

207 Waiver

Title

Legal Description

Policy or Appeals

Correspondence Between Legal & Staff

Letter of Authorization

SE 01 T3N R4E
33.627723, -111.895178
APN 215-51-024
WA191827
RLS RLM

20:
Yo:

UTILITY EASEMENT

0311, LLC, a Delaware limited liability company, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

Lot 2, MINOR LAND DIVISION PLAT FOR "VAN CHEVROLET", as recorded in Book 1202, Page 15, Maricopa County Recorder's Office, Phoenix, AZ

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right within the Easement Premises to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall maintain clear areas that extend: 1) 2 feet from and around all edges of the transformer pad, and 2) a clear operational area that extends 10 feet immediately in front of the transformer, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of the transformer. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformer does not get wet by spray or irrigation.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee agrees that following any installation, excavation, maintenance, repair, or other work performed by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, 0311, LLC, a Delaware limited liability company, has caused this Utility Easement to be executed by its duly authorized representative, this 17th day of April, 2015.

0311, LLC,
a Delaware limited liability company

By: Anne O'Moore
Printed Name

Its: Manager
Title
[Signature]
Signature

STATE OF Arizona }
County of Maricopa } ss.

This instrument was acknowledged before me this 17th day of April, 2015
by Anne O'Moore ~~for~~ for 0311, LLC (Grantor).

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

[Signature]
Notary Public Signature



EXHIBIT "A"

SKETCH SHOWING LOCATION AND LIMITS OF
UTILITY EASEMENT

LINE TABLE
L1 S41° 20' 20" W 15.91'

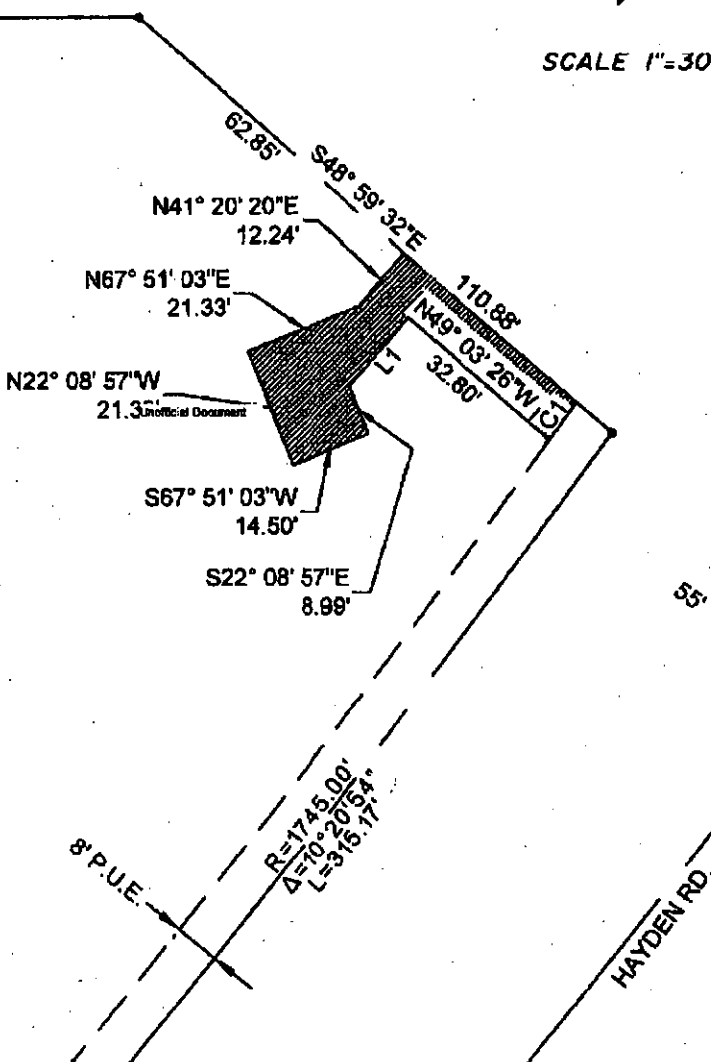
CURVE TABLE
C1 R=1737.00' Δ=0° 16' 59" L=7.99'



SCALE 1"=30'

N89° 59' 39"E
470.51'

LOT 2
MINOR LAND DIVISION
FOR VAN CHEVROLET
BOOK 1202, PAGE 15
MARICOPA COUNTY, AZ



LEGEND

- EASEMENT AREA
- ROAD CENTERLINE
- PROPERTY LINE
- PROPERTY CORNER

JOB#	WAI91827	DATE	4/14/15
SE 1/4	SEC 1	T 3N	R 4E
SCALE	1"=30'	MAP#	
R/W	RAY SMITH		
SURVEY:	SMITH		
DRAWN BY:	SMITH		

SE 01 T3N R4E
33.627723, -111.895178
APN 215-51-024
WA191827
RLS RLM

20:
Yo:

UTILITY EASEMENT

0311, LLC, a Delaware limited liability company, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

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Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right within the Easement Premises to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

EXHIBIT "A"

SKETCH SHOWING LOCATION AND LIMITS OF
UTILITY EASEMENT

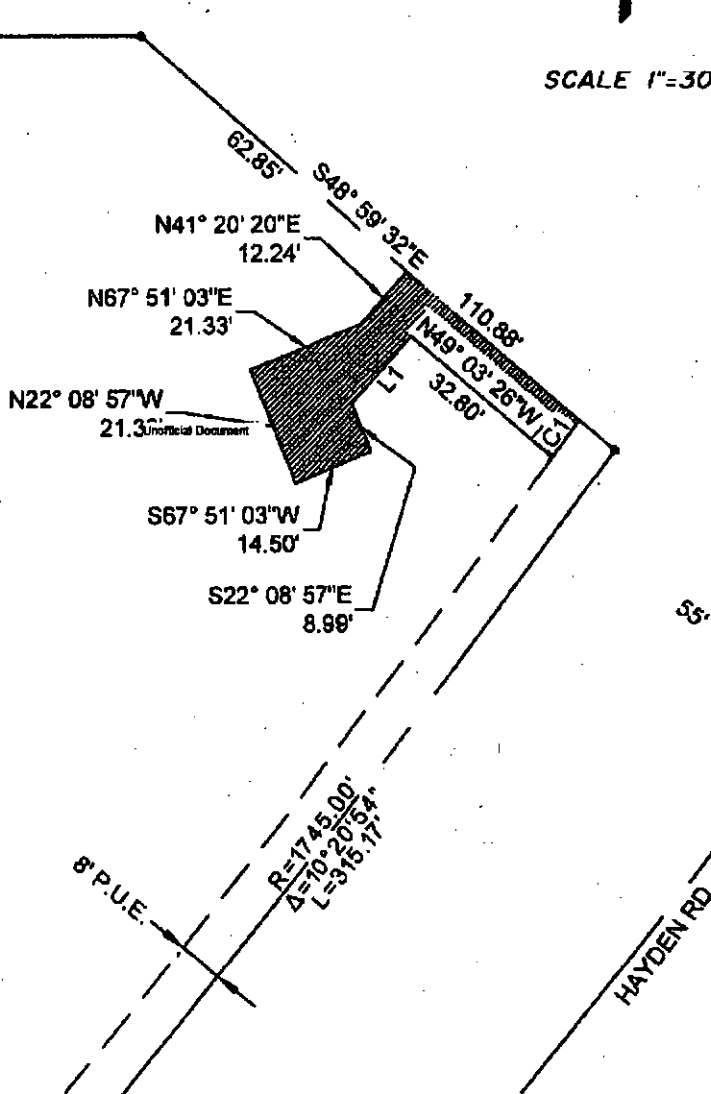
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CURVE TABLE
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SCALE 1"=30'

LOT 2
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FOR VAN CHEVROLET
BOOK 1202, PAGE 15
MARICOPA COUNTY, AZ



LEGEND

- EASEMENT AREA
- ROAD CENTERLINE
- PROPERTY LINE
- PROPERTY CORNER

JOB#	WA191827	DATE	4/14/15
SE 1/4	SEC 1	T 3N	R 4E
SCALE	1"=30'	MAP#	
R/W	RAY SMITH		
SURVEY:	SMITH		
DRAWN BY:	SMITH		

When Recorded, Return to:

Laura A. Patruno, Esq.
 c/o Sonora Village, LLC
 15475 N. 84th Street
 Scottsdale, Arizona 85260

1/3 NCS #793010

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 ga

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, SONORA VILLAGE INVESTORS LLC, a Delaware limited liability company ("**Grantor**"), does hereby convey to SONORA VILLAGE, LLC, an Arizona limited liability company ("**Grantee**"), all right, title, and interest of Grantor in and to the real property located in Maricopa County, Arizona and described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), together with all rights and privileges appurtenant thereto.

SUBJECT TO: such matters that an accurate ALTA survey of the Property would disclose; current taxes and other assessments; reservations in patents, leases; and all easements, encumbrances, liens, covenants, restrictions, obligations, and liabilities that appear of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of September, 2016.

Sonora Village Investors LLC,
 a Delaware limited liability company

By: Sonora Village Manager LLC,
 a Delaware limited liability company,
 its manager

By: R.D. Advisors L.L.C.,
 an Arizona limited liability
 company, its Manager

By: 
 Name: Ryan Denk
 Title: Managing Member

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of September, 2016 by Ryan Denk, the Managing Member of R.D. Advisors L.L.C., an Arizona limited company, the Manager of Sonora Village Manager LLC, a Delaware limited liability company, the manager of SONORA VILLAGE INVESTORS LLC, a Delaware limited liability company, for and on behalf thereof.

9/20/16
**SEE ATTACHED
NOTARIAL CERTIFICATE**

Notary Public

My commission expires:



Unofficial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached; and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On September 20, 2016 before me, Sandra Cisneros, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ryan Denk
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Unofficial Document I place my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 9/20/2016
Number of Pages: 3 Signer(s) Other Than Named Above: X

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ryan Denk
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: X
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit "A "

PARCEL NO. 1:

LOTS 1 AND 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 21, 2015 AS 2015-0606568 OF OFFICIAL RECORDS;

ALSO BEING DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL 4 AND NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION, RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER OF SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4 SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM;

THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 03 SECONDS, A DISTANCE OF 611.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 22 SECONDS, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1855.00 FEET, SAID POINT ALSO LYING ON THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-016484 OF OFFICIAL RECORDS, AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 14 MINUTES 25 SECONDS, A DISTANCE OF 914.30 FEET TO A POINT OF TANGENCY;

THENCE NORTH 25 DEGREES 00 MINUTES 46 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 258.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN SAID INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 22 SECONDS A DISTANCE OF 582.31 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1338.02 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(LOS OLIVOS)

THAT PORTION OF NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED AS 88-312897 OF OFFICIAL RECORDS; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 227.72 FEET;

THENCE SOUTH 17 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 111.50 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 193.13 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(PRESTIGE CLEANERS)

THAT PORTION OF PARCEL NO. 4, NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS; AND

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 164.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 98.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 98.00 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 176.42 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(EARL'S ON CAMELBACK)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ^{Official Document} OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1085.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 275.32 FEET;

THENCE NORTH 67 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 45.23 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 10 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 253.02 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(COBBLESTONE AUTO SPA)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS, EAST A DISTANCE OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (CAP PARKWAY) AS DESCRIBED IN INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 26 SECONDS, A DISTANCE OF 359.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 49 MINUTES 56 SECONDS, A DISTANCE OF 222.40 FEET TO THE BEGINNING OF THE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, SAID CURVE ALSO BEING THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-0164874 OF OFFICIAL RECORDS, AS 85-0164485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET;

THENCE SOUTH 25 DEGREES 00 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 174.73 FEET;

THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 277.95 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 239.01 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(MCDONALDS)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 22 MINUTES 45 SECONDS, A DISTANCE OF 77.44 FEET;

THENCE SOUTH 22 DEGREES 41 MINUTES 55 SECONDS WEST, A DISTANCE OF 269.64 FEET;

THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 75.99 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(HALLE ENTERPRISES)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 951.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 259.18 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 104.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 259.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 104.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

(WENDYS)

THAT PORTION OF PARCEL NO. 4 NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS;

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING OF PAD A;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 11.02 FEET;

THENCE SOUTH 03 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 129.30 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 167.28 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND TAKEN BY THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION IN FINAL ORDER OF CONDEMNATION RECORDED AS 2000-0925904 OF OFFICIAL RECORDS; AND

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EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION BY ORDER OF IMMEDIATE POSSESSION RECORDED JANUARY 23, 2013 AS 2013-0069259 OF OFFICIAL RECORDS AND STIPULATED JUDGEMENT RECORDED MAY 13, 2013 AS 2013-0437398 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARING NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 2638.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, A DISTANCE OF 627.10 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 1267.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 36 DEGREES 20 MINUTES 24 SECONDS WEST, HAVING A RADIUS OF 1855.00 FEET;

THENCE NORTHEASTERLY 150.59 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 05 SECONDS TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 3.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 40 DEGREES 59 MINUTES 53 SECONDS WEST, HAVING A RADIUS OF 1858.27 FEET;

THENCE SOUTHWESTERLY 35.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 26 SECONDS TO A POINT OF NON-TANGENCY;

THENCE SOUTH 36 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 41.65 FEET;

THENCE SOUTH 44 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIAL BEARING OF SOUTH 77 DEGREES 29 MINUTES 35 SECONDS EAST, HAVING A RADIUS OF 155.00 FEET;

THENCE SOUTHERLY 55.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 32 MINUTES 50 SECONDS TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 58 DEGREES 50 MINUTES 51 SECONDS WEST, HAVING A RADIUS OF 1150.00 FEET;

THENCE SOUTHEASTERLY 91.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 36 SECONDS TO A POINT OF NON-TANGENCY;

THENCE SOUTH 63 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTHSIGHT BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 63 DEGREES 25 MINUTES 31 SECONDS WEST, HAVING A RADIUS OF 1145.00 FEET;

THENCE NORTHWESTERLY 136.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 05 SECONDS TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET;

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THENCE NORTHEASTERLY 30.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 09 SECONDS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS, WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITY LINES AND DRIVEWAYS, LANES, CURVES, GUTTERS AND TRAFFIC CONTROL SIGNS AS CREATED IN INSTRUMENT RECORDED AS 95-0525630 OF OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 4, AND THE NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15, AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 51 SECONDS, A DISTANCE OF 15.07 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 433.22 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 449.85 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST, A DISTANCE OF 64.47 FEET;

THENCE SOUTH 83 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.23 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

When Recorded, Return to:

Laura A. Patruno, Esq.
 c/o Sonora Village, LLC
 15475 N. 84th Street
 Scottsdale, Arizona 85260

1/3 NCS - 793010

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 ga.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, SONORA VILLAGE INVESTORS LLC, a Delaware limited liability company ("**Grantor**"), does hereby convey to SONORA VILLAGE, LLC, an Arizona limited liability company ("**Grantee**"), all right, title, and interest of Grantor in and to the real property located in Maricopa County, Arizona and described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), together with all rights and privileges appurtenant thereto.

SUBJECT TO: such matters that an accurate ALTA survey of the Property would disclose; current taxes and other assessments; reservations in patents, leases; and all easements, encumbrances, liens, covenants, restrictions, obligations, and liabilities that appear of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of September, 2016.

Sonora Village Investors LLC,
 a Delaware limited liability company

By: Sonora Village Manager LLC,
 a Delaware limited liability company,
 its manager

By: R.D. Advisors L.L.C.,
 an Arizona limited liability
 company, its Manager

By: 
 Name: Ryan Denk
 Title: Managing Member

STATE OF ARIZONA)
) ss.
County of Maricopa)

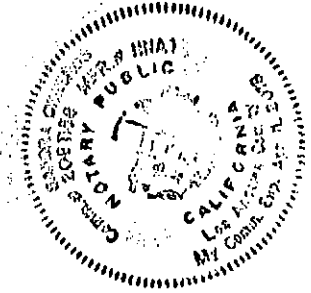
The foregoing instrument was acknowledged before me this ____ day of September, 2016 by Ryan Denk, the Managing Member of R.D. Advisors L.L.C., an Arizona limited company, the Manager of Sonora Village Manager LLC, a Delaware limited liability company, the manager of SONORA VILLAGE INVESTORS LLC, a Delaware limited liability company, for and on behalf thereof.

9/20/16

**SEE ATTACHED
NOTARIAL CERTIFICATE**

Notary Public

My commission expires:



Unofficial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached; and not the truthfulness, accuracy, or validity of that document.

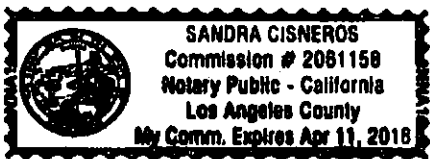
State of California)
County of Los Angeles)

On September 20, 2016 before me, Sandra Cisneros, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ryan Denk
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Unofficial Document I do hereby certify my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: 9/20/2016
Number of Pages: 3 Signer(s) Other Than Named Above: X

Capacity(ies) Claimed by Signer(s)
Signer's Name: Ryan Denk
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: X
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Exhibit "A "

PARCEL NO. 1:

LOTS 1 AND 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 21, 2015 AS 2015-0606568 OF OFFICIAL RECORDS;

ALSO BEING DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL 4 AND NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION, RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER OF SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4 SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM;

THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 03 SECONDS, A DISTANCE OF 611.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 22 SECONDS, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1855.00 FEET, SAID POINT ALSO LYING ON THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-016484 OF OFFICIAL RECORDS, AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 14 MINUTES 25 SECONDS, A DISTANCE OF 914.30 FEET TO A POINT OF TANGENCY;

THENCE NORTH 25 DEGREES 00 MINUTES 46 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 258.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN SAID INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 22 SECONDS A DISTANCE OF 582.31 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1338.02 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(LOS OLIVOS)

THAT PORTION OF NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED AS 88-312897 OF OFFICIAL RECORDS; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 227.72 FEET;

THENCE SOUTH 17 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 111.50 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 193.13 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(PRESTIGE CLEANERS)

THAT PORTION OF PARCEL NO. 4, NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS; AND

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 164.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH-00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 98.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 98.00 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 176.42 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(EARL'S ON CAMELBACK)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ~~OF SAID SECTION 1;~~
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THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1085.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 275.32 FEET;

THENCE NORTH 67 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 45.23 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 10 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 253.02 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(COBBLESTONE AUTO SPA)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS, EAST A DISTANCE OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (CAP PARKWAY) AS DESCRIBED IN INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 26 SECONDS, A DISTANCE OF 359.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 49 MINUTES 56 SECONDS, A DISTANCE OF 222.40 FEET TO THE BEGINNING OF THE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, SAID CURVE ALSO BEING THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-0164874 OF OFFICIAL RECORDS, AS 85-0164485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET;

THENCE SOUTH 25 DEGREES 00 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 174.73 FEET;

THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 277.95 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 239.01 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(MCDONALDS)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 22 MINUTES 45 SECONDS, A DISTANCE OF 77.44 FEET;

THENCE SOUTH 22 DEGREES 41 MINUTES 55 SECONDS WEST, A DISTANCE OF 269.64 FEET;

THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 75.99 FEET;

THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(HALLE ENTERPRISES)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 951.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 259.18 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 104.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 259.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 104.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

(WENDYS)

THAT PORTION OF PARCEL NO. 4 NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS;

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING OF PAD A;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 11.02 FEET;

THENCE SOUTH 03 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 129.30 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 167.28 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND TAKEN BY THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION IN FINAL ORDER OF CONDEMNATION RECORDED AS 2000-0925904 OF OFFICIAL RECORDS; AND

Unofficial Document

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION BY ORDER OF IMMEDIATE POSSESSION RECORDED JANUARY 23, 2013 AS 2013-0069259 OF OFFICIAL RECORDS AND STIPULATED JUDGEMENT RECORDED MAY 13, 2013 AS 2013-0437398 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARING NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 2638.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, A DISTANCE OF 627.10 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 1267.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 36 DEGREES 20 MINUTES 24 SECONDS WEST, HAVING A RADIUS OF 1855.00 FEET;

THENCE NORTHEASTERLY 150.59 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 05 SECONDS TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 3.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 40 DEGREES 59 MINUTES 53 SECONDS WEST, HAVING A RADIUS OF 1858.27 FEET;

THENCE SOUTHWESTERLY 35.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 26 SECONDS TO A POINT OF NON-TANGENCY;

THENCE SOUTH 36 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 41.65 FEET;

THENCE SOUTH 44 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIAL BEARING OF SOUTH 77 DEGREES 29 MINUTES 35 SECONDS EAST, HAVING A RADIUS OF 155.00 FEET;

THENCE SOUTHERLY 55.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 32 MINUTES 50 SECONDS TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 58 DEGREES 50 MINUTES 51 SECONDS WEST, HAVING A RADIUS OF 1150.00 FEET;

THENCE SOUTHEASTERLY 91.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 36 SECONDS TO A POINT OF NON-TANGENCY;

THENCE SOUTH 63 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTHSIGHT BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 63 DEGREES 25 MINUTES 31 SECONDS WEST, HAVING A RADIUS OF 1145.00 FEET;

THENCE NORTHWESTERLY 136.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 05 SECONDS TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET;

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THENCE NORTHEASTERLY 30.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 09 SECONDS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS, WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITY LINES AND DRIVEWAYS, LANES, CURVES, GUTTERS AND TRAFFIC CONTROL SIGNS AS CREATED IN INSTRUMENT RECORDED AS 95-0525630 OF OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 4, AND THE NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15, AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 51 SECONDS, A DISTANCE OF 15.07 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 433.22 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 449.85 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST, A DISTANCE OF 64.47 FEET;

THENCE SOUTH 83 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.23 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

When Recorded, Return to:14
ga

Laura A. Patruno, Esq.
c/o Sonora Village, LLC
15475 N. 84th Street
Scottsdale, Arizona 85260
NCS - 793010A
3/3

SPECIAL WARRANTY D

FOR VALUABLE CONSIDERATION, the receipt and
acknowledged, SIMONCRE ABBIE II LLC, an Arizona limited liability company
does hereby convey to SONORA VILLAGE, LLC, an Arizona limited liability company
("Grantee"), all right, title, and interest of Grantor in and to the
Maricopa County, Arizona and described on Exhibit A attached hereto
made a part hereof (the "Property"), together with all rights

SUBJECT TO: such matters that an accurate ALTA title survey should
disclose; current taxes and other assessments; reservations in the title
encumbrances, liens, covenants, restrictions, obligations, and

AND GRANTOR hereby binds itself and its successors to warrant and defend the title
against the acts of Grantor and none other, subject to the matters set forth above.

Signatures on next page

YAM
Sonora Village
215-51-0115

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 23rd day of September, 2016.

SIMONCRE ABBIE II, LLC,
an Arizona limited liability company

By: [Signature]
Joshua Simon, Manager

By: Emerald Interests Corporation,
an Arizona corporation, Manager

By: [Signature]
Ryan Denk, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

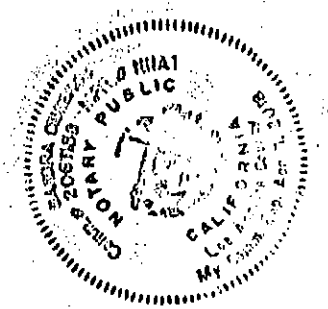
Unofficial Document

The foregoing instrument was acknowledged before me this ____ day of September, 2016, by Ryan Denk, as President of Emerald Interests Corporation, an Arizona corporation, Manager of SIMONCRE ABBIE II, LLC an Arizona limited liability company, for and on behalf thereof.

9/20/16 **SEE ATTACHED
NOTARIAL CERTIFICATE**

Notary Public

My commission expires:



STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 23rd day of September, 2016, by Joshua Simon, the Manager of SIMONCRE ABBIE II, LLC, an Arizona limited liability company, for and on behalf thereof.

Roxanne Knight
Notary Public

My commission expires:

1-31-19



Unofficial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On September 20, 2016 before me, Sandra Cisneros, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ryan Denk
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Unofficial Document I SS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: 9/20/2016
Number of Pages: 4 Signer(s) Other Than Named Above: X

Capacity(ies) Claimed by Signer(s)
Signer's Name: Ryan Denk Signer's Name: X
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Exhibit A

Legal Description of the Property

Unofficial Document

Exhibit "A "

PARCEL NO. 1:

THAT PORTION OF NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 88-312897; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1 A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 393.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 227.72 FEET;

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THENCE SOUTH 17 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 111.50 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 193.13 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 88-312897 AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 32 MINUTES, 37 SECONDS WEST, A DISTANCE OF 50.00 FEET, ALONG THE SOUTH LINE OF SAID SECTION 1, TO THE WEST RIGHT OF WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, AS DISTANCE OF 47.82 FEET, ALONG SAID WEST RIGHT OF WAY LINE;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 08 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,985.00 FEET, A LENGTH OF 61.35 FEET, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 397.92 FEET, ALONG SAID WEST RIGHT OF WAY TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 38 SECONDS WEST, A DISTANCE OF 25.16 FEET;

THENCE INTO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,258.53 FEET, A LENGTH OF 59.04 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 25.30 FEET TO THE RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PERPETUAL NONEXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS, WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITY LINES AND DRIVEWAYS, LANES, CURBS, GUTTERS AND TRAFFIC CONTROL SIGNS AS CREATED IN INSTRUMENT RECORDED IN DOCUMENT NO. 95-0525630 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 4, AND NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT 88-312897, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 ^{MINUTES} 44 SECONDS WEST A DISTANCE OF 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST A DISTANCE OF 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 1145.00 THEREFROM;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 51 SECONDS A DISTANCE OF 15.07 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 433.22 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 449.85 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 64.47 FEET;

THENCE SOUTH 83 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 59.23 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 110.00 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

ANY EXECUTIVE ORDER FOR EASEMENTS
AS SET FORTH IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST
30, 1995 AS 95-0525631 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

Unofficial Document

When Recorded, Return to:

14
ga

Laura A. Patruno, Esq.
c/o Sonora Village, LLC
15475 N. 84th Street
Scottsdale, Arizona 85260

NCS # 793010A
3/3

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, SIMONCRE ABBIE II LLC, an Arizona limited liability company ("**Grantor**"), does hereby convey to SONORA VILLAGE, LLC, an Arizona limited liability company ("**Grantee**"), all right, title, and interest of Grantor in and to the real property located in Maricopa County, Arizona and described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), together with all rights and privileges appurtenant thereto.

SUBJECT TO: such matters that an accurate ALTA survey of the Property would disclose; current taxes and other assessments; reservations in patents, leases; and all easements, encumbrances, liens, covenants, restrictions, obligations, and liabilities that appear of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and none other, subject to the matters set forth above.

Signatures on next page

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 23rd day of September, 2016.

SIMONCRE ABBIE II, LLC,
an Arizona limited liability company

By: [Signature]
Joshua Simon, Manager

By: Emerald Interests Corporation,
an Arizona corporation, Manager

By: [Signature]
Ryan Denk, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

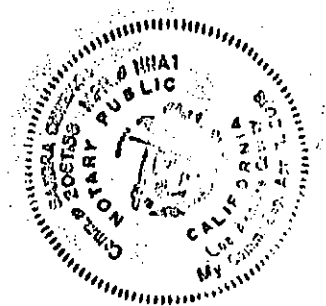
Unofficial Document

The foregoing instrument was acknowledged before me this ____ day of September, 2016, by Ryan Denk, as President of Emerald Interests Corporation, an Arizona corporation, Manager of SIMONCRE ABBIE II, LLC an Arizona limited liability company, for and on behalf thereof.

9/20/16 **SEE ATTACHED
NOTARIAL CERTIFICATE**

Notary Public

My commission expires:



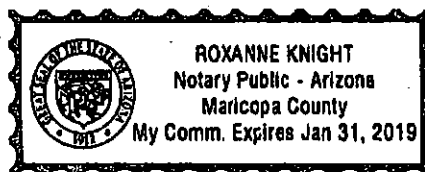
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 23rd day of September, 2016, by Joshua Simon, the Manager of SIMONCRE ABBIE II, LLC, an Arizona limited liability company, for and on behalf thereof.

Roxanne Knight
Notary Public

My commission expires:

1-31-19



Unofficial Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

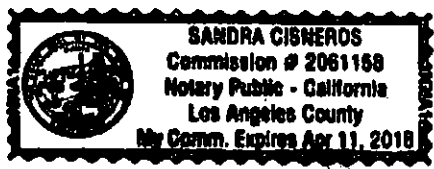
State of California)
County of Los Angeles)

On September 20, 2016 before me, Sandra Cisneros, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ryan Denk
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 9/20/2016
Number of Pages: 4 Signer(s) Other Than Named Above: X

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ryan Denk
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: X
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit A

Legal Description of the Property

Unofficial Document

Exhibit "A "

PARCEL NO. 1:

THAT PORTION OF NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 88-312897; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1 A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 393.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 227.72 FEET;

Unofficial Document

THENCE SOUTH 17 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 111.50 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 193.13 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 88-312897 AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 32 MINUTES, 37 SECONDS WEST, A DISTANCE OF 50.00 FEET, ALONG THE SOUTH LINE OF SAID SECTION 1, TO THE WEST RIGHT OF WAY LINE OF PIMA ROAD;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, AS DISTANCE OF 47.82 FEET, ALONG SAID WEST RIGHT OF WAY LINE;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 08 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,985.00 FEET, A LENGTH OF 61.35 FEET, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 397.92 FEET, ALONG SAID WEST RIGHT OF WAY TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 106.00 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 38 SECONDS WEST, A DISTANCE OF 25.16 FEET;

THENCE INTO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,258.53 FEET, A LENGTH OF 59.04 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 25.30 FEET TO THE RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PERPETUAL NONEXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS, WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITY LINES AND DRIVEWAYS, LANES, CURBS, GUTTERS AND TRAFFIC CONTROL SIGNS AS CREATED IN INSTRUMENT RECORDED IN DOCUMENT NO. 95-0525630 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 4, AND NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT 88-312897, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 ^{MINUTES} 44 SECONDS WEST A DISTANCE OF 230.00 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 460.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST A DISTANCE OF 437.31 FEET TO A POINT ON A LINES WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 1145.00 THEREFROM;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 51 SECONDS A DISTANCE OF 15.07 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 433.22 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 449.85 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 64.47 FEET;

THENCE SOUTH 83 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 59.23 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST A DISTANCE OF 110.00 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING
AS SET FORTH IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST
30, 1995 AS 95-0525631 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

Unofficial Document

REQUESTED BY:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

AFTER RECORDING MAIL TO:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

HELEN PURCELL
2011-0397177 05/11/11 08:51 AM
19 OF 33
YORK

YAM
World Wide

215-51-008G

SPECIAL WARRANT

Assessor's Parcel Identification Number: 215-51-008C

For the consideration of TEN AND NO/100 DOLLARS

TACTICAL, LLC, A NEW MEXICO LIMITED LIA

does hereby convey to 15750 N. NORTHSIGHT, LLC,

COMPANY, the GRANTEE, the following described real property situated in Maricopa County,

Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And GRANTOR does warrant the title against all acts of the grantor and no other.

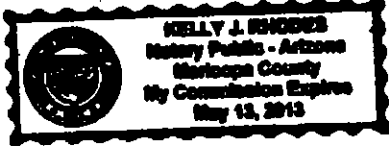
DATED: 4/22, 2011

126 TACTICAL, LLC A NEW MEXICO
LIMITED LIABILITY COMPANY

BY: 
ROBERT PARSONS, Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of April, 2011, by ROBERT PARSONS, Manager of 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.



Kelly J. Rhodes

Notary Public

My Commission Expires: MAY 13, 2013

Unofficial Document

Exhibit A

That part of the North half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said North half;

Thence South 89 degrees 56 minutes 22 seconds East along the North line of said North half, a distance of 328.95 feet;

Thence South 00 degrees 20 minutes 30 seconds West, a distance of 258.82 feet to the beginning of a curve concave to the Northeast and having a radius of 500.00 feet;

Thence Southerly along the arc of said curve, a distance of 71.98 feet through a central angle of 08 degrees 14 minutes 55 seconds to a point on the South line of said North half;

Thence North 89 degrees 56 minutes 33 seconds West along said South line a distance of 334.37 feet to the West line of said North half;

Thence North 00 degrees 23 minutes 01 seconds East along said West line, a distance of 330.60 feet to the Point of Beginning.

Unofficial Document

Unofficial Document

HELEN PURCELL
2011-0397177 05/11/11 08:51 AM
19 OF 33

REQUEST Circle
Mr. Benji
Husch B/16
2400 E.
Suite 1
Phoenix
ING MAIL TO:
Kelly
Affell LLP
Mizona Biltmore Circle
Arizona 85016

SPECIAL WARRANTY DEED

Assessor's Parcel Identification Number: 215-51-008C

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, the GRANTOR, does hereby convey to 15750 N. NORTHSIGHT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, the GRANTEE, the following described real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

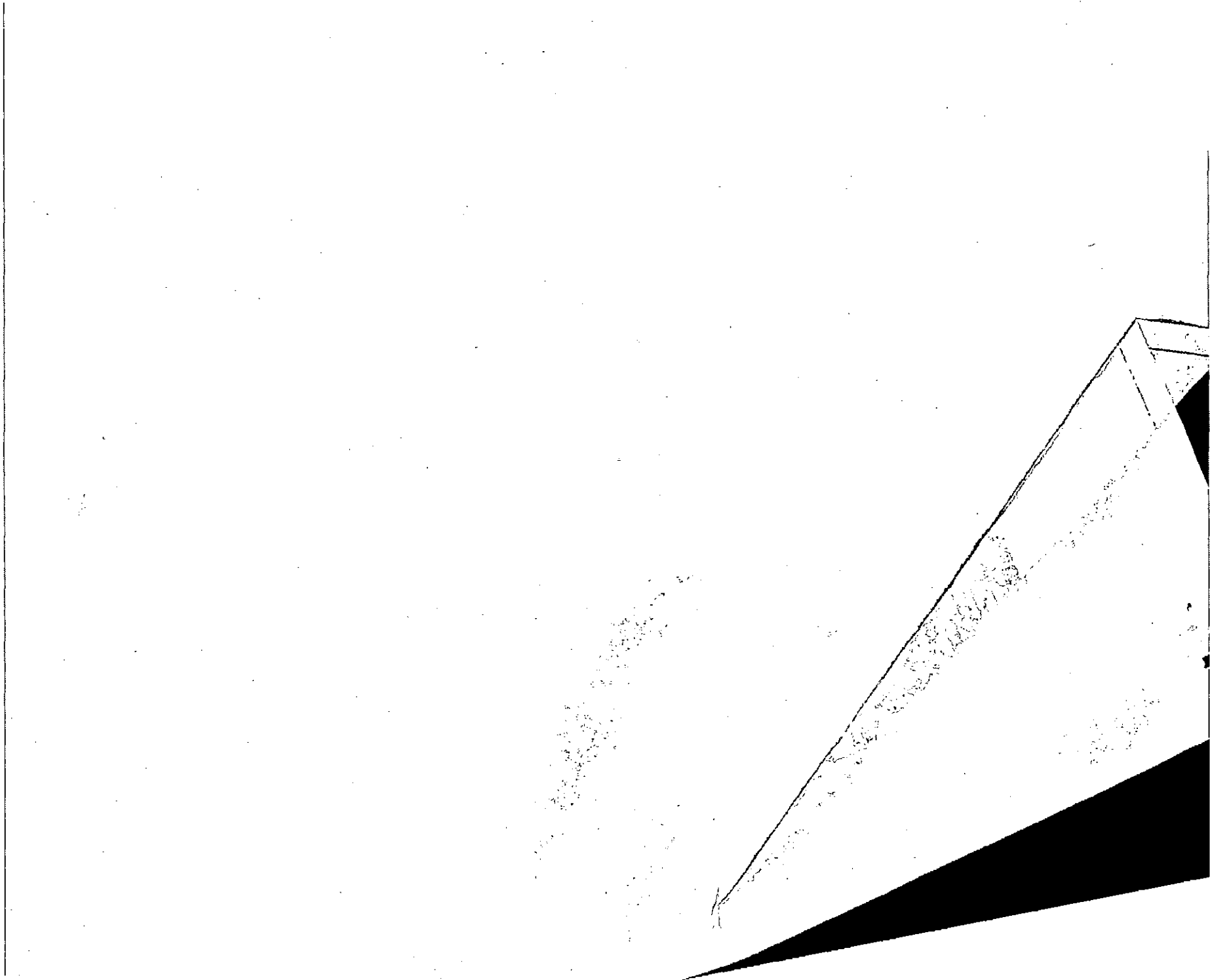
And GRANTOR does warrant the title against all acts of the grantor and no other.

DATED: 4/22, 2011

126 TACTICAL, LLC A NEW MEXICO
LIMITED LIABILITY COMPANY

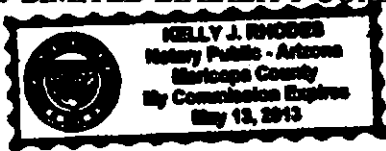
BY: 

ROBERT PARSONS



STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 29th day of April, 2011, by ROBERT PARSONS, Manager of 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.



Kelly J. Rhodes

Notary Public

My Commission Expires: May 13, 2013

Unofficial Document

Exhibit A

That part of the North half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said North half;

Thence South 89 degrees 56 minutes 22 seconds East along the North line of said North half, a distance of 328.95 feet;

Thence South 00 degrees 20 minutes 30 seconds West, a distance of 258.82 feet to the beginning of a curve concave to the Northeast and having a radius of 500.00 feet;

Thence Southerly along the arc of said curve, a distance of 71.98 feet through a central angle of 08 degrees 14 minutes 55 seconds to a point on the South line of said North half;

Thence North 89 degrees 56 minutes 33 seconds West along said South line a distance of 334.37 feet to the West line of said North half;

Thence North 00 degrees 23 minutes 01 seconds East along said West line, a distance of 330.60 feet to the Point of Beginning.

Unofficial Document

REQUESTED BY:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

HELEN FURNESS
2011-0397178 05/11/11 08:51 AM
20 OF 33

AFTER RECORDING MAIL TO:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

SPECIAL WARRANTY DEED

Assessor's Parcel Identification Numbers: 215-51-003C
215-51-005H

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, the GRANTOR, does hereby convey to 15500 N. HAYDEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, the GRANTEE, the following described real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And GRANTOR does warrant the title against all acts of the grantor and no other.

DATED: 4/22, 2011

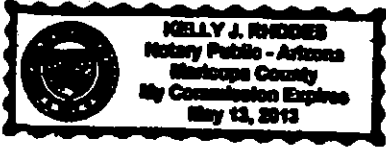
126 TACTICAL, LLC, A NEW MEXICO
LIMITED LIABILITY COMPANY

BY: 

ROBERT PARSONS, Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 22ND day of April, 2011, by ROBERT PARSONS, Manager of 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.



Kelly J. Rindler

Notary Public

My Commission Expires: *May 13, 2013*

Unofficial Document

Exhibit A

Parcel No. 1:

That portion of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of Hayden Road as recorded in Recording No. 84-551213, records of Maricopa County, Arizona, and described as follows:

Beginning at the Northeast corner of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 1;

Thence South 00 degrees 31 minutes 33 seconds West, along the East line of said East half, a distance of 262.75 feet to the North line of Hayden Road;

Thence South 62 degrees 50 minutes 21 seconds West, along said North line, a distance of 66.90 feet to a point of curvature;

Thence Southwesterly, along the arc of said curve having a radius of 3,255.00 feet, through a central angle of 05 degrees 22 minutes 59 seconds, a distance of 305.81 to a point of tangency;

Thence continuing South 57 degrees 27 minutes 22 seconds West, along said North line, a distance of 6.76 feet to the West line of said East half;

Thence North 00 degrees 25 minutes 33 seconds East, along said West line, a distance of 449.41 feet to the Northwest corner of said East half;

Thence South 89 degrees 56 minutes 44 seconds East, along the North line of said East half, a distance of 329.44 feet to the Point of Beginning.

Parcel No. 2:

Unofficial Document

That portion of the South half of the Northeast quarter of the Southwest quarter of the Southeast quarter and the North half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said South half;

Thence South 00 degrees 22 seconds West along the West line of said South half 167.70 feet to the Point of Beginning;

Thence South 89 degrees 40 minutes 03 seconds East, 43.20 feet;

Thence South 30 degrees 00 minutes 09 seconds East, 51.65 feet;

Then South 00 degrees 20 minutes 22 seconds West, 75.97 feet;

Thence South 27 degrees 10 minutes 07 seconds East, 238.08 feet to the North right of way of Hayden Road, as recorded in Recording No. 85-014707 and in Recording No. 85-014708, records of Maricopa County, Arizona;

Thence South 62 degrees 49 minutes 53 seconds West, along said right of way, 163.75 feet to the West line of said North half;

Thence North 00 degrees 33 minutes 46 seconds East along said West line, 262.75 feet to the Northwest corner of said North half and the Southwest corner of said South half;

Thence North 00 degrees 20 minutes 22 seconds East, along the West line of said South half, 162.83 feet to the True Point of Beginning.

Document

REQUESTED BY:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

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20 OF 33

AFTER RECORDING MAIL TO:

Mr. Benjamin J. Kelly
Husch Blackwell LLP
2400 E. Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

SPECIAL WARRANTY DEED

Assessor's Parcel Identification Numbers: 215-51-003C
215-51-005H

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, the GRANTOR, does hereby convey to 15500 N. HAYDEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, the GRANTEE, the following described real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And GRANTOR does warrant the title against all acts of the grantor and no other.

DATED: 4/22, 2011

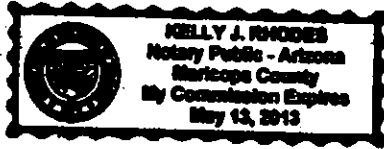
126 TACTICAL, LLC, A NEW MEXICO
LIMITED LIABILITY COMPANY

BY: 

ROBERT PARSONS, Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 22ND day of April, 2011, by ROBERT PARSONS, Manager of 126 TACTICAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.



Kelly J. Rhodes

Notary Public

My Commission Expires: May 13, 2013

Unofficial Document

Exhibit A

Parcel No. 1:

That portion of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of Hayden Road as recorded in Recording No. 84-551213, records of Maricopa County, Arizona, and described as follows:

Beginning at the Northeast corner of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 1;

Thence South 00 degrees 31 minutes 33 seconds West, along the East line of said East half, a distance of 262.75 feet to the North line of Hayden Road;

Thence South 62 degrees 50 minutes 21 seconds West, along said North line, a distance of 66.90 feet to a point of curvature;

Thence Southwesterly, along the arc of said curve having a radius of 3,255.00 feet, through a central angle of 05 degrees 22 minutes 59 seconds, a distance of 305.81 to a point of tangency;

Thence continuing South 57 degrees 27 minutes 22 seconds West, along said North line, a distance of 6.76 feet to the West line of said East half;

Thence North 00 degrees 25 minutes 33 seconds East, along said West line, a distance of 449.41 feet to the Northwest corner of said East half;

Thence South 89 degrees 56 minutes 44 seconds East, along the North line of said East half, a distance of 329.44 feet to the Point of Beginning.

Parcel No. 2:

Unofficial Document

That portion of the South half of the Northeast quarter of the Southwest quarter of the Southeast quarter and the North half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said South half;

Thence South 00 degrees 22 seconds West along the West line of said South half 167.70 feet to the Point of Beginning;

Thence South 89 degrees 40 minutes 03 seconds East, 43.20 feet;

Thence South 30 degrees 00 minutes 09 seconds East, 51.65 feet;

Then South 00 degrees 20 minutes 22 seconds West, 75.97 feet;

Thence South 27 degrees 10 minutes 07 seconds East, 238.08 feet to the North right of way of Hayden Road, as recorded in Recording No. 85-014707 and in Recording No. 85-014708, records of Maricopa County, Arizona;

Thence South 62 degrees 49 minutes 53 seconds West, along said right of way, 163.75 feet to the West line of said North half;

Thence North 00 degrees 33 minutes 46 seconds East along said West line, 262.75 feet to the Northwest corner of said North half and the Southwest corner of said South half;

Thence North 00 degrees 20 minutes 22 seconds East, along the West line of said South half, 162.83 feet to the True Point of Beginning.

WHEN RECORDED

MAIL TO:

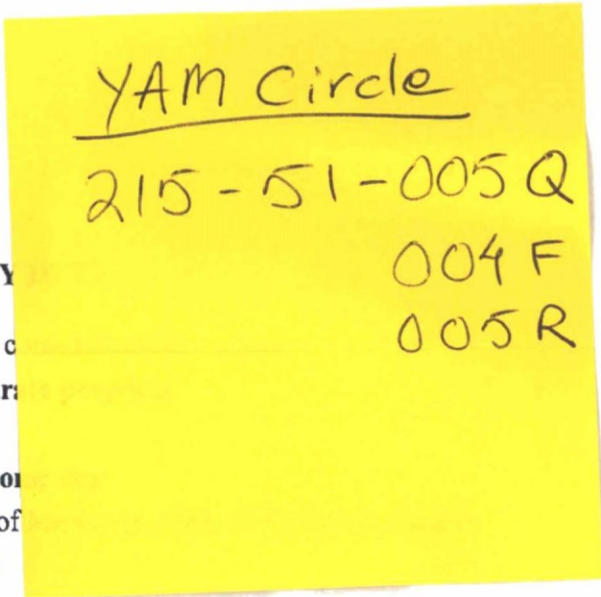
15600 N. Hayden LLC
Anne Moore, Esq.
15750 N. Northsight Blvd.
Ste. 2
Scottsdale, Arizona 85260

11:

Pa:

115675

1 OF 1



SPECIAL WARRANTY

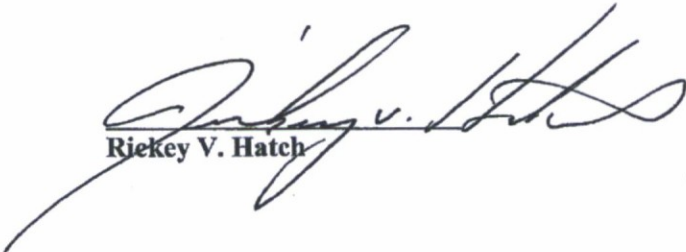
For the consideration of Ten Dollars, and other valuable c
Rickey V. Hatch, a married man, as his sole and separ
do hereby convey to
15600 N. Hayden, LLC, an Arizona limited liability com
the following described property situated in the County of
with all rights and privileges appurtenant thereto, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated this 26 day of January, 2012.


Rickey V. Hatch

State of Arizona } ss
County of Maricopa

This instrument was acknowledged before me this 25 day of Jan
2012, by Richard V. Hatch

[Signature]
Notary Public

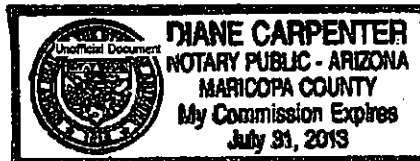


EXHIBIT "A"

**That part of the South half of the Northeast quarter of the Southwest quarter of the Southeast quarter and North half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 1,
Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County,
Arizona, more particularly described as follows:**

Beginning at the Northwest corner of said South half;

Thence South 89 degrees 56 minutes 33 seconds East along said North line, a distance of 334.37 feet to a point on a non-tangent curve concave to the Northeast and having a radius of 500.00 feet;

Thence Southerly along the arc of said curve, a distance of 234.38 feet through a central angle of 26 degrees 51 minutes 29 seconds and having a chord bearing of South 21 degrees 20 minutes 09 seconds East;

Thence South 34 degrees 45 minutes 54 seconds East, a distance of 127.59 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 1745.00 feet, said point also being in the North right of way line of Unofficial Document Hayden Road, as recorded in Document No. 85014707 and in Document No. 85014708;

Thence Southwesterly along the arc of said curve, a distance of 231.59 feet through a central angle of 07 degrees 36 minutes 15 seconds and having a chord bearing of South 59 degrees 02 minutes 13 seconds West to the North line of said Hayden Road;

Thence South 62 degrees 50 minutes 21 seconds West along said North right of way line, a distance of 334.71 feet to the West line of said North half;

Thence North 00 degrees 31 minutes 33 seconds East along said West line, a distance of 262.75 feet to the Northwest corner of said North half and Southwest corner of said South half;

Thence North 00 degrees 23 minutes 01 seconds East along the West line of said South half, a distance of 330.60 feet to the Point of Beginning;

EXCEPTING THEREFROM that portion described as follows:

Commencing at the Northwest corner of said South half;

Thence South 00 degrees 20 minutes 22 seconds West along the West line of said South half; 167.70 feet to the True Point of Beginning;

Thence South 89 degrees 40 minutes 03 seconds East, 43.20 feet;

Thence South 30 degrees 00 minutes 09 seconds East, 357.49 feet to the North Right of Way of Hayden Road, as recorded in Document No. 85-014707 and in Document No. 85-014708, Records of said County;

Thence South 62 degrees 49 minutes 53 seconds West, along said Right of Way, 253.47 feet to the West line of said North half Thence North 00 degrees 33 minutes 46 seconds East along said West line, 262.75 feet to the Northwest corner of said North half and the Southwest corner of said South half;

Thence North 00 degrees 20 minutes 22 seconds East, along the West line of said South half, 162.83 feet, to the True Point of Beginning.

WHEN RECORDED
MAIL TO:
15600 N. Hayden LLC
Anne Moore, Esq.
15750 N. Northsight Blvd.
Ste. 2
Scottsdale, Arizona 85260

11
Pa.

115675

1 of 1

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Rickey V. Hatch, a married man, as his sole and separate property
do hereby convey to

15600 N. Hayden, LLC, an Arizona limited liability company
the following described property situated in the County of Maricopa, State of Arizona, together
with all rights and privileges appurtenant thereto, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way,
encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of
record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all
acts of the Grantor herein and no other, subject to the matters above set forth.

Dated this 26 day of January, 2012.


Rickey V. Hatch

State of Arizona) ss
County of Maricopa

This instrument was acknowledged before me this 25 day of Jan
2012, by Richard V. Hatch

[Signature]
Notary Public

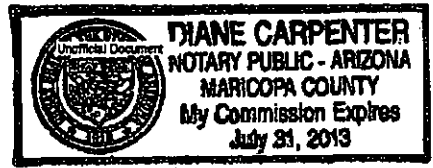


EXHIBIT "A"

**That part of the South half of the Northeast quarter of the Southwest quarter of the Southeast quarter and North half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 1,
Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County,
Arizona, more particularly described as follows:**

Beginning at the Northwest corner of said South half;

Thence South 89 degrees 56 minutes 33 seconds East along said North line, a distance of 334.37 feet to a point on a non-tangent curve concave to the Northeast and having a radius of 500.00 feet;

Thence Southerly along the arc of said curve, a distance of 234.38 feet through a central angle of 26 degrees 51 minutes 29 seconds and having a chord bearing of South 21 degrees 20 minutes 09 seconds East;

Thence South 34 degrees 45 minutes 54 seconds East, a distance of 127.59 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 1745.00 feet, said point also being in the North right of way line of Hayden Road, as recorded in Document No. 85014707 and in Document No. 85014708;

Thence Southwesterly along the arc of said curve, a distance of 231.59 feet through a central angle of 07 degrees 36 minutes 15 seconds and having a chord bearing of South 59 degrees 02 minutes 13 seconds West to the North line of said Hayden Road;

Thence South 62 degrees 50 minutes 21 seconds West along said North right of way line, a distance of 334.71 feet to the West line of said North half;

Thence North 00 degrees 31 minutes 33 seconds East along said West line, a distance of 262.75 feet to the Northwest corner of said North half and Southwest corner of said South half;

Thence North 00 degrees 23 minutes 01 seconds East along the West line of said South half, a distance of 330.60 feet to the Point of Beginning;

EXCEPTING THEREFROM that portion described as follows:

Commencing at the Northwest corner of said South half;

Thence South 00 degrees 20 minutes 22 seconds West along the West line of said South half; 167.70 feet to the True Point of Beginning;

Thence South 89 degrees 40 minutes 03 seconds East, 43.20 feet;

Thence South 30 degrees 00 minutes 09 seconds East, 357.49 feet to the North Right of Way of Hayden Road, as recorded in Document No. 85-014707 and in Document No. 85-014708, Records of said County;

Thence South 62 degrees 49 minutes 53 seconds West, along said Right of Way, 253.47 feet to the West line of said North half Thence North 00 degrees 33 minutes 46 seconds East along said West line, 262.75 feet to the Northwest corner of said North half and the Southwest corner of said South half;

Thence North 00 degrees 20 minutes 22 seconds East, along the West line of said South half, 162.83 feet, to the True Point of Beginning.

Appeals of Dedication, Exactions or Zoning Regulations



Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication of exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication of exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:
City's Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
480-312-2405

Address your appeal to:
Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.scottsdaleaz.gov

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

15600 N Hayden Road Scottsdale AZ 85260

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

10/5/17

Date

Affidavit of Authority to Act as the Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 15800 N HAYDEN RD SCOTTSDALE 85260
- b. County Tax Assessor's Parcel Number: 215-51-005R
- c. General Location: NW Corner of N Northsight Blvd and N Hayder Rd, Scottsdale
- d. Parcel Size: 100,992 sq ft
- e. Legal Description: See attached legal description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>Glenn Guenther</u>	<u>10/5</u> , 20 <u>17</u>	<u>[Signature]</u>
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Request for Site Visits and/or Inspections
Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 378 -PA- 2017

Project Name: Yam

Project Address: 15600 N HAYDEN RD SCOTTSDALE 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Chris Totton
Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:


- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____
at the following number _____.

Signature:  Date: 9/19/2017

Printed Name: Chris Totton

Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.