



SEQUENCE: 20222000702

No. Pages: 40

7/19/2022 6:03 PM

GABRIELLA CÁZARES-KELLY, RECORDER  
Recorded By: KN(e-recording)

WHEN RECORDED MAIL TO:

Traci L. Riccitello, Esq.  
Riccitello Law Firm, PLLC  
3849 E. Broadway Blvd., Suite 239  
Tucson, Arizona 85716

### EASEMENT AGREEMENT

This Easement Agreement (“**Agreement**”) is made this 19<sup>th</sup> day of July, 2022, by and between the Town of Oro Valley, an Arizona municipal corporation (“**Town**”), and OV 132, LLC, an Arizona limited liability company (“**OV 132**”). The Town and OV 132 are referred to as the “parties” herein. By its signature below, The Conservation Fund, a nonprofit corporation incorporated in Maryland as a nonstock corporation (“**TCF**”), has acknowledged its consent to the execution of this Agreement.

#### Recitals

- A. The Town owns approximately 202.05 acres of real property, described on Exhibit A and depicted on Exhibit C attached hereto (“**Town Property**”).
- B. OV 132 owns approximately 6.76 acres of real property (APNs 219-19-1910 and 219-19-1840) located adjacent to a portion of the Town Property, described on Exhibit B and depicted on Exhibit C attached hereto (“**OV 132 Property**”).
- C. The Town Property is or will be subject to that certain Conservation Easement between the Town, as grantor, and TCF, as grantee (the “**Conservation Easement**”), which Conservation Easement will be recorded concurrently with this Agreement.
- D. Pursuant to the terms of that certain Settlement Agreement dated December 3, 2021, between the Town, TCF, Romspen Vistoso, LLC, a Delaware limited liability company, and Ross Rulney (“**Rulney**”), as amended by that certain Amendment to Settlement Agreement dated December 22, 2021, that certain Second Amendment to Settlement Agreement dated January 20, 2022, and that certain Third Amendment to Settlement Agreement dated February 15, 2022 (collectively, the “**Settlement Agreement**”), TCF and the Town agreed to allow Rulney to use approximately 1.5 acres of developable land within the Town Property adjacent to or near the OV 132 Property (the “**Easement Area**”) in connection with the development of 132 two-story apartment units on the OV 132 Property. Rulney is the manager and a principal of OV 132.
- E. OV 132 and the Town desire to execute and record this Agreement for purposes of creating and establishing the easement, use rights, and other matters set forth herein. TCF, as a party to the Settlement Agreement and as grantee of the Conservation Easement, has consented to execution of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, OV 132, and the Town, hereby agree as follows:

1. Recitals. The recitals set forth above are deemed incorporated herein, and the parties represent they are true and correct.

2. Amendment. The parties acknowledge that development plans for the OV 132 Property are in their early stages and that the precise legal description and exact nature of the use of the Easement Area have not yet been established. Consequently, the parties agree execute and record an amendment to this Easement Agreement after development plans are finalized, which amendment will more precisely identify the legal description and nature of the use of the Easement Area, which Easement Area will be within the area marked "Easement Area" or "Alternative Easement Area" on Exhibit C attached hereto.

3. Grant of Easement. The Town hereby grants and conveys to OV 132 and its successors and assigns, for the benefit of the OV 132 Property, a perpetual, non-exclusive easement (the "**Easement**") over the Easement Area, and to be perfected at a later date as described in Paragraph 2 above, for any use related to retention, drainage, parking, open space/passive recreation, or utilities in connection with the development of 132 two-story apartment units on the OV 132 Property, and for landscaping, and other reasonable site zoning relief necessary to construct up to 132 two-story apartment units on the OV 132 Property. The Easement shall be appurtenant to and for the benefit of the OV 132 Property and it shall constitute a burden upon the Town Property. The easement, rights, covenants and conditions contained herein shall run with the land, and shall inure to the benefit of and be binding upon the parties hereto, and their successors and assigns.

4. Other Necessary Relief. During the review process for the OV 132 Property the Town agrees to grant other reasonable relief as may be necessary to construct 132 two-story apartment units on the OV 132 Property and any relief granted herein shall run with the land, and shall inure to the benefit of and be binding upon the parties hereto, and their successors and assigns.

5. Maintenance. OV 132 shall maintain and repair the Easement Area and shall take such actions and do such things as are reasonably necessary to keep the Easement Area, clean and in good condition and repair.

6. General Provisions.

6.1 Incidental Rights. The Easement granted herein shall also include such other incidental and related rights as are reasonably necessary for each party to enjoy and enforce its rights, and perform its duties, created herein.

6.2 Attorneys' Fees. In the event any party hereto commences a judicial proceeding for the interpretation or enforcement hereof, the prevailing party shall be entitled to an award for reasonable attorneys' fees and court costs.

6.3 Conflict. If there is any conflict between this Agreement and the Conservation Easement with respect to the use of Easement Area, this Agreement will control.

6.4 Modifications. No modification, amendment, or termination of this Agreement shall be valid unless the same is in writing and signed by the then owner(s) of the Town Property and the OV 132 Property, and consented to by the then grantee of the Conservation Easement. No such modification, amendment, or termination shall be effective until a duly executed and acknowledged instrument thereof has been recorded in the Official Records of Pima County, Arizona.

6.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona.

6.6 Indemnification. OV 132 agrees to indemnify, defend and hold the Town harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to the exercise of any easement rights, and relating to accidents, injuries, loss or damage of or to any person or property arising from the use of the Easement Area; provided, however, such obligation shall not extend to claims, liabilities and expenses arising by reason of the negligent, intentional or willful acts or omissions of the Town or any lessee, sublessee, employee, agent, contractor, subcontractor or others acting on behalf of the Town. OV 132 agrees to indemnify, defend and hold TCF harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to the exercise of any easement rights, and relating to accidents, injuries, loss or damage of or to any person or property arising from the use of the Easement Area; provided, however, such obligation shall not extend to claims, liabilities and expenses arising by reason of the negligent, intentional or willful acts or omissions of TCF or any lessee, sublessee, employee, agent, contractor, subcontractor or others acting on behalf of the TCF.

6.7 No Dedication. The provisions of this Agreement are not intended to and do not constitute a dedication for public use, and the rights herein created are private and for the benefit only of the parties herein and TCF, their successors and assigns, and the other permitted parties expressly referred to in this Agreement.

6.8 Counterparts. This Agreement may be executed in counterparts and each such counterpart shall be deemed to be an original.

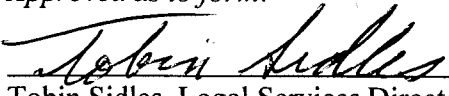
The parties hereto have executed this Agreement as of the day and year first above written.

**TOWN**

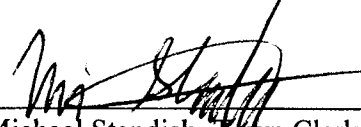
TOWN OF ORO VALLEY,  
an Arizona municipal corporation

By:   
Mary Jacobs, Town Manager

*Approved as to form:*

  
Tobin Sidles, Legal Services Director

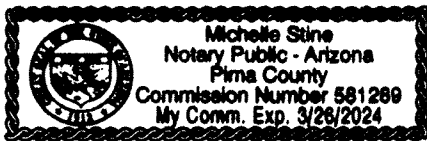
*Attest:*

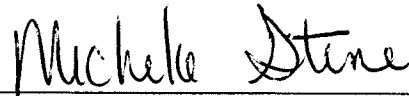
  
Michael Standish, Town Clerk

STATE OF ARIZONA                     )  
  ) ss.  
COUNTY OF PIMA                     )

On July 19, 2022 before me, Michelle Stine Notary Public, personally appeared Mary Jacobs, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



  
Notary Public

My commission expires:

March 26, 2024

OV 132

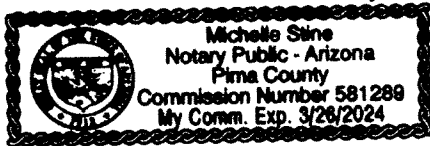
OV 132, LLC, an Arizona limited liability company

By: R. Rulney  
Ross Rulney, Manager

STATE OF ARIZONA                     )  
  ) ss.  
COUNTY OF PIMA                    )

On July 19, 2022 before me, Michelle Stine<sup>mrs</sup>, Notary Public, personally appeared Ross Rulney, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. ~~This document was signed and notarized online using two-way audio and video recording technology.~~ MLS

Witness my hand and official seal.



Michelle Stine  
Notary Public

My commission expires: 3/26/2024

The Conservation Fund consents to the execution of this Agreement by the Town and OV 132 and acknowledges that this Agreement is permitted under Section 2.5 of the Conservation Easement.

The Conservation Fund, a non-profit corporation

By: Sept 4 M. T. Jan  
Name: Ass't. Sec.  
Title:

COMMONWEALTH OF VIRGINIA )  
 ) ss.  
COUNTY OF ARLINGTON )

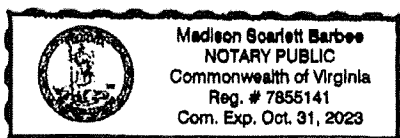
On this 18 day of July, 2022, before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared Scott M. Tison as Assistant Secretary of The Conservation Fund, a non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his/her act and deed for the purposes therein express.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public  
Name: MADISON J. BARBEE  
Notary Registration Number: 7855141

My commission expires: Oct 31, 2023

(SEAL)



**EXHIBIT A**

**Legal Description of Town Property**

*[See attached.]*

**EXHIBIT A**  
Description of Property  
(16 Pages)

The Land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

**PARCEL NO. 1:**

THAT PORTION OF SECTIONS 23, 24 AND 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23;  
THENCE SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 198.65 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 29 DEGREES 00 MINUTES 00 SECONDS WEST, 54.30 FEET;  
THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS EAST, 535.29 FEET;  
THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 34.20 FEET;  
THENCE SOUTH 11 DEGREES 00 MINUTES 00 SECONDS WEST, 24.59 FEET;  
THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS EAST, 55.54 FEET;  
THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, 122.63 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 53 DEGREES 34 MINUTES 51 SECONDS WEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 3.22 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST, 254.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 181.43 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 55 DEGREES 15 MINUTES 00 SECONDS WEST, 531.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 740.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 30 MINUTES 57 SECONDS FOR AN ARC DISTANCE OF 252.06 FEET TO A NONTANGENT LINE;  
THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 76.21 FEET;  
THENCE NORTH 44 DEGREES 00 MINUTES 00 SECONDS WEST, 117.26 FEET;  
THENCE NORTH 64 DEGREES 25 MINUTES 17 SECONDS WEST, 663.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 63 DEGREES 57 MINUTES 01 SECONDS FOR AN ARC DISTANCE OF 167.42 FEET TO A NONTANGENT LINE;  
THENCE NORTH 78 DEGREES 00 MINUTES 00 SECONDS WEST, 357.59 FEET;  
THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS WEST, 705.16 FEET;  
THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS WEST, 92.00 FEET;  
THENCE SOUTH 02 DEGREES 00 MINUTES 00 SECONDS WEST, 96.79 FEET;  
THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS WEST, 354.96 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 45 DEGREES 45 MINUTES 59 SECONDS EAST;



THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 54 MINUTES 52 SECONDS FOR AN ARC DISTANCE OF 82.35 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 18 DEGREES 40 MINUTES 51 SECONDS WEST, 672.65 FEET;  
 THENCE SOUTH 29 DEGREES 30 MINUTES 22 SECONDS WEST, 150.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 09 MINUTES 19 SECONDS FOR AN ARC DISTANCE OF 66.86 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 48 DEGREES 39 MINUTES 41 SECONDS WEST, 150.00 FEET;  
 THENCE SOUTH 56 DEGREES 00 MINUTES 00 SECONDS WEST, 400.73 FEET;  
 THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST, 167.25 FEET;  
 THENCE SOUTH 04 DEGREES 00 MINUTES 00 SECONDS WEST, 85.00 FEET;  
 THENCE SOUTH 03 DEGREES 30 MINUTES 00 SECONDS WEST, 645.00 FEET;  
 THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS WEST, 55.00 FEET;  
 THENCE SOUTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, 690.00 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 53 DEGREES 55 MINUTES 19 SECONDS EAST  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 56 MINUTES 11 SECONDS FOR AN ARC DISTANCE OF 91.46 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 69 DEGREES 39 MINUTES 46 SECONDS EAST, 319.72 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 01 MINUTES 14 SECONDS FOR AN ARC DISTANCE OF 107.39 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS EAST, 143.68 FEET;  
 THENCE NORTH 72 DEGREES 00 MINUTES 00 SECONDS EAST, 876.17 FEET;  
 THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 234.68 FEET;  
 THENCE NORTH 44 DEGREES 14 MINUTES 58 SECONDS WEST, 493.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 42 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 255.80 FEET TO A NON-TANGENT LINE;  
 THENCE NORTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, 219.68 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 53 DEGREES 01 MINUTES 19 SECONDS WEST;  
 THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 94 DEGREES 12 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 123.31 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 57 DEGREES 13 MINUTES 23 SECONDS EAST, 656.72 FEET;  
 THENCE NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST, 118.42 FEET;  
 THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 529.79 FEET;  
 THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 226.57 FEET;  
 THENCE NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, 112.95 FEET;  
 THENCE NORTH 27 DEGREES 00 MINUTES 00 SECONDS WEST, 206.00 FEET;  
 THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST, 281.81 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 33 DEGREES 49 MINUTES 04 SECONDS EAST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 55 DEGREES 15 MINUTES 00 SECONDS EAST, 531.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 154.55 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, 253.71 FEET;  
 THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 212.90 FEET;  
 THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS WEST, 341.00 FEET;  
 THENCE SOUTH 30 DEGREES 18 MINUTES 04 SECONDS WEST, 557.13 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 41 MINUTES 55 SECONDS FOR AN ARC DISTANCE OF 131.59 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 67 DEGREES 59 MINUTES 59 SECONDS WEST, 150.00 FEET;  
 THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS WEST, 673.56 FEET;  
 THENCE SOUTH 07 DEGREES 00 MINUTES 00 SECONDS WEST, 165.85 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 17 DEGREES 43 MINUTES 10 SECONDS EAST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 09 MINUTES 17 SECONDS FOR AN ARC DISTANCE OF 107.74 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 31 DEGREES 07 MINUTES 33 SECONDS EAST, 652.01 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 58 DEGREES 10 MINUTES 38 SECONDS FOR AN ARC DISTANCE OF 76.15 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 27 DEGREES 03 MINUTES 05 SECONDS WEST, 288.67 FEET;  
 THENCE SOUTH 02 DEGREES 46 MINUTES 30 SECONDS WEST, 241.88 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 15 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 311.58 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 87 DEGREES 57 MINUTES 50 SECONDS WEST, 150.00 FEET;  
 THENCE NORTH 77 DEGREES 00 MINUTES 00 SECONDS WEST, 639.90 FEET;  
 THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 55.55 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST;  
 THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 105 DEGREES 56 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 277.35 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 80 DEGREES 56 MINUTES 21 SECONDS WEST, 564.39 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 157 DEGREES 36 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 206.31 FEET TO A NON-TANGENT LINE;  
 THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 260.60 FEET;  
 THENCE NORTH 35 DEGREES 37 MINUTES 43 SECONDS WEST, 605.48 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 19 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 175.66 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 14 DEGREES 41 MINUTES 38 SECONDS EAST, 150.00 FEET;  
 THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST, 640.29 FEET;

THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS EAST, 159.98 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 13 DEGREES 00 MINUTES 00 SECONDS WEST;  
 THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 119 DEGREES 09 MINUTES 36 SECONDS FOR AN ARC DISTANCE OF 311.96 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 42 DEGREES 09 MINUTES 36 SECONDS EAST, 453.21 FEET;  
 THENCE NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST, 116.00 FEET;  
 THENCE NORTH 29 DEGREES 00 MINUTES 00 SECONDS EAST, 116.00 FEET;  
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST, 606.00 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 09 DEGREES 32 MINUTES 54 SECONDS WEST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 68 DEGREES 12 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 178.57 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 12 DEGREES 14 MINUTES 42 SECONDS WEST, 425.25 FEET;  
 THENCE NORTH 04 DEGREES 00 MINUTES 00 SECONDS WEST, 284.00 FEET;  
 THENCE SOUTH 58 DEGREES 49 MINUTES 09 SECONDS WEST, 195.54 FEET;  
 THENCE NORTH 47 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET;  
 THENCE NORTH 23 DEGREES 30 MINUTES 00 SECONDS WEST, 326.45 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 03 DEGREES 27 MINUTES 30 SECONDS WEST;  
 THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 13 MINUTES 17 SECONDS FOR AN ARC DISTANCE OF 254.53 FEET TO A NON-TANGENT LINE;  
 THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS WEST, 58.08 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 19 DEGREES 52 MINUTES 50 SECONDS EAST;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 75 DEGREES 59 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 99.48 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 33 DEGREES 53 MINUTES 11 SECONDS WEST, 622.96 FEET;  
 THENCE NORTH 23 DEGREES 25 MINUTES 47 SECONDS WEST, 122.29 FEET;  
 THENCE NORTH 24 DEGREES 20 MINUTES 29 SECONDS WEST, 60.81 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 28 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 148.25 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 18 DEGREES 07 MINUTES 43 SECONDS EAST, 445.10 FEET;  
 THENCE NORTH 12 DEGREES 59 MINUTES 12 SECONDS EAST, 315.01 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 154 DEGREES 38 MINUTES 08 SECONDS FOR AN ARC DISTANCE OF 404.83 FEET TO A NON-TANGENT LINE;  
 THENCE NORTH 87 DEGREES 59 MINUTES 47 SECONDS EAST, 95.68 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 49 MINUTES 45 SECONDS FOR AN ARC DISTANCE OF 50.83 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 53 DEGREES 10 MINUTES 27 SECONDS EAST, 515.28 FEET;  
 THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS EAST, 301.00 FEET;

THENCE NORTH 54 DEGREES 30 MINUTES 00 SECONDS EAST, 653.00 FEET;  
 THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 181.00 FEET;  
 THENCE NORTH 76 DEGREES 00 MINUTES 00 SECONDS EAST, 200.00 FEET;  
 THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 232.08 FEET;  
 THENCE SOUTH 83 DEGREES 00 MINUTES 00 SECONDS EAST, 201.00 FEET;  
 THENCE SOUTH 83 DEGREES 00 MINUTES 00 SECONDS EAST, 664.00 FEET;  
 THENCE SOUTH 71 DEGREES 45 MINUTES 24 SECONDS EAST, 150.57 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 200.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 06 MINUTES 11 SECONDS FOR AN ARC  
 DISTANCE OF 49.23 FEET TO A POINT OF TANGENCY THENCE SOUTH 57 DEGREES 39 MINUTES  
 13 SECONDS EAST, 150.00 FEET;  
 THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST, 418.86 FEET;  
 THENCE NORTH 30 DEGREES 11 MINUTES 34 SECONDS EAST, 60.67 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 75.00 FEET AND A CENTRAL ANGLE OF 79 DEGREES 15 MINUTES 32 SECONDS FOR AN ARC  
 DISTANCE OF 103.75 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 70 DEGREES 32 MINUTES 54 SECONDS EAST, 677.76 FEET;  
 THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 720.89 FEET;  
 THENCE SOUTH 74 DEGREES 30 MINUTES 00 SECONDS EAST, 129.92 FEET;  
 THENCE SOUTH 58 DEGREES 56 MINUTES 14 SECONDS EAST, 205.82 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 150.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 59 MINUTES 14 SECONDS FOR AN ARC  
 DISTANCE OF 83.74 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 26 DEGREES 57 MINUTES 00 SECONDS EAST, 202.02 FEET TO THE  
 NORTHWESTERLY RIGHT-OF-WAY LINE OF RANCHO VISTOSO BOULEVARD, AS RECORDED IN  
 DOCKET 8178 AT PAGE 1966, RECORDED, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY,  
 ARIZONA;  
 THENCE SOUTH 40 DEGREES 05 MINUTES 53 SECONDS WEST, ALONG THE SAID  
 NORTHWESTERLY RIGHT-OF-WAY LINE, 368.89 FEET;  
 THENCE NORTH 81 DEGREES 49 MINUTES 13 SECONDS WEST, 600.31 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 150.00 FEET AND A CENTRAL ANGLE OF 77 DEGREES 19 MINUTES 24 SECONDS FOR AN ARC  
 DISTANCE OF 202.43 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 47 DEGREES 00 MINUTES 00 SECONDS WEST, 130.00 FEET;  
 THENCE SOUTH 53 DEGREES 00 MINUTES 00 SECONDS WEST, 233.00 FEET;  
 THENCE SOUTH 27 DEGREES 00 MINUTES 00 SECONDS WEST, 317.00 FEET;  
 THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 140.00 FEET;  
 THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, 260.00 FEET;  
 THENCE SOUTH 37 DEGREES 00 MINUTES 00 SECONDS WEST, 316.00 FEET;  
 THENCE SOUTH 09 DEGREES 00 MINUTES 00 SECONDS WEST, 10.22 FEET TO A POINT ON THE  
 ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE  
 THROUGH SAID POINT HAVING A BEARING OF SOUTH 08 DEGREES 44 MINUTES 42 SECONDS  
 WEST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 440.00 FEET AND A CENTRAL ANGLE OF 78 DEGREES 15 MINUTES 18 SECONDS FOR AN ARC  
 DISTANCE OF 600.95 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 34 DEGREES 45 MINUTES 30 SECONDS EAST, 304.92 FEET;  
 THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST, 159.00 FEET;  
 THENCE NORTH 43 DEGREES 00 MINUTES 00 SECONDS EAST, 150.00 FEET;  
 THENCE NORTH 53 DEGREES 00 MINUTES 00 SECONDS EAST, 656.00 FEET;  
 THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, 32.00 FEET;

THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 147.00 FEET;  
 THENCE NORTH 49 DEGREES 00 MINUTES 00 SECONDS WEST, 607.36 FEET;  
 THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS WEST, 64.45 FEET TO A POINT ON THE  
 ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE  
 THROUGH SAID POINT HAVING A BEARING OF NORTH 84 DEGREES 28 MINUTES 09 SECONDS  
 EAST;  
 THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,  
 HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 120 DEGREES 24 MINUTES 39  
 SECONDS FOR AN ARC DISTANCE OF 315.23 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 65 DEGREES 07 MINUTES 12 SECONDS WEST, 394.56 FEET;  
 THENCE NORTH 58 DEGREES 00 MINUTES 00 SECONDS WEST, 128.46 FEET;  
 THENCE NORTH 72 DEGREES 00 MINUTES 00 SECONDS WEST, 121.32 FEET;  
 THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS WEST, 650.77 FEET;  
 THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, 51.98 FEET TO A POINT ON THE  
 ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE  
 THROUGH SAID POINT HAVING A BEARING OF SOUTH 74 DEGREES 01 MINUTES 48 SECONDS  
 EAST;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 150.00 FEET AND A CENTRAL ANGLE OF 43 DEGREES 58 MINUTES 59 SECONDS FOR AN ARC  
 DISTANCE OF 115.15 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 59 DEGREES 57 MINUTES 11 SECONDS WEST, 200.34 FEET;  
 THENCE SOUTH 72 DEGREES 00 MINUTES 00 SECONDS WEST, 189.22 FEET;  
 THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 128.66 FEET;  
 THENCE SOUTH 76 DEGREES 15 MINUTES 00 SECONDS WEST, 656.00 FEET;  
 THENCE SOUTH 72 DEGREES 44 MINUTES 10 SECONDS WEST, 444.16 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 150.00 FEET AND A CENTRAL ANGLE OF 71 DEGREES 12 MINUTES 05 SECONDS FOR AN ARC  
 DISTANCE OF 186.40 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 36 DEGREES 03 MINUTES 45 SECONDS WEST, 492.96 FEET;  
 THENCE SOUTH 73 DEGREES 00 MINUTES 00 SECONDS WEST, 29.11 FEET;  
 THENCE SOUTH 01 DEGREES 30 MINUTES 00 SECONDS EAST, 298.42 FEET;  
 THENCE SOUTH 18 DEGREES 00 MINUTES 00 SECONDS WEST, 377.96 FEET;  
 THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 76.00 FEET;  
 THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS EAST, 663.00 FEET;  
 THENCE SOUTH 73 DEGREES 00 MINUTES 00 SECONDS EAST, 69.87 FEET;  
 THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 150.36 FEET;  
 THENCE NORTH 49 DEGREES 55 MINUTES 35 SECONDS EAST, 150.00 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS  
 OF 200.00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 25 MINUTES 39 SECONDS FOR AN ARC  
 DISTANCE OF 81.78 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 73 DEGREES 21 MINUTES 14 SECONDS EAST, 150.00 FEET;  
 THENCE NORTH 85 DEGREES 00 MINUTES 00 SECONDS EAST, 592.88 FEET;  
 THENCE NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST, 147.52 FEET;  
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 103.72 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 665.00 FEET AND A CENTRAL ANGLE OF 22 DEGREES 10 MINUTES 46 SECONDS FOR AN ARC  
 DISTANCE OF 257.42 FEET TO A NONTANGENT LINE;  
 THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS EAST, 449.06 FEET TO A POINT ON THE  
 ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE  
 THROUGH SAID POINT HAVING A BEARING OF NORTH 42 DEGREES 17 MINUTES 41 SECONDS  
 WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 23 MINUTES 31 SECONDS FOR AN ARC DISTANCE OF 137.16 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 79 DEGREES 54 MINUTES 10 SECONDS EAST, 273.84 FEET;  
 THENCE SOUTH 70 DEGREES 35 MINUTES 00 SECONDS EAST, 182.77 FEET;  
 THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 38.00 FEET;  
 THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST, 150.00 FEET;  
 THENCE SOUTH 48 DEGREES 30 MINUTES 00 SECONDS EAST, 574.00 FEET;  
 THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST, 146.97 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 81 DEGREES 28 MINUTES 03 SECONDS WEST;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 16 DEGREES 56 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 155.98 FEET TO A NONTANGENT LINE;  
 THENCE SOUTH 64 DEGREES 12 MINUTES 38 SECONDS WEST, 145.17 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 45 DEGREES 39 MINUTES 15 SECONDS FOR AN ARC DISTANCE OF 59.76 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 70 DEGREES 08 MINUTES 06 SECONDS WEST, 283.85 FEET;  
 THENCE SOUTH 42 DEGREES 30 MINUTES 00 SECONDS EAST, 114.03 FEET;  
 THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST, 619.79 FEET;  
 THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 39.52 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 64 DEGREES 32 MINUTES 17 SECONDS WEST;  
 THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 129 DEGREES 59 MINUTES 23 SECONDS FOR AN ARC DISTANCE OF 340.31 FEET TO A NON-TANGENT LINE;  
 THENCE NORTH 29 DEGREES 15 MINUTES 00 SECONDS EAST, 97.66 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 29 DEGREES 56 MINUTES 02 SECONDS WEST;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 20 DEGREES 21 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 187.39 FEET TO A NONTANGENT LINE;  
 THENCE SOUTH 09 DEGREES 00 MINUTES 00 SECONDS WEST, 3.91 FEET;  
 THENCE SOUTH 29 DEGREES 00 MINUTES 00 SECONDS WEST, 145.70 FEET TO THE POINT OF BEGINNING.  
 EXCEPT ANY PORTION THEREOF CONVEYED TO THE TOWN OF ORO VALLEY BY DEED RECORDED IN DOCKET 12109, PAGE 657.

Parcel NO. 2: (Intentionally omitted)

**PARCEL NO. 3:**

A RIGHT OF WAY FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AS ESTABLISHED BY DECLARATION OF EASEMENTS RECORDED IN DOCKETS 10272, PAGE 1856, OVER THE FOLLOWING DESCRIBED PROPERTY;  
 THAT PORTION OF SECTION 24 AND 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF THE  
 SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24, A DISTANCE OF 121.49 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG SAID WEST  
 LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, A DISTANCE OF 89.49 FEET;  
 THENCE NORTH 89 DEGREES 02 MINUTES 25 SECONDS EAST, 5.51 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 653.02 FEET AND A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 53 SECONDS FOR AN ARC  
 DISTANCE OF 238.18 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 68 DEGREES 08 MINUTES 32 SECONDS EAST, 79.20 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 25.00 FEET AND A CENTRAL ANGLE OF 86 DEGREES 53 MINUTES 32 SECONDS FOR AN ARC  
 DISTANCE OF 37.91 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 71 DEGREES 51 MINUTES 12 SECONDS EAST, 80.00 FEET TO A POINT ON THE  
 ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE  
 THROUGH SAID POINT HAVING A BEARING OF SOUTH 71 DEGREES 15 MINUTES 00 SECONDS  
 WEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 25.00 FEET AND A CENTRAL ANGLE OF 83 DEGREES 52 MINUTES 59 SECONDS FOR AN ARC  
 DISTANCE OF 36.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE  
 CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 585.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 24 MINUTES 00 SECONDS FOR AN ARC  
 DISTANCE OF 126.60 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, 101.93 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 805.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 58 SECONDS FOR AN ARC  
 DISTANCE OF 246.80 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 72 DEGREES 40 MINUTES 02 SECONDS EAST, 10.33 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 28 MINUTES 50 SECONDS FOR AN ARC  
 DISTANCE OF 38.17 FEET TO A POINT OF CUSP OF A TANGENT CURVE CONCAVE TO THE EAST,  
 SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RANCHO VISTOSO BLVD. AS  
 DESCRIBED IN DOCKET 8178 AT PAGE 1966, PIMA COUNTY RECORDER'S OFFICE, PIMA  
 COUNTY, ARIZONA;  
 THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, TO  
 THE LEFT, HAVING A RADIUS OF 1,795.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 02  
 MINUTES 19 SECONDS FOR AN ARC DISTANCE OF 157.85 FEET TO A POINT OF CUSP OF A  
 TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS  
 OF 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 28 MINUTES 51 SECONDS FOR AN ARC  
 DISTANCE OF 38.17 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 72 DEGREES 40 MINUTES 02 SECONDS WEST, 10.33 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 695.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 58 SECONDS FOR AN ARC  
 DISTANCE OF 213.08 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 101.93 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 475.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 42 SECONDS FOR AN ARC

DISTANCE OF 84.66 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE  
 CONCAVE TO THE SOUTHEAST;  
 THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT,  
 HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 98 DEGREES 18 MINUTES 18  
 SECONDS FOR AN ARC DISTANCE OF 42.89 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 18 DEGREES 45 MINUTES 00 SECONDS EAST, 311.32 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 520.00 FEET AND A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC  
 DISTANCE OF 440.17 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 29 DEGREES 45 MINUTES 00 SECONDS WEST, 201.40 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 440.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 00 SECONDS FOR AN ARC  
 DISTANCE OF 228.46 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH, 81.11 FEET;  
 THENCE WEST, 80.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO  
 THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING  
 OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS  
 OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC  
 DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;  
 THENCE WEST, 90.43 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO  
 THE NORTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 520.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 47 MINUTES 38 SECONDS FOR AN ARC  
 DISTANCE OF 161.49 FEET TO THE NONTANGENT WEST LINE OF THE NORTHWEST ONE-  
 QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND  
 SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;  
 THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE, A  
 DISTANCE OF 84.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO  
 THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF  
 SOUTH 21 DEGREES 10 MINUTES 28 SECONDS WEST, FROM SAID POINT THE NORTHWEST  
 CORNER OF SAID SECTION 25 BEARS NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST,  
 868.68 FEET;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 440.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 10 MINUTES 28 SECONDS FOR AN ARC  
 DISTANCE OF 162.61 FEET TO A POINT OF TANGENCY;  
 THENCE EAST A DISTANCE OF 92.63 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE  
 CONCAVE TO THE NORTHWEST;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 25.00 FEET AND A CENTRAL ANGLE OF 84 DEGREES 51 MINUTES 10 SECONDS FOR AN ARC  
 DISTANCE OF 37.02 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE  
 CONCAVE TO THE EAST;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF  
 520.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 36 MINUTES 10 SECONDS FOR AN ARC  
 DISTANCE OF 223.29 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 29 DEGREES 45 MINUTES 00 SECONDS EAST, 201.40 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF  
 440.00 FEET AND A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC  
 DISTANCE OF 372.45 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 18 DEGREES 45 MINUTES 00 SECONDS WEST, 313.17 FEET TO A POINT OF  
 CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;



THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93 DEGREES 06 MINUTES 28 SECONDS FOR AN ARC DISTANCE OF 40.63 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 68 DEGREES 08 MINUTES 32 SECONDS WEST, 73.78 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 51 MINUTES 28 SECONDS FOR AN ARC DISTANCE OF 208.20 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 72.05 FEET TO THE POINT OF BEGINNING; TOGETHER WITH:  
 THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23;  
 THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONEQUARTER (SE 1/4) OF SAID SECTION 23, A DISTANCE OF 121.49 FEET;  
 THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 58.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
 THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 84 DEGREES 54 MINUTES 42 SECONDS FOR AN ARC DISTANCE OF 781.67 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 0.81 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, 149.20 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 57 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 507.37 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 485.27 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 47 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 582.42 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 73 DEGREES 00 MINUTES 00 SECONDS WEST, 228.68 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN DOCKET 8162 AT PAGE 574, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA, FROM SAID POINT THE MOST SOUTHERLY POINT OF SAID PARCEL BEARS SOUTH 39 DEGREES 33 MINUTES 00 SECONDS EAST, 648.83 FEET;  
 THENCE NORTH 39 DEGREES 33 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 56.17 FEET TO AN ANGLE POINT;  
 THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 29.39 FEET;  
 THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS EAST, 241.67 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 47 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 648.04 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 485.27 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 57 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 586.95 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 149.20 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 5.00 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST, 80.14 FEET TO THE POINT OF BEGINNING;

**PARCEL NO. 4:**

A RIGHT OF WAY FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AS ESTABLISHED BY DECLARATION OF EASEMENTS RECORDED IN DOCKETS 10272, PAGE 1856, OVER THE FOLLOWING DESCRIBED PROPERTY;  
THAT PORTION OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26;  
THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 868.68 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 84.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 17 DEGREES 47 MINUTES 38 SECONDS WEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 12 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 328.60 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST, 254.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 154.55 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 55 DEGREES 15 MINUTES 00 SECONDS WEST, 531.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 10.74 FEET TO A NONTANGENT LINE;  
THENCE NORTH 33 DEGREES 49 MINUTES 04 SECONDS EAST, 80.00 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 33 DEGREES 49 MINUTES 04 SECONDS EAST;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 12.04 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 55 DEGREES 15 MINUTES 00 SECONDS EAST, 531.80 FEET TO A POINT OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 181.43 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, 254.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 49 MINUTES 32 SECONDS FOR AN ARC DISTANCE OF 252.08 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH:  
THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23;  
THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 23, A DISTANCE OF 121.49 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 58.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 84 DEGREES 54 MINUTES 42 SECONDS FOR AN ARC DISTANCE OF 781.67 FEET TO A NONTANGENT LINE;  
 THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, 80.14 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 86 DEGREES 20 MINUTES 56 SECONDS WEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 18 MINUTES 31 SECONDS FOR AN ARC DISTANCE OF 670.48 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 89 DEGREES 02 SECONDS 25 MINUTES EAST, 39.69 FEET TO SAID EAST LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 23;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 89.49 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH:  
 THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE MOST SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN DOCKET 8162, AT PAGE 574, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA;  
 THENCE NORTH 39 DEGREES 33 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 648.83 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 73 DEGREES 00 MINUTES 00 SECONDS WEST, 145.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 313.37 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, 104.95 FEET;  
 THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST, 80.00 FEET;  
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 104.95 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 585.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 275.67 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS EAST, 132.17 FEET, TO THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCKET 8162, AT PAGE 574, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA;  
 THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 29.39 FEET, TO AN ANGLE POINT;  
 THENCE SOUTH 39 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 56.17 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 5:**

AN EASEMENT FOR GOLF CART CROSSING AS ESTABLISHED BY THE DECLARATION OF CROSS EASEMENTS (MAINTENANCE ROAD) RECORDED IN DOCKET 10272, PAGE 1925, OVER THE FOLLOWING DESCRIBED PROPERTY:  
 THAT PORTION OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 868.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID

CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 21 DEGREES 10 MINUTES 28 SECONDS WEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 24 MINUTES 23 SECONDS FOR AN ARC DISTANCE OF 248.68 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, 10.37 FEET;  
THENCE SOUTH 54 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET;  
THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 10.10 FEET;  
THENCE NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST, 253.71 FEET;  
THENCE NORTH 54 DEGREES 00 MINUTES 00 SECONDS EAST, 80.00 FEET;  
THENCE SOUTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, 254.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 3.22 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 6:**

AN EASEMENT FOR GOLF CART CROSSING AS ESTABLISHED BY DECLARATION OF CROSS EASEMENTS (VISTOSO HIGHLAND DRIVE-TEE GREEN 8) RECORDED IN DOCKET 10272, PAGE 1952, OVER THE FOLLOWING DESCRIBED PROPERTY;  
THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23;  
THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONEQUARTER OF SAID SECTION 23, A DISTANCE OF 121.49 FEET;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 62 DEGREES 31 MINUTES 26 SECONDS FOR AN ARC DISTANCE OF 575.57 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 16 DEGREES 56 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 155.98 FEET;  
THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST, 80.04 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 81 DEGREES 27 MINUTES 33 SECONDS WEST;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 14 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 132.46 FEET TO A NONTANGENT LINE;  
THENCE SOUTH 64 DEGREES 12 MINUTES 36 SECONDS WEST, 80.57 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 7:**

AN EASEMENT FOR WATER MAIN AS ESTABLISHED BY DECLARATION OF CROSS EASEMENTS (VISTOSO HIGHLAND DRIVE-TEE GREEN 16) RECORDED IN DOCKET 10272, PAGE 1979, OVER THE FOLLOWING PROPERTY;  
THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23;  
THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONEQUARTER OF SAID SECTION 23, A DISTANCE OF 121.49 FEET;  
THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 58.07 FEET TO A POINT OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 07 DEGREES 34 MINUTES 42 SECONDS FOR AN ARC DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 527.45 FEET AND A CENTRAL ANGLE OF 20 DEGREES 21 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 187.39 FEET TO A NONTANGENT LINE;  
THENCE NORTH 29 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG A RADIAL EXTENSION OF THE NEXT DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 83.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 30 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 157.47 FEET TO A NONTANGENT LINE;  
THENCE SOUTH 09 DEGREES 00 MINUTES 00 SECONDS WEST, 85.87 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 8:**

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND A MAINTENANCE ROAD AS ESTABLISHED BY DECLARATION OF CROSS EASEMENTS (CLUB HOUSE/DRIVING RANGE/TEE GREEN 1) RECORDED IN DOCKET 10272, PAGE 2006, OVER THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23:

THENCE SOUTH 89 DEGREES 47 SECONDS 14 MINUTES WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONEQUARTER (SE 1/4) OF SAID SECTION 23, A DISTANCE OF 1,284.11 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, 1,021.54 FEET;

THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 13.00 FEET;

THENCE NORTH 70 DEGREES 35 MINUTES 00 SECONDS WEST, 182.77 FEET;

THENCE NORTH 79 DEGREES 54 MINUTES 10 SECONDS WEST, 273.84 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 43 DEGREES 19 MINUTES 55 SECONDS FOR AN ARC DISTANCE OF 113.44 TO THE POINT OF BEGINNING;

THENCE NORTH 17 DEGREES 00 SECONDS 00 MINUTES WEST, 150.92 FEET;

THENCE NORTH 50 DEGREES 24 MINUTES 00 SECONDS WEST, 93.94 FEET;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS WEST, 146.54 FEET;

THENCE NORTH 30 DEGREES 06 MINUTES 00 SECONDS WEST, 90.62 FEET;

THENCE SOUTH 73 DEGREES 00 MINUTES 00 SECONDS WEST, 10.47 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 49 MINUTES 14 SECONDS FOR AN ARC DISTANCE OF 55.95 FEET TO A NONTANGENT LINE;

THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS EAST, 449.06 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 42 DEGREES 17 MINUTES 41 SECONDS WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 03 MINUTES 36 SECONDS FOR AN ARC DISTANCE OF 23.72 FEET TO THE POINT OF BEGINNING;

**PARCEL NO. 9:**

AN EASEMENT FOR THE WATER LINES AND EFFLUENT LINES AS ESTABLISHED BY GRANT OF EASEMENT (WATER LINES) RECORDED IN DOCKET 10272, PAGE 2057, AS AMENDED BY DECLARATION OF DECLARATION OF SCRIVENER'S REPORT RECORDED IN DOCKET 11729, PAGE 2723, OVER THE FOLLOWING PROPERTY; THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH; RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONEQUARTER (SE 1/4) OF SAID SECTION 23, A DISTANCE OF 210.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 02 MINUTES 25 SECONDS WEST, 39.69 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE 09 DEGREES 42 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 74.53 FEET TO A NON-TANGENT LINE; THENCE NORTH 09 DEGREES 00 MINUTES 00 SECONDS EAST, 10.22 FEET; THENCE NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 186.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST, 163.56 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**Legal Description of OV 132 Property**

*[See attached.]*



Escrow No. **20000871-020-RES**



**LEGAL DESCRIPTION**

**PARCEL 1:**

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence South 89 degrees 47 minutes 14 seconds West, along the South line of the Southeast quarter of said Section 23, a distance of 1,284.11 feet;

Thence North 00 degrees 12 minutes 46 seconds West, a distance of 1,021.54 feet to the POINT OF BEGINNING;

Thence North 67 degrees 00 minutes 00 seconds West, a distance of 13.00 feet;

Thence North 70 degrees 35 minutes 00 seconds West, a distance of 182.77 feet;

Thence North 79 degrees 54 minutes 10 seconds West, a distance of 273.84 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 150.00 feet and a central angle of 43 degrees 19 minutes 55 seconds for an arc distance of 113.44 feet to a non-tangent line;

Thence North 17 degrees 00 minutes 00 seconds West, a distance of 150.92 feet;

Thence North 50 degrees 24 minutes 00 seconds West, a distance of 93.94 feet;

Thence South 88 degrees 38 minutes 00 seconds West, a distance of 146.54 feet;

Thence North 30 degrees 06 minutes 00 seconds West, a distance of 90.62 feet;

Thence North 73 degrees 00 minutes 00 seconds East, a distance of 363.37 feet to a point of curvature of a tangent curve concave to the South;

Thence Easterly along the arc of said curve, to the right, having a radius of 710.00 feet and a central angle of 47 degrees 00 minutes 00 seconds for an arc distance of 582.42 feet to a point of tangency;

Thence South 60 degrees 00 minutes 00 seconds East, a distance of 13.94 feet;

Thence South 37 degrees 28 minutes 00 seconds West, a distance of 226.80 feet;

Thence South 21 degrees 00 minutes 00 seconds East, a distance of 241.98 feet to the POINT OF BEGINNING;

PARCEL 2A:

A right of way for ingress, egress, pedestrian and vehicular traffic as established by Declaration of Easements recorded in Docket 10272, Page 1856, over the following described property:

That portion of Sections 24 and 25, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 24;

Thence North 00 degrees 00 minutes 18 seconds West, along the West line of the Southwest quarter of said Section 24, a distance of 121.49 feet to the POINT OF BEGINNING;

Thence continue North 00 degrees 00 minutes 18 seconds West, along said West line of the Southwest quarter said Section 24, a distance of 89.49 feet;

Thence North 89 degrees 02 minutes 25 seconds East, 5.51 feet to a point of curvature of a tangent curve concave to the North;

Thence Easterly along the arc of said curve, to the left, having a radius of 653.02 feet and a central angle of 20 degrees 53 minutes 53 seconds for an arc distance of 238.18 feet to a point of tangency;

Thence North 68 degrees 08 minutes 32 seconds East, 79.20 feet to a point of curvature of a tangent curve concave to the Northwest;

Thence Northeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 86 degrees 53 minutes 32 seconds for an arc distance of 37.91 feet to a non-tangent line;

Thence North 71 degrees 51 minutes 12 seconds East, 80.00 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of South 71 degrees 15 minutes 00 seconds West;

Thence Southeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 83 degrees 52 minutes 59 seconds for an arc distance of 36.60 feet to a point of reverse curvature of a tangent curve concave to the South:

Thence Easterly along the arc of said curve, to the right, having a radius of 585.00 feet and a central angle of 12 degrees 24 minutes 00 seconds for an arc distance of 126.60 feet to a point of tangency;

Thence North 89 degrees 46 minutes 00 seconds East, 101.93 feet to a point of curvature of a tangent curve concave to the South;

Thence Easterly along the arc of said curve, to the right, having a radius of 805.00 feet and a central angle of 17 degrees 33 minutes 58 seconds for an arc distance of 246.80 feet to a point of tangency;

Thence South 72 degrees 40 minutes 02 seconds East, 10.33 feet to a point of curvature of a tangent curve concave to the Northwest;

Thence Northeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 87 degrees 28 minutes 50 seconds for an arc distance of 38.17 feet to a point of cusp of a tangent curve concave to the East, said point being on the Westerly right-of-way line of Rancho Vistoso Blvd., as described in Docket 8178, Page 1966, records of Pima County, Arizona;

Thence Southerly along said right-of-way line, along the arc of said curve, to the left, having a radius of 1,795.00 feet and a central angle of 05 degrees 02 minutes 19 seconds for an arc distance of 157.85 feet to a point of cusp of a tangent curve concave to the Southwest;

Thence Northwesterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 87 degrees 28 minutes 51 seconds for an arc distance of 38.17 feet to a point of tangency;

Thence North 72 degrees 40 minutes 02 seconds West, 10.33 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 695.00 feet and a central angle of 17 degrees 33 minutes 58 seconds for an arc distance of 213.08 feet to a point of tangency;

Thence South 89 degrees 46 minutes 00 seconds West, 101.93 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 475.00 feet and a central angle of 10 degrees 12 minutes 42 seconds for an arc distance of 84.66 feet to a point of compound curvature of a tangent curve concave to the Southeast;

Thence Southwesterly and Southerly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 98 degrees 18 minutes 18 seconds for an arc distance of 42.89 feet to a point of tangency;

Thence South 18 degrees 45 minutes 00 seconds East, 311.32 feet to a point of curvature of a tangent curve concave to the West;

Thence Southerly along the arc of said curve, to the right, having a radius of 520.00 feet and a central angle of 48 degrees 30 minutes 00 seconds for an arc distance of 440.17 feet to a point of tangency;

Thence South 29 degrees 45 minutes 00 seconds West, 201.40 feet to a point of curvature of a tangent curve concave to the East;

Thence Southerly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 29 degrees 45 minutes 00 seconds for an arc distance of 228.46 feet to a point of tangency;

Thence South, 81.11 feet;

Thence West, 80.00 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of North 90 degrees 00 minutes 00 seconds East;

Thence Northwesterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 90 degrees 00 minutes 00 seconds for an arc distance of 39.27 feet to a point of tangency;

Thence West, 90.43 feet to a point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 520.00 feet and a central angle of 17 degrees 47 minutes 38 seconds for an arc distance of 161.49 feet to the non-tangent West line of the Northwest quarter of Section 25, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona;

Thence North 00 degrees 00 minutes 58 seconds West, along said West line, a distance of 84.83 feet to a point on the arc of a non-tangent curve concave to the North, a radial line of said curve through said point having a bearing of South 21 degrees 10 minutes 28 seconds West, from said point the Northwest corner of said Section 25 bears North 00 degrees 00 minutes 58 seconds West, 868.68 feet;

Thence Easterly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 21 degrees 10 minutes 28 seconds for an arc distance of 162.61 feet to a point of tangency;

Thence East a distance of 92.63 feet to a point of curvature of a tangent curve concave to the Northwest;

Thence Northeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 84 degrees 51 minutes 10 seconds for an arc distance of 37.02 feet to a point of reverse curvature of a tangent curve concave to the East;

Thence Northerly along the arc of said curve, to the right, having a radius of 520.00 feet and a central angle of 24 degrees 36 minutes 10 seconds for an arc distance of 223.29 feet to a point of tangency;

Thence North 29 degrees 45 minutes 00 seconds East, 201.40 feet to a point of curvature of a tangent curve concave to the West;

Thence Northerly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 48 degrees 30 minutes 00 seconds for an arc distance of 372.45 feet to a point of tangency;

Thence North 18 degrees 45 minutes 00 seconds West, 313.17 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Northwesternly and Westerly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 93 degrees 06 minutes 28 seconds for an arc distance of 40.63 feet to a point of tangency;

Thence South 68 degrees 08 minutes 32 seconds West, 73.78 feet to a point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 500.00 feet and a central angle of 23 degrees 51 minutes 28 seconds for an arc distance of 208.20 feet to a point of tangency;

Thence North 88 degrees 00 minutes 00 seconds West, 72.05 feet to the POINT OF BEGINNING.

#### PARCEL 2B:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence North 00 degrees 00 minutes 18 seconds West, along the West line of the Southeast quarter of said Section 23, a distance of 121.49 feet;

Thence North 88 degrees 00 minutes 00 seconds West, 58.07 feet to a point of curvature of a tangent curve concave to the Northeast;

Thence Westerly and Northerly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 84 degrees 54 minutes 42 seconds for an arc distance of 781.67 feet to the POINT OF BEGINNING;

Thence continue Northerly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 00 degrees 05 minutes 18 seconds for an arc distance of 0.81 feet to a point of tangency;

Thence North 03 degrees 00 minutes 00 seconds West, 149.20 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Northwesterly along the arc of said curve, to the left, having a radius of 510.00 feet and a central angle of 57 degrees 00 minutes 00 seconds for an arc distance of 507.37 feet to a point of tangency;

Thence North 60 degrees 00 minutes 00 seconds West, 485.27 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 710.00 feet and a central angle of 47 degrees 00 minutes 00 seconds for an arc distance of 582.42 feet to a point of tangency;

Thence South 73 degrees 00 minutes 00 seconds West, 228.68 feet to the West line of the parcel described in Docket 8162, Page 574, records Pima County, Arizona, from said point the most Southerly point of said parcel bears South 39 degrees 33 minutes 00 seconds East, 648.83 feet;

Thence North 39 degrees 33 minutes 00 seconds West, along said West line, a distance of 56.17 feet to an angle point;

Thence North 00 degrees 05 minutes 00 seconds West, 29.39 feet;

Thence North 73 degrees 00 minutes 00 seconds East, 241.67 feet to a point of curvature of a tangent curve concave to the South;

Thence Easterly along the arc of said curve, to the right, having a radius of 790.00 feet and a central angle of 47 degrees 00 minutes 00 seconds for an arc distance of 648.04 feet to a point of tangency;

Thence South 60 degrees 00 minutes 00 seconds East, 485.27 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Southeasterly along the arc of said curve, to the right, having a radius of 590.00 feet and a central angle of 57 degrees 00 minutes 00 seconds for an arc distance of 586.95 feet to a point of tangency;

Thence South 03 degrees 00 minutes 00 seconds East, a distance of 149.20 feet to a point of curvature of a tangent curve concave to the East;

Thence Southerly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 00 degrees 39 minutes 04 seconds for an arc distance of 5.00 feet to a non-tangent line;

Thence South 89 degrees 59 minutes 42 seconds West, 80.14 feet to the POINT OF BEGINNING.

#### PARCEL 3A:

A right-of-way for ingress, egress, pedestrian and vehicular traffic as established by Declaration of Easements recorded in Docket 10272, Page 1856, over the following described property:

That portion of Section 26, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Northeast corner of Section 26;

Thence South 00 degrees 00 minutes 58 seconds East, along the East line of the Northeast quarter of said Section 26, a distance of 868.68 feet to the POINT OF BEGINNING;

Thence continue South 00 degrees 00 minutes 58 seconds East, along said East line, a distance of 84.83 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of South 17 degrees 47 minutes 38 seconds West;

Thence Northwesterly along the arc of said curve, to the right, having a radius of 520.00 feet and a central angle of 36 degrees 12 minutes 22 seconds for an arc distance of 328.60 feet to a point of tangency;

Thence North 36 degrees 00 minutes 00 seconds West, 254.41 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Northwesterly along the arc of said curve, to the left, having a radius of 460.00 feet and a central angle of 19 degrees 15 minutes 00 seconds for an arc distance of 154.55 feet to a point of tangency;

Thence North 55 degrees 15 minutes 00 seconds West, 531.80 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Northwesterly along the arc of said curve, to the left, having a radius of 660.00 feet and a central angle of 00 degrees 55 minutes 56 seconds for an arc distance of 10.74 feet to a non-tangent line;

Thence North 33 degrees 49 minutes 04 seconds East, 80.00 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of North 33 degrees 49 minutes 04 seconds East;

Thence Southeasterly along the arc of said curve, to the right, having a radius of 740.00 feet and a central angle of 00 degrees 55 minutes 56 seconds for an arc distance of 12.04 feet to a point of tangency;

Thence South 55 degrees 15 minutes 00 seconds East, 531.80 feet to a point of curvature of a tangent curve concave to the Southwest;

Thence Southeasterly along the arc of said curve, to the right, having a radius of 540.00 feet and a central angle of 19 degrees 15 minutes 00 seconds for an arc distance of 181.43 feet to a point of tangency;

Thence South 36 degrees 00 minutes 00 seconds East, 254.41 feet to a point of curvature of a tangent curve concave to the Northeast;

Thence Southeasterly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 32 degrees 49 minutes 32 seconds for an arc distance of 252.08 feet to the POINT OF BEGINNING.

#### PARCEL 3B:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence North 00 degrees 00 minutes 18 seconds West, along the East line of the Southeast quarter of said Section 23, a distance of 121.49 feet to the POINT OF BEGINNING;

Thence North 88 degrees 00 minutes 00 seconds West, 58.07 feet to a point of curvature of a tangent curve concave to the Northeast;

Thence Northwesterly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 84 degrees 54 minutes 42 seconds for an arc distance of 781.67 feet to a non-tangent line;



Thence North 89 degrees 59 minutes 42 seconds East, 80.14 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of South 86 degrees 20 minutes 56 seconds West;

Thence Southeasterly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 87 degrees 18 minutes 31 seconds for an arc distance of 670.48 feet to a point of tangency;

Thence North 89 degrees 02 minutes 25 seconds East, 39.69 feet to the said East line of the Southeast quarter of Section 23;

Thence South 00 degrees 00 minutes 18 seconds East, along said East line, a distance of 89.49 feet to the POINT OF BEGINNING.

#### PARCEL 3C:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the most southerly corner of the parcel described in Docket 8162, Page 574, records Pima County, Arizona;

Thence North 39 degrees 33 minutes 00 seconds West, along the Westerly line of said parcel, a distance of 648.83 feet to the POINT OF BEGINNING;

Thence South 73 degrees 00 minutes 00 seconds West, 145.16 feet to point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 665.00 feet and a central angle of 27 degrees 00 minutes 00 seconds for an arc distance of 313.37 feet to a point of tangency;

Thence North 80 degrees 00 minutes 00 seconds West, 104.95 feet;

Thence North 10 degrees 00 minutes 00 seconds East, 80.00 feet;

Thence South 80 degrees 00 minutes 00 seconds East, 104.95 feet to a point of curvature of a tangent curve concave to the North;

Thence Easterly along the arc of said curve, to the left, having a radius of 585.00 feet and a central angle of 27 degrees 00 minutes 00 seconds for an arc distance of 275.67 feet to a point of tangency;

Thence Easterly along the arc of said curve, to the left, having a radius of 585.00 feet and a central angle of 27 degrees 00 minutes 00 seconds for an arc distance of 275.67 feet to a point of tangency;

Thence North 73 degrees 00 minutes 00 seconds East, 132.17 feet, to the Westerly line of said parcel described in Docket 8162, Page 574, records of Pima County, Arizona;

Thence South 00 degrees 05 minutes 00 seconds East, along said Westerly line, a distance of 29.39 feet to an angle point;

Thence South 39 degrees 33 minutes 00 seconds East, along said Westerly line, a distance of 56.17 feet to the POINT OF BEGINNING.

#### PARCEL 4:

An easement for Golf Cart Crossing as established by the Declaration of Cross Easements (Maintenance Road) recorded in Docket 10272, Page 1925, over the following described property:

That portion of Section 26, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 26;

Thence South 00 degrees 00 minutes 58 seconds East, along the East line of the Northeast quarter of said Section 26, a distance of 868.68 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of South 21 degrees 10 minutes 28 seconds West;

Thence Northwesterly along the arc of said curve, to the right, having a radius of 440.00 feet and a central angle of 32 degrees 24 minutes 23 seconds for an arc distance of 248.68 feet to the POINT OF BEGINNING;

Thence South 70 degrees 00 minutes 00 seconds West, 10.37 feet;

Thence South 54 degrees 00 minutes 00 seconds West, 60.00 feet;

Thence South 60 degrees 00 minutes 00 seconds West, 10.10 feet;

Thence North 36 degrees 00 minutes 00 seconds West, 253.71 feet;

Thence North 54 degrees 00 minutes 00 seconds East, 80.00 feet;

Thence South 36 degrees 00 minutes 00 seconds East, 254.41 feet to a point of curvature of a tangent curve concave to the Northeast;

Thence Southeasterly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 00 degrees 25 minutes 09 seconds for an arc distance of 3.22 feet to the POINT OF BEGINNING.

PARCEL 5:

An easement for Golf Cart Crossing as established by Declaration of Cross Easements (Vistoso Highland Drive - Tee Green 8) recorded in Docket 10272, Page 1952, over the following described property:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence North 00 degrees 00 minutes 18 seconds West, along the East line of the Southeast quarter of said Section 23, a distance of 121.49 feet;

Thence Westerly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 62 degrees 31 minutes 26 seconds for an arc distance of 575.57 feet to the POINT OF BEGINNING;

Thence continue Northwesterly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 16 degrees 56 minutes 37 seconds for an arc distance of 155.98 feet;

Thence North 81 degrees 00 minutes 00 seconds East, 80.04 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of South 81 degrees 27 minutes 33 seconds West;

Thence Southerly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 17 degrees 14 minutes 54 seconds for an arc distance of 132.46 feet to a non-tangent line;

Thence South 64 degrees 12 minutes 36 seconds West, 80.57 feet to the POINT OF BEGINNING.

PARCEL 6:

An easement for Water Main as established by Declaration of Cross Easements (Vistoso Highland Drive - Tee Green 16) recorded in Docket 10272, Page 1979, over the following described property:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence North 00 degrees 00 minutes 18 seconds West, along the East line of the Southeast quarter of said Section 23, a distance of 121.49 feet;

Thence North 88 degrees 00 minutes 00 seconds West, 58.07 feet to a point of a tangent curve concave to the Northeast;

Thence Westerly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 07 degrees 34 minutes 42 seconds for an arc distance of 69.76 feet to the POINT OF BEGINNING;

Thence continue Westerly along the arc of said curve, to the right, having a radius of 527.45 feet and a central angle of 20 degrees 21 minutes 20 seconds for an arc distance of 187.39 feet to a non-tangent line;

Thence North 29 degrees 15 minutes 00 seconds East, along a radial extension of the next described right of way line, a distance of 83.43 feet to a point on the arc of a non-tangent curve concave to the Northeast;

Thence Easterly along the arc of said curve, to the left, having a radius of 440.00 feet and a central angle of 20 degrees 30 minutes 18 seconds for an arc distance of 157.47 feet to a non-tangent line;

Thence South 09 degrees 00 minutes 00 seconds West, 85.87 feet to the POINT OF BEGINNING.

#### PARCEL 7:

An easement for ingress, egress, pedestrian and vehicular traffic and a maintenance road as Established by Declaration of Cross Easements (Club House/Driving Range/Tee Green 1) recorded in Docket 10272, Page 2006, over the following described property:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence South 89 degrees 47 minutes 14 seconds West, along the South line of the Southeast quarter of said Section 23, a distance of 1,284.11 feet;

Thence North 00 degrees 12 minutes 46 seconds West, 1,021.54 feet;

Thence North 67 degrees 00 minutes 00 seconds West, 13.00 feet;

Thence North 70 degrees 35 minutes 00 seconds West, 182.77 feet;

Thence North 79 degrees 54 minutes 10 seconds West, 273.84 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 150.00 feet and a central angle of 43 degrees 19 minutes 55 seconds for an arc distance of 113.44 feet to the POINT OF BEGINNING;

Thence North 17 degrees 00 minutes 00 seconds West, 150.92 feet;

Thence North 50 degrees 24 minutes 00 seconds West, 93.94 feet;

Thence South 88 degrees 38 minutes 00 seconds West, 146.54 feet;

Thence North 30 degrees 06 minutes 00 seconds West, 90.62 feet;

Thence South 73 degrees 00 minutes 00 seconds West, 10.47 feet to a point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 665.00 feet and a central angle of 04 degrees 49 minutes 14 seconds for an arc distance of 55.95 feet to a non-tangent line;

Thence South 52 degrees 00 minutes 00 seconds East, 449.06 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of North 42 degrees 17 minutes 41 seconds West;

Thence Northeasterly along the arc of said curve, to the right, having a radius of 150.00 feet and a central angle of 09 degrees 03 minutes 36 seconds for an arc distance of 23.72 feet to the POINT OF BEGINNING.

#### PARCEL 8:

An easement for the water lines and effluent lines as established by Grant of Easement (Water Lines) recorded in Docket 10272, Page 2057, as amended by Declaration of Scrivener's Report recorded in Docket 11729, Page 2723, over the following described property:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence North 00 degrees 00 minutes 18 seconds West, along the East line of the Southeast quarter of said Section 23, a distance of 210.98 feet to the POINT OF BEGINNING;

Thence South 89 degrees 02 minutes 25 seconds West, 39.69 feet to a point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 440.00 feet and a central angle of 09 degrees 42 minutes 18 seconds for an arc distance of 74.53 feet to a non-tangent line;

Thence North 09 degrees 00 minutes 00 seconds East, 10.22 feet;

Thence North 37 degrees 00 minutes 00 seconds East, 186.67 feet;

Thence South 00 degrees 00 minutes 18 seconds East, 163.56 feet to the POINT OF BEGINNING.

**[REDACTED]**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED ORO VALLEY, IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Section 23, Township 11 South, Range 13 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 23;

Thence South 89 degrees 47 minutes 14 seconds West, along the South line of the Southeast quarter of said Section 23, a distance of 1,284.11 feet;

Thence North 00 degrees 12 minutes 46 seconds West, 1,021.54 feet;

Thence North 67 degrees 00 minutes 00 seconds West, 13.00 feet;

Thence North 70 degrees 35 minutes 00 seconds West, 182.77 feet;

Thence North 79 degrees 54 minutes 10 seconds West, 273.84 feet to a point of curvature of a tangent curve concave to the South;

Thence Westerly along the arc of said curve, to the left, having a radius of 150.00 feet and a central angle of 43 degrees 19 minutes 55 seconds for an arc distance of 113.44 feet to the POINT OF BEGINNING;

Thence North 17 degrees 00 minutes 00 seconds West, 150.92 feet;

Thence North 50 degrees 24 minutes 00 seconds West, 93.94 feet;

Thence South 88 degrees 38 minutes 00 seconds West, 146.54 feet;

Thence North 30 degrees 06 minutes 00 seconds West, 90.62 feet;

Thence South 73 degrees 00 minutes 00 seconds West, 10.47 feet to a point of curvature of a tangent curve concave to the North;

Thence Westerly along the arc of said curve, to the right, having a radius of 665.00 feet and a central angle of 04 degrees 49 minutes 14 seconds for an arc distance of 55.95 feet to a non-tangent line;

Thence South 52 degrees 00 minutes 00 seconds East, 449.06 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of North 42 degrees 17 minutes 41 seconds West;

Thence Northeasterly along the arc of said curve, to the right, having a radius of 150.00 feet and a central angle of 09 degrees 03 minutes 36 seconds for an arc distance of 23.72 feet to the POINT OF BEGINNING.

## EXHIBIT C

### Depiction of Town Property, OV 132 Property, and Easement Area

