

**EXHIBIT "A"**  
**HUDSON COMMONS**  
**BOUNDARY LEGAL**  
**LEGAL DESCRIPTION**

A portion of land being situated within the Northeast Quarter of Section 7, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the Northeast corner of said Section 7 from which a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 thereof bears South 00°10'47" West, 2638.71 feet;

Thence South 00°10'47" West, 99.85 feet along the east line of the Northeast Quarter of said Section 7;

Thence leaving said east line, North 89°49'13" West, 75.00 feet to the **POINT OF BEGINNING** being a point on the west Right-of-Way line of Estrella Parkway per Book 490, Page 20 records of Maricopa County, Arizona and being 75.00 feet west of and parallel with the east line of the Northeast Quarter of said Section 7;

Thence South 00°10'47" West, 2450.94 feet along said parallel line;

Thence North 89°49'13" West, 1781.10 feet to the east Right-of-Way line of 158<sup>th</sup> Avenue as shown on the Final Plat of Wildflower Ranch Unit VII recorded as Book 510, Page 11 records of Maricopa County, Arizona and as shown on the Final Plat of Wildflower Ranch Unit VIII recorded as Book 510, Page 12 records of Maricopa County, Arizona;

Thence North 00°00'15" East, 2521.56 feet along said east Right-of-Way to the south Right-of-Way of Van Buren Street;

**THENCE THE FOLLOWING SIX (6) COURES ALONG SAID SOUTH RIGHT-OF-WAY**

Thence South 89°42'17" East, 286.83 feet;

Thence South 00°17'43" West, 22.00 feet;

Thence South 89°42'17" East, 1227.05 feet;

Thence South 00°10'47" West, 10.00 feet;

Thence South 89°42'17" East, 240.00 feet;

Thence South 44°45'45" East, 49.55 feet to the **POINT OF BEGINNING**.

**AND EXCLUDING THEREFROM;**

A portion of land being situated within the Northeast Quarter of Section 7, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the Northeast corner of said Section 7 from which a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 thereof bears South 00°10'47" West, 2638.71 feet;

Thence North 89°42'17" West, 1648.76 feet along the north line of the Northeast Quarter of said Section 7;

Thence leaving said north line, South 00°17'43" West, 45.00 feet to a line being 45.00 feet south of and parallel with the north line of the Northeast Quarter of said Section 7 being the **POINT OF BEGINNING**;

Thence leaving said parallel line, South 00°17'43" West, 43.90 feet;

Thence South 28°05'18" West, 16.52 feet;

Thence South 00°13'50" West, 22.19 feet;

Thence North 89°42'17" West, 95.47 feet;

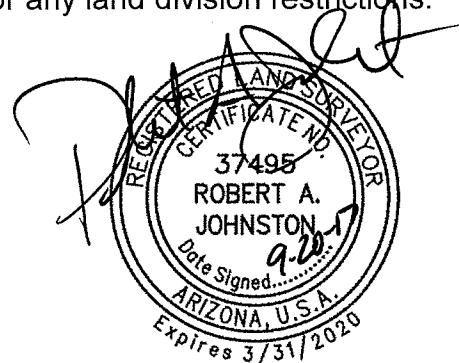
Thence North 00°17'43" East, 80.70 feet to the aforesaid parallel line;

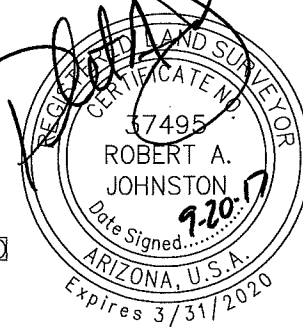
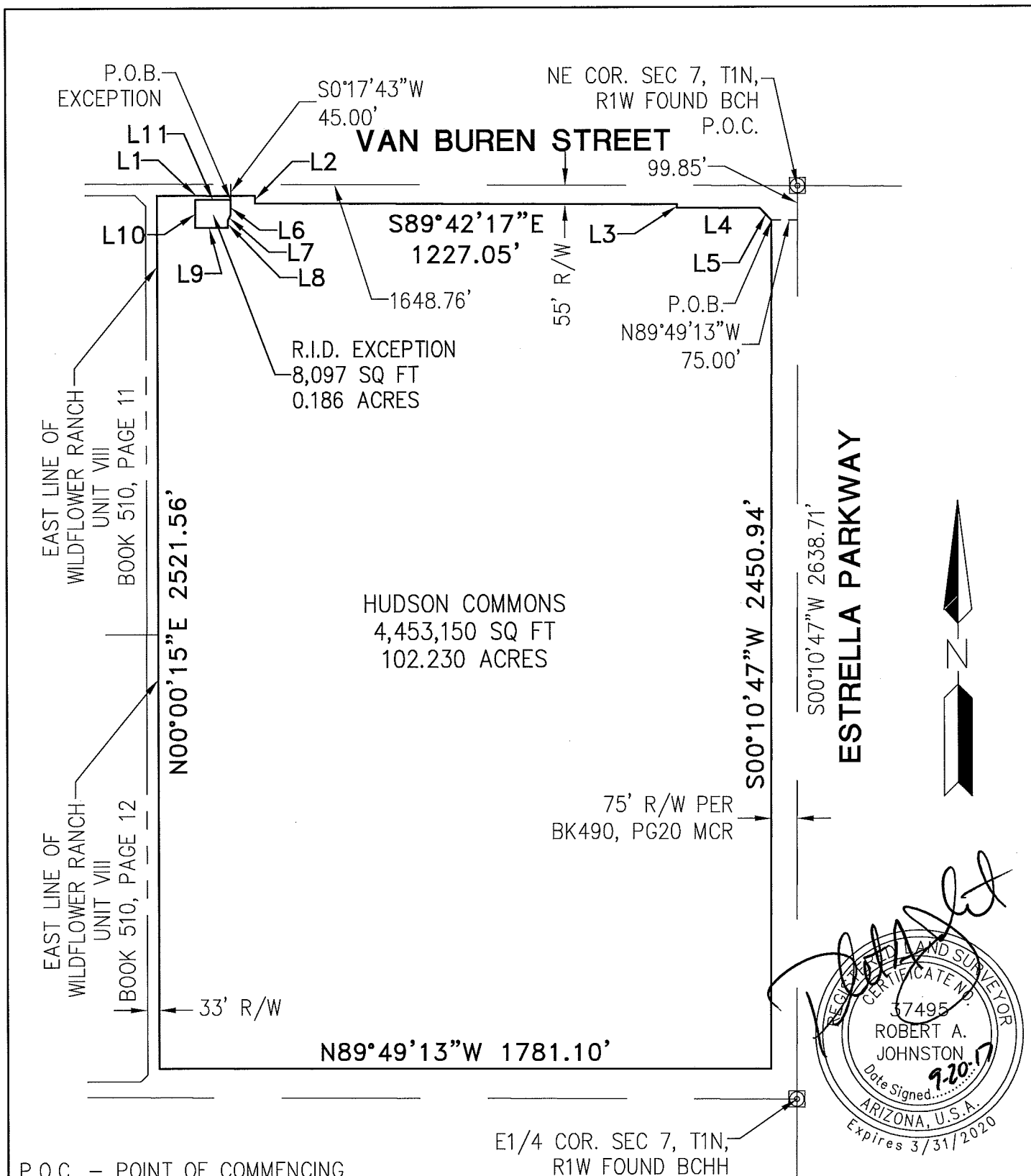
Thence South 89°42'17" East, 103.14 feet along said parallel line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of (excluding exception) 4,453,150 sq. ft. (102.23 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No.: 1365  
Date: Sept 2017



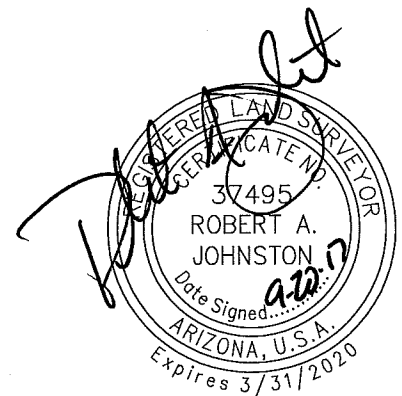


P.O.C. - POINT OF COMMENCING  
P.O.B. - POINT OF BEGINNING  
R.I.D. - ROOSEVELT IRRIGATION DISTRICT

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PROJ.NO.: 1365	HUDSON COMMONS MASTER EXHIBIT GOODYEAR, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2017		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°42'17"E	286.83'
L2	S00°17'43"W	22.00'
L3	S00°10'47"W	10.00'
L4	S89°42'17"E	240.00'
L5	S44°45'45"E	49.55'
L6	S00°17'43"W	43.90'
L7	S28°05'18"W	16.52'
L8	S00°13'50"W	22.19'
L9	N89°42'17"W	95.47'
L10	N00°17'43"E	80.70'
L11	S89°42'17"E	103.14'



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PROJ.NO.: 1365	<b>HUDSON COMMONS</b> MASTER EXHIBIT GOODYEAR, ARIZONA  <b>EXHIBIT "B"</b>	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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