



# **Certificate of Grandfathered Groundwater Right**

COUNTY OF PINAL

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

*This is to certify that pursuant to the provisions of  
Title 45, Chapter 2, Arizona Revised Statutes*

**BL2, LLC**

**15230 N. 75TH STREET, # 1010  
SCOTTSDALE, AZ 85260**

*is granted*

**IRRIGATION GRANDFATHERED RIGHTS**

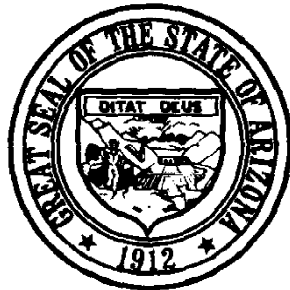
*in the*

**PINAL ACTIVE MANAGEMENT AREA**

for **95** irrigation acres of land. The rights are appurtenant to and groundwater may be used only on the irrigation acres of land described as follows:

Assessor's Parcel Number(s) 507-12-013B in SE¼ Sec 30 T6S R6E GSRB&M, excluding permanent roads and non-irrigation areas as more fully described in the map attached hereto as Exhibit A and made a part hereof by reference.

*The use of groundwater on the above described land shall be for irrigation purposes in accordance with the laws of the State of Arizona and restrictions placed on use by the Director of the Department of Water Resources pursuant to Title 45, Chapter 2, Arizona Revised Statutes.*



**CERTIFICATE NO. 58-150048.0002**

*is granted this 10th day of March, 2009*

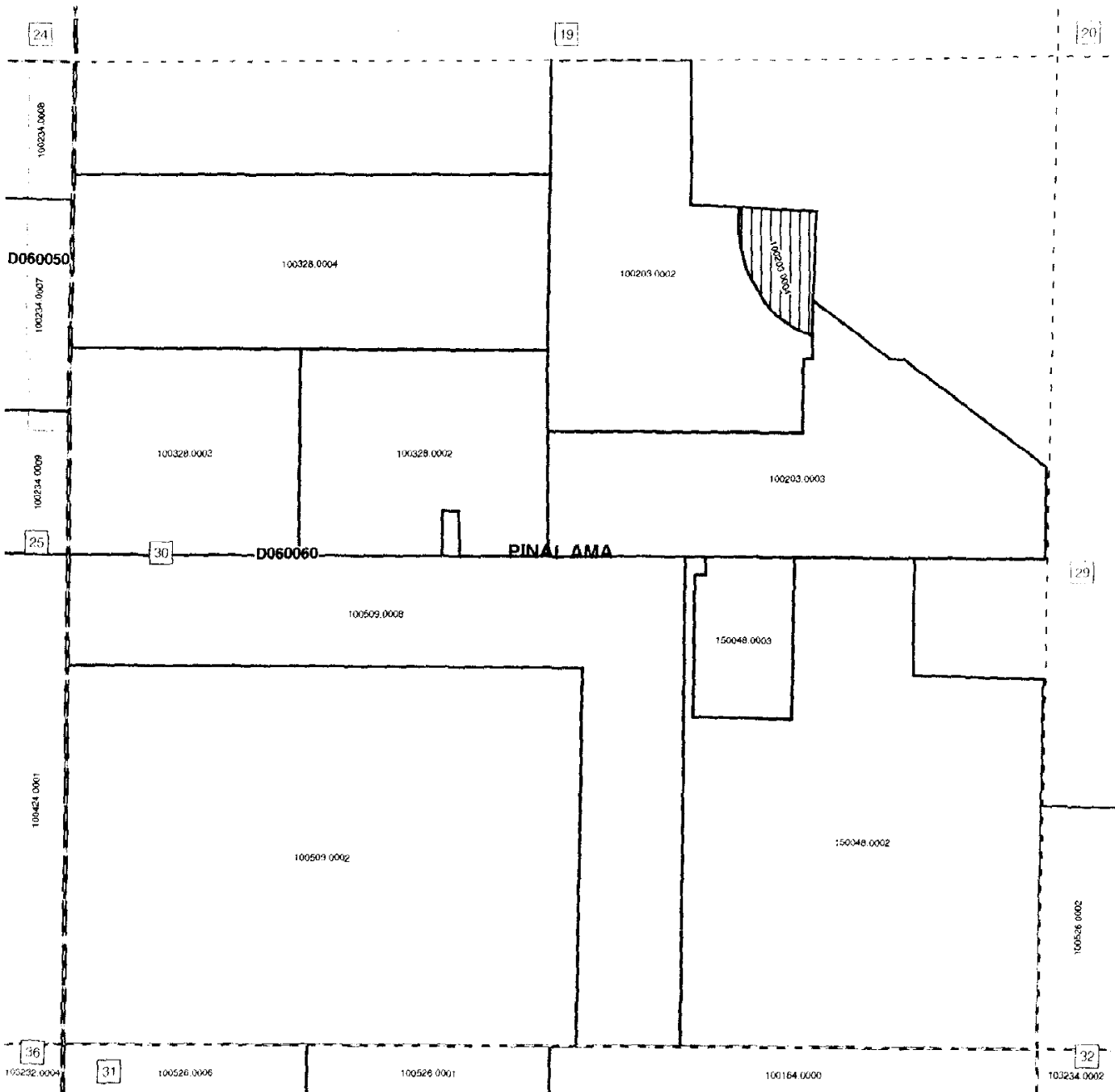
**ARIZONA DEPARTMENT OF WATER RESOURCES**

  
Area Director, Pinal Active Management Area

*The Department of Water Resources must be notified if the above named person(s) makes an address change or conveys ownership of the right to another person(s) or wishes to convert the right to a non-irrigation grandfathered right associated with retired irrigated land.*

# GROUNDWATER RIGHTS

## 58-150048.0002 SE Sec 30 T6S R6E



- |                   |                                   |                          |                        |
|-------------------|-----------------------------------|--------------------------|------------------------|
| • Registered Well | Irrigation Right                  | Inactive Developed       | Irrigation Districts   |
| ⊕ Section Corners | Part Irrigation / Part Developed* | Part Inactive Developed* | Buckeye WLA            |
| - - - Section     | Exempt Small Right                | Extinguished             | Pinal Protection Zones |
| Township          | Exempt Small Grouping             | Part Extinguished*       |                        |
| County            | Withdrawn from Irrigation         | Non-Appurtenant Land     |                        |
| AMA Boundary      | Type 1 Right                      | No Right                 |                        |
- \* See Plat in File

**ARIZONA DEPARTMENT OF WATER RESOURCES  
PINAL ACTIVE MANAGEMENT AREA**

**NOTICE OF IRRIGATION WATER DUTY  
AND MAXIMUM ANNUAL GROUNDWATER ALLOTMENT**

Pursuant to A.R.S. § 45-572(B), the Director of the Arizona Department of Water Resources hereby gives notice of the irrigation water duty and maximum annual groundwater allotment established for the Irrigation Grandfathered Right listed below in the Third Management Plan for the Pinal Active Management Area.

**The water duty and annual allotment became effective beginning in calendar year 2003 and shall remain in effect until the first compliance date of the water duty and annual allotment established for the Irrigation Grandfathered Right in the Fourth Management Plan. The owner of the Irrigation Grandfathered Right and any person using groundwater pursuant to the right must comply with the water duty and annual allotment while regulated under the Base Agricultural Conservation Program in the Third Management Plan.**

**IRRIGATION GRANDFATHERED RIGHT NO. 58-150048.0002**

**ASSIGNED IRRIGATION EFFICIENCY: 80 PERCENT**

**IRRIGATION WATER DUTY: 4.56 ACRE FEET PER ACRE**

**MAXIMUM ANNUAL  
GROUNDWATER ALLOTMENT: 412.59 ACRE FEET PER YEAR**

Attachment A to this notice sets forth the official language of the above requirements for the holders of irrigation grandfathered rights as adopted in the Third Management Plan for the Pinal Active Management Area. Attachment A is incorporated into this document by reference.

ARIZONA DEPARTMENT OF WATER RESOURCES  
WATER MANAGEMENT DIVISION  
1729 NORTH TREKELL ROAD, SUITE 105 • CASA GRANDE, ARIZONA 85222

**NOTIFICATION OF CHANGE OF OWNERSHIP OF AN IRRIGATION GRANDFATHERED RIGHT**

INSTRUCTIONS AND REQUIRED ATTACHMENTS

- COMPLETE THIS FORM AND OBTAIN THE REQUIRED SIGNATURE. MAIL THE COMPLETED FORM OR HAND DELIVER IT TO ADWR AT 1729 NORTH TREKELL ROAD, SUITE 105 IN CASA GRANDE.
- ENCLOSE A RECORDED DEED THAT EVIDENCES THIS CONVEYANCE. DEEDS ARE AVAILABLE FROM THE COUNTY RECORDER. A PHOTOCOPY IS ACCEPTABLE.
- ENCLOSE A \$35.00 FEE TO COVER ISSUANCE OF A NEW CERTIFICATE. CHECKS MAY BE MADE PAYABLE TO 'ADWR'. THIS FEE IS BEING REQUESTED IN ACCORDANCE WITH A.R.S. § 45-113(B).
- IF YOU NEED ASSISTANCE PLEASE CONTACT THE PINAL ACTIVE MANAGEMENT AREA OFFICE AT 520-836-4857. THE ADWR WEBSITE ADDRESS IS [www.azwater.gov](http://www.azwater.gov).

In accordance with A.R.S. § 45-482(B), the undersigned party hereby notifies the Arizona Department of Water Resources of the conveyance of this Irrigation Grandfathered Right:

1. Certificate of Grandfathered Groundwater Right number: 58 - 150048 . 0002
2. Number of irrigation acres on certificate: 90.48
3. Number of irrigation acres to be conveyed: 90.48. If this number is 10 acres or less indicate whether the property will be part of a farming operation greater than 10 irrigation acres: Yes  No
4. Deed recording number: 2007-101595 Deed recording date: 9/7/07
5. Assessor's parcel number(s): 507-12-013BC
6. Please specify the effective date of this ownership change 9/7/07 and the quantity of water used between January 1 of that calendar year and the effective date: 0 acre-feet.
7. Wells serving this right (list by ADWR registration number, non-exempt production wells only):  
Wells owned by or being conveyed to the buyer: 55 - \_\_\_\_\_ 55 - \_\_\_\_\_ 55 - \_\_\_\_\_  
Non-owned, non-district wells: 55 - \_\_\_\_\_ 55 - \_\_\_\_\_ 55 - \_\_\_\_\_
8. Do you plan to retire or extinguish any portion of this right within the next 12 months? Retire  Extinguish

MAR 23 2009

SELLER/GRANTOR  
(Print or Type)

BUYER/GRANTEE  
(Print or Type)

NAME \_\_\_\_\_

NAME BL2, LLC

ADDRESS \_\_\_\_\_

ADDRESS 15230 N 75<sup>TH</sup> ST SUITE 1010

TELEPHONE ( ) \_\_\_\_\_

TELEPHONE (602) 635-1131



BUYER'S SIGNATURE

DATE 3/16/09







<b>Search Criteria (Section/Township/Range: S30-T06S-R06E)</b>	<b>View Search</b>
<b>Search Results (116 Entries)</b>	<b>View Results</b>
<b>Parcel Details (507-12-013B0)</b>	<b>View Details</b>

<a href="#">Link to This Parcel</a>	<a href="#">Print View</a>
-------------------------------------	----------------------------

**Parcel Number 507-12-013B0 shows the following information for Tax Year: 2010** **Tax Year Chart**

<b>Parcel Number:</b>	507-12-013B0 (Taxing Information)		
<b>Section:</b>	30	<b>Township:</b>	06S
<b>Range:</b>	06E		
<b>Atlas Number:</b>	084-30	<b>Map:</b>	Not Available
<b>Property Description: (What is this?)</b>			
THAT PORTION OF SE SEC 30-06E-06E KNOWN AS THE ABANDONMENT PORTION OF SUBURBAN ACRES BK-4 PG-02 DESC IN CAB H SLD 061 MORE PARTIC DESC AS FOLLOWS: COM @ SE COR SEC 30-06E-06E TH N-33.00 TH W-33.00 TO POB TH CONT W-1961.02 TH N-2581.58 TH E094.77 TH S-85.06 TH W-50.10 TH S-761.40 TH E-526.01 TH N-846.53 TH			

<b>Owner 1:</b>	BL2 LLC
<b>Owner 2:</b>	
<b>Owner 3:</b>	
<b>In C/O:</b>	
<b>Tax Bill Mailing Address</b>	
<b>Address:</b>	15230 N 75TH ST #1010
<b>City:</b>	SCOTTSDALE
<b>State:</b>	AZ
<b>Zip Code:</b>	85260

<b>Parcel Size:</b>	96.85	<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0424 (Rates current as of 2008)		
<b>Use Code:</b>	0004		
<b>Land Legal Class:</b>	02R - AG / VACANT LAND / NON-PROFIT-REAL PROPERTY AND IMPROVEMENTS		
<b>Impr. Legal Class:</b>			
<b>Full Cash Value (FCV):</b>	\$2,421,250.00		
<b>Limited Value (LPV):</b>	\$1,644,648.00		
<b>Real Property Ratio:</b>	16.00%		
<b>Assessed FCV:</b>	\$387,400.00		
<b>Assess LPV:</b>	\$263,144.00		

<b>Document:</b>	2007-101895		
<b>Date of Sale:</b>	9/7/2007		
<b>Sale Amount:</b>	Not Given		
<b>Property Address (Location):</b>			
501 S. FLORENCE ST. CASA GRANDE, AZ 85293 (*View on Google Maps™)			
* Not all areas of Pinal County supported.			
<b>Subdivision:</b>	SUBURBAN ACRES ABANDONMENT PORTION		
<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phrase:</b>
<b>Cabinet:</b>	H	<b>Slide:</b>	061

Pinal County is an Equal Opportunity Employer: M/F/H/V  
Send any comments, questions, or suggestions to: [webmaster@pinalcountyaz.gov](mailto:webmaster@pinalcountyaz.gov)

Pinal County Government Web Site  
Site Map © 2009 Pinal County

2  
SECURITY TITLE AGENCY

RECORDING REQUESTED BY:  
SECURITY TITLE AGENCY, INC.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

When recorded mail to:  
BL2, LLC

15230 N 75th Street Suite 1010  
Scottsdale, AZ 85260

DATE/TIME: 09/07/07 1338  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2007-101995

SPACE ABOVE THIS LINE FOR RECORDER'S USE

23-23-63243-TO

2/4

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we

**J & B Pate Properties, Limited Partnership, an Arizona Limited Partnership**  
do hereby convey to

**BL2, LLC, an Arizona Limited Liability Company**

The following described real property situated in Pinal County, Arizona:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions 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: January 3, 2007

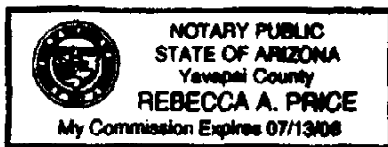
J & B Pate Properties, Limited Partnership, an Arizona  
Limited Partnership

By: *Jim Pate*  
Jim Pate, General Partner

STATE OF ARIZONA

COUNTY OF YAVAPAI

This foregoing instrument was acknowledged before me this 4<sup>th</sup> day of SEPTEMBER, 2007, by Jim Pate, General Partner of J & B Pate Properties, Limited Partnership, an Arizona Limited Partnership, on behalf of the Arizona limited partnership.



*Rebecca A. Price*  
Notary Public

**"EXHIBIT A"  
LEGAL DESCRIPTION**

LOTS 1-22, SURBURBAN ACRES, according to Book 4 of Maps, Page 2, records of Pinal County, Arizona.

## AFFIDAVIT OF PROPERTY VALUE

<p><b>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)</b>                  Primary Parcel <u>507-12-01304</u>                  BOOK MAP PARCEL SPLIT LETTER                  Does this sale include any parcels that are being split/divided?                  Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                  How many parcels, other than the Primary Parcel, are included in this sale? _____                  Please list the additional parcels below: (no more than four):                  (1) _____ (3) _____                  (2) _____ (4) _____</p>	<p><b>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank</b>                  (a) _____                  (b) _____                  (c) COUNTY OF RECORDATION: FINAL _____                  (d) FEE NO: 2007-101895 _____                  Val RECORD DATE: 09/07/07 _____                  (e) _____</p> <hr/> <p><b>ASSESSOR'S USE ONLY</b>                  Verify Primary Parcel in item 1: _____                  Use Code: _____ Full Cash Value: \$ _____</p>
--	--

**2. SELLER'S NAME & ADDRESS:**  
J & B Pate Properties, Limited Partnership  
P O Box 11328  
Casa Grande, AZ 85230

**3. (a) BUYER'S NAME & ADDRESS:**  
BL2, LLC  
15230 N 75th Street Suite 1010  
Scottsdale, AZ 85260

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

**11. SALE PRICE:** \$ 5,500,000.00 **00**  
**12. DATE OF SALE (Numeric Digits):** 09 / 10  
 Month Year  
 (For example: 03 / 05 for March 2005)

(b) Are the Buyer and Seller related Yes  No   
 If Yes, state relationship: \_\_\_\_\_

**13. DOWN PAYMENT:** \$ 2,300,000 **00**

**4. ADDRESS OF PROPERTY:**  
 northwest corner of Chulchu Road and Peters Road, Casa Grande, AZ 85230

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

**5. MAIL TAX BILL TO:**  
BL2, LLC  
15230 N. 75TH STREET #1010, SCOTTSDALE, AZ 85260

**16. PERSONAL PROPERTY: (see reverse side for definition):**  
 (a) Did the Sale Price in item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 00 AND

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. [ ] Other Use; Specify: _____
e. <input type="checkbox"/> Apartment Building	

briefly describe the Personal Property:  
**16. PARTIAL INTEREST:** if only a partial ownership interest is being sold, briefly describe the partial interest:  
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**  
 SELLER AND BUYER HEREIN  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in item 6 above, please check one of the following:  
 To be occupied by owner or "family member."  
 To be rented to someone other than "family member."  
 See reverse side for definition of a "family member."

**8. NUMBER OF UNITS:** \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

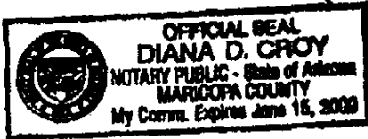
**18. LEGAL DESCRIPTION (attach copy if necessary):** LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

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.

Nehemi Medina  
 Signature of Seller/Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 5 day of September, 2007  
 Notary Public \_\_\_\_\_

[Signature]  
 Signature of Buyer/Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 21 day of August, 2007  
 Notary Public [Signature]

DOR FORM 82162 (Revised 5/03)



**"EXHIBIT A"  
LEGAL DESCRIPTION**

LOTS 1-22, SURBURBAN ACRES, according to Book 4 of Maps, Page 2, records of Pinal County, Arizona.

PINAL AMA  
CERTIFICATE TRACKING FORM

GFR #: 58-150048.0000

#ACRES: 175 TYPE: Timber

GENERATION

100% Ac 100%  
58-150048.0001

95 acres 100%  
150048.0002

10 acres 100%  
150048.0003



## ARIZONA DEPARTMENT OF WATER RESOURCES

3550 North Central Avenue, Second Floor  
Phoenix, Arizona 85012-2105  
(602) 771-8500



Janice K. Brewer  
Governor

Herb Guenther  
Director

**FILE COPY**

Tuesday, March 10, 2009

BL2, LLC  
15230 N. 75TH STREET, # 1010  
SCOTTSDALE AZ 85260

Re: Irrigation Grandfathered Groundwater Right No. 58-150048.0002

Dear Irrigation Grandfathered Right Owner:

The Arizona Department of Water Resources (Department) has recently updated ownership information for the above referenced irrigation right and determined that you are the current owner of record. Owners of land with Irrigation Grandfathered Groundwater Rights are authorized to continue irrigation of those lands. **If our information is correct and you are the current owner of record, please submit a \$35.00 fee to cover issuance of a new certificate.** For your convenience, a conveyance form and a self addressed envelope have been enclosed. Checks may be made payable to 'ADWR'. This fee is being requested in accordance with A.R.S. § 45-113. If our information is incorrect, or you need any assistance regarding the conveyance, please contact the Pinal AMA at (520) 836-4857.

Enclosed is a Groundwater Right/Facility Report identifying the acres to which the above referenced right is appurtenant and a Notice of Irrigation Water Duty and Maximum Annual Groundwater Allotment (Notice). The irrigation water duty and maximum annual groundwater allotment was established in the Management Plan for the Pinal Active Management Area (AMA) for the Third Management Period (TMP), and became effective in 2003. The irrigation water duty and maximum annual groundwater allotment applies to water use on your farm while you are regulated under the Base Agricultural Conservation Program (Base Program). You will be regulated under the Base Program unless you apply for, and are accepted into, one of the two alternative agricultural conservation programs described later in this letter.

Please take time to review the enclosed Notice. Of special importance is the maximum annual groundwater allotment. This allotment is the maximum amount of groundwater that may be used to irrigate the acres described in your right while you are regulated under the Base Program, except as provided by A.R.S. § 45-467, the flexibility account provision. Under this provision, if you use less than your maximum annual groundwater allotment, the Department will register a credit to your flexibility account. If you use more than your maximum annual groundwater allotment, the Department will register a debit to your account. The total amount of flexibility account debit allowed under A.R.S. § 45-467 is 50% of the maximum annual groundwater allotment. You and any person using groundwater pursuant to the right will be in violation of the Statute if the flexibility account exceeds 50% of the maximum annual groundwater allotment. There is no limit to the amount of flexibility account credit you can accrue.

The Third Management Plan includes two alternative agricultural conservation programs: the Best Management Practices Program (BMP) and the Historic Cropping Program. The BMP Program requires the implementation of specific agricultural conservation practices on the farm in lieu of complying with a maximum annual allotment. Under the Historic Cropping Program, the Director will calculate the water duty and maximum annual allotment using a lower assigned irrigation efficiency than that used in the Base Program. An individual who chooses to be regulated under one of the alternative programs must apply on a form prescribed and furnished by the Director. The Director must approve the application before the individual can be regulated under the program. If you are interested in enrolling in either of the alternative programs, or need additional information regarding this groundwater right, please contact the Pinal AMA

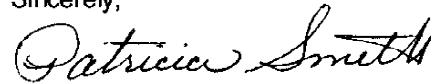
You have the right to request a variance and, in some limited circumstances, an administrative review for relief from the conservation requirements. Please refer to the enclosed Variance and Administrative Review Insert for more information.

Supporting information for your right, including a map depicting the land to which the right is appurtenant, is on file at the Department and is available upon request. If your property includes any non-irrigation areas (acres not authorized for irrigation), a map entitled Certificate Map-Exhibit A has been enclosed in this packet. **Remember that only acres of land specifically identified on this Certificate Map may be irrigated and that your groundwater allotment may be used only on those acres.**

As the owner of the irrigation grandfathered right, you are required to file an **Annual Water Withdrawal and Use Report** on a calendar year basis. Please refer to the Annual Report Insert for more information. You are also reminded that the Department must be notified if the right owner(s) changes his or her mailing address, conveys ownership of all or a part of the land to another person or wishes to convert the irrigation right to a non-irrigation right. Forms and information relative to these matters are available upon request or on our website at [www.azwater.gov](http://www.azwater.gov).

Every reasonable effort has been made to ensure that the information is accurate. However, if an administrative or typographical error has been made, or you have questions regarding the Certificate or conveyance procedures, please contact the Pinal AMA Office.

Sincerely,



~~Lisa Benedotte~~  
Water Resource Specialist

Enclosures

**ARIZONA DEPARTMENT OF WATER RESOURCES  
PINAL ACTIVE MANAGEMENT AREA**

**NOTICE OF IRRIGATION WATER DUTY  
AND MAXIMUM ANNUAL GROUNDWATER ALLOTMENT**

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**IRRIGATION GRANDFATHERED RIGHT NO. 58-150048.0002**

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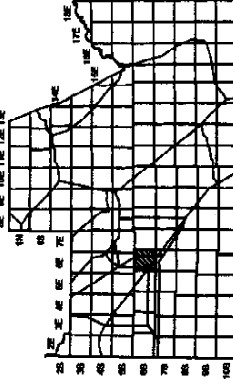
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SEC. 30 TN.6S RG.6E

507-12

SUBURBAN ACRES  
BK 04 - SLD 002  
ABANDONMENT PORTION  
SUBURBAN ACRES  
C&H H.-SLD 081

LOCATION MAP



THIS MAP IS FOR TAX VALUATION PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR ACREAGE.  
SURVEYS & SUBDIVISION PLATS ARE ON FILE  
WITH THE PINAL COUNTY RECORDERS OFFICE.



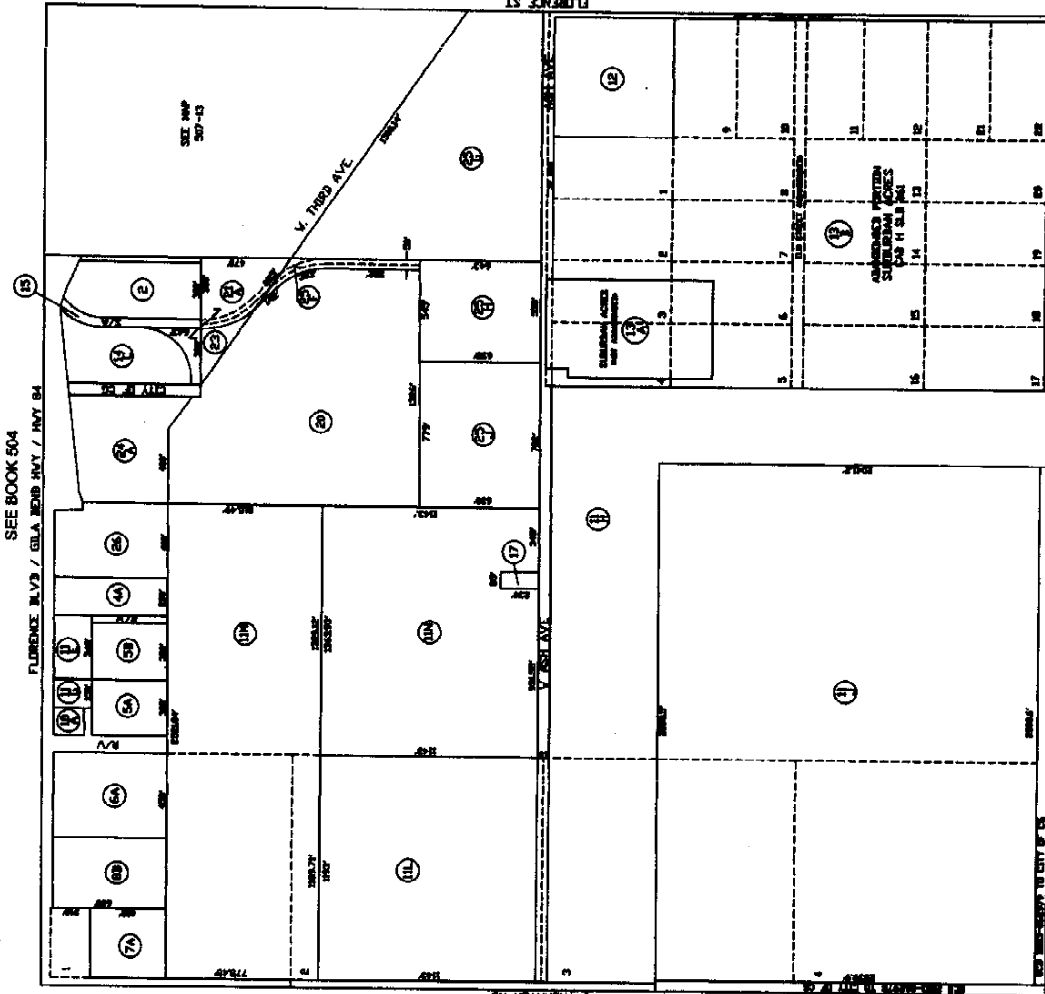
SCALE: 1" = 600'

03-27-2008

UPDATED BY: DN

VICINITY MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
TREMELL RD												HWY 288 / COTTONWOOD LN / STOREY TR																							
HWY 87 / PINAL AVE												FLORENCE BLVD																							
MCGARDNER RD												V. PETERS RD																							



SEE MAP 507-09

SEE MAP 507-02

SEE BOOK 504  
FLORENCE BLVD / G&A BEND HWY / HWY 84

SEE MAP 504

SEE BOOK 503  
V. THAYER RD

V. PETERS RD  
SEE MAP 507-14

PINAL COUNTY ASSESSOR MAP



<b>Search Criteria (Section/Township/Range: S30-T06S-R06E)</b>	<a href="#">View Search</a>
<b>Search Results (116 Entries)</b>	<a href="#">View Results</a>
<b>Parcel Details (507-12-013B0)</b>	<a href="#">View Details</a>

[Link to This Parcel](#) [Print View](#)

**Parcel Number 507-12-013B0 shows the following information for Tax Year: 2010** [Tax Year Chart](#)

<b>Parcel Number:</b>	507-12-013B0 (Taxing Information)		
<b>Section:</b>	30	<b>Township:</b>	06S
<b>Range:</b>	06E		
<b>Atlas Number:</b>	084-30	<b>Map:</b>	Not Available
<b>Property Description: (What is this?)</b>			
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<b>Owner 1:</b>	BL2 LLC
<b>Owner 2:</b>	
<b>Owner 3:</b>	
<b>In C/O:</b>	
<b>Tax Bill Mailing Address</b>	
<b>Address:</b>	15230 N 75TH ST #1010
<b>City:</b>	SCOTTSDALE
<b>State:</b>	AZ
<b>Zip Code:</b>	85260

<b>Parcel Size:</b>	96.85	<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0424 (Rates current as of 2008)		
<b>Use Code:</b>	0004		
<b>Land Legal Class:</b>	02R - AG / VACANT LAND / NON-PROFIT-REAL PROPERTY AND IMPROVEMENTS		
<b>Impr. Legal Class:</b>			
<b>Full Cash Value (FCV):</b>	\$2,421,250.00		
<b>Limited Value (LPV):</b>	\$1,644,648.00		
<b>Real Property Ratio:</b>	16.00%		
<b>Assessed FCV:</b>	\$387,400.00		
<b>Assess LPV:</b>	\$263,144.00		

<b>Document:</b>	2007-101895		
<b>Date of Sale:</b>	9/7/2007		
<b>Sale Amount:</b>	Not Given		
<b>Property Address (Location):</b>			
501 S. FLORENCE ST. CASA GRANDE, AZ 85293 (*View on Google Maps™) * Not all areas of Pinal County supported.			
<b>Subdivision:</b>	SUBURBAN ACRES ABANDONMENT PORTION		
<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phrase:</b>
<b>Cabinet:</b>	H	<b>Slide:</b>	061

No Personal Property Listed

Pinal County is an Equal Opportunity Employer M/F/H/V  
 Send any comments, questions, criticisms, or suggestions about the website to the WebMaster.

Pinal County Government Web Disclaimer  
 Site Map © 2009 Pinal County

SECURITY TITLE AGENCY

①

RECORDING REQUESTED BY:  
SECURITY TITLE AGENCY, INC.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

When recorded mail to:  
BL2, LLC

15230 N 75th Street Suite 1010  
Scottsdale, AZ 85260

DATE/TIME: 09/07/07 1338  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2007-101895

SPACE ABOVE THIS LINE FOR RECORDER'S USE

23-23-63243-TO

2/4

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we

**J & B Pate Properties, Limited Partnership, an Arizona Limited Partnership**  
do hereby convey to

**BL2, LLC, an Arizona Limited Liability Company**

The following described real property situated in Pinal County, Arizona:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions 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: January 3, 2007

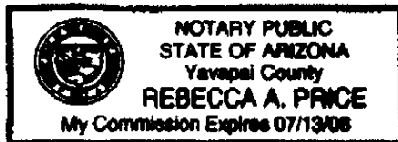
J & B Pate Properties, Limited Partnership, an Arizona  
Limited Partnership

By: Jim Pate  
Jim Pate, General Partner

STATE OF ARIZONA

COUNTY OF YAVAPAI

This foregoing instrument was acknowledged before me this 4th day of SEPTEMBER, 2007, by Jim Pate, General Partner of J & B Pate Properties, Limited Partnership, an Arizona Limited Partnership, on behalf of the Arizona limited partnership.



Rebecca A. Price  
Notary Public

**"EXHIBIT A"  
LEGAL DESCRIPTION**

LOTS 1-22, SURBURBAN ACRES, according to Book 4 of Maps, Page 2, records of Pinal County, Arizona.

Unofficial

## AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**  
 Primary Parcel 507-12-01304  
 BOOK MAP PARCEL SPLIT LETTER  
 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? \_\_\_\_\_  
 Please list the additional parcels below: (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**  
 (a) \_\_\_\_\_  
 (b) \_\_\_\_\_  
 (c) COUNTY OF RECORDATION: PINAL  
 (d) FEE NO: 2007-101895  
 Val RECORD DATE: 09/07/07  
 (e) \_\_\_\_\_  
**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in item 1: \_\_\_\_\_  
 Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**2. SELLER'S NAME & ADDRESS:**  
J & B Pate Properties, Limited Partnership  
P O Box 11328  
Casa Grande, AZ 85230  
**3. (a) BUYER'S NAME & ADDRESS:**  
BL2, LLC  
15230 N 75th Street Suite 1010  
Scottsdale, AZ 85260

**10. 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 \_\_\_\_\_

(b) Are the Buyer and Seller related Yes \_\_\_\_\_ No   
 If Yes, state relationship: \_\_\_\_\_

**11. SALE PRICE:** \$ 5,500,000.00 **00**  
**12. DATE OF SALE (Numeric Digits):** 09 / 07 / 07  
 Month Year  
 (For example: 03 / 05 for March 2005)

**4. ADDRESS OF PROPERTY:**  
northwest corner of Chulchu Road and Peters Road, Casa Grande, AZ  
85230

**13. DOWN PAYMENT:** \$ 2,300,000 **00**  
**14. METHOD OF FINANCING:** e.  New loan(s) from financial institution

**5. MAIL TAX BILL TO:**  
BL2, LLC  
15230 N. 75TH STREET #1010, SCOTTSDALE, AZ 85260

a.  Cash (100% of Sale Price) (1)  Conventional  
 b.  Exchange or trade (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 d.  Seller loan (Carryback) f.  Other financing, Specify: \_\_\_\_\_

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**  
 a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

**15. PERSONAL PROPERTY: (see reverse side for definition):**  
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes \_\_\_\_\_ No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:  
 To be occupied by owner or "family member."  
 To be rented to someone other than "family member."  
 See reverse side for definition of a "family member."

**16. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_  
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**  
SELLER AND BUYER HEREIN  
 Phone ( ) \_\_\_\_\_

**8. NUMBER OF UNITS:** \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

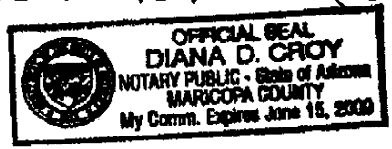
**18. LEGAL DESCRIPTION (attach copy if necessary):** LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

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: Nohemi Medina  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 5 day of September, 2007  
 Notary Public: \_\_\_\_\_

Signature of Buyer/Agent: \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 28 day of August, 2007  
 Notary Public: \_\_\_\_\_

DOR FORM 82162 (Revised 5/03)



**"EXHIBIT A"  
LEGAL DESCRIPTION**

LOTS 1-22, SURBURBAN ACRES, according to Book 4 of Maps, Page 2, records of Pinal County, Arizona.

Unofficial

