

August 25, 2025

LEGAL DESCRIPTION FOR  
DESERT CEDARS  
MARICOPA ROAD TRANSFER PARCEL

That part of the Northeast Quarter of Section 28, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1 - 1/2" Iron Pipe marking the East Quarter Corner of said Section 28, from which the Brass Cap in hand hole marking the Northeast Corner of said Section 28 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence North 00°09'37" West, along the East line of said Northeast Quarter, a distance of 46.35 feet;

Thence South 89°50'23" West, departing said East line, a distance of 267.92 feet to the Point of Beginning;

Thence South 78°13'05" West, a distance of 11.46 feet;

Thence North 11°47'41" West, a distance of 8.71 feet to a point on a 1394.39 foot radius non-tangent curve, whose center bears North 82°06'22" East;

Thence Northerly, along said curve, through a central angle of 08°09'17", a distance of 198.46 feet;

Thence North 00°15'40" East, a distance of 61.03 feet;

Thence North 00°20'15" East, a distance of 44.43 feet to a point on a 225.50 foot radius non-tangent curve, whose center bears North 89°43'39" West;

Thence Northerly, along said curve, through a central angle of 39°24'13", a distance of 155.08 feet;

Thence North 39°07'52" West, a distance of 27.16 feet to the beginning of a tangent curve of 174.50 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 38°00'41", a distance of 115.77 feet;

Thence North 00°15'40" East, a distance of 8.41 feet to a point on a 174.50 foot radius non-tangent curve, whose center bears South 88°21'31" East;

Thence Northerly, along said curve, through a central angle of  $02^{\circ}10'57''$ , a distance of 6.65 feet; to the beginning of a tangent compound curve of 20.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of  $122^{\circ}27'32''$ , a distance of 42.75 feet;

Thence South  $53^{\circ}43'02''$  East, a distance of 108.79 feet;

Thence South  $00^{\circ}15'40''$  West, a distance of 342.14 feet to the beginning of a tangent curve of 1382.39 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of  $08^{\circ}28'58''$ , a distance of 204.67 feet to the Point of Beginning.

Containing 21,470 Square Feet or 0.493 Acres, more or less.



DESERT CEDARS  
MARICOPA ROAD TRANSFER PARCEL

N00°09'37.27" W 46.35

S89°50'22.73" W 267.92

BOUNDARY

S78°13'04.52" W 11.46

N11°47'41.27" W 8.71

RB = N82°06'22.32" E

R = 1394.39

A = 198.46

C = 198.29

CB = N03°48'58.98" W

D = 08°09'17.41"

T = 99.40

RB = N89°44'20.27" W

N00°15'39.73" E 61.03

N00°20'14.97" E 44.43

RB = N89°43'39.49" W

R = 225.50

A = 155.08

C = 152.04

CB = N19°25'45.93" W

D = 39°24'12.86"

T = 80.75

RB = N50°52'07.64" E

N39°07'52.36" W 27.16

RB = N50°52'06.51" E

R = 174.50

A = 115.77

C = 113.66

CB = N20°07'32.83" W

D = 38°00'41.33"

T = 60.10

RB = S88°52'47.84" W

N00°15'39.73" E 8.41

RB = S88°21'31.41" E

R = 174.50

A = 6.65

C = 6.65

CB = N02°43'57.00" E

D = 02°10'56.82"

T = 3.32

RB = N86°10'34.59" W

RB = S86°10'34.59" E

R = 20.00

A = 42.75

C = 35.06

CB = N65°03'11.57" E

D = 122°27'32.32"

T = 36.42

RB = N36°16'57.73" E

S53°43'02.27" E 108.79

S00°15'39.73" W 342.14

RB = S89°44'20.27" E

R = 1382.39

A = 204.67

C = 204.48

CB = S03°58'49.48" E

D = 08°28'58.42"

T = 102.52

RB = S81°46'41.31" W

to

Area = 21470 0.493 AC

Closing course: 108°53'06.24" 0.007119

Misclosure: 1/185,757

North Error: 0.002304

East Error: 0.006735



*Richard G. Alcocer*

HONEYCUTT  
AVENUE

PREVIOUS  
CENTERLINE

NORTHEAST CORNER  
SECTION 28  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST

APN 510-29-001A  
ARIZONA DEPARTMENT  
OF TRANSPORTATION  
PER ORDER OF CONDEMNATION  
FEE NO. 2019-032025 P.C.R.

PROPOSED  
CENTERLINE  
20' R/W  
PER BK 9 OF MAPS  
PG. 7, P.C.R.

APN 510-29-001B  
CITY OF MARICOPA  
2024-018100 P.C.R.

APN 510-29-047D  
DESERT CEDARS  
EQUITIES LLC  
2001-040284 P.C.R.

MARICOPA ROAD

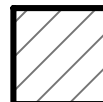
2141.63'

2628.85'  
N00°09'37"W

POINT OF  
BEGINNING

46.35'

POINT OF COMMENCEMENT  
EAST 1/4 CORNER  
SECTION 28  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST



= TRANSFER PARCEL  
AREA



SCALE 1" = 150'

EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

DESERT CEDARS

MARICOPA ROAD  
TRANSFER PARCEL



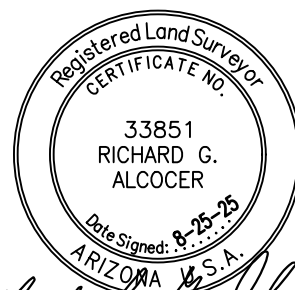
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## CURVE TABLE

| NO. | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD   | CHORD-BEARING |
|-----|---------|----------|------------|---------|---------|---------------|
| C1  | 198.46' | 1394.39' | 008°09'17" | 99.40'  | 198.29' | N03°48'59"W   |
| C2  | 155.08' | 225.50'  | 039°24'13" | 80.75'  | 152.04' | N19°25'46"W   |
| C3  | 115.77' | 174.50'  | 038°00'41" | 60.10'  | 113.66' | N20°07'33"W   |
| C4  | 6.65'   | 174.50'  | 002°10'57" | 3.32'   | 6.65'   | N02°43'57"E   |
| C5  | 42.75'  | 20.00'   | 122°27'32" | 36.42'  | 35.06'  | N65°03'12"E   |
| C6  | 204.67' | 1382.39' | 008°28'58" | 102.52' | 204.48' | S03°58'49"E   |

## LINE TABLE

| NO. | BEARING     | LENGTH  |
|-----|-------------|---------|
| L1  | S89°50'23"W | 267.92' |
| L2  | S78°13'05"W | 11.46'  |
| L3  | N11°47'41"W | 8.71'   |
| L4  | N00°15'40"E | 61.03'  |
| L5  | N00°20'15"E | 44.43'  |
| L6  | N39°07'52"W | 27.16'  |
| L7  | N00°15'40"E | 8.41'   |
| L8  | S53°43'02"E | 108.79' |
| L9  | S00°15'40"W | 342.14' |



*Richard G. Alcocer*

NO SCALE

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**DESERT CEDARS EQUITIES**

**MARICOPA ROAD  
TRANSFER PARCEL**



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