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**FIRST AMERICAN TITLE**



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE**

When recorded, return to:

Steve Lisker, Esq.  
Lisker & Associates, PLLC  
2355 East Camelback Road, Suite 615  
Phoenix, Arizona 85016

DATE/TIME: 09/30/05 1447  
FEE: \$24.00  
PAGES: 13  
FEE NUMBER: 2005-132146

NCS-148539  
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**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **RED ROCK VENTURES LLC**, an Arizona limited liability company ("**Grantor**"), does hereby convey to **PULTE HOME CORPORATION**, a Michigan corporation ("**Grantee**"), the following described real property (the "**Property**") situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

**SUBJECT TO:** current taxes and other current assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record (specifically excluding, however, all mortgages and deeds of trust executed by Grantor); any and all facts, conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

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

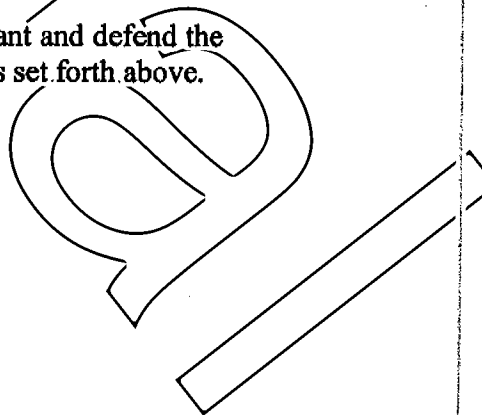




Exhibit "A"

Legal Description of the Property

See attached

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Stantec Consulting Inc.  
201 North Bonita Avenue Suite 101  
Tucson AZ 85745-2999  
Tel: (520) 750-7474 Fax: (520) 750-7470  
stantec.com



**Stantec**

**Description of  
Red Rock Village  
(excluding proposed wellsites & waste treatment site)**

**Parcel No. 1:**

That portion of the Southeast quarter of Section 5, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, lying Southwesterly of the Interstate 10 right of way.

**EXCEPT** that portion described as follows:  
**BEGINNING** at the Southeast corner of said Section 5;

Thence Westerly, along the Southern boundary of said Section 5, a distance of 512.29 feet;

Thence Northerly and parallel with the Eastern boundary of said Section 5, a distance of 16 feet;

Thence Easterly and parallel with the Southern boundary of said Section 5, a distance of 512.29 feet;

Thence Southerly along the Eastern boundary of said Section 5, a distance of 16 feet to the **POINT OF BEGINNING**;

**AND EXCEPT** that portion described as follows:  
Commencing at the Northeast corner of the Southeast quarter of said Section 5;

Thence North 89 degrees 04 minutes 33 seconds West, along the North line of the Southeast Quarter of said Section 5, a distance of 475.29 feet to a point on the West right of way of Interstate 10 and the **TRUE POINT OF BEGINNING**;

Thence along said right of way and a curve to the left, with the initial tangent bearing of South 33 degrees 18 minutes 22 seconds East, a central angle of 01 degrees 31 minutes 38 seconds, a radius of 23,124.32 feet, a distance of 616.39 feet;

Thence South 34 degrees 50 minutes 00 seconds East, a distance of 201.21 feet;

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Thence South 00 degrees 00 minutes West, along a line 15 feet Westerly and parallel with the East line of the Southeast quarter of said Section 5, a distance of 206.79 feet;

Thence North 90 degrees 00 minutes West, a distance of 337.09 feet;

Thence North 22 degrees 36 minutes 01 seconds West, a distance of 960.24 feet to a point on the North line of the Southeast quarter of said Section 5;

Thence South 89 degrees 04 minutes 33 seconds East along said North line, a distance of 245.91 feet to the **POINT OF BEGINNING**;

**AND EXCEPT** that portion described as follows:

Commencing at the  $\frac{3}{4}$  inch pipe being the Southeast corner of said Section 5;

Thence North 00 degrees 00 minutes 00 seconds East, along the East line of the Southeast quarter of said Section 5, a distance of 931.43 feet to the **TRUE POINT OF BEGINNING**, said point being 1,751.75 feet South of a 2-inch open pipe which is the East quarter corner of said Section 5;

Thence South 88 degrees 59 minutes 52 seconds West, a distance of 182.65 feet;

Thence North 06 degrees 07 minutes 46 seconds West, a distance of 151.96 feet;

Thence South 89 degrees 32 minutes 45 seconds East, a distance of 198.86 feet;

Thence South 00 degrees 00 minutes 00 seconds East, along the East line of said Section 5, a distance of 146.32 feet to the **POINT OF BEGINNING**;

**AND EXCEPT** the following described parcel:

Commencing at the  $\frac{3}{4}$  inch open pipe being the Southeast corner of said Section 5;

Thence North 00 degrees 00 minutes 00 seconds East, along the East line of the Southeast quarter of said Section 5, a distance of 1,077.74 feet to a point, said point being 1605.44 feet South of a 2 inch open pipe which is the East quarter corner of said Section 5;

Thence North 90 degrees 00 minutes 00 seconds West, a distance of 9.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89 degrees 31 minutes 27 seconds West, a distance of 189.85 feet;

Thence North 06 degrees 07 minutes 46 seconds West, a distance of 288.64 feet;

Thence North 00 degrees 38 minutes 48 seconds East, a distance of 60.00 feet;

Thence South 89 degrees 21 minutes 12 seconds East, a distance of 220.00 feet to a line being 9.00 feet West of and parallel with the East line of the Southeast quarter of said Section 5;

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Thence South 00 degrees 00 minutes 00 seconds East, along said parallel line, a distance of 346.07 feet to the **POINT OF BEGINNING**.

**AND EXCEPT** the following described parcel:

That portion of the Southeast Quarter of Section 5, Township 10 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

**COMMENCING** at the Southeast corner of said Section;

Thence North 00 degrees 00 minutes 00 seconds East along the East line of said Southeast Quarter, a distance of 1423.72 feet to the **POINT OF BEGINNING**;

Thence North 89 degrees 21 minutes 12 seconds West, a distance of 275.00 feet;

Thence North 01 degrees 50 minutes 17 seconds West, a distance of 133.96 feet;

Thence North 16 degrees 24 minutes 02 seconds West, a distance of 258.25 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 337.13 feet;

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 207.15 feet;

Thence South 34 degrees 49 minutes 51 seconds East, a distance of 26.38 feet to a point on the East line of said Southeast Quarter;

Thence South 00 degrees 00 minutes 00 seconds East along said line a distance of 570.23 feet to the **POINT OF BEGINNING**.

**Parcel No. 2:**

The North half, the Southeast quarter, and the North half of the Southwest quarter of Section 8, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona;

**EXCEPT** any portion lying within the following described tract:

**BEGINNING** at the Northeast corner of said Section 8;

Thence West along the North boundary line of said Section 8, a distance of 512 feet;

Thence South parallel with the East boundary line of said Section 8, a distance of 512 feet;

Thence East 512 feet to a point on the East boundary line of said Section 8;

Thence North a distance of 512 feet to the **POINT OF BEGINNING**; and

**EXCEPT** any portion lying within the following described tract:

The West 132 feet of the East 644 feet of the North 512 feet of Section 8, Township 10

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South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona; and

**EXCEPT A PROPOSED WASTE WATER TREATMENT SITE**, described as follows:  
**COMMENCING AT** the Northwest corner of said Section 8, being a found 1" iron pipe, from which the Northeast corner of said Section 8 bears South 89 degrees 23 minutes 12 seconds East, a distance of 5257.83 feet;

Thence along the North line of said Section 8, South 89 degrees 23 minutes 12 seconds East a distance of 474.74 feet;

Thence departing said North line, South 00 degrees 36 minutes 48 seconds West a distance of 388.14 feet to the **TRUE POINT OF BEGINNING**;

Thence East a distance of 197.11 feet;

Thence South a distance of 293.41 feet;

Thence West a distance of 197.11 feet;

Thence North a distance of 293.41 feet to the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING PROPOSED WELLSITE #1** described as follows:

**COMMENCING AT** the West Quarter corner of said Section 8, from which the Southwest corner of said Section bears South 00°44'59" West, a distance of 2642.61 feet;

Thence North 00°44'59" East along the West line of said Section, a distance of 53.24 feet to the **TRUE POINT OF BEGINNING**;

Thence continue along said West line North 00°44'59" East, a distance of 264.04 feet;

Thence South 89°15'01" East, a distance of 130.00 feet;

Thence South 22°38'14" East, a distance of 190.75 feet to a point that is 27.00 feet North of, when measured perpendicular to, the North right of way of Sasco Road, a 66.00-foot wide public right of way;

Thence parallel with said right of way South 67°21'46" West, a distance of 224.13 feet to the **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING PROPOSED WELLSITE #2** described as follows:

**COMMENCING AT** the West Quarter corner of said Section 8, from which the Southwest corner of said Section bears South 00°44'59" West, a distance of 2642.61 feet;

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Thence North  $00^{\circ}44'59''$  East along the West line of said Section, a distance of 23.82 feet to the North right of way of Sasco Road, a 66.00-foot wide public right of way;

Thence along said right of way North  $67^{\circ}21'46''$  East, a distance of 1533.07 feet;

Thence North  $22^{\circ}38'14''$  West, a distance of 27.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North  $40^{\circ}49'26''$  West, a distance of 87.36 feet to a point that is 110.00 feet North of, when measured perpendicular to, the North right of way of Sasco Road;

Thence parallel with said Sasco Road North  $67^{\circ}21'46''$  East, a distance of 140.00 feet;

Thence South  $22^{\circ}38'14''$  East, a distance of 83.00 feet;

Thence South  $67^{\circ}21'46''$  West, a distance of 112.74 feet to the **TRUE POINT OF BEGINNING**;

**Parcel No. 3:**

All of that portion of Section 9, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, lying Southwesterly of the Southwesterly right of way boundary line of that certain highway known as Interstate 10, as presently located;

**EXCEPT** the following describe parcel:

**COMMENCING** at the Southeast corner of the Southeast quarter of said Section 9;

Thence North 89 degrees 56 minutes 53 seconds West along the South line of said Southeast quarter, a distance of 58.87 feet to a point on the West right of way line of Interstate 10 and the **POINT OF BEGINNING**;

Thence continue North 89 degrees 56 minutes 53 seconds West along said South line, a distance of 1700.25 feet the East line of an El Paso natural gas easement;

Thence North 37 degrees 51 minutes 09 seconds West along said East line, a distance of 1365.93 feet;

Thence North 54 degrees 37 minutes 04 seconds East, a distance of 1444.28 feet to said West right of way line;

Thence South 35 degrees 22 minutes 56 seconds East along said right of way line, a distance of 856.29 feet;

Thence South 35 degrees 22 minutes 45 seconds East along said West right of way line, a distance of 1494.12 feet to the **POINT OF BEGINNING**; and

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**EXCEPT** that portion of the Northwest quarter of Section 9, Township 10 South, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona, lying North of the Northerly right of way line of Sasco Road, as presently located; and

**EXCEPT** that portion of the North half of the Northwest quarter of Section 9, Township 10 South, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona, lying South of the Southerly right of way line of Sasco Road, as presently located, and Southwesterly of the Southwesterly right of way of Interstate 10, as presently located.

**ALSO EXCEPTING PROPOSED WELLSITE #3** described as follows:

**COMMENCING AT** the Southwest corner of said Section 9, from which the South Quarter corner of said Section bears South 89°23'30" East, a distance of 2628.01 feet;

Thence North 43°04'28" East, a distance of 2447.84 feet to the **TRUE POINT OF BEGINNING**;

Thence along a 767.50-foot radius curve to the left, the radius of which bears North 73°13'25" West, through a central angle of 15°06'17" (the chord of which bears North 09°13'26" East, a distance of 201.75 feet), an arc length of 202.34 feet;

Thence South 88°19'42" East, a distance of 200.00 feet;

Thence South 01°40'18" West, a distance of 200.00 feet;

Thence North 88°19'42" West, a distance of 226.52 feet to the **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING PROPOSED WELLSITE #4** described as follows:

**COMMENCING AT** the Southwest corner of said Section 9, from which the South Quarter corner of said Section bears South 89°23'30" East, a distance of 2628.01 feet;

Thence North 17°46'41" East, a distance of 1203.90 feet to the **TRUE POINT OF BEGINNING**;

Thence North 00°26'14" East, a distance of 100.00 feet;

Thence South 89°33'46" East, a distance of 100.00 feet;

Thence South 00°26'14" West, a distance of 100.00 feet;

Thence North 89°33'46" West, a distance of 100.00 feet to the **TRUE POINT OF BEGINNING**.

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**Parcel No. 4:**

That portion of the Southwest quarter of the Southwest quarter of Section 4, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

**BEGINNING** at the Southwest corner of said Section 4;

Thence North 00 degrees 32 minutes West, along the West boundary of said Section 4, a distance of 679.90 feet;

Thence North 76 degrees 49 minutes East, a distance of 710.30 feet to a point on the Southwesterly boundary of that certain highway known as Interstate No. 10 as presently located;

Thence Southeasterly along the Southwesterly boundary of said Interstate No. 10 following the curves and tangents thereof, a distance of 820.00 feet, more or less, to the point of intersection of the Southwesterly boundary of Interstate No. 10 with the Northerly boundary of that certain road known as Sasco Road, as presently located;

Thence South 66 degrees 50 minutes West along the Northerly boundary of the Sasco Road, a distance of 185.00 feet, more or less, to the point of intersection of the Northerly boundary of the Sasco Road with the South boundary of said Section 4;

Thence South 89 degrees 51 minutes West along the South boundary of said Section 4, a distance of 810.00 feet, more or less, to the Southwest corner of said Section 4 and the **POINT OF BEGINNING**.

**Parcel No. 5:**

That portion of the Northwest quarter of Section 9, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, lying North of the Northerly right of way boundary of Sasco Road as presently located.

**Parcel No. 6:**

That portion of the North half of the Northwest quarter of Section 9, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, lying South of the Southerly right-of-way boundary of the Sasco Road, as presently located, and Southwesterly of the Southwesterly right-of-way boundary of that certain highway known as Interstate No. 10, as presently located.

**EXCEPT** that portion described as follows:

Commencing at the Northwest corner of said Section 9;

Thence South 00 degrees 10 minutes 52 seconds West along the West line of said Section 9, a distance of 431.07 feet to the intersection of the West line of said Section 9 and a line parallel with and 50.00 feet Southerly of the centerline of Sasco Road as it

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now exists;

Thence North 67 degrees 19 minutes 22 seconds East, parallel with and 50.00 feet Southerly of the centerline of Sasco Road, a distance of 771.10 feet to the **TRUE POINT OF BEGINNING**;

Thence continue North 67 degrees 19 minutes 22 seconds East, a distance of 200.00 feet;

Thence South 22 degrees 40 minutes 38 seconds East, a distance of 150.00 feet;

Thence South 67 degrees 19 minutes 22 seconds West, a distance of 200.00 feet;

Thence North 22 degrees 40 minutes 38 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING**; and

**ALSO EXCEPT** that portion described as follows:  
Commencing at the Northwest corner of said Section 9;

Thence South 00 degrees 10 minutes 52 seconds West along the West line of said Section 9, a distance of 431.07 feet to the intersection of the West line of said Section 9 and a line parallel with and 50.00 feet Southerly of the centerline of Sasco Road as it now exists;

Thence North 67 degrees 19 minutes 22 seconds East, parallel with and 50.00 feet Southerly of the centerline of Sasco Road, a distance of 671.10 feet to the **TRUE POINT OF BEGINNING**;

Thence continue North 67 degrees 19 minutes 22 seconds East, a distance of 100.00 feet;

Thence South 22 degrees 40 minutes 38 seconds East, a distance of 150.00 feet;

Thence South 67 degrees 19 minutes 22 seconds West, a distance of 100.00 feet;

Thence North 22 degrees 40 minutes 38 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING**; and

**ALSO EXCEPT** that portion described as follows:  
Commencing at the Northwest corner of said Section 9;

Thence South 00 degrees 10 minutes 52 seconds West along the West line of said Section 9, a distance of 431.07 feet to the intersection of the West line of said Section 9 and a line parallel with and 50.00 feet Southerly of the centerline of Sasco Road as it now exists;

Thence North 67 degrees 19 minutes 22 seconds East, parallel with and 50.00 feet Southerly of the centerline of Sasco Road, a distance of 971.10 feet to the **TRUE POINT**

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**OF BEGINNING;**

Thence continue North 67 degrees 19 minutes 22 seconds East, 115.75 feet to a point on a non-tangent curve, concave Westerly, the center of said curve bears South 75 degrees 44 minutes 03 seconds West, a distance of 1045.92 feet;

Thence Southerly along the arc of said curve, through a central angle of 07 degrees 17 minutes 12 seconds, a distance of 133.02 feet to a point of non-tangency;

Thence South 67 degrees 19 minutes 22 seconds West, a distance of 42.99 feet;

Thence South 22 degrees 19 minutes 22 seconds West, a distance of 28.28 feet;

Thence South 67 degrees 19 minutes 22 seconds West, a distance of 25.00 feet;

Thence North 22 degrees 40 minutes 38 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING.**

Said Parcels 1 through 6 containing an approximate total area of 43,898,226.66 square feet or 1007.765 acres of land, more or less.

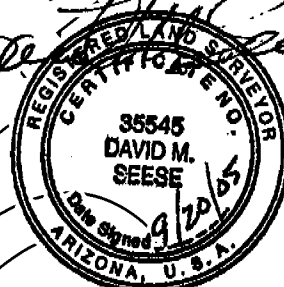
Prepared on 20 September, 2005

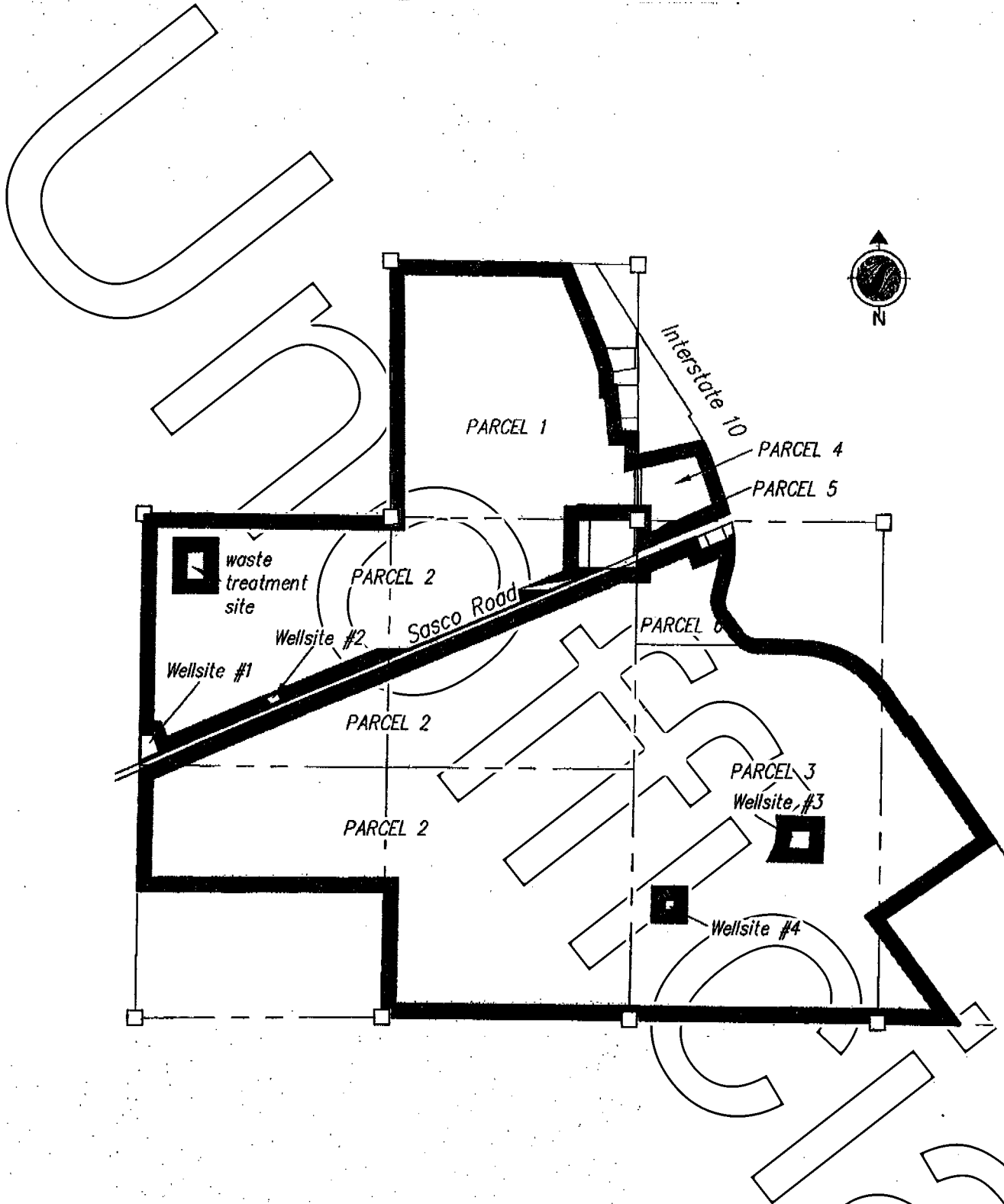
Prepared for and on behalf of Stantec Consulting Inc.

Prepared by David M. Seese, RLS 35545

Project Number: 185621310-215

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THIS SKETCH IS FOR EXHIBIT PURPOSES ONLY AND DOES NOT  
CONSTITUTE A PROPERTY BOUNDARY SURVEY.

Sept 2005  
185621310-215



**Stantec**

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Client/Project  
Pulte Homes  
RED ROCK VILLAGE

Figure No.  
5.0

Title  
Exhibit 1  
Red Rock Village