

RESOLUTION NO. SVCFD2 2026-005

A RESOLUTION OF THE DISTRICT BOARD OF SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 APPROVING A THIRD AMENDMENT TO THE AMENDED AND RESTATED DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT RELATED TO ACQUISITION OF INFRASTRUCTURE, TAX RATES AND ASSESSMENTS; AND APPROVING AND AUTHORIZING ALL ACTIONS HERETOFORE AND HEREAFTER TAKEN IN CONNECTION HERewith

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2, AS FOLLOWS:

SECTION 1 FINDINGS

A. At the time of formation of Superstition Vistas Community Facilities District No. 2 (the "District"), the District, the City of Apache Junction, Arizona (the "City"), and D.R. Horton, Inc., entered into a District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of February 22, 2022 (the "Original CFD Development Agreement"), recorded as Fee No. 2022-021690 in the official records of Pinal County.

B. Pursuant to Section 10.3 of the Original CFD Development Agreement, D.R. Horton, Inc., assigned its rights, title, interest, duties, obligations and liabilities as Developer (as defined in the Original CFD Development Agreement) under the Original CFD Development Agreement to Brookfield Homes Holdings, LLC ("Brookfield Homes"), all as documented in the Assignment and Assumption of District Development, Financing Participation, Waiver and Intergovernmental Agreement (Superstition Vistas Community Facilities District No. 2), dated as of March 14, 2022 (the "Assignment to Brookfield Homes"), and recorded as Fee No. 2022-087119 in the official records of Pinal County. The City and the District consented to such Assignment to Brookfield Homes.

C. Subsequent to the Assignment to Brookfield Homes, Brookfield Homes requested the assignment of its rights, title,

interest, duties, obligations, and liabilities as Developer to Brookfield ASLD 8500, LLC ("Brookfield ASLD 8500"), in accordance with Section 10.3 of the Original CFD Development Agreement, provided that Brookfield Homes would retain certain duties, obligations, and liabilities as a guarantor and indemnitor. In connection with the foregoing, the District, the City, Brookfield Homes and Brookfield ASLD 8500 entered into that certain Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 2, dated as of October 10, 2022 (the "CFD Development Agreement"), and recorded as Fee No. 2022-106816 in the official records of Pinal County.

D. Following Brookfield ASLD 8500 assuming the role of Developer under the CFD Development Agreement, all landowners within the District petitioned the District to delete approximately 97 acres from the boundaries of the District, and in connection therewith the City, the District, Brookfield ASLD 8500 and Brookfield Homes executed and delivered the First Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of January 25, 2024 (the "First Amendment to CFD Development Agreement"), and recorded as Fee No. 2024-100195 in the official records of Pinal County.

E. Following a corporate realignment of, and additional equity investment in, Brookfield ASLD 8500, Brookfield Homes assigned its duties, obligations, and liabilities as a guarantor and indemnitor to Brookfield Communities US Holdings LLC ("Brookfield Communities") and North America Sekisui House US Holdings, LLC ("NASH") and in connection therewith, the City, the District, Brookfield Communities, NASH and Brookfield ASLD 8500 executed and delivered a Second Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement (the "Second Amendment to CFD Development Agreement"), and recorded as Fee No. 2025-093640 in the official records of Pinal County.

F. Brookfield ASLD 8500 has requested and the District has determined it to be in order to approve the Third Amendment to

Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement (the "Third Amendment to CFD Development Agreement"), in substantially the form now on file with the clerk of the District in order to modify (i) the time permitted for the District to acquire certain infrastructure, (ii) certain matters relating to the property tax rate for the District's general obligation bonds and (iii) the permitted amount of the District's special assessment on any individual residential lot.

SECTION 2 APPROVAL OF THIRD AMENDMENT TO CFD DEVELOPMENT AGREEMENT

The Third Amendment to CFD Development Agreement is hereby approved in substantially the form submitted herewith, with such changes, additions, deletions, insertions and omissions, if any, as the chairman of the District, with the advice of the manager of the District and the attorney of the District, shall authorize, and the execution and delivery of the Third Amendment to CFD Development Agreement shall be conclusive evidence of the propriety of such document and the authority of the person or persons executing the same. The chairman of the District, with the advice of the manager of the District and the attorney of the District, is hereby authorized and directed to execute, and the clerk of the District to attest and deliver, the Third Amendment to CFD Development Agreement on behalf of the District.

SECTION 3 APPROVAL AND AUTHORIZATION OF ACTIONS

All actions of the officers, officials, employees and agents of the District which conform to the purposes and intent of this resolution whether heretofore or hereafter taken are hereby ratified, confirmed and approved. The proper officers, officials, employees and agents of the District are hereby authorized and directed to do all such acts and things and to execute and deliver all such documents on behalf of the District as may be necessary to carry out the terms and intent of this resolution. The engagement by the District of outside legal counsel or consultants is hereby authorized.

SECTION 4 NO LIABILITY OF OR FOR THE MUNICIPALITY; SEVERABILITY;
AMENDMENT; EFFECTIVE DATE

A. Neither the City nor the State of Arizona or any political subdivision of either (other than the District) shall be directly, indirectly or morally liable or obligated for the payment or repayment of any indebtedness, liability, cost, expense or obligation of the District, and neither the credit nor the taxing power of the City, the State of Arizona or any political subdivision of either (other than the District) shall be pledged therefor.

B. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution. The District Board hereby declares that it would have adopted this resolution and each and every other section, paragraph, clause or provision hereof and authorized the Third Amendment to CFD Development Agreement pursuant hereto irrespective of the fact that any one or more sections, paragraphs, clauses or provisions may be held to be invalid, illegal or unenforceable.

B. All resolutions or parts thereof inconsistent herewith are hereby waived to the extent only of such inconsistency.

C. This resolution shall be effective immediately.

Signature page to follow.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2, THIS ____ DAY OF _____, 2026.


SIGNED AND ATTESTED TO THIS ____ DAY OF _____, 2026.

WALTER "CHIP" WILSON
Chairman, Board of Directors

ATTEST:

EVIE MCKINNEY
District Clerk

APPROVED AS TO FORM:

 4.16.26

RICHARD JOEL STERN
District Counsel

When recorded, return to:

Zachary D. Sakas, Esq.
Greenberg Traurig, LLP
2375 East Camelback Road, Suite 800
Phoenix, Arizona 85016

**THIRD AMENDMENT TO
AMENDED AND RESTATED
DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER
AND INTERGOVERNMENTAL AGREEMENT**

by and among

CITY OF APACHE JUNCTION, ARIZONA,

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2,

BROOKFIELD COMMUNITIES US HOLDINGS LLC,

NORTH AMERICA SEKISUI HOUSE, LLC,

and

BROOKFIELD ASLD 8500 LLC

Dated as of _____, 2026

THIS THIRD AMENDMENT TO AMENDED AND RESTATED DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT, dated as of _____, 2026 (this “*Amendment*”), is entered into by and among the City of Apache Junction, Arizona, an Arizona municipal corporation (the “*Municipality*”); Superstition Vistas Community Facilities District No. 2, a community facilities district formed by the Municipality, and duly organized and validly existing, pursuant to the laws of the State of Arizona (the “*District*”); Brookfield Communities US Holdings LLC, a Delaware limited liability company duly organized and validly existing pursuant to the laws of the State of Delaware (“*Brookfield Communities*”), which has an interest in certain property in the District and is an investor, guarantor and indemnitor but is not a developer; North America Sekisui House, LLC, a Delaware limited liability company duly organized and validly existing pursuant to the laws of the State of Delaware (together with Brookfield Communities, the “*Indemnitor Parties*”), which has an interest in certain property in the District and is an investor, guarantor and indemnitor but is not a developer; and Brookfield ASLD 8500 LLC, a Delaware limited liability company duly organized and validly existing pursuant to the laws of the State of Delaware (the “*Developer*”), which has an interest in certain property within the boundaries of the District and is an investor, developer, guarantor and indemnitor. The Property (as defined in the hereinafter defined CFD Development Agreement) is land granted to the Arizona State Land Department (“*ASLD*”), and ASLD has permitted the recordation of this Amendment on the Property pursuant to Section 2.7 of the Participation Contract (as defined in the CFD Development Agreement).

RECITALS

A. The Municipality, the District, Brookfield Homes Holdings LLC (“*Brookfield Homes*”) and the Developer previously entered into the Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of October 10, 2022, and recorded on October 11, 2022, as Fee No. 2022-106816 in the official records of Pinal County, Arizona (the “*Original CFD Development Agreement*”).

B. Brookfield Homes, Developer and ASLD, together with the other owners of all land within the boundaries of the District, subsequently requested that the boundaries of the District be amended to delete certain real property constituting approximately 97 acres, and the revised boundaries of the District are legally described on Exhibit A attached hereto. In connection with the amendment of the boundaries of the District, Brookfield Homes, the City, the Developer and the District entered into the First Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of January 25, 2024, and recorded on December 31, 2024, as Fee No. 2024-100195 in the official records of Pinal County, Arizona (the “*First Amendment*” and, the Original CFD Development Agreement as amended by the First Amendment and the hereinafter defined Second Amendment, the “*CFD Development Agreement*”). Capitalized terms used and not otherwise defined herein shall have the meanings ascribed in the CFD Development Agreement.

C. Brookfield Homes and the Developer subsequently advised the Municipality and the District that due to changes in the overarching corporate structure of the Developer and Brookfield Homes, Brookfield Homes was no longer the appropriate entity to

provide additional financial support with respect to the Developer’s development of the Property within the boundaries of the District, and requested that the obligations of Brookfield Homes pursuant to the CFD Development Agreement be assigned to, and assumed by, the Indemnitor Parties. In connection with such assignment and assumption, the District, the Municipality, the Developer, and the Indemnitor Parties entered into, and Brookfield Homes consented to, the Second Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of November 19, 2025, and recorded on November 19, 2025, as Fee No. 2025-093640 in the official records of Pinal County, Arizona (the “*Second Amendment*”).

D. In light of recent changes in the Pinal County Assessor process to determine assessed valuations of the Property within the boundaries of the District, as well as in order to facilitate the Developer’s continued development of the Property, the Developer has requested this Amendment to modify provisions in the CFD Development Agreement pertaining to the District’s tax rate for General Obligation Bonds, the permitted amount of the District’s Assessments, and with respect to the timing of the District’s acquisition of certain Infrastructure projects.

E. The Mayor and Council of the Municipality approved the execution and delivery of this Amendment pursuant to Resolution No. 26-__, passed and adopted on April __, 2026.

F. The District Board of the District approved the execution and delivery of this Amendment pursuant to Resolution No. SVCFD2 2026-00_, passed and adopted on April __, 2026.

G. The Municipality, the District, the Indemnitor Parties, and the Developer now desire to amend the CFD Development Agreement as provided herein.

AGREEMENT

NOW, THEREFORE, in the joint and mutual exercise of their powers, in consideration of the above premises and of the mutual covenants herein contained and for other valuable consideration, and subject to the conditions set forth herein, the parties hereto agree that:

1. In Section 1.1(a) of the CFD Development Agreement, the following definition is hereby added after the definition of “*Auction Property*” and before the definition of “*Bonds*”:

“*Backbone Infrastructure*” has the meaning ascribed in Section 2.2(b) of the Participation Contract.

2. Section 6.2(b) of the CFD Development Agreement is hereby deleted in its entirety and replaced with the following:

“(b) A series of the General Obligation Bonds shall only be issued if the debt service therefor is reasonably projected to be amortized from amounts generated by a tax rate of

not to exceed \$5.00 per one hundred dollars (\$100.00) of net assessed limited property valuation of taxable property within the boundaries of the District as indicated on the certified tax roll for the current tax year; provided, however, and notwithstanding the foregoing, General Obligation Bonds may be issued if authorized by the District Board, in its sole discretion, where a tax rate greater than \$5.00 is necessary to pay the combined debt service of a proposed and any outstanding General Obligation Bonds if other financial assurances, sources of revenue or security acceptable to the District Board, in its sole discretion, are provided to secure the payment of debt service on the General Obligation Bonds.”

3. Section 6.3(b)(1) of the CFD Development Agreement is hereby deleted in its entirety and replaced with the following:

“(b)(1) The Assessments shall be levied based on the Financeable Amount, but in any case shall, subject to Section 6.3(d), not exceed \$12,500.00 per single family residential lot. Upon the request of the District, the Developer shall submit data and other information pertaining to the expected average full cash value of the improved residential parcel, such as comparable sales prices, per foot construction costs, or independent estimates or appraisals.”

4. The third sentence of Section 7.1 of the CFD Development Agreement is hereby replaced in its entirety to read as follows:

“If sufficient Bond proceeds are not available, the Municipality or, as applicable, other governmental entity, shall accept such Infrastructure, subject to the rights of the Developer within the immediately succeeding ten (10) years from the date of acceptance, or in the case of the Infrastructure which constitutes Backbone Infrastructure, within the immediately succeeding fifteen (15) years from the date of acceptance, to seek reimbursement from the District for the advance of Project Construction Costs and/or Segment Prices made by the Developer for the benefit of the District from future Bond proceeds; provided, if the Developer seeks reimbursement there shall be deducted from the reimbursement amount the amount, if any, expended by the Municipality, the District or, as applicable, the other governmental entity, for the purposes described in Section 1.7(b)(3).”

5. In accordance with this Amendment, conforming edits to the tax rate, assessment amount, and reimbursement period described in the Form of Disclosure Statement attached as Exhibit E to the CFD Development Agreement are hereby authorized and approved.

6. The CFD Development Agreement, as amended by this Amendment, is hereby ratified and shall remain in full force and effect.

IN WITNESS WHEREOF, the officers of the Municipality and of the District have duly affixed their signatures and attestations, and the officers of the Indemnitor Parties and the Developer their signatures, all as of the day and year first written above.

[Signature Pages to Follow]

CITY OF APACHE JUNCTION, ARIZONA,
a municipal corporation

By: _____
Walter "Chip" Wilson, Mayor

STATE OF ARIZONA)
)ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Walter "Chip" Wilson, as Mayor of the City of Apache Junction, Arizona, a municipal corporation under the laws of the State of Arizona.

Notary Public

(Affix Seal Here)

ATTEST:

Evie McKinney, City Clerk

Pursuant to A.R.S. Section 11-952(D), this Amendment has been reviewed by the undersigned attorney for the Municipality who has determined that this Amendment is in proper form and is within the powers and authority granted pursuant to the laws of this State to the Municipality.

Richard Joel Stern, City Attorney

**SUPERSTITION VISTAS COMMUNITY
FACILITIES DISTRICT NO. 2**

By: _____
Walter "Chip" Wilson, Chairman, District Board

STATE OF ARIZONA)
)ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Walter "Chip" Wilson, as Chairman of the Board of Directors of Superstition Vistas Community Facilities District No. 2, an Arizona community facilities district.

Notary Public

(Affix Seal Here)

ATTEST:

Evie McKinney, District Clerk

Pursuant to A.R.S. Section 11-952(D), this Amendment has been reviewed by the undersigned attorney for the District, who has determined that this Amendment is in proper form and is within the powers and authority granted pursuant to the laws of this State to the District.

Richard Joel Stern, District Counsel

DEVELOPER:

BROOKFIELD ASLD 8500 LLC,
a Delaware limited liability company

By: _____
Name: Eric J. Tune
Its: Authorized Signatory

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Eric J. Tune, the Authorized Signatory of Brookfield ASLD 8500 LLC, a Delaware limited liability company.

(Seal and Expiration Date)

Notary Public in and for the State of _____

ACKNOWLEDGMENT AND CONSENT OF AJSD AND WUCFD

Reference is made to that certain Third Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement, dated as of April __, 2026 (the “*CFD Development Agreement Amendment*”), by and among the City of Apache Junction, Arizona (the “*Municipality*”), Superstition Vistas Community Facilities District No. 2 (the “*District*”), Brookfield Communities US Holdings LLC, North America Sekisui House, LLC, and Brookfield ASLD 8500 LLC (the “*Developer*”), to which this Acknowledgment and Consent (this “*Acknowledgment and Consent*”) is attached. All capitalized terms used and not otherwise defined in this Acknowledgment and Consent shall have the meanings set forth in the CFD Development Agreement Amendment, or, as applicable, the Intergovernmental Agreement by and among the Water Utilities Community Facilities District (City of Apache Junction, Arizona) (“*WUCFD*”), the Apache Junction Sewer District (formerly known as the Superstition Mountains Community Facilities District No. 1) (“*AJSD*”), the Superstition Vistas Community Facilities District No. 1 and the Superstition Vistas Community Facilities District No. 2 Pertaining to Community Facilities District Operations, Infrastructure and Financings, dated as of November 30, 2021 and recorded January 24, 2022, in the Official Records of the Pinal County Recorder as Instrument No. 2022-009053 (the “*IGA*”). The undersigned representatives of AJSD and WUCFD have had the opportunity and right to review the terms and provisions of the CFD Development Agreement Amendment, and, in accordance with the IGA, AJSD and WUCFD each hereby acknowledges and consents to the CFD Development Agreement Amendment and the continuing effect of the terms of Section 10.23 of the CFD Development Agreement, including, without limitation, accepting Infrastructure acquired by the District in accordance with the CFD Development Agreement and A.R.S. Title 48, Chapter 4, Article 6, as amended. Such Section 10.23 of the CFD Development Agreement remains in full force and effect and was not amended by the CFD Development Agreement Amendment.

Dated as of April __, 2026.

[Signature pages to follow]

**WATER UTILITIES COMMUNITY
FACILITIES DISTRICT (CITY OF APACHE
JUNCTION, ARIZONA),
an Arizona community facilities district**

By: _____
Walter "Chip" Wilson, Chairman, Board of
Directors

STATE OF ARIZONA)
)ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Walter "Chip" Wilson, as Chairman of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona), an Arizona community facilities district.

Notary Public

ATTEST:

Evie McKinney, District Clerk

APACHE JUNCTION SEWER DISTRICT,
an Arizona community facilities district

By: _____
Kathleen Waldron, Chairperson,
Board of Directors

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Kathleen Waldron, as the Chairperson of the Board of Directors of the Apache Junction Sewer District, an Arizona community facilities district.

Notary Public

**LIENHOLDER
CONSENT AND AGREEMENT**

Reference is made to that certain Third Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 2, dated as of April __, 2026 (the “*CFD Development Agreement Amendment*”), by and among the District, the Developer, the Indemnitor Parties and the City (each as defined therein), to which this Lienholder Consent and Agreement is attached. All capitalized terms used and not otherwise defined in this Lienholder Consent and Agreement shall have the meanings set forth in the CFD Development Agreement Amendment. The undersigned, as a lienholder having an interest in real property within the District, hereby consents to the CFD Development Agreement Amendment, acknowledges that the CFD Development Agreement Amendment shall bind all real property in which the undersigned Lienholder has an interest within the boundaries of the District, and authorizes the recordation of the CFD Development Agreement Amendment with respect to all such real property. Without limitation of the foregoing, the undersigned Lienholder acknowledges that the proceedings and related actions contemplated by the CFD Development Agreement Amendment will not violate the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of January 8, 2025 (the “*Deed of Trust*”) made by the Developer, as grantor, for the benefit of the undersigned Lienholder, as beneficiary, or other collateral security instruments by the Developer in favor of the undersigned Lienholder; provided, the preceding is not intended to, and shall not apply, to any provision of such Deed of Trust or other collateral security instruments pertaining to the failure of the Developer to pay any assessment or ad valorem tax levied on any parcel remaining subject to the Deed of Trust or other collateral security instruments in favor of the Lienholder. In no event, however, shall anything in this Consent and Agreement constitute an assumption by the undersigned Lienholder of the obligations of the Developer or the Indemnitor Parties under the CFD Development Agreement, as amended.

DATED AS OF: April __, 2026.

[Signature Page to Follow.]

CONSENT AND AGREEMENT

Reference is made to that certain Third Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 2, dated as of April __, 2026 (the “*CFD Development Agreement Amendment*”), by and among the District, the Developer, the Indemnitor Parties and the City (each as defined therein), to which this Consent and Agreement is attached. All capitalized terms used and not otherwise defined in this Consent and Agreement shall have the meanings set forth in the CFD Development Agreement Amendment. D.R. Horton, Inc. (“*D.R. Horton*”), having an interest in the real property within the boundaries of the District, hereby consents to the CFD Development Agreement Amendment, acknowledges that the CFD Development Agreement Amendment shall bind all real property in which D.R. Horton has an interest within the boundaries of the District, and authorizes the recordation of the CFD Development Agreement Amendment with respect to all such real property. In no event, however, shall anything in this Consent and Agreement constitute an assumption by D.R. Horton of the obligations of the Developer, Brookfield Homes or the Indemnitor Parties under the CFD Development Agreement, as amended.

DATED AS OF: April __, 2026.

[Signature Page to Follow.]

D.R. HORTON, INC.,
a Delaware corporation

By: _____
Name: Brent T. Davis
Its: _____

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by _____, the _____ of D.R. Horton, Inc., a Delaware
corporation.

(Seal and Expiration Date)

Notary Public in and for the State of Arizona

EXHIBIT A

**LEGAL DESCRIPTION OF THE PROPERTY
INCLUDED IN THE DISTRICT**

P:\Brentfield\Brazosom Root\08131 Brazosom Root_General_Survey.dwg\Exhibit\CFD_Description Exhibit\08131 CFD_Description Exhibit1.dwg Dec 04, 2024 04:17PM hreano

CFD DESCRIPTION

THAT PORTION OF SECTION 17, SECTION 20, THE SOUTH HALF OF SECTION 18 AND THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, FROM WHICH A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER THEREOF BEARS NORTH 0°17'35" WEST, A DISTANCE OF 2641.12 FEET;

THENCE NORTH 0°17'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2641.12 FEET TO SAID NORTHWEST CORNER;

THENCE SOUTH 89°46'31" WEST, ALONG THE SOUTH LINE OF SECTION 18, A DISTANCE OF 500.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 22°55'06", AND A CHORD THAT BEARS SOUTH 78°18'58" WEST, 993.35 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 1000.00 FEET;

THENCE SOUTH 66°51'25" WEST, A DISTANCE OF 540.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3000.00 FEET, A CENTRAL ANGLE OF 30°39'58", AND A CHORD THAT BEARS SOUTH 82°11'24" WEST, 1586.58 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 1605.68 FEET;

THENCE NORTH 82°28'36" WEST, A DISTANCE OF 583.29 FEET;

THENCE NORTH 53°29'13" EAST, A DISTANCE OF 910.07 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 18;

THENCE NORTH 53°29'26" EAST, A DISTANCE OF 4200.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE NORTH 0°17'10" WEST, ALONG SAID WEST LINE, A DISTANCE OF 155.64 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 0°13'51" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2639.88 FEET TO NORTHWEST CORNER THEREOF;

THENCE NORTH 89°45'04" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2642.33 FEET TO THE NORTH QUARTER CORNER THEREOF;

THENCE NORTH 89°47'06" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 33.50 FEET;

THENCE SOUTH 0°16'32" EAST, A DISTANCE OF 830.28 FEET;

THENCE NORTH 53°27'53" EAST, A DISTANCE OF 1401.79 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°47'06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1480.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 0°17'17" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8500
www.sunrise-eng.com

SHEET 1 OF 5

P:\Breakfield Blossom Res\08131 Blossom Rock General Survey\Map\Exhibit\CFD Description Exhibit.dwg Dec 04, 2024 04:12PM nassr'o

CFD DESCRIPTION

THENCE SOUTH 0°17'38" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 2641.38 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 0°16'25" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 2640.89 FEET TO THE EAST QUARTER CORNER THEREOF;

THENCE SOUTH 0°15'30" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2641.53 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20;

THENCE SOUTH 89°46'59" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2643.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2643.78 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0°17'01" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2640.28 FEET TO THE POINT OF BEGINNING.

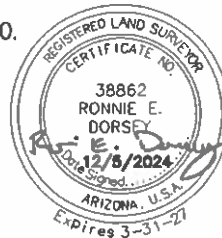
EXCEPT PARCEL "A" OF THE FINAL PLAT FOR PHASE 5 COMMERCIAL, RECORDED ON FEE NUMBER 2024-061060, PINAL COUNTY RECORDS;

EXCEPT PARCEL "A" OF THE FINAL PLAT FOR PHASE 3 COMMERCIAL, RECORDED ON FEE NUMBER 2024-061061, PINAL COUNTY RECORDS;

AND EXCEPT PARCEL "11, 12, 13 & 14" OF THE FINAL PLAT FOR BLOSSOM ROCK PHASE 1, RECORDED ON FEE NUMBER 2022-084918, PINAL COUNTY RECORDS.

CONTAINS 57166135 SQUARE FEET OR 1312.3539 ACRES OF LAND, MORE OR LESS.

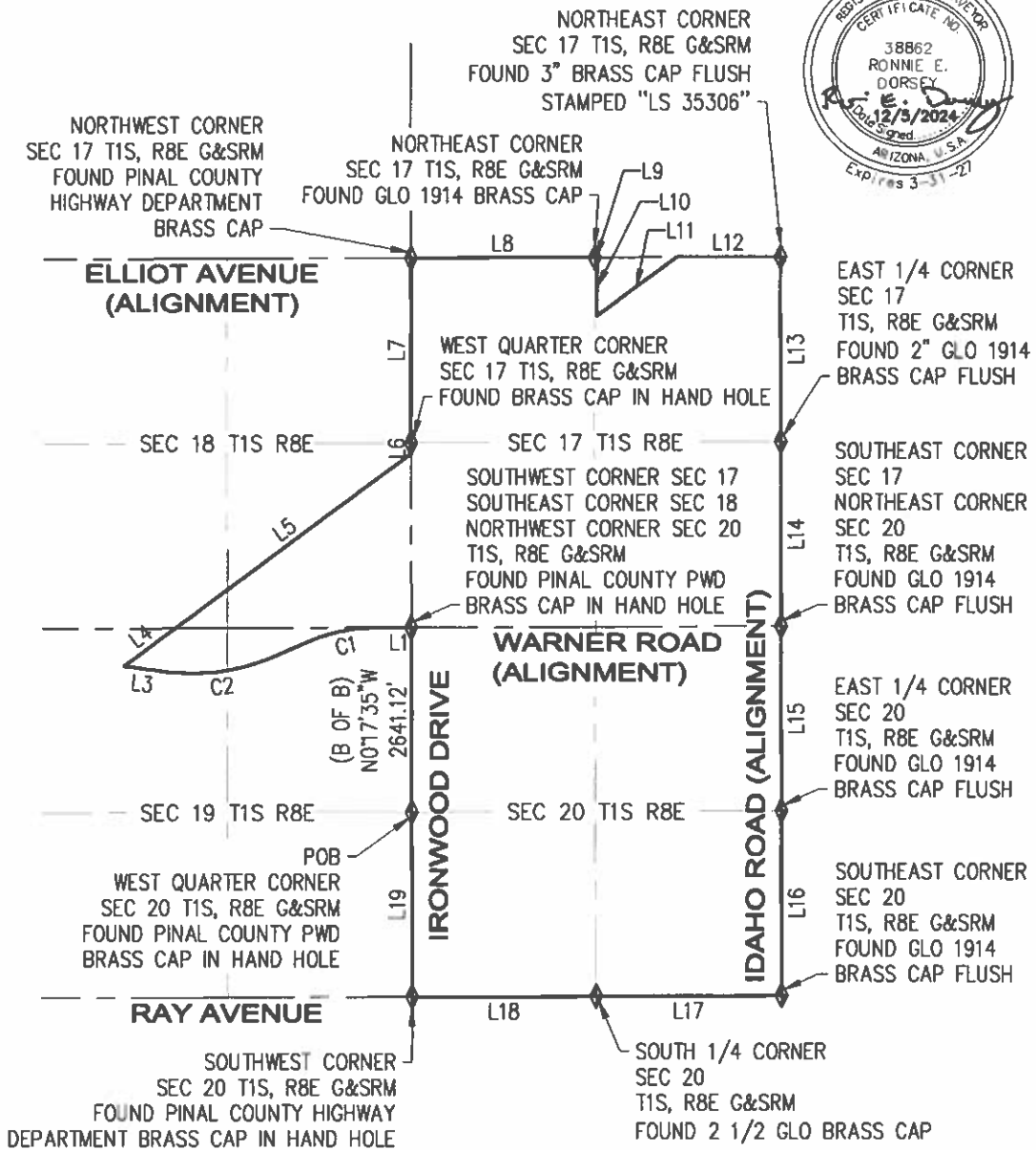
SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



2045 SOUTH VINEYARD, SUITE 101
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SHEET 2 OF 5

EXHIBIT "A"



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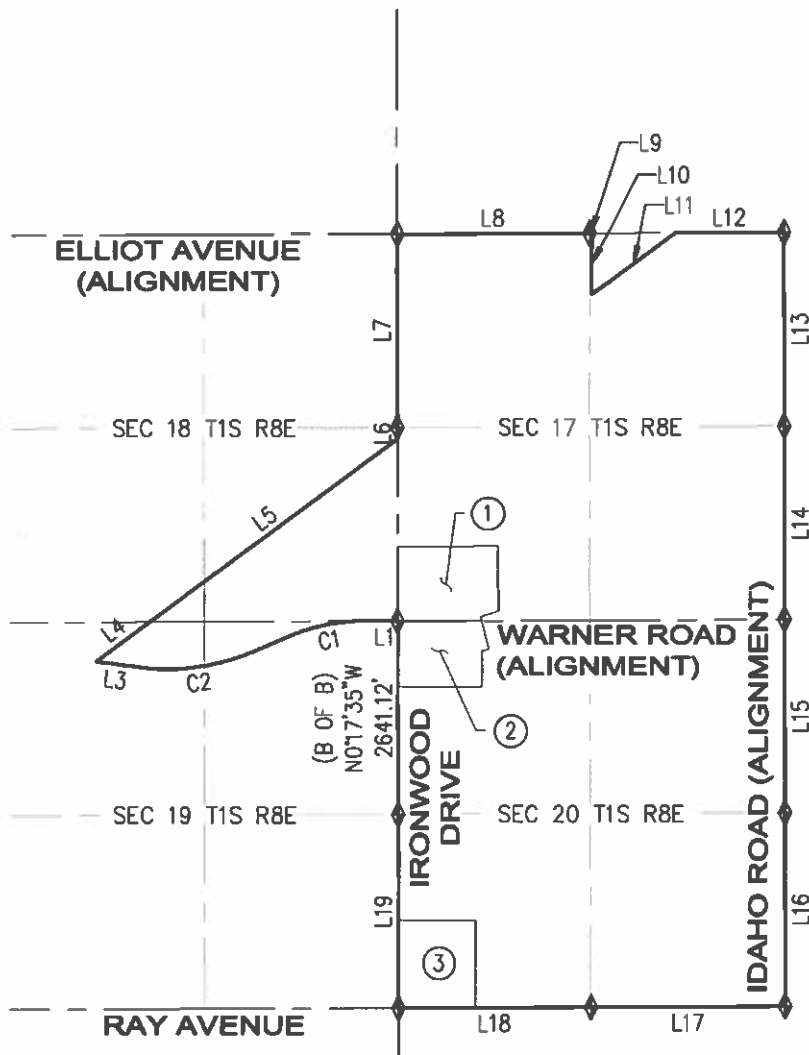
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SHEET 3 OF 5

EXHIBIT "A"



F:\Brookfield Blossom Rock\General\Survey\Exhibit\CFD Description Exhibit\3.dwg Dec 04, 2024 04:17PM hnsocio

- ① EXCEPTION
PARCEL "A", PHASE 5 COMMERCIAL
FEE 2024-061060, PCR
- ② EXCEPTION
PARCEL "A", PHASE 3 COMMERCIAL
FEE 2024-061061, PCR
- ③ EXCEPTION
PARCEL 11, 12, 13 & 14
BLOSSOM ROCK PHASE 1
FEE 2022-084918, PCR



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SHEET 4 OF 5

EXHIBIT "A"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	22°55'06"	2500.00	1000.00'	S78°18'58"W	993.35'
C2	30°39'58"	3000.00	1605.68'	S82°11'24"W	1586.58'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°46'31"W	500.00'
L2	S66°51'25"W	540.51'
L3	N82°28'36"W	583.29'
L4	N53°29'13"E	910.07'
L5	N53°29'26"E	4200.33'
L6	N0°17'10"W	155.64'
L7	N0°13'51"W	2639.88'
L8	N89°45'04"E	2642.33'
L9	N89°47'06"E	33.50'
L10	S0°16'32"E	830.28'
L11	N53°27'53"E	1401.79'
L12	N89°47'06"E	1480.06'
L13	S0°17'17"E	2641.26'
L14	S0°17'38"E	2641.38'
L15	S0°16'25"E	2640.89'
L16	S0°15'30"E	2641.53'
L17	S89°46'59"W	2643.37'
L18	S89°48'18"W	2643.78'
L19	N0°17'01"W	2640.28'

LEGEND

	SUBJECT BOUNDARY
	PLSS SECTION LINE
	PLSS SUB SECTION LINE

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
E	EAST
GLO	GENERAL LAND OFFICE
G&SRM	GILA & SALT RIVER MERIDIAN
LS	LAND SURVEYOR
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PWD	PUBLIC WORKS DEPARTMENT
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST



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SHEET 5 OF 5

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