



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 06/02/2023 1330

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2023-040680

**FIRST AMERICAN TITLE**

MAIL TAX STATEMENTS TO:

1990 N. Pinal LLC  
c/o Seiner Management, Inc.  
Attn: James C. Hemmersmeier  
1530 South 500 West  
Salt Lake City, UT 84115

When recorded, mail to:

Seiner Management, Inc.  
Attn: James C. Hemmersmeier  
1530 South 500 West  
Salt Lake City, UT 84115

*Space above for County Recorder's Use*

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kendall Properties, L.L.C., an Arizona limited liability company, the Grantor, does hereby convey to 1990 N. Pinal LLC, an Arizona limited liability company, the Grantee, the following real property situated in Pinal County, Arizona ("Property"), together with all rights, privileges, easements and appurtenances appertaining thereto, including water rights owned by Grantor, if any, and Grantor's right, title and interest in and to any minerals, oil, gas and other hydrocarbon substances on or under the Property and owned by Grantor (all of which is included in the definition of "Property");

SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), all matters that would be disclosed by an accurate ALTA/NSPS survey or inspection of the Property and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property; Grantor warrants title to the Property against all acts of the Grantor herein and no other.

Dated this 1<sup>ST</sup> day of JUNE, 2023.

**GRANTOR:**

Kendall Properties, L.L.C., an Arizona limited liability company

By: [Signature]

Michael Cropper, Authorized Signatory

STATE OF ARIZONA )

COUNTY OF MARICOPA )

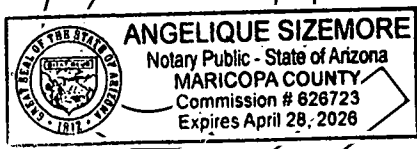
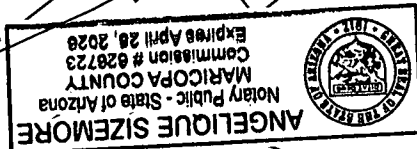
: ss.

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of JUNE, 2023, by Michael Cropper, the Authorized Signatory of Kendall Properties, L.L.C., an Arizona limited liability company on behalf thereof.

NOTARY PUBLIC

My Commission Expires:

4/28/26



## Exhibit "A"

### Legal Description

Real property in the City of Casa Grande, County of Pinal, State of Arizona, described as follows:

PARCEL NO. 1:

THAT PORTION OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17, BEING A BRASS CAP IN A HANDHOLE;

THENCE SOUTH  $0^{\circ} 05' 00''$  WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 505.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $0^{\circ} 05' 00''$  WEST, 1269.54 FEET;

THENCE SOUTH  $89^{\circ} 55' 00''$  EAST, 706.00 FEET;

THENCE NORTH  $0^{\circ} 05' 00''$  EAST, 948.05 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 900 FEET, THROUGH A CENTRAL ANGLE OF  $5^{\circ} 43' 54''$ , A DISTANCE OF 90.03 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 900 FEET, THROUGH A CENTRAL ANGLE OF  $5^{\circ} 43' 54''$ , A DISTANCE OF 90.03 FEET;

THENCE NORTH  $89^{\circ} 54' 00''$  WEST, 155 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 150 FEET, THROUGH A CENTRAL ANGLE OF  $41^{\circ} 48' 34''$ , A DISTANCE OF 109.46 FEET;

THENCE RADIALLY TO LAST SAID POINT NORTH  $41^{\circ} 42' 34''$  WEST, 30 FEET;

THENCE NORTH  $0^{\circ} 05' 00''$  EAST, 168.20 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, 190 FEET;

THENCE SOUTH  $0^{\circ} 05' 00''$  WEST, 10 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, 250 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 1069.54 FEET AND THE WEST 100 FEET THEREOF,

ALSO KNOWN AS LOTS 38, 39, 52, 53 AND A PORTION OF LOTS 37 AND 54 OF SAGUARO UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 36 AND AMENDED PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 18.

PARCEL NO. 2:

THAT PART OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND LOTS 40, 41, 42, 43 AND 44, THE EAST 150.00 FEET OF LOT 45 AND ALL OF LOTS 46, 47, 48, 49, 50 AND 51, SAGUARO UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK

10 OF MAPS, PAGE 36, AND AMENDED PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 18, RECORDS OF PINAL COUNTY, ARIZONA AND THOSE PORTIONS OF THE ALLEY AND OF COPPEROSITY AVENUE, AS SHOWN IN SAID PLAT, ALL AS INCLUDED WITHIN THE EXTERIOR BOUNDARIES OF THAT CERTAIN PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45;

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST (RECORDED SOUTH  $89^{\circ} 55'$  EAST) ALONG A LINE 75.00 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 275.00 FEET;

THENCE SOUTH  $00^{\circ} 05'$  WEST (RECORDED SOUTH  $00^{\circ} 04'$  WEST) PARALLEL TO THE WEST LINE OF THE SAID NORTHWEST QUARTER, 429.23 FEET (RECORDED 430.50 FEET);

THENCE NORTH  $89^{\circ} 46' 42''$  WEST (RECORDED NORTH  $89^{\circ} 55' 00''$  WEST) ALONG THE SOUTH LINE OF LOTS 40 AND 51 OF SAID SAGUARO UNIT ONE, 475.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40;

THENCE NORTH  $00^{\circ} 05'$  EAST (RECORDED NORTH  $00^{\circ} 04'$  EAST) ALONG A LINE 50.00 FEET EAST (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, 405.38 FEET (RECORDED 405.50 FEET) TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS SOUTH  $89^{\circ} 55' 00''$  EAST, 25.06 FEET (RECORDED 25.00 FEET);

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 08' 18''$  (RECORDED  $89^{\circ} 59' 00''$ ), A DISTANCE OF 39.42 FEET (RECORDED 39.28 FEET);

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST (RECORDED SOUTH  $89^{\circ} 55'$  EAST) 175.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 20.00 FEET OF THE EAST 275.00 FEET THEREOF; AND

EXCEPT THE WESTERLY 50.00 FEET OF LOTS 40, 41, 42, 43 AND 44.

PARCEL NO. 3:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 770.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ} 46' 42''$  EAST, ALONG SAID NORTH LINE, A DISTANCE OF 81.63 FEET;

THENCE SOUTH  $00^{\circ} 05' 00''$  WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 703.44 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, A DISTANCE OF 138.47 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS POINT WHICH BEARS NORTH  $86^{\circ} 15' 01''$  WEST, A DISTANCE OF 900.00 FEET, SAID POINT LYING ON THE BOUNDARY OF THAT PARCEL RECORDED IN DOCKET 923, PAGE 285, AS FILED IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE NORTHERLY, ALONG SAID CURVE AND BOUNDARY OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF  $03^{\circ} 39' 59''$ , AN ARC DISTANCE OF 57.59 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 89° 54' 00" WEST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS POINT WHICH BEARS SOUTH 00° 06' 00" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 41° 48' 34", AN ARC DISTANCE OF 109.46 FEET TO A POINT ON A RADIAL LINE;

THENCE NORTH 41° 42' 34" WEST, ALONG SAID RADIAL LINE AND BOUNDARY OF SAID PARCEL, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00° 05' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 168.20 FEET;

THENCE NORTH 89° 55' 00" WEST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 190.00 FEET TO A POINT ON THAT PARTICULAR PARCEL RECORDED IN DOCKET 950, PAGE 266, AS FILED IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE NORTH 00° 05' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE WEST LINE OF SECTION 17, A DISTANCE OF 10.00 FEET (RECORDED 9.40 FEET);

THENCE SOUTH 89° 55' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE NORTH LINE OF SECTION 17, A DISTANCE OF 275.00 FEET;

THENCE NORTH 00° 05' 00" EAST, (RECORDED NORTH 00° 04' 00" EAST), ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE WEST LINE OF SECTION 17, A DISTANCE OF 409.23 FEET (RECORDED 410.50 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KORTSEN ROAD;

THENCE SOUTH 89° 46' 42" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 245.00 FEET;

THENCE NORTH 00° 05' 00" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 504-42-026A and 504420270 and 504420280

RECEIVED  
CIB

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the full year of 2023.  
(The first half is due October 1, 2023 and is delinquent November 1, 2023. The second half is due March 1, 2024 and is delinquent May 1, 2024 .)
2. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.  
(All assessments due and payable are paid.)
3. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District. (All assessments due and payable are paid.)
4. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
5. An easement for communication system and incidental purposes in the document recorded as Book 24 of Miscellaneous, Page 521.  
  
(Affects all parcels)
6. An easement for highway purposes and incidental purposes in the document recorded as Book 55 of Deeds, Page 560.  
  
(Affects all parcels)
7. Certification by the Board of Supervisors of Pinal County, Arizona, recorded as Docket 375, Page 572, purporting to establish a county roadway.  
  
(Affects Parcel No. 3)

8. An easement for underground electric lines and incidental purposes in the document recorded as Docket 458, Page 482.

(Affects Parcel No. 2)

9. An easement for communication facilities and incidental purposes in the document recorded as Docket 926, Page 189.

(Affects Parcel No. 3)

10. Any private rights or easements on, under and across those portions of said land lying within the road, street or alley abandoned by Resolution recorded as Docket 1319, Page 702.

(Affects all parcels)

11. An easement for gas pipeline and incidental purposes in the document recorded as Docket 1964, Page 940.

(Affects Parcel Nos. 1 and 3)

12. An easement for pipelines and incidental purposes in the document recorded as Docket 1973, Page 723.

(Affects Parcel No. 1)

13. An easement for electric lines and incidental purposes in the document recorded as Docket 1989, Page 385.

(Affects Parcel Nos. 1 and 3)

14. An easement for pipelines and incidental purposes in the document recorded as Docket 2035, Page 733.

(Affects Parcel No. 1)

15. An easement for electric lines and incidental purposes in the document recorded as 2000-025831 of Official Records.

(Affects Parcel No. 3)

16. The terms and provisions contained in the document entitled "City of Casa Grande Right-of-Way Encroachment Permit" recorded May 20, 1985 as Docket 1288, Page 339. of Official Records.

(Affects Parcel No. 2)

17. The terms and provisions contained in the document entitled "City of Casa Grande Right-of-Way Encroachment Permit" recorded June 13, 1994 as Docket 2017, Page 950. of Official Records.

(Affects Parcel No. 2)

18. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by on , designated :

19. Rights of the following tenant, as disclosed to the Company: Jerry Seiner Chevrolet, LLC, an Arizona limited liability company dba as Jerry Seiner Chevrolet and Jerry Seiner CDIR, LLC, an Arizona limited liability company.

20. Water rights, claims or title to water, whether or not shown by the Public Records.

21. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: 1990 N. PINAL LLC, an Arizona limited liability company

Grantee/Beneficiary: Zions Bancorporation, N.A., dba Zions First National Bank

Trustee:

Amount: \$3,000,000.00

Dated:

Recorded:

Recording Information:

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 504-42-026A  
 BOOK MAP PARCEL SPLIT  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No   
 How many parcels, other than the Primary Parcel, are included in this sale? 2  
 Please list the additional parcels below (attach list if necessary):  
 (1) 504-42-0270 (3) 504-42-0280  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
KENDALL PROPERTIES, L.L.C.  
4777 South Fulton Ranch, Building 119  
Chandler, AZ 85248

3. (a) BUYER'S NAME AND ADDRESS:  
1990 N. PINAL LLC  
c/o Seiner Management, Inc., 1530 South 500 West  
Salt Lake City, UT 84115  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
1990 North Pinal Avenue  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
1990 N. PINAL LLC  
c/o Seiner Management, Inc., 1530 South 500 West  
Salt Lake City, UT 84115  
 (b) Next tax payment due October 1, 2023

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in item 6 above, please check one of the following:  
 a.  To be used as a primary residence.  
 b.  To be rented to someone other than a "qualified family member."  
 c.  To be used as a non-primary or secondary residence.  
 See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked **e** or **f** in item 6 above, indicate the number of units: 1  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 15 day of JUNE 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 4/28/26

**FOR RECORDER'S USE ONLY**  
 COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2023-040680  
06/02/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed d.  Contract or Agreement  
 b.  Special Warranty Deed e.  Quit Claim Deed  
 c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$4,000,000.00 00

11. DATE OF SALE (Numeric Digits): 02/23  
 Month/Year

12. DOWN PAYMENT \$1,000,000.00 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from  
     Financial institution:  
 b.  Barter or trade (1)  Conventional  
     (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 d.  Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):  
 (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
\$ 0.00 00 AND  
 briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
 If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
First American Title Insurance Company National Commercial Services  
2555 E. Camelback Road, Suite 350  
Phoenix, AZ 85016  
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Exhibit "A" attached hereto

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 15 day of JUNE 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 4/28/26



**EXHIBIT "A"**

PARCEL NO. 1:

THAT PORTION OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17, BEING A BRASS CAP IN A HANDHOLE;

THENCE SOUTH  $0^{\circ} 05' 00''$  WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 505.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $0^{\circ} 05' 00''$  WEST, 1269.54 FEET;

THENCE SOUTH  $89^{\circ} 55' 00''$  EAST, 706.00 FEET;

THENCE NORTH  $0^{\circ} 05' 00''$  EAST, 948.05 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 900 FEET, THROUGH A CENTRAL ANGLE OF  $5^{\circ} 43' 54''$ , A DISTANCE OF 90.03 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 900 FEET, THROUGH A CENTRAL ANGLE OF  $5^{\circ} 43' 54''$ , A DISTANCE OF 90.03 FEET;

THENCE NORTH  $89^{\circ} 54' 00''$  WEST, 155 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 150 FEET, THROUGH A CENTRAL ANGLE OF  $41^{\circ} 48' 34''$ , A DISTANCE OF 109.46 FEET;

THENCE RADIALLY TO LAST SAID POINT NORTH  $41^{\circ} 42' 34''$  WEST, 30 FEET;

THENCE NORTH  $0^{\circ} 05' 00''$  EAST, 168.20 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, 190 FEET;

THENCE SOUTH  $0^{\circ} 05' 00''$  WEST, 10 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, 250 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 1069.54 FEET AND THE WEST 100 FEET THEREOF,

ALSO KNOWN AS LOTS 38, 39, 52, 53 AND A PORTION OF LOTS 37 AND 54 OF SAGUARO UNIT ONE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 36 AND AMENDED PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 18.

PARCEL NO. 2:

THAT PART OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND LOTS 40, 41, 42, 43 AND 44, THE EAST 150.00 FEET OF LOT 45 AND ALL OF LOTS 46, 47, 48, 49, 50 AND 51, SAGUARO UNIT ONE AMENDED, ACCORDING TO THE PLAT OF

RECORD IN THE OFFICE OF THE RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 10 OF MAPS, PAGE 36, AND AMENDED PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 18, RECORDS OF PINAL COUNTY, ARIZONA AND THOSE PORTIONS OF THE ALLEY AND OF COPPEROSITY AVENUE, AS SHOWN IN SAID PLAT, ALL AS INCLUDED WITHIN THE EXTERIOR BOUNDARIES OF THAT CERTAIN PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45;

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST (RECORDED SOUTH  $89^{\circ} 55'$  EAST) ALONG A LINE 75.00 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 275.00 FEET;

THENCE SOUTH  $00^{\circ} 05'$  WEST (RECORDED SOUTH  $00^{\circ} 04'$  WEST) PARALLEL TO THE WEST LINE OF THE SAID NORTHWEST QUARTER, 429.23 FEET (RECORDED 430.50 FEET);

THENCE NORTH  $89^{\circ} 46' 42''$  WEST (RECORDED NORTH  $89^{\circ} 55' 00''$  WEST) ALONG THE SOUTH LINE OF LOTS 40 AND 51 OF SAID SAGUARO UNIT ONE, 475.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40;

THENCE NORTH  $00^{\circ} 05'$  EAST (RECORDED NORTH  $00^{\circ} 04'$  EAST) ALONG A LINE 50.00 FEET EAST (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, 405.38 FEET (RECORDED 405.50 FEET) TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS SOUTH  $89^{\circ} 55' 00''$  EAST, 25.06 FEET (RECORDED 25.00 FEET);

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 08' 18''$  (RECORDED  $89^{\circ} 59' 00''$ ), A DISTANCE OF 39.42 FEET (RECORDED 39.28 FEET);

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST (RECORDED SOUTH  $89^{\circ} 55'$  EAST), 175.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 20.00 FEET OF THE EAST 275.00 FEET THEREOF; AND

EXCEPT THE WESTERLY 50.00 FEET OF LOTS 40, 41, 42, 43 AND 44.

PARCEL NO. 3:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE SOUTH  $89^{\circ} 46' 42''$  EAST, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 770.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ} 46' 42''$  EAST, ALONG SAID NORTH LINE, A DISTANCE OF 81.63 FEET;

THENCE SOUTH  $00^{\circ} 05' 00''$  WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 703.44 FEET;

THENCE NORTH  $89^{\circ} 55' 00''$  WEST, A DISTANCE OF 138.47 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS POINT WHICH BEARS NORTH  $86^{\circ} 15' 01''$  WEST, A DISTANCE OF 900.00 FEET, SAID POINT LYING ON THE BOUNDARY OF THAT PARCEL RECORDED IN DOCKET 923, PAGE 285, AS FILED IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE NORTHERLY, ALONG SAID CURVE AND BOUNDARY OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF

03° 39' 59", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 89° 54' 00" WEST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS POINT WHICH BEARS SOUTH 00° 06' 00" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 41° 48' 34", AN ARC DISTANCE OF 109.46 FEET TO A POINT ON A RADIAL LINE;

THENCE NORTH 41° 42' 34" WEST, ALONG SAID RADIAL LINE AND BOUNDARY OF SAID PARCEL, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00° 05' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 168.20 FEET;

THENCE NORTH 89° 55' 00" WEST, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 190.00 FEET TO A POINT ON THAT PARTICULAR PARCEL RECORDED IN DOCKET 950, PAGE 266, AS FILED IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE NORTH 00° 05' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE WEST LINE OF SECTION 17, A DISTANCE OF 10.00 FEET (RECORDED 9.40 FEET);

THENCE SOUTH 89° 55' 00" EAST, ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE NORTH LINE OF SECTION 17, A DISTANCE OF 275.00 FEET;

THENCE NORTH 00° 05' 00" EAST, (RECORDED NORTH 00° 04' 00" EAST), ALONG THE BOUNDARY OF SAID PARCEL AND PARALLEL TO THE WEST LINE OF SECTION 17, A DISTANCE OF 409.23 FEET (RECORDED 410.50 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KORTSEN ROAD;

THENCE SOUTH 89° 46' 42" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 245.00 FEET;

THENCE NORTH 00° 05' 00" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.