

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

September 6, 2006
WP # 062762.02
Page 1 of 3
See Exhibit "A"

PARCEL DESCRIPTION
DC Ranch
Proposed Parcel 1.1

A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridians, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 31, a City of Scottsdale (C.O.S.) brass cap, from which the north quarter corner of said section, a pk nail, bears North 89°56'55" East (basis of bearing), a distance of 2390.01 feet;

THENCE along the north line of said section, North 89°56'55" East, a distance of 1066.91 feet;

THENCE leaving said north line, South 00°03'05" East, a distance of 155.08 feet, to the southerly right-of-way line of Union Hills Drive as shown on the Map of Dedication for DC Ranch Union Hills Drive Planning Unit 1, recorded in Book 843, page 04, Maricopa County Records (M.C.R.) and the **POINT OF BEGINNING**;

THENCE along said southerly right-of-way line, South 88°03'00" East, a distance of 148.28 feet, to the beginning of a curve;

THENCE easterly along said curve, having a radius of 289.00 feet, concave southerly, through a central angle of 11°28'42", a distance of 57.90 feet, to a point of reverse curvature;

THENCE easterly along said curve, having a radius of 311.00 feet, concave northerly, through a central angle of 11°28'42", a distance of 62.30 feet, to the curve's end;

THENCE South 88°03'00" East, a distance of 29.04 feet, to the beginning of a curve;

THENCE easterly along said curve, having a radius of 1733.00 feet, concave southerly, through a central angle of 05°26'44", a distance of 164.71 feet, to a point of compound curvature;

THENCE southeasterly along said curve, having a radius of 25.00 feet, concave southwesterly, through a central angle of 50°39'08", a distance of 22.10 feet, to a point of intersection with a non-tangent line;

THENCE leaving said southerly right-of-way line, South 00°04'29" East, a distance of 200.84 feet;

THENCE South 62°20'30" East, a distance of 5.07 feet, to the beginning of a curve;

THENCE easterly along said curve, having a radius of 75.50 feet, concave northerly, through a central angle of 27°41'44", a distance of 36.50 feet, to a point of intersection with a non-tangent line;

THENCE North 89°57'46" East, a distance of 35.57 feet;

THENCE South 00°02'14" East, a distance of 46.50 feet;

THENCE North 89°57'46" East, a distance of 2.15 feet;

THENCE South 45°02'14" East, a distance of 72.87 feet;

THENCE South 21°37'45" West, a distance of 272.34 feet;

THENCE South 48°23'39" West, a distance of 83.00 feet;

THENCE North 82°51'57" West, a distance of 2.17 feet;

THENCE South 07°08'03" West, a distance of 2.50 feet;

THENCE South 18°30'27" West, a distance of 44.37 feet;

THENCE South 23°50'00" West, a distance of 26.10 feet;

Parcel Description
DC Ranch
Proposed Parcel 1.1

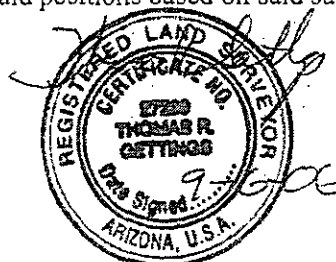
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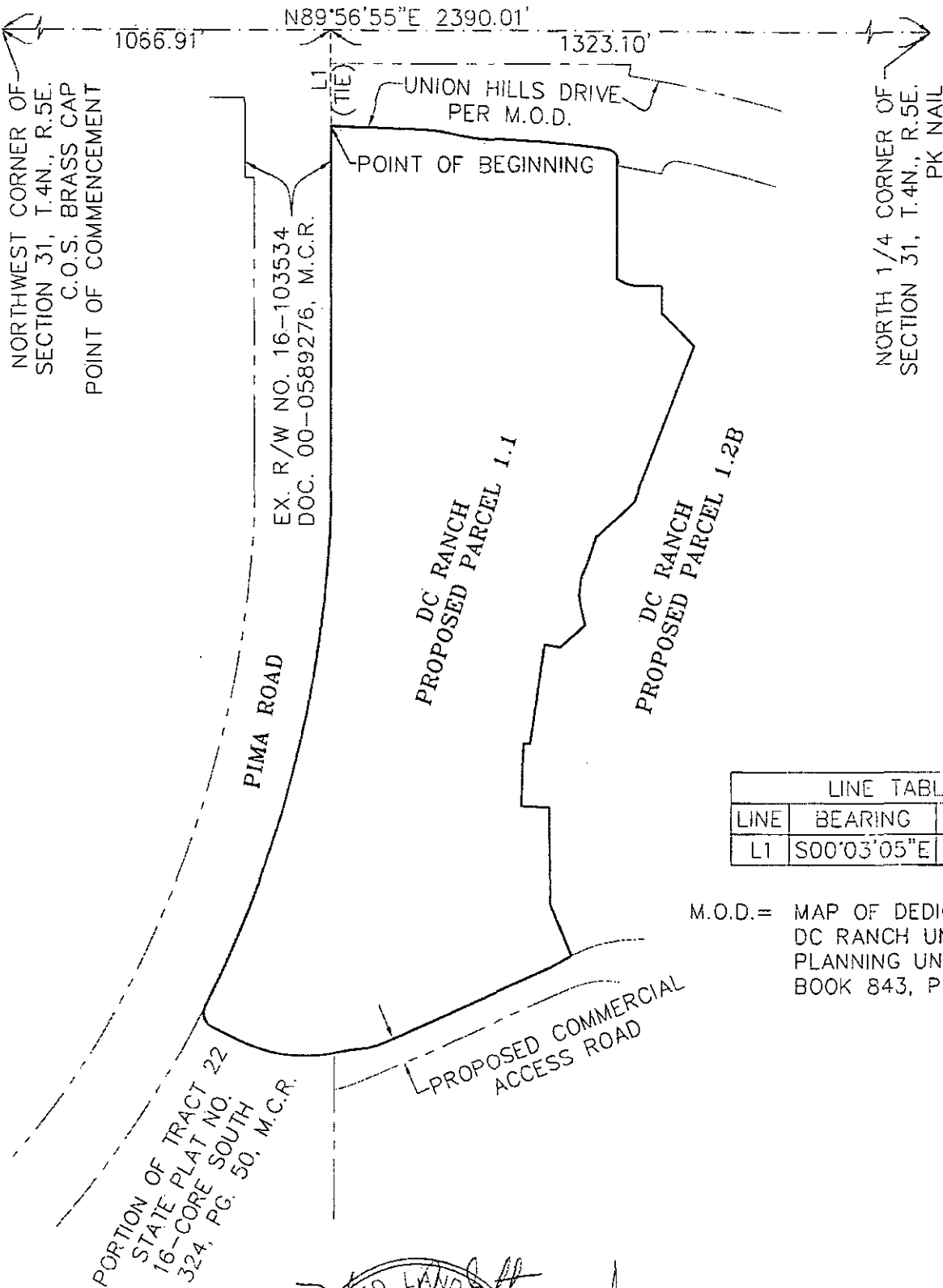
THENCE South 07°08'03" West, a distance of 30.00 feet;
THENCE South 09°33'54" East, a distance of 26.10 feet;
THENCE South 15°29'00" East, a distance of 22.75 feet;
THENCE South 49°14'05" West, a distance of 54.33 feet;
THENCE North 81°18'22" West, a distance of 27.00 feet;
THENCE South 08°41'38" West, a distance of 163.06 feet;
THENCE North 87°31'51" West, a distance of 10.64 feet;
THENCE South 02°28'09" West, a distance of 101.00 feet;
THENCE South 87°31'51" East, a distance of 46.49 feet;
THENCE South 00°44'18" East, a distance of 98.50 feet;
THENCE South 01°01'27" West, a distance of 59.03 feet;
THENCE South 23°16'59" East, a distance of 90.27 feet, to a point of intersection with a non-tangent curve;
THENCE southwesterly along said curve, having a radius of 262.50 feet, concave southeasterly, whose radius bears South 25°56'44" East, through a central angle of 04°33'26", a distance of 20.88 feet, to a point of reverse curvature;
THENCE southwesterly along said curve, having a radius of 242.00 feet, concave northwesterly, through a central angle of 07°13'11", a distance of 30.49 feet, to the curve's end;
THENCE South 66°43'01" West, a distance of 288.47 feet, to the beginning of a curve;
THENCE westerly along said curve, having a radius of 142.58 feet, concave northerly, through a central angle of 20°06'16", a distance of 50.03 feet, to a point of reverse curvature;
THENCE westerly along said curve, having a radius of 157.42 feet, concave southerly, through a central angle of 09°47'03", a distance of 26.88 feet, to a point of reverse curvature;
THENCE westerly along said curve, having a radius of 266.58 feet, concave northerly, through a central angle of 38°43'10", a distance of 180.15 feet, to the curve's end;
THENCE North 64°14'36" West, a distance of 46.10 feet, to the beginning of a curve;
THENCE northerly along said curve, having a radius of 25.00 feet, concave easterly, through a central angle of 92°02'10", a distance of 40.16 feet, to the easterly right-of-way line of Pima Road, described in Document No. 2000-0589276, M.C.R.;
THENCE along said easterly right-of-way line, northerly along said curve, having a radius of 1865.00 feet, concave westerly, through a central angle of 27°51'01", a distance of 906.54 feet, to the curve's end;
THENCE North 00°03'27" West, a distance of 553.66 feet, to the **POINT OF BEGINNING**.

Containing 16.0809 acres, or 700,483 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Results of Survey of A Portion of DC Ranch, recorded in Book 426, page 38, M.C.R. and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 1995 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'05"E	155.08'

M.O.D. = MAP OF DEDICATION FOR
DC RANCH UNION HILLS DRIVE
PLANNING UNIT 1
BOOK 843, PAGE 04, M.C.R.

WOOD/PATEL

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EXHIBIT "A"

DC RANCH
PROPOSED PARCEL 1.1
09-06-06
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NOT TO SCALE

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NOTE: NOW PART OF PARCEL 1.1

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July 7, 2006
WP# 052437.81
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PARCEL DESCRIPTION
DC Ranch
Proposed Parcel 1.2A

A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north quarter corner of said Section 31, a pk nail, from which the northwest corner of said section, a City of Scottsdale (COS) brass cap, bears South 89°56'55" West (basis of bearing), a distance of 2390.01 feet;

THENCE along the north-south mid-section line of said section, South 00°00'11" East, a distance of 34.59 feet, to the southerly right-of-way line as described in Document No. 1990-0175967, Maricopa County Records (M.C.R.) and the **POINT OF BEGINNING**;

THENCE leaving said north-south mid-section line, along said southerly right-of-way line, North 86°39'31" East, a distance of 16.45 feet, to the northwest corner of DC Ranch Parcel 1.16 as described in Document No. 2004-1501222, M.C.R.;

THENCE leaving said southerly right-of-way line, along the westerly line of said DC Ranch Parcel 1.16, South 09°52'12" West, a distance of 259.98 feet, to the southwest corner of said DC Ranch Parcel 1.16 and the northerly right-of-way line of Union Hills Drive as shown on Map of Dedication for DC Ranch Union Hills Drive Infrastructure Planning Unit 1, recorded in Book 657, page 12, M.C.R.;

THENCE leaving said westerly line, along said northerly right-of-way line, North 73°25'17" West, a distance of 354.62 feet;

THENCE continuing along said northerly right-of-way line and the northwesterly prolongation thereof, North 63°41'37" West, a distance of 71.02 feet, to an angle point on the northerly right-of-way line of said Union Hills Drive as shown on Map of Dedication for DC Ranch Union Hills Drive Planning Unit 1, recorded in Book 843, page 4, M.C.R.;

THENCE along said northerly right-of-way line, North 73°25'17" West, a distance of 67.55 feet;

THENCE South 89°52'46" West, a distance of 41.76 feet;

THENCE North 73°25'17" West, a distance of 19.11 feet, to the beginning of a curve;

THENCE westerly along said curve, having a radius of 1855.00 feet, concave southerly, through a central angle of 08°27'20", a distance of 273.76 feet, to a point of intersection with a non-tangent line;

THENCE North 08°28'31" East, a distance of 18.44 feet, to the southerly right-of-way line described in said Document No. 1990-0175967, M.C.R.;

THENCE leaving said northerly right-of-way line, along said southerly right-of-way line, North 89°56'55" East, a distance of 138.46 feet, to the beginning of a curve;

THENCE easterly along said curve, having a radius of 11405.00 feet, concave northerly, through a central angle of 03°17'25", a distance of 654.95 feet, to the curve's end;

Parcel Description
DC Ranch
Proposed Parcel 1.2A

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THENCE North 86°39'31" East, a distance of 27.98 feet, to the **POINT OF BEGINNING**.

Containing 2.3508 acres, or 102,400 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Results of Survey of A Portion of DC Ranch, recorded in Book 426, page 38, M.C.R. and other client provided information. This parcel description is located within an area surveyed by Wood/Patel during the month of April, 1995 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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NORTHWEST CORNER OF
SECTION 31, T.4N., R.5E.
CITY OF SCOTTSDALE
BRASS CAP

NORTH 1/4 CORNER OF
SECTION 31, T.4N., R.5E.
PR NAIL
POINT OF COMMENCEMENT

S89°56'55"W 2390.01'

POINT OF
BEGINNING

EX. M.U.P.E.
PER M.O.D. 2

R/W DEDICATION PER DOC. 1990-0175967, M.C.R.

L11

L1

EX. D.E.
PER M.O.D. 2

L9

C1

EX. P.U.E.
PER M.O.D. 2

UNION HILLS DRIVE
PER M.O.D. 2

L8 L7 L6 L5

EX. U.E.
PER M.O.D. 1

DC RANCH
PARCEL 1.16

EX. D.E.
PER
M.O.D. 1

EX. P.U.E.
PER M.O.D. 1

EX. T.S.E.
PER
M.O.D. 1

EX. L.I.E.
PER
M.O.D. 1

UNION HILLS DRIVE
PER M.O.D. 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'11"E	34.59'
L2	N86°39'31"E	16.45'
L3	S09°52'12"W	259.98'
L4	N73°25'17"W	354.62'
L5	N63°41'37"W	71.02'
L6	N73°25'17"W	67.55'
L7	S89°52'46"W	41.76'
L8	N73°25'17"W	19.11'
L9	N08°28'31"E	18.44'
L10	N89°56'55"E	138.46'
L11	N86°39'31"E	27.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	08°27'20"	1855.00'	273.76'
C2	03°17'25"	11405.00'	654.95'

M.O.D. 1 MAP OF DEDICATION FOR DC RANCH
UNION HILLS DRIVE INFRASTRUCTURE
PLANNING UNIT 1
BOOK 657, PAGE 12, M.C.R.

M.O.D. 2 MAP OF DEDICATION FOR DC RANCH
UNION HILLS DRIVE PLANNING UNIT 1
BOOK 843, PAGE 4, M.C.R.

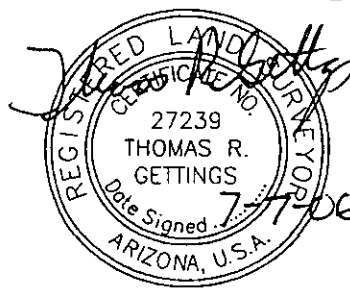


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DC RANCH
PROPOSED PARCEL 1.2A
07-07-06
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