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CHICAGO TITLE INSURANCE COMPANY  
When Recorded Return To:

Lars O. Lagerman, Esq.  
Bryan Cave  
2800 North Central Avenue  
Phoenix, Arizona 85004  
*6913 9213109-72*

**DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
AHWATUKEE COUNTRY CLUB AND LAKES GOLF COURSES**

DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS

This Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") is made and entered into as of the 15<sup>th</sup> day of October, 1992, by CHICAGO TRUST COMPANY, an Arizona corporation, as Trustee ("Declarant").

RECITALS

A. Declarant is the sole owner in trust for the benefit of The Presley Companies, a California corporation, successor by merger to Presley Development Company of Arizona ("Developer"), of that certain eighteen (18) hole executive golf course known as Ahwatukee Lakes and that certain eighteen (18) hole championship golf course known as Ahwatukee Country Club, which are located in Ahwatukee, Maricopa County, Arizona and legally described on Exhibit "A" attached hereto (the "Property"), together with all related improvements and facilities thereon.

B. On or about October 16, 1986, the Declarant caused to be recorded at Instrument No. 86-568479, Official Records of Maricopa County, Arizona, that certain Deed Restriction covering that portion of the Property known as the Ahwatukee Lakes Golf Course. The Deed Restriction was subsequently amended by Declarant by instrument recorded at Instrument No. 87-570515, Official Records of Maricopa County, Arizona, and was again amended by instrument recorded at Instrument No. 88-624742, Official Records of Maricopa County, Arizona. The Deed Restriction described in this Recital B and all amendments thereto are hereafter collectively referred to as the "Lakes Deed Restriction."

C. On or about October 16, 1986, the Declarant caused to be recorded at Instrument No. 86-568478 and Instrument No. 86-568480, Official Records of Maricopa County, Arizona, that certain Deed Restriction covering that portion of the Property known as the Ahwatukee County Club Golf Course (Back Nine) and Deed Restriction covering that portion of the Property known as the Ahwatukee Country Club Golf Course (Front Nine), respectively. Each such Deed Restriction was subsequently amended by Declarant by Instruments recorded at Instrument No. 87-570516 and by Instrument recorded at Instrument No. 87-570514, all in the Official Records of Maricopa County, Arizona. Said Deed Restrictions were again amended by Instruments recorded at Instrument No. 88-624743 and by Instrument recorded at Instrument No. 88-624744, all in the Official Records of Maricopa County, Arizona. The Deed Restrictions described in this Recital C and all amendments thereto are hereafter collectively referred to as the "Country Club Deed Restriction."

D. Declarant desires to establish certain covenants, conditions, restrictions and easements with respect to the Property for the mutual benefit of (i) Declarant and all present and future

owners or users of such portions of the Property as remain subject to this Declaration; and (ii) any other owner of property located within the Ahwatukee master planned community as defined on Exhibit "B" attached hereto.

E. By this Declaration, Declarant desires to amend and restate the Lakes Deed Restriction and the Country Club Deed Restriction.

F. By recording this Declaration, the Declarant intends to comply with the requirements and obtain the benefits of Arizona Revised Statutes Section 42-146 regarding the valuation and taxation of golf courses.

G. Further by this Declaration, Declarant desires to ratify, confirm and incorporate herein any and all prior existing agreements, covenants, conveyances and declarations, whether or not recorded, establishing easements over the Property for drainage purposes.

#### DECLARATION

1. Amendment to Lakes and Country Club Deed Declaration. This Declaration shall constitute an amendment to the Lakes Deed Restriction and the Country Club Deed Restriction.

2. Declaration of Use Restriction. Declarant, for the benefit of those persons or classes of persons described in Recital D above (hereafter, "Benefitted Persons"), hereby declares as follows:

The Property shall be used for no purposes other than golf courses and such improvements and facilities (including without limitation, clubhouses, restaurants, pro shops, overnight lodging facilities, resort and connected recreational facilities, bars, parking areas and golf cart trails) and uses as are reasonably related to, convenient for or in furtherance of golf course use or the accommodation of golf course patrons and guests; except that the Property may further be used for easements for ingress and egress (vehicular and otherwise), pedestrian trails and walks, cables, utilities, drainage and other similar easements and rights of way, and for the construction and maintenance of walls, fences and other boundary type protection, in each case reasonably related to the development and use of the Ahwatukee project, together with improvements reasonably related to said easements, uses and related services. No improvement shall be made, constructed, installed or located on the Property that is not reasonably related to, convenient for, or in furtherance of, the aforementioned purposes. Declarant on its behalf and on behalf of its successors and assigns, reserves the right to redesign or reconfigure the golf courses at the Property or remove, modify, alter, relocate, replace, expand, abandon, demolish, cease the use of or rebuild any of the improvements or facilities related to the use of the Property for golf courses, all at the

discretion of the then-owner of the Property.

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Neither Declarant nor its successors or assigns shall use the Property for any purpose other than as stated above. Declarant, on behalf of itself and its successors and assigns, agrees that the covenants and restrictions herein may be enforced by Declarant or any Benefitted Person.

3. Grant of Easement. Declarant hereby creates, grants and conveys, in favor and for the benefit of Declarant, Developer and the Benefitted Persons, an easement over those portions of the Property described on Exhibit "A", less those described on Exhibit "C" attached hereto, to accommodate existing drainage and water run off from any other property located within Ahwatukee.

4. Enforcement. In the event of any violation or breach of, or default under, the provisions of this Declaration, Declarant, Developer or any Benefitted Person entitled to enforce this Declaration may, in addition to any other available remedies, seek injunctive relief against the then owners, occupants or users of the Property causing the breach, default or violation for the discontinuance of such breach, default or violation, and, if Declarant, Developer or such Benefitted Person enforcing this Declaration prevails, Declarant, Developer or such Benefitted Person shall be entitled to reimbursement of all court costs and reasonable attorneys' fees from said defaulting owners, occupants or users.

5. No Right or Privilege. Nothing in this Declaration shall constitute, nor be deemed to constitute, a right or privilege for any Benefitted Person to enter upon or use the Property for any purpose.

6. Term. The covenants, conditions, restrictions and easements set forth herein shall be appurtenant to and run with the land and shall be binding upon all present and future owners, occupants and users of the Property or any portion thereof and all persons claiming an interest in and to the Property in perpetuity; provided, however, that if Declarant or Developer (including their successors or assigns) determines that there has been a material change in conditions or circumstances affecting the Property or the covenants, conditions, restrictions and easements set forth herein, Declarant or Developer may petition the Maricopa County Superior Court or any other court or adjudicative body of competent jurisdiction for modification of this Declaration.

7. No Waiver. The waiver of, or failure to enforce, any breach or violation of any covenant or restriction herein contained shall not be deemed to be a waiver or abandonment of such covenant or restriction, or a waiver of the right to enforce any subsequent breach or violation of such covenant or restriction. The foregoing shall apply regardless of whether any Benefitted Person affected hereby (or

having the right to enforce the covenant or restriction) had knowledge of the breach or violation.

8. Attorneys' Fees. In the event it becomes reasonably necessary for Declarant or any owner of any portion of the Property to employ legal counsel as a result of any claim, action or proceeding by any Benefitted Person, and if the Declarant or any said owner prevails in such claim, action or proceeding, Declarant or said owner shall be entitled to recover its costs and expenses incurred in connection therewith, including without limitation court costs and reasonable attorneys' fees.

9. Rule Against Perpetuities. Notwithstanding the provisions for expiration provided in Paragraph 6 hereof, if any of the covenants, conditions, restrictions or easements created by this Declaration shall prove to be unlawful, void or voidable for violation of the rule against perpetuities or as a restraint on alienation, then such provision shall terminate not later than 21 years after the death of the survivor of the following people and their issue living at the date of recording hereof:

United States Senator John McCain  
United States Senator Dennis DeConcini  
Charles W. Reynolds


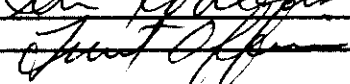
10. Amendment.

(a) Notwithstanding anything to the contrary in this Declaration, in order to make corrections to accomplish mathematical closures of legal descriptions or to resolve any error or conflicts between the legal descriptions of any lot or parcel in Ahwatukee and the legal description of the Property, Declarant at any time, or from time to time, may make deletions of or additions to the Property from this Declaration and the covenants, conditions, restrictions and easements contained herein by recording in the official records of Maricopa County, Arizona, an amendment hereto executed by Declarant (without the consent or approval of any Benefitted Person) describing the portion or portions of the Property deleted.

(b) Except as provided in subparagraph (a) above, this Declaration may be amended only by recording in the official records of Maricopa County, Arizona, an Amendment approved by the Declarant and the Developer (or their successors and assigns) and not less than fifty-one percent (51%) of the other Benefitted Persons.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed.

CHICAGO TRUST COMPANY, an Arizona corporation, as Trustee under trust 227

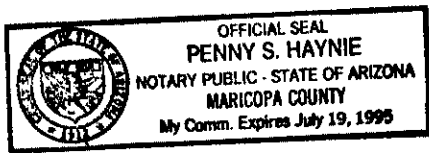
By   
Its 

STATE OF ARIZONA )  
 )  
County of Maricopa ) ss.

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On this, the 15th day of October, 1992, before me, the undersigned notary public personally appeared Dan Robledo Trust Officer of CHICAGO TRUST COMPANY, an Arizona corporation, and that as such officer, being so authorized, he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Penny S. Haynie  
Notary Public

My Commission Expires:  
  
\_\_\_\_\_

APPROVED:

The Presley Companies,  
a California corporation

By *Charles R. ...*  
Its *...*

Ahwatukee Golf Course Limited  
Partnership, an Arizona  
limited partnership

By: Even Par, Inc., an Arizona  
corporation, its General  
Partner

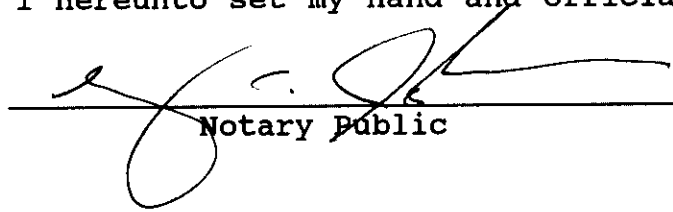
By *Sid L. White*  
Sid L. White  
Its President

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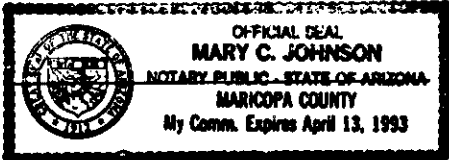
STATE OF ARIZONA )  
 )  
County of Maricopa ) ss.

On this, the 21<sup>st</sup> day of October, 1992, before me, the undersigned notary public personally appeared Charles W. Reynolds President, who acknowledged himself to be the Senior Vice of THE PRESLEY COMPANIES, a California corporation, and that as such officer, being so authorized, he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

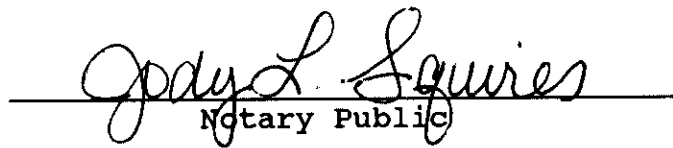
My Commission Expires:

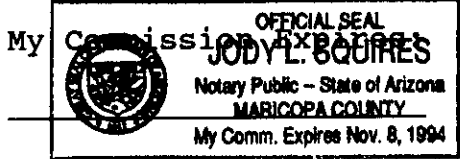


STATE OF ARIZONA )  
 )  
County of Maricopa ) ss.

On this, the 10<sup>th</sup> day of November ~~October~~, 1992, before me, the undersigned notary public personally appeared ~~Charles W. Reynolds~~ Sid L. White, who acknowledged himself to be the PRESIDENT of EVEN PAR, INC., an Arizona corporation, and General Partner of Ahwatukee Golf Course Limited Partnership, an Arizona limited partnership, and that as such officer, being so authorized, he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public



# CHICAGO TITLE INSURANCE COMPANY

## LEGAL DESCRIPTION - CONTINUED

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### SCHEDULE A - CONTINUED

Escrow/Title No. 9213109 42

#### PARCEL NO. 1:

That portion of Section 18 and the North one-half of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 19;  
thence South 00 degrees 32 minutes 37 seconds West, along the East line of said Section 19, a distance of 1,266.92 feet to a point on the Centerline of Warner Road as described on Docket 10423, pages 1001 through 1003, Maricopa County Records, said point being the beginning of a non tangent curve concave to the Northwest having a radius of 900.00 feet (Record), 900.72 feet (Measured), the radial to said beginning bears South 12 degrees 18 minutes 16 seconds East;  
thence Southwesterly along said curve through a central angle of 03 degrees 33 minutes 57 seconds, an arc distance of 56.06 feet;  
thence South 81 degrees 15 minutes 41 seconds West, 100.00 feet along said Centerline to a point on the Centerline of 48th Street as shown in Book 179, page 28 of Maps, Maricopa County Records;  
thence continuing along the Centerline of said Warner Road, South 81 degrees 13 minutes 45 seconds West, 96.37, (South 81 degrees 15 minutes 41 seconds West, 100.00 feet Record), to the beginning of a curve concave Northerly and having a radius of 1,847.04 feet;  
thence Westerly along said curve through a central angle of 08 degrees 09 minutes 29 seconds (08 degrees 06 minutes 36 seconds Record), a distance of 262.99 feet (261.45 feet Record);  
thence South 89 degrees 23 minutes 14 seconds West, 34.48 feet, (South 89 degrees 22 minutes 17 seconds West, 32.53 Record), to the beginning of a curve concave Northerly, having a radius of 3,620 feet;  
thence Westerly along said curve through a central angle of 11 degrees 52 minutes 16 seconds, an arc distance of 750.03 feet to the Southeast corner of Ahwatukee FS-2 recorded in Book 175, page 16 of Maps, Maricopa County Records;  
thence North 09 degrees 16 minutes 05 seconds East, 568.03 feet along the East line of said Ahwatukee FS-2 to the Northeast corner thereof and the True Point of Beginning;  
thence North 88 degrees 51 minutes 35 seconds West, 162.00 feet along the North line of said Re-plat;  
thence South 74 degrees 06 minutes 01 seconds West, 55.27 feet;  
thence South 80 degrees 00 minutes 19 seconds West, 72.60 feet;  
thence North 84 degrees 36 minutes 43 seconds West, 139.42 feet;  
thence North 77 degrees 08 minutes 18 seconds West, 61.67 feet;  
thence North 60 degrees 01 minutes 23 seconds West, 61.62 feet;  
thence North 46 degrees 05 minutes 38 seconds West, 63.64 feet;  
thence North 31 degrees 50 minutes 27 seconds West, 220.36 feet;  
thence North 55 degrees 54 minutes 24 seconds West, 165.93 feet;  
thence North 49 degrees 14 minutes 36 seconds West, 70.76 feet;  
thence North 49 degrees 18 minutes 11 seconds West, 142.27 feet;  
thence North 16 degrees 37 minutes 06 seconds West, 240.11 feet;  
thence North 46 degrees 22 minutes 55 seconds West, 70.27 feet;  
thence North 48 degrees 36 minutes 52 seconds West, 230.49 feet;  
thence North 58 degrees 43 minutes 47 seconds West, 84.86 feet;  
thence North 62 degrees 10 minutes 25 seconds West, 210.16 feet;



# CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION - CONTINUED

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## SCHEDULE A - CONTINUED

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thence North 40 degrees 16 minutes 01 seconds West, 112.75 feet;  
thence North 08 degrees 33 minutes 37 seconds West, 66.32 feet;  
thence North 81 degrees 25 minutes 40 seconds West, 8.86 feet;  
thence leaving said North line, North 11 degrees 00 minutes 25 seconds West, 26.53 feet to a point on the South line of Ahwatukee FS-5 as recorded in Book 200 of Maps, page 24, Maricopa County Records;  
thence South 81 degrees 25 minutes 40 seconds East, 19.52 feet along the South line of said FS-5 to the Southeast corner of said FS-5;  
thence North 04 degrees 00 minutes 44 seconds West, 137.66 feet along the East line of said FS-5;  
thence North 28 degrees 57 minutes 05 seconds West, 88.64 feet;  
thence North 35 degrees 38 minutes 50 seconds West, 347.97 feet;  
thence North 28 degrees 17 minutes 29 seconds West, 64.74 feet;  
thence North 25 degrees 04 minutes 40 seconds West, 595.90 feet;  
thence North 36 degrees 33 minutes 18 seconds East, 54.25 feet;  
thence North 25 degrees 57 minutes 04 seconds East, 231.50 feet;  
thence leaving said East line, North 17 degrees 07 minutes 17 seconds East, 218.23 feet to the Southeast corner of Ahwatukee RS-6 as record in Book 194 of Maps, page 19, Maricopa County Records;  
thence North 33 degrees 28 minutes 35 seconds East, 136.61 feet along the East line of said RS-6;  
thence North 21 degrees 16 minutes 35 seconds East, 145.61 feet;  
thence North 19 degrees 53 minutes 12 seconds East, 328.63 feet;  
thence North 21 degrees 08 minutes 58 seconds East, 390.51 feet;  
thence North 32 degrees 57 minutes 22 seconds East, 270.19 feet;  
thence North 24 degrees 29 minutes 53 seconds East, 315.84 feet;  
thence North 43 degrees 40 minutes 14 seconds East, 511.53 feet;  
thence North 34 degrees 40 minutes 23 seconds East, 366.78 feet to a point on the Northeast line of said RS-6;  
thence North 23 degrees 20 minutes 16 seconds West, 197.98 feet along the Northeast line of said RS-6 to the Northeast corner of Lot 2570 of said Ahwautkee RS-6;  
thence leaving said Northeast line North 78 degrees 40 minutes 01 seconds East, 69.54 feet;  
thence North 58 degrees 37 minutes 09 seconds West, 24.80 feet;  
thence North 37 degrees 46 minutes 06 seconds West, 23.58 feet;  
thence North 31 degrees 53 minutes 11 seconds West, 23.58 feet;  
thence North 03 degrees 04 minutes 01 seconds East, 24.53 feet;  
thence North 19 degrees 36 minutes 44 seconds East, 22.85 feet;  
thence North 28 degrees 01 minutes 10 seconds East, 25.12 feet;  
thence North 52 degrees 01 minutes 28 seconds East, 24.16 feet;  
thence North 63 degrees 59 minutes 28 seconds East, 24.59 feet;  
thence South 86 degrees 39 minutes 52 seconds East, 23.82 feet;  
thence South 82 degrees 11 minutes 07 seconds East, 23.21 feet;  
thence South 67 degrees 27 minutes 40 seconds East, 24.92 feet;  
thence South 65 degrees 35 minutes 34 seconds East, 25.05 feet;  
thence South 65 degrees 52 minutes 40 seconds East, 25.21 feet;  
thence South 79 degrees 06 minutes 34 seconds East, 47.48 feet;  
thence South 87 degrees 42 minutes 37 seconds East, 44.84 feet;  
thence South 77 degrees 20 minutes 37 seconds East, 22.05 feet;  
thence South 69 degrees 16 minutes 58 seconds East, 20.77 feet;  
thence South 78 degrees 58 minutes 10 seconds East, 22.79 feet;

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## SCHEDULE A - CONTINUED

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thence South 57 degrees 27 minutes 12 seconds East, 22.43 feet;  
 thence South 55 degrees 36 minutes 08 seconds East, 23.32 feet;  
 thence South 54 degrees 35 minutes 12 seconds East, 24.12 feet;  
 thence South 51 degrees 51 minutes 59 seconds East, 22.29 feet;  
 thence South 47 degrees 19 minutes 32 seconds East, 21.95 feet;  
 thence South 37 degrees 53 minutes 38 seconds East, 21.51 feet;  
 thence South 15 degrees 08 minutes 58 seconds East, 21.93 feet;  
 thence South 09 degrees 25 minutes 03 seconds West, 20.97 feet;  
 thence South 17 degrees 08 minutes 16 seconds West, 23.70 feet;  
 thence South 20 degrees 23 minutes 41 seconds West, 23.54 feet;  
 thence South 35 degrees 29 minutes 16 seconds West, 21.74 feet;  
 thence South 48 degrees 36 minutes 56 seconds West, 22.93 feet;  
 thence South 59 degrees 05 minutes 15 seconds West, 23.10 feet;  
 thence South 48 degrees 26 minutes 53 seconds West, 12.74 feet;  
 thence South 68 degrees 18 minutes 31 seconds East, 27.93 feet to the Northwest  
 corner of Lot 1788 of Ahwatukee RS-4 as recorded in Book 185, page 19, Maricopa  
 County Records;  
 thence South 30 degrees 30 minutes 59 seconds West, 52.00 feet along the West line of  
 said RS-4;  
 thence South 12 degrees 49 minutes 38 seconds East, 258.42 feet;  
 thence South 02 degrees 28 minutes 38 seconds East, 132.69 feet;  
 thence South 07 degrees 33 minutes 29 seconds West, 119.20 feet;  
 thence South 03 degrees 13 minutes 14 seconds West, 238.86 feet;  
 thence South 12 degrees 15 minutes 16 seconds East, 257.95 feet;  
 thence South 07 degrees 50 minutes 01 seconds East, 184.93 feet;  
 thence South 21 degrees 28 minutes 59 seconds West, 150.42 feet;  
 thence South 05 degrees 35 minutes 07 seconds West, 190.01 feet;  
 thence South 07 degrees 01 minutes 23 seconds East, 169.34 feet;  
 thence South 14 degrees 01 minutes 05 seconds West, 91.12 feet;  
 thence leaving said West line, South 38 degrees 33 minutes 46 seconds West, 121.89  
 feet to a point on the North line of Ahwatukee RTV-1, as recorded in Book 203 of  
 Maps, page 25, Maricopa County Records;  
 thence North 50 degrees 55 minutes 36 seconds West, 11.60 feet to the Northwest  
 corner of said RTV-1;  
 thence South 34 degrees 34 minutes 56 seconds West, 191.04 feet;  
 thence South 07 degrees 08 minutes 42 seconds West, 384.74 feet;  
 thence South 17 degrees 39 minutes 39 seconds East, 259.96 feet;  
 thence South 18 degrees 07 minutes 12 seconds East, 587.23 feet;  
 thence South 44 degrees 43 minutes 19 seconds East, 459.25 feet;  
 thence South 28 degrees 44 minutes 53 seconds East, 393.50 feet;  
 thence South 40 degrees 33 minutes 15 seconds East, 268.99 feet;  
 thence leaving said West line, South 64 degrees 17 minutes 33 seconds East, 168.03  
 feet, to a point on the South line of RTV-1;  
 thence North 58 degrees 34 minutes 53 seconds East, 126.41 feet (record 125.85 feet  
 measured) to the Southeast corner of said Ahwatukee RTV-1 and the West right of way  
 line of 48th Street as recorded in Book 179 of Maps, page 28, Maricopa County,  
 Records;  
 thence South 31 degrees 25 minutes 07 East 562.40 feet (record 561.47 measured) along  
 the West right of way line of said 48th Street to the beginning of a tangent curve,  
 concave to the Southwest, having a radius of 845.00 feet;  
 thence Southeasterly along said curve and right of way line through a central angle

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## SCHEDULE A - CONTINUED

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of 35 degrees 12 minutes 22 seconds an arc distance of 519.22 feet;  
 thence South 03 degrees 47 minutes 15 seconds West, 16.02 feet;  
 thence leaving said right of way line North 88 degrees 03 minutes 15 seconds West  
 90.00 feet;  
 thence North 02 degrees 52 minutes 54 seconds East, 113.82 feet;  
 thence North 88 degrees 37 minutes 49 seconds West, 368.93 feet to the beginning of a  
 tangent curve concave to the Southeast having a radius of 80.00 feet;  
 thence Southwesterly along said curve through a central angle of 53 degrees 00  
 minutes 00 seconds an arc distance of 74.00 feet to the beginning of a tangent curve  
 concave to the Northwest having a radius of 98.00 feet;  
 thence Southwesterly along said curve through a central angle of 29 degrees 48  
 minutes 36 seconds an arc distance of 50.99 feet;  
 thence South 87 degrees 02 minutes 22 seconds West, 98.76 feet;  
 thence North 83 degrees 25 minutes 08 seconds West, 18.45 feet;  
 thence North 71 degrees 58 minutes 37 seconds West, 38.91 feet;  
 thence North 59 degrees 34 minutes 31 seconds West, 29.43 feet;  
 thence North 32 degrees 49 minutes 39 seconds West, 60.00 feet;  
 thence North 78 degrees 15 minutes 00 seconds West, 54.73 feet;  
 thence North 86 degrees 01 minutes 37 seconds West, 153.92 feet to the Northeast  
 corner of Ahwatukee FS-2 and the True Point of Beginning;

EXCEPT therefrom all of Center Court at Ahwatukee as recorded in Book 325 of Maps,  
 page 5, Maricopa County Records, and

EXCEPT therefrom all of Center Court at Ahwatukee Phase V as recorded in Book 339 of  
 Maps, page 25, records of Maricopa County, Arizona; and EXCEPT

COMMENCING at the Northeast corner of said Section 19;

thence South 00 degrees 32 minutes 37 seconds West along the East line of said  
 Section 19, a distance of 1,266.92 feet to a point on the centerline of Warner Road  
 as described in Docket 10423, pages 1001 through 1003, Maricopa County Records, said  
 Point also being the beginning of a non-tangent curve concave to the Northwest having  
 a radius of 900.72 feet (900.00 feet recorded), the radial to said beginning bear,  
 South 12 degrees 18 minutes 16 seconds East;

thence Southwesterly along said curve through a central angle of 03 degrees 33  
 minutes 57 seconds, an arc distance of 56.06 feet;

thence South 81 degrees 15 minutes 41 seconds West 100.00 feet along said centerline  
 to a point on the center line of 48th Street as described in Docket 9819, Page 75 and  
 as shown in Book 179 of Maps, page 28, Maricopa County Records;

thence North 08 degrees 44 minutes 19 seconds West 100.15 feet along the centerline  
 of said 48th Street to the beginning of a tangent curve concave to the East and  
 having a radius of 900.00 feet;

thence Northerly along said curve through a central angle of 12 degrees 31 minutes 34  
 seconds an arc distance of 196.76 feet;

thence North 03 degrees 47 minutes 15 seconds East 150.00 feet to the beginning of a  
 tangent curve concave to the West having a radius of 900.00 feet;

thence Northerly through a central angle of 20 degrees 27 minutes 50 seconds an arc  
 distance of 321.45 feet;

thence leaving said centerline North 88 degrees 37 minutes 49 seconds West 58.05 feet  
 to a point on the West right of way line of said 48th Street;

thence continuing North 88 degrees 37 minutes 49 seconds West 63.86 feet to the True  
 Point of Beginning;

thence continuing North 83 degrees 37 minutes 49 seconds West 360.00 feet;

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### SCHEDULE A - CONTINUED

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thence South 01 degrees 22 minutes 11 seconds West 124.0 feet;  
thence South 88 degrees 37 minutes 49 seconds East 360.00 feet;  
thence North 01 degrees 22 minutes 11 seconds East 124.00 feet to the True Point of Beginning;

and EXCEPT any portion lying within the following recorded Subdivisions;

Ahwatukee FS-2 - Replat in Book 175 of Maps, page 16;  
Ahwatukee FS-5 - Replat in Book 200 of Maps, page 24;  
Ahwatukee RS-6 - Replat in Book 194 of Maps, page 19;  
Ahwatukee RS-7 - Replat in Book 208 of Maps, page 41;  
Ahwatukee RS-8 - Replat in Book 223 of Maps, page 13;  
Ahwatukee RS-4 - Replat in Book 185 of Maps, page 19;  
Ahwatukee RTV-1 - Replat in Book 203 of Maps, page 25.

#### PARCEL NO. 2:

BEING a portion of Section 17, 18, 19 and 20, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 19;

thence South 08 degrees 25 minutes 44 seconds West 845.58 feet to a point on the East right of way line of 48th Street as recorded in Book 179, page 28, Maricopa County Records and the True Point of Beginning;

thence South 88 degrees 15 minutes 23 seconds East 123.46 feet to the beginning of a tangent curve concave to the Northwest having a radius of 145.50 feet;

thence Northeasterly along said curve through a central angle of 57 degrees 36 minutes 29 seconds an arc distance of 146.29 feet;

thence North 34 degrees 08 minutes 08 seconds East 26.32 feet;

thence South 55 degrees 51 minutes 52 seconds East 80.21 feet;

thence North 59 degrees 59 minutes 38 seconds East 164.10 feet;

thence North 54 degrees 19 minutes 17 seconds East 90.64 feet;

thence North 62 degrees 49 minutes 32 seconds West 136.23 feet;

thence North 28 degrees 49 minutes 52 seconds East 127.80 feet;

thence North 43 degrees 38 minutes 32 seconds East 387.14 feet;

thence North 40 degrees 28 minutes 28 seconds East 153.85 feet;

thence North 38 degrees 04 minutes 14 seconds East 106.42 feet;

thence North 51 degrees 55 minutes 46 seconds West 106.52 feet to the Southwest corner of Ahwatukee RS-T as recorded in Book 238, page 17, Maricopa County Records;

thence along the West line of said Ahwatukee RS-T North 33 degrees 20 minutes 25 seconds West 149.92 feet;

thence North 00 degrees 26 minutes 42 seconds East 81.21 feet;

thence North 14 degrees 39 minutes 39 seconds East 73.27 feet to a point on the South right of way of Half Moon Drive, said point being the Northwest corner of said Ahwatukee RS-T and the beginning of a tangent curve concave to the Northeast having a

radius of 425.00 feet, the radial to said point bears South 03 degrees 59 minutes 35 seconds West;

thence Northwesterly along said right of way and curve through a central angle of 20 degrees 01 minutes 02 seconds an arc distance of 163.32 feet;

thence North 63 degrees 59 minutes 23 seconds West 66.29 feet to the Northeast corner

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of Ahwatukee RT-2 Amended as recorded in Book 195, page 26, Maricopa County Records;  
thence along the East line of said Ahwatukee RT-2 Amended South 25 degrees 25 minutes  
12 seconds West 275.00 feet;  
thence South 03 degrees 47 minutes 23 seconds West 298.02 feet to the beginning of a  
tangent curve concave to the North having a radius of 135.00 feet;  
thence Westerly along said curve and line of Ahwatukee RT-2 Amended through a central  
angle of 180 degrees 43 minutes 19 seconds an arc distance of 425.82 feet;  
thence North 04 degrees 30 minutes 42 seconds East 175.41 feet;  
thence North 11 degrees 00 minutes 43 seconds West 235.00 feet;  
thence North 34 degrees 30 minutes 20 seconds West 202.79 feet;  
thence North 30 degrees 11 minutes 22 seconds West 195.71 feet;  
thence North 35 degrees 21 minutes 23 seconds West 126.11 feet;  
thence North 29 degrees 42 minutes 10 seconds West 126.01 feet;  
thence North 27 degrees 12 minutes 49 seconds West 135.90 feet;  
thence North 20 degrees 24 minutes 49 seconds West 120.95 feet to a point in the  
South right of way of Ahwatukee Drive as recorded in the plat of said Ahwatukee RT-2  
Amended;  
thence South 69 degrees 35 minutes 24 seconds West 126.07 feet along the said South  
right of way of Ahwatukee Drive to a corner in the said Ahwatukee RT-2 Amended;  
thence along the boundary of said Ahwatukee RT-2 Amended South 24 degrees 43 minutes  
50 seconds East 306.31 feet;  
thence South 01 degrees 16 minutes 09 seconds East 225.73 feet;  
thence South 23 degrees 21 minutes 29 seconds East 696.34 feet;  
thence South 51 degrees 49 minutes 44 seconds West 142.44 feet to the Southwest  
corner of said Ahwatukee RT-2 Amended, a point in the East right of way of said 48th  
Street;  
thence along said East right of way South 31 degrees 25 minutes 07 seconds East 60.40  
feet to the beginning of a tangent curve concave to the Southwest having a radius of  
955.00 feet;  
thence Southeasterly along said curve and right of way through a central angle of 34  
degrees 16 minutes 04 seconds an arc distance of 571.17 feet to the True Point of  
Beginning;  
EXCEPT therefrom an portion lying within the following Subdivisions  
Ahwatukee RT-2 in Book 192 of Maps, page 43;  
Ahwatukee RS-T in Book 259 of Maps, page 40.

#### PARCEL NO. 3:

A portion of the Southwest one-quarter of Section 17, Township 1 South, Range 4 East  
of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being  
more particularly described as follows:

COMMENCING at the Southwest corner of said Section 17;  
thence North 61 degrees 47 minutes 36 seconds East 708.39 feet to the intersection of  
the North right of way of Half Moon Drive and the West line of Ahwatukee RS-3 as  
recorded in Book 180, page 40 Maricopa County Records and the True Point of  
Beginning;  
thence along said East line North 11 degrees 00 minutes 22 seconds West 216.45 feet;  
thence North 01 degrees 10 minutes 37 seconds West 294.90 feet;  
thence North 06 degrees 41 minutes 05 seconds East 291.62 feet;

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thence North 12 degrees 18 minutes 35 seconds East 140.06 feet;  
thence North 10 degrees 22 minutes 08 seconds East 212.01 feet;  
thence North 18 degrees 54 minutes 34 seconds East 232.80 feet;  
thence North 15 degrees 46 minutes 41 seconds East 257.52 feet to the South line of  
Ahwatukee RS-1 as recorded in Book 156, page 15, Maricopa County Records;  
thence along said South line North 63 degrees 55 minutes 41 seconds West 100.00 feet;

thence North 43 degrees 56 minutes 54 seconds West 112.42 feet to the South right of  
way of Magic Stone Drive, said point being on a nontangent curve concave to the  
Northwest having a radius of 425.00 feet, the radial to said point bearing South 43  
degrees 56 minutes 54 seconds East;

thence Southwesterly along said curve and right of way through a central angle of 27  
degrees 45 minutes 48 seconds an arc distance of 205.94 feet to a corner in the East  
line of Ahwatukee RD-2 Replat as recorded in Book 187, page 41 Maricopa County  
Records;

thence along the East line of said Ahwatukee RD-2 Replat South 02 degrees 32 minutes  
28 seconds West 173.76 feet;

thence South 05 degrees 45 minutes 55 seconds West 137.60 feet;

thence South 13 degrees 41 minutes 53 seconds West 205.80 feet;

thence South 24 degrees 21 minutes 37 seconds West 191.57 feet;

thence South 08 degrees 08 minutes 31 seconds West 155.72 feet;

thence South 03 degrees 16 minutes 26 seconds East 118.29 feet;

thence South 14 degrees 48 minutes 47 seconds East 187.67 feet;

thence South 08 degrees 11 minutes 27 seconds East 243.95 feet;

thence South 02 degrees 58 minutes 05 seconds East 176.77 feet to the North right of  
way of Half Moon Drive;

thence along said North right of way South 63 degrees 59 minutes 23 seconds East  
90.96 feet to the beginning of a tangent curve concave to the Northeast having a  
radius of 375.00 feet;

thence Southeasterly along said curve and right of way through a central angle of 23  
degrees 09 minutes 12 seconds an arc distance of 151.54 feet to the East line of said  
Ahwatukee RS-3 and the True Point of Beginning;

EXCEPT therefrom any portion lying within the following Subdivisions

Ahwatukee RD-2 in Book 170 of Maps, page 31;

Ahwatukee RS-3 in Book 176 of Maps, page 25.

#### PARCEL NO. 4:

A portion of the West one half of Section 17, Township 1 South, Range 4 East of the  
Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more  
particularly described as follows:

COMMENCING at the Southwest corner of said Section 17;

thence North 16 degrees 20 minutes 09 seconds East, 2,196.06 feet to the intersection  
of the North right of way of Magic Stone Drive and the West line of Ahwatukee RS-1 as  
recorded in Book 156, page 15, Maricopa County Records and the True Point of  
Beginning, said point being the beginning of a non-tangent curve concave to the  
Northwest having a radius of 375.00 feet, the radial to said point bears South 43  
degrees 56 minutes 54 seconds East;

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thence Northeasterly along said right of way and curve through a central angle of 07 degrees 58 minutes 38 seconds an arc distance of 52.21 feet;  
thence along the South, West and North lines of said Ahwatukee RS-1 North 51 degrees 55 minutes 29 seconds West 105.00 feet;  
thence North 31 degrees 56 minutes 02 seconds East 70.00 feet;  
thence North 29 degrees 24 minutes 39 seconds East 516.93 feet;  
thence North 56 degrees 18 minutes 51 seconds East 181.83 feet;  
thence North 75 degrees 00 minutes 57 seconds East 180.02 feet;  
thence South 83 degrees 53 minutes 19 seconds East 180.19 feet;  
thence South 63 degrees 55 minutes 41 seconds East 146.11 feet;  
thence North 02 degrees 36 minutes 47 seconds West 165.29 feet;  
thence North 54 degrees 45 minutes 25 seconds East 162.22 feet;  
thence North 50 degrees 56 minutes 28 seconds East 105.66 feet;  
thence North 13 degrees 41 minutes 25 seconds East 210.00 feet to a point in the South line of Ahwatukee RM-2 as recorded in Book 282, page 2, Maricopa County Records;  
thence along said South line North 77 degrees 49 minutes 13 seconds West 450.00 feet;  
  
thence North 58 degrees 31 minutes 55 seconds West 106.30 feet to the Southeast corner of the Ahwatukee Retirement Center parcel;  
thence along the South lines of said parcel North 77 degrees 02 minutes 57 seconds West 239.59 feet;  
thence North 36 degrees 15 minutes 47 seconds West 409.59 feet;  
thence North 56 degrees 13 minutes 09 seconds West 6.00 feet to a corner of Ahwatukee RD-1 as recorded in Book 160, page 14, Maricopa County Records;  
thence along the lines of said Ahwatukee RD-1 North 56 degrees 13 minutes 09 seconds West 268.85 feet;  
thence North 88 degrees 57 minutes 17 seconds West 306.96 feet;  
thence South 76 degrees 42 minutes 22 seconds West 111.80 feet;  
thence North 63 degrees 07 minutes 02 seconds West 163.04 feet to a point in the East right of way of 48th Street as shown on the Plat of said Ahwatukee RD-1, said point being the beginning of a non-tangent curve concave to the Northwest having a radius of 1,323.64 feet, the radial to said beginning bears South 71 degrees 14 minutes 40 seconds East;  
thence along said right of way and curve through a central angle of 03 degrees 04 minutes 38 seconds an arc distance of 71.09 feet;  
thence continuing along the line of said Ahwatukee RD-1 South 57 degrees 38 minutes 51 seconds East 176.87 feet;  
thence South 30 degrees 03 minutes 15 seconds East 115.40 feet;  
thence South 34 degrees 03 minutes 06 seconds West 210.00 feet to a point on the North right of way of Ahwatukee Drive as shown on the Plat of Ahwatukee RD-1;  
thence along said right of way South 55 degrees 56 minutes 54 seconds East 16.59 feet to the Beginning of a tangent curve concave to the Southwest having a radius of 825.00 feet;  
thence Southeasterly along said right of way and curve through a central angle of 00 degrees 56 minutes 02 seconds an arc distance of 13.45 feet;  
thence continuing along the liens of said Ahwatukee RD-1 North <34 degrees 03 minutes 06 seconds East 109.71 feet;  
thence North 70 degrees 14 minutes 47 seconds East 153.14 feet;  
thence North 85 degrees 15 minutes 36 seconds East 101.12 feet;  
thence South 75 degrees 02 minutes 48 seconds East 135.00 feet;

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thence South 60 degrees 04 minutes 30 seconds East 104.47 feet;  
thence South 19 degrees 25 minutes 00 seconds East 379.06 feet;  
thence South 59 degrees 47 minutes 00 seconds East 173.52 feet;  
thence South 04 degrees 10 minutes 00 seconds West 136.30 feet;  
thence South 56 degrees 25 minutes 03 seconds West 173.45 feet to a corner of  
Ahwatukee RD-2 Replat as recorded in Book 187, page 41, Maricopa County Records;  
thence along the East lines of said Ahwatukee RD-2 South 55 degrees 57 minutes 00  
seconds West 32.52 feet;  
thence South 14 degrees 06 minutes 29 seconds West 475.71 feet;  
thence South 29 degrees 30 minutes 19 seconds West 95.29 feet;  
thence South 23 degrees 11 minutes 42 seconds West 140.00 feet;  
thence South 01 degrees 34 minutes 34 seconds East 138.59 feet;  
thence South 00 degrees 38 minutes 50 seconds East 124.95 feet to a point in the  
North right of way of Magic Stone Drive as shown on the Plat of said Ahwatukee RD-2  
Replat, said point being the beginning of a non-tangent curve concave to the  
Northwest having a radius of 375.00 feet, the radial to said beginning bears South 17  
degrees 43 minutes 55 seconds East;  
thence Northeasterly along said curve and right of way through a central angle of 26  
degrees 12 minutes 59 seconds an arc distance of 171.59 feet to the West line of said  
Ahwatukee RS-1 and the True Point of Beginning;  
EXCEPT COMMENCING at the Center of said Section 17;  
thence South 89 degrees 25 minutes 47 seconds West, a distance of 970.03 feet to a  
point on the Monument line of 51st Street as described on the Final Plat of  
Ahwatukee RS-1, Book 156, page 15, Maricopa County Recorder;  
thence along said Monument line North 26 degrees 04 minutes 19 seconds East, a  
distance of 294.92 feet;  
thence leaving said Monument line, North 63 degrees 55 minutes 41 seconds West, a  
distance of 30.00 feet to a point on the West right of way of said 51st Street; said  
point also being the beginning of a non-tangent curve, concave to the West, having a  
radius of 1,198.62 feet, a radial to which bears South 63 degrees 55 minutes 41  
seconds East;  
thence Northwesterly along said curve, through a central angle of 01 degrees 59  
minutes 27 seconds, a distance of 41.65 feet to the Northeast corner of Lot 22 of  
said Ahwatukee RS-1 and the True Point of Beginning;  
thence leaving said West right of way North 65 degrees 55 minutes 07 seconds West,  
along the North line of Lots 22 and 23, a distance of 156.81 feet;  
thence North 50 degrees 56 minutes 30 seconds East, a distance of 105.66 feet to the  
Southwest corner of Lot 21 of said Ahwatukee RS-1;  
thence South 70 degrees 51 minutes 48 seconds East along the South line of said Lot  
21, a distance of 105.00 feet to a point on said West right of way of 51st Street,  
said point being the beginning of a non-tangent curve, concave to the West, having a  
radius of 1,198.62 feet, a radial to which bears South 70 degrees 51 minutes 48  
seconds East;  
thence Southeasterly along said curve, through a central angle of 04 degrees 56  
minutes 41 seconds, a distance of 103.43 feet to the True Point of Beginning;  
and EXCEPT therefrom any portion lying within the following Subdivisions;  
Ahwatukee RD-2 - in Book 170 of Maps, page 31;  
Ahwatukee RD-1 - in Book 160 of Maps, page 14;  
Ahwatukee RM-2 - in Book 282 of Maps, page 2;  
Ahwatukee RS-1 - in Book 156 of Maps, page 15.



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#### PARCEL NO. 5:

A portion of the East one half of Section 18 and the West one half of Section 17, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 17;

thence North 19 degrees 11 minutes 02 seconds West 1,192.30 feet to the intersection of the North right of way of Ahwatukee Drive and the West line of Ahwatukee RS-5 as recorded in Book 184, page 17, Maricopa County, Records and the True Point of Beginning;

thence with the West lines of the said Ahwatukee RS-5 North 20 degrees 24 minutes 36 seconds West 52.42 feet;

thence North 08 degrees 49 minutes 03 seconds East 787.70 feet;

thence North 15 degrees 42 minutes 13 seconds East 162.57 feet;

thence North 20 degrees 45 minutes 09 seconds East 144.63 feet;

thence North 21 degrees 04 minutes 46 seconds East 71.38 feet;

thence North 24 degrees 41 minutes 29 seconds East 142.88 feet;

thence North 29 degrees 30 minutes 19 seconds East 266.01 feet;

thence North 21 degrees 50 minutes 29 seconds East 137.36 feet;

thence North 06 degrees 58 minutes 10 seconds East 129.24 feet;

thence North 07 degrees 07 minutes 26 seconds West 129.24 feet;

thence North 21 degrees 25 minutes 24 seconds West 142.83 feet;

thence North 03 degrees 11 minutes 13 seconds East 130.86 feet;

thence North 49 degrees 00 minutes 54 seconds East 69.41 feet;

thence North 43 degrees 48 minutes 23 seconds West 65.96 feet;

thence North 36 degrees 50 minutes 47 seconds East 105.59 feet to a point in the South right of way of said Ahwatukee Drive said point being the beginning of a non-tangent curve concave to the Southwest having a radius of 775.00 feet, the radial to said beginning bears North 42 degrees 29 minutes 06 seconds East;

thence Northwesterly along said right of way and curve through a central angle of 08 degrees 14 minutes 20 seconds an arc distance of 111.44 feet;

thence North 55 degrees 56 minutes 54 seconds West 15.87 feet to the East line of Ahwatukee RS-2 as recorded in Book 169, page 28, Maricopa County Records;

thence along said East line South 31 degrees 03 minutes 47 seconds West 129.84 feet;

thence South 23 degrees 08 minutes 46 seconds West 64.94 feet;

thence South 19 degrees 44 minutes 32 seconds West 163.74 feet;

thence South 09 degrees 00 minutes 25 seconds West 447.91 feet;

thence South 18 degrees 30 minutes 31 seconds West 343.10 feet;

thence South 53 degrees 09 minutes 31 seconds West 81.29 feet;

thence South 18 degrees 08 minutes 14 seconds East 179.06 feet;

thence South 02 degrees 57 minutes 31 seconds East 94.49 feet;

thence South 12 degrees 45 minutes 37 seconds West 106.41 feet;

thence South 30 degrees 57 minutes 13 seconds West 94.27 feet;

thence South 39 degrees 31 minutes 29 seconds West 373.36 feet;

thence South 01 degrees 15 minutes 22 seconds East 445.14 feet;

thence South 06 degrees 23 minutes 46 seconds East 219.50 feet to the North right of way of said Ahwatukee Drive;

thence North 69 degrees 35 minutes 24 seconds East 231.16 feet to the West line of said Ahwatukee RS-5 and the True Point of Beginning;

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EXCEPT therefrom any portion lying within the following Subdivisions;  
Ahwatukee RS-2 - in Book 169 of Maps, page 28;  
Ahwatukee RD-1 - in Book 160 of Maps, page 14;  
Ahwatukee RS-5 - in Book 184 of Maps, page 17.

#### PARCEL NO. 6:

That portion of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the center of said Section 19;  
thence North 00 degrees 27 minutes 59 seconds East, along the monument line of 44th Street, a distance of 290.00 feet;  
thence leaving said monument line of 44th Street South 89 degrees 21 minutes 17 seconds West, 40.01 feet to the West right of way line of 44th Street and the True Point of Beginning;  
thence continuing South 89 degrees 21 minutes 17 seconds West 250.03 feet to the East line of Ahwatukee RS-9 as recorded in Book 255, page 27, Maricopa County Records;  
thence North 00 degrees 26 minutes 10 seconds East, 25.50 feet along said East line to a corner of said Ahwatukee RS-9;  
thence along the North line of said Ahwatukee RS-9, South 89 degrees 21 minutes 17 seconds West 325.87 feet;  
thence North 00 degrees 42 minutes 17 seconds East, 586.66 feet;  
thence North 42 degrees 47 minutes 51 seconds West, 129.46 feet;  
thence North 85 degrees 11 minutes 43 seconds West, 391.92 feet;  
thence South 46 degrees 42 minutes 40 seconds West, 72.65 feet;  
thence South 06 degrees 53 minutes 23 seconds West, 408.82 feet;  
thence South 09 degrees 07 minutes 37 seconds West, 300.95 feet;  
thence South 89 degrees 21 minutes 17 seconds West, 346.00 feet;  
thence North 18 degrees 59 minutes 45 seconds West, 473.24 feet;  
thence North 09 degrees 53 minutes 52 seconds West, 366.26 feet;  
thence North 08 degrees 54 minutes 11 seconds West, 159.52 feet;  
thence leaving said Ahwatukee RS-9 North 64 degrees 51 minutes 16 seconds East 309.75 feet to the beginning of a tangent curve concave to the Northwest having a radius of 105.00 feet;  
thence Northeasterly along said curve through a central angle of 44 degrees 26 minutes 54 seconds an arc distance of 81.52 feet;  
thence North 20 degrees 27 minutes 47 seconds East 254.14 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 80.89 feet, the radial to said beginning bears South 17 degrees 46 minutes 08 seconds East;  
thence Northwesterly along said curve through a central angle of 63 degrees 26 minutes 44 seconds an arc distance of 89.57 feet;  
thence North 44 degrees 19 minutes 27 seconds West 84.70 feet to the beginning of a tangent curve concave to the Southwest having a radius of 250.00 feet;  
thence Northwesterly along said curve through a central angle of 34 degrees 54 minutes 27 seconds an arc distance of 152.31 feet;  
thence North 79 degrees 13 minutes 54 seconds West 76.02 feet to the beginning of a tangent curve concave to the Northeast having a radius of 55.00 feet;  
thence Northwesterly along said curve, through a central angle of 65 degrees 57 minutes 35 seconds an arc distance of 63.31 feet;

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thence North 13 degrees 16 minutes 19 seconds West 93.54 feet to the beginning of a tangent curve concave to the Southwest having a radius of 85.00 feet;  
 thence Northwesterly along said curve through a central angle of 45 degrees 35 minutes 17 seconds an arc distance of 67.64 feet;  
 thence North 58 degrees 52 minutes 06 seconds West 176.47 feet to the Southeast right of way of Lakeside Boulevard;  
 thence North 45 degrees 25 minutes 38 seconds East 36.81 feet along said right of way to the beginning of tangent curve concave to the Southeast having a radius of 375.00 feet;  
 thence Northeasterly along said curve and right of way through a central angle of 10 degrees 22 minutes 11 seconds an arc distance of 67.88 feet to a point on the Southwest line of Ahwatukee ATV-1 as recorded in Book 252, page 47, Maricopa County Records;  
 thence leaving said right of way South 34 degrees 12 minutes 11 seconds East 5.00 feet along said Southwest line of Ahwatukee ATV-1;  
 thence along the South line of said Ahwatukee ATV-1, a non-tangent curve concave to the South having a radius of 150.00 feet, the radial to said curve bears North 34 degrees 12 minutes 11 seconds West;  
 thence Easterly along said curve through a central angle of 40 degrees 39 minutes 35 seconds an arc distance of 106.45 feet;  
 thence South 83 degrees 32 minutes 36 seconds East, 131.02 feet;  
 thence North 78 degrees 19 minutes 57 seconds East, 30.55 feet;  
 thence South 11 degrees 40 minutes 03 seconds East, 10.00 feet;  
 thence North 78 degrees 19 minutes 57 seconds East, 54.16 feet;  
 thence South 11 degrees 40 minutes 03 seconds East, 21.28 feet, to the beginning of a non tangent curve concave to the Southwest and having a radius of 150.00 feet, a radial to said beginning bears North 18 degrees 38 minutes 04 seconds East;  
 thence Southeasterly along said curve through a central angle of 07 degrees 33 minutes 38 seconds an arc distance of 19.79 feet, to the beginning of a curve concave to the North and having a radius of 40.00 feet;  
 thence Easterly along said curve through a central angle of 49 degrees 41 minutes 02 seconds an arc distance of 34.69 feet;  
 thence North 66 degrees 30 minutes 40 seconds East, 88.00 feet, to the beginning of a curve concave to the South and having a radius of 90.00 feet;  
 thence Easterly along said curve through a central angle of 47 degrees 16 minutes 57 seconds an arc distance of 74.27 feet;  
 thence North 58 degrees 12 minutes 55 seconds East, 34.00 feet;  
 thence North 78 degrees 19 minutes 57 seconds East, 29.16 feet;  
 thence North 11 degrees 40 minutes 03 seconds West, 17.95 feet;  
 thence North 78 degrees 19 minutes 57 seconds East, 25.00 feet;  
 thence North 11 degrees 40 minutes 03 seconds West, 25.00 feet;  
 thence North 78 degrees 19 minutes 57 seconds East, 90.00 feet;  
 thence South 36 degrees 44 minutes 25 seconds East, 81.97 feet;  
 thence South 42 degrees 18 minutes 39 seconds East, 450.00 feet;  
 thence South 45 degrees 51 minutes 59 seconds East, 91.46 feet;  
 thence North 60 degrees 26 minutes 42 seconds East, 105.72 feet, to the beginning of a non-tangent curve concave to the Northeast and having a radius of 416.58 feet, a radial to said beginning bears North 39 degrees 57 minutes 38 seconds East;  
 thence Southeasterly along said curve through a central angle of 14 degrees 26 minutes 30 seconds, an arc distance of 105.00 feet;  
 thence South 64 degrees 28 minutes 52 seconds East, 273.00 feet, to the beginning of

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a curve concave to the Northeast and having a radius of 366.58 feet;  
thence Southeasterly along said curve through a central angle of 21 degrees 45 minutes 43 seconds, a distance of 139.23 feet, to the beginning of a curve concave to the Southwest and having a radius of 333.42 feet;  
thence Southeasterly along said curve through a central angle of 25 degrees 09 minutes 56 seconds, an arc distance of 146.40 record 146.44 measured to the Southeast corner of said Ahwatukee ATV-1 and the Southwest corner of Ahwatukee FTV-1 as recorded in Book 252, page 46, Maricopa County Records;  
thence continuing Southeasterly along the South line of said Ahwatukee FTV-1 a curve concave Southwesterly having a radius of 333.42 feet through a central angle of 31 degrees 17 minutes 24 seconds, an arc distance of 182.09 feet to the beginning of a tangent curve concave to the Southwest having a radius of 366.58 feet;  
thence Southeasterly along said curve through a central angle of 14 degrees 58 minutes 52 seconds, a distance of 95.85 feet;  
thence South 45 degrees 13 minutes 24 seconds West, 105.00 feet;  
thence South 48 degrees 19 minutes 15 seconds East, 58.30 feet;  
thence South 54 degrees 03 minutes 22 seconds East, 287.16 feet to the intersection of the South line of said Ahwatukee FTV-1 and the West right of way of said 44th Street;  
thence South 39 degrees 02 minutes 22 seconds West 207.03 feet along said right of way to the beginning of a tangent curve concave to the Southeast having a radius of 780.00 feet;  
thence Southwesterly along said curve through a central angle of 38 degrees 58 minutes 01 seconds an arc distance of 530.48 feet;  
thence South 00 degrees 27 minutes 59 seconds West 173.10 feet to the True Point of Beginning;  
EXCEPT thereof from any portion lying within the following Subdivisions;  
Ahwatukee RTV-2 in Book 264 of Maps, page 29;  
Ahwatukee ATV-2 in Book 271 of Maps, page 16.

PARCEL NO. 7:

That portion of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the center of said Section 19 and the Southwest corner of Ahwatukee RTV-2 as recorded in Book 264, page 29 Maricopa County Records;  
thence along the West line of said Ahwatukee RTV-2 and the monument line of 44th Street North 00 degrees 27 minutes 59 seconds East 441.11 feet to the Northwest corner of said Ahwatukee RTV-2;  
thence leaving said monument line South 89 degrees 32 minutes 01 seconds East 40.00 feet along the North line of said Ahwatukee RTV-2 to the East right of way of said 44th Street and the True Point of Beginning;  
thence along said East right of way North 00 degrees 27 minutes 59 seconds East 46.72 feet to the beginning of a tangent curve concave to the Southeast having a radius of 700.00 feet;  
thence Northeasterly along said curve and right of way through a central angle of 38 degrees 58 minutes 01 seconds an arc distance of 476.07 feet;  
thence North 39 degrees 26 minutes 00 seconds East 363.98 feet record North 39° 26' 00" East 363.98 measured to the beginning of a curve concave Northwesterly and having

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a radius of 1040.00 feet;  
thence Northeasterly along said curve thru a central angle of 06 degrees 31 minutes 23 seconds a distance of 118.40 feet to the South line of Ahwatukee ATV-2 as recorded in Book 271, page 16 Maricopa County Records;  
thence leaving said right of way line and along said South line of said Ahwatukee ATV-2 South 76 degrees 56 minutes 27 seconds East, 412.93 feet, to the beginning of a curve concave Southwesterly and having a radius of 55.79 feet;  
thence Southeasterly along said curve thru a central angle of 86 degrees 41 minutes 00 seconds, record 86° 40' 58" measured an arc distance of 84.41 feet, record 84.40 measured  
thence South 09 degrees 44 minutes 33 seconds West, 216.86 feet;  
thence South 02 degrees 48 minutes 07 seconds, East, 119.00 feet;  
thence South 45 degrees 06 minutes 28 seconds, East, 71.66 feet;  
thence North 89 degrees 05 minutes 26 seconds East, 427.00 feet, to the beginning of a curve concave Northwesterly and having a radius of 200.00 feet;  
thence Northeasterly along said curve thru a central angle of 69 degrees 03 minutes 36 seconds, record 69° 03' 36" measured an arc distance of 241.06 feet;  
thence North 20 degrees 01 minutes 50 seconds East, 145.04 feet;  
thence leaving said Ahwatukee ATV-2 North 80 degrees 49 minutes 34 seconds East, 128.20 feet;  
thence South 86 degrees 19 minutes 39 seconds East, 259.03 feet, to the beginning of a curve concave Southwesterly and having a radius of 42.36 feet;  
thence Southeasterly along said curve thru a central angle of 91 degrees 55 minutes 41 seconds, a distance of 67.96 feet;  
thence South 05 degrees 36 minutes 02 seconds West, 143.53 feet, to the beginning of a curve concave Northeasterly and having a radius of 122.55 feet;  
thence Southerly and Easterly along said curve thru a central angle of 111 degrees 08 minutes 10 seconds, record 111° 08' 14" measured an arc distance of 237.71 feet, record 237.72 measured;  
thence North 74 degrees 27 minutes 52 seconds East, 380.29 feet, to the right of way line of 48th Street as recorded in Book 179, page 28, Maricopa County Records, said point being the beginning of a non-tangent curve concave Westerly and having a radius of 945.00 feet, a radial to said beginning bears North 84 degrees 27 minutes 35 seconds East;  
thence Southerly along said curve thru a central angle of 06 degrees 05 minutes 02 seconds, an arc distance of 100.34 feet;  
thence South 00 degrees 32 minutes 37 seconds West, 373.42 feet;  
thence leaving said right of way line of 48th Street South 65 degrees 17 minutes 11 seconds West, 555.05 feet, to the beginning of a curve concave Southeasterly and having a radius of 74.08 feet;  
thence Southwesterly along said curve thru a central angle of 64 degrees 55 minutes 48 seconds, record 64° 54' 46" measured an arc distance of 83.95 feet;  
thence South 00 degrees 21 minutes 23 seconds West, 177.87 feet, to the beginning of a curve concave Northwesterly and having a radius of 100.00 feet;  
thence Southwesterly along said curve thru a central angle of 69 degrees 56 minutes 02 seconds, record 69° 55' 49" measured an arc distance of 122.06 feet;  
thence South 70 degrees 17 minutes 25 seconds West, 175.34 feet;  
thence North 45 degrees 10 minutes 34 seconds West, 99.82 feet;  
thence South 44 degrees 49 minutes 26 seconds West, 40.00 feet;  
thence North 45 degrees 10 minutes 34 seconds West, 346.18 feet;  
thence North 47 degrees 22 minutes 42 seconds West, 300.67 feet;

CHICAGO TITLE INSURANCE COMPANY

92 646838

LEGAL DESCRIPTION - CONTINUED

SCHEDULE A - CONTINUED

Escrow/Title No. 9213109 42

thence North 76 degrees 04 minutes 37 seconds West, 202.83 feet to the beginning of a non-tangent curve concave to the North and having a radius of 126.00 feet, a radial to said beginning bears North 25 degrees 16 minutes 35 seconds West;

thence Westerly along said curve thru a central angle of 36 degrees 14 minutes 04 seconds an arc distance of 79.68 feet to the beginning of a curve concave Southerly and having a radius of 225.00 feet;

thence Westerly along said curve thru a central angle of 25 degrees 17 minutes 00 seconds record 25° 17' 08" measured an arc distance of 99.29 feet record 99.30 feet measured to the beginning of a curve concave Northerly and having a radius of 90.00 feet;

thence Westerly along said curve thru a central angle of 52 degrees 09 minutes 44 seconds, record 52° 09' 33" measured an arc distance of 81.94 feet, record 81.93 measured;

thence North 52 degrees 09 minutes 47 seconds East 10.00 feet to the beginning of a curve concave Southerly and having a radius of 115.00 feet;

thence Westerly along said curve thru a central angle of 36 degrees 52 minutes 07 seconds record 3° 52' 00" measured an arc distance of 74.00 feet to the beginning of a curve concave Northerly and having a radius of 195.00 feet;

thence Westerly along said curve thru a central angle of 18 degrees 13 minutes 02 seconds, record 18° 12' 53" measured an arc distance of 62.00 feet to the beginning of a curve concave Southerly and having a radius of 250.00 feet;

thence Westerly along said curve thru a central angle of 19 degrees 28 minutes 51 seconds, record 19° 28' 59" measured an arc distance of 85.00 feet, record 85.01 feet measured;

thence South 89 degrees 42 minutes 17 seconds West, 24.82 feet;

thence North 69 degrees 46 minutes 05 seconds West, 204.85 feet;

thence North 75 degrees 10 minutes 00 seconds East, 201.94 feet;

thence North 89 degrees 32 minutes 01 seconds West, record 89° 32' 00" West measured 90.00 feet to the East right of way of 44th Steet and the True Point of Beginning;

EXCEPT therefrom any portion lying within the following Subdivisions;

Ahwatukee RS-9 - in Book 255 of Maps, page 27;

Ahwatukee ATV-1 - in Book 252 of Maps, page 47;

Ahwatukee FTV-1 - in Book 252 of Maps, page 46.

PARCEL NO. 8:

A portion of the Northwest quarter of Section 20, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 20;

thence along the West Section line of said Section 20 South 00 degrees 32 minutes 37 seconds West, 840.01 feet;

thence leaving said Section line, South 88 degrees 15 minutes 23 seconds East, 7.44 feet to a point, said point being the beginninf of a tangent curve concave to the North and having a radius of 145.50 feet;

thence along said curve through a central angle of 57 degrees 36 minutes 29 seconds an arc distance of 146.29 feet;

thence North 34 degrees 08 minutes 08 seconds East, 110.09 feet;

thence North 53 degrees 56 minutes 54 seconds East 141.01 feet to the True Point of Beginning;

# CHICAGO TITLE INSURANCE COMPANY

## LEGAL DESCRIPTION - CONTINUED

92 646838

### SCHEDULE A - CONTINUED

Escrow/Title No. 9213109 42

thence North 28 degrees 49 minutes 52 seconds East 55.82 feet;  
thence South 62 degrees 44 minutes 32 seconds East 134.70 feet;  
thence South 27 degrees 15 minutes 28 seconds West 55.80 feet;  
thence North 62 degrees 44 minutes 32 seconds West 136.23 feet to the True Point of Beginning.

#### PARCEL NO. 9:

Tract H, CENTER COURT AT AHWATUKEE, a subdivision recorded in Book 325 of Maps, page 5, records of Maricopa County, Arizona.

#### PARCEL NO. 10:

An easement for ingress and egress as created in Recording No. 86-333330, re-recorded in Recording No. 86-678819 and as shown in Book 344 of Maps, page, described as follows:

That Part of Lot 2, AM/PM SHOPPING CENTER, a subdivision recorded in Book 344 of Maps, page 9, records of Maricopa County, Arizona;

A portion of the Northeast quarter of Section 19 and the Northwest quarter of Section 20, Township 1 South, Release 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast corner of said Section 19, South 00° 32' 37" West, 840.01 feet along the East line of said Section 19 to the True Point of Beginning;

thence leaving said Section line, South 88° 15' 23" East, 7.44 feet to a point, said point being the beginning of a tangent curve, concave to the North, having a radius of 145.50 feet;

thence along said curve through a central angle of 57° 36' 29", an arc distance of 146.29 feet;

thence North 34° 08' 08" East, 26.32 feet;

thence South 55° 51' 52" East, 39.00 feet;

thence South 34° 08' 08" West, 26.32 feet to a point, said point being the beginning of a curve, concave to the North, having a radius of 165.11 feet;

thence along said curve through a central angle of 57° 36' 29", an arc distance of 166.01 feet;

thence North 88° 15' 23" West, 140.78 feet to a point on the East right-of-way line of 48th Street as described in Book 179, page 28, M.C.R.,

CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION - CONTINUED

92 646838

SCHEDULE A - CONTINUED

Escrow/Title No. 9213109 42

thence along said right-of-way line, North 03° 47' 15" East, 14.38 feet to a point, said point being the beginning of a tangent curve, concave to the West, having a radius of 955.00 feet;

thence along said curve, and continuing along said right-of-way, through a central angle of 00° 56' 18", an arc distance of 15.64 feet;

thence leaving said right of way, South 88° 15' 23" East, 116.03 feet to the True Point of Beginning.



92 646838

AHWATUKEE

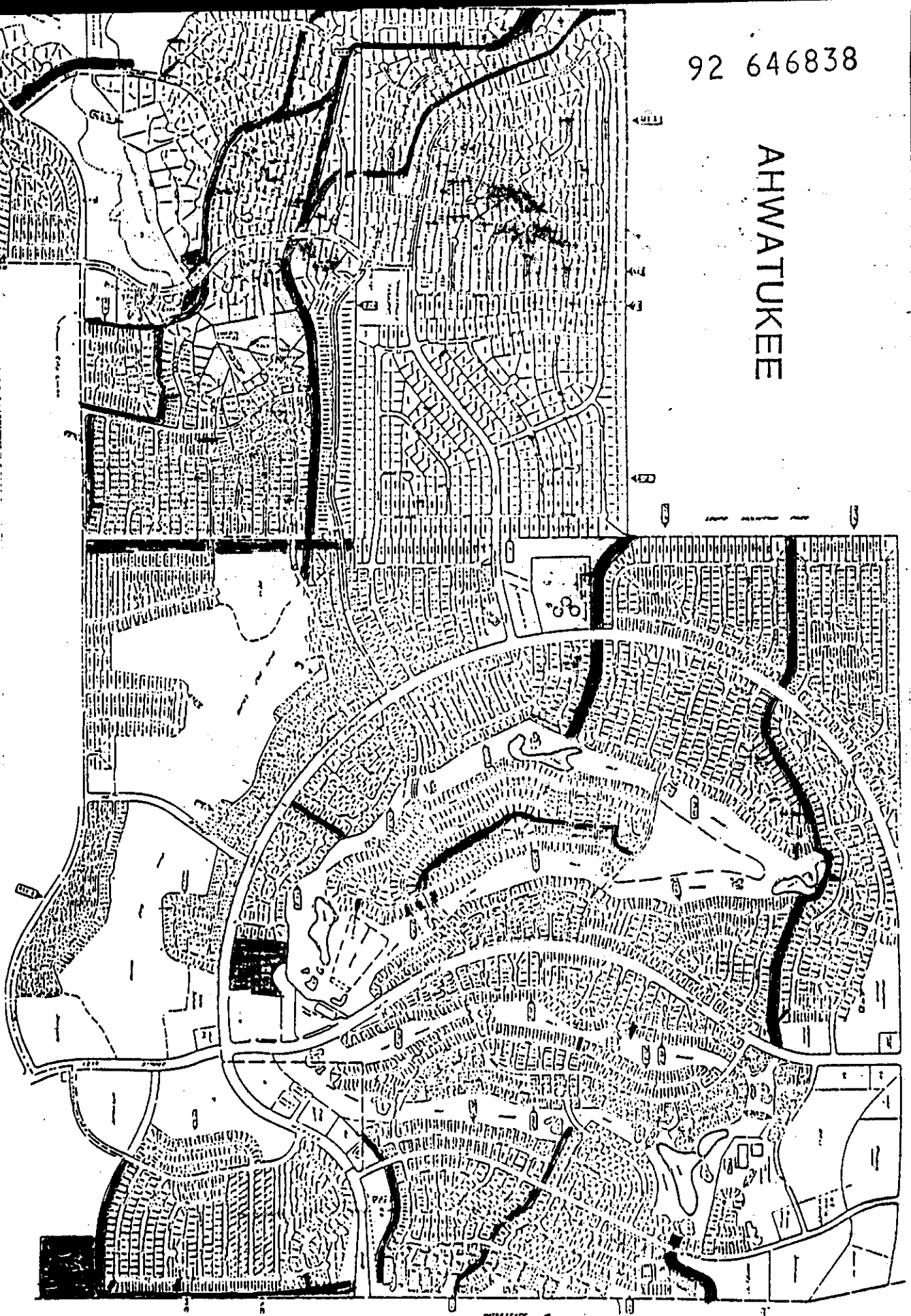


EXHIBIT "B"

92 646838

**EXHIBIT "C"**

Tract H, CENTER COURT AT AHWATUKEE, as shown on map or plat thereof recorded in Book 325 of Maps, at Page 5, with the Maricopa County Recorder's Office.



**BROOKS, HERSEY & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

92 646838

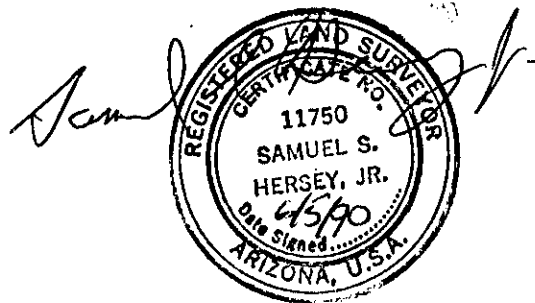
104-49-TM-132  
June 5, 1990  
W.L.C.

**LEGAL DESCRIPTION  
GOLF COURSE MAINTENANCE FACILITY**

A portion of the Northwest Quarter (NW 1/4) of Section 20, T1S, R4E, of the Gila and Salt River Base and Meridian more particularly described as follows:

Beginning at the Northwest corner of said Section 20,  
thence along the West Section line of said Section 20 South 00° 32' 37" West,  
840.01 feet;  
thence leaving said Section line, South 88° 15' 23" East, 7.44 feet to a point, said  
point being the beginning of a tangent curve concave to the North and having a radius of  
145.50 feet;  
thence along said curve through a central angle of 57° 36' 29" an arc distance of  
146.29 feet;  
thence North 34° 08' 08" East, 26.32 feet to THE TRUE POINT OF  
BEGINNING;  
thence South 55° 51' 52" East, 80.21 feet;  
thence North 59° 59' 38" East, 164.10 feet;  
thence North 54° 19' 17" East, 90.64 feet;  
thence North 62° 44' 32" West, 136.23 feet;  
thence South 53° 56' 54" West, 141.01 feet;  
thence South 34° 08' 08" West, 83.77 feet to THE TRUE POINT OF  
BEGINNING.

Containing 0.6041 acres, more or less.



5246 South 40th Street  
Phoenix, Arizona 85040  
PH (602) 437-3733  
FAX (602) 437-3424



**BROOKS, HERSEY & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

92 646838

104-49-TM-132  
June 5, 1990  
W.L.C.

**LEGAL DESCRIPTION  
WELL SITE**

A portion of the Northwest Quarter (NW 1/4) of Section 20, T1S, R4E, of the Gila and Salt River Base and Meridian more particularly described as follows:

Beginning at the Northwest corner of said Section 20;

thence along the West Section line of said Section 20 South 00° 32' 37" West, 840.01 feet;

thence leaving said Section line, South 88° 15' 23" East, 7.44 feet to a point, said point being the beginning of a tangent curve concave to the North and having a radius of 145.50 feet;

thence along said curve through a central angle of 57° 36' 29" an arc distance of 146.29 feet;

thence North 34° 08' 08" East, 110.09 feet;

thence North 53° 56' 54" East 141.01 feet to THE TRUE POINT OF BEGINNING;

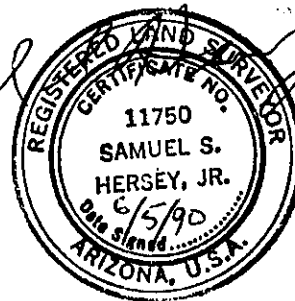
thence North 28° 49' 52" East 55.82 feet;

thence South 62° 44' 32" East 134.70 feet;

thence South 27° 15' 28" West 55.80 feet;

thence North 62° 44' 32" West 136.23 feet to THE TRUE POINT OF BEGINNING.

Containing 0.1735 acres, more or less.



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**BROOKS, HERSEY & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

92 646838

104-62-TM-018  
October 15, 1992  
W.L.C.

Revised October 21, 1992

**LEGAL DESCRIPTION  
FOR  
CLUBHOUSE, TENNIS COURTS AND PARKING LOT**

Being a portion of the Northeast One-Quarter (N/E ¼) of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at the Northeast (NE) corner of said Section 19;

thence South 00° 32' 37" West, along the East line of said Section 19, a distance of 1,266.92 feet to a point on the Centerline of Warner Road as described on Docket 10423, Pages 1001 through 1003, Maricopa County Records, said point also being the beginning of a non tangent curve concave to the Northwest having a radius of 900.72 feet, (900.00 feet Recorded), the radial to said beginning bears South 12° 18' 16" East;

thence Southwesterly along said curve through a central angle of 03° 33' 57", an arc distance of 56.06 feet;

thence South 81° 15' 41" West, 100.00 feet along said Centerline to a point on the Centerline of 48th Street as described in Docket 9819, page 75 and as shown in Book 179, Page 28 of Maps, Maricopa County Records;

thence North 08° 44' 19" West, 100.15 feet along the centerline of said 48th Street to the beginning of a tangent curve concave to the East and having a radius of 900.00 feet;

thence Northerly along said curve through a central angle of 12° 31' 34" a arc distance of 196.76 feet;

thence North 03° 47' 15" East, 150.00 feet, to the beginning of a tangent curve concave to the West having a radius of 900.00 feet;

thence Northerly along said curve through a central angle of 12° 29' 36", an arc distance of 196.24 feet;

thence leaving said centerline North 88° 37' 49" West, 55.48 feet to a point on the West right of way line of said 48th Street, said point being on a non tangent curve concave to the West having a radius of 845.00 feet, the radial to said point bears North 81° 17' 39" East, said point being **THE TRUE POINT OF BEGINNING**;

thence Northerly along said curve and right of way line through a central angle of 22° 13' 55" an arc distance of 327.88 feet;

thence North 31° 25' 07" West, 283.00 feet along said right of way line;

thence leaving said right of way line South 31° 11' 36" West, 341.00 feet;

thence South 58° 48' 24" East, 20.00 feet;

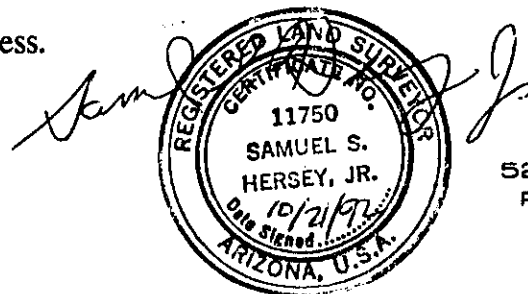
thence South 01° 22' 11" West, 110.92 feet;

thence North 88° 37' 49" West, 31.06 feet;

thence South 01° 22' 11" West, 124.00 feet;

thence South 88° 37' 49" East, 456.89 feet to **THE TRUE POINT OF BEGINNING**.

Containing 3.5034 acres, more or less.



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