PARADISE RIDGE
MASTER PLANNED DEVELOPMENT

Land Transaction Information Handbook

(Note: This document replaces the Paradise Ridge *Implementation Guidelines for Complying with the Terms and Conditions of Section 401 and 404 of the Clean Water Act*, dated February 18, 2004)

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TABLE OF CONTENTS

SECTION 1 – INTRODUCTION 1
SECTION 2 – THE CLEAN WATER ACT 2
2.1 Terms and Conditions 2
2.2 Permit Violations and Fines 2
2.3 Mitigation Options 2
2.3.1 In-Lieu Fee Mitigation 2
2.3.2 Permittee-Responsible Mitigation 3
2.3.2.1 Mitigation Bond 3
2.4 Reference Habitat Mitigation and Monitoring Plan (HMMP) 3
2.5 Conservation Easements 4
SECTION 3 – MITIGATION CORRIDOR GOALS 5
3.1 Success Criteria for Vegetation within the Mitigation Corridors and Mitigated Areas 6
3.2 Reporting 6
3.3 Maintenance 7
3.4 Prohibited and Allowed Activities 7
3.4.1 Prohibited Activities 7
3.4.2 Allowable Short and Long-Term Activities and Maintenance 8

Appendix A – Clean Water Act Section 404 Individual Permit
Appendix B – Clean Water Act Section 401 Water Quality Certification
Appendix C – Habitat Mitigation and Monitoring Plan
Appendix D – Programmatic Agreement
Appendix E – Conservation Easement Template (Declaration of Restrictive Covenants)
Appendix F – Resources and Forms

SECTION 1 – INTRODUCTION

This document serves to replace the no longer valid Paradise Ridge Implementation Guidelines dated February 18, 2004.

The purpose of this Land Transaction Information Document is to assist parties involved with or responsible for developing land in Paradise Ridge, including owners, lessees, developers, consultants, planners, engineers, contractors and any others parties associated with the development of the Paradise Ridge Master Planned Development, as accepted by the U.S. Army of Corps of Engineers (USACE) in the modified Permit No. SPL-1999-16129 dated February 4, 2016. This guide also assists agents or parties hired by a transferee (owner or lessee) who will be managing a land planning, design, and construction effort. A main goal of this guide is to establish environmentally-compliant land development procedures, including protection, preservation, and maintenance of the wash corridors defined in Paradise Ridge's USACE Section 404 Individual Permit, as well as penalties for non-compliance with the Section 404 Individual Permit. A copy of this guide and updates shall to be kept at the owner or lessee's planning or design office and on the construction site.

For purposes of understanding certain terminology, the term "Owner" is defined as an entity that has purchased a property from the Arizona State Land Department (ASLD) via auction or holds title to the land patented by the new landowner. **ASLD is no longer the Permittee upon patent transfer**. In the case of a Certificate of Purchase, lease or easement, ASLD will retain co-permittee status with the Transferee. The term "Lessee" is defined as an entity that has engaged a multi-year lease with the ASLD and is required to provide a bond prior to construction. Bonds are discussed in more detail in Section 2.

The Owner/Lessee shall become familiar with all federal, state, and local permits applicable to the Owner/Lessee's parcel of land. **The Owner/Lessee shall sign and return the Section 401 and Section 404 terms and conditions forms acknowledging owner/lessee responsibility**. Should an Owner/Lessee transfer the permit to a new Owner/Lessee, the transferee will be responsible for compliance with Section 401 and Section 404 of the Clean Water Act. This document is not intended to be used for compliance with any agency permitting requirements, plan approvals, etc., that may be required for the entitlement or development of the proposed project.

SECTION 2 – THE CLEAN WATER ACT

This section describes the Owner/Lessee's role in the context of implementing and addressing the terms and conditions of the Section 401 Water Quality Certification and the Section 404 Individual Permit. Note that this is not intended to be an exhaustive list of requirements for the Section 404 Individual Permit. All Owners/Lessees are required to abide by all applicable Special Conditions of the 404 Permit whether mentioned in this document or not.

2.1 Terms and Conditions

A copy of the terms and conditions associated with the Section 404 Individual Permit issued by the USACE for Paradise Ridge is included as Appendix A. **The Owner/Lessee shall read this document and acknowledge acceptance of the terms and conditions by signing and returning forms to ASLD and USACE** (as required in the 404 Permit).

A copy of the terms and conditions associated with the 401 Water Quality Certification issued by the Arizona Department of Environmental Quality (ADEQ) for Paradise Ridge is included as Appendix B. **The Owner/Lessee shall read this document and acknowledge acceptance of the terms and conditions by signing and returning forms to ASLD**.

2.2 Permit Violations and Fines

Over the next 15-20 years, Paradise Ridge will be developed under various federal and state permits. The State's 401 Water Quality Certification and the Federal Section 404 Individual Permit both have conditions that are enforceable by the Environmental Protection Agency (EPA) and the USACE. Violations of the conditions can result in penalties of $25,000 or more per day of violation. Criminal penalties may also be assessed. Should a violation occur, the Owner/Lessee shall notify the ASLD and USACE and report the nature and extent of the violation within 1 day of it being discovered. Within 5 working days, a remedial plan shall be developed by Owner/Lessee and submitted to the ASLD and USACE. The Owner/Lessee shall keep ASLD informed and work to resolve matters to the satisfaction of USACE and/or EPA and ASLD.

2.3 Mitigation Options

The current Paradise Ridge Section 404 Permit, modified by the Corps on February 4, 2016, allows for two mitigation options. These options include In-Lieu Fee (ILF) and Permittee-Responsible Mitigation. For planning purposes, it is the preference of the ASLD and the USACE to consider ILF first over permittee-responsible mitigation. Both are summarized below:

2.3.1 In-Lieu Fee Mitigation

The Arizona Game and Fish Department (AGFD) has an established ILF program approved by the USACE with the goal of making ILF credits available in watersheds state-wide. It is noted that Paradise Ridge's USACE Section 404 permit mitigation payments via the ILF program for the areas of impact to U.S. waters have been approved.

Owners/Lessees are to coordinate payment with the ASLD and provide the USACE a copy of the transmittal letter or form to the sponsor (the AGFD) after the sponsor has signed and acknowledged payment. Please note that designated wash corridors are required to be preserved in place and all other terms and conditions of Permit No. SPL-1999-16129, amended February 4, 2016, remain in full force and effect.

2.3.2 Permittee-Responsible Mitigation

Within Paradise Ridge, several preserved natural wash corridors are established. The existing washes in these corridors must remain essentially undisturbed except for occasional roadways with associated utility and sidewalk crossings and flood control structures. Details of wash corridors are described in the Habitat Mitigation and Monitoring Plan (HMMP), included as Appendix C.

In compliance with the HMMP, monitoring reports for all wash corridors where permittee-responsible mitigation is undertaken will be submitted to the USACE and ASLD. The monitoring program shall adhere to the HMMP outline unless changes to the protocol are approved by the USACE.

2.3.2.1 Mitigation Bond

Lessees must secure and provide the ASLD with a mitigation bond for the natural and reconstructed wash corridors accounting for the following:

- ASLD shall have the right to require that Lessees provide, in a form satisfactory to ASLD, a mitigation bond in an amount sufficient to pay the costs for the watering, maintenance, and monitoring described below for the enhancement/construction and monitoring wash corridors.
- The term of the bond shall be 5 years and can be extended if the success criteria have not been achieved.
- The cost will be calculated based on agency-approved improvements including, but not limited to, berm/cutoff wall construction, revegetation, installation of temporary drip irrigation, and monitoring.

2.4 Reference Habitat Mitigation and Monitoring Plan (HMMP)

The HMMP prepared for Paradise Ridge provides the concepts and implementation and maintenance direction for the mitigation required to compensate for impacts to jurisdictional areas associated with development. A copy of the HMMP is provided in Appendix C.

2.5 Conservation Easements

It is noted that the Paradise Ridge Master Planned Development Project Section 404 Permit (Appendix A) refers to a "Conservation Easement" attachment that is labeled "Declaration of Restrictive Covenants." **The Lessee shall create and record a restrictive covenant over wash corridors**. Parcels which contain wash corridors must, prior to any ground-disturbing activity or within sixty (60) days of the parcel being patented, whichever is earlier, record a restrictive covenant over the wash corridors to ensure that they are protected in perpetuity. See Appendix D for an example of a Conservation Easement.

- Submit the restrictive covenant to the USACE for review. Once approved, record the conservation easement over wash corridors with the Maricopa County Recorder's office concurrently with the date the land is patented by the new landowner. Evidence of recordation must be submitted to ASLD and to USACE. Contact ASLD for the latest conservation easement language.

SECTION 3 – MITIGATION CORRIDOR GOALS

If owner/lessee chooses permittee-responsible mitigation, the main requirements are compliance with provisions of the Clean Water Act Section 401 and Section 404 Permit for Paradise Ridge. Requirements have been established to preserve natural wash corridors including occasional flood control structures, roadways, and utility and sidewalk crossings throughout the Paradise Ridge property. Enhancement wash corridor goals will be met by achieving the following:

- Wash corridors will be surveyed and staked using legal descriptions to establish the boundary limits.
- Exclusionary roping or fencing will be used to exclude entry into the riparian habitat mitigation corridors.
- New plants will be protected from competitive vegetation (weeds and non-native plants) and, possibly, animal browsing.
- Dead trees and cacti shall be removed and replaced during the first 18 months of the 2-year irrigation period.
- A field inspection will be completed after initial planting to document as-built conditions.
- Permanent photo points shall be established every 500 feet within each reconstructed wash and corridor.
- Irrigation patterns and/or irrigation control systems will be planned or programmed to meet the needs of the plants, minimize overwatering, and stimulate root growth.
- Irrigation shall be discontinued within 2 years after planting is completed. Irrigation will only be discontinued after the first two years and when the vegetation has become established.
- Water will only be shut off if the monitor determines that the planted trees have developed a sufficient root system and canopy to survive without being irrigated.
- If irrigation is proposed to be phased-out, this shall not be initiated until September.
- The riparian habitat mitigation corridors will be monitored for at least 3 years after irrigation is discontinued.
- Permanent signs shall be erected and maintained along the perimeter of wash corridors. Signs should read: “Please walk softly on the land. The wash corridor behind the sign is a perpetual conservation easement. Foot traffic and passive recreation are allowed. No vehicular traffic, dumping, or wood cutting is allowed.”
- Per Section 3.0 of the HMMP, the following goals are established for on-site, permittee responsible mitigation:
    - For high-ranked washes, a 6:1 mitigation area ratio will be utilized; for medium-ranked washes, a 4:1 ratio will be utilized; for low-ranked washes, a 2:1 ratio will be utilized. Riparian habitat corridors will range from 14 to 350 feet wide.
    - Avoided washes will remain undisturbed and will be enhanced by creating a riparian habitat corridor along the perimeter of the wash.
    - Reconstructed wash corridors will include an excavated low-flow channel with a sandy bottom, and overbank areas along the side of the wash that will vary in width.

- The stock tank area in Section 22 will be re-vegetated by using riparian vegetation with the berm repaired and excess silt removed from the bowl.

3.1 Success Criteria for Vegetation within the Mitigation Corridors and Mitigated Areas

- It is recommended to plant 20% more vegetation than is required to avoid replacing dead vegetation over the 5-year monitoring period to obtain 80 percent of total vegetation survival.
- There should be a noticeable increase in basal diameter of trees during period after irrigation is discontinued.
- USACE will be notified when success criteria have been achieved and maintained 3 years after irrigation is discontinued and five years after initial planting.

3.2 Reporting

The first monitoring report will be due one year after the date construction commences within a parcel. Project monitoring reports will continue annually thereafter for four years, until each element of the mitigation plan has been accepted by the USACE. Annual monitoring reports shall be completed and submitted to the USACE and ASLD within 90 days of the year's end. If necessary, an example report can be made available by the ASLD. Each report shall include:

- A description of as-built conditions
- A list of individuals or companies who completed monitoring activities
- Results of the monitoring effort, including measured growth and percent survival
- Copies of color photographs taken from permanent photo points
- Copies of field notes
- Recommendations for additional plantings or other corrective measures
- Notification of completed mitigation commitments
- Documentation of recorded temporary and perpetual easements for mitigation areas
- Detailed map and location of project, including coordinates

Annual habitat mitigation reports shall include:

- A summary of the previous year's reporting
- Overall conditions of mitigation corridor components such as berms and cutoff walls, road and utility crossings, and flood control/conveyance structures in addition to the habitat component
- ASLD review and approval of annual report for Lessees for submittal to USACE
- Land owner submittal of annual report to the USACE within yearly increments from start of construction commencement

3.3 Maintenance

- Short-term maintenance of the wash corridors may include staking, fertilizing, weeding in the immediate area of the vegetation to be re-established, trash removal by hand, and maintenance of the temporary irrigation system.
- Removal of the most invasive and destructive non-native plants like Russian thistle or salt cedar shall be performed as needed.
- Long-term management will not include pruning, removal of snags or native dead vegetation, mistletoe control, weeding, or plant litter removal.
- For public safety, clearing by hand of all annual plant materials 10 feet from all walls along washes within the development is allowed where necessary.
- A Maintenance Fund Trust Account has been established by ASLD for the express purpose of funding continuing irrigation, maintenance, and monitoring activities. Successful bidders in all auctions will be required, as a condition of sale or lease, to deposit funds in the same trust account for the same express purposes. The amount of the deposit shall be equal to $50 per gross acre of land area included in each auction. Deposits shall be non-refundable. A copy of the Maintenance Fund Deposit Form is provided in Appendix F.

3.4 Prohibited and Allowed Activities

Sections 3.4.1 and 3.4.2 provide examples of activities prohibited and allowed, respectively, under the terms of a standard restrictive covenant placed over a designated wash corridor in Paradise Ridge.

3.4.1 Prohibited Activities

The following activities within a Restricted Property are prohibited:

- Supplemental watering, except as allowed by the HMMP during vegetation establishment
- Use of herbicides, pesticides, rodenticides, biocides, fertilizers, or other agricultural chemicals or weed abatement activities, except weed abatement activities necessary to control or remove invasive, exotic plant species only to be performed as approved by an applicable sub-community
- Incompatible fire protection activities, except emergency fire prevention activities
- Use of off-road vehicles or any other motorized vehicles except as necessary to restore native plant communities as deemed necessary by an applicable sub-community
- Livestock grazing or other agricultural activity of any kind
- Recreational activities including, but not limited to, horseback riding, hunting, or fishing
- Residential, commercial, institutional, or industrial uses

- Any legal or de facto division, subdivision or portioning of the Restricted Property and the platting of the Restricted Property (known as mitigation areas) as separate tracts designated as "Natural Area Open Space" or similar in connection with the platting of the Project
- Construction, reconstruction, or placement of any building or other improvement, billboard, or sign except as required to support habitat enhancement activities specified in the HMMP
- Depositing, dumping, or accumulating soil, trash, ashes, refuse, waste, bio-solids, or any other material
- Planting, introduction, or dispersal of non-native, invasive, or exotic plant or animal species
- Filling, dumping, excavating, draining, dredging, mining, drilling, removing, or exploring for or extraction of minerals, loam, gravel, soil, rock, sand, or other material on or below the surface of the Restricted Property
- Altering the general topography of the Restricted Property, including but not limited to, building of roads and flood control work
- Removing, destroying, or cutting trees, shrubs, or other vegetation, except for (1) emergency fire protection as required by fire safety officials, (2) prevention or treatment of disease, (3) control of invasive or exotic plants which threaten the integrity of the habitat, (4) undertaking the Plan as determined necessary by an applicable sub-community
- Manipulating, impounding or altering any natural watercourse, body of water, or water circulation on the Restricted Property, and activities or uses detrimental to water quality, including but not limited to, degradation or pollution of any surface or sub-surface waters
- Fuel modification zones (defined as a strip of mowed land or the planting of vegetation possessing low combustibility for purposes of fire suppression).

3.4.2 Allowable Short and Long-Term Activities and Maintenance

The following activities within a Restricted Property are allowed:

- An applicable sub-community staking, fertilizing, and weeding of the immediate area of vegetation to be re-established
- Passive, resource-based recreation such as hiking, walking, and bird-watching
- Removal of non-native invasive vegetation such as salt cedar (a qualified individual should be used to identify salt cedar prior to removal). Such vegetation removal to be performed by an applicable sub-community as determined necessary
- Trash and man-made debris removal
- An applicable sub-community removal of trees and shrubs damaged or destroyed by natural disasters

- Installation of allowable signage by an approved sub-community
- Maintenance of the irrigation system and drainage culverts by an approved sub-community

Appendix A
Clean Water Act Section 404 Individual Permit

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
3636 N CENTRAL AVENUE, SUITE 900
PHOENIX, ARIZONA 85012-1939

February 4, 2016

Ms. Lisa Atkins
Commissioner
Arizona State Land
1616 West Adams Street
Phoenix, Arizona 85007-2614

SUBJECT: Modification of Paradise Ridge Master Planned Development (Permit No. SPL-1999-16129)

Dear Ms. Atkins:

Your request dated, September 16, 2015, to amend your Department of the Army permit for the Paradise Ridge Master Planned Development Project, (Permit No. SPL-1999-16129), which authorized you to discharge dredged and/or fill into a total of 85.7 acres of waters of the U.S. in association the Desert Ridge Master Planned Development Project located (Sections 15, 22, 27, 33, and 34 of T4N, R4E) within the city of Phoenix, Maricopa County, Arizona is authorized.

Under the provisions of 33 Code of Federal Regulations 325.7(b), your permit is modified to read as follows:

SPECIAL CONDITIONS
PERMIT NO. 1999-16129

a. For purposes of this Permit, the term "Permittee" means the Arizona State Land Department ("ASLD") and/or any subsequent Transferee of all or a portion of any right to or interest in parcels of land within the Paradise Ridge Development ("PRD"). For purposes of this Permit, the term "Transferee" means the patentee pursuant to a patent issued by ASLD, the holder of a Certificate of Purchase issued by ASLD, a lessee, a grantee under a right-of-way issued by ASLD as grantor ("right-of-way" hereafter referred to as an "easement"), or any other successor in interest of parcel(s) of land within PRD. Upon patent transfer, ASLD is no longer the Permittee. In the case of a Certificate of Purchase, lease or easement, ASLD will retain co-permittee status with the Transferee. Each Permittee shall advise its Transferees of, and obtain their agreement to comply with, the terms and conditions of this Permit. To accomplish this, each Permittee shall condition its dispositions to a subsequent Transferee with the requirement that the Transferee acknowledge being provided a copy of this Permit and agree to comply with all terms and conditions of this Permit as the same relates to the transferred parcel(s). The new Permittee shall:

i. Sign on the Transferee block located on the signature page of this Permit. By signing the transferee block, the Transferees acknowledges being provided a complete copy of this Permit, agrees to comply with all terms and conditions of

this Permit, and agrees to release ASLD as Permittee for any patent transferred parcel(s). Upon signature, ASLD is released as the Permittee.

ii. Provide the U.S. Army Corps of Engineers – Los Angeles District ("Corps") with copies of the signature page with a signed Transferee block, brief project description and maps (the "Submittals"). Submittals shall be submitted electronic via email or FTP (https://safe.amrdec.army.mil/safe/).

The Submittal shall include:

i. Location map depicting the location and proposed development of the applicable parcel(s).

ii. Scaled aerial map depicting waters of the US, temporary and permanent impacts, and mitigation corridors.

iii. Brief description of construction scope of work.

iv. Statement of the preferred compensatory mitigation method and/or compliance with historic obligations associated with the parcel(s) under Section 106 of the National Historic Preservation Act.

Any Permit transfer that has already occurred prior to this version of the Special Conditions, pursuant to a patent issued from ASLD to a Transferee, shall be deemed transferred and ASLD no longer the Permittee.

b. The Permittee shall comply with all requirements and conditions in the state water quality certification that the Arizona Department of Environmental Quality signed on April 4, 2012, and all subsequent renewals and modifications thereof. This certification demonstrates that the Permittee has complied with Section 401(a) of the Clean Water Act. A copy of this certificate is enclosed.

c. Each Permittee shall mitigate its applicable portions of the 34.23 acres of unavoidable project impacts to waters of the United States by implementing, in full, the Habitat Mitigation and Monitoring Plan ("HMMP") dated April 30, 2002, and addendum dated February 15, 2011, that was developed for the PRD. See Special Conditions (f) below for the use of an approved mitigation bank or in lieu fee program as compensatory mitigation that is available to replace some requirements of the HMMP. The legal descriptions of the washes are attached. As part of this effort:

i. Each Permittee that has acquired fee title or a certificate of purchase from ASLD or a subsequent party, and who has parcels that contain natural preserved or enhanced wash corridors or reconstructed wash corridors, must, prior to any ground disturbing activity, consult with the Corps to discuss any minor changes to the legal descriptions of the washes that may be necessary for development of the parcel. The Corps must not unreasonably withhold consent to minor wash corridor

changes as long as the mitigated acreage remains the same and the wash corridors are substantially similar.

ii. Within thirty (30) days of final approval, or receipt of a final letter of acceptance, by the jurisdiction with oversight of the as-built drawings, each Permittee shall submit the final legal descriptions for the wash corridors in a deed restriction document to be approved by the Corps.

iii. Each Permittee shall use the current deed restriction document created by the Corps' Office of Counsel, which shall be substantially similar in form to the model conservation easement presently in use by the United States Corps of Engineers - Los Angeles District office (copy attached) (the "Conservation Easement"). The Corps' Office of Counsel must approve the deed restriction documents prior to recordation. The deed restriction documents shall be deemed approved thirty (30) days after submittal to the Corps, unless otherwise noted by the Corps.

iv. Upon approval, the Permittee must record the deed restriction within ten (10) days. Evidence of recordation at the Maricopa County Recorder's Office shall be submitted to the Corps within ten (10) days of recordation. Any Conservation Easement shall allow for passive recreation like walking or jogging when such activities are consistent with the purpose of the Conservation Easement.

v. Prior to ground disturbing activity and during construction, the Permittee shall erect signs and/or other delineation devices that indicate the locations of the wash corridors. After the deed restriction is recorded, the Permittee shall erect and maintain permanent signs at strategic locations along the perimeter of each wash corridor, stating that the area is to be preserved as a conservation area, and identifying which activities are prohibited within the corridors.

vi. For those parcels within Paradise Ridge that contain wash corridors that are leased by ASLD (as opposed to sold in fee), or for which ASLD issues an easement, the lease or easement, as applicable, shall contain provisions that embody the mitigation requirements and the purpose and prohibitive use statements referenced in paragraphs 1 and 2 of the attached Conservation Easement. The lease or easement, as applicable, shall clearly state that the wash corridors are to be maintained for environmental conservation purposes and that the prohibitive activities and land use restrictions shall be in force for the full term of the lease or easement, as applicable. In the event the lease or easement, as applicable, is terminated for any reason, similar provisions shall be contained in all succeeding leases or easements of the applicable parcel(s) in order that the mitigation areas remain protected as long as ASLD is the lessor (or grantor of the easement, as applicable) of the applicable parcel. The Corps shall be provided a copy of any

such lease agreement containing the lease condition within 30 days following execution of said lease agreement.

d. Per the rule "COMPENSATORY MITIGATION FOR LOSSES OF AQUATIC RESOURCES" 33 CFR part 332, enacted in 2008, the Corps prefers mitigation banks and in lieu fees to "Permittee-responsible" mitigation for the requirement of planting around the wash corridor. Each Permittee, however, has the discretion to choose either compensatory mitigation requirements from an approved mitigation bank or in lieu fee program, or Permittee responsible mitigation per the HMMP and addendum. If a Permittee chooses compensatory mitigation, the area that is subject to compensatory mitigation shall be the Permittee's applicable portion of the legally-described impacted waters of the US, which totals 34.23 acres for all of PRD. To determine a Permittee's applicable portion, all areas of a Permittee's parcel that require planting per the HMMP shall be added together, whether in natural enhanced or reconstructed corridors, and that total shall be divided by 4.95, which represents the overall mitigation ratio of 4.95 mitigation acres for every 1 impacted acre, reflected in the Addendum to the HMMP, February 15, 2011, approved by the Corps March 4, 2011. Because jurisdictional washes have either high, medium, or low value associated with them and a corresponding mitigation ratio per the HMMP and addendum, compensatory mitigation shall utilize that 4.95:1 ratio. Compensatory mitigation shall be paid prior to ground disturbing activity.

If a Permittee chooses compensatory mitigation but the Corps does not have any approved mitigation banks or in-lieu fee programs available prior to any ground disturbing activity by Permittee, Permittee shall conduct "Permittee-responsible" mitigation per the HMMP addendum.

Each Permittee shall preserve the wash corridors located in its parcel and shall comply with all applicable requirements in the HMMP and addendum, but may substitute industry best practices for criteria listed in the Appendix B, Design Criteria for Washes, Road Crossings, and General Drainage Conditions. No additional mitigation beyond what is listed in the HMMP will be required within the natural and reconstructed washes within the parcel, including no additional mitigation requirements for required roadway and utility crossings that are based on the existing "Land Use Plan," dated March 30, 2010, prepared by Olsson Associates. Each Permittee will be required to comply with all other applicable Special Conditions.

e. Each Permittee retains the legal descriptions for all wash corridors within its parcel. The Permittee shall have the ability to request minor wash corridor realignments from the Corps of Engineers prior to construction based upon new and updated technological and topographical information. Proposed minor realignments will be of such a nature as to not adversely impact the acreage and functionality of the wash corridor. The Permittee shall also have the ability to request a review of possible adjustments pertaining to applicable wash corridor requirements, such as mitigation and planting requirements. Any wash

corridor re-delineation shall conform to either the design criteria outlined within the HMMP Appendix B, Design Criteria for Washes, and Road Crossings, and General Drainage Conditions or industry best practices.

f. The Permittee shall comply with the Programmatic Agreement between the U.S. Army Corps of Engineers Los Angeles District, the Arizona State Historic Preservation Office Regarding the Paradise Ridge and Desert Ridge Planning Areas, City of Phoenix, Arizona, executed on June 11, 2009. The Permittee shall provide all necessary studies/investigations to the Corps of Engineers required under the Programmatic Agreement at their own cost. A copy of this executed Programmatic Agreement is enclosed.

g. Nothing in this permit shall prohibit the Permittee from selling, leasing, permitting, or otherwise transferring any interest in property within the Paradise Ridge development before the Corps has discharged its responsibilities under Section 106 of the National Historic Preservation Act with respect to the known archaeological sites within the Paradise Ridge development. As of April 2008, five archaeological sites have been recorded within the Paradise Ridge Planning Area: AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM), and AZ U:5:94 (ASM). These five archaeological sites have been evaluated for National Register of Historic Places (National Register) eligibility, and they are considered eligible for listing on the National Register and are therefore considered to be historic properties. The Permittee shall not conduct any ground disturbing activities (with the exception of necessary testing and/or data recovery) within a minimum of a 100-foot radius around historic properties AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM), and AZ U:5:94 (ASM) until such a time that the Corps issues written notification that the Section 106 process has been completed. The Corps will issue written notification for each historic property (listed above) as appropriate. The ASLD and/or the Permittee shall be responsible for notifying transferees of parcels containing any of the historic properties (AZ U:5:33 [ASM], AZ U:5:91 [ASM], AZ U:5:92 [ASM], AZ U:5:93 [ASM], and AZ U:5:94 [ASM]) of their subsequent obligations under this permit. This notification shall be in writing and shall be accomplished prior to issuance of the patent of execution of a lease agreement for said properties.

h. The Permittee shall retain a qualified archaeologist to perform archaeological monitoring of the project site during initial earthmoving activities (including those areas in which cultural resources have not been identified to date). The onsite archaeological monitoring activities shall be conducted by an archaeological monitor under the supervision of a person or persons meeting at a minimum the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) and in accordance with Arizona Antiquity Act permit requirements if the land remains in state ownership at the time of initial earthmoving. The qualified archaeologist shall identify the boundaries of historic properties AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM),

and AZ U:5:94 (ASM) and conspicuously mark the 100-radius around these properties. The qualified archaeologist shall also be responsible for determining whether or not the archaeological monitor should be onsite during earthmoving activities on a full-or part-time basis.

i. Pursuant to 36 C.F.R. § 800.13, in the event of any discoveries during construction of either human remains, archeological deposits, or any other type of historic property, the Permittee shall notify the Corps' Archeology Staff within 24 hours (Danielle Storey (213) 452-3855) . The Permittee shall immediately suspend all work in any area(s) where potential cultural resources are discovered. The Permittee shall not resume construction in the area surrounding, i.e., immediately adjacent to, the potential cultural resources until the Corps re-authorizes project construction, per 36 C.F.R. § 800.13.

j. A copy of the Permit shall be on the job site at all times during construction. Each Permittee shall provide a copy of this Permit to all contractor(s), subcontractor(s), foreperson(s), and construction representatives. Each Permittee shall require that all contractor(s), subcontractor(s), foreperson(s), and construction representatives read this authorization in its entirety and acknowledge they understand its contents and their responsibility to ensure compliance with all general and special conditions contained herein. Each Permittee shall hold a preconstruction meeting with the contractor(s) to discuss the special conditions of this authorization, as well as other relevant approvals.

The terms and conditions of Permit No. SPL-1999-16129, except as changed herein, remain in full force and effect. Furthermore, the permit start and completion dates remain unaffected by this letter of modification.

Thank you for participating in the Regulatory Program. If you have any questions, please contact Kathleen Tucker at 602.230.6956 or via e-mail at kathleen.a.tucker@usace.army.mil. Please help me to evaluate and improve the regulatory experience for others by completing the customer survey form at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,

Sallie Diebolt

Digitally signed by DIEBOLT.SARAH.D.1231388229
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=DIEBOLT.SARAH.D.1231388229
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Appendix B
Clean Water Act Section 401 Water Quality Certification

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov

Janice K. Brewer
Governor

Henry R. Darwin
Director

COPY

April 4, 2012

401 cert reading file: **rs311:014**

Applicant: Arizona State Land Department
Maria Baier, State Land Commissioner
1616 W. Adams Street
Phoenix, Arizona 85007

Subject: Modification of CWA 401 Water Quality Certification for the **Paradise Ridge Project** impacting various unnamed ephemeral washes in the Salt River Watershed.
Latitude: 33° 41' 20.0652"; Longitude: 111° 56' 09.8556"
Phoenix, Maricopa County, Arizona.

U.S. Army Corps of Engineers (Los Angeles District) File No.: **1999-16129-RWF**
ADEQ LTF No.: **23005**

Dear Ms. Baier:

The Arizona Department of Environmental Quality (ADEQ), has reviewed your agency's application (3/19/12) for modification of the water quality certification, pursuant to Section 401 of the Clean Water Act (CWA), for the Section 404 permit for the subject project.

After examination of the information included with the application, ADEQ has determined that if the applicant adheres to the information submitted and the conditions specified in the original 401 certification or any subsequent modification the proposed changes are not expected to have a negative impact to the chemical, physical or biological integrity of the subject waterbodies.

ADEQ agrees to extend the certification expiration date to 5/2/17, to match the anticipated U.S. Army Corps of Engineers (CoE) modification of the 404 permit. Should the CoE refuse this modification, this 401 certification is to be considered withdrawn. Should the CoE give it an expiration date beyond 5/2/17, this 401 certification still expires 5/2/17 and an application for 401 certification modification must be submitted if further extension is desired at that time.

Sincerely,

COPY

Robert J. Scalamera, Hydrologist
Surface Water Section, Water Quality Division

electronic copies: U.S. Army Corps of Engineers, Regulatory Branch – Attn.: Sallie McGuire
USEPA, Wetlands Regulatory Office
Agent: ASLD: Lillian Moody, Mike Farley

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Jane Dee Hull
Governor

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

OCT 12 2001

Applicant: **Arizona State Land Department**
Attn: Michael Anable, Commissioner
1616 West Adams Street
Phoenix, Arizona 85007

Agent: Entranco
Attn: Ms. Barbara Wilson
7740 North 16th Street
Suite 200
Phoenix, Arizona 85020

Subject: **CWA 401 Water Quality Certification for: Paradise Ridge**, (Sections 15, 22, 27, 33 and 34, T4N, R4E), Phoenix, Maricopa County, Arizona, U.S. Army Corps of Engineers Public Notice/Application No. 1999-16129-RWF

Dear Mr. Anable:

The Arizona Department of Environmental Quality (ADEQ), Water Quality Division, has reviewed information submitted for water quality certification pursuant to Section 401 of the Clean Water Act (CWA) for Paradise Ridge, a mixed use master planned residential community. Section A of this document describes the activities to be certified. The references listed in Section B were used as the basis for certification. Section C lists the Approval Conditions.

ADEQ's review has determined that when the applicant adheres to the Conditions in Section C.1 through C.10, the certified activities should comply with State surface water quality standards. Subject to these conditions, this letter certifies that the activities in the Paradise Ridge development should not have a negative impact to the chemical, physical or biological integrity of jurisdictional waters of the U.S. (WUS).

A. DESCRIPTION OF ACTIVITIES TO BE CERTIFIED

1. The proposed Paradise Ridge master planned community is a 2,131 acre mixed use development located in Phoenix. The Pima Freeway (Loop 101) divides the project into north and south parcels (Figure 3. Proposed Project).

   Upgradient and east-northeast of the proposed Paradise Ridge development, ephemeral washes arise in the McDowell Mountains and generally flow in a southwest direction across Paradise Valley.

2. Construction of the Paradise Ridge master planned community will result in the impact of 33.4 acres of waters of the U.S. (WUS). Impact to jurisdictional waters

will result from the construction of single and multi-family housing, commercial developments, two golf courses, two resort hotels, an elementary school site, flood control facilities, trails, roadways and utilities.

3. Fill material will consist of native on-site soils, rock, concrete and other construction materials.

4. The applicant is proposing to mitigate the 33.4 acres of impacts to WUS resulting from the project by enhancing the vegetation along 55.9 acres of over-bank areas adjacent to the 15.5 acres of preserved washes, and re-vegetate 85.2 acres of reconstructed washes.

B. BASIS FOR CONDITIONAL STATE 401 WATER QUALITY CERTIFICATION

1. State of Arizona Water Quality Standards for Surface Waters, Arizona Administrative Code (A.A.C.) Title 18, Chapter 11, Section 108, Narrative Water Quality Standards, Section 109 Numeric Water Quality Standards, Appendix A. Designated Uses include: **Aquatic and Wildlife, ephemeral (A&We) and Partial Body Contact (PBC)** (A.A.C. R18-11-104, Appendix B).

2. ADEQ Water Quality Division Form 404-015, CWA 401 Certification Application signed April 26, 2001, and received by ADEQ on April 26, 2001 from Mr. Michael Anable, Commissioner Arizona State Land Department. Additional documents submitted with the application include the following:

   a. Applicant's Response to ADEQ Policy for Protecting Water Quality During Facility Construction.
   b. Maps and design drawings.
   c. Paradise Ridge, Prepared by Entranco Biological Resources Group, April 2001.

3. U.S. Army Corps of Engineers Public Notice/Application No. 1999-16129-RWF Comment period August 13, 2001 through September 12, 2001, and received by ADEQ on August 15, 2001.

C. CONDITIONS FOR STATE 401 WATER QUALITY CERTIFICATION

This State Water Quality Certification is issued by the ADEQ under the authority of Section 401(a) of the federal CWA (33 U.S.C. §1251 et seq.). The conditions listed

below are in addition to conditions in CWA 404 Permit No. 1999-16129-RWF issued by the U.S. Army Corps of Engineers (ACOE). These conditions are enforceable by the U.S. Environmental Protection Agency and ACOE. Civil penalties up to a maximum of $25,000 per day of violation may be levied if these certification conditions are violated. Criminal penalties may also be levied if a person knowingly violates any provision of the federal Clean Water Act. The following conditions are in addition to any special conditions developed by the ACOE for 404 Permit No. 1999-16129-RWF.

1. General Conditions

a. This Certification is only for the activities described in Section A of this Certification for 33.4 acres of impact to WUS within the Paradise Ridge development and is valid for the same period as the ACOE 404 permit. If project construction has not been started by the time specified in the ACOE 404 permit, the applicant shall notify as follows:

Arizona Department of Environmental Quality
Water Quality Division
Federal Permits and Program Development Unit
Attention: Surface Water Quality 401 Certification
3033 North Central Avenue, Phoenix, Arizona 85012
ADEQ File No. 4724, ACOE PN#1999-16129-RWF

ADEQ will have the option of extending, modifying or denying this Certification.

b. The Arizona State Land Department shall provide a copy of these State 401 Water Quality Certification Conditions to all appropriate contractors and subcontractors. The applicant shall also post a copy of these conditions in a water resistant location at the construction site where it may be seen by the workers.

c. This Certification is void if the construction is not consistent with the activities described in Section A of this Certification.

d. The Arizona State Land Department is responsible for the construction and maintenance of the project and any adverse cumulative impacts that it may cause.

2. Necessary Permits

The Arizona State Land Department is responsible for obtaining all other permits, certifications and licenses that may be required by federal, state or local authorities. Activities which may require other approvals include: construction activities disturbing greater than five acres of land [NPDES Stormwater Permit], use of reclaimed wastewater for dust control or irrigation [Reclaimed Water Permit], or dewatering of construction sites to a surface waterbody [NPDES Process Wastewater Permit].

3. Erosion Protection Measures

a. Erosion control and/or bank protection features (e.g., silt fences, straw bales, rip-rap, or mulching) shall be used, where appropriate, to minimize channel or bank erosion and soil loss. These features shall be maintained, as necessary, during pre-construction and construction periods. Denuded areas shall be revegetated as soon as possible with native plants and seed.

b. All pipe outlets and box culverts shall have end sections or headwalls that dissipate the water's energy to control erosion.

c. If construction operations are likely to create an erosion problem, operations shall cease until the problem is resolved or until reasonable control measures have been undertaken.

d. Earthen fill placed in locations subject to scour shall contain not more than ten percent (10%) of particles finer than 0.25 mm diameter (passing a No. 60 sieve, on a dry weight basis).

e. Upon completion of construction, the work area shall restore or maintain the stability of upstream and downstream segments of washes with respect to erosion and sedimentation.

4. Contaminated Soils and Materials

a. The Arizona State Land Department is responsible for ensuring construction material and/or fill, placed within the ordinary high water mark (OHWM), is free from substances that can cause or contribute to pollution of a surface water.

b. Debris (such as soil, silt, sand, rubbish, cement, asphalt, oil or petroleum products, organic materials, tires or batteries) derived from construction activities shall not be deposited at any site where it may be washed into WUS and shall be properly disposed of after completion of the work.

c. If water, other than reclaimed wastewater, is used for dust suppression, it shall not contain contaminants that could violate Surface Water Quality Standards.

5. Chemicals and Materials Handling

a. The Arizona State Land Department shall use designated areas for chemical and petroleum storage, solid waste containment, and equipment washing. These designated areas shall be located entirely outside of jurisdictional waters.

b. The Arizona State Land Department shall have a spill containment plan and an equipment maintenance plan available on site at all times.

6. Runoff

Runoff and seepage from roadways, embankments, golf courses and other alterations of the natural environment shall not cause a violation of Water Quality Standards.

7. Conditions Related to Flow Events

a. Work shall be performed during low water conditions when the area is naturally dewatered. When there is water flow within the construction area, construction activity shall cease and construction equipment relocated outside the OHWM of the watercourse.

b. Building pads which have been created by converting wash areas to dry land shall <u>not</u> be located within jurisdictional waters after completion of construction except as allowed by the 404 Permit. To the extent that pads are located in washes, provisions will be made to convey stormwater around the pads.

8. Construction Related Activities

   a. Construction materials, including concrete, asphalt, and piping, shall consist of materials that do not leach pollutants into surface waters. Activities shall be conducted and monitored to ensure that pollution from concrete formation and equipment washing does not drain into the washes.

   b. At bridged roadway crossings, only concrete pilings, concrete supporting walls, galvanized steel culverts, or aluminum shall be used in jurisdictional waters.

   c. After construction, the work area and all disturbed areas along the bank and streambed shall be restored to an environmentally acceptable condition. All construction residues, equipment and non-native materials shall be removed from and properly disposed of outside the OHWM.

   d. Rip-rap shall be washed outside of the OHWM of jurisdictional waters prior to placement to remove fines which may cause or contribute to a violation of the turbidity and/or narrative standards.

9. Conditions for Golf Courses and other Recreational Facilities

   a. The Arizona State Land Department is encouraged to develop and implement Best Management Practices, such as those found in "Environmental Principles of Golf Course Design", for the design, maintenance and operation of golf courses and other recreational facilities.

   b. The design of golf course irrigation, drainage and retention systems should provide for efficient use of water as well as the protection of water quality. Drainage and stormwater retention systems should be incorporated into the design as features of the course to help provide for both the short and long-term irrigation needs of turf and non-turf areas.

   c. Vegetated buffers should be established and maintained adjacent to ephemeral watercourses to reduce pollutant loads. Native vegetation shall be utilized to the fullest extent possible, given a reasonable likelihood of success.

d. For facilities utilizing potable water, Central Arizona Project water or groundwater for irrigation, direct runoff of irrigation water and overflows from runoff detention and/or retention areas into washes shall be limited to the extent practicable and shall not cause downstream erosion or flooding.

e. For facilities utilizing reclaimed wastewater for irrigation, direct runoff of reclaimed wastewater and overflow from effluent storage impoundments into WUS are prohibited without the proper permits including but not limited to Arizona's Reuse of Reclaimed Wastewater Permit or a federal NPDES permit.

Stormwater detention/retention basins shall be designed pursuant to the Paradise Ridge Hydrology and Master Drainage Report, April 2001, prepared for the Arizona State Land Department. These structures should as a minimum retain the "first flush" consisting of runoff from the contributing watershed from the ½-inch rainfall event.

f. Golf course greens, berms, bunkers, fairways, cart and crossing paths, located within jurisdictional waters shall be designed to allow normal storm flows to pass unimpeded. There shall be no significant change to the hydraulic conditions of the upstream or downstream waters as a result of these constructed features.

g. Turfed areas (e.g., golf courses) shall be located outside of jurisdictional waters, to the maximum extent practicable.

h. Chemicals and fertilizers, especially when used for maintenance of golf course turf and landscape vegetation within jurisdictional waters, shall not cause or contribute to a violation of State Water Quality Standards.

i. Fertilizer, herbicide and insecticide chemicals used for maintenance of turfed areas and landscape vegetation shall be selected based on minimum environmental impacts (i.e., low residence times, low leachability, and maximum feasible biodegradability). The process of selection of chemicals cannot be based solely on cost. Application rates printed on the product labels shall be strictly followed. Excess chemicals shall not be applied on recently treated areas and must either be stored (as directed) for later use or transported to another site for immediate use.

10. Standard Issues

Any discharge occurring as a result of activities certified for the construction of the Paradise Ridge development shall not cause a violation of Surface Water Quality Standards. Applicability of this condition is as defined in A.A.C. R18-11-102.

ADEQ CWA 401 Water Quality Certification of these activities to operate under the terms of the ACOE Individual CWA 404 Permit does not affect or modify in any way the obligations or liability of any person for any damages, injury, or loss, resulting from an impacted area discharge. The Department may modify or withdraw its determination if the information relied upon is inaccurate or not implemented as proposed. If, in the future, the Department determines that the terms and conditions of the Certification have been violated, or discharges from the activities have caused or contributed to a violation to the surface water quality standards, the Director may revoke the Certification. This Certification is not intended to waive any other federal, state or local laws.

Thank you for your cooperation and efforts to protect our finite and precious water resources.

Sincerely,

Authorized ADEQ Signature: Michele Robertson 10-12-01

Michele Robertson, R.G. Date
Water Permits Section Manager
Water Quality Division

Enclosure: Figure 3, Proposed Project (1 page)

cc: U.S. Army Corps of Engineers, Regulatory Branch, Attn: Ron Fowler, (1999-16128-RWF), 3636 North Central Avenue, Suite 760, Phoenix, Arizona 85012
Arizona State Land Department, Attn: V. Ottozawa-Catupron, Drainage & Engineering Section, 1616 West Adams Street, Phoenix, Arizona 85007
EcoPlan Associates, Inc., Attn: George A. Ruffner, PhD, 701 West Southern Avenue, Suite 203, Mesa, Arizona 85210
Mr. Tim Vendlinski, Manager, Wetlands Regulatory Office, USEPA (WTR-8)

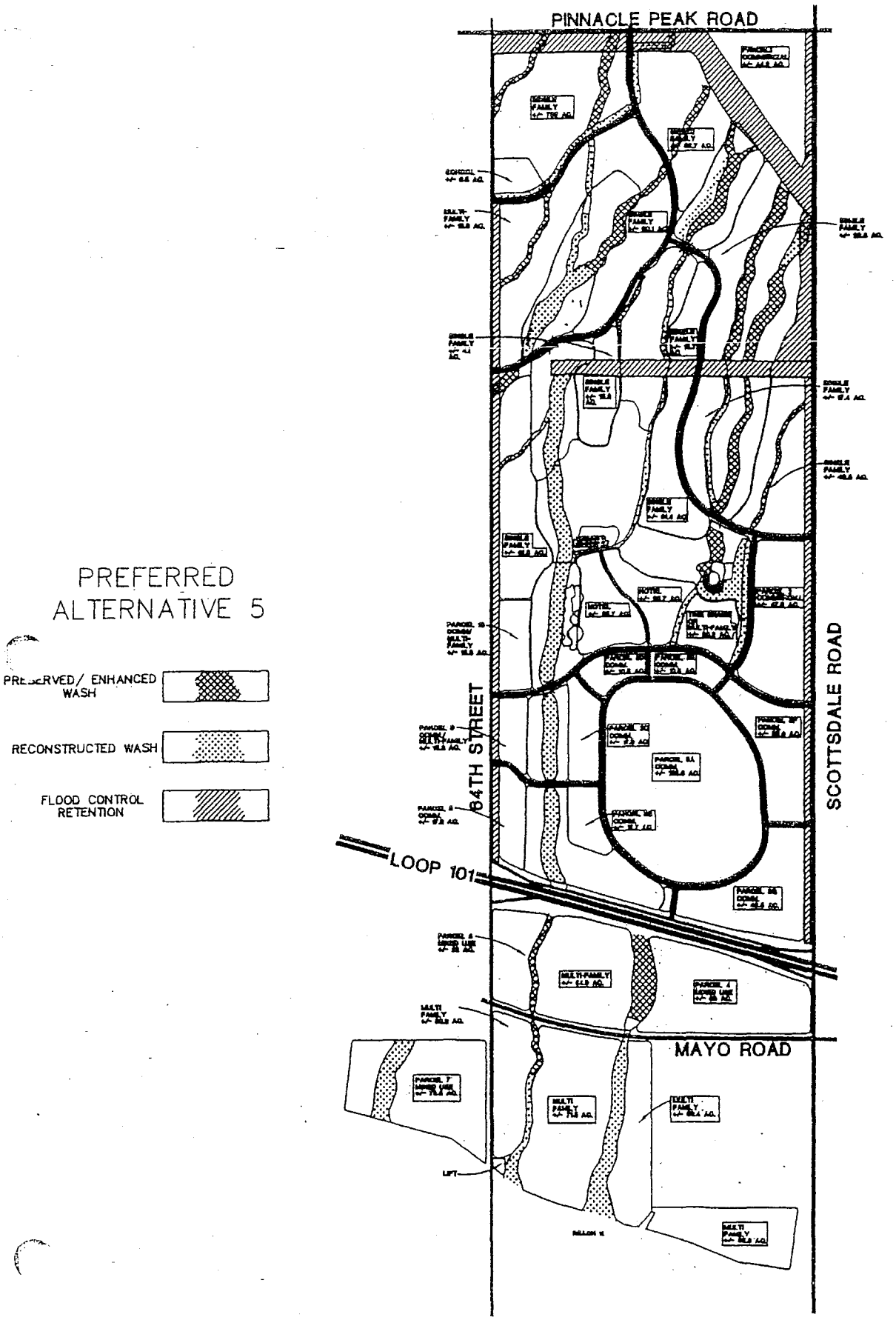


Figure 3 Proposed Project

Appendix C
Habitat Mitigation and Monitoring Plan

Habitat Mitigation and Monitoring Plan for the Paradise Ridge Development Project

Submitted to:

U.S. Army Corps of Engineers
Regulatory Branch
3636 North Central Avenue, Suite 760
Phoenix, Arizona 85012

On Behalf of:

Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007

and

Landmark Land Company of Arizona, Inc.
7590 East Gray Road, Suite 103
Scottsdale, Arizona 85260

Prepared by:

ENTRANCO
7740 16th Street, Suite 200
Phoenix, Arizona 85020

April 30, 2002

TABLE OF CONTENTS

1.0 INTRODUCTION - PLAN OVERVIEW 1
2.0 PROJECT DESCRIPTION 8
2.1 Location 8
2.2 Project Summary 8
2.3 Responsible Parties 10
2.4 Water of the United States to be Impacted 12
2.4.1 Acreage 12
2.4.2 Description 12
2.4.3 Functions and Values 13
3.0 MITIGATION PLAN 14
3.1 Proposed On-Site Mitigation 14
3.1.1 Existing Conditions 20
3.1.2 Target Functions and Values 20
3.1.3 Proposed Uses 20
3.2 Implementation Plan and Schedule 21
3.3 Site Preparation and Irrigation Plan 30
3.4 Planting and Maintenance Plan 30
4.0 MONITORING PLAN 31
4.1 Success Criteria 31
4.2 Monitoring 31
4.3 Contingency Measures 32
4.4 Parcel 4 Mitigation 32

FIGURES

Figure 1. Vicinity Map

Figure 2. Surrounding Land Use Map

Figure 3. Proposed Project

Figure 4A. Preserved/Enhanced Wash Corridor Typical Section

Figure 4B. Reconstructed Natural Wash Corridor Typical Section

Figure 4C Flood Control Channels and Detention Basins Typical Section

Figure 4D Stock Pond Typical Section

Figure 5 Typical Cross-Sectional Geometry Manmade Wash Corridors Paradise Ridge

TABLES

Table 1	JD Acres/JD Acres Preserved/Impacted & Mitigation
Table 1.A	Mitigation Acres for High Value Jurisdictional Washes
Table 1.B	Mitigation Acres for Medium Value Jurisdictional Washes
Table 1.C	Mitigation Acres for Low Value Jurisdictional Washes
Table 2.4	Acreage's of Existing and Impacted Jurisdictional Waters within the Paradise Ridge Master Planned Community, Phoenix, Maricopa County, Arizona
able 2.4.3.a	High Value Jurisdictional Washes
Table 2.4.3.b	Medium Value Jurisdictional Washes
Table 2.4.3.c	Low Value Jurisdictional Washes
Table 3.1.a	Mitigation Acreage on Preserved/Enhanced Wash and Reconstructed Corridors
Table 3.1.b	
Table 3.1.c	
Table 3.1.1	Existing Plant Species Composition and Density within and adjacent to High-Ranked Washes and Target Plant Species Composition and Density within Reconstructed Natural Wash Corridors in the Paradise Ridge Master Planned Community, Maricopa County, Phoenix, Arizona.

APPENDICES

Appendix A.	Xeroriparian Corridor Function and Value Assessment for Paradise Ridge with Supporting Spreadsheets
Appendix B.	Design Criteria for Washes and Crossings
Appendix C.	Landscape Criteria for Reconstructed Natural Wash Corridors
Appendix D.	Criteria for Trails

1.0 INTRODUCTION - PLAN OVERVIEW

This mitigation plan has been prepared to address unavoidable impacts to 34.08 acres of Waters of the United States (WUS) associated with the auction and eventual development of approximately 2,131 acres in the Paradise Ridge Master Planned Community in northeast Phoenix, Maricopa County, Arizona. Jurisdictional waters, which represent approximately 2.3% of the total surface area of the site, are composed of approximately 43 acres of ephemeral watercourses and a 4.9-acre stock tank/detention area. The ephemeral washes flow in direct response to precipitation events, have a channel that is above the groundwater table at all times, and do not support self-sustaining populations of fish (Arizona Administrative Code, Title 18, Chapter 11, Article 1).

An initial function and value assessment was conducted based on water and habitat quality. (See *Xeroriparian Corridor Function and Value Assessment Paradise Ridge* in appendix A), and the jurisdictional waters in the project area were ranked as having high, medium, or low functions and values based on those criteria. With the agreement of the Arizona Department of Game and Fish and the ACOE, additional evaluations of these washes were conducted after the Function and Value assessment was completed. These evaluations added two new ranking criteria: 2-yr, 24-hr Hydrology (flow measured for individual segments, above and below tributary flows and wash stability (as indicated for individual segments from historical photographs). The original Function and Value ratings were then average with the new criteria to give the final weighted rankings as seen in Tables 2.4.3.a, 2.4.3.b, and 2.4.3.c. Based on these criteria, approximately 25.5 acres of jurisdictional waters have high functions and values, 20.1 acres have medium functions and values, and 2.3 acres have low functions and values. For purposes of this mitigation plan, the stock pond is included in the total 25.5 acres of high-ranking jurisdictional waters, but will be treated separately from the washes.

The WUS at Paradise Ridge have been classified as having a high, medium or low function and value based on habitat and hydrologic criteria. Approximately 20.61 wash acres and the 4.93 acre stock tank have a high ranking, 20.05 wash acres are rated medium, and 2.31 wash acres are rated low. Of the total 47.9 wash and stock tank acres, a total of 13.82 acres will be preserved in their natural state, and 34.08 acres will be impacted by development at Paradise Ridge (Table 1).

Mitigation will consist of (1) berming drainage channels adjacent to the existing preserved natural WUS's to create enhanced corridors of varying widths depending on their location and drainage function within the Paradise Ridge development. Most areas outside the WUS's will be left in their natural state but some augmenting of plant species may occur to replace unhealthy vegetation; and (2) the reconstruction of riparian wash corridors and the reconstruction of the stock tank. Jurisdictional washes ranked as having high function and value will be mitigated at a 6:1 mitigation to impact area ratio, medium-ranked washes will be mitigated at a 4:1 ratio, and low-ranked washes will be mitigated at a 2:1 ratio. The total credited mitigated area for Paradise Ridge is 137.9 acres (actual mitigated area is 165.29 acres) that consists of 63.68 acres (81.49 actual acres) of high value reconstructed washes, 69.67 acres (79.25 actual acres) of medium value washes, and 4.55 acres of low value washes (Tables 1, 1A, 1B, and 1C). The corridors will range from the natural WUS width to 350 feet wide, depending on its location within the Paradise Ridge development. All the preserved and enhanced natural wash corridors will encompass the WUS's and the reconstructed washes will encompass a reconstructed low flow channel, at a minimum the width of the impacted WUS.

Table 1. Total acres of WUS's, total WUS acres preserved, WUS acres impacted, and mitigation commitments at Paradise Ridge

TOTAL WUS ACRES AT PARADISE RIDGE		**47.89**	
	High	25.54	
	Medium	20.05	
	Low	2.30	
TOTAL WUS ACRES PRESERVED		**13.82**	
	High	12.00	
	Med.	2.50	
	Low	0.03	
TOTAL WUS ACRES IMPACTED		**34.08**	
	High	13.81	
	Medium	17.99	
	Low	2.27	
OVERALL MITIGATION RATIO (Pertaining to Acreage)		**4.85:1**	
	High	6.00:1	
	Medium	4.00:1	
	Low	2.00:1	
Mitigation			**Credited**
Riparian habitat associated with High Value Avoided Washes		35.65	17.83
Reconstructed & New High Value Washes/Stock Tank		45.85	45.85
		81.49	**63.68**
Riparian habitat associated with Medium Value Avoided Washes		19.14	9.57
Reconstructed & New Medium Value Washes		60.10	60.10
		79.25	**69.67**
Riparian habitat associated with Low Value Avoided Washes		0.00	00.00
Reconstructed and New Low Value Washes		4.55	4.55
		4.55	**4.55**
	TOTAL	**165.29**	**137.90**

Table 1A

REVISED MITIGATION PLAN
High Value 6 to 1

High Value Jurisdictional Washes Not Preserved or Reconstructed

Wash No.	Not Preserved	Reconstructed	Total Area	Mitigation Value
5	0.28	0.21	**0.49**	2.92
6C	0.25	0.35	**0.60**	3.57
8	0.87	0.17	**1.04**	6.16
8C	0.00	0.18	**0.18**	1.04
8D	0.00	0.09	**0.09**	0.52
8F	1.02	0.00	**1.02**	6.01
8G	0.00	0.48	**0.48**	2.81
9	1.64	0.50	**2.14**	12.62
10	0.19	0.03	**0.22**	1.29
10B	1.41	0.05	**1.46**	8.62
18A	0.46	0.04	**0.50**	2.96
Stock Tank	0.00	4.93	**4.93**	29.10
Roadway/Golf Crossings	0.00	0.66	**0.66**	3.87
Actual Subtotal	6.12	7.69	**13.81**	81.49
Credited Subtotal	n/a	n/a	n/a	63.68

Table 1B

Medium Value 4 to 1

Medium Value Jurisdictional Washes not Preserved or Reconstructed

Wash No.	Not Preserved	Reconstructed	Total Area	Mitigation Value
4	0.05	0.03	**0.08**	0.37
5A	0.70	0.00	**0.70**	3.09
5C	0.00	0.03	**0.03**	0.13
6	1.04	0.74	**1.79**	7.88
6A	0.00	0.36	**0.36**	1.58
6D	0.03	0.39	**0.42**	1.84
6E	0.17	0.15	**0.32**	1.40
7	0.46	0.80	**1.26**	5.54
7A	0.92	0.00	**0.92**	4.06
7B	0.90	0.22	**1.12**	4.94
8B	0.46	0.25	**0.71**	3.11
8E	0.15	0.00	**0.15**	0.66
8H	0.51	0.02	**0.52**	2.30
9A	2.01	0.00	**2.01**	8.85
9B	0.17	0.00	**0.17**	0.75
9C	0.02	0.00	**0.02**	0.11
9D	0.22	0.00	**0.22**	0.99
9E	0.04	0.00	**0.04**	0.16
9F	0.03	0.00	**0.03**	0.13
9G	0.19	0.00	**0.19**	0.85
10A	0.00	1.09	**1.09**	4.80
10C	0.32	0.00	**0.32**	1.39
13	0.19	0.00	**0.19**	0.84
14	0.12	0.00	**0.12**	0.52
15	0.26	0.40	**0.66**	2.89
17A	0.49	0.00	**0.49**	2.14
18	2.22	0.06	**2.29**	10.06
18B	0.06	0.00	**0.06**	0.25
20	0.21	0.00	**0.21**	0.93
21	0.00	0.59	**0.59**	2.58
Roadway/Golf Crossings	0.00	0.94	**0.94**	4.12
Actual Subtotal	11.94	6.05	**18.00**	79.25
Credited Subtotal	n/a	n/a	n/a	69.67

Table 1C

Low Value 2 to 1

Low Value Jurisdictional Washes Not Preserved or Reconstructed

Wash No.	Not Preserved	Reconstructed	Total Area	Mitigation Value
1	0.30	0.00	**0.30**	0.61
3	0.55	0.17	**0.71**	1.43
5B	0.09	0.00	**0.09**	0.18
6B	0.12	0.00	**0.12**	0.23
9H	0.16	0.00	**0.16**	0.31
9I	0.03	0.00	**0.03**	0.06
11	0.02	0.00	**0.02**	0.03
12	0.12	0.00	**0.12**	0.23
15A	0.11	0.00	**0.11**	0.21
15B	0.01	0.00	**0.01**	0.01
16	0.11	0.02	**0.13**	0.25
17	0.03	0.00	**0.03**	0.06
19	0.31	0.02	**0.34**	0.67
20A	0.10	0.03	**0.13**	0.25
Roadway/Golf Crossings	0.00	0.00		0.00
Actual Subtotal	2.03	0.24	**2.27**	4.55
Credited Subtotal	n/a	n/a	n/a	4.55

Actual Grand Total	20.10	13.98	34.08	165.29
Credited Grand Total	n/a	n/a	n/a	137.90

Mitigation Ratio

Actual Mitigated Acres:	165.29
Actual Mitigation ratio:	4.85 to 1
Credited Mitigated Acres:	137.90
Credited Mitigation ratio:	4.05 to 1

High value washes will be mitigated at a 6.00:1 ratio for a total of 81.49 acres however, the credited amount of acres is 63.68. Of this total, 35.65 acres (17.83 credited acres) will be riparian habitat associated with avoided washes. 45.85 acres will consist of reconstructed washes and riparian habitat (corridors) and the reconstruction of the stock tank. The reconstructed wash corridor will be vegetated to the degree of plant density and species and structural diversity that replicates high value washes and assumes that vegetation will be clustered along and immediately adjacent to the reconstructed low flow channel. The more drought tolerant plants (e.g., creosote, foothills paloverde) will be planted on the margins of the planting areas (Table 1). High value wash corridors will range in width from fourteen feet, a reconstructed low flow channel, to three-hundred-fifty (350) feet wide depending on the corridors location within the Paradise Ridge development.

Approximately 17.99 acres of the WUS's within Paradise Ridge having a medium function and value will be impacted and they will be mitigated at a 4:1 ratio for a total of 79.25 acres, however, the credited amount of acres is 69.67. Of this, 19.14 acres (9.57 credited acres) will be riparian habitat associated with avoided washes and 60.10 acres will consist of reconstructed washes with associated riparian habitat. Reconstructed areas will be augmented with plantings at a density and diversity that will replicate high value washes (Table 1). The planting scheme will follow that as identified above. Medium value wash corridors will range in width from eight feet, a reconstructed low flow channel, to three-hundred (300) feet wide depending on the corridors location within the Paradise Ridge development.

Of the 2.30 acres of low value WUS's in Paradise Ridge, 2.27 acres will be impacted. They will be mitigated at a 2:1 ratio for a total of 4.55 acres and will consist of 0.03 acres of avoided washes and 4.52 acres of reconstructed washes and corridors. The reconstructed washes will be revegetated at a density and diversity that will replicate high value washes and will be planted in accordance with the scheme as identified above (Table 1). Low value wash corridors will range in width from five feet, a natural WUS, to fifty to seventy-five (50-75) feet wide depending on the corridors location within the Paradise Ridge development.

On-site mitigation will be phased in over the 20-year build-out of the proposed project as impacts occur to jurisdictional waters. Following each auction of parcels, the Arizona State Land Department (ASLD), its agents or assignees will initiate mitigation concurrent with the impacts associated with the development activities of each phase. Mitigation activities associated with impacts to jurisdictional waters within each auction parcel will be completed within one year of the occurrence of the impact. Assignees in subsequent auctions will implement mitigation within and adjacent to auctioned parcels as development occurs. Corridors will be maintained free of ground vegetation disturbances for the life of the project.

Plant Density and Species Diversity

The reconstructed wash corridors will emulate plant density and species diversity of the WUS impacted by the project activities. A minimum of 25 percent of the total number of woody plants (trees, shrubs and cacti) will be salvaged from the project area. The remainder of plants used to augment wash corridors within Paradise Ridge will be obtained from commercial sources. All nursery grown plants shall be identified to assure that only locally adapted native plants are utilized. Each reconstructed wash and associated corridor will have plant density and species diversity consistent with density and diversity of high value washes.

Segments of nine (9) high value washes will be avoided within Paradise Ridge (Washes 5, 6C, 8, 8D, 8F, 8G, 9, 10, 22). 35.65 acres of riparian habitat will be established along those nine high value wash segments.

Ten washes will be reconstructed to replicate high value washes (Washes 5, 6C, 8, 8C, 8F, 8G, 9, 10, Stock Tank Outlet and Scottsdale Road Channels). Total area of the corridors, excluding the newly constructed jurisdictional waters, will encompass 45.85 acres. The density of trees, shrubs, cacti, perennial forbs and annual forbs will be based on existing plant density associated with undisturbed high value washes at Paradise Ridge (Table 2). For example, 779 Ironwood (45.85 x 17) will be planted. Of these, a minimum of 195 will be salvaged from the project area. Vegetation will be clustered along and immediately adjacent to the reconstructed low flow channel, as occurs in existing natural high value wash corridors at Paradise Ridge. The more drought-tolerant plants (e.g., creosote, foothills paloverde) will be planted on the margins of the planting area.

Segments of nine (9) medium value washes will be avoided within Paradise Ridge (Washes 2, 5C, 6, 6A, 6D, 7, 8A, 8B, 15). Riparian Habitat totaling 19.14 acres will be established along the nine medium value wash segments.

Twelve washes will be reconstructed to replicate medium value washes (Washes 6, 6A, 6D, 7, 8B, 15, 21, and the Pinnacle Peak, Scottsdale Road, Deer Valley Detention Basin, Main North/South, and 64th Street Channels). Total area of corridors excluding the newly constructed jurisdictional waters will encompass 60.10 acres. The density of trees, shrubs, cacti, perennial forbs and annual forbs will be based on existing plant density within undisturbed high value washes at Paradise Ridge (Table 2). For example, 1022 Ironwood (60.10 x 17) will be planted. A minimum of 255 will be salvaged from the project area. Vegetation will be clustered along and immediately adjacent to the reconstructed wash channel, as occurs in existing natural high value wash corridors at Paradise Ridge. The more drought-tolerant plants (e.g., creosote, foothills paloverde) will be planted on the margins of the planting area.

One segment of a low value wash will be avoided (wash 9I) and one will be reconstructed to replicate a low value wash (64th Street Channel). Riparian Habitat totaling 4.55 acres will be established along this wash. For the reconstructed wash the density of trees, shrubs, cacti, perennial forbs and annual forbs will be based on existing plant density within undisturbed high value washes at Paradise Ridge (Table 2). For example, 77 Ironwood (4.55 x 17) will be planted. Of these, a minimum of 19 will be salvaged from the project area. Vegetation will be clustered along and immediately adjacent to the reconstructed low flow channel, as occurs in existing natural high value wash corridors at Paradise Ridge. The more drought-tolerant plants (e.g., creosote, foothills paloverde) will be planted on the margins of the planting area.

Maintenance

Short-term maintenance of the riparian habitat areas may include staking, fertilizing, and weeding in the immediate area of the vegetation to be re-established and maintenance of the irrigation system. Once vegetation becomes established and accepted by the USACOE, these practices will be discontinued. Long-term management of the wash corridors will not include pruning, removal of snags, mistletoe control, weeding or plant litter removal.

Monitoring

Monitoring reports will be submitted to the Corps of Engineers annually until success criteria for the project are met.

2.0 PROJECT DESCRIPTION

2.1 Location

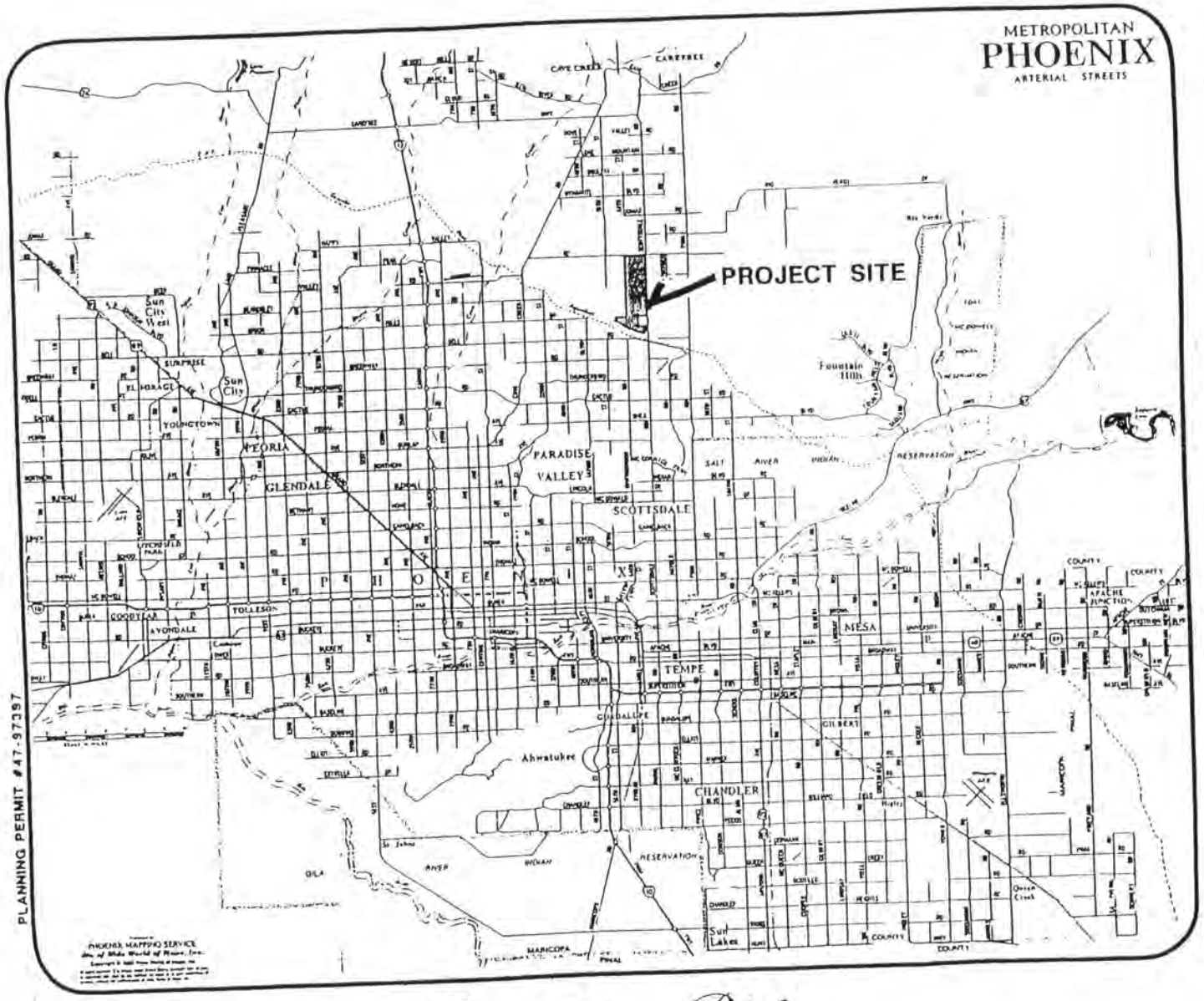
The project is located approximately 15 miles north-northeast of downtown Phoenix (Figure 1-Vicinity Map). The site is located within Sections 15, 22, 27, and portions of 33 and 34, in Township 4 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The project area is generally bounded on the north by Pinnacle Peak Road, on the south by the Bureau of Reclamation Reach 11, on the east by Scottsdale Road, and on the west by the proposed future alignment of 64th Street and the Desert Ridge development. The project area also includes a small parcel located adjacent to the Mayo Hospital Campus west of the proposed 64th Street alignment. Power line easements run across the northern edge and northeast corner of the project area. Construction has commenced on the Pima Freeway, which bisects the southern third of the Paradise Ridge project.

2.2 Project Summary

As a master-planned community, Paradise Ridge seeks to create a unique community by creating a desirable theme and lifestyle that will appeal to all socioeconomic groups. To meet that objective adhered to with strict design guidelines and standards governing all phases and aspects of development must be created and adhered to for every parcel. Paradise Ridge is designed to include a mix of uses, including residential, commercial resorts, educational, and golf course facilities within the same community.

The project will include natural and reconstructed washes within, self-sustaining riparian corridors. The project also includes street side natural areas landscaped with Sonoran Desert plant materials (salvaged from on-site), pedestrian walkways, low water use landscaping, and water conserving features.

REGIONAL SITE LOCATION MAP



Paradise Ridge

NORTH

NO SCALE

Figure 1. Vicinity Map

Development of Paradise Ridge will occur in several phases. Although the exact location and timing of all the development phases is unknown at this time, development will begin south of the Pima Freeway with the 70-acre commercial parcel already under long-term lease. The multi-family land south of the Pima Freeway and the 39-acre commercial parcel south of Chauncey Ranch will follow shortly thereafter (see Figure 2). Development will then move north of the Pima Freeway, with the golf courses and associated resort facilities projected to be developed first. All development phasing will be dependent on the timing of property disposition by the ASLD, which in turn will be dependent upon market demand for ASLD land. The ASLD will determine through market analysis, when, where and how much property to sell at any one time, based on its statutory mandate of maximizing benefit to the Trust. Purchasers or lessees of portions of its land at public auction, subject to conditions imposed by the ASLD as part of the auction process, will complete actual development. The timing of land development activities by successful bidders will be based to a certain extent on proximity to infrastructure, the availability of capital for construction, and the general conditions of the local real estate market at that time. It is expected that Paradise Ridge, as currently planned, will be completed over a 10 to 20 year time frame.

Development of the 2,131 acres of Paradise Ridge is the subject of this mitigation plan. Activities regulated pursuant to Section 404 will include construction of road crossings and storm drains, utilities installation, wash reconstruction, grading for recreational amenities, and typical grading associated with developments, including building pads. Grading activity will mostly impact the narrow, discontinuous ephemeral washes and areas of uncontrolled sheet flooding. Most of the natural washes that are continuous across the project site will be avoided or will be reconstructed within continuous, sustainable corridors that will safely convey the peak 100-year stormwater flows.

The City of Phoenix will provide potable water, wastewater, and water reclamation facilities to the project area. These services are described in the *City of Phoenix, Peripheral Areas C and D Water, Wastewater, and Water Reclamation Plan.* Water for large turf areas and golf course irrigation will be obtained from the city's domestic potable water system, which will eventually be replaced by CAP and reclaimed water. The use of reclaimed water on-site will be addressed through the wastewater reuse permit program administered by the Arizona Department of Environmental Quality (ADEQ). Surface water would be discharged both to jurisdictional water and non-jurisdictional water on the Paradise Ridge project site. A National Pollutant Discharge Elimination System (NPDES) permit will be obtained, as required, pursuant to Section 402 of the Clean Water Act.

2.3 Responsible Parties

Project Development/Mitigation and Monitoring:

Arizona State Land Department
1616 W. Adams
Phoenix, Arizona 85007
602-542-3121
Contact: Ottozawa Chatupron

Compiler of Mitigation Plan:

Entranco, Inc.
7740 North 16th Street, Suite 200
Phoenix, Arizona 85020
602-889-7000
Contact: Barbara Wilson, Lesley McWhirter

Upon successful auction of each parcel, the mitigation obligation will be assigned to the purchaser or lessee by ASLD. An Implementation Handbook will be prepared that addresses mitigation responsibilities and methodologies for future assignees of the auction parcels within the project area.

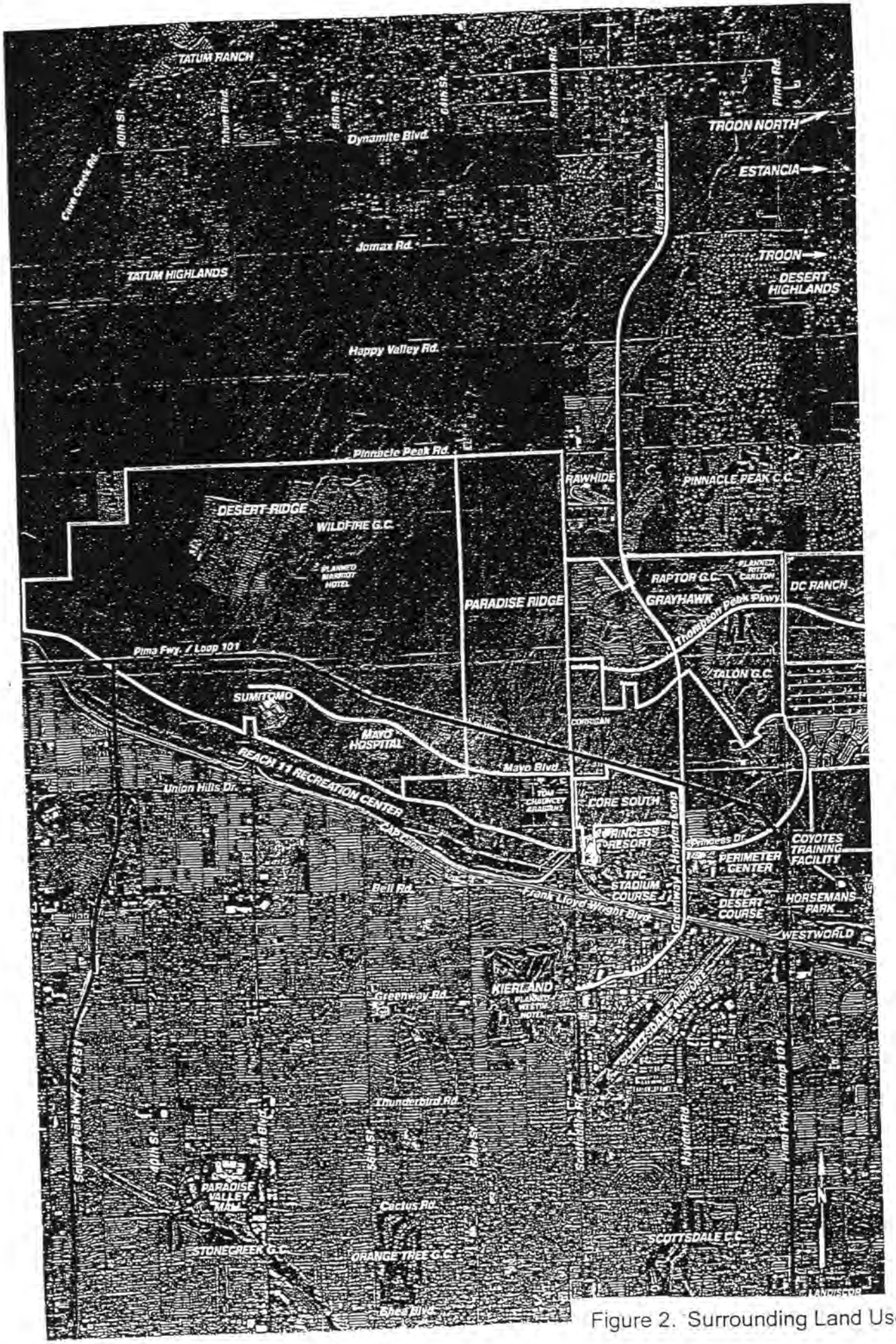


Figure 2. Surrounding Land Use Map

2.4 Waters of the United States to be Impacted

2.4.1 Acreage

There are 47.9 acres of WUS within the 2,131-acre project area. The proposed work will directly impact 34.08 acres of on-site WUS. The washes that cannot practicably be avoided at Paradise Ridge consist of 13.81acres of high-ranked washes (including the 4.9-acre stock pond), 17.99 acres of medium-ranked washes, and 2.27 acres of low-ranked washes.

Table 2.4. Acreages of Existing and Impacted WUS within the Paradise Ridge Master Planned Community, Phoenix, Maricopa County, Arizona.

Section	Existing WUS (acres)				Impacted WUS (acres)			
	High	Medium	Low	Total	High	Medium	Low	Total
Washes	20.61	20.05	2.31	42.97	8.88	17.99	2.27	29.15
Stock Tank	4.93	0		4.93	4.93	0	0	4.93
Total	**25.54**	**20.05**	**2.31**	**47.90**	**13.81**	**17.99**	**2.27**	**34.08**

2.4.2 Description

The Paradise Ridge Master Planned Community is located within two subdivisions of the Sonoran Desert Scrub biotic community: the Lower Colorado River Valley Sonoran desert scrub and the Arizona Upland Sonoran desert scrub. A transition area lies between the two subdivisions. The elevation ranges from 1,830 feet above mean sea level (MSL) at the northeast corner to 1,550 feet above MSL in the southwest portion of the project area. Precipitation averages less than eight inches per year, most of which comes either in the winter or in late summer. Representative plant species in Sonoran desert scrub communities include mesquite, cat claw acacia, creosote bush, paloverde, ironwood, and a variety of cacti. The project area has experienced considerable disturbance for many years, e.g., off-road vehicle travel, firewood collection, littering, and road and utility construction. In addition, cattle grazing have altered the natural vegetation. Consequently, typical characteristics of a Sonoran desert scrub community have been modified and the habitat value of the area is somewhat degraded.

Aquatic resources on the property are limited. There are no perennial or intermittent streams or any wetlands on the site. The terrain on Paradise Ridge lacks the defined ridges and washes associated more with upslope areas to the north. Instead, the project site is relatively flat with terrain that allows run off from the larger storm events to sheet flow across the site.

Paradise Ridge receives runoff from 3.31 square miles along the north property boundary, which is adjacent to Pinnacle Peak Road. Runoff from an additional 23.25 square miles is intercepted along the east property boundary at Scottsdale Road, thereby creating a total offsite

drainage area of 26.56 square miles. The drainage area intercepted by Paradise Ridge lies on pediment and alluvial plains. Although the majority of the upper pediment portion of the watershed has defined swales and washes, the lower alluvial plain (including Paradise Ridge) is characterized by hundreds of small braided washes which have bank full capacities ranging from approximately 25 cubic feet per second (cfs) to 250 cfs.

The majority of the watershed is still in a natural, undeveloped state. Although planning studies have been published for several regional drainage system concepts, none of the regional plans have yet been fully constructed. The Rawhide Wash watershed, which is the primary contributor of runoff into Paradise Ridge, is presently unregulated, with the exception of some minor diversion berms along the lower reaches of the watercourse.

New residential development is being undertaken in a manner that seeks to minimize disruptions to natural drainage patterns. As a result, the majority of offsite runoff that enters Paradise Ridge does so along historic drainage corridors. However, a noticeable exception occurs at the Deer Valley – Scottsdale Road intersection. A diversion channel has been constructed along the Deer Valley Road alignment, between Hayden Road and Scottsdale Road. This diversion channel intercepts runoff from approximately 5.98 square miles and directs a significant concentration of runoff into Paradise Ridge, near the intersection of Scottsdale Road and the Deer Valley Road alignment.

All hydrology and drainage information and criteria used in this mitigation plan have been obtained from the March 2001 report prepared by Robert L. Ward, P.E., entitled *Hydrology Analysis – Jurisdictional "404" Washes Master Drainage Plan for Paradise Ridge*.

2.4.3 Function and Values

A report entitled *Xeroriparian Function and Value Assessment for Paradise Ridge* ("Function and Value Assessment") was prepared by Entranco in November 2000 to assess the quality of the WUS within the project area. A rating system was developed, and the function and value of each wash was assessed based primarily on habitat quality and hydrologic criteria. Hydrologic functions, including carrying capacity and channel stability, were assessed and averaged, along with the habitat quality, to obtain a ranking for each wash. These criteria were applied to obtain a high, medium or low function and value ranking for the WUS (Appendix A). With the agreement of the Arizona Department of Game and Fish and the ACOE, additional evaluations of these washes were conducted after the Function and Value assessment was completed. These evaluations added two new ranking criteria: 2-yr, 24-hr Hydrology (flow measured for individual segments, above and below tributary flows and wash stability (as indicated for individual segments from historical photographs). The original Function and Value ratings were then average with the new criteria to give the final weighted rankings as seen in Tables 2.4.3.a, 2.4.3.b, and 2.4.3.c.

Habitat for plants and wildlife, as well as channel stability and flood flow transport and desynchronization, are the primary functions and values of the jurisdictional areas. Due to the enhanced availability of water, ephemeral washes typically have a higher density and diversity of plants compared to adjacent upland areas. The higher density and diversity of woody species, multiple substrate layers (i.e., under story, midstory, and over story), and larger individuals of plant species provide more resources for wildlife along ephemeral washes when compared with upland areas. Resources for wildlife commonly associated with xeric riparian areas include cover, food, and nesting substrates. Riparian areas also provide a corridor for

wildlife migration and movement. Likewise, the stability of the channel, as well as its capacity to carry water and desynchronize flood flows, is important criteria for the proper hydrologic function of washes.

Based on these criteria, approximately 25.5 acres of WUS have high functions and values, 20.1 acres have medium functions and values, and 2.3 acres have low functions and values. For purposes of this mitigation plan, the stock pond is included in the total 25.5 acres of high-ranking WUS, but will be treated separately from the washes.

3.0 MITIGATION PLAN

3.1 Proposed On-Site Mitigation

On-site mitigation within the Paradise Ridge project area will consist of the replacement of functions and values at a 6:1 mitigation to impact area ratio for high-ranked washes, a 4:1 ratio for medium-ranked washes, and a 2:1 ratio for low-ranked washes. 13.82 acres of the WUS within Paradise Ridge will be avoided by the project activities. Impacts to these washes will be further minimized by the establishment of Riparian Habitat (corridors). These corridors will range from 14 to 350 feet wide. These corridors will total approximately 54.79 acres (27.4 credited acres), not including the WUS. Reconstructed natural washes (including the stock tank area) with similar riparian habitat will provide an additional 110.50 acres. The total area of corridors, reconstructed natural washes with associated riparian habitat and flood control systems, is 165.29 acres (137.9 credited acres) (Table 3.1.a, Table 3.1.b and Table 3.1.c). The overall on-site, in-kind mitigation ratio is 4.85:1and the overall on-site credited, in-kind mitigation ratio is 4.05 :1.

The on-site mitigation areas are on lands under the jurisdiction of the ASLD. As the applicant, ASLD is responsible for all mitigation. Deed, lease, and/or other restrictions will be recorded on the avoided and reconstructed natural wash with associated corridors. As future dispositions are completed, the future owners, lessees, assignees of ASLD Land or ASLD will be charged with the responsibility for the long-term management of the mitigation areas, including the provision of irrigation water to the reconstructed wash corridors, as appropriate. Long-term management of the corridors will not include pruning, removal of snags, mistletoe control, weeding, or plant litter removal. There are currently no deed, lease and/or other restrictions or encroachments within the proposed mitigation areas.

Avoided Washes

The avoided washes will be preserved and will be enhanced by creating a riparian habitat along the perimeter of the wash. The mapping of the washes and corridors will be sufficiently wide to preserve the existing vegetation and to allow normal hydrology within the existing washes and adjacent overbanks (Figure 4.a - Natural Wash Corridor Typical Section). The avoided washes would remain undisturbed.

The interceptor channels and detention basins that will be constructed along Pinnacle Peak and Scottsdale Roads (Figure 3 – Proposed Project) will regulate inflows to the avoided washes. Flood protection measures will be constructed on the edge of the riparian habitat in order to contain the 100-year storm event within the corridors. These measures will consist of manmade berms with a vertical concrete or soil-cement cut-off wall that will extend below ground to prevent undercutting by scour. The cut-off walls will be covered with compacted earth. During 100-year discharges, overbank flow depths within the corridors would be approximately 2 feet.

Table 2.4.3 a

HIGH VALUE JURISDICTIONAL WASHES

> 2.5 TO 3.0

	Criterion 1 - Function & Value (as presented by Entranco and					Criterion 2 - 2-yr, 24-hr Hydrology (flow measured for individual segments, above and						Criterion 3 - Wash Stability (as indicated for individual segments from					Final
	Wash Rankings			Weight = 100%		Wash Rankings				Weight = 50%		Wash Rankings			Weight = 50%		Wash
Wash No	3 High	2 Medium	1 Low	Area	Criterion Ranking	3 Significant >500 cfs	2 Influential 50 to 500 cfs	1 Minor 10 to 50 cfs	0 Insgnfcnt <10 cfs	Area	Criterion Ranking	3 Resistant or Permanent (>29 yrs)	2 Mostly Continuous (10 to 29 yrs)	1 Mostly Discontinuous (<10 yrs)	Area	Criterion Ranking	Ranking
5	2.2630	0.0000	0.0000	2.2630	3.0000	0.0000	2.2630	0.0000	0.0000	2.2630	2.0000	2.0970	0.1660	0.0000	2.2630	2.9266	2.7317
6C	1.4800	0.3970	0.1680	2.0450	2.6416	0.0000	2.0450	0.0000	0.0000	2.0450	2.0000	2.0450	0.0000	0.0000	2.0450	3.0000	2.5708
8	3.3080	0.2050	0.0000	3.5130	2.9416	0.5980	1.8060	0.8280	0.2810	3.5130	1.7746	2.9530	0.0000	0.5600	3.5130	2.6812	2.5848
8C	0.1760	0.0000	0.0000	0.1760	3.0000	0.0000	0.0000	0.1760	0.0000	0.1760	1.0000	0.1760	0.0000	0.0000	0.1760	3.0000	2.5000
8D	1.4770	0.0000	0.0000	1.4770	3.0000	1.4770	0.0000	0.0000	0.0000	1.4770	3.0000	1.4770	0.0000	0.0000	1.4770	3.0000	3.0000
8F	1.4190	0.0000	0.0000	1.4190	3.0000	1.4190	0.0000	0.0000	0.0000	1.4190	3.0000	1.4190	0.0000	0.0000	1.4190	3.0000	3.0000
8G	2.4050	0.0000	0.0760	2.4810	2.9387	2.4810	0.0000	0.0000	0.0000	2.4810	3.0000	2.3570	0.1240	0.0000	2.4810	2.9500	2.9569
9	2.3766	0.4294	0.0000	2.8060	2.8470	2.1045	0.0000	0.0000	0.7015	2.8060	2.2500	2.6660	0.0838	0.0562	2.8060	2.9301	2.7185
10	2.2580	0.0000	0.0640	2.3220	2.9449	1.9740	0.3480	0.0000	0.0000	2.3220	2.8501	2.2060	0.1160	0.0000	2.3220	2.9500	2.9225
10B	1.4600	0.0000	0.0000	1.4600	3.0000	0.0000	1.3140	0.0000	0.1460	1.4600	1.8000	1.3870	0.0730	0.0000	1.4600	2.9500	2.6875
18A	0.3763	0.1257	0.0000	0.5020	2.7496	0.0000	0.5020	0.0000	0.0000	0.5020	2.0000	0.5020	0.0000	0.0000	0.5020	3.0000	2.6248
22	0.1490	0.0000	0.0000	0.1490	3.0000	0.0000	0.1490	0.0000	0.0000	0.1490	2.0000	0.1490	0.0000	0.0000	0.1490	3.0000	2.7500
Wash Totals	19.148	1.157	0.308	20.613		10.054	8.427	1.004	1.129	20.613		19.434	0.563	0.616	20.613		
Stock Tank	4.9300	0.0000	0.0000	4.9300	3.0000	4.9300	0.0000	0.0000	0.0000	4.9300	3.0000	4.9300	0.0000	0.0000	4.9300	3.0000	3.0000
Grand total	24.0779	1.1571	0.3080	25.5430		14.9835	8.4270	1.0040	1.1285	25.5430		24.3640	0.5628	0.6162	25.5430		

Table 2.4.3 b

MEDIUM VALUE JURISDICTIONAL WASHES

> 1.5 < 2.5

	Criterion 1 - Function & Value (as presented by Entranco and					Criterion 2 - 2-yr, 24-hr Hydrology (flow measured for individual segments, above and						Criterion 3 - Wash Stability (as indicated for individual segments from					Final
	Wash Rankings			Weight = 100%		Wash Rankings				Weight = 50%		Wash Rankings			Weight = 50%		Wash
Wash No	3 High	2 Medium	1 Low	Area	Criterion Ranking	3 Significant >500 cfs	2 Influential 50 to 500 cfs	1 Minor 10 to 50 cfs	0 Insgnfcnt <10 cfs	Area	Criterion Ranking	3 Resistant or Permanent (>29 yrs)	2 Mostly Continuous (10 to 29 yrs)	1 Mostly Discontinuous (<10 yrs)	Area	Criterion Ranking	Ranking
2	0.6720	0.0000	0.0000	0.6720	3.0000	0.0000	0.0000	0.6720	0.0000	0.6720	1.0000	0.0000	0.6720	0.0000	0.6720	2.0000	2.2500
4	0.0000	0.0830	0.0000	0.0830	2.0000	0.0000	0.0000	0.0000	0.0830	0.0830	0.0000	0.0830	0.0000	0.0000	0.0830	3.0000	1.7500
5A	0.0000	0.7640	0.0000	0.7640	2.0000	0.0000	0.0000	0.7640	0.0000	0.7640	1.0000	0.6490	0.1150	0.0000	0.7640	2.8495	1.9624
5C	0.0000	0.0670	0.0000	0.0670	2.0000	0.0000	0.0000	0.0670	0.0000	0.0670	1.0000	0.0670	0.0000	0.0000	0.0670	3.0000	2.0000
6	1.0830	0.9550	0.0760	2.1140	2.4763	0.0000	0.0000	1.1830	0.9310	2.1140	0.5596	2.1140	0.0000	0.0000	2.1140	3.0000	2.1281
6A	0.4700	0.0000	0.0000	0.4700	3.0000	0.0000	0.2700	0.0000	0.2000	0.4700	1.1489	0.2350	0.2350	0.0000	0.4700	2.5000	2.4122
6D	0.2900	0.2170	0.0000	0.5070	2.5720	0.0000	0.0000	0.0000	0.5070	0.5070	0.0000	0.5070	0.0000	0.0000	0.5070	3.0000	2.0360
6E	0.0000	0.2170	0.1020	0.3190	1.6803	0.0000	0.0000	0.0000	0.3190	0.3190	0.0000	0.3190	0.0000	0.0000	0.3190	3.0000	1.5901
7	1.6390	0.0900	0.0000	1.7290	2.9479	0.0000	0.0000	0.0000	1.7290	1.7290	0.0000	1.7290	0.0000	0.0000	1.7290	3.0000	2.2240
7A	0.9220	0.0000	0.0000	0.9220	3.0000	0.0000	0.0000	0.0000	0.9220	0.9220	0.0000	0.9220	0.0000	0.0000	0.9220	3.0000	2.2500
7B	0.8120	0.3110	0.0000	1.1230	2.7231	0.0000	0.0000	0.0000	1.1230	1.1230	0.0000	0.9470	0.0000	0.1760	1.1230	2.6866	2.0332
8A	0.0000	0.1270	0.0000	0.1270	2.0000	0.0000	0.0000	0.0000	0.1270	0.1270	0.0000	0.1270	0.0000	0.0000	0.1270	3.0000	1.7500
8B	0.7950	0.0000	0.0000	0.7950	3.0000	0.0000	0.0000	0.7950	0.0000	0.7950	1.0000	0.7160	0.0790	0.0000	0.7950	2.9006	2.4752
8E	0.0000	0.1510	0.0000	0.1510	2.0000	0.0000	0.0000	0.0000	0.1510	0.1510	0.0000	0.1510	0.0000	0.0000	0.1510	3.0000	1.7500
8H	0.0000	0.4080	0.1150	0.5230	1.7801	0.0000	0.0000	0.5230	0.0000	0.5230	1.0000	0.5230	0.0000	0.0000	0.5230	3.0000	1.8901
9A	1.8550	0.1540	0.0000	2.0090	2.9233	0.6040	0.0000	0.0000	1.4050	2.0090	0.9019	1.1060	0.9030	0.0000	2.0090	2.5505	2.3248
9B	0.0000	0.1710	0.0000	0.1710	2.0000	0.0000	0.0000	0.0000	0.1710	0.1710	0.0000	0.0860	0.0850	0.0000	0.1710	2.5029	1.6257
9C	0.0000	0.0240	0.0000	0.0240	2.0000	0.0000	0.0000	0.0000	0.0240	0.0240	0.0000	0.0240	0.0000	0.0000	0.0240	3.0000	1.7500
9D	0.2240	0.0000	0.0000	0.2240	3.0000	0.0000	0.0000	0.0000	0.2240	0.2240	0.0000	0.0000	0.2240	0.0000	0.2240	2.0000	2.0000
9E	0.0370	0.0000	0.0000	0.0370	3.0000	0.0000	0.0000	0.0000	0.0370	0.0370	0.0000	0.0000	0.0000	0.0370	0.0370	1.0000	1.7500
9F	0.0290	0.0000	0.0000	0.0290	3.0000	0.0000	0.0000	0.0000	0.0290	0.0290	0.0000	0.0000	0.0290	0.0000	0.0290	2.0000	2.0000
9G	0.1920	0.0000	0.0000	0.1920	3.0000	0.0000	0.0000	0.0000	0.1920	0.1920	0.0000	0.1920	0.0000	0.0000	0.1920	3.0000	2.2500
10A	0.8760	0.0000	0.2130	1.0890	2.6088	0.0000	1.0890	0.0000	0.0000	1.0890	2.0000	0.0000	0.7300	0.3590	1.0890	1.6703	2.2220
10C	0.0000	0.3150	0.0000	0.3150	2.0000	0.0000	0.0000	0.0000	0.3150	0.3150	0.0000	0.3150	0.0000	0.0000	0.3150	3.0000	1.7500
13	0.0000	0.1697	0.0203	0.1900	1.8929	0.0000	0.0000	0.0000	0.1900	0.1900	0.0000	0.1900	0.0000	0.0000	0.1900	3.0000	1.6965
14	0.0740	0.0000	0.0430	0.1170	2.2650	0.0000	0.0000	0.0000	0.1170	0.1170	0.0000	0.0589	0.0470	0.0111	0.1170	2.4085	1.7346
15	1.4995	0.1585	0.0000	1.6580	2.9044	0.0000	0.0000	0.0000	1.6580	1.6580	0.0000	1.6499	0.0081	0.0000	1.6580	2.9951	2.2010
17A	0.0000	0.4174	0.0696	0.4870	1.8571	0.0000	0.0000	0.0000	0.4870	0.4870	0.0000	0.4630	0.0240	0.0000	0.4870	2.9507	1.6662
18	0.7854	1.4996	0.0000	2.2850	2.3437	0.0000	0.4568	0.0000	1.8282	2.2850	0.3998	2.2167	0.0683	0.0000	2.2850	2.9701	2.0143
18B	0.0000	0.0570	0.0000	0.0570	2.0000	0.0000	0.0000	0.0000	0.0570	0.0570	0.0000	0.0570	0.0000	0.0000	0.0570	3.0000	1.7500
20	0.0000	0.2120	0.0000	0.2120	2.0000	0.0000	0.0000	0.0000	0.2120	0.2120	0.0000	0.2120	0.0000	0.0000	0.2120	3.0000	1.7500
21	0.5850	0.0000	0.0000	0.5850	3.0000	0.0000	0.0000	0.0000	0.5850	0.5850	0.0000	0.5850	0.0000	0.0000	0.5850	3.0000	2.2500
Wash Totals	12.840	6.568	0.639	20.047		0.604	1.816	4.004	13.623	20.047		16.245	3.219	0.583	20.047		

Table 2.4.3 c

LOW VALUE JURISDICTIONAL WASHES

< 1.5

	Criterion 1 - Function & Value (as presented by Entranco and					Criterion 2 - 2-yr, 24-hr Hydrology (flow measured for individual segments, above and						Criterion 3 - Wash Stability (as indicated for individual segments from					Final
	Wash Rankings			Weight = 100%		Wash Rankings				Weight = 50%		Wash Rankings			Weight = 50%		Wash
Wash No	3.000 High	2.000 Medium	1.000 Low	Area	Criterion Ranking	3 Significant >500 cfs	2 Influential 50 to 500 cfs	1 Minor 10 to 50 cfs	0 Insgnlcnt <10 cfs	Area	Criterion Ranking	3 Resistant or Permanent (>29 yrs)	2 Mostly Continuous (10 to 29 yrs)	1 Mostly Discontinuous (<10 yrs)	Area	Criterion Ranking	Ranking
1	0.0000	0.2320	0.0710	0.3030	1.7657	0.0000	0.0000	0.0000	0.3030	0.3030	0.0000	0.0000	0.2970	0.0060	0.3030	1.9802	1.3779
3	0.0000	0.2100	0.5030	0.7130	1.2945	0.0000	0.0000	0.0000	0.7130	0.7130	0.0000	0.7130	0.0000	0.0000	0.7130	3.0000	1.3973
5B	0.0000	0.0000	0.0920	0.0920	1.0000	0.0000	0.0000	0.0000	0.0920	0.0920	0.0000	0.0920	0.0000	0.0000	0.0920	3.0000	1.2500
6B	0.0000	0.0000	0.1160	0.1160	1.0000	0.0000	0.0000	0.1160	0.0000	0.1160	1.0000	0.0000	0.1040	0.0120	0.1160	1.8966	1.2241
9H	0.0000	0.1570	0.0000	0.1570	2.0000	0.0000	0.0000	0.0000	0.1570	0.1570	0.0000	0.0000	0.0790	0.0780	0.1570	1.5032	1.3758
9I	0.0000	0.0000	0.0610	0.0610	1.0000	0.0000	0.0000	0.0000	0.0610	0.0610	0.0000	0.0610	0.0000	0.0000	0.0610	3.0000	1.2500
11	0.0000	0.0000	0.0170	0.0170	1.0000	0.0000	0.0000	0.0000	0.0170	0.0170	0.0000	0.0115	0.0055	0.0000	0.0170	2.6765	1.1691
12	0.0000	0.0523	0.0647	0.1170	1.4470	0.0000	0.0000	0.0000	0.1170	0.1170	0.0000	0.0585	0.0000	0.0585	0.1170	2.0000	1.2235
14A	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
15A	0.0000	0.0000	0.1050	0.1050	1.0000	0.0000	0.0000	0.0000	0.1050	0.1050	0.0000	0.0213	0.0000	0.0837	0.1050	1.4057	0.8514
15B	0.0000	0.0000	0.0050	0.0050	1.0000	0.0000	0.0000	0.0000	0.0050	0.0050	0.0000	0.0000	0.0000	0.0050	0.0050	1.0000	0.7500
16	0.0000	0.0000	0.1260	0.1260	1.0000	0.0000	0.0000	0.0000	0.1260	0.1260	0.0000	0.0381	0.0000	0.0879	0.1260	1.6048	0.9012
17	0.0000	0.0000	0.0290	0.0290	1.0000	0.0000	0.0000	0.0000	0.0290	0.0290	0.0000	0.0290	0.0000	0.0000	0.0290	3.0000	1.2500
19	0.0000	0.0000	0.3370	0.3370	1.0000	0.0000	0.0000	0.0000	0.3370	0.3370	0.0000	0.3370	0.0000	0.0000	0.3370	3.0000	1.2500
20A	0.0000	0.0000	0.1270	0.1270	1.0000	0.0000	0.0000	0.0000	0.1270	0.1270	0.0000	0.1204	0.0068	0.0000	0.1270	2.9480	1.2370
Wash Totals	0.000	0.651	1.654	2.305		0.000	0.000	0.116	2.189	2.305		1.482	0.492	0.331	2.305		
Wash Total	31.988	8.377	2.601	42.965		10.658	10.243	5.124	16.941	42.965		37.160	4.274	1.530	42.965		
Stock Tank	4.9300	0.0000	0.0000	4.9300	3.0000	4.9300	0.0000	0.0000	0.0000	4.9300	3.0000	4.9300	0.0000	0.0000	4.9300	3.0000	3.0000
Grand Total	36.918	8.377	2.601	47.895		15.588	10.243	5.124	16.941	47.895		42.090	4.274	1.530	47.895		

Table 3.1A

Category	Jurisdictional Ephermeral Wash Area (acres)				Jurisdictional Ephemeral Washes Not Impacted (acres)				Jurisdictional Ephemeral Washes Impacted (acres)			
	High	Medium	Low	Total	High	Medium	Low	Total	High	Medium	Low	Total
Washes	20.61	20.05	2.31	42.97	11.74	2.05	0.03	13.82	8.88	17.99	2.27	29.15
Stock Tank *	4.93	0.00	0.00	4.93	0.00	0.00	0.00	0.00	4.93	0.00	0.00	4.93
Total	25.54	20.05	2.31	47.90	11.74	2.05	0.03	13.82	13.81	17.99	2.27	34.08

* Stock Tank: Special area that will require reconstruction and is not a defined JD wash. It will be treated separately from the other JDs and brought up to a quality, high-level riparian habitat.

Table 3.1B

Category	Preserved/Enhanced Natural Wash Corridors (acres)	Reconstructed Riparian Wash Corridors (acres)	Stock Tank (acres)	Total Mitigated Area (acres)
Washes	54.79	105.57	0.00	160.36
Stock Tank *	0.00	0.00	4.93	4.93
Actual Total	54.79	105.57	4.93	165.29
Credited Total	27.40	105.57	4.93	137.90

* Stock Tank: Special area that will require reconstruction and is not a defined JD wash. It will be treated separately from the other JDs and brought up to a quality, high-level riparian habitat.

Table 3.1C

Category	High Value Preserved Enhanced Natural Wash and ReconstructedCorridors (acres)	Medium Value Preserved Enhanced Natural Wash and ReconstructedCorridors (acres)	Low Value Reconstructed Wash Corridors (acres)	Total Mitigated Area (acres)
Washes	76.56	79.25	4.55	160.36
Stock Tank *	4.93	0.00	0.00	4.93
Actual Total	81.49	79.25	4.55	165.29
Credited Total	63.68	69.67	4.55	137.90

* Stock Tank: Special area that will require reconstruction and is not a defined JD wash. It will be treated separately from the other JDs and brought up to a quality, high-level riparian habitat.

Reconstructed Wash Corridors

The reconstructed washes and corridors will be located throughout the project area (see Figure 3-Proposed Project), and will be designed and constructed to emulate the functions and values of the natural washes in form and character (Figure 4.b-Reconstructed Riparian Wash Corridor – Typical Section).

The reconstructed washes will include an excavated low-flow channel with a sandy-bottom, and overbank areas along the side of the wash that will vary in width. The low-flow channel will reflect the species density and composition of the high-ranked washes in the project area. The adjacent overbank and upland areas will emulate natural corridors and will be re-vegetated with native Sonoran xeroriparian and upland vegetation. In the case of those areas adjacent to golfing features, the re-vegetation will include native grasses. Steps will be taken to eliminate the possibility of non-native grasses or landscaping materials gaining a foothold in the areas re-vegetated with native plants. The corridors will vary in width in order to contain the 100-year flood. Berms will be constructed beyond the corridor boundaries.

Flood Control Channels/Detention Basins

Flood control channels will have reinforced banks to minimize erosion, and will have natural sandy channel bottoms (Figure 4.c, Flood Control Channels and Detention Basins – Typical Section). The primary function of these flood control features is to convey peak flows during storm events. The flood control channels will be re-vegetated in the same manner as reconstructed washes. No long term maintenance or ground disturbance will occur following construction of these flood control features.

Stock Tank

Currently the stock tank is in a degraded condition, with erosion slumps cutting through the berm and siltation build-up in the bowl. 4-wheel drive automobiles, motorcycles and bicycle use, have impacted the washes that have been diverted to empty into the stock tank. Large areas surrounding the stock tank have been denuded of vegetation and the soils have been compacted due to the above-mentioned uses as well as earlier cattle ranching activities. As part of the proposed mitigation, the stock tank area will be re-vegetated by using riparian vegetation, the berm will be repaired and the excess silt will be removed from the bowl (see Figure 4.d). This excess silt will be deposited on an upland surface and will likely be graded during construction activities. The stock tank will be re-vegetated to improve functions and values. This area will serve as a golf feature and a small pond at or near the northern opening of the stock tank area. Native grasses will be used for the golf feature area of the stock tank. See Figure 4D for a picture of the existing stock pond and an example of what it might look like after reconstruction.

3.1.1 Existing Conditions

Washes in the project support a greater number of woody plant species compared with upland areas. Although many plant species are ubiquitous within the project area, plants like yellow and foothill paloverde, wolfberry, desert hackberry, ironwood, mesquite and triangleleaf bursage are more commonly found along ephemeral washes. No federally listed, proposed, or candidate species are known to occur along ephemeral washes or in adjacent upland habitats within the Paradise Ridge project site.

As discussed in Section 2.4.3, WUS within the project area were evaluated and ranked according to their current habitat and hydrologic functions and values. The characteristics of the project area are discussed in more detail in the Function and Value Assessment attached as Appendix A.

Table 3.1.1 shows the existing composition and density of native plant species in and adjacent to high-ranked washes within the project area.

3.1.2 Target Functions and Values

In Paradise Ridge, the avoided washes and associated riparian habitat will serve to minimize impacts to wildlife and hydrologic functions. Re-vegetation along the reconstructed washes will recreate native plant species diversity and wildlife values, as well as the hydrologic functions discussed previously. Within reconstructed washes and corridors, re-vegetation will emphasize species occurring along existing high-ranked washes within Paradise Ridge. Native cactus, including Saguaro, barrel cactus and buckhorn cholla, as well as native grasses, will also be planted to enhance habitat diversity. Upon completion, the functions and values of the reconstructed washes will emulate those associated with high-ranked washes.

Wildlife values refer to density and diversity of native wildlife species. Woody perennials along ephemeral washes provide food, cover, and other essential components of life history requirements of wildlife. Ephemeral washes, primarily those with dense vegetation, also provide corridors for movement of wildlife. Diversity within the habitat becomes critical because different plant species provide different resources for wildlife, ultimately resulting in a higher species diversity of wildlife. The avoided washes and reconstructed washes with associated riparian habitat will provide wildlife habitat and movement corridors for some species.

Hydrologic functions refer to channel stability, capacity to carry flows, and flood flow desynchronization. The reconstructed channels will be designed to maintain and enhance (100 year flood) the hydrologic functions of the washes. Revegetation within the reconstructed wash corridors will stabilize soils and reduce erosion.

3.1.3 Proposed Uses

The primary use of the on-site mitigation areas will be to mitigate unavoidable impacts to waters of the United States within Paradise Ridge. The mitigation areas will serve as wildlife habitat corridors and provide access for passive recreation.

3.2 Implementation Plan and Schedule

The Paradise Ridge project area is anticipated to be disposed of by the ASLD over the next 10-20 years. It is anticipated that the immediate project elements will include development of commercial parcels, multi-family parcels, residential parcels, tow golf courses and two resort hotels. Subsequent auctions will occur within Paradise Ridge at a rate that allows ASLD to meet its Trust responsibilities.

On-site mitigation will be phased in over the life of the project, concurrent with development impacts to WUS. The planting required under this plan within a specific auctioned parcel will be completed within one year of the initiation of construction activities within the parcel. As a condition of the disposition of properties in Paradise Ridge, the ASLD will require successful bidders to implement mitigation until all 165.29 acres (137.9 credited acres) have been preserved/enhanced or reconstructed. An Implementation Handbook will be prepared and delivered to each owner, or lessee, or assignee of the auction parcels to provide guidance on mitigation responsibilities and methodologies.

The ASLD may require mitigation activities to occur in an area off an auctioned parcel. In these instances, ASLD shall ensure that appropriate rights-of-entry have been included in auctions to allow successful bidders access to all affected properties.

The ASLD is able to place conditions on auctions for State Trust lands. It will specifically identify the areas of avoided washes and reconstructed natural washes with associated riparian habitat. Deed, lease and /or other restrictions as required by the special conditions of this permit shall be placed over the mitigation areas (Figure 3) within the patented and/or lease parcels to ensure such mitigation areas are protected in perpetuity. The minimum area comprised by the deed, lease and/or other restrictions will include the mitigated areas as specified in Table 3.1.b

The ASLD will require deed, lease and/or restrictions to be in accordance with the special conditions of this permit by development phase if necessary, before allowing the successful bidder, or its assignee, to obtain a grading permit from the City of Phoenix and any grading activities to proceed.

Development of the project will occur over a period of 10-20 years. Phasing development and mitigation over the duration of the project will minimize the temporal loss of habitat functions and values. No on-site mitigation will be implemented until after development begins.

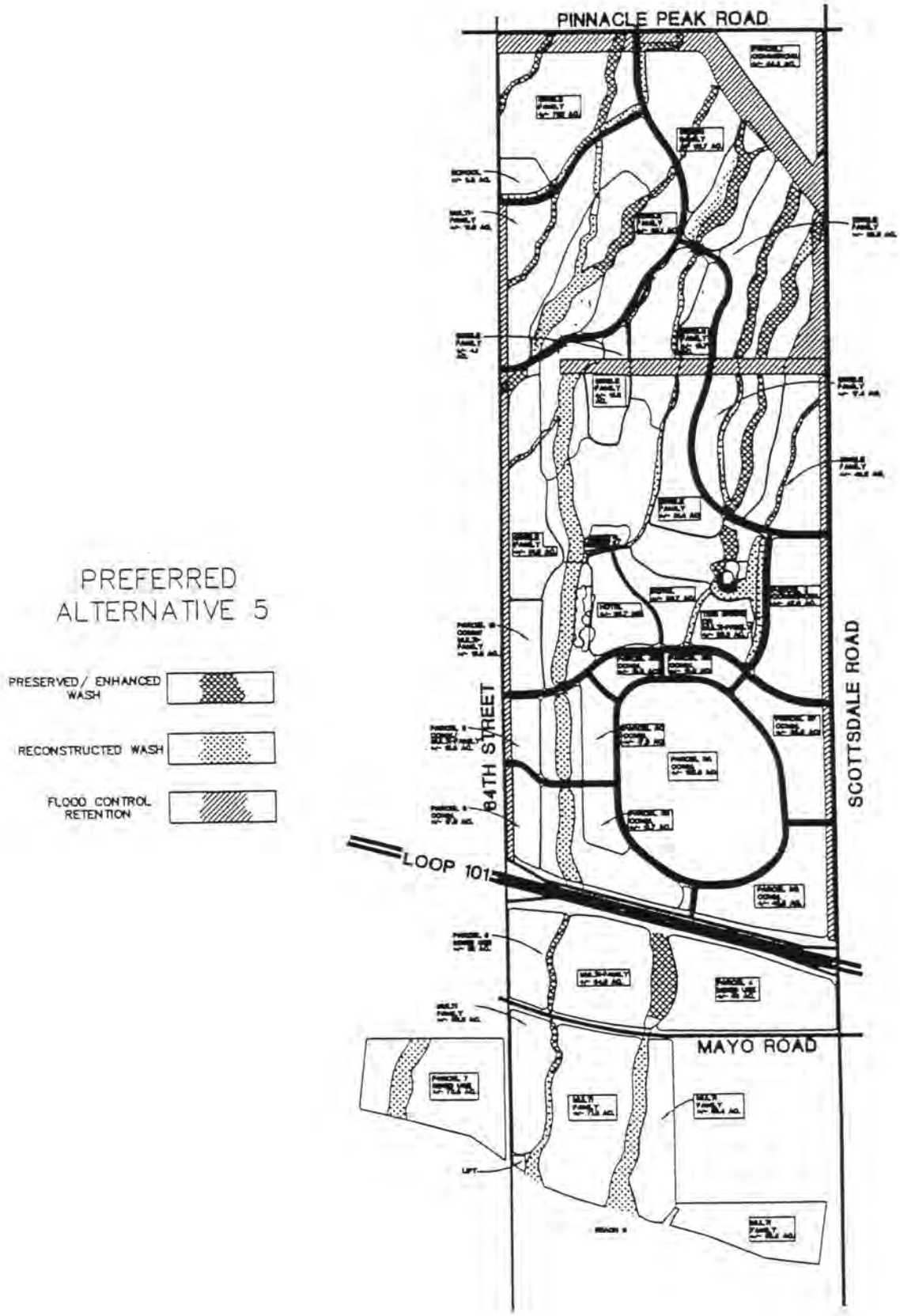
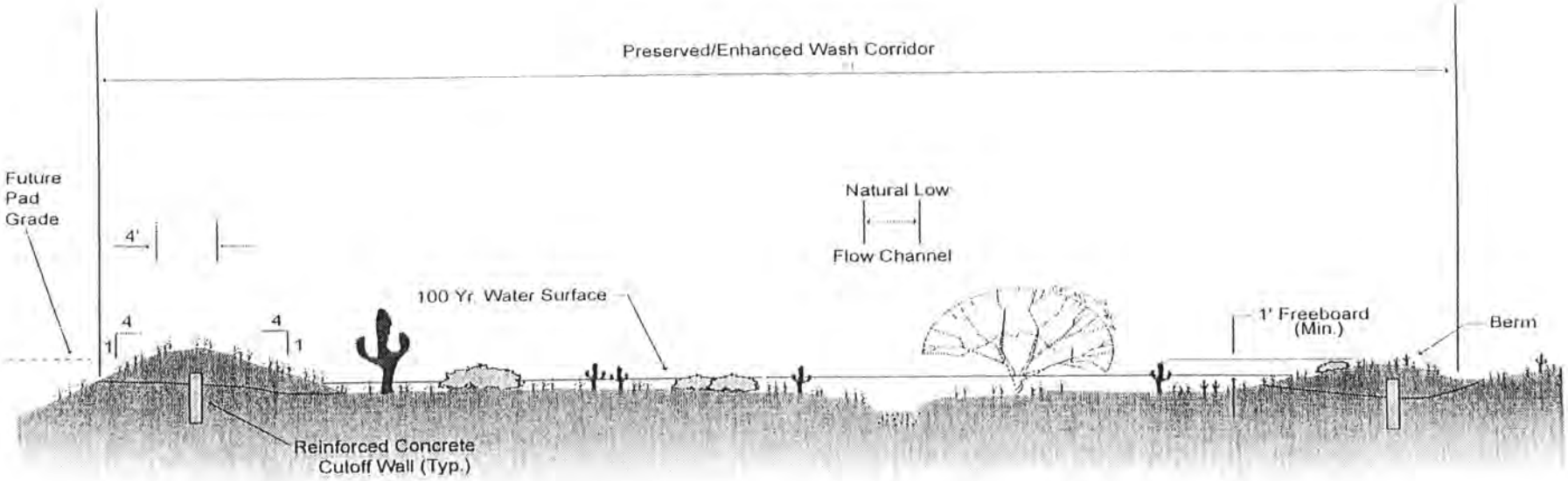


Figure 3. Proposed Project

Figure 4A



Preserved/Enhanced Wash Corridor - Typical Section

Not to Scale

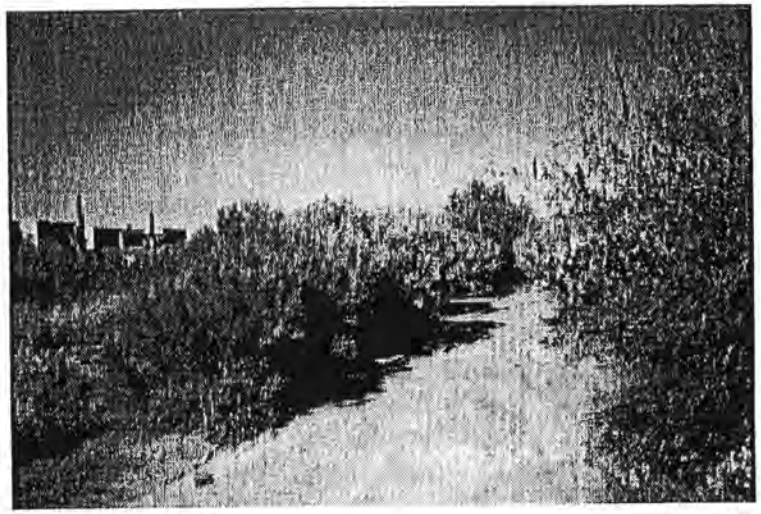
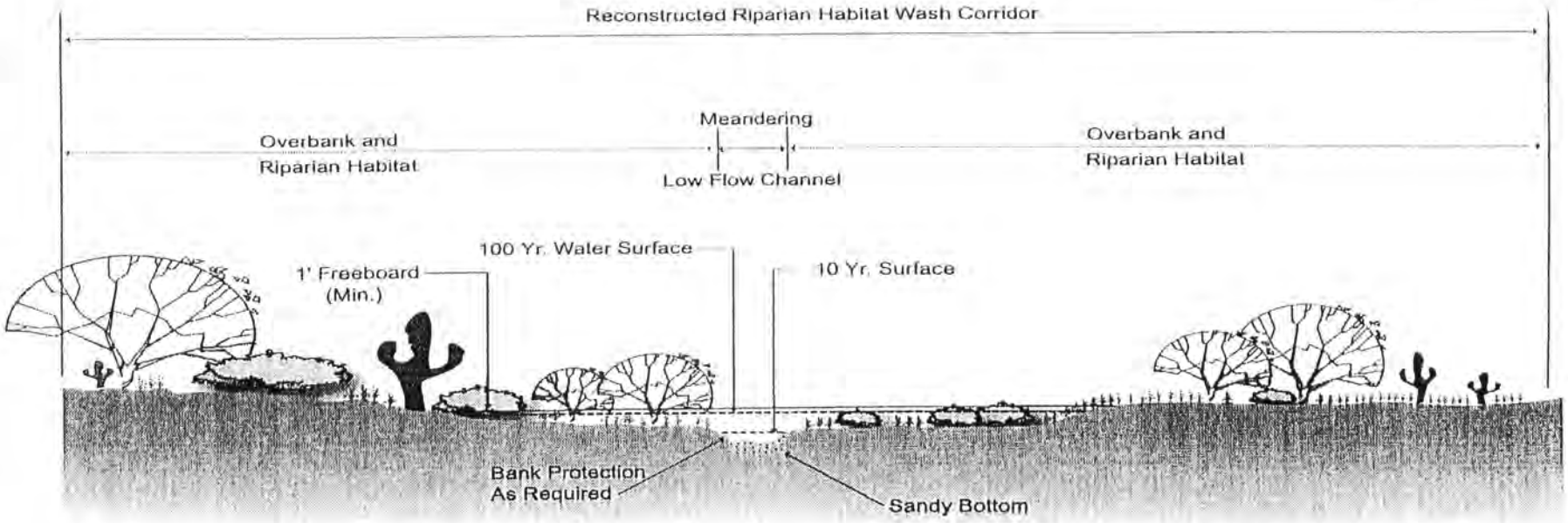


Figure 4B



Reconstructed Riparian Habitat Wash Corridor - Typical Section

Not to Scale

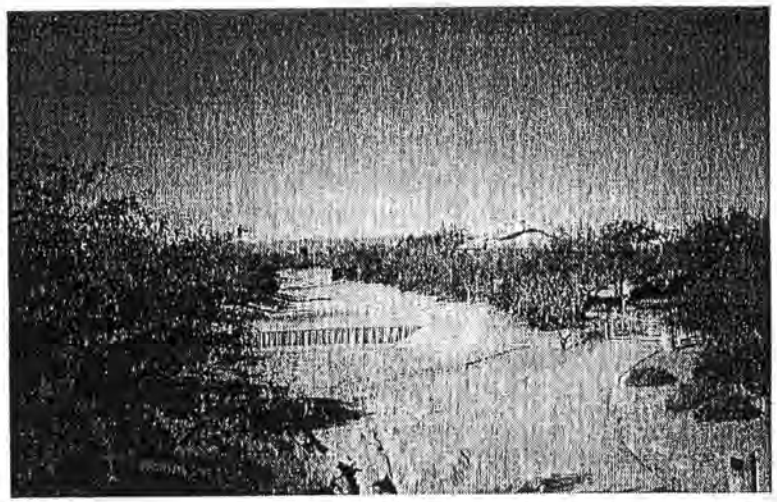
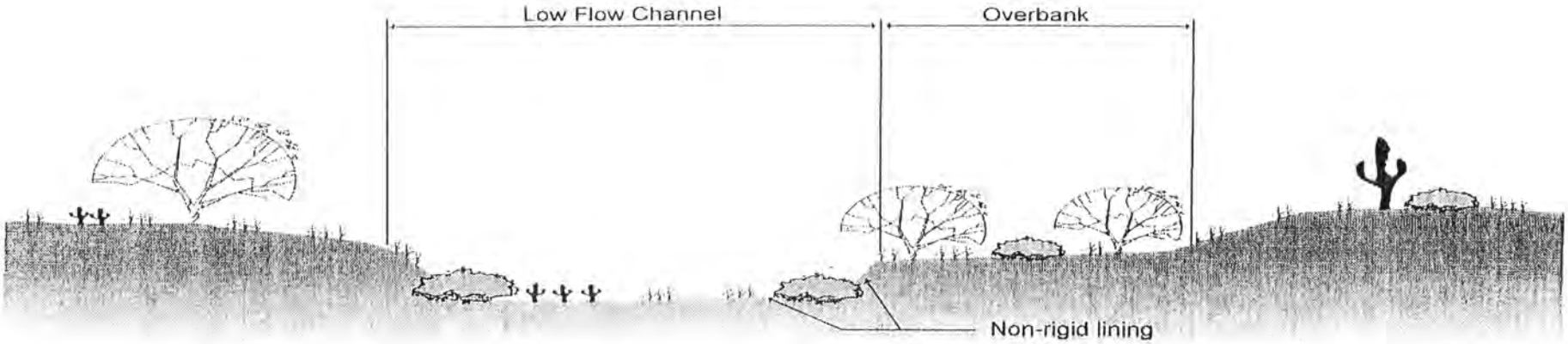


Figure 4C



Flood Control Channel/Detention Basin Typical Section

Not to Scale

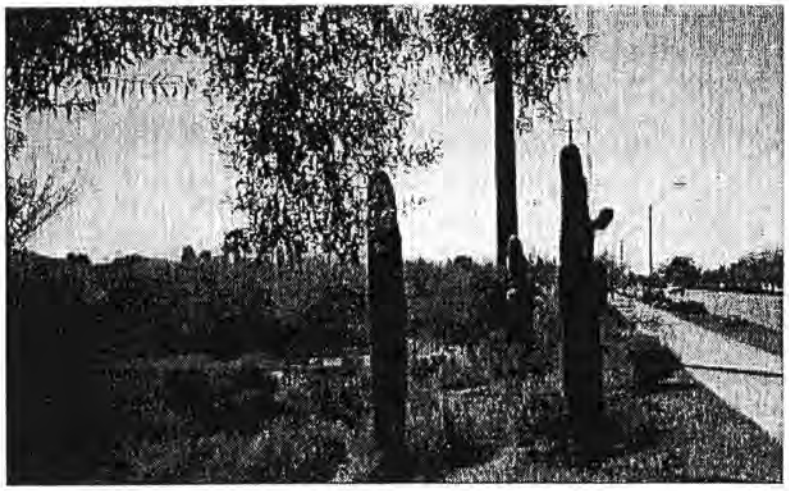
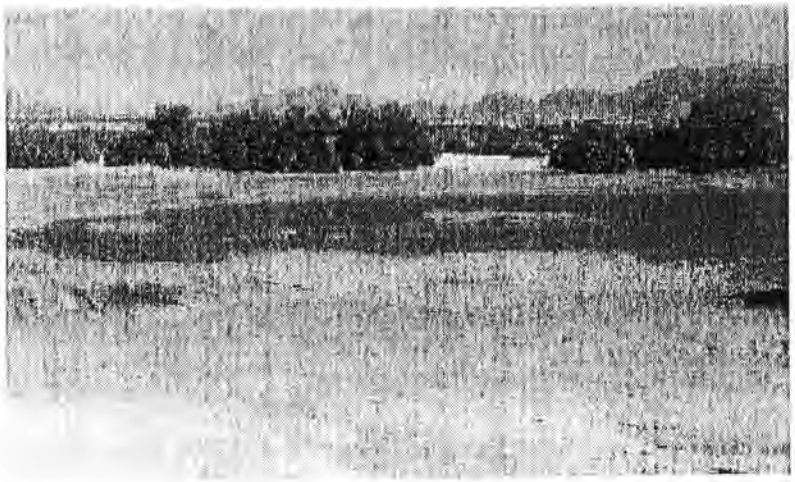
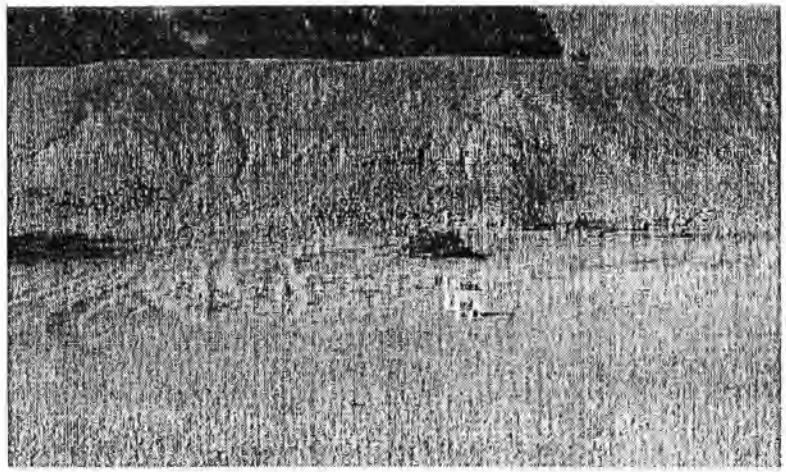


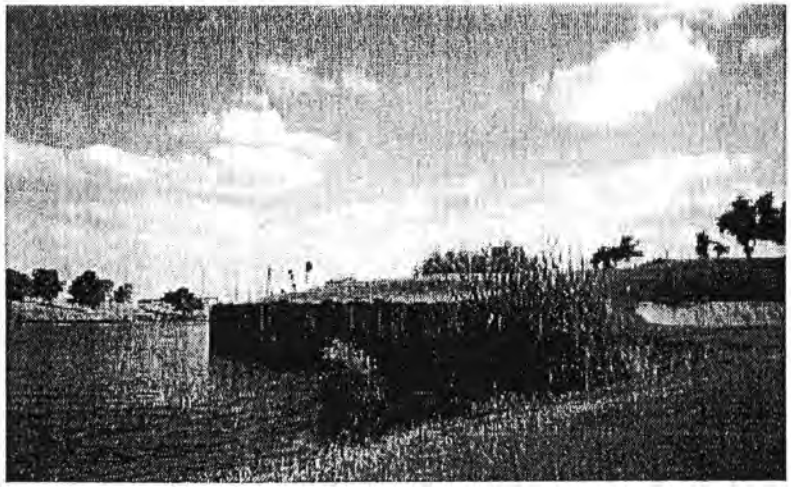
Figure 4D





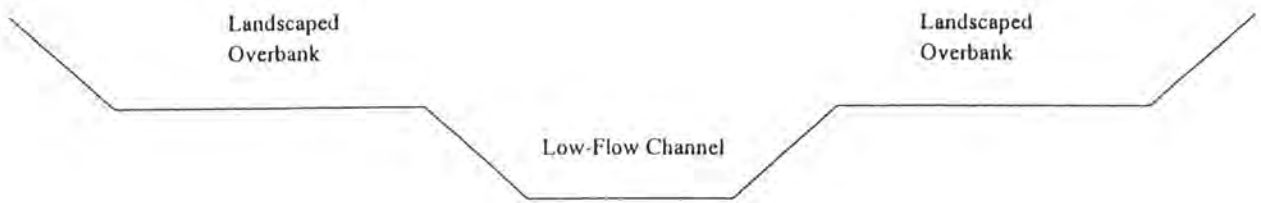
Existing Stock Tank

Figure 4D

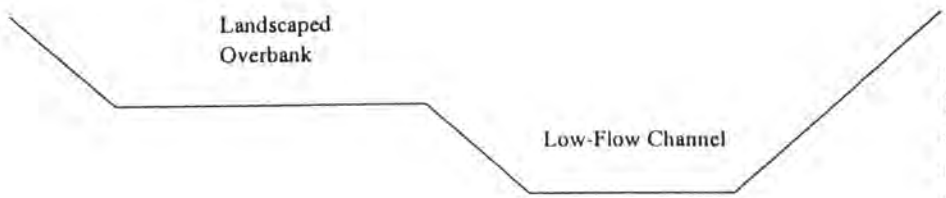


Proposed Concept Stock Tank

Figure 5.0
Typical Cross-Sectional Geometry
Manmade Wash Corridors
Paradise Ridge



8-Point Section



6-Point Section

Note: Unless non-erodible velocities exist, the low-flow (and 4-point) channel banks may be armored and extended below the channel bed to prevent undercutting by scour. If adjacent development can tolerate a meandering low-flow channel, then the bank armoring may be moved from the low-flow channel to the overbank berm. Permeable armoring systems can also be considered.

4-Point Section

Table 3.1.1 Existing Plant Species Composition and Density within and adjacent to High-Ranked Washes and Target Plant Species Composition and Density within Reconstructed Natural Wash Corridors in the Paradise Ridge Master Planned Community, Phoenix, Maricopa County, Arizona

Species	Average Density of Plants Per Acre
Trees and Shrubs	
Wolfberry *Lycium torreyi)*	127
Canyon Ragweed *(Ambrosia ambrosioides)*	127
Creosote *(Larrea tridentata)*	111
Chuparosa *(Beloperone californica)*	75
Desert Broom *(Baccharis sarthoroides)*	34
Hackberry *(Celtis pallida)*	34
Yellow Paloverde *(Cercidium microphyllum)*	34
Catclaw Acacia *(Acacia greggii)*	31
Foothill Paloverde *(Cercidium floridum)*	26
Ironwood *(Olneya tesota)*	17
Honey Mesquite *(Prosopis glandulosa)*	13
Crown of Thorns *(Koeberlinia spinosa)*	11
Perennial Herbaceous Forbs	
Triangular-leaved Bursage *(Ambrosia deltoidea)*	646
Desert Hyacinth *(Dichelostemma pulchellum)*	63
Globe Mallow *(Sphaeralcea ambigua)*	58
Annual Herbaceous Forbs	
Desert Lupine *(Lupinus sparsiflorus)*	519
Desert Chickory *(Rafinesquia neomexicana)*	156
Baileya *(Baileya multiradiata)*	23
Desert Poppy *(Eschscholzia glyptosperma)*	11
Cacti	
Saguaro *(Carnegiea gigantea)*	17
Barrel Cactus *(Ferocactus wislizenii)*	17
Buckhorn Cholla *(Opuntia acanthocarpa)*	13
Hedgehog cactus *(Echinocereus engelmannii)*	11
Mammilaria *(Mammilaria microcarpa)*	11
Christmas Cholla *(Opuntia leptocaulis)*	11

3.3 Site Preparation and Irrigation Plan

Avoided washes with associated riparian habitat will be maintained from disturbances for the life of the project. Detention basins will not be placed within any avoided or reconstructed wash. All flood control measures will be constructed outside the avoided washes and associated riparian habitat areas. The berms will incorporate a vertical concrete or soil-cement cut-off wall, which will be covered with compacted earth.

Within reconstructed natural washes and corridors, the existing land will be mass-graded. Preceding grading, suitable trees and shrubs will be removed and salvaged for transplanting following construction.

A temporary drip irrigation system will be installed to accommodate irrigation demands within the reconstructed natural washes and corridors. The primary water source for irrigation will be the nearest water main. Separate emitters will be installed at each planting. Holes for each planting will be approximately twice the size of root balls. Irrigation will continue for at least two (2) years after planting has been completed. Irrigation will only be discontinued after the first two years and when the vegetation has become established.

3.4 Planting and Maintenance Plan

Table 3.4 identified the species composition and density of plantings in the reconstructed washes and corridors. Plant species composition will be entirely composed of native species, which currently occur in the project area. Plant stock will first be obtained from trees, shrubs and cacti salvaged from on-site. Nursery-grown plants will be utilized to supplement the plant stock.

Hydro seeding, which will consist on native vegetation will be undertaken to achieve the desired species composition and density of the herbaceous plants. Native grass seed will also be utilized to help reduce soil erosion.

The source for all nursery grown plants and seeds will be identified to assure that only locally adapted, native plants and seeds are utilized. Five gallon plants or larger will be utilized, and seeding methods recommended by the nurseries will be followed to achieve the desired herbaceous plant densities.

Deed, lease and/or other restrictions will restrict ground and vegetation disturbances within mitigation sites. The ASLD is the permittee and the party ultimately responsible for implementing the terms and conditions of the Section 404 permit. The ultimate landowner or lessee or its equivalent entity will accept responsibility for all deed, lease and/or other restrictions at Paradise Ridge. The ASLD or its equivalent entity will also be responsible for maintaining and monitoring elements as administrators of the trust account to be established for these purposes. Maintenance of the areas covered by deed, lease, and/or other restrictions would be the responsibility of the ultimate landowner or lessee or its equivalent entity.

Short-term maintenance of the reconstructed natural washes and corridors may include staking, fertilizing, and weeding in the immediate area of the vegetation to be re-established, and maintenance of the irrigation system. Once the vegetation becomes established and accepted by the Corps, these practices will be discontinued. Long-term management of the riparian habitat corridors will not include pruning, removal of snags, mistletoe control, weeding, or plant litter removal.

habitat corridors will not include pruning, removal of snags, mistletoe control, weeding, or plant litter removal.

4.0 MONITORING PLAN

4.1 Success Criteria

The success criteria for Paradise Ridge will be 80 percent survival of the plantings three years after irrigation has been discontinued. This criterion includes a demonstrated increase in basal diameter of trees during the period after irrigation has ceased. Basal diameter of saguaros will not be recorded. Success of mitigation plantings is expected because species adapted to local conditions will be used.

4.2 Monitoring

A field inspection will be completed after initial planting and seeding to document as-built conditions. Permanent photopoints will be established every 500 feet within each reconstructed wash and corridor. In subsequent years, photopoints will be re-visited and photographed during the monitoring period. Photopoints will be discontinued when the Corps has accepted mitigation within a segment of wash and associated corridor.

Planted trees and shrubs will be marked with permanent tags and counted so that percent survival can be monitored. Basal diameter of the tree stem(s) measured six inches from soil surface, canopy height, and maximum canopy width will be measured to determine growth rate. Ten percent of the trees planted within each mitigation area will be measured during monitoring. Due to the slow growth rate of saguaros, the height of each saguaro will not be measured. Condition and survival of this species will be based on visual observations. If monitoring results indicate that less than 80 percent of the trees, shrubs and saguaros are surviving, the Ultimate landowner or lessee or its equivalent entity will plant additional vegetation in order to achieve 80 percent survival.

Monitoring of the reconstructed washes and corridors will be conducted annually for five years following completion of the reconstruction washes and corridors. Monitoring reports will be prepared and submitted to the USACOE Phoenix Area Office for review. At a minimum, the monitoring reports will include:

- a description of as-built conditions (first year only for preserved/enhanced corridors)
- a list of individuals or companies who completed monitoring activities
- results of the monitoring effort, including measured growth and percent survival
- copies of color photographs taken from permanent photopoints
- copies of field notes
- recommendations for additional plantings or other corrective measures
- notification of completed mitigation commitments
- documentation of recorded temporary and perpetual easements for mitigation areas

The first monitoring report will be due one year after the date construction commences within a parcel. Project monitoring will continue annually thereafter for four years, until each element of the mitigation plan has been accepted by the USACOE. This process may be extended if the implementation period continues beyond what is anticipated to establish the plantings and meet success criteria. Notification will be made to the Corps when success criteria have been

Monitoring of the avoided washes and associated corridors will be conducted one time only, within one year after completion of the corridor improvements. The report will document as-built conditions and recordation of deed, lease and/or other restrictions. The report will include color photographs taken from photopoints every 500 feet. Recommendations for any corrective measures, as appropriate, will also be included.

4.3 Contingency Measures

Subsequent to the issuance of the permit and concurrent with construction activities in Paradise Ridge, which result in impacts to WUS, a trust account shall be established for the express purpose of funding continuing irrigation, maintenance, and monitoring activities. Successful bidders in all auctions will be required, as a condition of sale or lease, to deposit funds in the same trust account for the same express purposes. The amount of the deposit shall be equal to $50 per gross acre of land area included in each auction. Land area shall include any roadway, utility, drainage right-of-ways, easements, etc., necessary to serve the land area included in the auction. The funds shall be deposited in the trust account at the time of issuance of a City of Phoenix grading permit. Deposits shall be non-refundable. The trust account shall be administered as determined by ASLD.

4.4 Parcel 4 Mitigation

Permittee has previously leased Tract 2.03 of State Plat 34, Paradise Ridge ("Parcel 4"). As additional mitigation, Parcel 4 shall pay an in-lieu fee of $16,000.00 per acre, on a pro rata basis of impacted area, for the jurisdictional areas impacted by construction within Parcel 4, to the City of Phoenix or such other organization or municipality approved by the Corps of Engineers and permittee. The Parcel 4 shall, by cover letter accompanying the check, clearly state that the in-lieu fees are intended as mitigation for impacts to waters of the United States, and are only to be utilized for the purposes of acquiring and preserving a portion of the State Trust Lands within the City of Phoenix Sonoran Preserve in Maricopa County, Arizona, or other suitable site as determined by the Corps of Engineers and Arizona State Land Department. Parcel 4 shall provide the Corps of Engineers and the permittee with a copy of the check and transmittal letter that will serve as evidence that the funds have been satisfactorily transferred to the City of Phoenix or other approved organization or municipality prior to initiating construction of the crossings or utilities authorized under this permit. Ground disturbance activities within Tract 2.03 of State plat No. 34, Paradise Ridge (Parcel 4) may be commenced immediately by any Transferee who has complied with paragraph 4 of the General Conditions of this permit.

APPENDICES

A: Xeroriparian Corridor Function and Value Assessment for Paradise Ridge with Supporting Spreadsheets

B: Design Criteria for Washes and Crossings

C: Landscape Criteria for Reconstructed Natural Wash Corridors

D: Criteria for Trails within the Reconstructed Wash Corridors

APPENDIX A

XERORIPARIAN CORRIDOR FUNCTION AND VALUE ASSESSMENT FOR

PARADISE RIDGE

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TABLE OF CONTENTS

ABSTRACT ii
1.0 INTRODUCTION 1
2.0 REGIONAL CONDITIONS 1
3.0 PROJECT AREA 3
3.1 Vegetation 3
3.1.1 Lower Colorado River Valley Sonoran Desert Scrub 6
3.1.2 Transition Zone 6
3.1.3 Arizona Upland Sonoran Desert Scrub 6
3.2 Wildlife 7
4.0 RELATIVE FUNCTIONS AND VALUES OF XERORIPARIAN AREAS 7
4.1 Water Quality Criteria 8
4.1.1 Groundwater Recharge/Discharge 8
4.1.2 Nutrient Transformation 8
4.1.3 Flood Flow Desynchronization 9
4.1.4 Sediment Stabilization 9
4.2 Habitat Quality Criteria 9
4.2.1 Threatened and Endangered Species 9
4.2.2 General Wildlife Use 9
4.2.3 Habitat Community 10
4.3 Recreational Quality 10
4.3.1 Consumptive Uses 10
4.3.2 Non-Consumptive Uses 10
5.0 METHODS AND RATING SYSTEM 11
6.0 RESULTS 13
7.0 CONCLUSIONS 14
8.0 REFERENCES 15

FIGURES

FIGURE 1. Project Location Map 2
FIGURE 2. Vegetation Communities within the Project and Surrounding Area 4

TABLES

TABLE 1. Sonoran Plant Species Observed or with Potential to Occur in the Study Area 5
TABLE 2. Typical Functions and Values of Aquatic Systems 8
TABLE 3. Typical Functions of Washes on Paradise Ridge 11
TABLE 4. Ranking System – Linear Feet and Acreage 13

APPENDICES

A. Representative Photos for Rated Areas
B. Xeroriparian Wash Evaluation Map (Map Pocket)

ABSTRACT

The Function and Value Assessment focuses on the riparian corridors determined by the U.S. Army Corps of Engineers to be "waters of the United States" and regulated under Section 404 of the Clean Water Act. The qualitative rating for the function and value categories are divided into four general levels: Very High, High, Medium and Low ratings. The criteria are based on qualitative elements for the riparian corridor and generally do not assess the greater landscape. While the rating of the riparian corridors are divided into elements of separate categories of functions and values, the final assessment is given as a single rating based on the integration of all elements in all categories.

1.0 INTRODUCTION

Every watershed system is unique and the refinement of evaluation tools for assessing their functions and values is limited. Evaluation systems on landscape levels are qualitative by their very nature. While the washes on Paradise Ridge are ephemeral and therefore do not support true riparian vegetation, they none the less support habitat functions and values due to their position in the desert landscape. Ephemeral washes are an important feature in the desert environment because they supply resources for nesting, forage, and cover that can be found no where else in the surrounding landscape. For this evaluation, the xeroriparian washes will be defined as "Riparian habitats associated with an ephemeral water supply. These communities typically contain plant species also found in upland habitats, however, these plants are typically larger and/or occur at higher densities that in adjacent uplands" (**SWCA 1993**).

Paradise Ridge is located in the City of Phoenix, and is bordered by Pinnacle Peak Road on the North, Scottsdale Road on the east, the Desert Ridge Planned Community on the west, and Reach 11 of the Central Arizona Project canal on the south. The project site is 2,200 acres in size and covers all of Section 15, 22 and 27 and a portion of Sections 33 and 34, Township 4 North, Range 4 East, Gila and Salt River Meridian. The new Loop 101 Highway crosses the southern half of the project site.

This report will describe the regional conditions, past land uses, vegetation communities, and the evaluation criteria used to form a qualitative ranking system for the xeroriparian areas within the proposed development of Paradise Ridge (**Figure 1**).

2.0 REGIONAL CONDITIONS

Paradise Ridge is geographically bounded by New River Mountains to the north, the McDowell Mountains to the east, the Central Arizona Project (**CAP**) aqueduct to the south, and Union Hills to the west.

Most of the proposed Paradise Ridge development is within the Rawhide Wash alluvial fan. The Rawhide Wash is the main stem watercourse of an alluvial fan that lies in both Phoenix and Scottsdale. The fan is designated as an AO Zone on the current Federal Emergency Management Agency (**FEMA**) Flood Insurance Rate Maps. An AO Zone is defined as an area of 100-year shallow flooding where depths are between one and three feet.

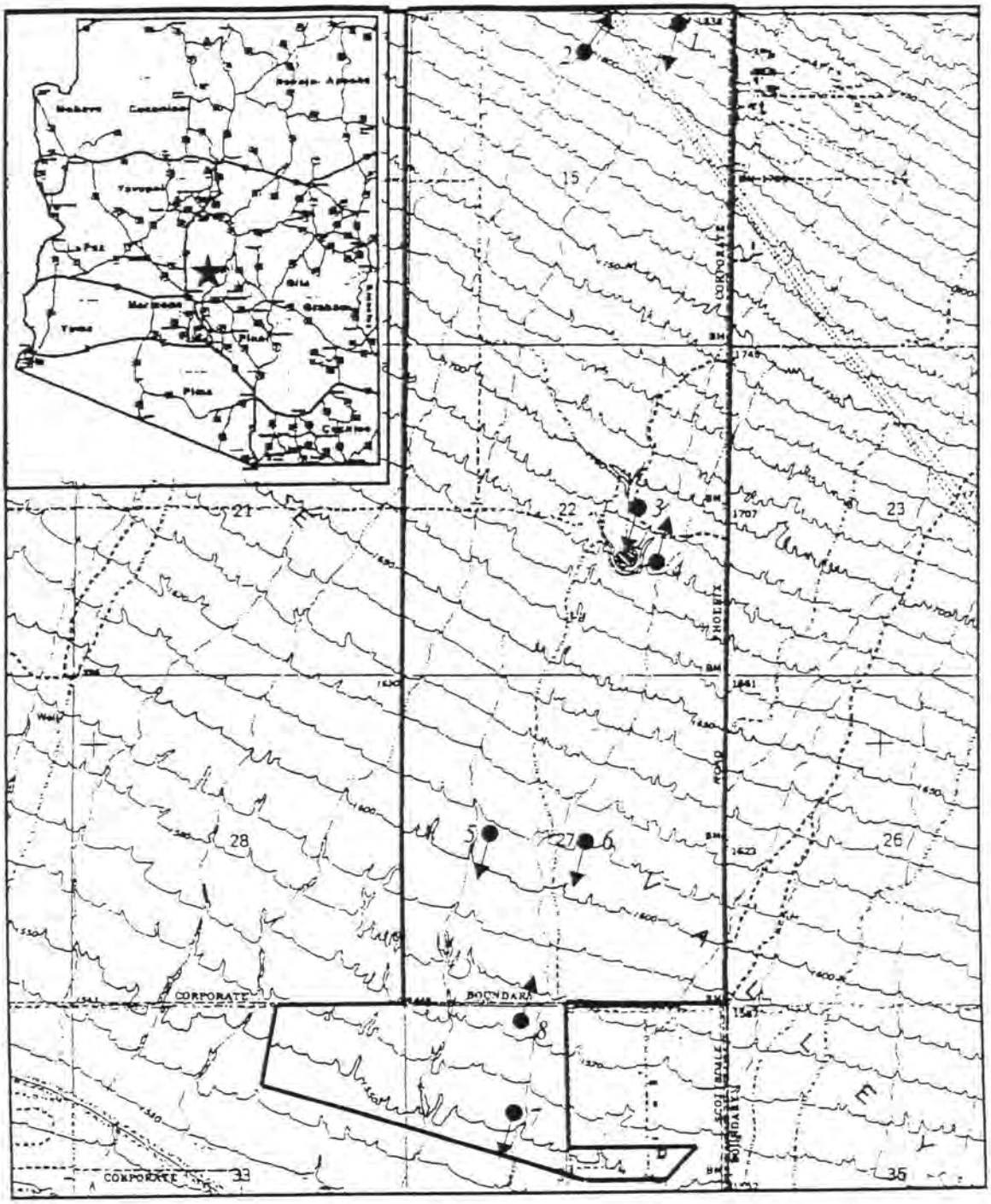

Figure 1. Location Map, Paradise Ridge Development Sections 15, 22, 27, 33, and 34, T4N, R4E, Maricopa County, Arizona.

Approximate Project Boundary

Photo Point Location and Direction (See Appendix A for Photos)

The overall watershed defined by Rawhide Wash itself has a drainage area of 19.8 square miles. Rawhide Wash starts just north of Dynamite Road in Scottsdale and the 96th Street alignment and moves in a southwesterly direction crossing into the City of Phoenix and terminating in the Bureau of Reclamation / Tournament Players Club basin. Only the northwest corner of the project area is outside the area designated as Rawhide Wash (**U.S. Army Corps of Engineers, 1999**). The flows associated with this wash emanate from intense rainfall in the confined upstream channels of the North Scottsdale drainage area.

Rain events that cause flooding usually consist of summer thunderstorms that last for relatively brief periods of time but generate substantial local rainfall that collects in desert washes. As rain falls in the mountain areas, the storm runoff quickly flows to the desert floor, conveying a combination of water and sediment materials. As the flood flows reach the desert floor areas, runoff is directed into the poorly defined channels in the alluvial fan areas. As debris is deposited and shifted by subsequent events, runoff creates new channels in different directions. This results in constantly changing flow paths. Currently, storm water runoff collects along the southern portion of Reach 11 of the CAP canal.

3.0 PROJECT AREA

All washes within the Paradise Ridge project area are "ephemeral watercourses, which flow in direct response to precipitation events, have a channel that is at all times above the groundwater table, and do not support self-sustaining populations of fish" (**Arizona Administrative Code, Title 18, Chapter 11, Article 1**).

Past land uses within the study area include grazing, illegal firearms range, off-road vehicle use, and illegal trash dumping. A review of the State Land Department records documented grazing as a land use from 1916 to modern times (**Graves 1993**). Evidence of use for grazing still exists in the center of Section 22, where an earthen-dam stock pond, with associated berms, collects water from multiple ephemeral water courses.

3.1 Vegetation

The study area contains representative examples of two subdivisions of the Sonoran Desert Scrub community present in Arizona and a transitional zone between the two (**Figure 2**). The two subdivisions are Lower Colorado River Valley (LCRV) and Arizona Upland (AU) (**Brown, 1994**). Both of these communities have characteristic large cacti in upland areas and a greater structural diversity of shrubs, trees, and perennial succulents along drainage courses, even in the most arid portions.

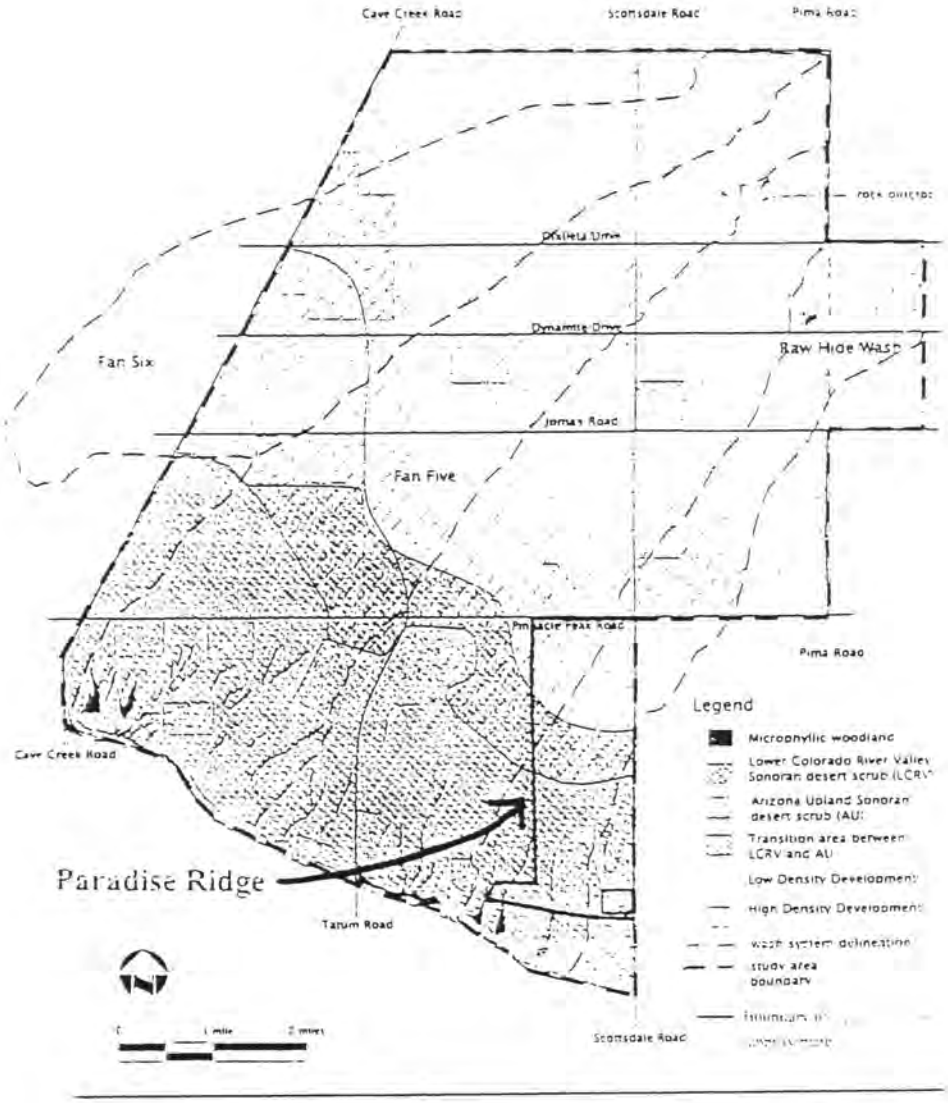

Figure 2

Vegetation Communities within the Project and Surrounding Area

Source: Northeast Phoenix AU Zone Resource Conservation Plan
U.S. Army Corps of Engineers
May 2000

The project area is consistent with the general characteristics of Sonoran Desert scrub, as the greatest vegetation densities occur along the washes. **Table 1** is a list of plants observed or with the potential to occur in the study area.

Table 1. Sonoran Plant Species Observed or with Potential to Occur in the Study Area

Common Name	Scientific Name	Occurs in AU Subdivision	Occurs in LCRV Subdivision	Observed On-site
Arizona barrel cactus	*Ferocactus wislizenii*	X		X
Anderson's thornbush	*Lycium andersonii*	X	X	I
Barrel cactus	*Ferocactus acanthodes*	X		X
Bigelow nolina	*Nolina bigelovii*	X		
Blue paloverde	*Cercidium floridum*	X	X	X
Brittle bush	*Encelia farinosa*	X	X	X
Buckhorn cholla	*Opuntia acanthocarpa*	X	X	X
Canyon ragweed	*Ambrosia ambrosioides*	X	X	X
Catclaw	*Acacia greggii*	X	X	X
Chain fruit cholla	*Opuntia fulgida*	X		
Christmas cholla	*Opuntia leptocaulis*	X		X
Chuparosa	*Justicia californica*	X	X	X
Cilindrillo	*Lycium berlandieri*	X	X	I
Cooper golden bush	*Ericameria cooperi*	X	X	
Creosote	*Larrea tridentata*	X	X	X
Crucifixion thorn	*Canotia holacantha*	X	X	
Desert broom	*Baccharis sarothroides*	X	X	X
Desert hackberry	*Celtis spinosa*	X		X
Desert lavender	*Hyptis emoryi*	X	X	
Desert marigold	*Baileya multiradata*	X	X	
Englemann's prickly pear	*Opuntia englemannii*	X		X
Fairy feather duster	*Calliandra eriophylla*	X	X	
Foothill paloverde	*Cercidium microphyllum*	X	X	X
Globe mallow	*Sphaeralcea ambigua*	X	X	
Ironwood	*Olneya tesota*	X	X	X
Mexican tea	*Ephedra trifurca*	X	X	
Mistletoe	*Phoradendron californicum*	X	X	X
Ocotillo	*Fouquieria splendens*	X	X	
Pencil cholla	*Opuntia arbuscula*	X		
Saguaro	*Carnegiea gigantea*	X	X	X
Smoke bush	*Psorothamnus spinosa*	X	X	
Sonora barrel cactus	*Ferrocactus covillei*	X		
Spanish dagger	*Yucca arizonicus*	X		
Spiny strawberry hedgehog cactus	*Echinocereus stramineus*	X		X
Sweetbush (Chuckwalla's Delight)	*Bebbia juncea*		X	X
Teddybear cholla	*Opuntia bigelovii*	X	X	X
Triangle-leaf bursage	*Ambrosia deltoidea*	X	X	X
Velvet mesquite	*Prosopis velutina*	X	X	X

AU – Arizona Upland
LCRV – Lower Colorado River Valley
I – Specific Species Not Identified

The washes support numerous species of large trees, which include foothill paloverde (*Cercidium microphyllum*), blue paloverde (*C. floridum*), ironwood (*Olneya tesota*), and mesquite (*Prosopis*

sp.) and multiple underbrush species. Wash bottoms generally consist of decomposed granite and are typically devoid of vegetation due to hydrologic processes. Saguaros (*Carnegia giganteus*) are common in the inter-wash areas.

3.1.1 Lower Colorado River Valley Sonoran Desert Scrub

The northern limit of the LCRV subdivision runs from Palm Springs, California in the west, to northeast Phoenix in the east. The southern limit of this range wraps around the Gulf of California on both the east and west sides to just north of the California / Baja border. This subdivision is also referred to as the microphyllus desert due to the adaptation of small compound leaves on most dominant species found within it. These adaptations are important because this Sonoran region receives the least rainfall and experiences the most extreme temperatures. In areas between drainage courses, plant growth and diversity is typically sparse as a result of the intense competition between plants for scarce water resources.

Within the LCRV subdivision drainage courses vary from shallow runnel networks to deeper flow through channels (**Brown, 1994**). Plants vary by both species diversity and robustness within this area, and the species associated with microphyllic woodland (**Figure 2**), such as ironwood, mesquite, palo verde, and catclaw, occur more frequently in washes. As a result, these drainage areas have greater structural diversity and offer greater habitat richness than the areas between drainage courses. The LCRV subdivision occurs in the southern portion of the Paradise Ridge project area.

3.1.2 Transition Zone

Within the project area the LCRV subdivision and the AU subdivision meet and form a transition zone. This transition zone is difficult to accurately map because of the subtle and gradual transition. Characteristics of this transition include a gradual increase in trees and shrubs in the uplands between washes and runnels. A predominance of triangle-leaf bursage within areas closer to the north of the study area is characteristic of the transition zone as it enters the AU subdivision.

3.1.3 Arizona Upland Sonoran Desert Scrub

The northern limit of the AU subdivision runs south below the Mogollon Rim and abuts the edge of the LCRV subdivision to the east. To the west, the limit of the region undulates, following lower elevations and continuing south to Querobabi, Mexico. The AU subdivision receives substantially more precipitation than the LCRV subdivision and therefore has a greater diversity of plants. Within this region, the dominant plant species include paloverde, saguaro, crucifixion thorn, mesquite, and ironwood. The primary difference between this subdivision and the LCRV

subdivision is plant structural diversity. In the AU subdivision structural diversity is found throughout the landscape, while in the LCRV subdivision this occurs only adjacent to washes.

3.2 Wildlife

The Sonoran Desert has a large number of wildlife species. Common birds found within the project area include Gambel's quail (*Callipepla gambelii*), roadrunner (*Geococcyx californianus*), mourning dove (*Zenaida macroura*), Gila woodpecker (*Melanerpes uropygialis*), northern flicker (*Colaptes auratus*), black-throated sparrow (*Amphispiza bilineata*), and cactus wren (*Campylorhynchus brunneicapillus*). Common raptors include Harris hawk (*Parabuteo unicinctus*) and red-tailed hawk (*Buteo jamaicensis*). Small mammals include coyote (*Canis latrans*), desert cottontail (*Sylvilagus audubonii*) and several species of ground squirrels (*Spermophilus* sp.) and pocket mice (*Perognathus* sp.). Javelina (*Tayassu tajacu*) are abundant in the area and use washes for shelter during the day.

Mule deer (*Odocoileus hemionus*) tracks and the jawbones were identified on the site. The McDowell Mountains have a well established population of mule deer, and while there is evidence of mule deer on the site, current land uses between the McDowell Mountains and the project area (i.e. Scottsdale Road) restrict their access to Paradise Ridge.

4.0 RELATIVE FUNCTIONS AND VALUES OF XERORIPARIAN AREAS

Many ecologists broaden the concept of riparian communities to include the banks of dry washes in deserts. A wash in the LCRV subdivision with its woodland trees is clearly distinct from the surrounding creosote bush flats. On a landscape scale, dry washes occupy less than five percent of the area within the subdivision of the Sonoran Desert, but support ninety percent of its bird life. Their value to wildlife is the result of the greater availability of water even though these washes may carry surface water for only a few hours a year (**Phillips and Comus, 2000**).

Dry washes share most of their defining characteristics with traditional "wet" riparian habitats. For example, they are chronically disturbed, unstable sites where water and nutrients are harvested and concentrated from larger areas. Finally they are corridors for the dispersal of plants (seeds) and animals (**Phillips and Comus, 2000**).

Three general categories of evaluation criteria were used for the relative functions and values assessment of jurisdictional washes within Paradise Ridge: Water Quality, Habitat Quality, and Recreational Quality. These categories and the elements that compose the functions and values are shown in **Table 2**.

TABLE 2. Typical Functions and Values of Aquatic Systems

WATER QUALITY	
	Groundwater Recharge / Discharge
	Nutrient Transformation
	Flood Flow Desynchronization
	Sediment Transport
HABITAT QUALITY	
	Threatened & Endangered Species
	General Wildlife Use
	Habitat Community
RECREATIONAL QUALITY	
	Consumptive Uses
	Non-Consumptive Uses

4.1 Water Quality Criteria

Groundwater recharge/discharge, nutrient transformation, flood flow desynchronization, and sediment stabilization were the Water Quality criteria used for evaluation purposes.

4.1.1 Groundwater Recharge/Discharge

The project area is located within the East Salt River Valley groundwater sub-basin within the Phoenix Active Management Area (AMA). Groundwater depth within the sub-basin is highly variable and reacts substantially to groundwater pumping. Water levels in the East Salt River Valley range from 100 feet to more than 400 below the ground surface (**USACOE, 1996**).

The absence of true riparian vegetation on the site confirms that groundwater is located below the shallow root zone of riparian plants. Due to the depth of groundwater, constrained deep below the soil surface, there is no opportunity for groundwater discharge. However, an important natural function of desert washes is their ability to recharge water to the underground aquifer (**Phyllis and Comus, 2000**). Wide, flat wash beds possess the greatest ability to recharge water to the subsurface. Even so, due to the depth to groundwater, recharge occurs on a minor scale within the project area.

4.1.2 Nutrient Transformation

Within a system of wash corridors nutrients may pass directly through the corridor, nutrients may accumulate in the soil, gradually filling in the wash bed, and nutrients may be absorbed and incorporated into biomass by corridor vegetation as it grows (**Forman and Godron, 1986**).

Within the xeroriparian wash system, washes with the greatest density of vegetation are assumed to have the greatest potential to absorb dissolved mineral nutrients.

4.1.3 Flood Flow Desynchronization

The ability of the dry washes to desynchronize flood flows is related to their ability to slow floodwater and detain some floodwater onsite. Decreased water velocities increase the opportunity for water to be recharged to the subsurface and/or detained at the surface in backwater channels. These processes provide water to the root zone of desert plants and decrease the entrenchment potential of floodwaters to existing wide, flat channels.

4.1.4 Sediment Stabilization

Sediment stabilization refers to the ability of the desert washes to bind soils and dissipate erosive forces. Vegetation is the primary soil binding mechanism (roots and decomposing organic matter) in these desert washes. Cut banks and exposed root systems are evidence of soil instability.

4.2 Habitat Quality Criteria

The Habitat Quality criteria used to evaluate onsite washes considered habitat functions and values with regard to threatened and endangered species, general wildlife use, and habitat community.

4.2.1 Threatened and Endangered Species

The threatened and endangered species criterion was based on the potential for the wash vegetation to support threatened and endangered species. The property is within Zone 3 habitat for the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*) (pygmy-owl). Zone 3 habitat is defined as areas within the historic range of the pygmy-owl with a low potential of occupancy (**AGFD and USFWS, 2000**). Surveys for the pygmy-owl were completed in 1999 and 2000 by biologists with Entranco and no pygmy-owls were detected (**Entranco 1999 and 2000**). Therefore, this category was included for consideration, but there are no documented threatened or endangered species on or within the vicinity of the Paradise Ridge property.

4.2.2 General Wildlife Use

In terms of general wildlife use, the jurisdictional washes within Paradise Ridge function as corridors to onsite and offsite areas. Dense cover along ephemeral washes provides opportunities

for movement by small mammals such as rabbits and larger mammals such as javelina and coyote. In addition, water-retaining features, such as a stock pond, were thought to have a high general wildlife use function and value due to their ability to provide a water supply in a desert environment.

4.2.3 Habitat Community

Within Paradise Ridge, jurisdictional washes with a diversity of plant species, well-developed structure, and a high percentage of canopy cover are anticipated to provide a wider variety of resources, and, thus, support a larger habitat community than areas that either lack these habitat features or support them to a lesser degree. Ephemeral washes that provide cover, food, shelter, and nesting substrates have higher habitat function and value than those that are not well vegetated or do not have the appropriate structure.

4.3 Recreational Quality

The Recreational Quality criterion is purely a value that people place on the use of aquatic systems. While recreational use of the aquatic systems are important, it was thought to be of secondary importance to water quality and habitat.

Uncontrolled use of the site for recreational use has led to degradation of some washes and wash features For example, there is extensive evidence of use of the stock pond area for illegal fire arm and off-road vehicle use.

Off-road vehicle use has created multiple trails throughout the project area and has disturbed wash habitat as well as upland habitats. The two categories of recreational use considered were consumptive (active) and non-consumptive (passive).

4.3.1 Consumptive Uses

Off-road vehicle use, plant collecting, and illegal hunting are activities that are considered consumptive.

4.3.2 Non-Consumptive Uses

Hiking, bird watching, and photography are activities that are considered non-consumptive.

5.0 METHODS AND RATING SYSTEM

Prior to developing the rating system for the functions and values of jurisdictional washes within the Paradise Ridge property, Entranco personnel met with Tim Wade of the Arizona Game and Fish Department (AGFD) at the site to discuss the characteristics of desert washes. During this meeting, Entranco personnel calibrated their impressions of function and value of desert washes with the AGFD. The rating system, as it would be applied onsite, was developed as a result of this meeting.

A critical review of the general functions and values of jurisdictional waters of the United States (**Table 2**) was made to determine the quintessential functions of the washes on the Paradise Ridge site. Thus the larger list of functions was refined to cover those discriminating elements on the site. The refined functions used for this evaluation are shown on **Table 3**. Both the Groundwater Recharge / Discharge and Nutrient Transformation were taken out from the evaluation as flood flows generally pass through the site and the soils typically do not promote any ponding or groundwater transfer in either direction. One exception, however, is the stock pond that is roughly in the eastern – central portion of the site. The stock pond was evaluated separately and as a unique condition in the desert environment. The entire Recreation Quality criterion was taken out of the evaluation, as the function and value of onsite washes are impacted by recreational activity.

TABLE 3. Typical Functions of Washes on Paradise Ridge

WATER QUALITY	
	Flood Flow Desynchronization
	Sediment Transport
HABITAT QUALITY	
	Threatened & Endangered Species
	General Wildlife Use
	Habitat Community

The criteria to evaluate the qualitative rating for the function categories are divided into four general levels: Very High, High, Medium and Low ratings. A brief description of the criteria to determine a rating level of the relative function of a wash is provided below in **Table 4**.

The category for water quality is composed of the first two elements under each rating, which included consideration for flood flow desynchronization and sediment stabilization. The category for habitat is composed of the latter three elements under each rating, which included consideration for threatened & endangered species, general wildlife habitat and habitat community. For those xeroriparian areas within Paradise Ridge, the habitat category was given a greater dominance when determining the overall rating.

The character of a xeroriparian community changes along its length due to the typical braided geomorphological nature of washes in the desert southwest. "Plant communities, including riparian and non-riparian communities, do not occur in tightly bounded, discrete units (though they are nearly always depicted as such), but change gradually from one type to the next in a continuum" (**SWCA 1993**). The minimum length to designate a particular rating was considered in order to limit the potential for fragmentation of a habitat community. In addition, for purposes of keeping the evaluation easy to apply, the minimum length of a reach for a particular rating was 100 feet. This segment length is easily readable to the scale of the site and is a reasonable minimum length for continuity of a habitat type.

The application of the rating system to a particular wash was determined through the integration of the criteria, verses requiring that the evaluated reach meet all the listed criteria for a rating. Hence, if a wash had strong elements for most of the evaluation criteria of a particular rating, then the wash would be given that rating.

Table 4. Criteria for Wash Rating

VERY HIGH RATING	
	Flood waters are detained limited outlet
	Very stable riparian area; aggradation of sediments
	Presence of T&E species on site
	Long segments wide corridors connected beyond the site (regional links)
	Mature trees and shrub strata; dense stand; very wide corridor (> 20 ft)
HIGH RATING	
	Flood waters are slowed; low velocities (< 4 fps)
	Stable channels; balanced sediment transport
	Abundance of constituent T&E habitat elements; no T&E species present
	Long segments wide corridors within the site
	Mature trees; moderate stand; wide corridor (> 10 ft)
MODERATE RATING	
	Flood waters not channelized sheet flow; moderate velocities (4 to 9 fps)
	Stable channel; minor erosion
	Moderate constituent T&E habitat elements
	Short segments wide corridors
	Mature shrubs; dispersed tree; moderate corridor (5-10 ft)
LOW RATING	
	No flood waters are detained; high velocities (> 9 fps); erosion present
	Unstable channel; erosion of banks down-cutting
	No constituent habitat elements for T&E species
	Short segments fragmented and narrow corridors
	Bare ground and / or shrub only stratum; narrow corridor (< 5 ft)

The criteria were applied only to the xeroriparian corridors that have been determined by the U.S. Army Corps of Engineers to be "waters of the United States" and regulated under Section 404 of the Clean Water Act.

The criteria are based on qualitative elements for the washes on the Paradise Ridge site and generally do not assess the greater landscape. However, adjacent vegetation density was taken into consideration when rating washes found in the AU subdivision versus washes found in the LCRV subdivision. For example, a wash that would have received a low rating in the AU subdivision could have received a moderate or high rating in the LCRV subdivision due to the sparseness of adjacent vegetation within the LCRV subdivision. Therefore, it was assumed that an absence of vegetation cover in the inter-wash areas of the LCRV subdivision increases the value of the adjacent wash habitat.

While the rating of the riparian corridors are divided up into elements of separate categories of functions and values, the final assessment is given as a single rating based on the gestalt of all elements in all categories. In addition, for xeroriparian areas within Paradise Ridge, the habitat category was given a greater dominance when determining the overall rating.

The rating system was applied to a 1" = 400' scale aerial photograph depicting the limits of jurisdictional waters for the Paradise Ridge property (Appendix B). The ratings were ground truthed on August 31, 2000.

6.0 RESULTS

Wash criteria often overlap between ratings. Wide washes receive and convey larger volumes of water than narrower washes. These washes in turn generally support larger trees and a greater density and diversity of vegetation than narrower washes. In addition, wide washes often have multiple layers of plant development: overstory, midstory, and understory vegetation. Multiple layers of vegetation increase the value of the habitat by offering a wider variety of resources to wildlife such as food, shelter, and cover. So wider and higher vegetated washes received a higher rating. Representative photos of washes that received rankings of high, medium, and low are depicted in **Appendix A**. No examples of Very High rated areas were found on the site.
Table 5 shows the percentage of high, medium, and low wash ratings in linear feet and acreage.

Table 5. Ranking System – Linear Feet and Acreage

RANKING	LENGTH (Linear Feet)	AREA (Acreage)
VERY HIGH	0	N/A
HIGH	81,840	37.58
MEDIUM	44,406	9.08
LOW	32,244	2.97

The stock pond contains unique features that are found no where else on the project site. These unique features include wetland vegetation, such as willow and cottonwood, and ponding of water for extensive periods of time. The site, however, has not been maintained as a stock pond. The main pond area is now silted in. This has allowed runoff to form an outlet channel at the northeastern portion of the pond. This outlet has caused extensive erosion and down cutting of the upland area. The site has also experienced extensive impacts to the vegetation in and around the site due to the use of the pond embankment for off-road vehicle use, firearm target shooting, wildcat dumping and other activities. Due to these impacts, and taking into account that there are still areas of intact wetland vegetation, the stock pond was given a High rating.

The results of the xeroriparian corridor function and value assessment were field checked by Entranco personnel and Tim Wade of the Arizona Game and Fish on August 31, 2000. During the field review, Entranco personnel ground-truthed approximately 20 percent of the rated washes, and adjusted less than 5 percent of the ratings.

7.0 CONCLUSIONS

The future functions and values of the jurisdictional washes within and downstream of Paradise Ridge are dependent upon upstream and onsite development practices. For example, urbanization of the watershed upstream of the property has altered the baseline conditions of the flood hazards of the Paradise Ridge property. Runoff from impervious surfaces, such as roads and rooftops is about four times that of undeveloped desert due to the inability of these surfaces to absorb and store water. Over these same surfaces, rainwater can move more than eight times as fast as water in undeveloped desert lands.

The functions and values rating that has been assigned to the jurisdictional washes within Paradise Ridge is representative of wash conditions as they exist today. However, due to upstream development some of the washes that received a high or medium rating may have already lost their water supply and may be converted to a low rating in the future. Likewise, washes with a low or medium rating could receive a high rating in the future if the quantity and duration of water they receive increases due to the incorporation of development features that channel water to particular reaches.

8.0 REFERENCES

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2000 Survey of Paradise Ridge Development for the Endangered Cactus Ferruginous Pygmy-owl. Phoenix, Arizona.

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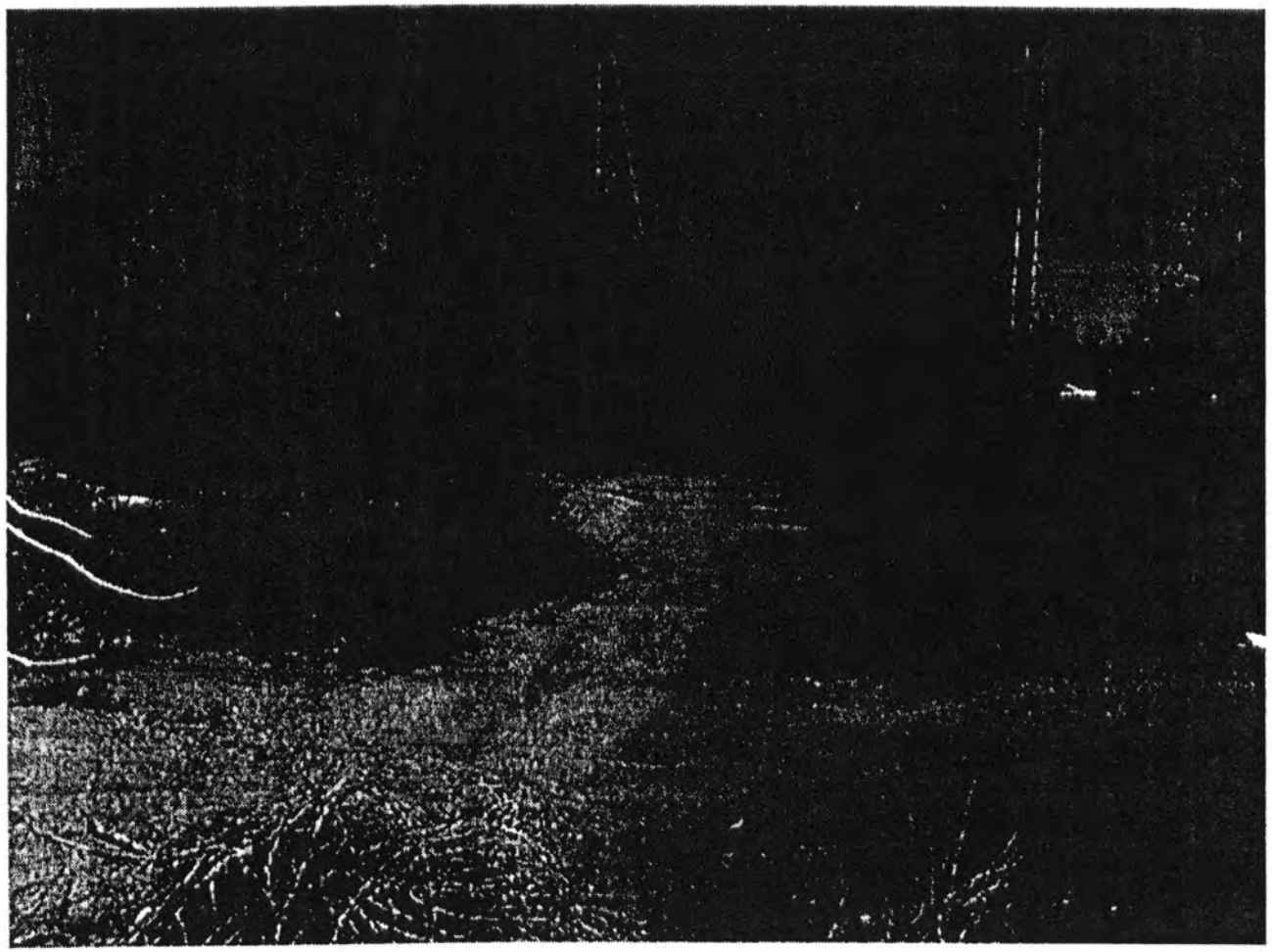
APPENDIX A

REPRESENTATIVE PHOTOS FOR RATED AREAS

High Wash Ranking

Moderate Wash Ranking



Low Wash Ranking

APPENDIX B

PARADISE RIDGE MASTER PLANNED COMMUNITY

Design Criteria for Washes, Road Crossings, and General Drainage Conditions

To ensure that the overall mitigation goals of this plan are achieved during site specific planning and design, minimum standards have been developed for washes and road crossings. Off-site runoff shall be passed through the Paradise Ridge development within four types of conveyance facilities. These are underground storm drains, natural wash corridors, reconstructed wash corridors, and washes constructed on new alignments. Roadway crossings shall consist of culverts and/or bridges.

Criteria for Washes

Minimum standards for each of the three wash types are as follows.

Underground Storm Drains

Storm drains, if needed, will be part of the final design and development of specific parcels within the project area. Storm drains will be sized in accordance with current design standards published by the City of Phoenix and the Flood Control District of Maricopa County. The intent of these criteria includes providing smooth transitions and ensuring sediment flow-through behavior.

Preserved/Enhanced Wash Corridors

The number of natural wash corridors, including location and width, has been established by the Master Drainage Plan. Design standards are as follows:

1. The natural wash corridor widths will vary in order to contain the peak 100-year flow event within the bermed area, as discussed in the Master Drainage Plan.
2. The existing natural low flow channel shall be preserved in its natural state except for the necessary at-grade (at natural wash flow line slope) roadway and multi-use path crossings.
3. The peak 100-year flow shall be contained within the wash corridor and shall satisfy flow depth (generally 2.0 foot or less flow depth in overbanks), velocity and sediment transport criteria stated in the Master Drainage Plan. Some corridors with large discharges may exceed the 2.0-foot flow depth criteria in order to conserve right-of-way.
4. Cutoff walls will be based on the 100- year flow and shall be placed a minimum of 20 feet from the top of the natural wash bank to address potential lateral migration and scour. Cutoff walls shall extend below potential scour depths with a safety factor of 1.3. Cumulative scour calculations shall include general, local, bend, anti-dune and low flow incisement scour.
5. Cutoff walls, privacy fences and multi-use paths shall be located a minimum distance of 20 feet from each side of the natural channel bank. Consequently, a minimum 20 foot wide strip of undisturbed natural riparian habitat shall be preserved on each side of the natural wash. In the case of those areas adjacent to golfing features, the re-vegetation could include grasses appropriate to golf course use in Arizona. Native grasses will be used if practicable. Steps

will be taken to eliminate the possibility of non-native grasses or landscaping materials gaining a foothold in the areas re-vegetated with native plants.

6. The low flow channel and over-bank areas shall require field survey and one-foot contour interval mapping as well as a detailed HEC-RAS hydraulic analysis and HEC-1 sediment transport analysis to ensure a channel that shall safely convey the 100-year flow in accordance with Federal Emergency Management Agency (FEMA) levee design freeboard criteria.

Reconstructed Natural Wash Corridors

The number of reconstructed wash corridors, including location and width, has been established by the Master Drainage Plan. Design standards are as follows.

1. The width and alignment of the reconstructed wash may be adjusted in order to maintain and/or reduce the lower frequency storm peak flows (less than the 100-year peak flow), flood volumes, flow velocities and preserve the integrity of the channel system in stable dynamic equilibrium. However, it shall be necessary to provide sufficient wash corridor area in order to meet the mitigation goals as stated within the Paradise Ridge Habitat Mitigation Plan.
2. The reconstructed low flow channel geometry shall generally be based on the channel forming discharge, which has been estimated at approximately the 10-year flow. The majority of over-banks of the low flow channel will be terraced to allow for planting with native vegetation and placement of geosynthetic reinforcement for erosion protection purposes. The reconstructed channels shall be constructed to appear natural except for necessary grade-control structures and crossings (roadway and multi-use path).
3. The peak 100-year flow shall be contained within the wash corridor and shall satisfy flow depth (equal to or less than 2.0 foot flow depth in overbanks), velocity and sediment transport criteria stated in the Master Drainage Plan.
4. Adequate setback distances or cutoff walls, based on the 100-year flow, shall be provided along the perimeter of wash corridors to address potential lateral migration and scour.
5. Comprehensive sediment transport and sediment deficit analyses, based on 100-year flow and cumulative storm frequency events, shall be required for estimating setback distances to building structures. Cutoff walls shall extend below potential scour depths with a safety factor of 1.3. Cumulative scour calculations shall include general, local, bend, anti-dune and low flow incisement scour.
6. Cutoff walls, privacy fences and multi-use paths shall be located a minimum distance of 20 feet from each side of the reconstructed channel bank. Consequently, a minimum 20 foot wide strip of undisturbed natural riparian habitat shall be preserved on each side of the reconstructed wash. In the case of those areas adjacent to golfing features, the re-vegetation could include grasses appropriate to golf course use in Arizona. Native grasses will be used if practicable. Steps will be taken to eliminate the possibility of non-native grasses or landscaping materials gaining a foothold in the areas re-vegetated with native plants.
7. The low flow channel and over-bank areas shall require field survey and one-foot contour interval mapping as well as a detailed HEC-RAS hydraulic analysis and HEC-1 sediment transport analysis to ensure a channel that shall safely convey the 100-year flow in accordance with FEMA levee design freeboard criteria.

Flood Control Channels/Detention Basins

1. Flood control channels/detention basins will have reinforced banks, where necessary to minimize erosion, and will have natural sandy channel bottoms
2. The primary function of the newly constructed washes is to convey peak flows during storm events.
3. No revegetation is proposed in the JDW washes constructed on new alignments.
4. Mitigation credit in most cases for washes constructed on new alignments will include either the wash bottom or the overbank and wash bottom.

Criteria for Roadway Crossings

The allowable roadway crossing type is determined based on the type of wash conveyance facility. Minimum roadway crossing standards for each conveyance facility are as follows.

Underground Storm Drains

Storm drains that pass under roadways shall be designed to the same standards enumerated above under Criteria for Washes. Storm drains that begin or end immediately upstream or downstream of the roadway shall also adhere to the following standards:

1. Unobtrusive energy dissipators, such as buried riprap or natural looking rock rapids, may be necessary at the downstream end of some drainage structures.
2. At drainage structure entrances, smooth channel-to-structure transitions shall be designed to minimize sediment deposition. Within the preserved/enhanced and reconstructed washes, these entrances shall be unobtrusive and not consist of concrete channel linings.
3. Reinforced turf with geosynthetics may be used within the banks (side slopes) of the approach and exit channel and exit channel transitions.

Preserved/Enhanced Wash Corridors

Design standards for roadway crossings of natural wash corridors are as follows.

1. A "flow-through" system shall be used to pass the peak 100-year flow across the roadway through drainage structures in accordance with current design standards published by the City of Phoenix and the Flood Control District of Maricopa County.
2. The proposed drainage structure at the "flow-through" roadway crossing shall consist of 1) a central structure for the conveyance of flows within the natural wash, and 2) storm drain conduit(s) (such as pipes) for conveyance of overbank flows (on each side of the central structure). At a minimum, the central structure shall span the entire low flow channel as measured between the top of the banks. This can be accomplished by the use of multiple cell structures. The storm drain conduit(s) on each side of the central structure shall prevent funneling of the overbank flows through the central roadway crossing structure. The central structure shall be sized to convey the entire 100-year peak flow as a safety measure in case the storm drain conduit(s) conveying overbank flows are clogged. The flow-lines of these structures shall be placed at or below the natural ground elevation.

3. Sediment transport and scour analyses shall be required to ensure the structural integrity of these drainage structures and a channel system that is in dynamic equilibrium (without significant sediment aggradation or degradation at the inlets and outlets).
4. Unobtrusive energy dissipaters, such as buried riprap or natural looking rock rapids, may be necessary at the downstream end of some drainage structures.

Reconstructed Natural Wash Corridors

Design standards for roadway crossings of natural wash corridors are as follows.

1. The peak 100-year flow across the roadway through drainage structures will be in accordance with current design standards published by the City of Phoenix and the Flood Control District of Maricopa County.
2. At drainage structure entrances, smooth channel-to structure transitions shall be designed to minimize flow disruption/turbulence. These entrances/exits shall be unobtrusive and not consist of concrete channel linings. Reinforced turf with geosynthetics may be used within the banks (side slopes) of the approach and exit channel transitions.
3. Sediment transport and scour analyses shall be required to ensure the structural integrity of these drainage structures and a channel system that is in dynamic equilibrium (without significant sediment aggradation or degradation at the inlets and outlets).
4. Unobtrusive energy dissipaters, such as buried riprap or natural looking rock rapids, may be necessary at the downstream end of some drainage structures.

Flood Control Channels/Detention Basins

1. The peak 100-year flow across the roadway through drainage structures will be in accordance with current design standards published by the City of Phoenix and the Flood Control District of Maricopa County.
2. Sediment transport and scour analyses shall be required to ensure the structural integrity of these drainage structures and a channel system that is in dynamic equilibrium (without significant sediment aggradation or degradation at the inlets and outlets).

APPENDIX C

PARADISE RIDGE MASTER PLANNED COMMUNITY

Landscape Criteria for Reconstructed Natural Wash Corridors

Vegetation

- Plant species composition will be entirely comprised of native species.
- Revegetation will include mesquite, ironwood, hackberry, foothill paloverde and yellow paloverde, wolfberry, saguaro, barrel cactus, buckhorn cholla, and triangular-leaved bursage, and other species identified in Table 3.1.1. Other adapted native plants and seeds may be utilized, upon approval by the Corps.
- Woody plant stock will be salvaged from on-site and supplemented with plants and seeds from local commercial nurseries. Seeding will be undertaken to achieve the desired species composition and density of the herbaceous plants. Native grass seed may also be utilized to help reduce soil erosion.
- The source for all nursery grown plants and seeds will be identified to assure that only locally-adapted, native plants and seeds are utilized.
- Five gallon containerized plants will be utilized to the extent possible based on availability.
- Seeding methods recommended by the nurseries will be followed to achieve the desired herbaceous plant densities.

On-Site Plant Salvage

- Salvaged plants, including trees, shrubs, and cacti shall be used on site.
- The contractor will use standard transplanting procedures when removing and relocating vegetation.

Irrigation

- A temporary drip irrigation system will be installed to accommodate irrigation demands within each of the reconstructed wash corridors.
- The primary water source for irrigation will be the nearest water main. It may be necessary to establish temporary water storage facilities to meet irrigation needs.
- Separate emitters will be installed at each planting. Holes for each planting will be approximately twice the size of root balls.
- Irrigation will continue for at least 2 years after plantings have been completed. Irrigation will be discontinued when the vegetation has become established, and it has been demonstrated that the vegetation can survive without supplemental watering.

Maintenance

- Short-term maintenance of the corridors may include staking, fertilizing, weeding in the immediate area of the vegetation to be re-established, and maintenance of the irrigation system.
- Once the vegetation becomes established and accepted by the Corps, these practices will be discontinued.

- Long-term maintenance of the corridors will not allow pruning, removal of snags, mistletoe control, weeding, or plant litter removal.

Successful Landscape

- 80 percent survival of trees, shrubs, and saguaros 3 years after irrigation has been discontinued.
- If less than 80 percent survival, the ultimate landowner or lessee or it equivalent entity will plant additional vegetation in order to achieve 80 percent survival.

APPENDIX D

PARADISE RIDGE MASTER PLANNED COMMUNITY

Criteria for Trails within the Riparian Habitat Wash Corridors

Soft-Surface Trails: Passive recreation uses only (e.g., hiking, bird watching, photography)

Criteria:

- Permitted along both sides of the wash
- Meander within natural and reconstructed wash corridors
- Located a minimum distance of 20 feet from the low-flow channel
- 8 feet wide
- Constructed of decomposed granite or similar non-toxic material
- Wash crossings are allowed

Hard-surface Trails: Passive recreation uses only (e.g., hiking, bird watching, photography, roller blading, bicycles)

Criteria:

- Located outside of the mitigation area
- 8 feet wide

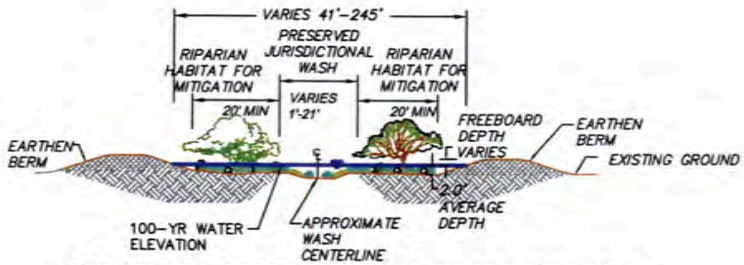
Doug Frost (II) 602-256-5618 City of Phoenix Plan douglas.frost@phoenix.gov

Habitat Mitigation and Monitoring Plan for the Paradise Ridge Development

ADDENDUM
February 15, 2011

Table 1. Total acres of WUS's, total WUS acres preserved, WUS acres impacted, and mitigation components at Paradise Ridge.

		Prior	Updated		
TOTAL WUS ACRES AT PARADISE RIDGE		**47.89**	**47.89**		
	High	25.54	25.54		
	Medium	20.05	20.05		
	Low	2.30	2.30		
TOTAL WUS ACRES PRESERVED		**13.82**	**13.67**		
	High	11.74	11.59		
	Medium	2.05	2.05		
	Low	0.03	0.03		
TOTAL WUS ACRES IMPACTED		**34.08**	**34.23**		
	High	13.81	13.96		
	Medium	17.99	17.99		
	Low	2.27	2.27	**Prior Credited Ratio**	**Updated Credited Ratio**
OVERALL MITIGATION RATIO (Pertaining to Acreage)		**4.85:1**	**4.95:1**	**4.05:1**	**4.12:1**
	High	6.00:1	6.00:1	4.61:1	4.57:1
	Medium	4.00:1	4.00:1	3.87:1	4.04:1
	Low	2.00:1	2.00:1	2.00:1	2.00:1
Mitigation				**Prior Credited**	**Updated Credited**
	Riparian habitat associated with High Value Avoided Washes	35.65	35.97	17.83	17.98
	Reconstructed & New High Value Washes/Stock Tank	45.85	45.76	45.85	45.76
		81.49	**81.73**	**63.68**	**63.74**
	Riparian habitat associated with Medium Value Avoided Washes	19.14	20.83	9.57	10.41
	Reconstructed & New Medium Value Washes	60.10	62.35	60.10	62.35
		79.25	**83.18**	**69.67**	**72.76**
	Riparian habitat associated with Low Value Avoided Washes	0.00	0.00	0.00	0.00
	Reconstructed & New Low Value Washes	4.55	4.55	4.55	4.55
		4.55	**4.55**	**4.55**	**4.55**
12/10/2010	**TOTAL**	**165.29**	**169.46**	**137.90**	**141.05**



404 NATURAL RIPARIAN HABITAT WASH CORRIDOR

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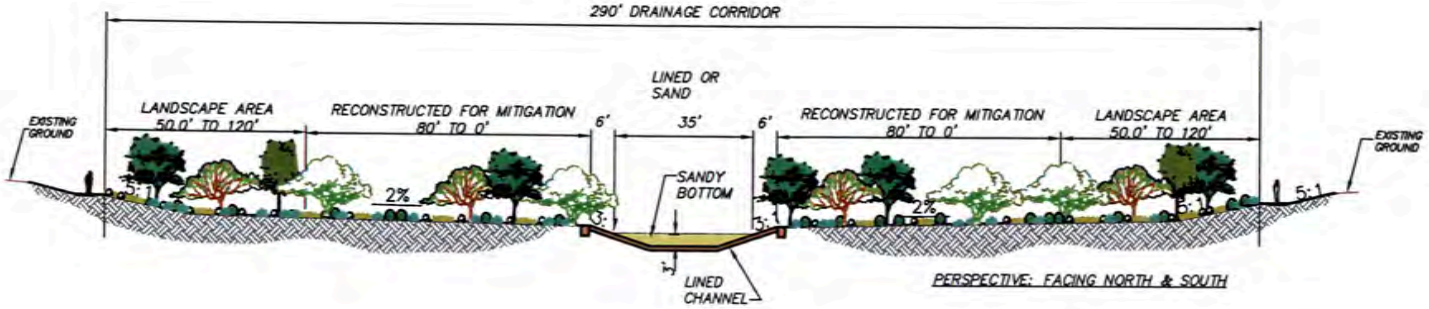
PROJECT NO: 009-1321	
DRAWN BY: LJS	**PARADISE RIDGE TYPICAL SECTIONS**
DATE: DEC. 1, 2010	

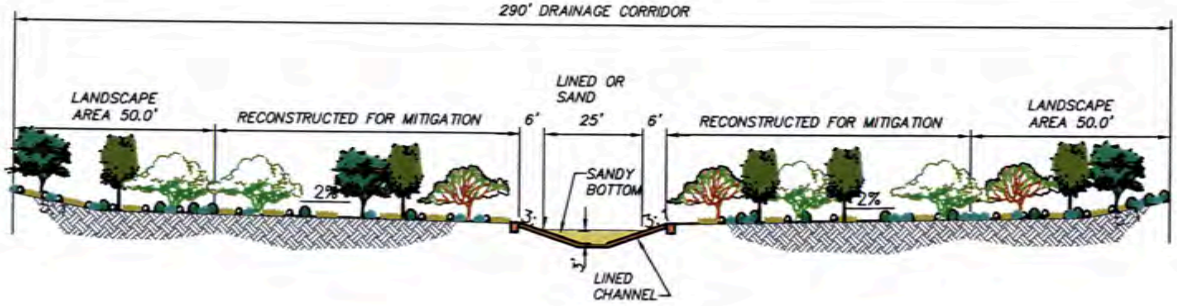
OLSSON ASSOCIATES
7250 North 16th Street
Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

EXHIBIT 5



EAST CHANNEL - SOUTH OF WASH 10

RECONSTRUCTED RIPARIAN HABITAT CORRIDOR



EAST CHANNEL - NORTH OF WASH 10

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DRAWN BY: LJS	
DATE: DEC. 10, 2010	

PARADISE RIDGE TYPICAL SECTIONS

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7250 North 16th Street
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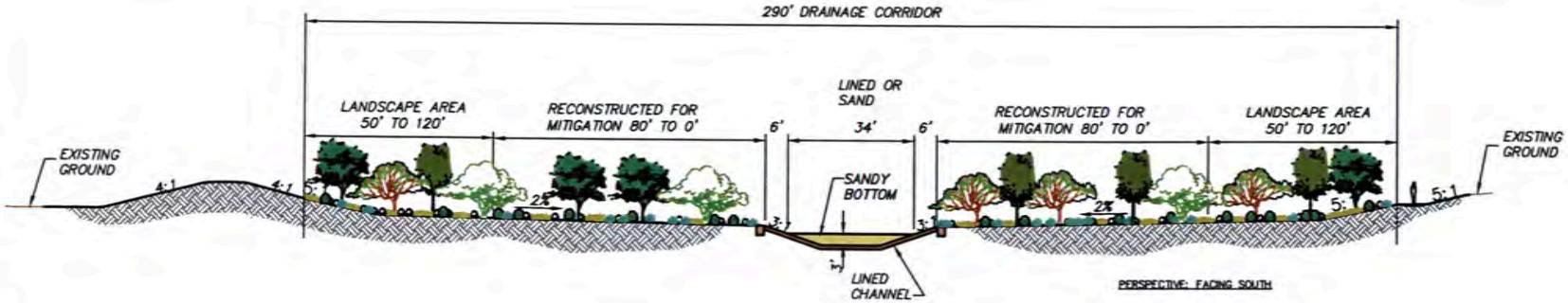
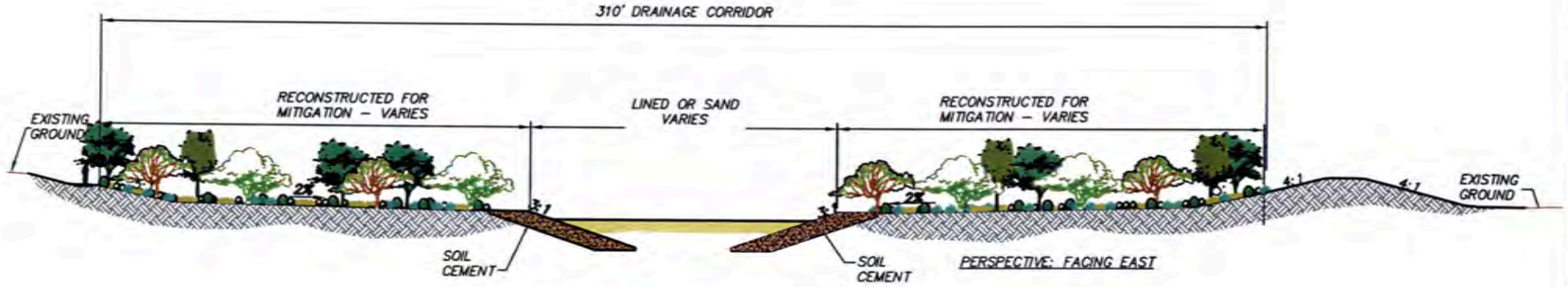
EXHIBIT 6



WEST CHANNEL - LOOP 101 TO E-W CHANNEL

RECONSTRUCTED RIPARIAN HABITAT CORRIDOR



EAST - WEST CHANNEL

RECONSTRUCTED RIPARIAN HABITAT CORRIDOR

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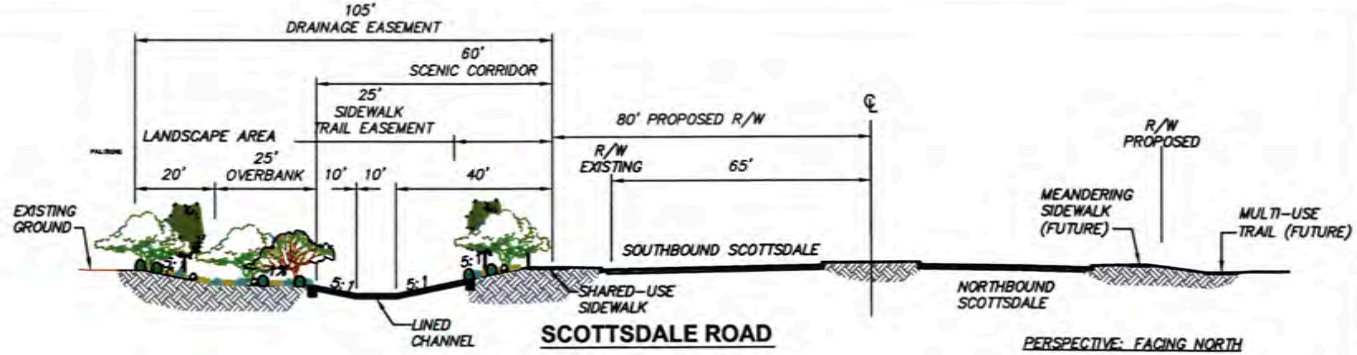
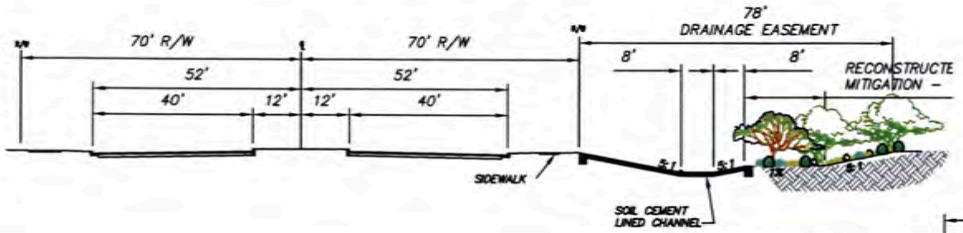
PROJECT NO: 009-1321	PARADISE RIDGE TYPICAL SECTIONS	OLSSON ASSOCIATES 7250 North 16th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001
DRAWN BY: LJS		
DATE: DEC. 10, 2010		

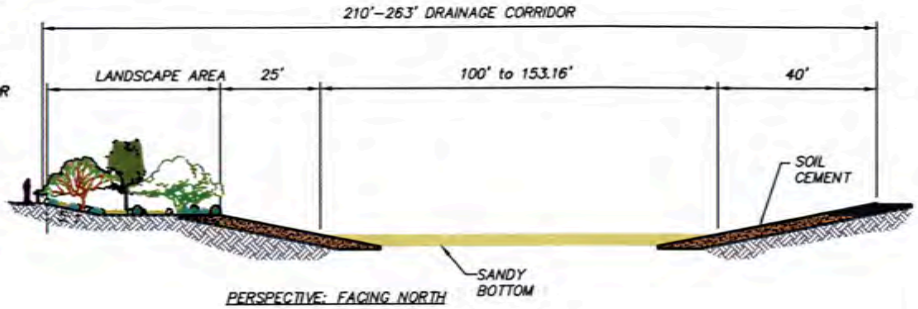
EXHIBIT 7





64TH STREET CHANNEL

RECONSTRUCTED RIPARIAN HABITAT CORRIDOR



RAWHIDE WASH

RECONSTRUCTED RIPARIAN HABITAT CORRIDOR

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DRAWN BY: LJS		
DATE: DEC. 10, 2010		

EXHIBIT 8

Appendix D
Programmatic Agreement

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JUN 10 2009
ARIZONA STATE PARKS/S.H.P.O.

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ER & T SECTION

PROGRAMMATIC AGREEMENT AMONG THE LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS, ARIZONA STATE LAND DEPARTMENT, AND ARIZONA STATE HISTORIC PRESERVATION OFFICE, REGARDING THE PARADISE RIDGE AND DESERT RIDGE PLANNING AREAS, CITY OF PHOENIX, ARIZONA

WHEREAS, the Los Angeles District, U.S. Army Corps of Engineers ("COE") under the authority of Section 404 of the Clean Water Act (33 U.S.C. § 1344) has issued Permits 1999-16129-RWF and 984-0030-RWF ("Section 404 Permits") ("Undertaking") to the Arizona State Land Department ("ASLD") for the Paradise Ridge and Desert Ridge Planning Areas, respectively, located in northeast Phoenix, Maricopa County, Arizona (Appendix 1); and

WHEREAS, the COE has determined that the area of potential effects ("APE") includes the entire Paradise Ridge Planning Area (approximately 3.4 square miles) and Superblocks 2, 3, and 9 of the Desert Ridge Planning Area (approximately 1.4 square miles) located on land administered by ASLD (Appendix 2); and

WHEREAS, ASLD has inventoried the APE and tested six out of eight archeological sites located within the APE. The results are documented in the following reports by URS: *Archeological Testing Results and Treatment Plan for Site AZ U:5:93(ASM) and Isolated Occurrence 49 in the Paradise Ridge Planning Area, Phoenix, Arizona; Archeological Testing Results and Treatment Plan for the Last Ditch Site AZ U:5:34(ASM) in the Paradise Ridge and Desert Ridge Planning Areas, Phoenix, Arizona;* and *Archeological Testing Results and Treatment Plan for Site AZ U:5:94(ASM) and AZ U:5:92(ASM) Isolated Occurrence 29 in the Paradise Ridge Planning Area, Phoenix, Arizona;* and

WHEREAS, the COE has determined that the Undertaking may have an adverse effect on archeological sites AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93, and AZ U:5:94, AZ U:5:216 (ASM), eligible under criterion D for listing in the National Register of Historic Places ("NRHP"), and archeological sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM) which have not been evaluated for listing in the NRHP, and has consulted with the Arizona State Historic Preservation Office ("SHPO") and the Advisory Council on Historic Preservation ("Council"), pursuant to Title 36, Code of Federal Regulations ("CFR"), Part 800, regulations implementing § 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470f) ("NHPA"); and

WHEREAS, the COE seeks to programmatically fulfill its responsibilities under the NHPA, pursuant to 36 CFR § 800.14(b)(1), through development of this programmatic agreement ("PA" or "Agreement"); and

WHEREAS, SHPO is authorized to enter into this PA in order to fulfill its role of advising and assisting federal agencies in carrying out their § 106 responsibilities pursuant to §§ 101 and 106 of the NHPA and 36 CFR §§ 800.2(c)(1)(i) and 800.6(b); and

WHEREAS, SHPO is authorized to advise and assist federal and state agencies in carrying out their historic preservation responsibilities and cooperate with these agencies under Arizona Revised Statutes ("ARS") § 41-511.04(D)(4); and

WHEREAS, the Council elected not to participate in this PA; and

WHEREAS, the Arizona State Historic Preservation Act (ARS § 41-861 *et seq*) requires the ASLD to consult with the SHPO concerning the effect of planned land sales or leases on archeological and historical resources listed in or eligible for listing in the Arizona Register of Historic Places; and ASLD intends to use provisions of this PA to comply with the applicable requirements of the Arizona State Historic Preservation Act and has been invited to participate as an "Invited Signatory" to this PA; and

WHEREAS, the Arizona Antiquities Act (ARS § 41-841 *et seq*) requires the ASLD to notify the Arizona State Museum ("ASM") about the discovery of archeological and historical sites or objects on state land; and

WHEREAS, ASM has authority and responsibility for implementing the Arizona Antiquities Act on state land (defined as land owned or controlled by state agencies and institutions, counties and municipal corporations), and has been invited to participate as a Concurring Party to this PA; and

WHEREAS, the COE has consulted with the City of Phoenix, the Salt River Pima-Maricopa Indian Community, the Hopi Tribe, the Fort McDowell Yavapai Nation, and the Yavapai-Apache Nation regarding the effects of the Undertaking on historic properties and has invited them to participate in this PA as Concurring Parties; and

WHEREAS the COE has determined that implementation of the Undertaking is of long duration (approximately 10 years, with multiple construction phases), and that not all aspects of the project(s) associated with the Undertaking have been planned in final form, and that such planning as exists may be subject to change at some future date, making it desirable to clearly define COE's NHPA Section 106 responsibilities; and

WHEREAS, the definitions given in 36 CFR § 800.16 are applicable throughout this PA.

NOW, THEREFORE, the COE, SHPO, and ASLD, collectively, referred to as "Signatories" or "Parties", agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the Undertaking's effects on historic properties.

STIPULATIONS

The COE and the ASLD, as appropriate, will ensure that the Undertaking will be carried out in accordance with the following stipulations:

STIPULATION 1
Historic Properties Treatment Plans

A. Historic Properties Treatment Plans ("HPTPs") have already been developed for sites AZ U:5:93(ASM), AZ U:5:34(ASM), AZ U:5:94(ASM) and AZ U:5:92(ASM). The COE will ensure that HPTPs are developed for all other eligible sites within the APE. The HPTPs shall describe the affected historic properties and their historic values, identify the nature of the effects on those historic properties, and describe the strategies proposed to avoid, minimize, or mitigate the effects of the Undertaking on historic properties. The HPTPs shall address the treatment of historic properties within the APE including data recovery and monitoring. The HPTPs will also describe the notification and protection measures in the case of unexpected discoveries. The HPTPs will mention that a burial agreement pursuant to ARS § 41-864 or ARS § 41-865, as appropriate, will be in place for the APE before any ground disturbing activities occur. The HPTPs will also include an eligibility testing plan for sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM). HPTP contents and guidelines are provided in Appendix 4.

B. The COE shall ensure that the HPTPs are prepared in consultation with the Parties for the Undertaking and implemented whenever the Undertaking will affect historic properties. The COE will ensure that the following measures are carried out by incorporating this PA as a special condition of any Section 404 Permits issued by the COE to ASLD or its transferee as successor to such Section 404 Permits. If ASLD fails to carry out the measures necessary to implement the HPTPs, the COE will take steps in good faith to enforce the permit conditions or revoke the permit. To prevent impacts to contributing resources, the COE will ensure ASLD maintains a 100-foot buffer around each archeological site until data recovery is completed at that property in accordance with the HPTPs. If the land remains in state ownership at the time of data recovery, the data recovery shall be conducted in accordance with an Arizona Antiquities Act permit issued by ASM.

STIPULATION 2
ASLD Procedures

The ASLD shall ensure consultation with SHPO and the conditions set forth in the Section 404 permits are carried out in accordance with the following.

A. Prior to ASLD issuing a lease or permit, or disposing of State Trust land at public auction, ASLD shall consult with the COE and SHPO under the State Historic Preservation Act when ground disturbing activities are planned within the boundary of Register eligible sites AZ U:5:33(ASM), AZ U:5:91(ASM), AZ U:5:92(ASM), AZ U:5: 93(ASM), AZ U:5:94(ASM), AZ U:5: 216(ASM), AZ U:5: 227(ASM), and AZ U:5:233(ASM).

B. ASLD will continue to consult with SHPO and COE on mitigation plans resulting from leases or permits. However, ASLD will transfer those consultation procedures to the COE per the conditions set forth in the 404 permits regarding State Trust land that has been sold at public auction.

STIPULATION 3
Archeological Monitoring

An archeologist may need to monitor construction activities after data recovery has occurred. Archeological monitoring shall be carried out in accordance with the following.

A. The COE and ASLD, as applicable, shall ensure ASLD or its successors or assigns to the Section 404 Permits, use cultural resources consultant(s) whose firm and associated personnel meet federal and state standards. If the land remains in state ownership at the time of monitoring, the monitoring shall be conducted in accordance with an Arizona Antiquities Act permit issued by ASM.

B. The COE and ASLD, as appropriate, shall ensure that any cultural deposits identified during monitoring are handled in accordance with Stipulation 4, *Post-Review Discoveries.*

STIPULATION 4
Post-Review Discoveries

The COE will condition its Section 404 Permits to require the ASLD or its successors and assigns to provide immediate notification to the COE if cultural deposits, including but not limited to human remains and funerary objects, are discovered during ground-disturbing activities. ASLD shall notify the ASM of such discoveries if the land remains in state possession at the time of the discovery. In the event of a discovery, the COE will immediately require ASLD or its successors or assigns to temporarily halt those activities and take steps to ensure that the area of the discovery is protected and secured as specified in the HPTPs. The COE shall immediately notify the SHPO and Concurring Parties of the nature of the discovery and the proposed treatment according to the discovery plan developed in the HPTP. The COE and ASLD, as appropriate, shall ensure that any burial encountered is treated according to the burial agreement developed for this PA.

STIPULATION 5
Reporting

A. ASLD shall bear the expense of identification, evaluation, and treatment of all historic properties directly or indirectly affected by the Undertaking within the APE. Such costs shall include, but not be limited to, pre-field planning, field work, post-field analysis, research, and interim, summary, and final report preparation (including draft and final versions) and costs associated with the curation of project documentation and all collections made from the historic properties. ASLD shall provide ten (10) copies of all draft and final reports to COE, SHPO and Concurring Parties.

B. ASLD will submit a Preliminary End-of-Fieldwork Report ("Preliminary Report") to COE, SHPO and Concurring Parties one week after the completion of data recovery fieldwork that will provide a record that the fieldwork was accomplished according to the approved HPTP. The Preliminary Report will also contain a schedule for delivering the draft and final Data Recovery Report to the COE, SHPO and Concurring Parties. After

the SHPO accepts the Preliminary Report, COE may authorize ASLD, as the Permittee of the Section 404 Permits, to proceed with earthmoving activities within the APE. Preliminary Report contents and guidelines are provided in Appendix 5.

C. ASLD shall submit draft plans and reports to the SHPO, COE and Concurring Parties for review and comment within 30 days. Based on the comments received, the COE may require ASLD to revise the plans and/or report(s), and furnish such revised plans and/or reports to the COE. The COE will submit any revised plans and/or reports(s) to SHPO and Concurring Parties for a 20-day concurrent review. Failure to respond within the appropriate review period shall not prohibit the COE from directing ASLD to finalize the plans and/or report(s).

D. The COE shall ensure all plans and/or reports prepared pursuant to this Agreement are consistent with guidelines of the Secretary of the Interior, SHPO, and ASM, as appropriate.

STIPULATION 6
Treatment of Human Remains and Cultural Objects

The COE shall ensure that human remains and associated cultural materials are treated in accordance with the burial agreement developed for this PA.

STIPULATION 7
Curation

The COE shall ensure that all materials and records resulting from the implementation of this Agreement are curated in accordance with 36 CFR Part 79, except where an alternative plan for disposition of human remains and other specified materials is provided in the HPTP.

STIPULATION 8
Confidentiality

The nature and location of archeological sites discussed in this PA shall be maintained as confidential, on a "need to know" basis, limited to staff and agents of the COE, ASLD, and SHPO involved in the planning and reviewing of the Undertaking and qualified researchers consistent with §304 of the NHPA and A.R.S § 39-125.

STIPULATION 9
Professional Qualifications

The COE shall ensure that all historic preservation work carried out pursuant to this Agreement is done by or under the supervision of a person or persons meeting at a minimum the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44738-44739) and in accordance with Arizona Antiquity Act permit requirements, if the land remains in state ownership at the time of the studies.

STIPULATION 10
Conflict of Interest

SHPO may terminate this Agreement if it finds that an Arizona State Parks employee that was significantly involved in the creation of this Agreement is, at any time the Agreement is in effect by no later than three years after its execution, an employee or consultant of any other party in the Agreement.

STIPULATION 11
Equal Opportunity/Non-Discrimination

The Signatory Parties agree to comply with all applicable federal or state laws relating to equal opportunity and non-discrimination.

STIPULATION 12
Non-Availability of Funds

This Agreement shall be subject to available funding, and nothing in this Agreement shall bind the State to expenditures in excess of funds authorized and appropriated for the purposes outlined in this Agreement.

STIPULATION 13
Dispute Resolution

Should any Signatory or Concurring party to this PA object at any time to any actions proposed or the manner in which the terms of this PA are implemented, COE shall consult with such party to resolve the objection. The COE shall notify the SHPO of any objection. If COE determines that the objection cannot be resolved with the SHPO, then COE shall:

A. Forward all documentation relevant to the dispute, including the SHPO's, or COE's proposed resolution, to the ACHP. The ACHP shall provide COE with its advice on the resolution of the objection. The COE will consider any recommendation or comment provided by ACHP pertaining to the subject of the dispute. Prior to reaching a final decision on the dispute, COE shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the signatories and Concurring Parties, and provide them with a copy of this written response. The COE will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute in a timely manner, COE may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, COE shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and Concurring Parties to the PA, and provide them and the ACHP with a copy of such written response.

C. COE's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

STIPULATION 14
Alternative Dispute Resolution

The Signatory Parties agree to engage in any alternative dispute resolution procedures authorized by their statutes, regulations, and court rules, including, but not limited to, 5 U.S.C. 575 and A.R.S. § 12-1518, but only in circumstances where the Federal government consents to litigation in state court.

STIPULATION 15
Record Retention

All books, accounts, reports, files and other records of ASLD, and the Regulatory project files and technical reports of the COE, which are determined releasable under the Freedom of Information Act of 1966 (as amended), relating to this Agreement shall be subject, at all reasonable times, to inspection and audit by the State for five years after the termination of this Agreement.

STIPULATION 16
Amendments

Any Signatory Party may request that this PA be amended pursuant to 36 CFR § 800.6(c)(7). Any amendment will be effective on the date an amended PA is signed by all Signatory Parties. The COE shall ensure that a copy of any executed amended PA is filed with the Council.

STIPULATION 17
Termination

In the event any Signatory Party determines the terms of the PA cannot be or are not being carried out, the Signatory Parties shall consult to seek amendment of the Agreement. If the Agreement is not amended, the COE or the SHPO may terminate it pursuant to 36 CFR § 800.6(c)(8). The COE will either execute a memorandum of agreement under 36 CFR § 800.6(c)(1) or request the comments of the Council pursuant to 36 CFR § 800.7(a). The COE shall notify SHPO as to the course of action it will pursue.

STIPULATION 18
Annual Reporting and Bi-Annual Meeting

The COE will require an annual report for any ASLD actions (e.g., land sales, leases, and permits) that involve parcels containing archeological sites AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93, AZ U:5:94, AZ U:5:216 (ASM), AZ U:5:227 (ASM) and AZ U:5:233 (ASM) which are included in the Section 404 Permits. ASLD Cultural Resources Manager will submit an annual report to the COE Regulatory Project Manager for the Section 404 Permits that documents any and all ASLD actions within the APE during the past calendar year for the duration of this Agreement. ASLD will submit the report no later than January 31. ASLD and COE will meet every two years to evaluate compliance with the Agreement.

STIPULATION 19
Duration of the MOA

This Agreement shall be considered null and void if its stipulations are not carried out within ten (10) years from the date of its execution, unless the Signatory Parties agree in writing to an extension for carrying out its terms.

IN WITNESS WHEREOF, execution of this PA by the COE, ASLD, and SHPO, filing of the PA with the Council pursuant to 36 CFR § 800.6(b)(1)(iv), and subsequent implementation of its terms, evidences the COE has taken into account the effects of the Undertaking on historic properties, and that the COE has satisfied its responsibilities under Section 106 of the NHPA and applicable implementing regulations.

SIGNATORIES:

U.S. ARMY CORPS OF ENGINEERS, LOS ANGELES DISTRICT

By: Mark Durham for Date: 19 May 2009

Name: David J. Castanon

Title: Chief, Regulatory Division

ARIZONA STATE HISTORIC PRESERVATION OFFICER

By: James W. Garrison Date: 11 JUNE 2009

Name: James M. Garrison

Title: State Historic Preservation Officer

INVITED SIGNATORY:

ARIZONA STATE LAND DEPARTMENT

By: Jamie L. Hogue Date: June 4, 2009

Name: Jamie L. Hogue

Title: Interim Land Commissioner

CONCUR:

ARIZONA STATE MUSEUM

By:_____Date: _____

Name _____

Title:_____

CITY OF PHOENIX, A MUNICIPAL CORPORATION

By:_____Date: _____

Name: _____

Title:_____

FORT MCDOWELL YAVAPAI NATION

By:_____Date: _____

Name: _____

Title:_____

HOPI TRIBE

By:_____Date: _____

Name _____

Title:_____

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

By:_____Date: _____

Name: _____

Title:_____

YAVAPAI-APACHE NATION

By:_____Date: _____

Name: _____

Title:_____

APPENDIX 1

CLEAN WATER ACT SECTION 404 PERMITS 1999-16129-RWF AND 984-0030-RWF

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
ARIZONA-NEVADA AREA OFFICE
3636 NORTH CENTRAL AVENUE, SUITE 900
PHOENIX, ARIZONA 85012-1939

July 9, 2009

REPLY TO
ATTENTION OF:

Office of the Chief
Regulatory Division

Maria Baier
Commissioner
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007

File Number: SPL-1999-16129-RWF

Dear Ms. Baier:

Reference is made to the Department of the Army Section 404 (Clean Water Act) permit, dated May 2, 2002, that the Corps of Engineers (Corps) issued to your agency, authorizing the discharge dredged and/or fill material into a total of 34.08 acres of Section 404 (Clean Water Act) jurisdictional area during the course of constructing road crossings, flood control facilities, utility systems, golf course facilities, and building pads as associated with the Paradise Ridge development at (Sections 15, 22, 27, 33, and 34, T4N, R4E), in the City of Phoenix, Maricopa County, Arizona.

Since issuance of this permit, the Corps has been consulting with your agency, the Arizona State Historic Preservation Officer (SHPO), the Arizona State Museum, the City of Phoenix, and interest tribes in effort to fulfill our National Historic Preservation Act responsibilities pursuant to 36 CFR § 800.14(b)(1). These consultation efforts have been directed towards the development of a programmatic agreement. We are please to advise you that efforts have resulted in the successful execution of a programmatic agreement that was signed by SHPO on June 11, 2009. The execution of this document renders moot portions of permit special conditions (h) and (i) which were developed to provide interim protection for known historic properties within the Paradise Ridge master-planned community. Consequently, modification of the Paradise Ridge Section 404 permit special conditions that address historic properties within the bounds of the development is both appropriate and necessary.

Accordingly, pursuant to the provisions of 33 Code of Federal Regulation 325.7(b), the Desert Ridge Section 404 permit is modified as follows:

SPECIAL CONDITIONS
PERMIT NO. SPL-1999-16129-RWF

h. The Permittee or its transferee shall comply with the *Programmatic Agreement between the U.S. Army Corps of Engineers Los Angeles District, the Arizona State Historic Preservation Office Regarding the Paradise Ridge and Desert Ridge Planning Areas, City of Phoenix, Arizona,* executed on June 11, 2009. The Permittee or its transferee shall provide all necessary

studies/investigations to the Corps of Engineers required under the Programmatic Agreement at their own cost. A copy of this executed Programmatic Agreement is enclosed.

i. Nothing in this permit shall prohibit the Permittee of transferee from selling, leasing, permitting, or otherwise transferring any interest in property within the Paradise Ridge development before the Corps of Engineers has discharged its responsibilities under Section 106 of the National Historic Preservation Act with respect to the known archaeological sites within the Paradise Ridge development. As of April 2008, five archaeological sites have been recorded within the Paradise Ridge Planning Area: AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM), and AZ U:5:94 (ASM). These five archaeological sites have been evaluated for National Register of Historic Places (National Register) eligibility, and they are considered eligible for listing on the National Register and are therefore considered to be historic properties. The Permittee or transferee shall not conduct any ground disturbing activities (with the exception of necessary testing and/or data recovery) within a minimum of a 100-foot radius around historic properties AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM), and AZ U:5:94 (ASM) until such a time that the Corps of Engineers issues written notification that the Section 106 process has been completed. The Corps of Engineers will issue written notification for each historic property (listed above) as appropriate. The Arizona State Land Department and/or the Permittee shall be responsible for notifying transferees of parcels containing any of the historic properties (AZ U:5:33 [ASM], AZ U:5:91 [ASM], AZ U:5:92 [ASM], AZ U:5:93 [ASM], and AZ U:5:94 [ASM]) of their subsequent obligations under this permit. This notification shall be in writing and shall be accomplished prior to issuance of the patent of execution of a lease agreement for said properties.

k. The Permittee or transferee shall retain a qualified archaeologist to perform archaeological monitoring of the project site during initial earthmoving activities (including those areas in which cultural resources have not been identified to date). The onsite archaeological monitoring activities shall be conducted by an archaeological monitor under the supervision of a person or persons meeting at a minimum the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) and in accordance with Arizona Antiquity Act permit requirements if the land remains in state ownership at the time of initial earthmoving. The qualified archaeologist shall identify the boundaries of historic properties AZ U:5:33 (ASM), AZ U:5:91 (ASM), AZ U:5:92 (ASM), AZ U:5:93 (ASM), and AZ U:5:94 (ASM) and conspicuously mark the 100-radius around these properties. The qualified archaeologist shall also be responsible for determining whether or not the archaeological monitor should be onsite during earthmoving activities on a full-or part-time basis.

l. Pursuant to 36 C.F.R. § 800.13, in the event of any discoveries during construction of either human remains, archeological deposits, or any other type of historic property, the Permittee shall notify the Corps of Engineers' Archeology Staff within 24 hours (Mr. Steve Dibble at 213-452-3849, Ms. Amy Holmes at 213-452-3855, or Mr. John Killeen at 213-452-3861). The Permittee shall immediately suspend all work in any area(s) where potential cultural resources are discovered. The Permittee shall not resume construction in the area

surrounding, i.e., immediately adjacent to, the potential cultural resources until the Corps of Engineers re-authorizes project construction, per 36 C.F.R. § 800.13.

You are further reminded that the terms, conditions, and Special Conditions of Permit No. SPL-1999-16129-RWF, except as modified herein, remain in full force and effect. Furthermore, the permit start and completion dates remain unaffected by this letter of modification.

Thank you for your staff's cooperation and support witnessed throughout this consultation process. Please note that a copy of this letter is being forwarded to the addresses noted on the enclosed list.

Sincerely,

Ron Fowler
Senior Project Manager
Arizona Branch, Regulatory Division

Enclosure(s)

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
ARIZONA-NEVADA AREA OFFICE
3636 NORTH CENTRAL AVENUE, SUITE 900
PHOENIX, ARIZONA 85012-1939

REPLY TO
ATTENTION OF:

July 9, 2009

Office of the Chief
Regulatory Division

Maria Baier
Commissioner
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007

File Number: SPL-984-0030-RWF

Dear Ms. Baier:

Reference is made to the Department of the Army Section 404 (Clean Water Act) permit, dated June 26, 2004, that the Corps of Engineers (Corps) issued to your agency, authorizing the discharge dredged and/or fill material into a total of 85.7acres of Section 404 (Clean Water Act) jurisdictional area in the unnamed washes for the completion of the Desert Ridge master-planned community development at (Sections 13 and 24, T4N, R3E, and Sections 13, 14, 16, 17, 18, 19, 20, 21, 28, 29, 30 and 33, T4N, R4E), in the City of Phoenix, Maricopa County, Arizona.

Since issuance of this permit, the Corps has been consulting with your agency, the Arizona State Historic Preservation Officer (SHPO), the Arizona State Museum, the City of Phoenix, and interest tribes in effort to fulfill our National Historic Preservation Act responsibilities pursuant to 36 CFR § 800.14(b)(1). These consultation efforts have been directed towards the development of a programmatic agreement. We are please to advise you that efforts have resulted in the successful execution of a programmatic agreement that was signed by SHPO on June 11, 2009. The execution of this document renders moot permit special condition (e) which was developed to provide interim protection for known historic properties within the Desert Ridge master-planned community. Consequently, modification of the Desert Ridge Section 404 permit special conditions that address historic properties within the bounds of the development is both appropriate and necessary.

Accordingly, pursuant to the provisions of 33 Code of Federal Regulation 325.7(b), the Desert Ridge Section 404 permit is modified as follows:

SPECIAL CONDITIONS
PERMIT NO. SPL-984-0030-RWF

e. The Permittee or its transferee shall comply with all requirements and conditions of the *Programmatic Agreement between the US Army Corps of Engineers Los Angeles District, the Arizona State Historic Preservation Officer Regarding the Desert Ridge and Desert Ridge Planning Areas, City of Phoenix, Arizona,* executed June 11, 2009. The Permittee or its transferee shall provide all necessary studies/investigations to the Corps of Engineers required under the

Programmatic Agreement at their own cost.

i. Nothing in this permit shall prohibit the permittee of transferee from selling, leasing, permitting, or otherwise transferring any interest in property within the Desert Ridge development before the Corps of Engineers has discharged its responsibilities under Section 106 of the National Historic Preservation Act with respect to the known archaeological sites within the Desert Ridge development. As of April 2008, seven archaeological sites have been recorded within the Desert Ridge Planning Area Superblocks 2, 3 and 9. These include: AZ U:5:33 (ASM), AZ U:5:94 (ASM), AZ U:5:216 (ASM), AZ U:5:227 (ASM), AZ U:5:231 (ASM), AZ U:5:232 (ASM), and AZ U:5:233 (ASM). Archaeological sites AZ U:5:33 (ASM), AZ U:5:94 (ASM), and AZ U:5:216 (ASM) are recommended as eligible for the National Register of Historic Places (National Register) and are therefore considered to be historic properties. Archaeological sites AZ U:5:231 (ASM) and AZ U:5:232 (ASM) are not eligible for the National Register, and archaeological sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM) have not been evaluated for the National Register. The permittee or transferee shall not conduct any ground disturbing activities (with the exception of necessary testing and/or data recovery) within a minimum of a 100-foot radius around historic properties AZ U:5:33 (ASM), AZ U:5:94 (ASM), and AZ U:5:216 (ASM) and archaeological sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM) until such a time that the Corps of Engineers issues written notification that the Section 106 process has been completed. The Corps of Engineers will issue written notification for each historic property/archaeological site (listed above) as appropriate. The Arizona State Land Department and/or the permittee shall be responsible for notifying transferees of parcels containing any of the historic properties AZ U:5:33 (ASM), AZ U:5:94 (ASM), and AZ U:5:216 (ASM) and archaeological sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM) of their subsequent obligations under this permit. This notification shall be in writing and shall be accomplished prior to issuance of the patent of execution of a lease agreement for said properties.

j. The Permittee or transferee shall retain a qualified archaeologist to perform archaeological monitoring of the project site during initial earthmoving activities (including those areas in which cultural resources have not been identified to date). The onsite archaeological monitoring activities shall be conducted by an archaeological monitor under the supervision of a person or persons meeting at a minimum the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) and in accordance with Arizona Antiquity Act permit requirements if the land remains in state ownership at the time of initial earthmoving. The qualified archaeologist shall identify the boundaries of historic properties AZ U:5:33 (ASM), AZ U:5:94 (ASM), and AZ U:5:216 (ASM) and archaeological sites AZ U:5:227 (ASM) and AZ U:5:233 (ASM) and conspicuously mark the 100-foot radius around these properties/sites. The qualified archaeologist shall also be responsible for determining whether or not the archaeological monitor should be onsite during earthmoving activities on a full-or part-time basis.

k. Pursuant to 36 C.F.R. § 800.13, in the event of any discoveries during construction of either human remains, archeological deposits, or any other type of historic property, the Permittee shall notify the Corps of Engineers' Archeology Staff within 24 hours (Mr. Steve

Dibble at 213-452-3849, Ms. Amy Holmes at 213-452-3855, or Mr. John Killeen at 213-452-3861). The Permittee shall immediately suspend all work in any area(s) where potential cultural resources are discovered. The Permittee shall not resume construction in the area surrounding, i.e., immediately adjacent to, the potential cultural resources until the Corps of Engineers re-authorizes project construction, per 36 C.F.R. § 800.13.

You are further reminded that the terms, conditions, and Special Conditions of Permit No. SPL-984-0030-RWF, except as modified herein, remain in full force and effect. Furthermore, the permit start and completion date remain unaffected by this letter of modification.

Thank you for your staff's cooperation and support witnessed throughout this consultation process. Please note that a copy of this letter is being forwarded to the addresses noted on the enclosed list.

Sincerely,

Ron Fowler
Senior Project Manager
Arizona Branch, Regulatory Division

Enclosure(s)

APPENDIX 2

MAP OF AREA OF POTENTIAL EFFECTS

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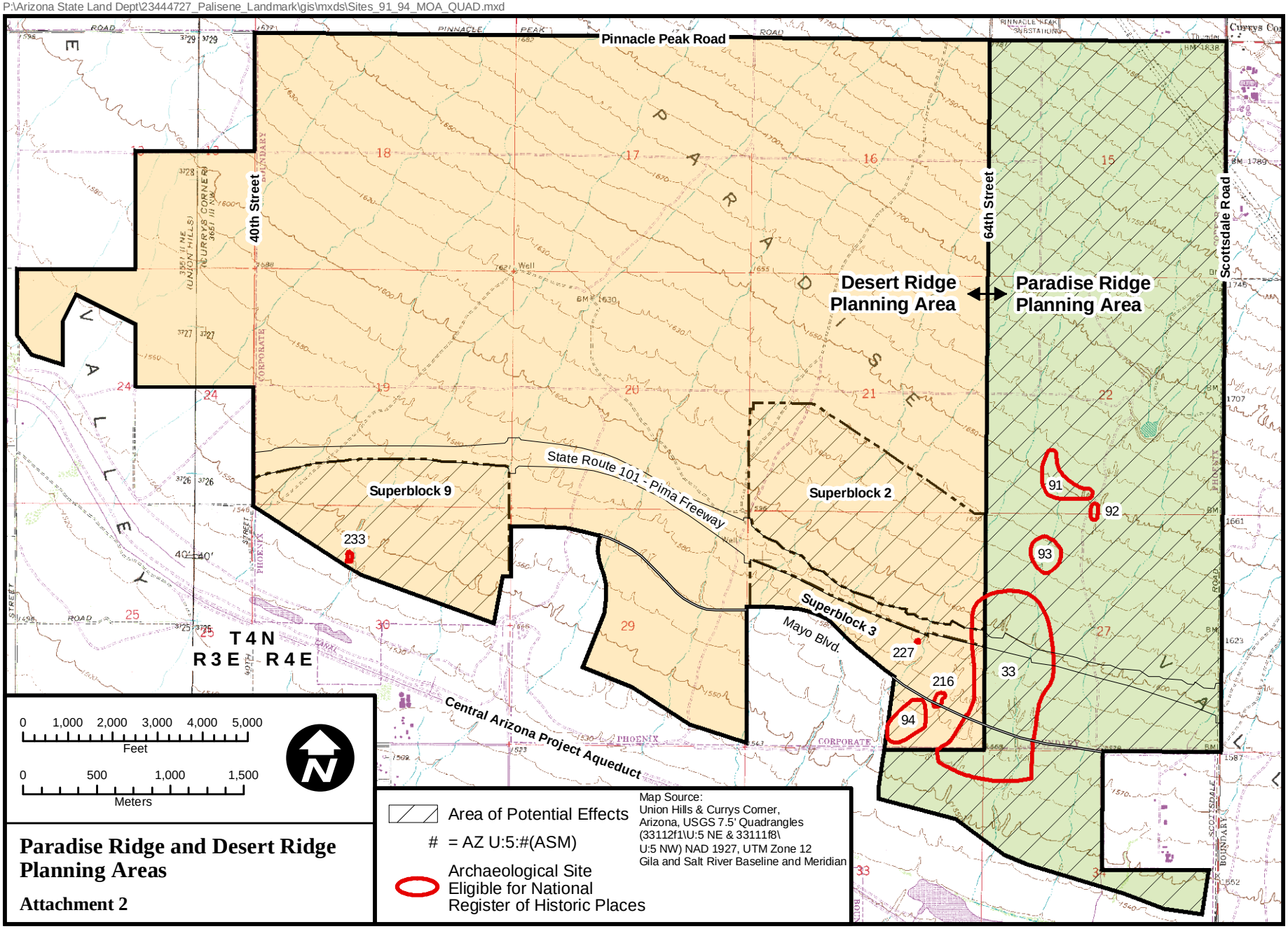


Paradise Ridge and Desert Ridge Planning Areas

Attachment 2

APPENDIX 3

SUMMARY OF HISTORIC PROPERTIES AND UNEVALUATED ARCHEOLOGICAL SITES WITHIN THE AREA OF POTENTIAL EFFECTS

Site Number	Description	National Register Eligibility Status
AZ U:5:33(ASM)	extensive low-density scatter of Hohokam artifacts and thermally altered rock with buried Archaic and Red Mountain phase components	eligible
AZ U:5:91(ASM)	extensive low-density scatter of Hohokam artifacts and thermally altered rock with buried features	eligible
AZ U:5:92(ASM)	extensive low-density scatter of Hohokam artifacts and thermally altered rock with buried features	eligible
AZ U:5:93(ASM)	extensive low-density scatter of Hohokam artifacts and thermally altered rock with buried features	eligible
AZ U:5:94(ASM)	extensive low-density scatter of Hohokam artifacts and thermally altered rock with buried features	eligible
AZ U:5:216(ASM)	small, probably seasonal Hohokam habitation (Santa Cruz or early Sacaton phase) and resource collection locus	eligible
AZ U:5:227(ASM)	scatter of about 50 Hohokam artifacts and a depression, probably a resource collection and processing locale	unevaluated
AZ U:5:233(ASM)	scatter of fewer than 50 Hohokam artifacts, probably a resource collection and processing locale	unevaluated

NOTE: National Register = National Register of Historic Places

APPENDIX 4
GUIDELINES FOR HPTP CONTENTS

The HPTP shall include, but not be limited to, the following:

1. Methods section describing all pertinent field work, analytical, and data management procedures to be used, with an explanation of their relevance to the research design.

2. Research Design and Cultural Context
   a. Identification of research objectives for archaeological data recovery;
   b. Discussion of cultural context for the region; and
   c. Summary of previous research conducted within and adjacent to the APE.

3. Archaeological NRHP Eligibility Evaluation/Testing Plan. For archaeological sites that have not been evaluated for the NRHP, an archaeological NRHP eligibility evaluation/testing plan will be developed that includes discussion of the following:
   a. Description of the archaeological sites or portions of sites proposed for testing;
   b. Evaluation of sites within specific prehistoric/historic contexts;
   c. Field and analytical methods to be used to evaluate sites;
   d. Data management techniques to be used; and
   e. Dissemination of data, including draft and final report outlines and plans for their distribution.

4. Archaeological Data Recovery Plan. Include a data recovery plan with a research design to guide any data recovery at historic properties significant for their information potential in accordance with 36 CFR 60.4(d) and that cannot be avoided by the effects of the proposed project or otherwise preserved in place:
   a. Description of the historic properties proposed for data recovery, including an explanation of their significance;
   b. A section describing what types of permits are necessary, who will obtain permits, and procedure for obtaining permits; and
   c. A curation agreement ensuring that all materials and records are maintained in accordance with 36 CFR 79 (see Stipulation 7).

5. Archaeological Monitoring and Discovery Plan. Construction in archaeologically sensitive areas will be monitored by a qualified archeologist. Unanticipated discoveries, and their proposed treatment, if necessary, will be coordinated with the Concurring Parties to this Agreement. The Monitoring and Discovery Plan shall include discussion and justification of the following:

   a. How unanticipated historic properties that are not visible from the surface or known from previous survey efforts, shall be identified, evaluated, and treated; and

   b. Procedures to be followed in communicating information and decisions regarding unanticipated discoveries, including time limits for reporting discoveries, and who notifies whom.

6. a plan for the treatment and disposition of human remains, associated grave goods, and items of cultural patrimony developed in consultation with the Signatory and Concurring Parties (see Stipulation 6).

APPENDIX 5
GUIDELINES AND CONTENTS FOR PRELIMINARY END-OF-FIELDWORK REPORTS

1. Dates of fieldwork and personnel;

2. Permits and permit numbers under which fieldwork work was performed;

3. Map of the APE;

4. Field Methods;

5. Map(s) showing location of excavation units (unit blocks and trenches);

6. Summary table of features and sub features encountered;

7. Summary table of excavation units and unit area or length;

8. Preliminary field results;

9. Discussion of compliance with the HPTP; and

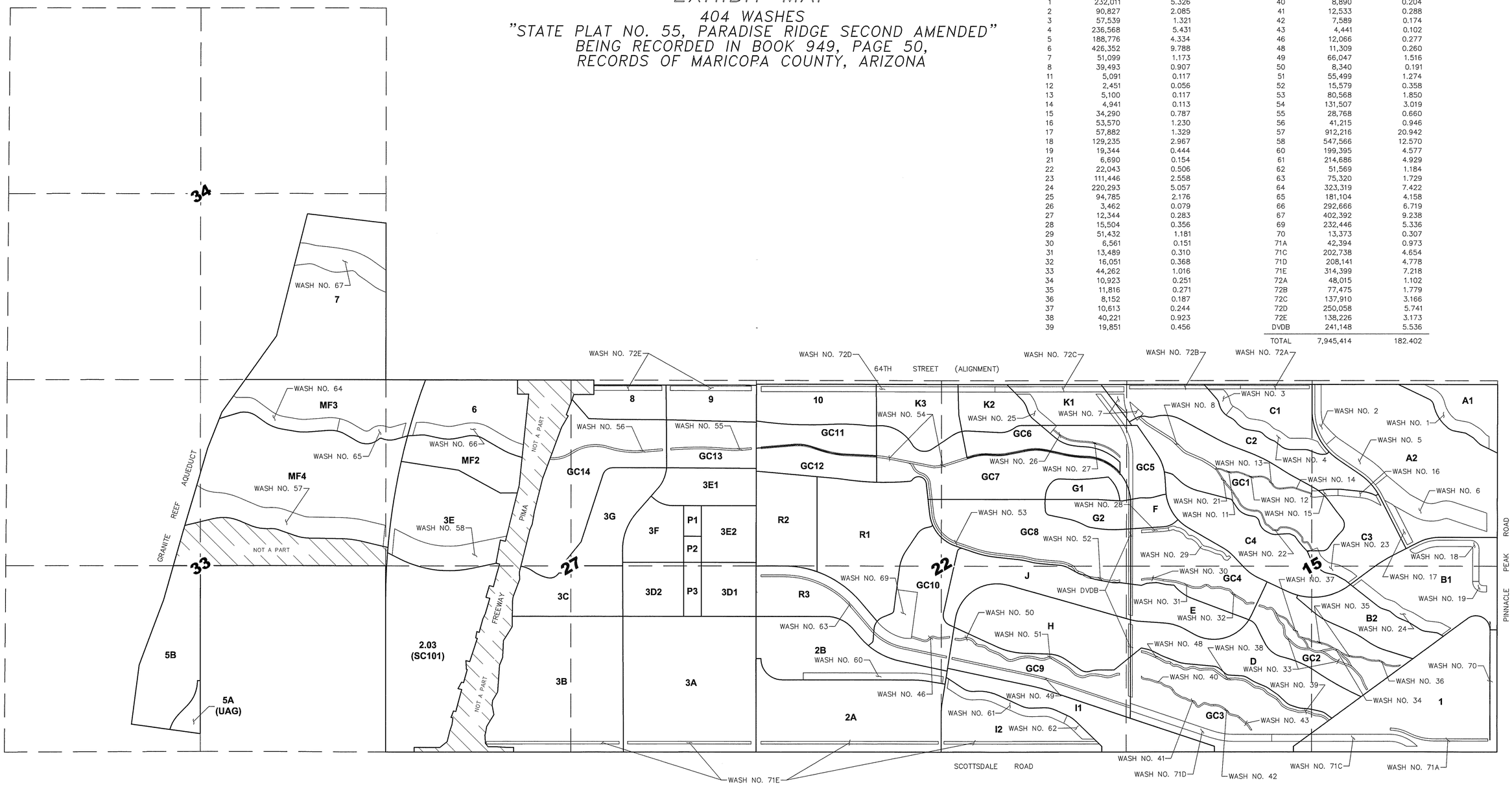
10. Schedule for delivering the draft and final data recovery report (no later than 1 year from end of fieldwork date).

EXHIBIT MAP

404 WASHES
"STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED"
BEING RECORDED IN BOOK 949, PAGE 50,
RECORDS OF MARICOPA COUNTY, ARIZONA

WASH AREAS

WASH NO.	SF±	AC±	WASH NO.	SF±	AC±
1	232,011	5.326	40	8,890	0.204
2	90,827	2.085	41	12,533	0.288
3	57,539	1.321	42	7,589	0.174
4	236,568	5.431	43	4,441	0.102
5	188,776	4.334	46	12,066	0.277
6	426,352	9.788	48	11,309	0.260
7	51,099	1.173	49	66,047	1.516
8	39,493	0.907	50	8,340	0.191
11	5,091	0.117	51	55,499	1.274
12	2,451	0.056	52	15,579	0.358
13	5,100	0.117	53	80,568	1.850
14	4,941	0.113	54	131,507	3.019
15	34,290	0.787	55	28,768	0.660
16	53,570	1.230	56	41,215	0.946
17	57,882	1.329	57	912,216	20.942
18	129,235	2.967	58	547,566	12.570
19	19,344	0.444	60	199,395	4.577
21	6,690	0.154	61	214,686	4.929
22	22,043	0.506	62	51,569	1.184
23	111,446	2.558	63	75,320	1.729
24	220,293	5.057	64	323,319	7.422
25	94,785	2.176	65	181,104	4.158
26	3,462	0.079	66	292,666	6.719
27	12,344	0.283	67	402,392	9.238
28	15,504	0.356	69	232,446	5.336
29	51,432	1.181	70	13,373	0.307
30	6,561	0.151	71A	42,394	0.973
31	13,489	0.310	71C	202,738	4.654
32	16,051	0.368	71D	208,141	4.778
33	44,262	1.016	71E	314,399	7.218
34	10,923	0.251	72A	48,015	1.102
35	11,816	0.271	72B	77,475	1.779
36	8,152	0.187	72C	137,910	3.166
37	10,613	0.244	72D	250,058	5.741
38	40,221	0.923	72E	138,226	3.173
39	19,851	0.456	DVDB	241,148	5.536
			TOTAL	7,945,414	182.402



660 0 330 660 1320
1 inch = 660 ft.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 03-20-08
ARIZONA, U.S.A.
EXPIRES 09/30/10

EXHIBIT MAP
404 WASHES
"STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED"
BEING RECORDED IN BOOK 949, PAGE 50,
RECORDS OF MARICOPA COUNTY, ARIZONA

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Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.oaconsulting.com

DATE: 01-30-08
DRN BY: BES
CHKD BY: EFV
JOB NO. 061250
SHEET 1 OF 1

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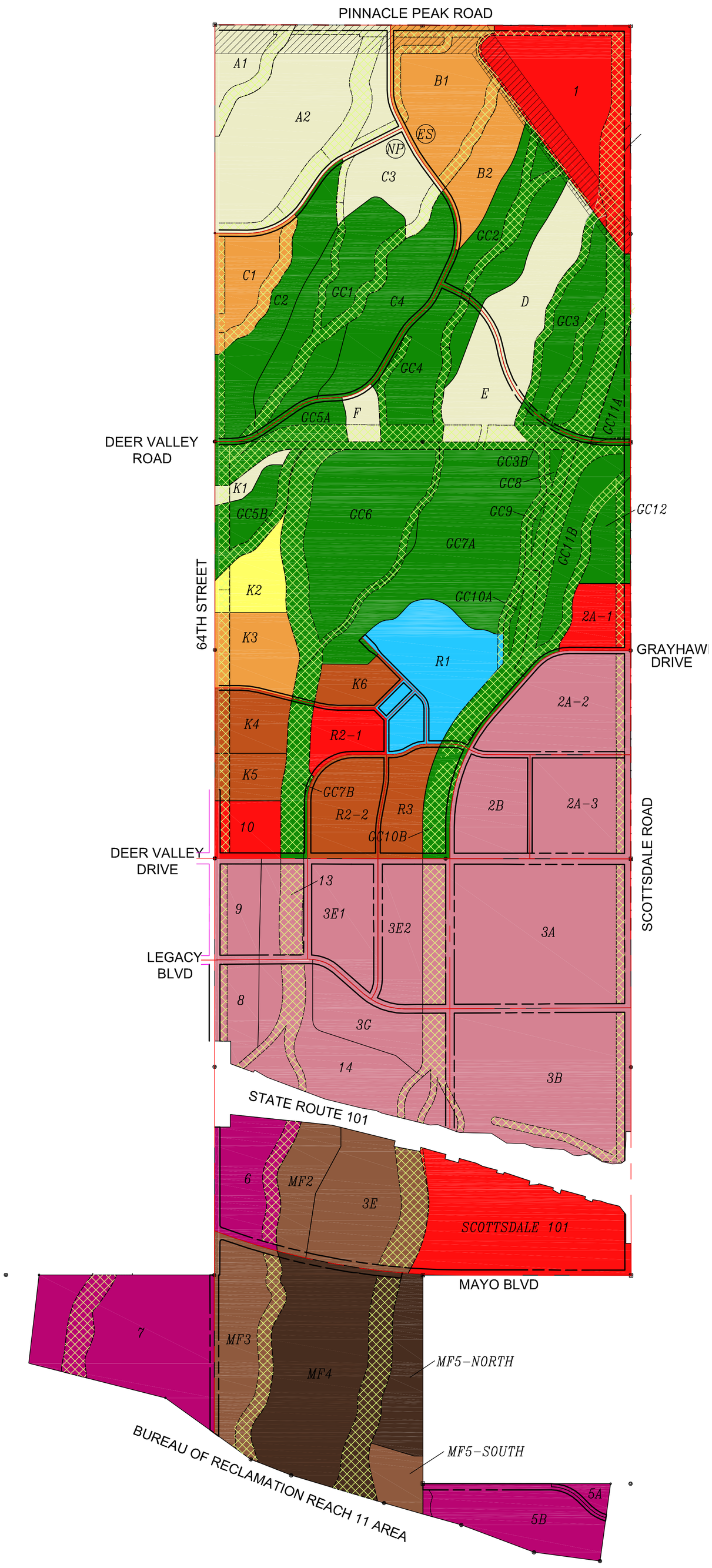

PARADISE RIDGE LAND USE SUMMARY								
DEVELOPMENT UNIT (PARCEL NO.)	GROSS ACREAGE (AC)	ZONING DISTRICT	PROPOSED LAND USE	PROPOSED ALLOCATION OF DWELLING UNITS	PROPOSED DWELLING UNIT DENSITY (DU/AC)	PROPOSED ALLOCATION OF HOTEL ROOMS	PROPOSED GROSS LEASABLE AREA (SQ FT)	PROPOSED FLOOR AREA RATIO (FAR)
SECTION 15								
1	73.9	C-2	COMM				804,771	0.25
A1	18.2	R1-10	SFR	81	4.5			
A2	92.4	R1-10	SFR	415	4.5			
B1	47.3	R1-6	SFR	307	6.5			
B2	19.8	R1-6	SFR	128	6.5			
C1	25.8	R1-6	SFR	167	6.5			
C2	35.4	R1-10 SP	GOLF	160	4.5			
C3	24.3	R1-10	SFR	108	4.5			
C4	36.7	R1-10 SP	GOLF	165	4.5			
D	31.6	R1-10	SFR	142	4.5			
E	25.0	R1-10	SFR	112	4.5			
F	6.3	R1-10	SFR	28	4.5			
GC1	52.5	R1-10 SP	GOLF	236	4.5			
GC2	36.3	R1-10 SP	GOLF	163	4.5			
GC3A	53.8	R1-10 SP	GOLF	242	4.5			
GC3B	4.5	R1-10 SP	GOLF	20	4.5			
GC4	36.3	R1-10 SP	GOLF	163	4.5			
GC5A	10.7	R1-10 SP	GOLF	48	4.5			
GC11A	8.8	R1-10 SP	GOLF	40	4.5			
SECTION 22								
2A-1	15.1	C-2	MFR / HOTEL	263	17.4			
2A-2	47.7	C-2 M-R	COMM / MFR	215	4.5		1,038,906	0.5
2A-3	38.7	C-2 M-R	COMM				842,886	0.5
2B	19.4	C-2 M-R	MFR	338	17.4			
10	14.1	C-2	COMM				153,549	0.25
GC5B	25.6	R1-10 SP	GOLF	115	4.5			
GC6	84.5	R1-10 SP	GOLF	380	4.5			
GC7A	88.4	R1-10SP	GOLF	398	4.5			
GC7B	14.5	R1-10 SP	GOLF	65	4.5			
GC8	4.9	R1-10 SP	GOLF	22	4.5			
GC9	5.6	R1-10 SP	GOLF	25	4.5			
GC10A	18.7	R1-10 SP	GOLF	84	4.5			
GC10B	9.9	R1-10 SP	GOLF	45	4.5			
GC11B	37.4	R1-10 SP	GOLF	168	4.5			
GC12	13.1	R1-10 SP	GOLF	59	4.5			
K1	4.6	R1-10	SFR	21	4.5			
K2	15.9	R1-8	SFR	87	5.5			
K3	24.3	R1-6	SFR	158	6.5			
K4	16.0	R-2	MFR	192	12			
K5	12.1	R-2	MFR	145	12			
K6	12.1	R-2	MFR	145	12			
R1	49.8	RH	RESORT	196	3.94	800		
R2-1	15.7	C2	COMM / MFR	273	17.4		59,895	0.09
R2-2	39.7	R2	MFR	476	12			
R3	11.7	R2	MFR	140	12			
SECTION 27 NORTH OF SR 101								
3A	114.9	C-2 M-R	COMM / MFR / HOTEL	1996	17.4	400	2,799,601	0.6
3B	102.3	C-2 M-R	COMM / MFR	1773	17.4		2,623,619	0.6
3C	-	C-2 M-R	COMM / MFR	-	-		-	-
3D1	-	C-2 M-R	COMM / MFR	-	-		-	-
3E1	30.6	C-2 M-R	MFR	532	17.4			
3E2	24.8	C-2 M-R	MFR	431	17.4			
3G	23.2	C-2 M-R	COMM				505,296	0.5
8	15.0	C-2 M-R	COMM				266,587	0.4
9	17.1	C-2 M-R	MFR	297	17.4			
13	17.7	C-2 M-R	COMM	307	17.4			
14	52.5	C-2 M-R	COMM				586,971	0.25
AREA NORTH OF SR 101 SUB-TOTAL	**1,677**			**12,071**		**1,200**	**9,682,081**	
SECTION 27 SOUTH OF SR 101 / SECTION 34								
3E	49.6	R3-A	MFR	1145	23.1			
5B	35.5	CP/BP	COMM / HOTEL			250	386,595	0.25
6	31.1	CP/BP	COMM				677,358	0.5
7	76.9	CP/BP	COMM				1,172,417	0.35
MF2	19.2	R3-A	MFR	443	23.1			
MF3	43.9	R3-A	MFR	1014	23.1			
MF4	94.5	R3-A	MFR	2182	23.1			
PREVIOUSLY AUCTIONED PARCELS								
5A	3.6	CP/BP	COMM				39,204	0.25
MF 5 South	10.7	R3-A	MFR	189	17.7			
MF5 North	22.7	R-5	MFR	967	42.6			
SC101	72.7	C-2	COMM				637,075	
AREA SOUTH OF SR 101 SUB-TOTAL	**460.4**			**5,940**		**250**	**2,912,649**	
TOTAL	**2,137.6**			**18,017**		**1,450**	**12,594,730**	

LEGEND

	PARCEL LINE		R1-10		CP/BP
	ROW		R1-8		C-2
A1	PARCEL NUMBER		R1-6		C-2 M-R
NP	NEIGHBORHOOD PARK		R2		RH (RESORT)
ES	ELEMENTARY SCHOOL		R3-A		R1-10 SP (GOLF COURSE)
	WASH/DRAINAGE CORRIDOR		R-5		C-2 M-R SP
	OVERHEAD UTILITY CORRIDOR				

NOTES:

1. THOSE PARCELS WITH R1-10 SP OR C-2 M-R SP ZONING WITH PROPOSED LAND USE OF GOLF MAY ALSO INDICATE A PROPOSED ALLOCATION OF DWELLING UNITS OR COMMERCIAL DENSITY. THESE UNITS HAVE BEEN INDICATED FOR INFRASTRUCTURE MASTER PLANNING PURPOSES ONLY. DEVELOPMENT OF THESE PARCELS WITH A USE OTHER THAN GOLF WOULD REQUIRE A MAJOR PLAN AMENDMENT TO REMOVE THE SPECIAL PERMIT. IN LIEU OF A MAJOR AMENDMENT, A DENSITY TRANSFER TO ADJACENT PARCELS MAY ALSO BE CONSIDERED.
2. STREET AND DRAINAGE CORRIDOR ALIGNMENTS AS INDICATED ON THE LAND USE PLAN ARE CONCEPTUAL AND ARE SHOWN FOR PLANNING PURPOSES ONLY. FINAL ROADWAY AND DRAINAGE CORRIDOR ALIGNMENTS SHALL BE DETERMINED AT THE TIME OF SUBMITTAL AND APPROVAL OF FUNCTIONAL SEGMENT MASTER STREETS AND DRAINAGE PLANS.
3. GROSS ACREAGES FOR THOSE PARCELS IMMEDIATELY NORTH OF SR101 DO NOT ACCOUNT FOR RIGHT-OF-WAY WHICH MAY BE ACQUIRED FOR A FUTURE FRONTAGE ROAD. GROSS ACREAGES ARE TAKEN TO THE EXISTING SR101 RIGHT-OF-WAY.
4. WITH THE EXCEPTION OF PARCELS GC5A/GC5B & GC11A/GC11B, ALL PARCEL GROSS ACREAGES ARE CALCULATED TO THE CENTERLINE OF ADJACENT PROPOSED RIGHTS-OF-WAY. ACREAGES FOR GC5A/GC5B & GC11A/GC11B ARE TAKEN TO THE ADJACENT SECTION LINE.
5. WITH THE EXCEPTION OF SECTION 22, ALL PARCEL BOUNDARIES, ROADWAY ALIGNMENTS & RIGHT-OF-WAY CORRIDORS AS SHOWN WERE CREATED UTILIZING LINE WORK FROM THE STATE PLAT No. 55 FOR PARADISE RIDGE, COMPLETED BY OLSSON ASSOCIATES IN SEPTEMBER 2007. LINE WORK FOR SECTION 22 WAS CREATED BASED ON LINE WORK RECEIVED FROM WOODBINE SOUTHWEST/GANNETT FLEMING IN FEBRUARY 2009.
6. PARCELS R-1, 2A-2 & 2A-3 ARE ONLY PARTIALLY ZONED MID-RISE. THE SPECIFIC LOCATION OF THE MID-RISE OVERLAY ZONING WITHIN EACH OF THESE PARCELS WILL BE DETERMINED AT THE TIME OF PRELIMINARY SITE PLAN APPROVAL.

N

800 400 0 800 1600
SCALE FEET

drawn by: VTN
designed by:
checked by: LJS
project no.: 009-1321
date: 03.30.10

SHEET 1 of 1

LAND USE PLAN
LOOP 101 & SCOTTSDALE ROAD

PARADISE RIDGE
PALISENE

PHOENIX, ARIZONA 2010

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PRELIMINARY

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.oaconsulting.com

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 1

A PORTION OF TRACT A1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A1;

THENCE N00°00'19"E, ALONG THE WESTERLY LINE OF SAID TRACT A1, A DISTANCE OF 184.42 FEET TO THE **POINT OF BEGINNING** OF A 160.00 FOOT WIDE CORRIDOR, 80.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE N25°42'48"E, A DISTANCE OF 318.36 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 179.90 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 51°32'10" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 345.85 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 39°37'55" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY 59.57 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 27°18'19";

THENCE N10°18'44"E, A DISTANCE OF 150.73 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 46.38 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 21°15'29";

THENCE N31°34'14"E, A DISTANCE OF 113.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 29.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 13°27'07";

THENCE N45°01'20"E, A DISTANCE OF 96.82 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 41.96 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 19°14'05";

THENCE N25°47'15"E, A DISTANCE OF 68.07 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTH 120.00 FEET OF SAID TRACT A1.

SAID PARCEL CONTAINS 232,011 SQUARE FEET
OR 5.326 ACRES, MORE OR LESS.

OLSSON ASSOCIATES, 7250 NORTH 16TH STREET | SUITE 210
PHOENIX, ARIZONA 85020 | (602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 2

A PORTION OF TRACT A2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A2;
THENCE N00°00'19"E, ALONG THE WESTERLY LINE OF SAID TRACT A2, A DISTANCE OF 39.91 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUING N00°00'19"E ALONG SAID LINE, A DISTANCE OF 90.00 FEET;
THENCE S89°54'02"E, A DISTANCE OF 362.53 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE EASTERLY 176.59 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 14°03'10" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N38°20'54"W A DISTANCE OF 1,600.00 FEET;
THENCE NORTHEASTERLY 275.26 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 09°51'25";
THENCE S40°34'14"E, A DISTANCE OF 177.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N37°10'31"W A DISTANCE OF 810.00 FEET;
THENCE WESTERLY 526.96 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 37°16'29";
THENCE N89°54'02"W, A DISTANCE OF 362.38 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 90,827 SQUARE FEET OR 2.085 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 7/14/06
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 3

A PORTION OF TRACT C1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C1;
THENCE N49°06'22"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT C1, A DISTANCE OF 99.22 FEET;
THENCE N00°00'13"E, A DISTANCE OF 105.84 FEET TO THE **POINT OF BEGINNING** OF A 160.00 FOOT WIDE CORRIDOR, 80.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N49°06'22"E, A DISTANCE OF 112.84 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 104.58 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 29°57'35" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHEASTERLY 142.20 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 40°44'10" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE WEST 75.00 FEET OF SAID TRACT C1.

SAID PARCEL CONTAINS 57,539 SQUARE FEET OR 1.321 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 4

A PORTION OF TRACT C1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 160.00 FOOT WIDE CORRIDOR, 80.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 3, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N51°40'13"W A DISTANCE OF 200.00 FEET;

THENCE NORTHEASTERLY 49.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 14°12'29" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 150.44 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 28°43'56" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 154.39 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 44°13'43";

THENCE N08°37'31"E, A DISTANCE OF 134.95 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 138.32 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 39°37'31" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 132.47 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 30°21'33" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 51.77 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 19°46'35";

THENCE N37°40'04"E, A DISTANCE OF 109.42 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 98.51 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 37°37'44";

THENCE N00°02'20"E, A DISTANCE OF 200.98 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 89.98 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 20°37'18";

THENCE N20°39'39"E, A DISTANCE OF 120.94 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 48.98 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 20°02'46" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 40.00 FEET OF SAID TRACT C1.

SAID PARCEL CONTAINS 236,568 SQUARE FEET OR 5.431 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 5

A PORTION OF TRACT A2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A2;
THENCE N00°00'19"E, ALONG THE WESTERLY LINE OF SAID TRACT A2, A DISTANCE OF 39.91 FEET;
THENCE S89°54'02"E, A DISTANCE OF 362.38 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE EASTERLY 526.96 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 37°16'29", SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE N40°34'14"W, A DISTANCE OF 177.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N48°12'18"W A DISTANCE OF 1,600.00 FEET;
THENCE NORTHEASTERLY 33.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 01°12'52";
THENCE N34°10'17"E, A DISTANCE OF 558.06 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 326.79 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°01'17";
THENCE S38°48'26"E, A DISTANCE OF 210.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S38°48'26"E A DISTANCE OF 890.00 FEET;
THENCE SOUTHWESTERLY 264.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 17°01'17";
THENCE S34°10'17"W, A DISTANCE OF 379.46 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHWESTERLY 263.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 18°39'12" TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 188,776 SQUARE FEET OR 4.334 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 6

A PORTION OF TRACT A2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A2;
THENCE N00°00'19"E, ALONG THE WESTERLY LINE OF SAID TRACT A2, A DISTANCE OF 39.91 FEET;
THENCE S89°54'02"E, A DISTANCE OF 362.38 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 790.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 55°55'41";
THENCE N34°10'17"E, A DISTANCE OF 379.46 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 264.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, THROUGH A CENTRAL ANGLE OF 17°01'17", SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE N38°48'26"W, A DISTANCE OF 210.00 FEET;
THENCE N39°21'40"E, A DISTANCE OF 422.13 FEET;
THENCE N28°40'27"E, A DISTANCE OF 200.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N61°19'32"W A DISTANCE OF 275.00 FEET;
THENCE NORTHERLY 236.68 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 49°18'40" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N69°21'44"E A DISTANCE OF 325.00 FEET;
THENCE NORTHERLY 220.51 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 38°52'28";
THENCE N18°14'12"E, A DISTANCE OF 500.18 FEET;
THENCE S89°53'44"E, A DISTANCE OF 263.06 FEET;
THENCE S18°14'12"W, A DISTANCE OF 582.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S71°45'49"E A DISTANCE OF 75.00 FEET;
THENCE SOUTHERLY 50.89 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 38°52'28" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S69°21'46"W A DISTANCE OF 525.00 FEET;
THENCE SOUTHERLY 451.84 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 49°18'40";

THENCE S28°40'27"W, A DISTANCE OF 322.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S46°14'08"E A DISTANCE OF 145.00 FEET;

THENCE SOUTHWESTERLY 38.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 15°05'25";

THENCE S28°40'27"W, A DISTANCE OF 113.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S26°37'38"E A DISTANCE OF 233,717.69 FEET;

THENCE SOUTHWESTERLY 68.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 00°01'00" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S26°36'36"E A DISTANCE OF 890.00 FEET;

THENCE SOUTHWESTERLY 189.47 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 12°11'50" TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 426,352 SQUARE FEET OR 9.788 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 11/10/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 7

A PORTION OF TRACT C2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C2;
THENCE N52°42'58"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT C2, A DISTANCE OF 169.65 FEET TO THE **POINT OF BEGINNING;**
THENCE N00°00'45"W, A DISTANCE OF 224.10 FEET;
THENCE S89°54'09"E, A DISTANCE OF 25.45 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE EASTERLY 257.75 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 21°24'11";
THENCE S41°28'27"W, A DISTANCE OF 245.32 FEET TO A POINT ON SAID SOUTHEASTERLY LINE;
THENCE S52°42'58"W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 144.29 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C2;
THENCE N52°42'58"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT C2, A DISTANCE OF 169.65 FEET;
THENCE N00°00'45"W, A DISTANCE OF 224.10 FEET;
THENCE S89°54'09"E, A DISTANCE OF 25.45 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE EASTERLY 97.37 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°05'08";
THENCE N07°59'17"W, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING;**
THENCE N41°28'27"E, A DISTANCE OF 250.60 FEET;
THENCE S48°31'33"E, A DISTANCE OF 128.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N34°40'50"W A DISTANCE OF 610.45 FEET;
THENCE WESTERLY 284.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 26°40'57" TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 51,099 SQUARE FEET
OR 1.173 ACRES, MORE OR LESS.

OLSSON ASSOCIATES |7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 8

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC1;

THENCE N29°55'56"W, ALONG THE WESTERLY LINE OF SAID TRACT GC1, A DISTANCE OF 110.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY 43.51 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 201.53 FEET, THROUGH A CENTRAL ANGLE OF 12°22'13";

THENCE N41°28'27"E, A DISTANCE OF 12.82 FEET TO THE **POINT OF BEGINNING** OF A 30.00 FOOT WIDE CORRIDOR, 15.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE CONTINUING N41°28'27"E ALONG SAID LINE, A DISTANCE OF 121.68 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.63 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'17";

THENCE N32°01'10"E, A DISTANCE OF 396.70 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 43.07 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°20'21";

THENCE N44°21'30"E, A DISTANCE OF 194.80 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 74.26 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 21°16'25";

THENCE N23°05'05"E, A DISTANCE OF 221.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 25.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 07°19'58";

THENCE N30°25'03"E, A DISTANCE OF 112.44 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.16 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'31";

THENCE N36°11'34"E, A DISTANCE OF 85.26 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 39,493 SQUARE FEET
OR 0.907 ACRES, MORE OR LESS.

OLSSON ASSOCIATES | 7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020 | (602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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EDWARD F.
VINCENT
Date Signed 3/11/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 11

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE CORRIDOR, 6.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 8, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N43°17'13"W A DISTANCE OF 25.26 FEET;

THENCE NORTHERLY 24.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 55°58'08";

THENCE N02°07'35"W, A DISTANCE OF 24.79 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 19.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 22°29'08";

THENCE N20°21'33"E, A DISTANCE OF 33.42 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 23.11 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 06°37'18";

THENCE N26°58'51"E, A DISTANCE OF 14.37 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 27.38 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 15°41'22";

THENCE N11°17'28"E, A DISTANCE OF 27.69 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 46.72 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 13°23'01";

THENCE N02°05'33"W, A DISTANCE OF 24.31 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 16.05 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 09°11'50" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 49.89 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 28°34'57";

THENCE N17°17'34"E, A DISTANCE OF 60.11 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 18.10 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°11'08";

THENCE N22°28'42"E, A DISTANCE OF 14.03 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 5,091 SQUARE FEET OR 0.117 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 12

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE CORRIDOR, 6.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 11;
THENCE N22°28'42"E, A DISTANCE OF 80.55 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 52.98 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 30°21'29";
THENCE N07°52'47"W, A DISTANCE OF 28.47 FEET;
THENCE N03°16'23"W, A DISTANCE OF 42.27 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 2,451 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 8/14/06
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 13

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE CORRIDOR, 6.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 12;
THENCE N03°16'23"W, A DISTANCE OF 24.21 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 53.54 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 24°32'22";
THENCE N21°15'59"E, A DISTANCE OF 33.83 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 76.81 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 35°12'29";
THENCE N56°28'28"E, A DISTANCE OF 56.41 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 33.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 15°33'43";
THENCE N40°54'45"E, A DISTANCE OF 2.21 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 99.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 45°48'55";
THENCE N04°54'10"W, A DISTANCE OF 44.09 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 5,100 SQUARE FEET OR 0.117 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
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17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 14

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE CORRIDOR, 6.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 13;
THENCE N04°54'10"W, A DISTANCE OF 11.06 FEET;
THENCE N07°18'40"W, A DISTANCE OF 90.24 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 60.04 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 27°31'06";
THENCE N20°12'26"E, A DISTANCE OF 99.87 FEET;
THENCE N17°26'36"E, A DISTANCE OF 150.56 FEET TO THE **POINT OF ENDING**.

SAID PARCEL CONTAINS 4,941 SQUARE FEET OR 0.113 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 15

A PORTION OF TRACTS GC1 AND GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 90.00 FOOT WIDE CORRIDOR, 45.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 14;
THENCE N17°26'36"E, A DISTANCE OF 7.23 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 53.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 24°18'15";
THENCE N06°51'39"W, A DISTANCE OF 163.45 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 30.90 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 05°54'03";
THENCE N00°57'36"W, A DISTANCE OF 126.40 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 34,290 SQUARE FEET OR 0.787 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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ARIZONA, U.S.A.
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 16

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 90.00 FOOT WIDE CORRIDOR, 45.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 15;
BEGINNING AT A MONUMENT;
THENCE N00°57'36"W, A DISTANCE OF 0.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N89°02'44"E A DISTANCE OF 296.02 FEET;
THENCE NORTHERLY 35.78 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 06°55'32";
THENCE N05°52'00"E, A DISTANCE OF 307.71 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 186.11 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 499.97 FEET, THROUGH A CENTRAL ANGLE OF 21°19'40";
THENCE N28°35'13"E, A DISTANCE OF 65.65 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 40.00 FEET OF SAID TRACT GC3.

SAID PARCEL CONTAINS 53,570 SQUARE FEET OR 1.230 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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EDWARD F. VINCENT
Date Signed 5/14/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 17

A PORTION OF TRACT A2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A2;
THENCE N00°00'19"E, ALONG THE WESTERLY LINE OF SAID TRACT A2, A DISTANCE OF 39.91 FEET;
THENCE S89°54'02"E, A DISTANCE OF 362.38 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 790.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 55°55'41";
THENCE N34°10'17"E, A DISTANCE OF 379.46 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 453.87 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, THROUGH A CENTRAL ANGLE OF 29°13'07";
THENCE N63°20'34"E, A DISTANCE OF 147.24 FEET TO THE **POINT OF BEGINNING** OF A 90.00 FOOT WIDE CORRIDOR, 45.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N28°37'46"E, A DISTANCE OF 48.17 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 60.12 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 34°26'37";
THENCE N63°04'23"E, A DISTANCE OF 535.13 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHEASTERLY 40.00 FEET OF SAID TRACT A2.

SAID PARCEL CONTAINS 57,882 SQUARE FEET OR 1.329 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 18

A PORTION OF TRACT B1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B1;
THENCE S00°05'25"W, ALONG THE WESTERLY LINE OF SAID TRACT B1, A DISTANCE OF 824.29 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 307.01 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 27°03'44";
THENCE S26°58'19"E, A DISTANCE OF 115.29 FEET;
THENCE N63°01'41"E, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF A 90.00 FOOT WIDE CORRIDOR, 45.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE NORTHERLY 70.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE N26°58'19"W, A DISTANCE OF 70.29 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 266.86 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 565.00 FEET, THROUGH A CENTRAL ANGLE OF 27°03'44";
THENCE N00°05'25"E, A DISTANCE OF 444.25 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 117.83 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'04";
THENCE S89°53'31"E, A DISTANCE OF 466.03 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 129,235 SQUARE FEET OR 2.967 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 19

A PORTION OF TRACT B1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 90.00 FOOT WIDE CORRIDOR, 45.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 18, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N00°06'29"E A DISTANCE OF 105.00 FEET;

THENCE NORTHEASTERLY 164.93 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 89°59'49";

THENCE N00°06'35"E, A DISTANCE OF 50.00 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 19,344 SQUARE FEET OR 0.444 ACRES, MORE OR LESS.

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ARIZONA, U.S.A.
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 21

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 16.00 FOOT WIDE CORRIDOR, 8.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 8;
THENCE N57°23'46"E, A DISTANCE OF 223.33 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 33.77 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 09°40'27";
THENCE N47°43'19"E, A DISTANCE OF 91.60 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 28.93 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 08°17'20";
THENCE N56°00'40"E, A DISTANCE OF 53.41 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN WASH NO. 11.

SAID PARCEL CONTAINS 6,690 SQUARE FEET OR 0.154 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
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EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 22

A PORTION OF TRACT GC1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 14.00 FOOT WIDE CORRIDOR, 7.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 21;

THENCE N56°00'40"E, A DISTANCE OF 24.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N20°49'32"W A DISTANCE OF 100.00 FEET;

THENCE NORTHEASTERLY 30.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 17°34'20";

THENCE N51°36'07"E, A DISTANCE OF 46.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 29.88 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°07'08";

THENCE N68°43'16"E, A DISTANCE OF 6.93 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 196.25 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 56°13'20";

THENCE N12°29'56"E, A DISTANCE OF 53.56 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 25.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°37'17";

THENCE N02°07'21"W, A DISTANCE OF 37.20 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 32.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 37°03'32";

THENCE N34°56'11"E, A DISTANCE OF 23.84 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 28.49 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 32°38'45";

THENCE N67°34'56"E, A DISTANCE OF 93.27 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 18.37 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°15'42";

THENCE N72°50'38"E, A DISTANCE OF 23.38 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 44.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 51°30'23";

THENCE N21°20'16"E, A DISTANCE OF 15.31 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 7.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 22°02'14";

THENCE N43°22'30"E, A DISTANCE OF 60.03 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 86.77 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 49°42'46" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHWESTERLY 21.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 60°19'32";

THENCE N66°39'49"W, A DISTANCE OF 2.15 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY 58.53 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 67°04'11";

THENCE N00°24'22"E, A DISTANCE OF 46.62 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 105.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 24°12'40";

THENCE N24°37'02"E, A DISTANCE OF 27.63 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 83.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 23°58'13";

THENCE N48°35'16"E, A DISTANCE OF 66.05 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 41.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 47°44'58";

THENCE S83°39'46"E, A DISTANCE OF 11.41 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 58.79 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 112°17'22";

THENCE N15°57'08"W, A DISTANCE OF 11.56 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 38.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 72°36'48";

THENCE N56°39'41"E, A DISTANCE OF 51.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 18.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 20°57'03" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 19.23 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 22°02'09";

THENCE N47°58'30"E, A DISTANCE OF 26.27 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 22,043 SQUARE FEET OR 0.506 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE No.
17548
EDWARD F.
VINCENT
Date Signed 1/14/24
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 23

A PORTION OF TRACTS GC1 AND C3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 150.00 FOOT WIDE CORRIDOR, 75.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 22;
THENCE N67°09'18"E, A DISTANCE OF 114.99 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 46.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 21°23'58";
THENCE N45°45'20"E, A DISTANCE OF 73.47 FEET;
THENCE N34°53'39"E, A DISTANCE OF 71.72 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 49.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 22°30'03";
THENCE N12°23'36"E, A DISTANCE OF 112.21 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 35.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 16°21'30";
THENCE N28°45'06"E, A DISTANCE OF 165.52 FEET;
THENCE N39°13'10"E, A DISTANCE OF 73.61 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHEASTERLY 40.00 FEET OF SAID TRACT C3.

SAID PARCEL CONTAINS 111,446 SQUARE FEET OR 2.558 ACRES, MORE OR LESS.

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404 Legals

LEGAL DESCRIPTION

WASH NO. 24

A PORTION OF TRACT B1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY POINT OF SAID TRACT B1;
THENCE N36°27'28"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT B1, A DISTANCE OF 77.72 FEET;
THENCE N38°20'40"E, A DISTANCE OF 41.45 FEET TO THE **POINT OF BEGINNING** OF A 150.00 FOOT WIDE CORRIDOR, 75.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING N38°20'40"E ALONG SAID LINE, A DISTANCE OF 443.01 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 43.14 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 19°46'20";
THENCE N18°34'20"E, A DISTANCE OF 98.66 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 45.51 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 20°51'42";
THENCE N39°26'02"E, A DISTANCE OF 102.91 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 35.75 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 16°23'12";
THENCE N23°02'50"E, A DISTANCE OF 142.73 FEET;
THENCE N31°01'13"E, A DISTANCE OF 141.65 FEET;
THENCE N33°05'26"E, A DISTANCE OF 62.21 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 54.87 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 25°09'04";
THENCE N06°44'53"E, A DISTANCE OF 156.86 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 48.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 22°05'55";

THENCE N28°50'49"E, A DISTANCE OF 93.09 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHEASTERLY 30.00 FEET AND THE SOUTHWESTERLY 40.00 FEET OF SAID TRACT B1.

SAID PARCEL CONTAINS 220,293 SQUARE FEET OR 5.057 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 25

A PORTION OF TRACTS K1 AND GC6 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 140.00 FOOT WIDE CORRIDOR, 70.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT K1;
THENCE N45°04'33"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT K1, A DISTANCE OF 190.63 FEET;
THENCE N00°00'45"W, A DISTANCE OF 96.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S49°37'25"E A DISTANCE OF 400.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE NORTHEASTERLY 243.11 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 34°49'25" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHEASTERLY 122.48 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 35°05'20";
THENCE N40°06'40"E, A DISTANCE OF 312.68 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE WESTERLY 135.00 FEET OF SAID TRACT C3.

SAID PARCEL CONTAINS 94,785 SQUARE FEET OR 2.176 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 26

A PORTION OF TRACT GC6 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 25;
THENCE N40°06'40"E, A DISTANCE OF 95.81 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 135.01 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 18°12'05" TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 3,462 SQUARE FEET OR 0.079 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
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Date Signed 5/14/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 27

A PORTION OF TRACT GC6 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 26 SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N68°05'25"W A DISTANCE OF 425.00 FEET;

THENCE NORTHERLY 100.70 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 13°34'31" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHERLY 155.89 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,587.83 FEET, THROUGH A CENTRAL ANGLE OF 05°37'31" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 350.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 870.00 FEET, THROUGH A CENTRAL ANGLE OF 23°05'49" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY 215.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 578.58 FEET, THROUGH A CENTRAL ANGLE OF 21°21'15" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 155.00 FEET OF SAID TRACT GC6.

SAID PARCEL CONTAINS 12,344 SQUARE FEET OR 0.283 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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EDWARD F. D. VINCENT
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ARIZONA, U.S.A.
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 28

A PORTION OF TRACT GC4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT F OF SAID "STATE PLAT NO. 55";
THENCE S42°56'43"E, A DISTANCE OF 34.54 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHEASTERLY 206.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 39°27'42";
THENCE S03°29'01"E, A DISTANCE OF 308.00 FEET;
THENCE S89°54'09"E, A DISTANCE OF 45.09 FEET TO THE **POINT OF BEGINNING** OF A 40.00 FOOT WIDE CORRIDOR, 10.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N03°29'01"W, A DISTANCE OF 310.81 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 50.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 08°25'09" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHERLY 26.08 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 04°19'53" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 155.00 FEET OF SAID TRACT GC4.

SAID PARCEL CONTAINS 15,504 SQUARE FEET OR 0.356 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 29

A PORTION OF TRACT GC4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 50.00 FOOT WIDE CORRIDOR, 25.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 28;

THENCE N18°59'45"W, A DISTANCE OF 50.60 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 41.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 47°00'58";

THENCE N28°01'13"E, A DISTANCE OF 20.22 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 27.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 31°45'08";

THENCE N03°43'56"W, A DISTANCE OF 1.48 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 30.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 34°24'39";

THENCE N30°40'44"E, A DISTANCE OF 52.56 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 42.15 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 24°09'07";

THENCE N54°49'51"E, A DISTANCE OF 35.58 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 46.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 52°44'07";

THENCE N02°05'44"E, A DISTANCE OF 27.21 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 15.70 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 29°58'53";

THENCE N32°04'38"E, A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 91.05 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 26°05'03";

THENCE N58°09'40"E, A DISTANCE OF 23.71 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 60.98 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 43°40'35";

THENCE N14°29'06"E, A DISTANCE OF 74.46 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 32.59 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 09°20'12";

THENCE N23°49'18"E, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 37.13 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 21°16'28" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 117.92 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 67°33'44" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 46.23 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 88°17'39";

THENCE N18°11'04"W, A DISTANCE OF 48.89 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING NORTHEASTERLY OF A LINE BEARING S44°56'36"E AND NORTHWESTERLY OF A LINE BEARING S43°50'30"W FROM THE POINT OF ENDING.

SAID PARCEL CONTAINS 51,432 SQUARE FEET OR 1.181 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 30

A PORTION OF TRACT GC4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT GC4;
THENCE N07°25'43"E, A DISTANCE OF 156.28 FEET;
THENCE N89°54'40"W, A DISTANCE OF 81.82 FEET TO THE **POINT OF BEGINNING** OF A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N09°41'03"W, A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 30.20 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 08°39'05";
THENCE N01°01'57"W, A DISTANCE OF 58.12 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 13.99 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 16°01'51";
THENCE N17°03'48"W, A DISTANCE OF 9.15 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 24.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°11'21";
THENCE N11°07'32"E, A DISTANCE OF 131.76 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 155.00 FEET OF SAID TRACT GC4.

SAID PARCEL CONTAINS 6,561 SQUARE FEET OR 0.151 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
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Paradise Ridge
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404 Legals

LEGAL DESCRIPTION

WASH NO. 31

A PORTION OF TRACT GC4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 30;

THENCE N06°55'22"E, A DISTANCE OF 37.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N77°41'44"W A DISTANCE OF 125.00 FEET;

THENCE NORTHERLY 14.48 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 06°38'11";

THENCE N05°40'05"E, A DISTANCE OF 115.74 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 25.30 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 11°35'56";

THENCE N17°16'01"E, A DISTANCE OF 102.82 FEET;

THENCE N21°06'36"E, A DISTANCE OF 123.16 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 46.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 21°06'36";

THENCE NORTH, A DISTANCE OF 74.64 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 24.10 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°37'08";

THENCE N27°37'08"W, A DISTANCE OF 53.21 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 25.77 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 29°31'58" TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 13,489 SQUARE FEET OR 0.310 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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EDWARD F.
VINCENT
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ARIZONA, U.S.A.
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 32

A PORTION OF TRACT GC4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 31, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS S88°05'10"E A DISTANCE OF 50.00 FEET;

THENCE NORTHERLY 32.08 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 36°45'25";

THENCE N38°40'16"E, A DISTANCE OF 28.26 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 36.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 42°01'16";

THENCE N03°21'01"W, A DISTANCE OF 93.63 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 40.16 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 23°00'39";

THENCE N19°39'38"E, A DISTANCE OF 43.77 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 22.66 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 12°58'59";

THENCE N06°40'40"E, A DISTANCE OF 26.53 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 43.88 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 50°16'48" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 91.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'05";

THENCE N30°46'23"E, A DISTANCE OF 137.12 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 22.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 26°14'54";

THENCE N57°01'17"E, A DISTANCE OF 18.76 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 33.96 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 64°51'36";

THENCE N07°50'19"W, A DISTANCE OF 46.64 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 34.12 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 19°32'59";

THENCE N11°42'40"E, A DISTANCE OF 11.77 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 40.00 FEET OF SAID TRACT GC4.

SAID PARCEL CONTAINS 16,051 SQUARE FEET OR 0.368 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 33

A PORTION OF TRACT GC2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID TRACT GC2;

THENCE S64°52'49"E, ALONG THE SOUTHERLY LINE OF SAID TRACT GC2, A DISTANCE OF 359.50 FEET;

THENCE N15°42'53"E, A DISTANCE OF 40.54 FEET TO THE **POINT OF BEGINNING** OF A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE CONTINUING N15°42'53"E ALONG SAID LINE, A DISTANCE OF 72.90 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.84 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 23°52'33";

THENCE N39°35'26"E, A DISTANCE OF 12.85 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 45.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°43'57";

THENCE N25°08'31"W, A DISTANCE OF 2.95 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 50.37 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 72°08'36";

THENCE N47°00'05"E, A DISTANCE OF 33.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 3.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 04°11'18" TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING NORTHEASTERLY 18.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 20°39'07";

THENCE N71°50'29"E, A DISTANCE OF 23.58 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 13.13 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 15°02'58";

THENCE N56°47'31"E, A DISTANCE OF 4.97 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°40'43";

THENCE N75°28'15"E, A DISTANCE OF 4.21 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 11.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 13°25'10";

THENCE N62°03'04"E, A DISTANCE OF 53.92 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 68.23 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 26°03'48";

THENCE N35°59'16"E, A DISTANCE OF 12.92 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 40.80 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 46°45'00";

THENCE N82°44'16"E, A DISTANCE OF 12.13 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 13.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'45";

THENCE N73°16'31"E, A DISTANCE OF 7.60 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 23.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 16°43'29";

THENCE EAST, A DISTANCE OF 31.77 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 65.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'22";

THENCE N43°17'38"E, A DISTANCE OF 146.81 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 160.80 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 36°51'06";

THENCE N06°26'33"E, A DISTANCE OF 20.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 43.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 09°52'30";

THENCE N03°25'57"W, A DISTANCE OF 10.27 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 27.55 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 31°34'10" TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE N28°08'12"E, A DISTANCE OF 41.49 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 51.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 29°46'26";

THENCE N01°38'14"W, A DISTANCE OF 39.92 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C", SAID POINT BEING THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 49.10 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 28°07'47";

THENCE N26°29'33"E, A DISTANCE OF 39.05 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 42.66 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°13'15";

THENCE N38°42'48"E, A DISTANCE OF 59.59 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 52.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 14°56'55";

THENCE N23°45'53"E, A DISTANCE OF 93.98 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 33.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 03°51'09";

THENCE N19°54'44"E, A DISTANCE OF 81.94 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 72.89 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 20°52'55" TO A POINT HEREINAFTER REFERRED TO AS POINT "D";

THENCE CONTINUING NORTHEASTERLY 19.47 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 5°34'36";

THENCE N46°22'14"E, A DISTANCE OF 123.02 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 75.39 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 21°35'54";

THENCE N67°58'08"E, A DISTANCE OF 67.39 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 29.61 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 08°28'56";

THENCE N59°29'12"E, A DISTANCE OF 62.14 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHWESTERLY 40.00 FEET OF SAID TRACT GC2.

SAID PARCEL CONTAINS 44,262 SQUARE FEET
OR 1.016 ACRES, MORE OR LESS.

OLSSON ASSOCIATES | 7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020 | (602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE No.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 34

A PORTION OF TRACT GC2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT POINT "C" AS REFERRED TO IN WASH NO. 33;

THENCE N01°38'14"W, A DISTANCE OF 7.29 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 15.00 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17°11'07";

THENCE N18°49'21"W, A DISTANCE OF 29.83 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 17.25 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 09°52'51";

THENCE N08°56'29"W, A DISTANCE OF 59.30 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 22.11 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 06°19'59";

THENCE N15°16'29"W, A DISTANCE OF 30.85 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 33.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 38°51'36" TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE N23°35'08"E, A DISTANCE OF 25.14 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 15.68 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 08°59'05";

THENCE N32°34'13"E, A DISTANCE OF 41.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B", SAID POINT BEING THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 27.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 31°43'39";

THENCE N64°17'52"E, A DISTANCE OF 9.10 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 33.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 19°18'05";

THENCE N44°59'47"E, A DISTANCE OF 28.42 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 24.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°16'15";

THENCE N30°43'32"E, A DISTANCE OF 17.21 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.87 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 23°54'42";

THENCE N54°38'14"E, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 19.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'46";

THENCE N65°40'59"E, A DISTANCE OF 35.99 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 43.44 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 24°53'21";

THENCE N40°47'39"E, A DISTANCE OF 9.91 FEET TO POINT "D" AS REFERRED TO IN SAID WASH NO. 33, SAID POINT ALSO BEING THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN SAID WASH NO. 33.

SAID PARCEL CONTAINS 10,923 SQUARE FEET OR 0.251 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 6/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 35

A PORTION OF TRACT GC2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT POINT "A" AS REFERRED TO IN WASH NO. 37;

THENCE N14°38'00"E, A DISTANCE OF 79.63 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 7.49 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 08°35'13";

THENCE N06°02'47"E, A DISTANCE OF 25.80 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 23.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°17'51";

THENCE N50°20'38"E, A DISTANCE OF 3.56 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 41.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 47°00'17";

THENCE N03°20'20"E, A DISTANCE OF 15.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 16.37 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°45'22";

THENCE N22°05'42"E, A DISTANCE OF 13.63 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 14.26 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 16°20'29";

THENCE N05°45'13"E, A DISTANCE OF 26.94 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 18.74 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°22'06";

THENCE N11°07'19"E, A DISTANCE OF 17.66 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 12.94 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 05°55'54";

THENCE N17°03'13"E, A DISTANCE OF 72.59 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 24.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 11°17'07";

THENCE N28°20'20"E, A DISTANCE OF 51.97 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 21.49 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'54";

THENCE N40°39'15"E, A DISTANCE OF 6.08 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 14.90 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17°04'07";

THENCE N23°35'08"E, A DISTANCE OF 9.71 FEET TO POINT "A" AS REFERRED TO IN WASH NO. 34, SAID POINT ALSO BEING THE **POINT OF ENDING.**

TOGETHER WITH:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT POINT "B" AS REFERRED TO IN SAID WASH NO. 34;

THENCE N32°34'13"E, A DISTANCE OF 32.43 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 39.07 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 11°11'32";

THENCE N21°22'41"E, A DISTANCE OF 17.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 214.32 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 24°33'34" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 45.08 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 25°49'44";

THENCE N22°38'50"E, A DISTANCE OF 11.54 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN SAID WASH NO. 37 AND SAID WASH NO. 34.

SAID PARCEL CONTAINS 11,816 SQUARE FEET OR 0.271 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 36

A PORTION OF TRACT GC2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 35;

THENCE N22°38'50"E, A DISTANCE OF 53.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 16.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 09°30'30";

THENCE N13°08'20"E, A DISTANCE OF 38.00 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 22.93 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 13°08'20";

THENCE NORTH, A DISTANCE OF 26.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 11.83 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 13°33'12";

THENCE N13°33'12"E, A DISTANCE OF 7.87 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 23.98 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°28'32";

THENCE N13°55'20"W, A DISTANCE OF 5.54 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 33.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 38°38'00";

THENCE N24°42'40"E, A DISTANCE OF 18.11 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 23.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 13°43'53";

THENCE N38°26'33"E, A DISTANCE OF 46.29 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 25.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 29°23'29";

THENCE N09°03'04"E, A DISTANCE OF 65.52 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 6.99 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 08°00'16";

THENCE N17°03'20"E, A DISTANCE OF 9.87 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 19.56 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 22°25'04";

THENCE N05°21'44"W, A DISTANCE OF 87.71 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHEASTERLY 30.00 FEET OF SAID TRACT GC2.

SAID PARCEL CONTAINS 8,152 SQUARE FEET OR 0.187 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 37

A PORTION OF TRACT GC2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE CORRIDOR, 7.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT POINT "A" AS REFERRED TO IN WASH NO. 33 SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS S45°57'36"E A DISTANCE OF 100.00 FEET;

THENCE NORTHEASTERLY 18.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 10°25'58";

THENCE N54°28'22"E, A DISTANCE OF 28.03 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 64.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 37°13'31";

THENCE N17°14'51"E, A DISTANCE OF 22.51 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 42.94 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'03";

THENCE N29°32'54"E, A DISTANCE OF 19.34 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 57.37 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 32°52'23";

THENCE N62°25'16"E, A DISTANCE OF 31.01 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 31.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°46'30";

THENCE N44°38'46"E, A DISTANCE OF 23.22 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 55.63 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 06°22'27";

THENCE N51°01'13"E, A DISTANCE OF 74.83 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 19.12 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 21°54'34";

THENCE N72°55'47"E, A DISTANCE OF 26.49 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 58°17'48";

THENCE N14°38'00"E, A DISTANCE OF 15.26 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT BEING THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 23.27 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 26°40'00";

THENCE N41°18'00"E, A DISTANCE OF 34.63 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 12.88 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 14°45'19";

THENCE N56°03'18"E, A DISTANCE OF 56.33 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 22.25 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 25°30'02";

THENCE N81°33'21"E, A DISTANCE OF 4.41 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 27.41 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 31°24'34";

THENCE N50°08'47"E, A DISTANCE OF 11.86 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 19.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 22°00'34";

THENCE N28°08'12"E, A DISTANCE OF 19.31 FEET TO POINT "B" AS REFERRED TO IN SAID WASH NO. 33, SAID POINT ALSO BEING THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN SAID WASH NO. 33.

SAID PARCEL CONTAINS 10,613 SQUARE FEET OR 0.244 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 38

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC3;
THENCE N38°37'41"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT GC3, A DISTANCE OF 198.66 FEET;
THENCE N11°23'19"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT GC3, A DISTANCE OF 49.52 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 147.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 555.00 FEET, THROUGH A CENTRAL ANGLE OF 15°11'38";
THENCE N26°34'57"E, A DISTANCE OF 114.20 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 48.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 445.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'22";
THENCE N20°20'36"E, A DISTANCE OF 107.13 FEET;
THENCE LEAVING SAID NORTHWESTERLY LINE, S69°39'24"E, A DISTANCE OF 52.77 FEET TO THE **POINT OF BEGINNING** OF A 24.00 FOOT WIDE CORRIDOR, 12.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N40°07'44"E, A DISTANCE OF 41.37 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 27.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 51°37'46";
THENCE N11°30'03"W, A DISTANCE OF 8.15 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 25.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°44'53";
THENCE N17°14'51"E, A DISTANCE OF 39.60 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 32.08 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 18°22'56";
THENCE N35°37'47"E, A DISTANCE OF 19.83 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 87.85 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 62°54'56";

THENCE N27°17'09"W, A DISTANCE OF 5.32 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 104.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 49°44'46";

THENCE N22°27'37"E, A DISTANCE OF 34.61 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 50.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 29°12'09";

THENCE N06°44'32"W, A DISTANCE OF 39.02 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 27.07 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'23";

THENCE N01°00'50"E, A DISTANCE OF 86.41 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 30.73 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 35°12'42";

THENCE N36°13'32"E, A DISTANCE OF 188.84 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 66.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 38°22'13";

THENCE N02°08'41"W, A DISTANCE OF 90.67 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 34.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 10°00'04";

THENCE N07°51'24"E, A DISTANCE OF 47.07 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 88.76 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 25°25'43";

THENCE N33°17'07"E, A DISTANCE OF 43.67 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 36.81 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 04°13'07";

THENCE N37°30'14"E, A DISTANCE OF 38.15 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 28.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 33°11'51";

THENCE N04°18'22"E, A DISTANCE OF 36.08 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 17.16 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 19°39'54";

THENCE N23°58'16"E, A DISTANCE OF 58.69 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 20.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 23°14'35";

THENCE N47°12'50"E, A DISTANCE OF 46.20 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 15.68 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17°58'24";

THENCE N29°14'26"E, A DISTANCE OF 96.04 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 61.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'50" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING SOUTHWESTERLY OF A LINE BEARING S69°39'24"E FROM THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,221 SQUARE FEET OR 0.923 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 39

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 24.00 FOOT WIDE CORRIDOR, 12.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 38, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS S48°59'44"E A DISTANCE OF 300.00 FEET;

THENCE NORTHEASTERLY 62.57 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 11°57'00";

THENCE N52°57'16"E, A DISTANCE OF 36.26 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 36.75 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 21°03'13";

THENCE N31°54'04"E, A DISTANCE OF 21.67 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 91.53 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 17°28'52";

THENCE N14°25'12"E, A DISTANCE OF 72.34 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 13.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 07°51'29";

THENCE N22°16'41"E, A DISTANCE OF 14.43 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 54.32 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 31°07'25";

THENCE N08°50'44"W, A DISTANCE OF 34.99 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 43.39 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 24°51'32";

THENCE N16°00'48"E, A DISTANCE OF 34.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 13.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 07°38'33";

THENCE N23°39'20"E, A DISTANCE OF 65.22 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 32.83 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'35";

THENCE N04°50'46"E, A DISTANCE OF 32.03 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 163.49 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 46°50'10";

THENCE N53°52'27"E, A DISTANCE OF 4.18 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 19,851 SQUARE FEET OR 0.456 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
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EDWARD F.
VINCENT
Date Signed 5/14/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 40

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC3;
THENCE S89°54'40"E, ALONG THE SOUTHERLY LINE OF SAID TRACT GC3, A DISTANCE OF 285.80 FEET;
THENCE N00°05'20"E, A DISTANCE OF 155.00 FEET TO THE **POINT OF BEGINNING** OF A 18.00 FOOT WIDE CORRIDOR, 9.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE N47°44'16"E, A DISTANCE OF 14.63 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 35.78 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 41°00'17";
THENCE N06°43'59"E, A DISTANCE OF 63.26 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 22.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 12°42'51";
THENCE N19°26'50"E, A DISTANCE OF 82.22 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 33.14 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 09°29'34";
THENCE N09°57'16"E, A DISTANCE OF 33.96 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 26.22 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 30°02'37";
THENCE N39°59'53"E, A DISTANCE OF 24.23 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 44.41 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 25°26'50";
THENCE N14°33'03"E, A DISTANCE OF 36.88 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 73.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 41°51'44";

THENCE N56°24'47"E, A DISTANCE OF 3.90 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 155.00 FEET OF SAID TRACT GC3.

SAID PARCEL CONTAINS 8,890 SQUARE FEET OR 0.204 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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Date Signed 3/11/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 41

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 18.00 FOOT WIDE CORRIDOR, 9.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 40;

THENCE N56°24'47"E, A DISTANCE OF 42.82 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 46.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 26°23'22";

THENCE N30°01'25"E, A DISTANCE OF 75.93 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 33.68 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 19°17'42";

THENCE N10°43'43"E, A DISTANCE OF 14.77 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 40.58 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 23°14'58";

THENCE N33°58'41"E, A DISTANCE OF 11.07 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 48.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 27°31'00";

THENCE N06°27'41"E, A DISTANCE OF 23.61 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 48.86 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 55°59'43";

THENCE N62°27'24"E, A DISTANCE OF 41.64 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 51.22 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 97°49'10";

THENCE N35°21'46"W, A DISTANCE OF 65.38 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 28.49 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 54°25'16";

THENCE N19°03'30"E, A DISTANCE OF 79.90 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 19.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 22°49'06";

THENCE N03°45'37"W, A DISTANCE OF 24.32 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 12,533 SQUARE FEET OR 0.288 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 42

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 18.00 FOOT WIDE CORRIDOR, 9.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 41;

THENCE N03°45'37"W, A DISTANCE OF 3.54 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 141.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 40°34'43";

THENCE N36°49'07"E, A DISTANCE OF 61.42 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 15.26 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17°29'07";

THENCE N54°18'14"E, A DISTANCE OF 31.55 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 36.31 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 41°36'22";

THENCE N12°41'52"E, A DISTANCE OF 90.62 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 24.74 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°20'53";

THENCE N41°02'45"E, A DISTANCE OF 16.54 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 7,589 SQUARE FEET OR 0.174 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
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17548
EDWARD F.
VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 43

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 18.00 FOOT WIDE CORRIDOR, 9.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 42;
THENCE N41°02'45"E, A DISTANCE OF 43.75 FEET;
THENCE CONTINUING N41°02'45"E ALONG SAID LINE, A DISTANCE OF 90.46 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 57.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 16°36'03";
THENCE N57°38'48"E, A DISTANCE OF 54.89 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING EASTERLY OF LINES BEARING S05°27'02"W AND N00°00'30"E FROM THE POINT OF ENDING.

SAID PARCEL CONTAINS 4,441 SQUARE FEET OR 0.102 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 46

A PORTION OF TRACT GC10 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT GC9 OF SAID "STATE PLAT";
THENCE S80°51'19"E, ALONG THE NORTHERLY LINE OF SAID TRACT GC10, A DISTANCE OF 136.81 FEET;
THENCE S07°59'00"E, A DISTANCE OF 41.86 FEET TO THE **POINT OF BEGINNING** OF A 21.00 FOOT WIDE CORRIDOR, 10.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S07°59'00"E ALONG SAID LINE, A DISTANCE OF 67.86 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 37.25 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 07°06'54";
THENCE S00°52'06"E, A DISTANCE OF 59.43 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 38.42 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 22°00'57";
THENCE S21°08'51"W, A DISTANCE OF 21.41 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 57.38 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 65°45'09";
THENCE S44°36'18"E, A DISTANCE OF 30.16 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 87.07 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 62°21'28";
THENCE S17°45'10"W, A DISTANCE OF 175.59 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING SOUTHERLY OF A LINE BEARING N82°26'34"W FROM THE POINT OF ENDING, AND ALSO;

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 40.00 FEET OF SAID TRACT GC10.

SAID PARCEL CONTAINS 12,066 SQUARE FEET OR 0.277 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 3/14/08
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Expires 09-30-2010

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020 | (602) 748-1000

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 48

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC3;
THENCE N38°37'41"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT GC3, A DISTANCE OF 198.66 FEET;
THENCE N11°23'19"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT GC3, A DISTANCE OF 49.52 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 147.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 555.00 FEET, THROUGH A CENTRAL ANGLE OF 15°11'38";
THENCE N26°34'57"E, A DISTANCE OF 114.20 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 48.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 445.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'22";
THENCE N20°20'36"E, A DISTANCE OF 107.13 FEET;
THENCE LEAVING SAID NORTHWESTERLY LINE, S69°39'24"E, A DISTANCE OF 52.77 FEET TO THE **POINT OF BEGINNING** OF A 24.00 FOOT WIDE CORRIDOR, 12.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE S40°07'44"W, A DISTANCE OF 1.34 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 35.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 40°07'44";
THENCE SOUTH, A DISTANCE OF 23.47 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 25.99 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 29°46'55";
THENCE S29°46'55"W, A DISTANCE OF 88.35 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHWESTERLY 48.33 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 05°32'16";
THENCE S24°14'38"W, A DISTANCE OF 129.27 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 39.59 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 11°20'31";

THENCE S12°54'07"W, A DISTANCE OF 60.98 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 155.00 FEET OF SAID TRACT GC3, AND ALSO;

EXCEPTING THEREFROM, ANY PORTION LYING NORTHEASTERLY OF A LINE BEARING S69°39'24"E FROM THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,309 SQUARE FEET OR 0.260 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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17548
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ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 49

A PORTION OF TRACT GC9 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC9;
THENCE S80°51'19"E, ALONG THE SOUTHERLY LINE OF SAID TRACT GC9, A DISTANCE OF 437.63 FEET;
THENCE N11°48'35"E, A DISTANCE OF 40.04 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING N11°48'35"E ALONG SAID LINE, A DISTANCE OF 1,178.09 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 248.61 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 06°37'31";
THENCE N18°26'06"E, A DISTANCE OF 1,215.19 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 40.00 FEET OF SAID TRACT GC9.

SAID PARCEL CONTAINS 66,047 SQUARE FEET OR 1.516 ACRES, MORE OR LESS.

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7250 NORTH 16TH STREET, SUITE 210
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Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 50

A PORTION OF TRACT GC9 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT GC9;
THENCE S80°51'19"E, ALONG THE SOUTHERLY LINE OF SAID TRACT GC9, A DISTANCE OF 160.31 FEET;
THENCE N10°31'30"E, A DISTANCE OF 40.01 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING N10°31'30"E ALONG SAID LINE, A DISTANCE OF 47.81 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 44.88 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 25°43'00";
THENCE N15°11'30"W, A DISTANCE OF 51.24 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 65.74 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 37°39'59";
THENCE N22°28'29"E, A DISTANCE OF 25.61 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 58.42 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°28'29";
THENCE N55°56'59"E, A DISTANCE OF 9.47 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 30.42 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'46" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 40.00 FEET OF SAID TRACT GC9.

SAID PARCEL CONTAINS 8,340 SQUARE FEET OR 0.191 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 51

A PORTION OF TRACT GC9 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 50, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N51°28'47"W A DISTANCE OF 100.00 FEET;

THENCE NORTHERLY 60.50 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 34°39'43";

THENCE N03°51'31"E, A DISTANCE OF 32.43 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 65.17 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 37°20'20";

THENCE N41°11'50"E, A DISTANCE OF 33.74 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 34.78 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 19°55'32";

THENCE N21°16'18"E, A DISTANCE OF 128.38 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 24.04 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 13°46'22";

THENCE N35°02'40"E, A DISTANCE OF 115.42 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 94.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 54°03'13";

THENCE N19°00'33"W, A DISTANCE OF 76.07 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 238.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 34°10'46";

THENCE N15°10'13"E, A DISTANCE OF 56.02 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 139.92 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 40°05'02";

THENCE N24°54'49"W, A DISTANCE OF 9.10 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 47.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°57'54";

THENCE N30°03'05"E, A DISTANCE OF 251.22 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 48.17 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 13°48'01";

THENCE N43°51'06"E, A DISTANCE OF 95.89 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 38.81 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 22°14'18";

THENCE N21°36'48"E, A DISTANCE OF 52.66 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 74.45 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 42°39'31";

THENCE N21°02'43"W, A DISTANCE OF 29.73 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 86.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 24°44'17";

THENCE N03°41'35"E, A DISTANCE OF 65.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 52.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 10°00'29";

THENCE N13°42'03"E, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 87.03 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 33°14'41";

THENCE N19°32'38"W, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 40.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 33°07'02" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 155.00 FEET OF SAID TRACT GC9.

SAID PARCEL CONTAINS 55,499 SQUARE FEET OR 1.274 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 7/1/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 52

A PORTION OF TRACTS GC8 AND J OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT GC8;
THENCE S07°25'43"W, ALONG THE EASTERLY LINE OF SAID TRACT GC8, A DISTANCE OF 156.28 FEET;
THENCE N89°54'40"W, A DISTANCE OF 25.94 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE S22°23'18"E, A DISTANCE OF 18.26 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 32.29 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 37°00'08";
THENCE S14°36'51"W, A DISTANCE OF 20.88 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 24.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°57'29";
THENCE S13°20'38"E, A DISTANCE OF 18.60 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 18.40 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 21°04'58";
THENCE S07°44'20"W, A DISTANCE OF 87.30 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 21.44 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 24°34'03";
THENCE S32°18'23"W, A DISTANCE OF 17.65 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 26.51 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 30°22'52";
THENCE S01°55'31"W, A DISTANCE OF 29.17 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 12.97 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 07°25'43";

THENCE S09°21'14"W, A DISTANCE OF 106.57 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 25.31 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°29'57";

THENCE S23°51'11"W, A DISTANCE OF 53.28 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 22.77 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 26°05'50";

THENCE S49°57'01"W, A DISTANCE OF 0.24 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 26.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 29°51'59";

THENCE S20°05'02"W, A DISTANCE OF 61.07 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 155.00 FEET OF SAID TRACT GC8.

SAID PARCEL CONTAINS 15,579 SQUARE FEET OR 0.358 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
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EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 53

A PORTION OF TRACTS GC8 AND GC7 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 52;

THENCE S20°05'02"W, A DISTANCE OF 12.39 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 31.81 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 36°27'14";

THENCE S56°32'16"W, A DISTANCE OF 43.51 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 24.38 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°56'28";

THENCE S28°35'47"W, A DISTANCE OF 38.43 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 163.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 379.11 FEET, THROUGH A CENTRAL ANGLE OF 24°40'37";

THENCE S04°53'32"W, A DISTANCE OF 281.07 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 75.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 668.66 FEET, THROUGH A CENTRAL ANGLE OF 06°28'55";

THENCE S13°40'51"W, A DISTANCE OF 128.33 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 90.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 574.67 FEET, THROUGH A CENTRAL ANGLE OF 08°59'32";

THENCE S06°17'07"W, A DISTANCE OF 347.01 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 297.73 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,375.00 FEET, THROUGH A CENTRAL ANGLE OF 12°24'22";

THENCE S18°41'29"W, A DISTANCE OF 279.04 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 572.45 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 505.00 FEET, THROUGH A CENTRAL ANGLE OF 64°56'53";

THENCE S83°38'22"W, A DISTANCE OF 430.38 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 184.90 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 156.07 FEET, THROUGH A CENTRAL ANGLE OF 67°52'46" TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY 171.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.29 FEET, THROUGH A CENTRAL ANGLE OF 52°03'48" TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY 99.38 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 56°56'22" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN WASH NO. 54.

SAID PARCEL CONTAINS 80,568 SQUARE FEET OR 1.850 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/08
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 54

A PORTION OF TRACTS GC6, GC7, GC11 AND GC12 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT GC7, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS S40°08'29"E A DISTANCE OF 655.00 FEET;

THENCE SOUTHWESTERLY 552.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 48°18'56" TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 407.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,802.83 FEET, THROUGH A CENTRAL ANGLE OF 12°57'19";

THENCE S12°02'01"W, A DISTANCE OF 169.36 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 264.54 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 718.28 FEET, THROUGH A CENTRAL ANGLE OF 21°06'08";

THENCE S10°57'03"E, A DISTANCE OF 276.35 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 257.99 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 903.44 FEET, THROUGH A CENTRAL ANGLE OF 16°21'42" TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 304.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 707.64 FEET, THROUGH A CENTRAL ANGLE OF 24°41'28";

THENCE S17°45'31"E, A DISTANCE OF 365.05 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 166.80 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 579.59 FEET, THROUGH A CENTRAL ANGLE OF 16°29'19";

THENCE S10°53'02"W, A DISTANCE OF 631.41 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 215.44 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 2,249.38 FEET, THROUGH A CENTRAL ANGLE OF 05°29'16";

THENCE S02°38'17"W, A DISTANCE OF 403.55 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 358.78 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,420.00 FEET, THROUGH A CENTRAL ANGLE OF 14°28'35";

THENCE S17°06'52"W, A DISTANCE OF 183.66 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 229.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 21°55'43";

THENCE S04°48'51"E, A DISTANCE OF 472.72 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 70.00 FEET OF SAID TRACTS GC11 AND GC12.

SAID PARCEL CONTAINS 131,507 SQUARE FEET OR 3.019 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 55

A PORTION OF TRACT GC13 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT GC13;
THENCE S89°55'29"E, ALONG THE NORTHERLY LINE OF SAID TRACT GC13, A DISTANCE OF 369.58 FEET;
THENCE S04°48'51"E, A DISTANCE OF 70.26 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S04°48'51"E ALONG SAID LINE, A DISTANCE OF 108.06 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 254.62 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,502.02 FEET, THROUGH A CENTRAL ANGLE OF 09°42'45" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY 744.58 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 4,551.12 FEET, THROUGH A CENTRAL ANGLE OF 09°22'26";
THENCE S04°28'32"E, A DISTANCE OF 43.45 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 70.00 FEET AND THE SOUTHERLY 60.00 FEET OF SAID TRACT GC13.

SAID PARCEL CONTAINS 28,768 SQUARE FEET OR 0.660 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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EDWARD F.
VINCENT
Date Signed
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Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 56

A PORTION OF TRACT GC14 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT GC14;
THENCE N89°33'27"E, ALONG THE NORTHERLY LINE OF SAID TRACT GC14, A DISTANCE OF 420.26 FEET;
THENCE S04°28'32"E, A DISTANCE OF 60.15 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S04°28'32"E ALONG SAID LINE, A DISTANCE OF 293.91 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 483.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,256.40 FEET, THROUGH A CENTRAL ANGLE OF 22°03'31" TO THE BEGINNING OF **A** NON-TANGENT CURVE WHOSE RADIUS BEARS S72°24'55"E A DISTANCE OF 606.90 FEET;
THENCE SOUTHERLY 550.73 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 51°59'34" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY 320.27 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 455.00 FEET, THROUGH A CENTRAL ANGLE OF 40°19'47" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 60.00 FEET OF SAID TRACT GC14, AND ALSO;

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE PIMA FREEWAY RIGHT-OF-WAY.

SAID PARCEL CONTAINS 41,215 SQUARE FEET OR 0.946 ACRES, MORE OR LESS.

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VINCENT
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Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 57

A PORTION OF TRACT MF4 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT MF4;
THENCE N73°23'40"W, A DISTANCE OF 599.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N50°42'16"W A DISTANCE OF 468.47 FEET;
THENCE NORTHERLY 302.53 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 37°00'04" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHERLY 327.76 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 900.00 FEET, THROUGH A CENTRAL ANGLE OF 20°51'58";
THENCE N23°09'37"E, A DISTANCE OF 297.12 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 166.89 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 27°19'14" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHERLY 225.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 23°27'28";
THENCE N19°17'51"E, A DISTANCE OF 258.12 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 112.76 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°27'35";
THENCE N00°50'16"E, A DISTANCE OF 461.85 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 336.85 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1,550.00 FEET, THROUGH A CENTRAL ANGLE OF 12°27'06";
THENCE N13°17'22"E, A DISTANCE OF 289.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N06°48'37"E A DISTANCE OF 9,070.00 FEET;
THENCE EASTERLY 302.56 FEET ALONG THE ARC OF SAID CURVE, BEING PARALLEL WITH AND 70.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID TRACT MF4, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 01°54'41" TO A POINT ON THE EASTERLY LINE OF SAID TRACT MF4;

THENCE S13°17'22"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 329.11 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 271.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1,250.00 FEET, THROUGH A CENTRAL ANGLE OF 12°27'06";

THENCE S00°50'16"W, A DISTANCE OF 461.85 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 209.42 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 18°27'35";

THENCE S19°17'51"W, A DISTANCE OF 258.12 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 102.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 23°27'28" TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 309.94 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 27°19'14";

THENCE S23°09'37"W, A DISTANCE OF 153.90 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 382.82 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 36°33'23";

THENCE S13°23'46"E, A DISTANCE OF 417.13 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 912,216 SQUARE FEET OR 20.942 ACRES, MORE OR LESS.

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PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE No.
17548
EDWARD F.
VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 58

A PORTION OF TRACT 3E OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 3E, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS N04°21'49"E A DISTANCE OF 9,000.00 FEET;

THENCE WESTERLY 188.68 FEET ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID TRACT 3E, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 01°12'04";

THENCE N26°54'50"E, BEING PARALLEL WITH AND 175.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID TRACT 3E, A DISTANCE OF 75.20 FEET TO THE **POINT OF BEGINNING** OF A 350.00 FOOT WIDE CORRIDOR, 175.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE CONTINUING N26°54'50"E ALONG SAID LINE, A DISTANCE OF 188.21 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 932.53 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,381.30 FEET, THROUGH A CENTRAL ANGLE OF 38°40'52";

THENCE N11°46'02"W, A DISTANCE OF 589.09 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE PIMA FREEWAY RIGHT-OF-WAY.

SAID PARCEL CONTAINS 547,566 SQUARE FEET OR 12.570 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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CERTIFICATE NO.
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EDWARD F. VINCENT
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ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 60

A PORTION OF TRACT 2B OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2B;
THENCE N80°51'19"W, ALONG THE NORTHERLY LINE OF SAID TRACT 2B, A DISTANCE OF 50.00 FEET;
THENCE S09°08'41"W, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING** OF A 100.00 FOOT WIDE CORRIDOR, 50.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S09°08'41"W ALONG SAID LINE, A DISTANCE OF 222.99 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 205.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1,285.00 FEET, THROUGH A CENTRAL ANGLE OF 09°08'41";
THENCE SOUTH, A DISTANCE OF 1,565.87 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 199,395 SQUARE FEET OR 4.577 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
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ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 61

A PORTION OF TRACT I2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT I2;
THENCE S80°51'19"E, ALONG THE SOUTHERLY LINE OF SAID TRACT I2, A DISTANCE OF 65.60 FEET;
THENCE N32°59'42"E, A DISTANCE OF 43.73 FEET TO THE **POINT OF BEGINNING** OF A 120.00 FOOT WIDE CORRIDOR, 60.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING N32°59'42"E ALONG SAID LINE, A DISTANCE OF 225.69 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 203.31 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 38°49'45" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHERLY 319.32 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 30°29'36";
THENCE N24°39'32"E, A DISTANCE OF 359.69 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 183.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 26°20'57";
THENCE N01°41'25"W, A DISTANCE OF 174.78 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 136.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 25°59'28";
THENCE N24°18'03"E, A DISTANCE OF 186.22 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 40.00 FEET OF SAID TRACT 2B.

SAID PARCEL CONTAINS 214,686 SQUARE FEET OR 4.929 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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Paradise Ridge
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404 Legals

LEGAL DESCRIPTION

WASH NO. 62

A PORTION OF TRACT I2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 120.00 FOOT WIDE CORRIDOR, 60.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE POINT OF ENDING OF WASH NO. 61, SAID POINT BEING THE BEGINNING OF A CURVE WHOSE RADIUS BEARS S65°41'57"E A DISTANCE OF 400.00 FEET;

THENCE NORTHEASTERLY 138.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 19°48'58";

THENCE N44°07'00"E, A DISTANCE OF 291.40 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE EASTERLY 185.00 FEET OF SAID TRACT 2B.

SAID PARCEL CONTAINS 51,569 SQUARE FEET OR 1.184 ACRES, MORE OR LESS.

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Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 63

A PORTION OF TRACTS GC10 AND R3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT GC10;
THENCE N80°51'19"W, ALONG THE NORTHERLY LINE OF SAID TRACT GC10, A DISTANCE OF 190.21 FEET;
THENCE S11°48'35"W, A DISTANCE OF 40.04 FEET TO THE **POINT OF BEGINNING** OF A 25.00 FOOT WIDE CORRIDOR, 12.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S11°48'35"W ALONG SAID LINE, A DISTANCE OF 647.81 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHWESTERLY 531.30 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 37°34'54";
THENCE S49°23'28"W, A DISTANCE OF 399.60 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHWESTERLY 1,112.12 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,290.00 FEET, THROUGH A CENTRAL ANGLE OF 49°23'43";
THENCE S00°00'15"E, A DISTANCE OF 321.97 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 40.00 FEET OF SAID TRACT GC10.

SAID PARCEL CONTAINS 75,320 SQUARE FEET OR 1.729 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 64

A PORTION OF TRACT MF3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT MF3;
THENCE N68°25'08"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT MF3, A DISTANCE OF 99.55 FEET;
THENCE N54°27'21"W, A DISTANCE OF 285.18 FEET;
THENCE N35°43'10"E, A DISTANCE OF 42.89 FEET;
THENCE N00°00'45"W, A DISTANCE OF 171.35 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 126.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 36°09'06";
THENCE N36°09'53"E, A DISTANCE OF 269.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N53°51'39"W A DISTANCE OF 410.00 FEET;
THENCE NORTHEASTERLY 190.73 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 26°39'12";
THENCE N09°29'09"E, A DISTANCE OF 217.14 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 99.44 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 13°53'44";
THENCE N04°24'35"W, A DISTANCE OF 310.85 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 176.28 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 590.00 FEET, THROUGH A CENTRAL ANGLE OF 17°07'06";
THENCE S77°17'29"E, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S77°17'29"E A DISTANCE OF 410.00 FEET;
THENCE SOUTHERLY 122.50 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 17°07'06";
THENCE S04°24'35"E, A DISTANCE OF 310.85 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 143.09 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 590.00 FEET, THROUGH A CENTRAL ANGLE OF 13°53'44";

THENCE S09°29'09"W, A DISTANCE OF 217.14 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHWESTERLY 274.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 590.00 FEET, THROUGH A CENTRAL ANGLE OF 26°39'12";

THENCE S36°08'21"W, A DISTANCE OF 132.14 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE SOUTHERLY 276.27 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°45'47";

THENCE S16°37'26"E, A DISTANCE OF 279.90 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 323,319 SQUARE FEET OR 7.422 ACRES, MORE OR LESS.

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EDWARD F.
VINCENT
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ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 65

A PORTION OF TRACT MF3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT MF3;
THENCE S16°22'48"E, ALONG THE EAST LINE OF SAID TRACT MF3, A DISTANCE OF 81.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N14°49'51"E A DISTANCE OF 9,070.00 FEET;
THENCE WESTERLY 105.61 FEET ALONG THE ARC OF SAID CURVE, BEING PARALLEL WITH AND 70.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID TRACT MF3, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 00°40'02", SAID POINT BEING THE **POINT OF BEGINNING** OF A 180.00 FOOT WIDE CORRIDOR, 90.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE S16°22'48"E, A DISTANCE OF 150.84 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 137.21 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 39°18'27" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY 148.71 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 65°32'38" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY 214.94 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 72°26'36";
THENCE S29°49'37"W, A DISTANCE OF 204.80 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 149.39 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°07'06" TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTHERLY 70.00 FEET OF SAID TRACT MF3.

SAID PARCEL CONTAINS 181,104 SQUARE FEET OR 4.158 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
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EDWARD F. VINCENT
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ARIZONA, U.S.A.
Expires 09-30-2010

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PHOENIX, ARIZONA 85020
(602) 748-1000

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 66

A PORTION OF TRACT 6 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 6;

THENCE N03°37'52"W, ALONG THE EASTERLY LINE OF SAID TRACT 6, A DISTANCE OF 73.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N15°15'13"E A DISTANCE OF 8,930.16 FEET;

THENCE WESTERLY 95.30 FEET ALONG THE ARC OF SAID CURVE, BEING PARALLEL WITH AND 70.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID TRACT 6, BEING CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 00°36'41", SAID POINT BEING THE **POINT OF BEGINNING** OF A 180.00 FOOT WIDE CORRIDOR, 90.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE N03°37'52"W, A DISTANCE OF 97.51 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 95.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 15°39'43";

THENCE N12°01'51"E, A DISTANCE OF 193.98 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 207.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'30";

THENCE N11°42'40"W, A DISTANCE OF 156.41 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 290.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 41°38'18";

THENCE N29°55'39"E, A DISTANCE OF 297.27 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHEASTERLY 228.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,000.00 FEET, THROUGH A CENTRAL ANGLE OF 13°05'35";

THENCE N16°50'03"E, A DISTANCE OF 58.85 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTHERLY 70.00 FEET OF SAID TRACT 6, AND ALSO;

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE PIMA FREEWAY RIGHT-OF-WAY.

SAID PARCEL CONTAINS 292,666 SQUARE FEET
OR 6.719 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
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Expires 09-30-2010

OLSSON ASSOCIATES | 7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020 | (602) 748-1000

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 67

A PORTION OF TRACT 7 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7;
THENCE S89°56'39"E, ALONG THE NORTH LINE OF SAID TRACT 7, A DISTANCE OF 668.22 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUING S89°56'39"E ALONG SAID LINE, A DISTANCE OF 311.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N71°38'33"W A DISTANCE OF 681.81 FEET;
THENCE SOUTHWESTERLY 218.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 18°22'25" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 224.47 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,120.37 FEET, THROUGH A CENTRAL ANGLE OF 04°07'18" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 56.02 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 153.73 FEET, THROUGH A CENTRAL ANGLE OF 20°52'46" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 74.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 96.97 FEET, THROUGH A CENTRAL ANGLE OF 44°17'01";
THENCE S06°48'51"E, A DISTANCE OF 183.15 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 137.48 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 314.37 FEET, THROUGH A CENTRAL ANGLE OF 25°03'27" TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHERLY 187.67 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,385.34 FEET, THROUGH A CENTRAL ANGLE OF 07°45'42" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 44.93 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 884.05 FEET, THROUGH A CENTRAL ANGLE OF 02°54'44" TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHERLY 101.08 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 195.03 FEET, THROUGH A CENTRAL ANGLE OF 29°41'43" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N83°24'41"E A DISTANCE OF 7,481.29 FEET;
THENCE SOUTHERLY 195.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 01°29'41" TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT 7;

THENCE N75°45'04"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 331.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N87°22'30"E A DISTANCE OF 471.03 FEET;

THENCE NORTHERLY 160.69 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 19°32'44" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 88.79 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 471.03 FEET, THROUGH A CENTRAL ANGLE OF 10°48'03";

THENCE N06°07'12"E, A DISTANCE OF 235.69 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHERLY 276.60 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1,705.70 FEET, THROUGH A CENTRAL ANGLE OF 09°17'28" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY 297.72 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 895.28 FEET, THROUGH A CENTRAL ANGLE OF 19°03'11" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY 250.64 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 7,358.41 FEET, THROUGH A CENTRAL ANGLE OF 01°57'06" TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 402,392 SQUARE FEET OR 9.238 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 69

A PORTION OF TRACT GC10 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT GC10;
THENCE N39°35'33"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT GC10, A DISTANCE OF 63.32 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHWESTERLY 39.87 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 45°41'01";
THENCE N85°16'33"W, A DISTANCE OF 158.50 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE WESTERLY 120.18 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 34°25'42" TO THE **POINT OF BEGINNING;**
THENCE CONTINUING NORTHWESTERLY 99.35 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 28°27'41";
THENCE N22°23'10"W, A DISTANCE OF 138.72 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHWESTERLY 52.41 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 60°03'24";
THENCE N82°26'34"W, A DISTANCE OF 304.81 FEET;
THENCE LEAVING SAID SOUTHWESTERLY LINE, N07°33'26"E, A DISTANCE OF 300.00 FEET;
THENCE S82°26'34"E, A DISTANCE OF 658.25 FEET;
THENCE S00°44'29"W, A DISTANCE OF 89.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N79°23'33"W A DISTANCE OF 673.30 FEET;
THENCE SOUTHWESTERLY 307.43 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 26°09'40" TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS N53°11'57"W A DISTANCE OF 670.00 FEET;
THENCE SOUTHWESTERLY 147.23 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 12°35'25";
THENCE S49°23'28"W, A DISTANCE OF 19.37 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 232,446 SQUARE FEET
OR 5.336 ACRES, MORE OR LESS.

OLSSON ASSOCIATES | 7250 NORTH 16TH STREET, SUITE 210
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/2010
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 70

A PORTION OF TRACTS 1 AND B1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE N89°53'25"W, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 170.00 FEET;
THENCE S00°00'14"W, A DISTANCE OF 96.00 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUING S00°00'14"W ALONG SAID LINE, A DISTANCE OF 8.00 FEET;
THENCE N89°53'25"W, BEING PARALLEL WITH AND 104.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 1,678.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S31°26'29"E A DISTANCE OF 230.00 FEET;
THENCE NORTHEASTERLY 16.24 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 04°02'40";
THENCE S89°53'25"E, BEING PARALLEL WITH AND 96.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 1,664.39 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 13,373 SQUARE FEET OR 0.307 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 1/4/2010
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 71A

A PORTION OF TRACT 1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE N89°53'25"W, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 170.00 FEET;
THENCE S00°00'14"W, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING** OF A 30.00 FOOT WIDE CORRIDOR, 15.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S00°00'14"W ALONG SAID LINE, A DISTANCE OF 772.26 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 367.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 774.00 FEET, THROUGH A CENTRAL ANGLE OF 27°14'17" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY 272.91 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 623.81 FEET, THROUGH A CENTRAL ANGLE OF 25°04'00" TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 42,394 SQUARE FEET OR 0.973 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
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EDWARD F.
VINCENT
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ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 71C

A PORTION OF TRACTS 1 AND GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE S00°00'14"W, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1,206.55 FEET;
THENCE N89°59'46"W, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S49°27'37"E A DISTANCE OF 500.00 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF A 100.00 FOOT WIDE CORRIDOR, 50.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE SOUTHERLY 353.78 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 40°32'23";
THENCE S00°00'14"W, A DISTANCE OF 1,108.79 FEET;
THENCE S00°00'30"W, A DISTANCE OF 566.21 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE EASTERLY 80.00 FEET OF SAID TRACT 1.

SAID PARCEL CONTAINS 202,738 SQUARE FEET OR 4.654 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 6/11/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 71D

A PORTION OF TRACT GC3 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 100.00 FOOT WIDE CORRIDOR, 50.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 71C;
THENCE S00°00'30"W, A DISTANCE OF 539.75 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 321.61 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1,000.00 FEET, THROUGH A CENTRAL ANGLE OF 18°25'36";
THENCE S18°26'06"W, A DISTANCE OF 1,220.05 FEET TO THE **POINT OF ENDING.**

SAID PARCEL CONTAINS 208,141 SQUARE FEET OR 4.778 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 71E

A PORTION OF TRACTS I2, 2A, 3A AND 3B OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE EAST HALF OF SECTION 22 AND THE EAST HALF OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST 37.50 FEET OF THE EAST 151.25 FEET OF SAID TRACT I2, EXCEPT THE SOUTH 40.00 FEET THEREOF;

TOGETHER WITH:

THE WEST 37.50 FEET OF THE EAST 151.25 FEET OF SAID TRACT 2A, EXCEPT THE NORTH 40.00 FEET AND THE SOUTH 70.00 FEET THEREOF;

TOGETHER WITH:

THE WEST 37.50 FEET OF THE EAST 151.25 FEET OF SAID TRACT 3A, EXCEPT THE NORTH 70.00 FEET AND THE SOUTH 60.00 FEET THEREOF;

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 3B;
THENCE S89°43'38"W, ALONG THE NORTH LINE OF SAID TRACT 3B, A DISTANCE OF 132.51 FEET;
THENCE S00°02'22"E, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF A 37.50 FOOT WIDE CORRIDOR, 18.75 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S00°02'22"E ALONG SAID LINE, A DISTANCE OF 1,896.76 FEET TO THE **POINT OF ENDING.**
EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTH 60.00 FEET OF SAID TRACT 3B.

SAID PARCEL CONTAINS 314,399 SQUARE FEET OR 7.218 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 72A

A PORTION OF TRACT C1 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C1;
THENCE S89°45'35"E, ALONG THE NORTH LINE OF SAID TRACT C1, A DISTANCE OF 37.50 FEET;
THENCE S00°00'13"W, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING** OF A 49.00 FOOT WIDE CORRIDOR, 24.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE CONTINUING S00°00'13"W ALONG SAID LINE, A DISTANCE OF 979.90 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTH 40.00 FEET OF SAID TRACT C1.

SAID PARCEL CONTAINS 48,015 SQUARE FEET OR 1.102 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. C. VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 72B

A PORTION OF TRACTS C1 AND C2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 49.00 FOOT WIDE CORRIDOR, 24.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 72A;
THENCE S00°00'13"W, A DISTANCE OF 1,581.13 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTH 40.00 FEET OF SAID SOUTHWEST QUARTER.

SAID PARCEL CONTAINS 77,475 SQUARE FEET OR 1.779 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. O.
VINCENT
Date Signed 1-14-10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 72C

A PORTION OF TRACTS C2, K1 AND K2 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C2;
THENCE N00°00'45"W, ALONG THE WEST LINE OF SAID TRACT C2, A DISTANCE OF 326.97 FEET;
THENCE N89°59'15"E, A DISTANCE OF 67.50 FEET TO THE **POINT OF BEGINNING** OF A 75.00 FOOT WIDE CORRIDOR, 37.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; ;
THENCE S00°00'45"E, A DISTANCE OF 1,838.81 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER.

SAID PARCEL CONTAINS 137,910 SQUARE FEET OR 3.166 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 5/14/09
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 72D

A PORTION OF TRACTS K2, K3 AND 10 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 75.00 FOOT WIDE CORRIDOR, 37.50 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE POINT OF ENDING OF WASH NO. 72C;
THENCE S00°00'45"E, A DISTANCE OF 762.52 FEET;
THENCE S00°01'25"W, A DISTANCE OF 2,571.60 FEET TO THE **POINT OF ENDING.**

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE SOUTH 70.00 FEET OF SAID TRACT NO. 10.

SAID PARCEL CONTAINS 250,058 SQUARE FEET OR 5.741 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. C.
VINCENT
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH NO. 72E

A PORTION OF TRACTS 8 AND 9 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST 65.00 FEET OF THE WEST 147.50 FEET OF SAID TRACT 8, EXCEPT THE NORTH 60.00 FEET THEREOF;

TOGETHER WITH:

THE EAST 65.00 FEET OF THE WEST 147.50 FEET OF SAID TRACT 9, EXCEPT THE NORTH 70.00 FEET AND THE SOUTH 60.00 FEET THEREOF;

SAID PARCEL CONTAINS 138,226 SQUARE FEET OR 3.173 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 5/14/10
ARIZONA, U.S.A.
Expires 09-30-2010

Paradise Ridge
JN 06-1250
404 Legals

LEGAL DESCRIPTION

WASH DVDB

A PORTION OF TRACTS K1, GC5, GC7, G2, F, GC4, GC8, E, J, D, H, GC3 AND GC9 OF "STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED", BEING RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 56.00 FOOT WIDE CORRIDOR, 28.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT K1;
THENCE N52°42'58"E, ALONG THE NORTHERLY LINE OF SAID TRACT K1, A DISTANCE OF 169.65 FEET;
THENCE LEAVING SAID NORTHERLY LINE S00°00'45"E, BEING PARALLEL WITH AND 190.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.37 FEET TO THE **POINT OF BEGINNING;**
THENCE N52°42'58"E, A DISTANCE OF 496.06 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE EASTERLY 521.94 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 37°22'52";
THENCE S89°54'09"E, ALONG THE BOUNDARY LINE OF SAID TRACTS F, G2, GC4 AND GC8, A DISTANCE OF 1,565.73 FEET;
THENCE S89°54'40"E, CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACTS GC4, GC8, E AND J, A DISTANCE OF 699.25 FEET TO THE **POINT OF ENDING.**
EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE WESTERLY 190.00 FEET OF SAID NORTHWEST QUARTER, AND ALSO;
EXCEPTING THEREFROM, ANY PORTION LYING SOUTHEASTERLY OF A LINE BEARING N15°46'51"E FROM THE POINT OF ENDING.

TOGETHER WITH:

A 56.00 FOOT WIDE CORRIDOR, 28.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT D;
THENCE S89°54'40"E, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 64.22 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUING S89°54'40"E ALONG SAID SOUTH BOUNDARY LINE, AND THE BOUNDARY LINES OF SAID TRACTS, H, GC3 AND GC9, A DISTANCE OF 1,022.89 FEET TO THE **POINT OF ENDING.**
EXCEPTING THEREFROM, ANY PORTION LYING NORTHWESTERLY OF A LINE BEARING N14°26'47"E FROM THE POINT OF BEGINNING, AND ALSO;

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE EASTERLY 290.00 FEET OF SAID TRACTS GC3 AND GC9.

SAID PARCEL CONTAINS 241,148 SQUARE FEET OR 5.536 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F.
VINCENT
Date Signed 7/13/10
ARIZONA, U.S.A.

EXPIRES 09-30-2010

Appendix E
Conservation Easement Template

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[insert address]

(Space Above Line for Recorder's Use)

DECLARATION OF RESTRICTIVE COVENANTS

This DECLARATION OF RESTRICTIVE COVENANTS ("**Restrictive Covenant**") is made this ____ day of _____, 20__ by _____, a _____corporation (hereinafter "**Declarant**").

R E C I T A L S

A. Declarant is the sole owner in fee simple of certain real property containing ___ acres, located in the City of _____, County of _____, State of Arizona, found on Assessor's Parcel Number _____ (the "**Parcel**"). The Parcel is legally described on **Exhibit "A"** attached hereto and incorporated by this reference. The Declarant desires to grant a restrictive covenant over a ___-acre portion of the Parcel (the "**Restricted Property**"). The Restricted Property is legally described and depicted on **Exhibit "B"** attached hereto and incorporated by this reference.

B. The Restricted Property provides, among other things, compensatory mitigation for certain impacts from development of the _____ Project ("**Project**") by Declarant pursuant to requirements of (1) the United States Army Corps of Engineers' ("**ACOE**") Clean Water Act (CWA) Section 404 Permit No. _____ and any amendments thereto (**"Section 404 Permit**"); and the Arizona Department of Environmental Quality's ("**ADEQ**") CWA Section 401 Certification No. _____ and any amendments thereto (**"Section 401 Certification**"), and the United States Fish and Wildlife Service's ("**USFWS**") biological opinion No. _____ and any amendments thereto ("**BO**"). The foregoing documents are collectively referred to herein as the "**Approval Documents**."

Comment [A1]: Modify/delete as necessary.

C. This Restrictive Covenant is designed to satisfy and is granted in satisfaction of the Approval Documents.

D. Consistent with the terms and conditions of this Restrictive Covenant, the Restricted Property is and will remain in a Natural Condition as defined herein and is intended to be preserved in its natural, scenic, open condition to maintain its ecological, historical, visual and educational values (collectively, "**Conservation Values**"). The Conservation Values are of importance to the people of the County of _____ and the people of the United States.

E. The ACOE is the federal agency charged with the primary responsibility for regulating activities in waters of the United States, including wetlands, with regulatory authority over discharges of dredged and fill material into such waters pursuant to Section 404 of the Clean Water Act, and is a third party beneficiary of this Restrictive Covenant.

F. [delete if not applicable or revise if fee title to be conveyed to HOA] Following recordation and subject to Section 11 below, Declarant intends to convey all of the Restricted Property to a conservation organization. Should Declarant transfer its interest in the Restricted Property prior to the time that Compensatory Mitigation (defined below) is fulfilled, the conservation organization will assume the roles and responsibilities of Declarant, including long-term maintenance, under this Restrictive Covenant, except that Declarant, as the developer of the Project, will remain responsible for the Compensatory Mitigation until it has been successfully implemented and completed per the success criteria set forth in the Mitigation Plan.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

In consideration of the above recitals and the covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the United States and state of Arizona, including Arizona Revised Statutes 33-271, *et seq.*, Declarant hereby declares the Restricted Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of, and used subject to the following restrictive covenants (and incorporating the above recitals herein by this reference), which shall run with the land, and be binding on Declarant's heirs, successors in interest, administrators, assigns, lessees, or other occupiers and users of the Restricted Property, or any portion of it.

1. Purpose.

(a) The purposes of this Restrictive Covenant are to (1) ensure the Restricted Property will be preserved in a Natural Condition, as defined herein, in perpetuity and (2) prevent any use of the Restricted Property that will impair or interfere with the Conservation Values of the Restricted Property (the "**Purpose**"). Declarant intends that this Restrictive Covenant will confine the use of the Restricted Property to such activities that are consistent with this Purpose, including without limitation, those involving the preservation, restoration, and enhancement of native species and their habitats.

(b) The term "**Natural Condition**," as referenced in the preceding paragraph and other portions of this Restrictive Covenant, shall mean the condition of the Restricted Property as it exists at the time this Restrictive Covenant is executed, as well as future enhancements or changes to the Restricted Property that occur directly as a result of the following activities:

(1) Compensatory mitigation measures (**"Compensatory Mitigation**"), including implementation, maintenance and monitoring activities, required by the Approval Documents and as described in the "[insert name of mitigation plan]," prepared by _____, dated _____ (the "**Mitigation Plan**"). The cover page and introduction are attached as **Exhibit "C"**;

(2) In-perpetuity maintenance obligations ("**Long-Term Maintenance**") that occur on the Restricted Property as described in Section 14 herein.

(3) Activities described in Section 3 and Section 5 herein.

(c) Declarant represents and warrants that there are no structures or other man-made improvements existing on the Restricted Property [**OR,** the only structures or other man-made

improvements existing on the Restricted Property consist of (describe)]. Declarant further represents and warrants there are no previously granted easements existing on the Restricted Property that interfere or conflict with the Purpose of this Restrictive Covenant as evidenced by the Preliminary Title Report dated _____, attached hereto as **Exhibit "D**." The present Natural Condition is evidenced in part by the depiction of the Restricted Property attached on **Exhibit "E,"** showing all relevant and plottable property lines, easements, dedications, improvements, structures, boundaries, and major, distinct natural features such as waters of the United States. Declarant has delivered further evidence of the present Natural Condition to ACOE consisting of (1) a color aerial photograph of the Restricted Property at an appropriate scale taken _____; (2) an overlay of the Restricted Property boundaries on that aerial photograph; and (3) on-site color photographs showing all improvements, structures, and natural features of the Restricted Property.

(d) If a controversy arises with respect to the present Natural Condition of the Restricted Property, Declarant and/or ACOE shall not be foreclosed from utilizing any and all other relevant documents, surveys, photographs or other evidence or information to assist in the resolution of the controversy.

(e) The term "**Biological Monitor**" shall mean either an employee of the Declarant or an independent third-party consultant with knowledge of riparian resources in the _____ County area and expertise in the field of biology or a related field.

2. ACOE's rights. To accomplish the Purpose of this Restrictive Covenant, Declarant hereby grants and conveys the following rights to ACOE (but without obligation of the ACOE):

(a) A non-exclusive easement on and over the Restricted Property to preserve and protect the Conservation Values of the Restricted Property; and

(b) A non-exclusive easement on and over the Parcel and Restricted Property to enter upon the Restricted Property to monitor Declarant's compliance with and to otherwise enforce the terms of this Restrictive Covenant; and

(c) A non-exclusive easement on and over the Restricted Property to prevent any activity on or use of the Restricted Property that is inconsistent with the Purpose of this Restrictive Covenant and to require the restoration of such areas or features of the Restricted Property that may be damaged by any act, failure to act, or any use that is inconsistent with the Purpose of this Restrictive Covenant; and

(d) All present and future development rights allocated, implied, reserved or inherent in the Property; such rights are hereby terminated and extinguished, and may not be used on or transferred to any portion of the Property, nor any other property adjacent or otherwise; and

(e) The right to enforce by any means, including, without limitation, injunctive relief, the terms and conditions of this Restrictive Covenant.

3. Declarant's Duties. [Declarant's Name] shall undertake construction, maintenance and monitoring of mitigated areas pursuant to the Mitigation Plan until receipt of final approval of

the success of the mitigation from ACOE and ADEQ ("**Final Approval**"). This duty is non-transferrable. Declarant, its successors and assigns shall:

(a) Undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities would be inconsistent with the Conservation Values and would violate the permitted uses of the Restricted Property set forth in this Restrictive Covenant; and

(b) Cooperate with ACOE in the protection of the Conservation Values; and

(c) Repair and restore damage to the Restrictive Property directly or indirectly caused by Declarant, Declarant's guests, representatives or agents and third parties within Declarant's control; provided, however, Declarant, its successors or assigns shall not engage in any repair or restoration work in the Restricted Property without first consulting with ACOE; and

(d) Obtain any applicable governmental permits and approvals for any activity or use permitted by this Restrictive Covenant, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency statutes, ordinances, rules, regulations, orders or requirements; and

(e) Upon receipt of Final Approval, perform in-perpetuity Long-Term Maintenance on the Restricted Property set forth in Section 14 below; and

(f) Within 60 days of recordation of this Restrictive Covenant, install signs and other notification features saying "Natural Area Open Space," "Protected Natural Area," or similar descriptions that inform persons of the nature and restrictions on the Restricted Property. Prior to erection of such signage, Declarant shall submit detailed plans showing the location and language of such signs to ACOE for review and approval. The erection and maintenance of informative signage shall not be in direct or potential conflict with the preservation of the Natural Condition of the Restricted Property or the Purpose of this Restrictive Covenant and shall be performed in compliance with all applicable statutes, regulations, and permitting requirements; and

(g) Perform an annual compliance inspection of the Restricted Property, prepare an inspection report, and shall make reports available to ACOE upon request.

4. Prohibited Uses. Any activity on or use of the Restricted Property inconsistent with the Purpose of this Restrictive Covenant is prohibited. Without limiting the generality of the foregoing, the following uses by Declarant, and its respective guests, agents, assigns, employees, representatives, successors and third parties within Declarant's control, are expressly prohibited:

(a) Supplemental or unseasonable watering except as specifically provided for in the Mitigation Plan;

(b) Use of herbicides, pesticides, rodenticides, biocides, fertilizers, or other agricultural chemicals or weed abatement activities, except weed abatement activities necessary to control or remove invasive, exotic plant species;

(c) Incompatible fire protection activities, except the fire prevention activities set forth in Subsection 5(f);

(d) Use of off-road vehicles and use of any other motorized vehicles except on existing roadways and as necessary to restore native plant communities consistent with Section 5;

(e) Grazing or other agricultural activity of any kind;

(f) Recreational activities, including, but not limited to, horseback riding, biking, hunting or fishing;

(g) Residential, commercial, retail, institutional, or industrial uses;

(h) Any legal or de facto division, subdivision or partitioning of the Restricted Property;

(i) Construction, reconstruction or placement of any building, road, wireless communication cell towers, or other improvement, or any billboard, fence, boundary marker or sign, except signs permitted in Subsection 3(f);

(j) Depositing, dumping or accumulating soil, trash, ashes, refuse, waste, bio-solids or any other material;

(k) Planting, introduction or dispersal of non-native or exotic plant or animal species;

(l) Filling, dumping, excavating, draining, dredging, mining, drilling, removing or exploring for or extraction of minerals, loam, gravel, soil, rock, sand or other material on or below the surface of the Restricted Property;

(m) Altering the general topography of the Restricted Property, including but not limited to building of roads and trails, and flood control work;

(n) Removing, destroying, or cutting of trees, shrubs or other vegetation, except as necessary for (1) emergency fire protection as required by fire safety officials as set forth in Subsection 5(f), (2) controlling invasive, exotic plants which threaten the integrity of the habitat, (3) preventing or treating disease, (4) conducting activities permitted by the Mitigation Plan, or (5) activities described in Section 3, Section 5 and Section 14. In the event that activity in the Restricted Property is necessary to prevent or treat disease as listed in item (3) herein, the first priority for action shall be chemical and biological methods. No invasive or non-native species shall be introduced to prevent or treat disease, unless chemical or biological methods have failed to resolve the problem and the County of _____ Department of Environmental Health, or other agency with authority, determines that no other methods will address the problem. Removal of vegetation to prevent or treat disease shall only be allowed if chemical or biological methods have failed to resolve the problem or upon a showing that removal of vegetation is required on an emergency basis;

(o) Manipulating or altering any natural watercourse, body of water or water circulation on the Restricted Property other than as described in the Mitigation Plan, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;

(p) Creating, enhancing, or maintaining fuel modification zones (defined as a strip of mowed land or the planting of vegetation possessing low combustibility for purposes of fire suppression), or other activities that could constitute fuel modification zones;

(q) Without the prior written consent of ACOE, which ACOE may withhold, transferring, encumbering, selling, leasing, or otherwise separating the mineral, air or water rights from the Restricted Property; changing the place or purpose of use of the water rights on the Restricted Property; abandoning or allowing the abandonment of, by action or inaction, any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, round water rights, or other rights in and to the use of water historically used on or otherwise appurtenant to the Restricted Property, including but not limited to: (1) riparian water rights; (2) appropriative water rights; (3) rights to waters which are secured under contract with any irrigation or water district, to the extent such waters are customarily applied to the Restricted Property; and (4) any water from wells that are in existence or may be constructed in the future on the Restricted Property;

(r) Engaging in any use or activity that may violate, or may fail to comply with, relevant federal, state, or local laws, regulations, or policies applicable to Declarant, the Restricted Property, or the use or activity in question;

(s) No use shall be made of the Restricted Property, and no activity thereon shall be permitted, that is or is likely to become inconsistent with the Purpose of this Restrictive Covenant. Declarant acknowledges that, in view of the perpetual nature of this Restrictive Covenant, it is unable to foresee all potential future land uses, future technologies, and future evolution of the land and other natural resources, and other future occurrences affecting the Purpose of this Restrictive Covenant. ACOE may determine whether (1) proposed uses or proposed improvements not contemplated by or addressed in this Restrictive Covenant or (2) alterations in existing uses or structures, are consistent with the Purpose of this Restrictive Covenant; and

(t) Creation of any encumbrance superior to this Restrictive Covenant, other than those encumbrances set forth in **Exhibit "D"** hereto, or the recording of any involuntary lien (which is not released within thirty calendar days), or the granting of any lease, license or similar possessory interest in the Restricted Property which will affect the Conservation Values of the Restricted Property.

5. Reserved Rights. Declarant reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Restricted Property, including the right to engage in or to permit or invite others to engage in all uses of the Restricted Property that are not expressly prohibited or limited by, and are consistent with, the Purpose of this Restrictive Covenant, including, but not limited to, the following uses:

(a) Access. Reasonable access through the Restricted Property to adjacent land or to perform obligations or other activities permitted by this Restrictive Covenant or that are required under the Approval Documents. In addition, police and other public safety organizations and their personnel may enter the Restricted Property to address any legitimate public health or safety matter. When and if [Name of Present Declarant] assigns its rights and duties under this

Restrictive Covenant to a conservation organization, [Name of Present Declarant] may not assign to the conservation organization the duty to undertake construction, maintenance and monitoring of mitigated areas pursuant to the Mitigation Plan, i.e., [Name of Present Declarant] will remain responsible for the Compensatory Mitigation obligations of the Approval Documents until Final Approval is obtained. In the event [Name of Present Declarant] conveys its interest in the Restricted Property prior to completion of Compensatory Mitigation requirements, [Name of Present Declarant] expressly reserves the right for it or its agents to enter the Restricted Property to perform such work thereon as is required to meet the Compensatory Mitigation obligations of the Approval Documents.

(b) Habitat Enhancement Activities. Enhancement of native plant communities, including the right to plant trees and shrubs of the same type as currently existing on the Restricted Property, so long as such activities do not harm the habitat types identified in the Approval Documents or Mitigation Plan. For purposes of preventing erosion and reestablishing native vegetation, the Declarant shall have the right to revegetate areas that may be damaged by the permitted activities under this Section 5, naturally occurring events or by the acts of persons wrongfully damaging the Natural Condition of the Restricted Property. Prior to any habitat enhancement activities, Declarant shall have a Biological Monitor submit detailed plans to ACOE, ADEQ, and USFWS for review and approval. Habitat enhancement activities shall not be in direct or potential conflict with the preservation of the Natural Condition of the Restricted Property or the Purpose of this Restrictive Covenant and shall be performed in compliance with all applicable laws, regulations, and permitting requirements.

(c) Vegetation, Debris, and Exotic Species Removal. Removal or trimming of vegetation downed or damaged due to natural disaster, removal of man-made debris, removal of parasitic vegetation (as it relates to the health of the host plant) and removal of non-native or exotic plant or animal species. Vegetation, debris, and exotic plant species removal shall not be in direct or potential conflict with the preservation of the Natural Condition of the Restricted Property or the Purpose of this Restrictive Covenant and shall be performed in compliance with all applicable laws, regulations, and permitting requirements.

(d) Erection and Maintenance of Informative Signage. Erection and maintenance of signage and other notification features saying "No Trespass" or similar descriptions that inform persons of the nature and restrictions on the Restricted Property.

(e) No Interference with Development of Adjoining Property. Notwithstanding anything set forth herein to the contrary, nothing in this Restrictive Covenant is intended nor shall be applied to in any way limit Declarant or any of Declarant's successors and assigns from (1) constructing, placing, installing, and/or erecting any improvements upon the portions of the Parcel not constituting the Restricted Property, and /or (2) developing adjoining property for any purposes, except as limited by any local, state or federal permit requirements for such development and provided that for all of the above clauses, (1) and (2), neither such activity nor any effect resulting from such activity amounts to a use of the Restricted Property, or has an impact upon the Restricted Property, that is prohibited by Section 4 above.

(f) Fire Protection. The right, in an emergency situation only, to maintain firebreaks (defined as a strip of plowed or cleared land made to check the spread of a fire), trim or remove

brush, otherwise perform preventative measures required by the fire department to protect structures and other improvements from encroaching fire. All other brush management activities, activities prohibited by Subsection 4(p), or other fire prevention measures suggested by the fire department, shall be limited to areas outside the Restricted Property.

(g) Mitigation Plan. Notwithstanding anything herein to the contrary, [Name of Present Declarant] may take any action required by the Mitigation Plan. Such actions may include, but are not limited to the following: (1) [Name of Present Declarant] shall have the right to maintain, repair and or replace from time to time any or all of the vegetation planted as part of the Mitigation Plan and (2) [Name of Present Declarant] may take actions consistent with the Mitigation Plan.

6. Enforcement.

(a) Right to Enforce. Declarant, its successors and assigns, grant to ACOE, U.S. Department of Justice, and the State Attorney General a discretionary right to enforce these restrictive covenants in a judicial or administrative action against any person(s) or other entity (ies) violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. The U.S. Department of Justice and the State Attorney General shall have the same rights, remedies and limitations as ACOE under this Section 6. The rights under this Section are in addition to, and do not limit rights conferred in Section 2 above, the rights of enforcement against Declarant, its successor or assigns under the Section 404 Permit, or any rights of the various documents created thereunder or referred to therein.

(b) Notice.

(1) If ACOE determines Declarant is in violation of the terms of this Restrictive Covenant or that a violation is threatened, ACOE may demand the cure of such violation. In such a case, ACOE shall issue a written notice to Declarant (hereinafter "**Notice of Violation**") informing Declarant of the violation and demanding cure of such violation.

(2) Declarant shall cure the noticed violation within thirty (30) days of receipt of said written notice from ACOE. If said cure reasonably requires more than thirty (30) days, Declarant shall, within the thirty (30) day period submit to ACOE for review and approval a plan and time schedule to diligently complete a cure. Declarant shall complete such cure in accordance with the approved plan. If Declarant disputes the Notice of Violation, it shall issue a written notice of such dispute (hereinafter "**Notice of Dispute**") to the ACOE within thirty (30) days of receipt of written Notice of Violation.

(3) If Declarant fails to cure the noticed violation(s) within the time period(s) described in Subsection 6(b)(2) above, or Subsection 6(c) below, ACOE may bring an action at law or in equity in a court of competent jurisdiction to enforce compliance by Declarant with the terms of this Restrictive Covenant. In such action, the ACOE may (i) recover any damages to which they may be entitled for violation by Declarant of the terms of this Restrictive Covenant, (ii) enjoin the violation, *ex parte* if necessary, by temporary or permanent injunction without the necessity of proving either actual damages or the inadequacy of otherwise available legal

remedies, or (iii) pursue other equitable relief, including, but not limited to, the restoration of the Restricted Property to the condition in which it existed prior to any such violation or injury. ACOE may apply any damages recovered to the cost of undertaking any corrective action on the Restricted Property.

(4) If Declarant provides ACOE with a Notice of Dispute, as provided herein, ACOE shall meet and confer with Declarant at a mutually agreeable place and time, not to exceed thirty (30) days from the date that ACOE receives the Notice of Dispute. ACOE shall consider all relevant information concerning the disputed violation provided by Declarant and shall determine whether a violation has in fact occurred and, if so, whether the Notice of Violation and demand for cure issued by ACOE is appropriate in light of the violation.

(5) If, after reviewing Declarant's Notice of Dispute, conferring with Declarant, and considering all relevant information related to the violation, ACOE determines that a violation has occurred, ACOE shall give Declarant notice of such determination in writing. Upon receipt of such determination, Declarant shall have thirty (30) days to cure the violation. If said cure reasonably requires more than thirty (30) days, Declarant shall, within the thirty (30) day period submit to ACOE for review and approval a plan and time schedule to diligently complete a cure. Declarant shall complete such cure in accordance with the approved plan.

(c) Immediate Action. If ACOE determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Restricted Property, ACOE may immediately pursue all available remedies, including injunctive relief, available pursuant to both this Restrictive Covenant and state and federal law after giving Declarant at least twenty four (24) hours' written notice before pursuing such remedies. So long as such twenty four (24) hours' notice is given, ACOE may immediately pursue all available remedies without waiting for the expiration of the time periods provided for cure or Notice of Dispute as described in Subsection 6(b)(2). The written notice pursuant to this paragraph may be transmitted to Declarant by facsimile. The rights of ACOE under this paragraph apply equally to actual or threatened violations of the terms of this Restrictive Covenant. Declarant agrees that the remedies at law for ACOE for any violation of the terms of this Restrictive Covenant are inadequate and that ACOE shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which ACOE may be entitled, including specific performance of the terms of this Restrictive Covenant, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. The remedies described in this Subsection 6(c) shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

(d) Costs of Enforcement. Any costs incurred by ACOE, as the prevailing party, in enforcing the terms of this Restrictive Covenant against Declarant including, but not limited to, costs of suit and attorneys' fees, and any costs of restoration necessitated by Declarant's negligence or breach of this Restrictive Covenant shall be borne by Declarant.

(e) Enforcement Discretion. Enforcement of the terms of this Restrictive Covenant shall be at the discretion of ACOE. Any forbearance by ACOE to exercise rights under this Restrictive Covenant in the event of any breach of any term of this Restrictive Covenant by Declarant shall not be deemed or construed to be a waiver by ACOE of such term or of any

subsequent breach of the same or any other term of this Restrictive Covenant or of any of the rights of ACOE under this Restrictive Covenant. No delay or omission by ACOE in the exercise of any right or remedy upon any breach by Declarant shall impair such right or remedy or be construed as a waiver. Further, nothing in this Restrictive Covenant creates a non-discretionary duty upon ACOE to enforce its provisions, nor shall deviation from the terms and procedures or failures to enforce its provisions give rise to a private right of action against ACOE by any third party.

(f) Acts Beyond Declarant's Control. Nothing contained in this Restrictive Covenant shall be construed to entitle ACOE to bring any action against Declarant for any injury to or change in the Restricted Property resulting from:

(1) Any natural cause beyond Declarant's control, including without limitation, fire not caused by Declarant, flood, storm, and earth movement; or

(2) Any prudent action taken by Declarant under emergency conditions to prevent, abate, or mitigate significant injury to persons and/or the Restricted Property resulting from such causes, provided that once the emergency has abated, Declarant, its successors or assigns promptly take all reasonable and necessary actions required to restore any damage caused by Declarant's actions to the Restricted Property to the condition it was in immediately prior to the emergency; or

(3) Acts of third parties (including any governmental agencies) that are beyond Declarant's control.

Notwithstanding the foregoing, Declarant must obtain any applicable governmental permits and approvals for any emergency activity or use permitted by this Restrictive Covenant and undertake any activity or use in accordance with all applicable federal, state, local and administrative agency statutes, ordinances, rules, regulations, orders or requirements.

7. Access. This Restrictive Covenant does not convey a general right of access to the public.

8. Costs and Liabilities.

(a) Declarant, or its successor or assign retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Restricted Property. Declarant agrees ACOE shall not have any duty or responsibility for the operation, upkeep, or maintenance of the Restricted Property, the monitoring of hazardous conditions thereon, or the protection of Declarant, the public or any third parties from risks relating to conditions on the Restricted Property. Declarant, its successor or assign remains solely responsible for obtaining any applicable governmental permits and approvals for any activity or use permitted by this Restrictive Covenant, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency statutes ordinances, rules, regulations, orders and requirements.

(b) Declarant, or its successors and assigns shall hold harmless, protect and indemnify ACOE and its respective directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a "**Third-Party Beneficiary Indemnified Party**" and collectively, "**Third-Party Beneficiary Indemnified Parties**") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "**Claim**" and, collectively, "**Claims**"), arising from or in any way connected with injury to or the death of any person, or physical damage to any property, regardless of cause.

9. Taxes; No Liens. If applicable, Declarant, its successor or assign shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Parcel by competent authority, including any taxes imposed upon, or incurred as a result of, this Restrictive Covenant, and agrees to furnish ACOE with satisfactory evidence of payment upon request. Declarant shall keep the Restricted Property free from any liens, including those arising out of any obligations incurred by Declarant or any labor or materials furnished or alleged to have been furnished to or for Declarant at or for use on the Restricted Property.

10. Condemnation. The Purpose of this Restricted Covenant for conservation purposes are presumed to be the best and most necessary public use as defined in Arizona Revised Statutes Section 12-1122 except that Declarant reserves the right to seek fair market value for any condemnation action. Nevertheless, if all or any part of the Restricted Property is taken by exercise of the power of eminent domain, Declarant shall use the net proceeds from the condemnation of the Restricted Property for the purchase of property that replaces the natural resource characteristics the original mitigation was intended to protect, or as near as reasonably feasible. The endowment shall be held for the long-term stewardship of the replacement property. The location of the replacement property and replacement restrictive covenant is subject to prior approval by the ACOE.

11. Assignment and Subsequent Transfers.

(a) Declarant agrees to incorporate the terms of this Restrictive Covenant in any deed or other legal instrument by which Declarant divests itself of any interest in all or a portion of the Restricted Property. Declarant, its successor or assign agrees to (i) incorporate by reference to the title of and the recording information for this Restrictive Covenant in any deed or other legal instrument by which each divests itself of any interest in all or a portion of the Restricted Property, including, without limitation, a leasehold interest and (ii) give actual notice to any such transferee or lessee of the existence of this Restrictive Covenant. Declarant, its successor or assign agrees to give written notice to ACOE of the intent to transfer any interest at least sixty (60) days prior to the date of such transfer. Any subsequent transferee shall be deemed to have assumed the obligations of this Restrictive Covenant and to have accepted the restrictions contained herein. The failure of Declarant, its successor or assign to perform any act provided in this Section shall not impair the validity of this Restrictive Covenant or limit its enforceability in any way.

(b) From and after the date of any transfer of all or any portion of the Restricted Property by Declarant and each transfer thereafter, (i) the transferee shall be deemed to have assumed all of the obligations of Declarant as to the portion transferred, as set forth in this Restrictive Covenant, (ii) the transferee shall be deemed to have accepted the restrictions contained herein as to the portion transferred, (iii) the transferor, as applicable, shall have no further obligations hereunder, except for the obligations set forth above in Section 3 related to Compensatory Mitigation and Subsection 17(f), and (iv) all references to Declarant in this Restrictive Covenant shall thereafter be deemed to refer to such transferee.

Comment [A2]: If fee title to go to HOA, add: If the Restricted Property is conveyed to the Association before completion of the Compensatory Mitigation obligations pertaining to the Restricted Property, [Name of Present Declarant] shall remain responsible for fulfilling those obligations contained herein and in the Mitigation Plan until Final Approval. Upon conveyance of the Restricted Property to the Association, (1) Association shall be responsible for the obligations pertaining to restoration of the Restricted Property set forth in the Mitigation Plan in the event [Name of Present Declarant] does not satisfactorily complete them, (2) the Association shall assume all other duties and obligations of Declarant hereunder, and (3) Declarant shall be relieved of any and all ongoing obligations or liability hereunder except for the obligations set forth above in this paragraph and pursuant to Subsection 17(f). Declarant agrees to include language in the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements ("CC&Rs") for the Project that requires the Association to accomplish the following: (i) assume the obligations under this Restrictive Covenant upon conveyance of the Restricted Property to the Association; (ii) establish a separate reserve fund to ensure the Association's full compliance with the terms of this Restrictive Covenant; (iii) reevaluate the appropriate amount of the separate reserve fund described in item (ii) above every two years and maintain a minimum balance of $5,000 in the separate reserve fund at all times, such fund to initially be funded by [Name of Present Declarant], and subject to an automatic increase of 2% (two percent) at each two-year interval; unless a smaller increase is approved by ACOE, at each two-year interval; and (iv) perform an internal review each year of the status of the land governed by this Restrictive Covenant and, in particular, the Association's full compliance with the terms of this Restrictive Covenant. Prior to recordation, the CC&Rs shall be submitted to ACOE for approval. If the ACOE does not approve or disapprove any such CC&Rs in writing (specifying any reasons for its disapproval in writing) within forty-five (45) days of submission, the CC&Rs shall be deemed approved.

12. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Declarant:

With a copy to:

To ACOE: District Counsel
U.S. Army Corps of Engineers
915 Wilshire Blvd, Room 1535
Los Angeles, CA 90017-3401

or to such other address as either party shall designate by written notice to the other. Notice shall be deemed effective upon delivery in the case of personal delivery or, in the case of delivery by first class mail, five (5) days after deposit into the United States mail.

The parties agree to accept facsimile signed documents and agree to rely upon such documents as if they bore original signatures. Each party agrees to provide to the other parties, within seventy-two (72) hours after transmission of such a facsimile, the original documents that bear the original signatures.

If the Restrictive Covenant is assigned, the assignment document shall update the Notices provisions.

When the underlying fee for the Restricted Property is conveyed, the successor shall record a document entitled Restrictive Covenant/Change of Notices Provisions.

13. Amendment. Declarant may amend this Restrictive Covenant only after written concurrence by ACOE. Any such amendment shall be consistent with the Purpose of this Restrictive Covenant and shall not affect its perpetual duration. Declarant shall record any amendments to this Restrictive Covenant approved by ACOE in the official records of _____ County, Arizona, and shall provide a copy of the recorded document to ACOE.

14. Long-Term Maintenance.

(a) Upon Final Approval, Declarant shall be responsible for in-perpetuity, ongoing, long-term maintenance of the Restricted Property. Such long-term maintenance shall include but

shall not be limited to the following activities: (1) no less than annually, removal of trash or manmade debris, preferably by hand or the least impactive method reasonably feasible, (2) annual maintenance of signage and other notification features or similar descriptions, as applicable, installed pursuant to Subsection 3(f).

Comment [A3]: Modify based on long-term management plan.

(b) Declarant shall be responsible for annual restoration of the Restricted Property damaged by any activities prohibited by Subsection 4 (a) - (t) herein.

(c) Declarant shall prepare a monitoring and maintenance report documenting activities performed under Subsection 14(a) above, and shall make reports available to ACOE upon request.

(d) When activities are performed pursuant to Subsection 14(b) above, Declarant shall retain a qualified Biological Monitor to prepare a Restoration Plan and to oversee/monitor such restoration activities. Declarant shall have its Biological Monitor submit a draft Restoration Plan to ACOE for review and approval prior to its implementation. Upon completion of restoration as specified in the approved Restoration Plan, Declarant shall have its Biological Monitor prepare a detailed monitoring report, and Declarant shall make the report available to ACOE within thirty (30) days of completion of restoration activities. Declarant and the Biological Monitor shall sign the monitoring report. The report shall document the Biological Monitor's name and affiliation, dates Biological Monitor was present on site, activities observed and their location, Biological Monitor's observations regarding the adequacy of restoration performance by the Declarant, or its contractor in accordance with the approved Restoration Plan, and the corrections recommended and implemented.

15. Recordation. Declarant, its successor or assign shall promptly record this instrument in the official records of _____ County, Arizona, and provide a copy of the recorded document to ACOE.

16. Estoppel Certificate. Upon request, ACOE shall within fifteen (15) days execute and deliver to Declarant, its successor or assign a letter confirming that (a) this Restrictive Covenant is in full force and effect, and has not been altered, amended, or otherwise modified (except as specifically noted in the letter), (b) there are no pending or threatened enforcement actions against Declarant except as disclosed in the letter, (c) to the knowledge of the ACOE, there are no uncured violations under the Restrictive Covenant, and no facts or circumstances exist that, with the passage of time, could constitute a violation under the Restrictive Covenant, except as disclosed in the letter.

17. General Provisions.

(a) Controlling Law. The laws of the United States and the State of Arizona, disregarding any conflicts of law principles of such state, shall govern the interpretation and performance of this Restrictive Covenant.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Restrictive Covenant shall be liberally construed in favor of the deed to effect the Purpose of this Restrictive Covenant. If any provision in this instrument is found to be

ambiguous, an interpretation consistent with the Purpose of this Restrictive Covenant that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Restrictive Covenant, such action shall not affect the remainder of this Restrictive Covenant. If a court of competent jurisdiction voids or invalidates the application of any provision of this Restrictive Covenant to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

(d) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Declarant's title in any respect.

(e) Successors and Assigns. The covenants, terms, conditions, and restrictions of this Restrictive Covenant shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Restricted Property. The covenants hereunder also benefit ACOE, as a third party beneficiary of this Restrictive Covenant.

(f) Termination of Rights and Obligations. Except as otherwise expressly set forth in this Restrictive Covenant and provided the transfer was consistent with the terms of this Restrictive Covenant, a party's rights and obligations under this Restrictive Covenant shall terminate upon transfer of the party's interest in the Restrictive Covenant or Restricted Property (respectively), except that liability for acts or omissions occurring prior to transfer shall survive transfer. However, in those provisions where the term "[Name of Present Declarant]" is used in this Restrictive Covenant, and not the term "Declarant," those provisions shall be called **"Specific Obligations"** and shall apply exclusively to the [Name of Present Declarant] and shall not be transferred to the conservation organization upon conveyance of the [Name of Present Declarant] interest in the Restrictive Covenant or Restricted Property. If the [Name of Present Declarant] conveys its interest in the Project to a bona fide purchaser, the Specific Obligations are assumed by such bona fide purchaser by virtue of this Restrictive Covenant.

(g) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

(h) No Hazardous Materials Liability.

(1) Declarant represents and warrants that to Declarant's actual knowledge there has been no release or threatened release of Hazardous Materials (defined below) or underground storage tanks existing, generated, treated, stored, used, released, disposed of, deposited or abandoned in, on, under, or from the Restricted Property, or transported to or from or affecting the Restricted Property. Without limiting the obligations of Declarant under Subsection 8(b) herein, Declarant hereby releases and agrees to indemnify, protect and hold harmless the Third Party Beneficiary Indemnified Parties (defined in Subsection 8(b)) against any and all Claims (defined in Subsection 8(b)) arising from or connected with any Hazardous Materials present, or otherwise alleged to be present, on the Restricted Property at any time, except that this release and indemnification shall be inapplicable to the Third Party Beneficiary

Indemnified Parties with respect to any Hazardous Materials placed, disposed or released by third party beneficiaries, their employees or agents. This release and indemnification includes, without limitation, Claims for (i) injury to or death of any person or physical damage to any property; and (ii) the violation or alleged violation of, or other failure to comply with, any Environmental Laws (defined below).

(2) Despite any contrary provision of this Restrictive Covenant, the parties do not intend this Restrictive Covenant to be, and this Restrictive Covenant shall not be, construed such that it creates in or gives ACOE any of the following:

(i) The obligations or liabilities of an "owner" or "operator," as those terms are defined and used in Environmental Laws (defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et seq.; hereinafter, "**CERCLA**"); or

(ii) The obligations or liabilities of a person described in 42 U.S.C. Section 9607(a)(3) or (4); or

(iii) The obligations of a responsible person under any applicable Environmental Laws; or

(iv) The right to investigate and remediate any Hazardous Materials associated with the Restricted Property; or

(v) Any control over Declarant's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Restricted Property.

(3) The term "**Hazardous Materials**" includes, without limitation, (i) material that is flammable, explosive or radioactive; (ii) petroleum products, including by-products and fractions thereof; and (iii) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.); the Hazardous Materials Transportation Act (49 U.S.C. Section 5101 et seq.); Title 49 of Arizona Revised Statutes, and in the regulations adopted and publications promulgated pursuant to them, or any other applicable federal, state or local laws, ordinances, rules, regulations or orders now in effect or enacted after the date of this Restrictive Covenant.

(4) The term "**Environmental Laws**" includes, without limitation, any federal, state, local or administrative agency statute, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials. Declarant represents, warrants and covenants to ACOE that activities upon and use of the Restricted Property by Declarant, its agents, employees, invitees and contractors will comply with all Environmental Laws.

(i) Additional Interests. Declarant shall not grant any additional easements, rights of way or other interests in the surface or subsurface of the Restricted Property (other than a security interest that is subordinate to this Restrictive Covenant), or grant or otherwise abandon

or relinquish any water rights relating to the Restricted Property, without first obtaining the written consent of ACOE. ACOE may withhold such consent if it determines that the proposed interest or transfer is inconsistent with the Purpose of this Restrictive Covenant or will impair or interfere with the Conservation Values of the Restricted Property. This Section shall not prohibit transfer of a fee or leasehold interest in the Restricted Property that is subject to this Restrictive Covenant and complies with Section 11. Declarant, its successors and assigns shall record any additional easements or other interests in the Restricted Property approved by the ACOE in the official records of _____ County, Arizona, and provide a copy of the recorded document to the ACOE.

(j) ACOE Benefited Party. Except for Subsection 17(e), the terms of this Restrictive Covenant are for the benefit of the ACOE only and are not for the benefit of any other party.

(k) Extinguishment. If circumstances arise in the future that render the Purpose of the Restrictive Covenant impossible to accomplish, the Restrictive Covenant can only be terminated or extinguished, in whole or in part, by judicial proceedings in a court of competent jurisdiction.

(l) Warranty. Declarant represents and warrants that there are no outstanding mortgages, liens, encumbrances or other interests in the Restricted Property (including, without limitation, mineral interests) which have not been expressly subordinated to this Restrictive Covenant, and that the Restricted Property is not subject to any other Conservation Easement.

(m) Change of Conditions. If one or more of the Purpose of this Restrictive Covenant may no longer be accomplished, such failure of purpose shall not be deemed sufficient cause to terminate the entire Restrictive Covenant as long as any other purpose of the Restrictive Covenant may be accomplished. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Restrictive Covenant or be considered grounds for its termination or extinguishment. Declarant agrees that global warming and climate change-caused effects shall not be a basis for termination of this Restrictive Covenant.

(n) Funding. Before the execution and recordation of this Restrictive Covenant, the [Name of Present Declarant] shall pay _____ DOLLARS AND NO/100's DOLLARS ($_____) to [Name of Endowment Holder] to endow the long-term management obligations of the Restrictive Covenant. ACOE shall have the right to review and approve the terms of the endowment management agreement, which shall be executed concurrently with this Restrictive Covenant.

* * * Signatures on following page. * * *

IN WITNESS WHEREOF Declarant has executed this Restrictive Covenant the day and year first above written and agrees to be bound by the terms and provisions hereof.

"**Declarant**"

NAME**,**
A _____ corporation

By: _____
[name and title]

[ATTACH NOTARY ACKNOWLEDGEMENT]

Appendix F
Resources and Forms

ASLD INSTRUMENT NO. _____

PARADISE RIDGE

ACKNOWLEDGEMENT OF RECEIPT OF
CLEAN WATER ACT SECTION 404 INDIVIDUAL PERMIT NO. 1999-16129-RWF
TERMS AND CONDITIONS, AND SECTION 401 WATER QUALITY CERTIFICATION

The undersigned hereby acknowledges that on the date stated below he/she/it has received and reviewed, in the entirety, the following documents:

(1) Clean Water Act Section 404 Individual Permit No. 1999-16129-RWF; and

(2) Clean Water Act Section 401 Water Quality Certification from the Arizona State Land Department of Environmental Quality dated April 4, 2012.

Name of Entity:_____

Mailing address of Entity:_____

Phone number:_____

_____ _____
Signature Date

_____
Printed name, title and authority of signer

State of _____)
)
County of _____)

The foregoing instrument was acknowledged before me this ___th day of _____, 20_____,

by _____ (name of person acknowledging).

_____ (seal)
Notary Public

ASLD INSTRUMENT NO. _____

PARADISE RIDGE

CLEAN WATER ACT SECTION 404 INDIVIDUAL PERMIT, &
CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION

TRANSFER VALIDATION FORM
PERMIT NO. 1999-16129-RWF

If either the structures or work authorized by this permit are still in existence or the activities authorized under this permit are uncompleted at the time of property transfer, the terms and conditions of this permit pertaining to such property will be fully assumed by and continue to be legally binding upon the transferee of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

_____ _____
Transferee Date

State of _____)
)
County of _____)

The foregoing instrument was acknowledged before me this ___th day of _____, 20_____,

by _____ (name of person acknowledging).

_____ (seal)
Notary Public

ASLD INSTRUMENT NO. _____

PARADISE RIDGE

CLEAN WATER ACT (CWA) SECTION 404 INDIVIDUAL PERMIT
& CWA SECTION 401 WATER QUALITY CERTIFICATION
TERMS AND CONDITIONS
ACKNOWLEDGEMENT FORM
PERMIT NO. 1999-16129-RWF

I have read the CWA Section 404 Individual Permit No. 1999-16129-RWF in its entirety. I understand the contents and acknowledge my responsibility to ensure compliance with all of the general and special conditions contained therein. I understand that any violation of the permit is enforceable by the U.S. Army Corps of Engineers. I further understand that the mitigation bond will be used to pay for any and all features of the natural and/or reconstructed riparian wash corridors that I do not successfully complete. Furthermore, I have also read the terms and conditions of the CWA Section 401 Water Quality Certification from the Arizona Department of Environmental Quality dated April 4, 2012. I understand that any violation of the certification is enforceable by the U.S. Environmental Protection Agency.

If either the structures or work authorized by this permit are still in existence or the activities authorized under this permit are uncompleted at the time of property transfer, the terms and conditions of this permit pertaining to such property will be fully assumed by and continue to be legally binding upon the transferee of the property. As a Transferee or Project Manager/Engineer of Permit No. 1999-16129-RWF, I agree to comply with the terms and conditions & the associated liabilities.

1. Print the name of the Transferee (owner/lessee)_____
   Company/firm name_____
   Complete address_____
   Phone number _____

   _____ _____ _____
   Signature of Transferee Date

2. Print the name of the Project Manager/Engineer _____
   Company/Firm name _____
   Complete address _____
   Phone number _____

   _____ _____ _____
   Signature of Project Manager/Engineer Date

   The foregoing instrument was acknowledged before me this ___th day of _____, 20_____, by _____ (name of person acknowledging).

   _____ (seal)
   Notary Public

3. Attach the following:
   - Project Schedule including tasks, duration (in weeks), estimated starting date, estimated completion date.
   - List of contractor(s), address(es), phone number(s).
   - Project Location Map, and maps & detailed drawings depicting location and proposed development.
   - A memo describing the mitigation and/or historic obligation associated with the subject property.

4. Return this original form and 1 copy, including the attachments to: Engineering Section, Arizona State Land Department, 1616 West Adams Street, Phoenix, AZ 85007.

5. Retain a copy for your files.

PARADISE RIDGE

MAINTENANCE FUND ACKNOWLEDGEMENT

PARCEL NUMBER: _____

NO. OF ACRES: _____ x $50.00/acre = $ _____

The Arizona State Land Department (ASLD) has set up a trust account for the express purpose of funding continuing irrigation, maintenance, and monitoring activities for the Paradise Ridge Development Project.

This is to acknowledge receipt of $_____ from _____ (Transferee) for deposit into the Maintenance Fund. This deposit shall be non-refundable.

_____ _____

Transferee Arizona State Land Department

Please make check payable to: ASLD Maintenance Fund

Online Resources:

Arizona Department of Agriculture - http://agriculture.az.gov

Arizona Department of Environmental Quality - http://www.azdeq.gov/

Arizona Game & Fish Department - https://www.azgfd.com/

Arizona State Land Department (ASLD) – https://land.az.gov/

U.S. Army Corps of Engineers – http://www.spl.usace.army.mil/