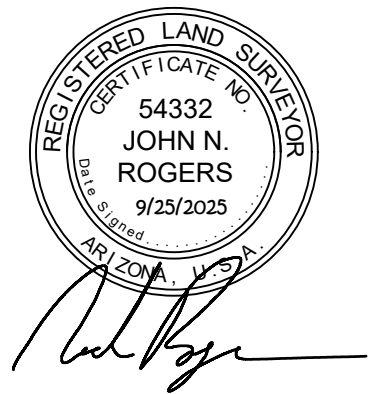
THENCE South 31 deg. 41 min. 56 sec. West, a distance of 47.09 feet;

THENCE South 28 deg. 04 min. 45 sec. West, a distance of 470.00 feet;

THENCE South 06 deg. 30 min. 26 sec. West, a distance of 184.37 feet;

THENCE North 79 deg. 14 min. 01 sec. West, a distance of 590.30 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 550.17 feet to the **POINT OF BEGINNING**, containing 1,184,276 square feet or 27.187 acres of land, more or less.





ESTRELLA PARCEL 9.7
BK. 1822 OF MAPS,
PG. 33, MCR

BASIS OF
BEARINGS

2634.80'
N 00°13'25" E
EAST LINE OF SE 1/4
SEC. 28, T1S, R2W

ESTRELLA PARCEL 9.43
BK. 1549 OF MAPS,
PG. 30, MCR

W. CALISTOGA DR.

N 89°35'33" E 824.14'

422.79'
S 61°55'15" E

MONTECITO - PARCEL 9.42
BK. 1822 OF MAPS, PG. 35, MCR

P.O.B.

452.46'
N 21°17'22" E

C1

L6

L5

L4

L3

L2

L1

L14

N 79°14'01" W
590.30'

L13

L7

L8

L9

L10

L11

L12

S 28°04'45" W
470.00'

2461.23'
N 88°55'45" W
2633.26'
SOUTH LINE OF SE 1/4
SEC. 28, T1S, R2W

P.O.C.

MONTECITO - PARCEL 9.39 & 9.40
BK. 1822 OF MAPS, PG. 46, MCR

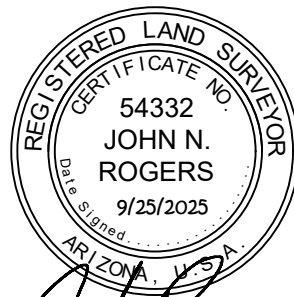
S 89°34'33" E 2634.60'
SOUTH LINE OF SW 1/4 SEC. 27, T1S, R2W

SEE SHEET 4 FOR
LINE & CURVE TABLES
AND MONUMENT NOTES

EXHIBIT "A" MAP SHOWING
MONTECITO - PARCEL 9.42 BOUNDARY EXHIBIT, SITUATED IN A PORTION
OF THE SOUTHWEST QUARTER OF SECTION 27, T1S, R2W
AND THE SOUTHEAST QUARTER OF SECTION 28, T1S, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 300'	Sheet
Date:	9/25/2025	3
Job No.:	10922A	of
Drafted:	T.A.D.	4
Checked:	J.N.R.	



[Signature]

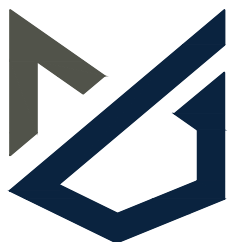
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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L1	N01°04'15"E	167.69'	L8	S52°16'54"W	6.78'
L2	N01°06'37"W	128.32'	L9	S24°36'35"E	121.07'
L3	S88°53'23"W	84.48'	L10	S14°34'39"W	54.10'
L4	N01°06'37"W	66.00'	L11	S24°18'42"W	75.73'
L5	N88°53'23"E	92.88'	L12	S31°41'56"W	47.09'
L6	N01°06'37"W	336.90'	L13	S06°30'26"W	184.37'
L7	S37°43'06"E	45.89'	L14	S88°53'23"W	550.17'

MONUMENT NOTES

- 1 GLO BRASS CAP FND.
E 1/4 COR. SEC. 28
T1S, R2W
- 2 GLO BRASS CAP FND.
SE COR. SEC. 28
T1S, R2W
- 3 GLO BRASS CAP FND.
S 1/4 COR. SEC. 28
T1S, R2W
- 4 GLO BRASS CAP FND.
S 1/4 COR. SEC. 27
T1S, R2W

**EXHIBIT "A" MAP SHOWING
MONTECITO - PARCEL 9.42 BOUNDARY EXHIBIT, SITUATED IN A PORTION
OF THE SOUTHWEST QUARTER OF SECTION 27, T1S, R2W
AND THE SOUTHEAST QUARTER OF SECTION 28, T1S, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



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Scale:	NONE	Sheet 4 of 4
Date:	9/25/2025	
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