



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

LAURA DEAN-LYTTLE

Recording Requested by:
First American Title Insurance Company National Commercial
Services

When recorded mail to:
Western Holdings L.L.C.
426 North 44th Street, Suite 200
Phoenix, AZ 85008

DATE: 06/17/03 TIME: 1144
FEE : 20.00
PAGES: 8
FEE NO: 2003-040114

SPECIAL WARRANTY DEED

Escrow No. **NCS-23153-PHX1 (cap)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Western Maricopa 280, L.L.C., a Arizona Limited Liability Company, the GRANTOR does hereby convey to

Western Holdings L.L.C., a Arizona Limited Liability Company, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

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

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: Jun 16, 2003

Western Maricopa 280, L.L.C., an Arizona
Limited Liability Company

By: Michael T. Reinbold, Administrative
Agent

A.P.N.:

Warranty Deed - continued

File No.: **NCS-23153-PHX1**
(cap)

STATE OF ARIZONA)
County of MARICOPA)ss.
)

On 1-16-2007, before me, the undersigned Notary Public, personally appeared Michael T. Reinbold of **Western Maricopa 280, L.L.C.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires



Notary Public



WESTERN MARICOPA 280, L.L.C.

**LEGAL DESCRIPTION
COBBLESTONE FARMS
PINAL COUNTY, ARIZONA**

(From Special Report by First American Title Insurance Company No. 4043971)

PARCEL NO. 1

That portion of the North half of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying West of the Maricopa/Phoenix Highway;

EXCEPT therefrom that portion lying with the right-of-way of the Maricopa/Phoenix Highway; and

EXCEPT a portion of the Northwest quarter of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 15;
Thence South 88 degrees 21 minutes 09 seconds East along the North line of said Northwest quarter, a distance of 733.47 feet;
Thence South 00 degrees 29 minutes 53 seconds East, a distance of 2,707.71 feet to the South line of the Northwest quarter of said Section 15;
Thence North 89 degrees 14 minutes 39 seconds West along the East/West mid-section line, a distance of 733.13 feet to the West quarter corner of said Section 15;
Thence North 00 degrees 29 minutes 53 seconds West, a distance of 2,719.13 feet to the Northwest corner and the TRUE POINT OF BEGINNING.

PARCEL NO. 2

That portion of the Southwest quarter of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying West of the Maricopa/Phoenix Highway;

EXCEPT therefrom that portion lying within the right-of-way of the Maricopa/Phoenix Highway; and

EXCEPT that portion described in Judgement in Condemnation recorded as Docket 1766, Page 695, Pinal County Records and thereafter Final Order of Condemnation recorded as Docket 1986, Page 937; and

EXCEPT one-half of all mineral and oil rights, as to a portion of the above described parcel as reserved in instrument recorded as Docket 49, Page 463 and as Docket 76, Page 95, records of Pinal County, Arizona.

PARCEL NO. 3

A portion of the Northwest quarter of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

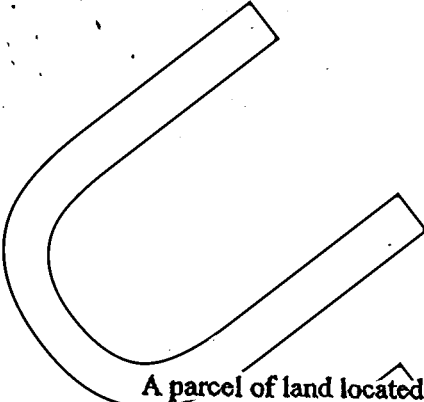
COMMENCING at the Northwest quarter of Section 15;
Thence South 88 degrees 21 minutes 09 seconds East along the North line of said Northwest quarter, a distance of 733.47 feet;
Thence South 00 degrees 29 minutes 53 seconds East, a distance of 2,707.71 feet to the South line of the Northwest quarter of said Section 15;
Thence North 89 degrees 14 minutes 39 seconds West along the East/West mid-section line, a distance of 733.13 feet to the West quarter corner of said Section 15;
Thence North 00 degrees 29 minutes 53 seconds West, a distance of 2,719.13 feet to the Northwest corner and the TRUE POINT OF BEGINNING, and

EXCEPT the westerly 160.00 feet thereof.



AND, EXCEPT the following described Tract 'U'.

U
M
O
F
C
S



**LEGAL DESCRIPTION
COMMERCIAL SITE
TRACT 'U' AT COBBLESTONE FARMS
PINAL COUNTY, ARIZONA**

A parcel of land located in a portion of the Southwest quarter of Section 15, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 15, a found brass cap in a handhole, from which the South quarter corner of Section 15, a found 1/2" rebar, cap missing, bears North 89 degrees 54 minutes 18 seconds East;

thence North 89 degrees 54 minutes 18 seconds East, 1068.75 feet along the south line of the Southwest quarter of Section 15 to a point on the westerly right-of-way line of State Route 347 (Maricopa Road) as shown on Right of Way Plan 347PN 000 H2778 02R;

thence North 23 degrees 43 minutes 50 seconds East, 54.66 feet along the westerly right-of-way line of State Route 347 to a point on the north line of the south 50.00 feet of the Southwest quarter of Section 15 and the POINT OF BEGINNING;

thence North 23 degrees 43 minutes 50 seconds East, 1122.71 feet along the westerly right-of-way line of State Route 347 to the beginning of a curve, concave Southwest, having a radius of 100.00 feet;

thence Northwesterly 196.97 feet along the arc of said curve to the left through a central angle of 112 degrees 51 minutes 11 seconds to a point of compound curvature of a curve having a radius of 230.00 feet;

thence Southwesterly 95.03 feet along the arc of said curve to the left through a central angle of 23 degrees 40 minutes 20 seconds;

thence South 67 degrees 12 minutes 19 seconds West, 144.11 feet to the beginning of a curve, concave Northwest, having a radius of 416.00 feet;

thence Southwesterly 164.25 feet along the arc of said curve to the right through a central angle of 22 degrees 37 minutes 19 seconds to a point of compound curvature of a curve having a radius of 230.00 feet;

thence Northwesterly 96.10 feet along the arc of said curve to the right through a central angle of 23 degrees 56 minutes 20 seconds;

thence North 66 degrees 14 minutes 02 seconds West, 177.58 feet to the beginning of a curve, concave Southeast, having a radius of 25.00 feet;

thence Southwesterly 39.27 feet along the arc of said curve to the left through a central angle of 90 degrees 00 minutes 00 seconds to a point of reverse curvature of a curve having a radius of 125.00 feet;

thence Southwesterly 57.12 feet along the arc of said curve to the right through a central angle of 26 degrees 10 minutes 56 seconds;

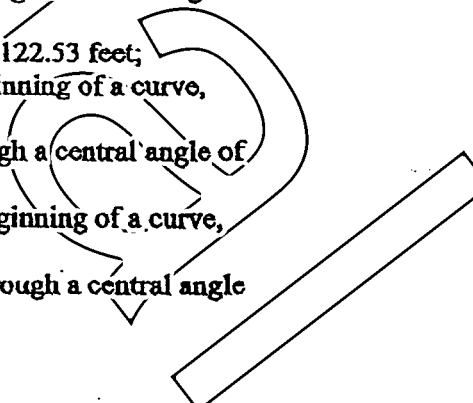
thence on a non-tangent line South 28 degrees 30 minutes 53 seconds East, 122.53 feet;

thence South 61 degrees 29 minutes 07 seconds West, 38.36 feet to the beginning of a curve, concave Southeast, having a radius of 75.00 feet;

thence Southwesterly 49.42 feet along the arc of said curve to the left through a central angle of 37 degrees 45 minutes 17 seconds;

thence South 23 degrees 43 minutes 50 seconds West, 799.88 feet to the beginning of a curve, concave Northwest, having a radius of 170.00 feet;

thence Southwesterly 195.59 feet along the arc of said curve to the right through a central angle of 65 degrees 55 minutes 13 seconds;



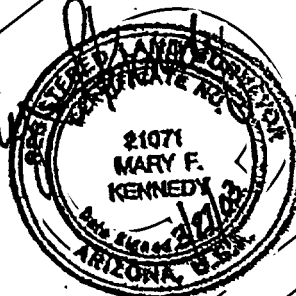
thence South 89 degrees 39 minutes 03 seconds West, 260.90 feet to a point on the west line of the Southwest quarter of Section 15;
thence South 0 degrees 25 minutes 50 seconds East, 99.41 feet along the west line of the Southwest quarter of Section 15 to a point on the north line of the South 50.00 feet of the Southwest quarter of Section 15;
thence North 89 degrees 54 minutes 18 seconds East, 1091.14 feet along the north line of the South 50.00 feet of the Southwest quarter of Section 15 to the POINT OF BEGINNING,

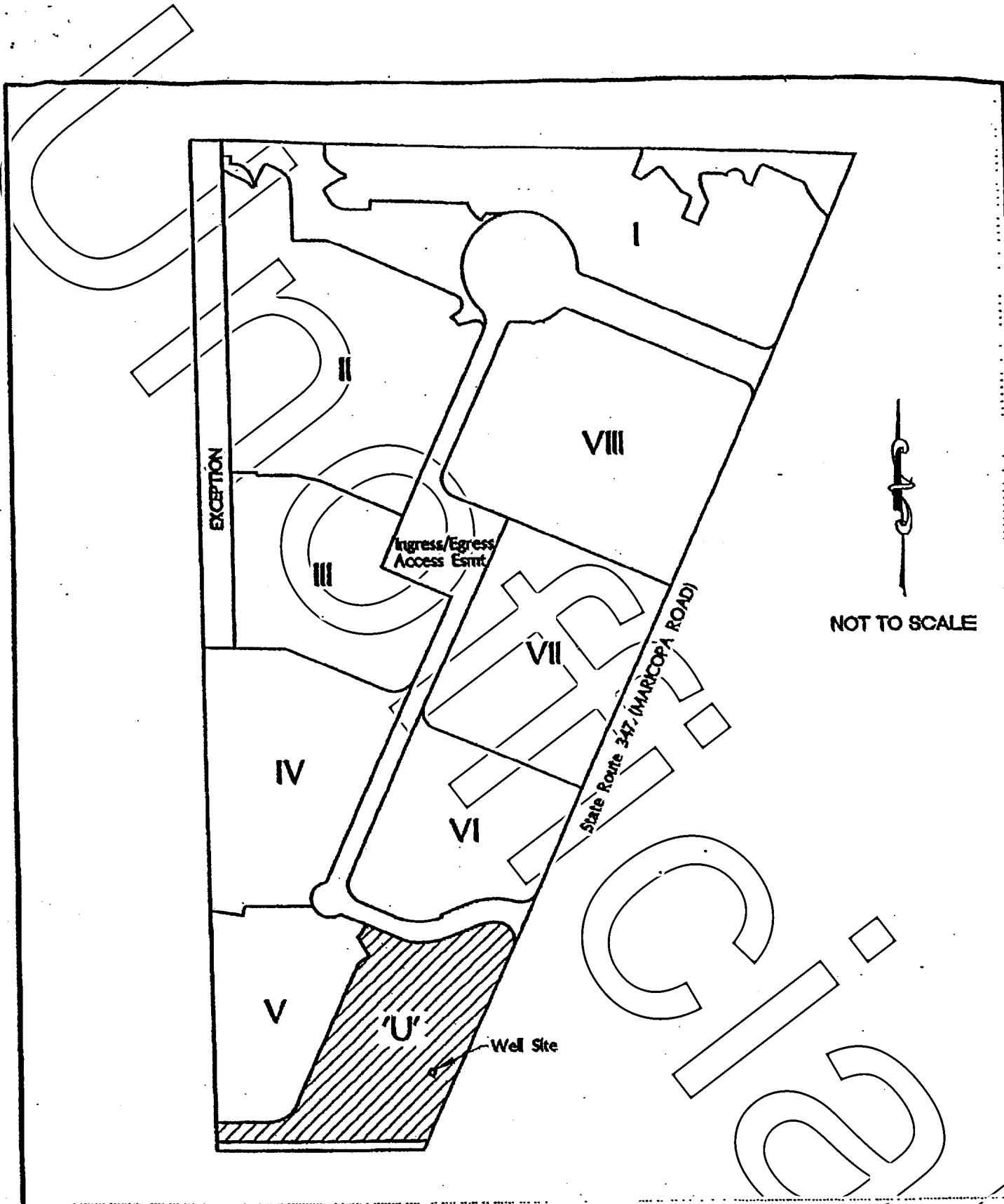
EXCEPT THEREFROM the following described parcel

A parcel of land located in a portion of the Southwest quarter of Section 15, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 15, a found brass cap in a handhole, from which the South quarter corner of Section 15, a found ½" rebar, cap missing, bears North 89 degrees 54 minutes 18 seconds East;
thence North 89 degrees 54 minutes 18 seconds East, 1068.75 feet along the south line of the Southwest quarter of Section 15 to a point on the westerly right-of-way line of State Route 347 (Maricopa Road) as shown on Right of Way Plan 347PN 000 H2778 02R;
thence North 23 degrees 43 minutes 50 seconds East, 382.40 feet along the westerly right-of-way line of State Route 347;
thence North 66 degrees 16 minutes 10 seconds West, 105.00 feet to the POINT OF BEGINNING;
thence North 66 degrees 16 minutes 10 seconds West, 30.00 feet;
thence North 23 degrees 43 minutes 50 seconds East, 30.00 feet;
thence South 66 degrees 16 minutes 10 seconds East, 30.00 feet;
thence South 23 degrees 43 minutes 50 seconds West, 30.00 feet to the POINT OF BEGINNING.

Containing 20.400 acres, more or less, and being subject to easements of record.





PARCEL LOCATION EXHIBIT

TRACT 'U' AT COBBLESTONE FARMS

LOCATED IN A PORTION OF SECTION 15

T.4S, R.8E OF THE GILA AND SALT RIVER BASE AND MERIDIAN

FINAL COUNTY, ARIZONA

3/27/2003

JMI & ASSOCIATES
 CONSULTING CIVIL ENGINEERS
401 NORTH BOWENWAY SUITE 100 PHOENIX, AZ 85012-1001