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LEGAL DESCRIPTION
FOR
PROPOSED SAN TAN VALLEY, ARIZONA
INCORPORATION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST, GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE EASTERLY 5,248' +/- ALONG NORTH LINE OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST, TO NORTHEAST CORNER OF SAID SECTION 17, INCLUDING 33' PRIVATE EASEMENT, BOS 1 P 33, AND 32' COUNTY RIGHT-OF-WAY, BOM 15 PAGE 16, CAB G SLD 193, ALSO BEING PIMA ROAD,

THENCE EASTERLY 2,640' +/- TO A POINT INTERSECTING COYOTE ROAD, NORTH LINE OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 8 EAST, INCLUDING A 50' PUBLIC RIGHT-OF-WAY, BO 16 PAGE 53,

THENCE EASTERLY 2,590' +/- ALONG SAID SECTION LINE 16 TO NORTHEAST CORNER, INCLUDING A 100' PUBLIC RIGHT-OF-WAY, BO 16 PAGE 53, THENCE EASTERLY 50' TO EAST LINE OF SCHNEPF ROAD RIGHT-OF-WAY,

THENCE SOUTHERLY 5,306' +/- ALONG EAST LINE TO SOUTH EAST CORNER OF SAID SECTION 16, INCLUDING A 50' PUBLIC RIGHT-OF-WAY, DKT 184 PAGE 299, ASL009-001547, BOD 85 PAGE 246, BOD 68 PAGE 01, DKT 163 PAGE 282, DKT 173 PAGE 470, BOD 84 PAGE 97, CAB D SLD 97,

THENCE EASTERLY 5,280' +/- ALONG NORTH LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 8 EAST TO NORTHEAST CORNER OF SAID SECTION, INCLUDING 50' COUNTY RIGHT-OF-WAY, CAB D SLD 98,

THENCE SOUTHERLY ALONG EAST LINES OF SECTIONS 22, 27, AND 34, OF TOWNSHIP 2 SOUTH, RANGE 8 EAST, TO SOUTHEAST CORNER OF SECTION 34, INCLUDING A PORTION OF 55' COUNTY RIGHT-OF-WAY FALLING IN SECTION 27, CAB G SLD 33, FEE # 1996-037502, DKT 1728 PAGE 172, FEE # 2007-110665,

THENCE EASTERLY 130' TO NORTHEAST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 EAST,

THENCE SOUTHERLY 2,650' +/- ALONG EAST LINE OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TO A POINT BEING EAST ¼ CORNER OF SAID SECTION, DKT 327 PAGE 341, BOM 11 PAGE 49,

THENCE EASTERLY ALONG MID SECTION LINE OF SECTION 2, BEING ROLLING RIDGE ROAD, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TO EAST ¼ CORNER OF SAID SECTION, BOM 11 PAGE 49, BOM 10 PAGE 12,

THENCE SOUTHERLY ALONG EAST LINE OF SECTION 2, BEING QUAIL RUN ROAD, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TO SOUTHEAST CORNER OF SAID SECTION, BOM 10 PAGE 12,

THENCE WESTERLY ALONG SOUTH LINE OF SECTION 2, BEING SKYLINE ROAD, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TO SOUTHWEST CORNER OF SAID SECTION, BOM 10 PAGE 12, DKT 163 PAGE 276, DKT 225 PAGE 238, DKT 163 PAGE 279, BOM 11 PAGE 49,

THENCE SOUTHERLY ALONG EAST LINES OF SECTIONS 10, 15, 22, AND 27 OF TOWNSHIP 3 SOUTH RANGE 8 EAST, TO SOUTHEAST CORNER OF SAID SECTION 27, BOM 11 PAGE 49, DKT 163 PAGE 276, DKT 163 PAGE 279, DKT 163 PAGE 274, DKT 327 PAGE 341, DKT 53 PAGE 590, DKT 53 PAGE 588, ASL009-001547, ASL009-000987, FEE # 2003-000490, BOM A3 PAGE 4, CAB F SLD 53,

THENCE WESTERLY ALONG SOUTH LINES OF SECTIONS 27 AND 28 OF MAGMA ROAD, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TO SOUTHWEST CORNER OF SAID SECTION 28, INCLUDING 80' COUNTY RIGHT-OF-WAY, FALLING IN SECTION 28, CAB D SLD 55, 1922 DECLARATION, FEE # 2002-001496, FEE# 2005-042082, CAB D SLD 31,

THENCE SOUTHERLY ALONG EAST LINE OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST TO SOUTHEAST CORNER OF SAID SECTION 32,

THENCE WESTERLY ALONG SOUTH LINE ALONG SAID SECTION 32 TO MID-SECTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 8 EAST, INCLUDING A 40' COUNTY RIGHT-OF-WAY TO EDWARDS ROAD INTERSECTION, ASL0009-001547, DKT 163 PAGE 278, DKT 388 PAGE 102, BOM 10 PAGE 21,

THENCE NORTHERLY ALONG MID-SECTION LINES OF SECTIONS 31 AND 30, TOWNSHIP 3 SOUTH, RANGE 8 EAST, INCLUDING PORTIONS OF 40' COUNTY RIGHT-OF-WAY, BEING EDWARDS ROAD ALIGNMENT, TO JUDD ROAD INTERSECTION, CAB G SLD 192, BOM 10 PAGE 21, DKT 388 PAGE 102, FEE# 2005-027091, FEE # 2005-147431, BOM 14 PAGE 34, BOM 14 PAGE 34,

CONTINUE NORTHERLY 3,900' +/- ALOND MID-SECTION LINE OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 8 EAST, IANCLUDING 40' COUNTY RIGHT-OF-WAY TO VIRGIL DRIVE INTERSECTION, BOM 13 PAGE 34

THENCE WESTERLY 1,360' +/- ALONG SAID VIRGIL DRIVE, INCLUDING 40' COUNTY RIGHT-OF-WAY, TO VARNUM ROAD INTERSECTION OF SAID SECTION 19, BOM 14 PAGE 34,

THENCE NORTHERLY 1,360' +/- ALONG SAID VARNUM ROAD INCLUDING 40' COUNTY RIGHT-OF-WAY TO GAIL ROAD INTERSECTION ALSO BEING NORTH SECTION LINE OF SECTION SAID SECTION 19, BOM 14 PAGE 34,

THENCE WESTERLY 1,360' +/- ALONG NORTH SECTION LINE BEING GAIL ROAD INCLUDING 40' COUNTY RIGHT-OF-WAY TO NORTHWEST CORNER OF SAID SECTION 19, BOM 9 PAGE 52, FEE# 2004-054183,

THENCE NORTHERLY ALONG WEST LINE OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, BEING GARY ROAD TO MID-SECTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEING PHILLIPS ROAD, BOS 13 PAGE 105, DKT 342 PAGE 266,

THENCE WESTERLY ALONG SAID MID-SECTION LINE OF SAID SECTION 13, ALSO BEING PHILLIPS ROAD, TO WEST SECTION LINE, A PORTION INCLUDING A 40' PUBLIC RIGHT-OF-WAY AND COUNTY RIGHT-OF-WAY, BOM 9 PAGE 52, BOM 9 PAGE 44, CAB E SLD 117, BOM 15 PAGE 33, ,

THENCE NORTHERLY 2,000' +/- ALONG SAID SECTION 13, TOWNSHIP 3 SOUTH, RANGE 7 EAST, INCLUDING A 75' COUNTY RIGHT-OF-WAY TO THE EAST OF SECTION LINE, TO A POINT ON ROYCE ROAD, CAB E SLD 117, BOM 9 PAGE 44,

THENCE NORTH-WESTERLY 1,055' +/- INCLUDING A 25' COUNTY RIGHT-OF-WAY AND 50' PUBLIC RIGHT-OF-WAY, TO A POINT ON ROBERTS ROAD, BEING THE SOUTH LINE OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BOM 9 PAGE 44, CAB E SLD 117,

THENCE WESTERLY ALONG SAID ROBERTS ROAD INCLUDING 75' COUNTY RIGHT-OF-WAY TO WEST LINE OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BOM 9 PAGE 44, CAB E SLD 117, CAB G SLD 16, ASL0016-102919, ASL0009-097794,

THENCE NORTHERLY 2,650' +/- ALONG SAID WEST LINE OF SECTION 11, INCLUDING 55' PUBLIC RIGHT-OF-WAY, 50' COUNTY RIGHT-OF-WAY AND 50' PRIVATE RIGHT-OF-WAY, CAB G SLD 16,

CONTINUE NORTHERLY TO NORTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST, INCLUDING 55' COUNTY RIGHT-OF-WAY, CAB D SLD 174, 1922 DECLARATION, DKT 66 PAGE 126,

THENCE EASTERLY ALONG NORTH LINE OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEING SKYLINE DRIVE, TO NORTH EAST CORNER OF SAID SECTION 11,

THENCE NORTHERLY ALONG WEST LINE OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 7 EAST, TO NORTH WEST CORNER OF SAID SECTION 1, BEING POINT ON EMPIRE BOULEVARD AND MARICOPA/PINAL COUNTY BOUNDARY,

THENCE EASTERLY ALONG NORTH LINE OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 7 EAST, TO NORTHEAST CORNER OF SAID SECTION 1, INCLUDING A PORTION OF 55' COUNTY RIGHT-OF-WAY, FEE # 2006-064951, CAB F SLD 198, FEE # 2007-115971, FEE # 2006-08869, FEE # 2005-042414,

THENCE NORTHERLY 1,650' +/- ALONG WEST LINE OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 8 EAST, INCLUDING A 55' COUNTY RIGHT-OF-WAY AND 20' C.A.P. RIGHT-OF-WAY TO A POINT AT INTERSECTION OF GARY ROAD AND CHARBRAY DRIVE, FEE # 2005-066981, FEE # 2005-158207, DKT 1453 PAGE 53, CAB F SLD 198,

THENCE EASTERLY ALONG SAID CHARBRAY DRIVE TO A POINT ON THE WEST LINE OF 200' SOUTHERN PACIFIC RAILROAD INCLUDING A 80' COUNTY RIGHT-OF-WAY, OF SAID SECTION 31, FEE # 2008-029777, CAB F SLD 198, BOM 13 PAGE 3,

THENCE SOUTHEASTERLY ALONG WEST LINE OF SAID 200' SOUTHERN PACIFIC RAILROAD TO A POINT ON SOUTH SECTION LINE OF SAID SECTION 31,

THENCE EAST ALONG SOUTH LINE TO SOUTH EAST CORNER OF SAID SECTION 31, INCLUDING A 40' COUNTY RIGHT-OF-WAY, CAB D SLD 84, DKT 162 PAGE 382, DKT 1406 PAGE 293,

THENCE NORTHERLY ALONG EAST LINE TO NORTHEAST CORNER OF SAID SECTION 31, INCLUDING A 150' COUNTY RIGHT-OF-WAY AT INTERSECTION POINT OF SECTION LINE AND GANTZEL CURVE, TO A POINT BEGINNING TOWN OF QUEEN CREEK TO THE WEST, DKT 1350 PAGE 53, DKT 1350 PAGE 652, FEE # 2006-040117, FEE # 2007-090233, FEE # 2007-090232, FEE # 2008-089349, CAB H SLD 26, FEE # 2006-084858, FEE # 2000-044672, FEE # 2009-049333, BOD 84 PAGE 97, DKT 184 PAGE 299,

CONTINUE NORTHERLY 1,400' +/-, ALONG WEST LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 EAST, INCLUDING 33' COUNTY RIGHT-OF-WAY AND 17' PUBLIC RIGHT-OF-WAY TO A POINT OF TOWN OF QUEEN CREEK BOUNDARY, FEE # 2008-099307, FEE # 2005-070124, FEE # 2006-024087, BOS 1 PAGE 50, DKT 184 SLD PAGE 299, BOD 84 PAGE 137, CAB A SLD 31, BOD

84 PAGE 97 CAB A SLD 32, FEE # 2007-036169, FEE # 2007-036171, FEE # 2007-036170, FEE # 2008-076342, CAB F SLD 170, BOD 84 PAGE 97, FEE # 2005-085457, BOS 1 PAGE 50, FEE # 2005-066996, CAB F SLD 185,

CONTINUE NORTHERLY TO NORTHWEST CORNER OF SAID SECTION 29, INCLUDING 100' COUNTY RIGHT-OF-WAY AND 25' PUBLIC RIGHT-OF-WAY, FEE # 2008-029788, CAB F SLD 185, CAB A SLD 32, BOD 84 PAGE 97, BOS 1 PAGE 50, FEE # 2005-066993, FEE # 2005-066999, FEE # 2005-067014, CAB E SLD 123, CAB C SLD 2, FEE # 2005-067011, CAB D SLD 133, CAB A SLD 31, DKT 184 PAGE 299,

CONTINUE NORTHERLY TO NORTH WEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, INCLUDING 67' COUNTY RIGHT-OF-WAY AND 33' PUBLIC RIGHT-OF-WAY, DKT 184 PAGE 299, DKT 163 PAGE 277, DKT 1929 PAGE 295, BOD 67 PAGE 601, BOD 84 PAGE 97, BOD 68 PAGE 01, BOD 68 PAGE 02, DKT 164 PAGE 187, FEE # 2005-163723, FEE # 2007-110414, CAB B SLD 101, CAB D SLD 133, CAB A SLD 32, BOM 17 PAGE 34,

THENCE NORTHERLY 3,600' +/- ALONG WEST LINE OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST, TO A POINT INTERSECTING WESTBROOKE ROAD, INCLUDING 150' COUNTY RIGHT-OF-WAY, FEE # 2006-084861, BOS 1 PAGE 33, CAB F SLD 106, CAB H SLD 11, FEE # 2006-040123, DKT 174 PAGE 22, BOD 68 PAGE 2, FEE # 2006-141267, DKT 174 PAGE 77, DKT 184 PAGE 299,

THENCE NORTHERLY TO NORTHWEST CORNER OF SAID SECTION 17, BEING THE POINT OF BEGINNING, INCLUDING 125' COUNTY RIGHT-OF-WAY, BOS 1 PAGE 33, CAB H SLD 11, FEE # 2006-084861, FEE # 2006-084864, BOM 15 PAGE 16, BOS 1 PAGE 33.

CONTAINS 25,325 ACRES MORE OR LESS