Arizona Department of Water Resources
Groundwater Right/Facility Report

RIGHT #:	58-100896.0032	STATUS DATE:	2/2/2011
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE

2011 ALLOTMENT:	627.62	BMP Enrollee:	N	RETIRED ACRES:	0.00
WATER DUTY ACRES:	171.48	IRRIGATION ACRES	188.22	WATER DUTY	3.66
IRRIGATION DISTRICT NAME:	CENTRAL ARIZONA IRRIGATION & DRAINAGE			MAWA:	3.33

NAME & ADDRESS

WALTON SUNSHINE INDUSTRIAL LP, WSI DEVELOPMENT SUB LP TYPE: OWNER

WALTON ARIZONA LLC

4800 N SCOTTSDALE RD., STE 4000

SCOTTSDALE AZ 85251

PLACE OF USE

08 T8.0S R8.0E

BOOK/MAP/PARCEL

Book:	Map:	Parcel:	Part:
411	10	017B	
411	10	017E	
411	10	160	Y
411	10	017F	
411	10	018	
411	10	019	
411	10	020D	
411	10	021C	
411	10	021D	
411	10	023E	
411	10	023F	

WELL SERVING

Well# 55 - 618532 Location SE SE SE 8 T8.0S R8.0E Year 2011

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***

ARIZONA DEPARTMENT OF WATER RESOURCES
3550 North Central Avenue, Phoenix, Arizona 85012
Telephone 602 771-8585
Fax 602 771-8690

Janice K. Brewer
Governor

Sandra Fabritz-Whitney
Director

September 14, 2011

Benjamin Belkin
Walton – WSI Development
4800 N. Scottsdale Road, Ste 4000
Scottsdale, AZ 85251

Re: Development Plan Approval, Irrigation Grandfathered Right No. 58-100896.0032

Dear Mr. Benjamin Belkin:

Your request for development plan approval for the acres to which Certificate of Irrigation Grandfathered Right No. 58-100896.0032 is appurtenant has been reviewed by the Department. In accordance with A.R.S. § 45-469(B), the development plan is hereby approved.

Approval of the development plan does not result in the retirement of the acres for a non-irrigation use at this time. Retirement of the acres for a non-irrigation use may only be accomplished by filing an application for retirement on a form available at the Department.

If at some future date you file an application to retire some or all of the above-described acres from irrigation, the Department will determine whether all the eligibility criteria set forth in A.R.S. § 45-469 are met. Generally, this determination will be made on the basis of the facts as they exist at time of retirement. However, A.R.S. § 45-469(H) provides that one of the requirements, that the land must be located outside the exterior boundaries of the service area of a city, town or private water company, shall be determined as of the date the development plan is filed with the Department. Essentially, by obtaining approval of the development plan, you have met this criterion, provided that the acres are retired for non-irrigation use within a reasonable time after approval of the development plan, as described below.

Please be advised that, pursuant to A.R.S. § 45-469(A)(2), a reasonable time within which the above-described acres may be retired pursuant to this development plan shall be <u>no later than September 13, 2016</u>. If an application to retire the acres for a non-irrigation use is filed after that date, you must submit a new development plan for approval, and whether the acres to be retired are located outside the exterior boundaries of the service area of a city, town or private water company will be determined at the time the new development plan is submitted.

This Decision of the Director to grant your request for a development plan approval is an appealable agency action. You are entitled to appeal this decision. If you wish to appeal this action, you must file a written appeal within thirty (30) days from receipt of this letter. I am providing you with a summary of the appeal process and an appeal form, should you elect to pursue this option.

Printed on recycled paper. Each ton of recycled paper saves 7,000 gallons of water.

If you have any questions or comments regarding this matter, please contact Cindy Pogue of the Groundwater Permitting and Wells Unit at 602-771-8614

Sincerely,

Michael Johnson
Assistant Director, Chief Engineer

Printed on recycled paper. Each ton of recycled paper saves 7,000 gallons of water.

IPR SUMMARY REVIEW SHEET
Prepared by Cynthia Pogue,
September 14, 2011

APPLICANT: **Benjamin Belkin, Walton (WSI Development)**
CERTIFICATE NOS. **58-100896.0032**
APPLICATION TYPE: **Development Plan Approval**

Summary of the facts: On September 13, 2011, Benjamin Belkin (Walton-WSI Development) filed an Application for Development Plan Approval to Retire an Irrigation Grandfathered Right for a Non-Irrigation (Type 1) Use for approximately 188.22 irrigation acres located in T08S, R08E, Sec.8 of the Pinal Active Management Area. None of the property involved is currently located within the service area of any existing municipal water provider. The land is still being irrigated. The intent within the next five years is to retire all or a portion of the property for at least part of the property associated with the IGFR for the future development industrial complex.

Non-irrigation uses will include construction and other such uses that are legally permissible.

Issues: None.

AMA Recommendations: Groundwater Permitting & Wells Unit recommends approval of the Development Plan for Benjamin Belkin (Walton-WSI Development). Unless renewed, this development plan will expire in five years on September 13, 2016.

AMA Approval _____ Date _____

IPR Committee Comments:

IPR Committee Recommendations:

X Approved
~ Denied
~ Other (explanation) _____

_____ 9-14-11
IPR Chairperson Date

ARIZONA DEPARTMENT OF WATER RESOURCES
P. O. Box 36020, Phoenix, Arizona 85067-6020
3550 North Central Avenue, Phoenix, Arizona 85012
(602) 771-8527 · www.azwater.gov ·

APPLICATION FOR DEVELOPMENT PLAN APPROVAL TO RETIRE AN IRRIGATION GRANDFATHERED RIGHT FOR A NON-IRRIGATION (TYPE 1) USE

The fee for an Application for Development Plan Approval to Retire an Irrigation Grandfathered Right is $500.00. Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Groundwater Permitting and Wells Program at 602-771-8527). Checks should be made payable to the Arizona Department of Water Resources. In addition to the application/permit fee, the applicant must pay any review-related costs associated with the application and the actual cost of mailing or publishing any legal notice of the application or notice of a pre-decision administrative hearing on the application. Review-related costs are: (1) costs associated with a pre-decision hearing on the application, such as court reporter services and facility rentals for the hearing, and (2) mileage expenses for a site visit conducted before issuing a decision on the application. **Failure to enclose the application fee will cause the application to be returned. Fees for an Application for Development Plan Approval to Retire an Irrigation Grandfathered Right are authorized by A.R.S. § 45-113 and A.A.C. R12-15-104.**

Certificate No. 58-100896.0032 Certified Acres 188.22

1. Belkin Benjamin
   Last Name First Middle Initial

   Last Name First Middle Initial
   4800 N Scottsdale Rd., Ste 4000 Scottsdale Arizona 85251
   Mailing Address City State Zip
2. Active Management Area Pinal
3. Attach a copy of the proposed development plan.
4. Legal description of land covered by certificate of irrigation grandfathered right:
   Attachment 2
5. Legal description of land to be retired from irrigation **(attach map).**
   Attachments 2 and 3
6. Total number of acres to be retired 188.22
7. Describe the location of each well which was used to irrigate the land.
   ___ ___ ___, Section___ Township___ Range___ Reg. No. 55-_____
   ___ ___ ___, Section___ Township___ Range___ Reg. No. 55-_____
8. When was the land last irrigated? Currently active
9. Has the land been held under the same ownership since it was last irrigated? X Yes ___No
   If no, did the applicant purchase the land from the last irrigator? ___Yes ___No
   Enclose copy of deed or other evidence to show date of purchase.
10. Has the land been sold or taken out of production primarily because it would have been uneconomical to continue to withdraw for irrigation? ___Yes X No If "No", explain why the land was retired. The land is currently being irrigated but will be developed for a non-irrigation use as described in the attached plan.
11. The intended use of the water is: ___Expanded animal industry ___Domestic
    X Industrial ___Electrical Energy Generation ___Mining ___Other
12. Is the land to be retired within the exterior boundaries of a service area of a city, town or private water company?
    ___Yes X No If "Yes", indicate name of city, town or private water company_____

SIGNATURE Ben Belkin DATE 9-9-11

ATTACHMENT 1

PROPOSED DEVELOPMENT PLAN
SUNSHINE INDUSTRIAL PARK

INTRODUCTION

This is a renewal of a prior development plan that will expire October 31, 2011 (Exhibit A).

Walton is currently developing a light industrial, warehousing, and retail project in the City of Eloy. The property is not located within the current service area of an existing municipal water provider.

The original land and associated water right encompassed 398.4 acres at the northeast corner of Sunshine Blvd. and Interstate 10. This application will be for a portion of the original land covered by the expiring development plan.

The land is currently being irrigated with water supplied to the property by the Central Arizona Irrigation and Drainage District (CAIDD) pursuant to our Irrigation Grandfathered Right (IGFR).

The intent is to retire the associated IGFR for the future industrial and retail complex within the next 5 years. Non-irrigation uses will include construction and other uses that are legally permissible.

IDENTIFICATION OF PROPERTY

The attached map (Exhibit B) provides the plan for the proposed development. The IGFR appurtenant to the property is 58-100896.0032 covering 188.22 irrigation acres. The property is located in Section 8, Township 8 South, Range 8 East. The assessor parcel numbers for this property are as follows:

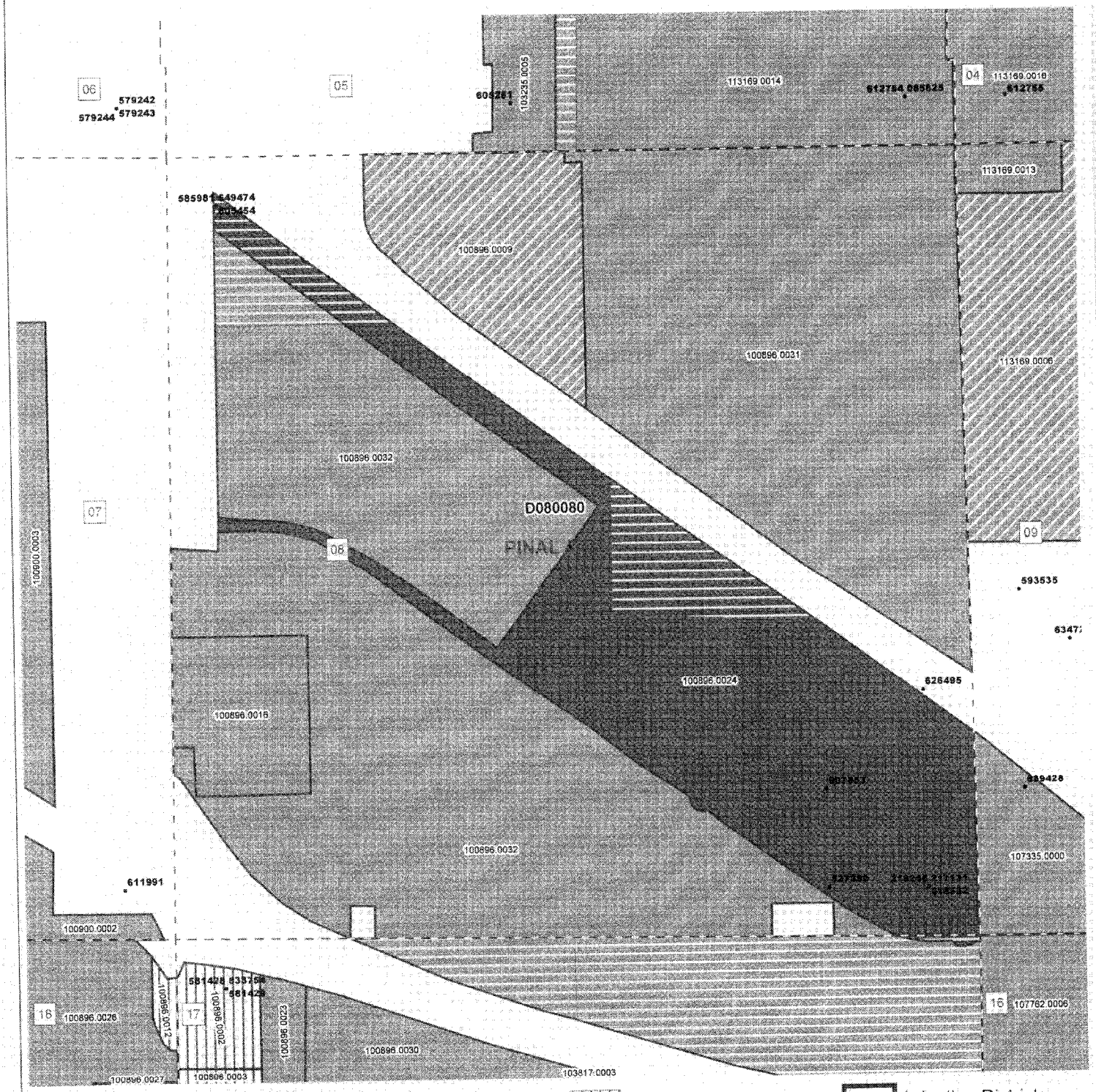
411-10-019
411-10-023F
411-10-018
411-10-017F
411-10-021D
411-10-160
411-10-023E
411-10-021C
411-10-017E
411-10-020D
411-10-017B

DESCRIPTION OF WATER WITHDRAWAL PLAN

This development plan is based on maximum annual withdrawal of 564.66 acre-feet of groundwater for operations. Water is currently provided by the Central Arizona Irrigation and Drainage District from District wells. There is currently a well with registration number 55-618532. At the time of development, the well may be renovated or replaced as needed.

GROUNDWATER RIGHTS

D08008008



- Registered Well
- Section Corners
- Section
- Township
- County
- AMA Boundary
- Irrigation Right
- Part Irrigation / Part Developed*
- Exempt Small Right
- Exempt Small Grouping
- Withdrawn from Irrigation
- Type 1 Right
- Inactive Developed
- Part Inactive Developed*
- Extinguished
- Part Extinguished or Part Consolidated*
- Non-Appurtenant Land
- No Right
- Irrigation Districts
- Buckeye WLA
- Pinal Protection Zones

** See Plat in File*

ARIZONA DEPARTMENT OF WATER RESOURCES

N

0 0.06 0.12 0.18 0.24 0.3 Miles

Map Scale 1:10,775

Map Printed: 9/13/2011 6:19:34 AM

Exhibit B

Walton International Group

Walton Development and Management

1 CONCEPTUAL SITE PLAN - SCHEME "E"

07/01/10

2929.COM

DESIGN ARCHITECTURE GROUP

PROGRESS PRINT NOT FOR CONSTRUCTION OR RECORDING

ALCOR

WALTON INTERNATIONAL GROUP (USA), INC.

SUNSHINE INDUSTRIAL PARK

NEC SUNSHINE BOULEVARD / INTERSTATE 10

CLOVIS, AZ

PROJECT NO: 08175.00

DRAWN BY: JC/JA/NC

CHKD BY: DC / LM

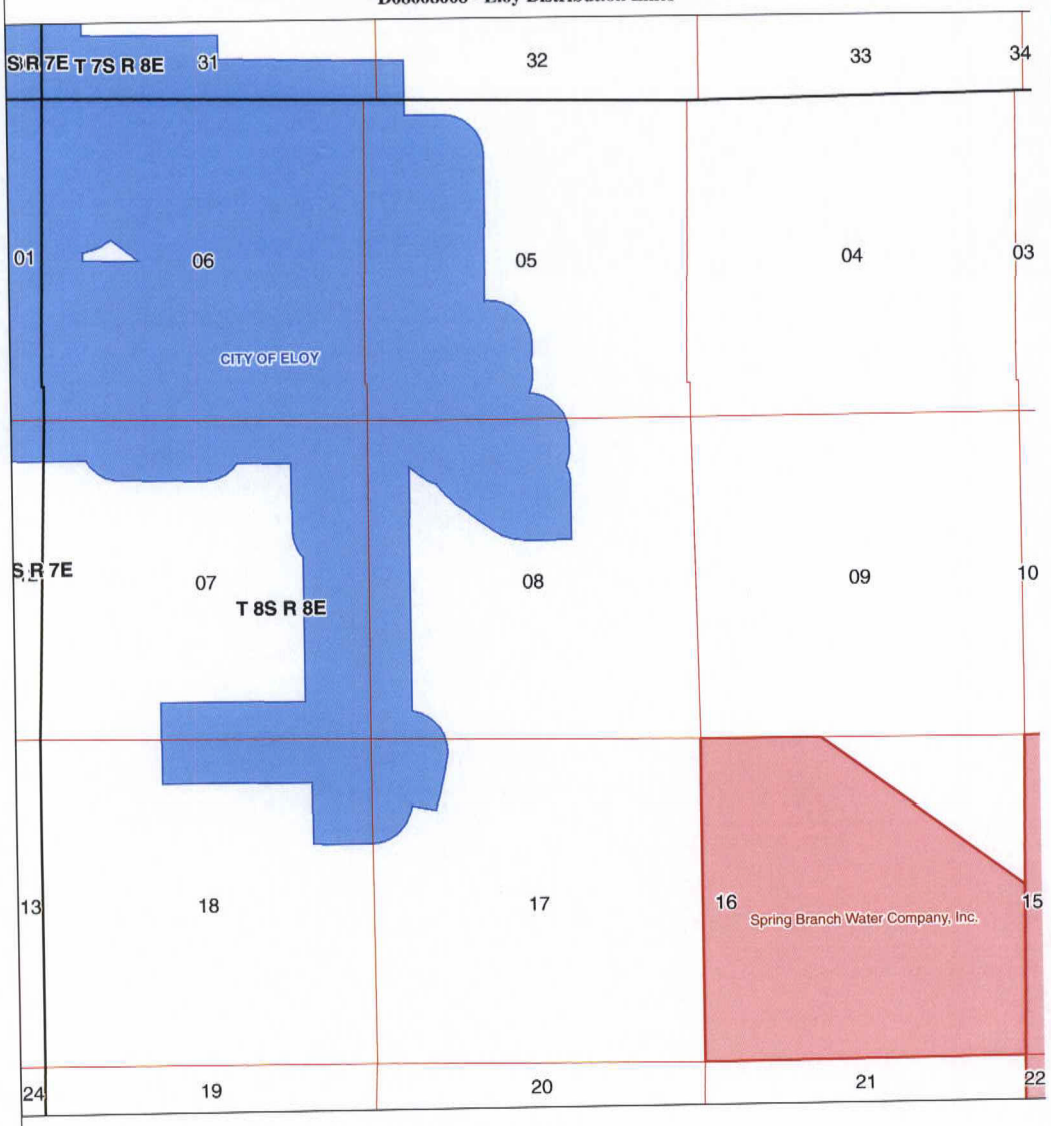
COPYRIGHT: DESIGN ARCHITECTURE GROUP

CONCEPTUAL SITE PLAN

AS-110

CERTIFICATES OF CONVENIENCE AND NECESSITY

D08008008 - Eloy Distribution Lines



00.076.16.22 0.3
Miles

Scale 1:25,308

N

Map Printed: 9/13/2011 6:33:29 AM

Major Cities
Counties
CC&N Label
CC&N 2010
Townships
Sections
Water Provider 2008

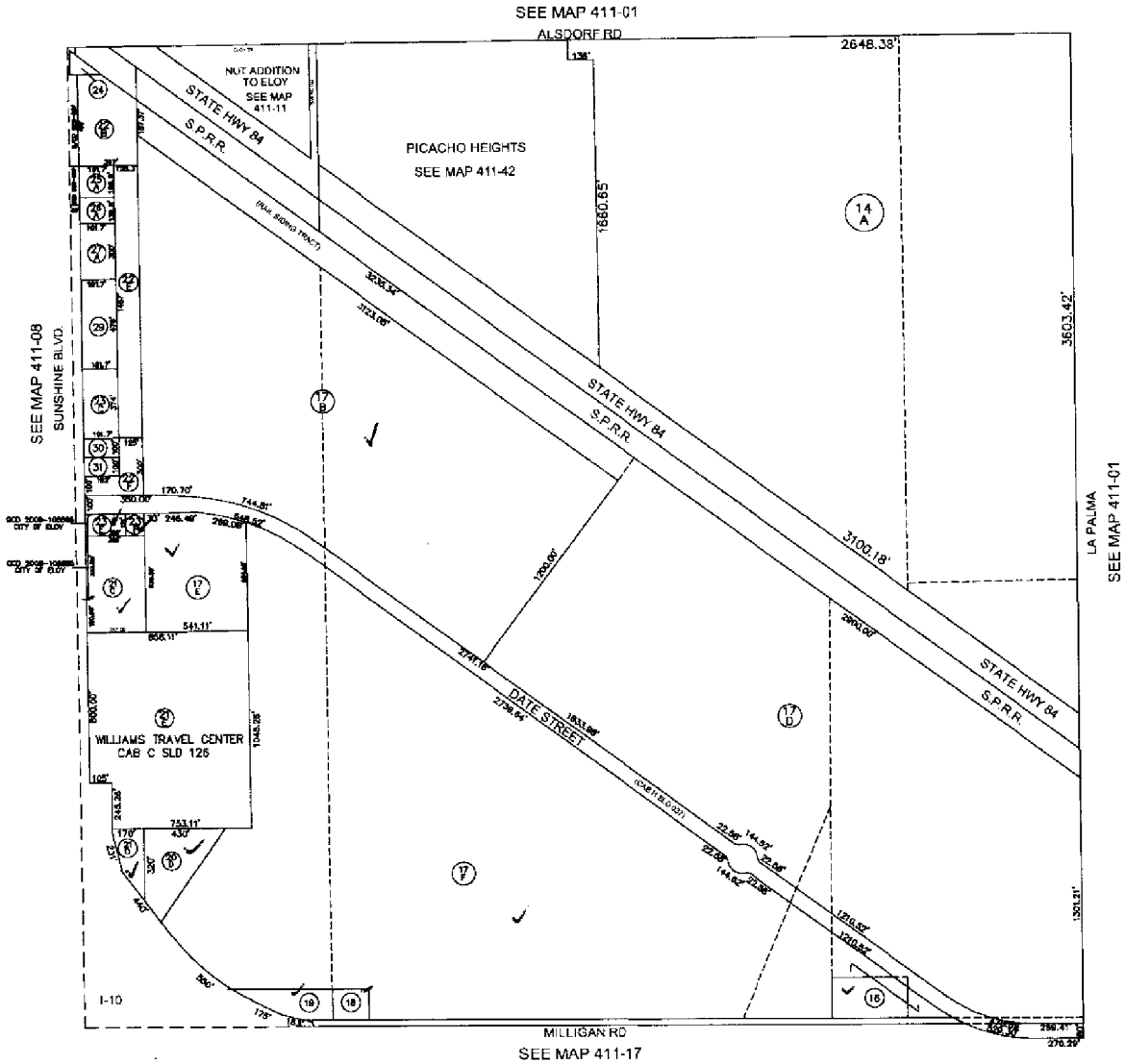
ARIZONA DEPARTMENT OF WATER RESOURCES ©

For more information about this map contact:
Arizona Department of Water Resources
Water Resources Information Central
3550 North Central Ave
Phoenix, AZ 85012
Phone: (602) 771-8500 or 1-800-352-8488

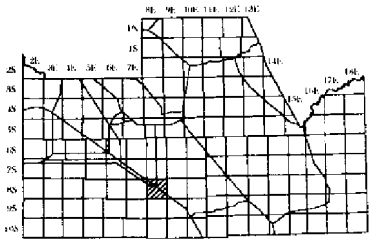
Topographic map source: U.S. Geological Surv

SEC. 08 TN.08S RG.08E

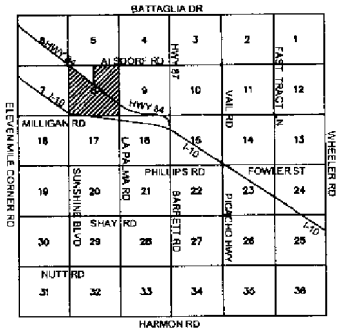
411-10



LOCATION MAP



VICINITY MAP



2-3-2009

UPDATED BY: CLW

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

PINAL COUNTY ASSESSORS MAP

PINAL · COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-017-B)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-017B)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017B shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-017B (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	Not Available		

Property Description: (What is this?)

COM @ SE COR OF SEC 8-8S-8E TH N-1301.21 TH N-53D W-2900 TH S-36D W-150 TO POB TH S-36D W-1350 TH N-53D W-1105.66 TH WESTERLY ALONG ARC 744.81 TH WEST TO A PT WHICH LIES 367 EAST OF THE WESTERLY SEC LINE TH N-1615.16 TO THE SOUTHERLY LINE OF THE RAIL SIDING TRACT TH S-53D E-3123.05 TO POB. 77.34 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given

Property Address (Location):

310 E DATE ST
ELOY AZ 85131
View Map
* Property Address refers to a geographical location: it may not match the mailing address city or zip code.

Subdivision:					
Unit:		**Block:**		**Lot:**	**Phase:**
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details	**View Values**

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

Pinal County Government Web Disclaimer
Site Map © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-017-E)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-017E)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017E shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-017E (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	Not Available		

Property Description: (What is this?)

COM @ W1/4 COR SEC 8-8S-8E TH N-95.95 TH E-367 TO POB TH CONT E-33 TH N 88D E-246.49 TH EASTERLY ALONG ARC DIST 269.08 W/RAD 1160 TH S-554.96 TH W-541.11 TH N-635.29 TO POB, 7.47 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given

Property Address (Location):

309 E DATE ST
ELOY AZ 85131
View Map
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:					
Unit:		**Block:**		**Lot:**	**Phase:**
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details **View Values**

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

Pinal County Government Web Site Terms, Use Rules © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-016-0)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-0160)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-0160 shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-0160 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		
Property Description: (What is this?)					
A 2.3 AC PCL IN SW CR SE SE SEC 8-8S-8E					

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308				
Date of Sale:	7/29/2004				
Sale Amount:	Not Given				
Property Address (Location):					
2830 E MILLIGAN RD ELOY AZ 85131 View Map * Property Address refers to a geographical location; it may not match the mailing address city or zip code					
Subdivision:					
Unit:	**Block:**	**Lot:**	**Phase:**		
Cabinet:	**Slide:**				

No Personal Property Listed

Value Details	**View Values**

Pinal County is an Equal Opportunity Employer M/F/H/V
Send us your comments, questions, concerns, or suggestions about the website to the Webmaster.

Pinal County Arizona Web Disclaimer
Site Map © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-017-F)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-017F)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017F shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-017F (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	Not Available		

Property Description: (What is this?)

A PORTION OF SEC 8-8S-8E LYING SWLY OF THE ACCESS RD DESC IN 2007-009789 EXC THAT PORTION DESC IN CAB C PG-126 & EXC W-908.11 SOUTH OF THE ACCESS RD & EXC THOSE PORTIONS LYING NELY OF I-10 R/W AND NORTH OF AND ADJACENT TO MILLIGAN RD., 116.92 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given

Property Address (Location):

501 E DATE ST
ELOY AZ 85131
View Map
* Property Address refers to a geographical location; it may not match the mailing address city or zip code

Subdivision:							
Unit:		**Block:**		**Lot:**		**Phase:**	
Cabinet:		**Slide:**					

No Personal Property Listed

Value Details	**View Values**

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 © 2013 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-018-*)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-0180)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-0180 shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-0180 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		
Property Description: (What is this?)					
TRT C; 1 AC IN SW S OF R/R R/W SEC 8-8S-8E					

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	7/29/2004
Sale Amount:	Not Given
Property Address (Location):	
500 E MILLIGAN RD ELOY AZ 85131 [redacted] * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit:	**Block:** **Lot:** **Phase:**
Cabinet:	**Slide:**

No Personal Property Listed

Value Details	**View Values**

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

Pinal County Government Web Site is for
Site Map of Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-019-*)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-0190)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-0190 shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-0190 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		
Property Description: (What is this?)					
S-200' E OF HWY R/W OF W-1075' OF SEC 8-8S-8E .34 AC					

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
400 E MILLIGAN RD ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit:	**Block:** **Lot:** **Phase:**
Cabinet:	**Slide:**

No Personal Property Listed

Value Details	**View Values**

Pinal County is an Equal Opportunity Employer M/F/H/V
Send any comments, questions, or suggestions regarding the website to the Webmaster

Pinal County Government Web Disclaimer
Copyright © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-020-D)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-020D)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-020D shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-020D (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		

Property Description: (What is this?)

BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245 E-170 TO POB E-430 SWLY APPROX 638.84 NWLY ALONG THE ELY LINE OF STATE HWY R/W APPROX 140 N320 TO POB SEC 8-8S-8E 125020 SQ FT 2.87 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given

Property Address (Location):

330 E MILLIGAN RD
ELOY AZ 85131
View Map
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:							
Unit:		**Block:**		**Lot:**		**Phase:**	
Cabinet:		**Slide:**					

No Personal Property Listed

Value Details **View Values**

Pinal County is an Equal Opportunity Employer M/F/H/V
Submit any comments, questions, complaints, or suggestions about the website to the Webmaster.

Site: Pinal County Government Web Site Index
Site Map © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-021-C)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-021C)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-021C shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-021C (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		

Property Description: (What is this?)

COM @ W1/4 COR SEC 8 8S 8E TH E 33 TO POB TH E 367 TH S 600 TH W 367 TH N 600 TO POB EXC E 12' OF W 62' OF N 333.85' OF SAID SW1/4, 215972 SQ FT, 4.96 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	12/7/2007
Sale Amount:	$1,190,760.00
Property Address (Location):	
501 S SUNSHINE BLVD ELOY AZ 85131 View Map * Property Address refers to a geographical location. It may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details	**View Values**

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

Pinal County Government Web Disclaimer
Copyright © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-021-D)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-021D)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-021D shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-021D (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		

Property Description: (What is this?)

BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245.26 TO POB SELY ALONG ELY LINE OF STATE HWY R/W APPROX 350 N-320 W-170 TO POB SEC 8-8S-8E 27255 SQ FT .625 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
320 E MILLIGAN RD ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit:	**Block:** **Lot:** **Phase:**
Cabinet:	**Slide:**

No Personal Property Listed

Value Details	**View Values**

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

Pinal County Government Web Disclaimer
Site Map © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-023-E)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-023E)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-023E shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-023E (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		

Property Description: (What is this?)

N 200 OF W 50 OF W 269 OF S 120.78 OF NW OF SEC 8 8S 8E, EXC COM @ W1/4 COR OF SAID SEC TH E 50 TO POB TH E 12 TH N 71.17 TO BEG OF CURVE CONCAVE SELY WITH A RAD OF 25 A DIST OF 39.39 TH W 37.12 TH S 96.25 TO POB, .95 AC

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	12/7/2007
Sale Amount:	$1,190,760.00

Property Address (Location):

301 E DATE ST
ELOY AZ 85131
View Map
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:							
Unit:		**Block:**		**Lot:**		**Phase:**	
Cabinet:		**Slide:**					

No Personal Property Listed

Value Details **View Values**

Pinal County is an Equal Opportunity Employer M/F/H/V
Suggestions, comments, questions, or suggestions about the website to the Webmaster

Pinal County Government Web Disclaimer
Site Map © 2011 Pinal County

PINAL • COUNTY
Wide open opportunity

Search Criteria (Parcel Number: 411-10-023-F)	**New Search**
Search Results (1 Entries)	**Back to List**
Parcel Details (411-10-023F)	**View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-023F shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number:	411-10-023F (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		
Property Description: (What is this?)					
E-98 OF W-367 OF S-120.78 OF NW OF SEC 8-8S-8E .27 AC					

Primary Owner:	WSI DEVELOPMENT SUB LP ETAL
Name 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Document:	2010-016308
Date of Sale:	12/7/2007
Sale Amount:	$1,190,760.00
Property Address (Location):	
305 E DATE ST ELOY AZ 85131 [redacted] * Property Address refers to a geographical location; it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details	**View Values**

Pinal County is an Equal Opportunity Employer M/F/H/V
Pinal County Government Web Disclaimers
Site Map © 2011 Pinal County

Attachment 2

Parcel Number 411-10-0160
A 2.3 AC PCL IN SW CR SE SE SEC 8-8S

Parcel Number 411-10-017B
COM @ SE COR OF SEC 8-8S-8E TH N-1301.21 TH N-53D W-2900 TH S-36D W-150 TO POB TH S-36D W-1350 TH N-53D W-1105.66 TH WESTERLY ALONG ARC 744.81 TH WEST TO A PT WHICH LIES 367 EAST OF THE WESTERLY SEC LINE TH N-1615.16 TO THE SOUTHERLY LINE OF THE RAIL SIDING TRACT TH S-53D E-3123.05 TO POB. 77.34 AC

Parcel Number 411-10-017E
COM @ W1/4 COR SEC 8-8S-8E TH N-95.95 TH E-367 TO POB TH CONT E-33 TH N 88D E-246.49 TH EASTERLY ALONG ARC DIST 269.08 W/RAD 1160 TH S-554.96 TH W-541.11 TH N-635.29 TO POB, 7.47 AC

Parcel Number 411-10-017F
A PORTION OF SEC 8-8S-8E LYING SWLY OF THE ACCESS RD DESC IN 2007-009789 EXC THAT PORTION DESC IN CAB C PG-126 & EXC W-908.11 SOUTH OF THE ACCESS RD & EXC THOSE PORTIONS LYING NELY OF I-10 R/W AND NORTH OF AND ADJACENT TO MILLIGAN RD., 116.92 AC

Parcel Number 411-10-0180
TRT C; 1 AC IN SW S OF R/R R/W SEC 8-8S-8E

Parcel Number 411-10-0190
S-200' E OF HWY R/W OF W-1075' OF SEC 8-8S-8E .34 AC

Parcel Number 411-10-020D
BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245 E-170 TO POB E-430 SWLY APPROX 638.84 NWLY ALONG THE ELY LINE OF STATE HWY R/W APPROX 140 N320 TO POB SEC 8-8S-8E 125020 SQ FT 2.87 AC

Parcel Number 411-10-021C
COM @ W1/4 COR SEC 8 8S 8E TH E 33 TO POB TH E 367 TH S 600 TH W 367 TH N 600 TO POB EXC E 12' OF W 62' OF N 333.85' OF SAID SW1/4, 215972 SQ FT, 4.96 AC

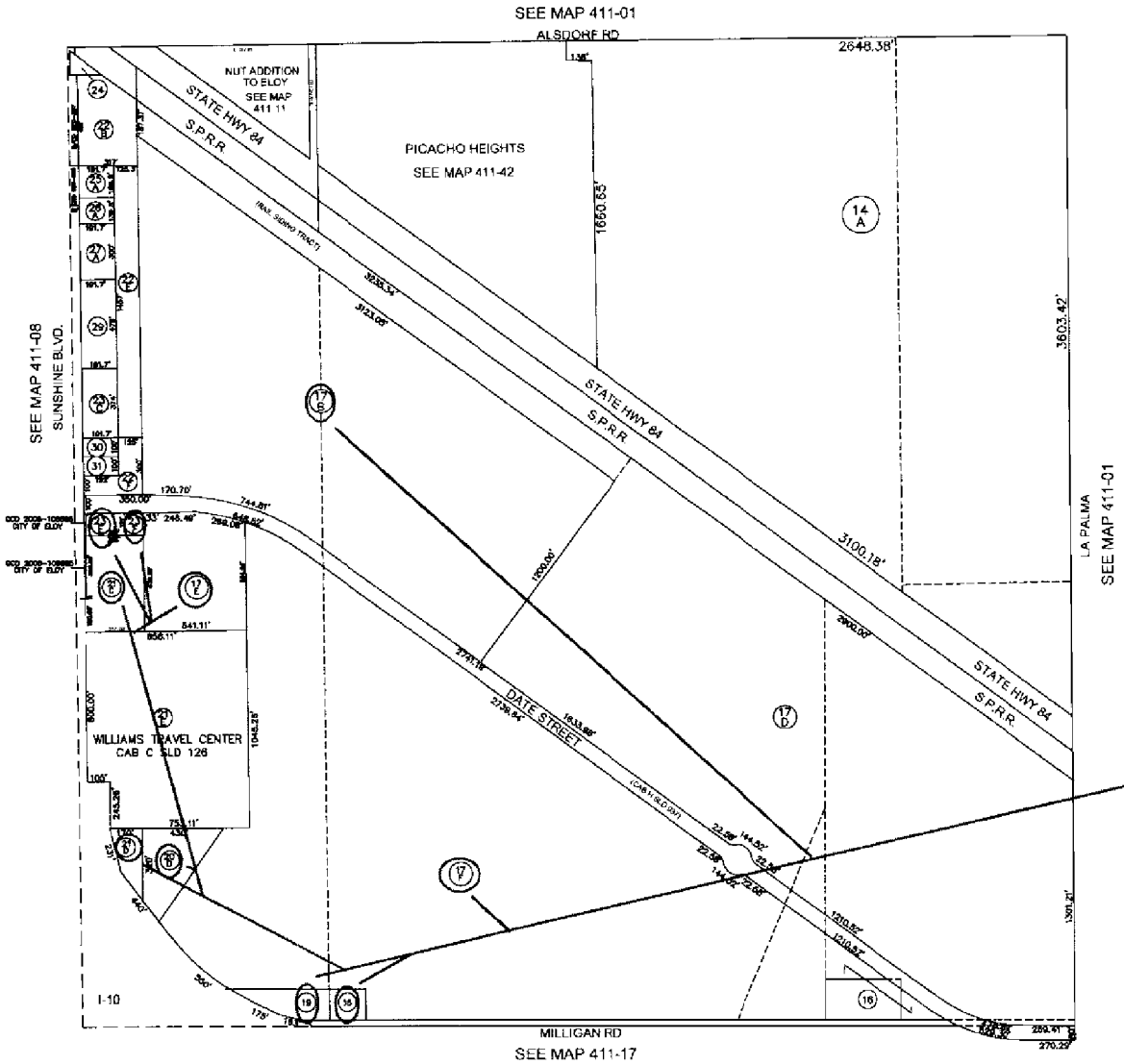
Parcel Number 411-10-021D
BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245.26 TO POB SELY ALONG ELY LINE OF STATE HWY R/W APPROX 350 N-320 W-170 TO POB SEC 8-8S-8E 27255 SQ FT .625 AC

Parcel Number 411-10-023E
N 200 OF W 50 OF W 269 OF S 120.78 OF NW OF SEC 8 8S 8E, EXC COM @ W1/4 COR OF SAID SEC TH E 50 TO POB TH E 12 TH N 71.17 TO BEG OF CURVE CONCAVE SELY WITH A RAD OF 25 A DIST OF 39.39 TH W 37.12 TH S 96.25 TO POB, .95 AC

SEC. 08 TN.08S RG.08E

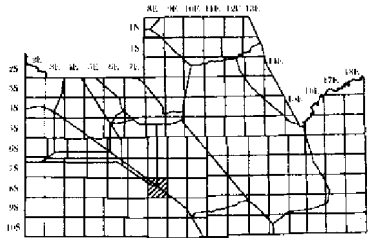
ATTACHMENT 3

411-10

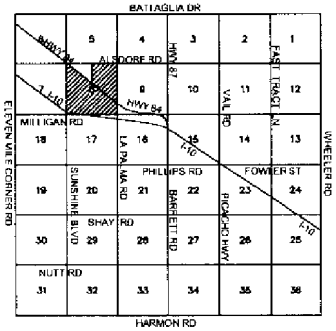


Parcels listed or Irrigation Grandfathered Groundwater Right Certificate 55-100896.0032

LOCATION MAP



VICINITY MAP



NORTH

FEET

2-3-2009

UPDATED BY: CLW

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

PINAL COUNTY ASSESSORS MAP

ATTACHMENT 4

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 02/22/2010 1504
FEE: $19.00
PAGES: 9
FEE NUMBER: 2010-016308

WHEN RECORDED, RETURN TO:

First American Title
Esplanade Commercial Center
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016
Pinal_AZ182(4324w5)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **WALTON ARIZONA, LLC**, an Arizona limited liability company ("***Grantor***"), on February 18, 2010, has granted to **WALTON SUNSHINE INDUSTRIAL, LP**, a Delaware limited partnership ("***Grantee***"), an undivided 0 and 3,753,419,350/10,000,000,000 percent (0.3753419350%) tenancy-in-common interest in that certain real property described on **Exhibit "A"** attached hereto (the "***Property***");

SUBJECT TO: (1) The current, non-delinquent general and special taxes for the fiscal year of the transfer of title, due and not yet payable; and (2) All exceptions to title approved by Grantee as identified on **Exhibit "B"** attached hereto (collectively, the "***Permitted Exceptions***").

TO HAVE AND TO HOLD, the Property, together with all benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances unto the Property anywise belonging, and together with all improvements now located on the Property, unto Grantee, and its successors and assigns, Grantor does hereby bind itself, and its successors and assigns, to WARRANT AND DEFEND all the Property, subject only to the Permitted Exceptions, unto the Grantee, and its successors and assigns, only against every person whomsoever claiming by or through Grantor.

For the same consideration, the Grantor hereby grants, sells and conveys, without warranty, express or implied, all right, title, interest and benefit of the Grantor in and to any adjacent street, roads, alleys, and rights-of-way, and strips and gores of real estate.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 18th day of February, 2010.

GRANTOR:

WALTON ARIZONA, LLC, an Arizona limited liability company

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Matthew M. Keister
Title: Treasurer

By: _____
Name: Gordon A. Price
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of February, 2010, by Matthew M. Keister, as Treasurer and Gordon A. Price, an Authorized Signatory, of Walton International Group, Inc., a Nevada corporation as Manager of Walton Arizona, LLC, an Arizona limited liability company, on behalf of the company.

_____
Notary Public

My commission expires:
1-9-2012

Christine A. Silver
NOTARY PUBLIC -- ARIZONA
MARICOPA COUNTY
My Commission Expires
January 09, 2012

Exhibit "A"
(to Special Warranty Deed)

PARCEL 1:

A PORTION OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE S00°24'55"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°24'55"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,180.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY;

THENCE N74°33'00"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 2183.69 FEET (2184.64 FEET RECORD) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N15°26'50"E AT A DISTANCE OF 17,038.73 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'22" FOR A DISTANCE OF 2043.84 FEET;

THENCE N15°30'00"W (N16°18'47"W RECORD), NOT TANGENT TO SAID CURVE, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 68.57 FEET (69.56 FEET RECORD);

THENCE N76°16'11"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 162.81 FEET;

THENCE N64°07'58"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 175.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N25°52'01"E AT A DISTANCE OF 1177.86 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°45'05" FOR A DISTANCE OF 549.94 FEET TO A POINT OF TANGENCY;

THENCE N37°22'54"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 440.46 FEET;

THENCE N18°56'27"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 230.92 FEET;

THENCE N89°30'00"E, LEAVING SAID NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY, FOR A DISTANCE OF 753.11 FEET;

THENCE N00°30'00"W, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1045.21 FEET;

THENCE S89°30'00"W FOR A DISTANCE OF 858.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°30'00"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 514.51 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 8;

THENCE N00°29'38"W, ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 96.11 FEET;

THENCE N89°46'44"E FOR A DISTANCE OF 350.00 FEET;

THENCE N88°05'27"E FOR A DISTANCE OF 246.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S05°46'24"W AT A DISTANCE OF 1,160.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°33'03" FOR A DISTANCE OF 618.52 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 2,739.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N88°04'38"E AT A DISTANCE OF 80.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'24" FOR A DISTANCE OF 144.52 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S15°25'46"E AT A DISTANCE OF 25.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 1,210.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N36°19'26"E AT A DISTANCE OF 840.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°06'12" FOR A DISTANCE OF 529.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE S89°46'45"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS SHOWN IN BOOK 19 OF SURVEYS, PAGE 178A, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA;

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, AS MONUMENTED BY A 3-INCH ALUMINUM DISK IN CONCRETE MARKED "2005 ¼ COR S7 S8 T8S R8E LS 15573" BEARING S00°39'26"E, 2615.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AS MONUMENTED BY A BRASS DISK IN HANDHOLE MARKED "ARIZONA HIGHWAY DEPT 19";

THENCE CONTINUE UPON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°47'44"E, 50.00 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID PARCEL 1;

THENCE CONTINUE UPON SAID SOUTH LINE, N89°47'44"E, 12.00 FEET;

THENCE PARALLEL WITH AND 12.00 FEET EAST OF SAID WEST LINE, N00°39'26"W, 71.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE UPON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°16'13", FOR AN ARC DISTANCE OF 39.39

FEET TO A POINT OF CUSP ON THE SOUTH LINE OF PARCEL NO. 3 AS SHOWN IN SAID BOOK OF SURVEYS;

THENCE UPON SAID SOUTH LINE, S89°36'47"W, 37.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3;

THENCE UPON THE WEST LINE OF SAID PARCEL NO. 1, S00°39'26"E, 96.25 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE N00°13'36"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1301.21 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE N53°40'34"W, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 2900.00 FEET;

THENCE S36°19'26"W, LEAVING SAID SOUTHERLY LINE, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S36°19'26"W FOR A DISTANCE OF 1,200.00 FEET;

THENCE N53°40'34"W FOR A DISTANCE OF 1,107.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 1,240.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°24'53"FOR A DISTANCE OF 744.81 FEET TO A POINT OF TANGENCY;
THENCE N88°05'27"W FOR A DISTANCE OF 170.70 FEET;

THENCE S89°46'44"W FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°29'38"W FOR A DISTANCE OF 1,915.16 FEET TO A POINT ON A LINE PARALLEL WITH AND 150 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE S53°40'34"E, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 3,123.05 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
(to Special Warranty Deed)

1. Any charge upon the Property by reason of its inclusion in the Central Arizona Water Conservation District

2. The terms and provisions contained in the document entitled "Agreement for Project Water Service" recorded April 17, 1990 as Docket 1670, Page 31. Modification to Agreement recorded October 1, 1992 as Docket 1857, Page 23. Modification to Agreement recorded January 12, 1996 as 96-001435 of Official Records. Modification to Agreement recorded April 14, 2000 as 2000-015943 of Official Records. Modification to Agreement recorded January 10, 2007 as 2007-004535 of Official Records.

3. The terms and provisions contained in the document entitled "Agreement Relating to Extension of Sewer Collection Facilities" recorded February 3, 2000 as 2000-005303 of Official Records and re-recorded March 1, 2000 as 2000-009063 of Official Records

4. The terms and provisions contained in the document entitled "Easement Agreement" recorded April 14, 2000 as 2000-015945 of Official Records.

5. The terms and provisions contained in the document entitled "Agreement Regarding Easement" recorded April 14, 2000 as 2000-015946 of Official Records.

6. The terms and provisions contained in the document entitled "Roadway and Utility Construction Easement and Maintenance Agreement" recorded January 23, 2007 as 2007-009791 of Official Records.

7. The terms and provisions contained in the document entitled "Development Agreement (Stirling)" recorded March 6, 2007 as 2007-028003 of Official Records.

8. Public Utility Easements, as set forth in Map of Dedication, recorded as Cabinet H, Slide 37.

9. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 23.

10. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 93.

11. An easement for electrical transmission line and incidental purposes in the document recorded as Docket 334, Page 587, thereafter a portion of said easement was released by instrument recorded as 2008-061857 of Official Records.

12. An easement for electrical transmission line and incidental purposes in the document recorded as 2000-048122.

13. An easement for gas pipeline and incidental purposes in the document recorded as 2007-140460.

14. A resolution by the Board of Supervisors of Pinal County, Arizona recorded February 21, 1964 as Docket 375, Page 572, purporting to establish a county roadway, thereafter Resolution No. 07-1091, recorded as 2007-121046 abandoning roadway known as Milligan Road.

15. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in Docket 512, Page 812.

16. The effect of resolutions adopting State Route Plan for the Interstate 10 and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2008-114574 of Official Records.

17. The terms and provisions contained in the document entitled "Memorandum of Understanding and Agreement" recorded August 6, 1984 as Docket 1239, Page 329 of Official Records.

Printed: 9/14/2011 9:47:13 AM

Arizona Department of Water Resources

3550 N Central Ave.
Phoenix AZ 85012

Customer:
GEORGE FLETCHER
706 WEST STRAHAN DRIVE
TEMPE, AZ 85283

Receipt #: 12-18958
Office: MAIN OFFICE
Receipt Date: 09/13/2011
Sale Type: IN_PERSON
Cashier: WRCAP

Item No.	Index	AOBJ	Description	Ref ID	Qty	Unit Price	Ext Price
67510	15239	4439-TT	Approval of development plan to retire irrigation grandfathered right for a type 1 non-irrigation grandfathered right	58-100896.0032	1	500.00	500.00
						RECEIPT TOTAL:	**500.00**

Payment type: CREDIT CARD
Amount Paid: $500.00
Payment Received Date: 09/13/2011

Authorization

Notes: FROM TTA. Credit Card submitted by George Fletcher

No refund without valid receipt

Exhibit A

ARIZONA DEPARTMENT OF WATER RESOURCES
WATER MANAGEMENT DIVISION
3550 North Central Avenue, Phoenix, Arizona 85012
Telephone 602-771-8586
Fax 602-771-8688

COPY

Janet Napolitano
Governor

Herbert R. Guenther
Director

October 5, 2006

BRALU, L.L.C.
William S. Lund
7005 North 68th Place
Paradise Valley, AZ 85253

For file

Re: Development Plan Approval – Bralu, L.L.C.
Irrigation Grandfathered Right No. 58-100896.0015

58-100896.0017

Dear Mr. Lund:

Your request for development plan approval for 299.4 acres to which Certificate of Irrigation Grandfathered Right No. 58-100896.0015 is appurtenant has been reviewed by the Department. In accordance with A.R.S. § 45-469(B), the development plan is hereby approved.

Approval of the development plan does not result in the retirement of the acres for a non-irrigation use at this time. Retirement of the acres for a non-irrigation use may only be accomplished by filing an application for retirement on a form available at the Department.

If at some future date you file an application to retire some or all of the above-described acres from irrigation, the Department will determine whether all the eligibility criteria set forth in A.R.S. § 45-469 are met. Generally, this determination will be made on the basis of the facts as they exist at time of retirement. However, A.R.S. § 45-469(H) provides that one of the requirements, that the land must be located outside the exterior boundaries of the service area of a city, town or private water company, shall be determined as of the date the development plan is filed with the Department. Essentially, by obtaining approval of the development plan, you have met this criterion, provided that the acres are retired for non-irrigation use within a reasonable time after approval of the development plan, as described below.

Please be advised that, pursuant to A.R.S. § 45-469(A)(2), a reasonable time within which the above-described acres may be retired pursuant to this development plan shall be no later than October 31, 2011. If an application to retire the acres for a non-irrigation use is filed after that date, you must submit a new development plan for approval, and whether the acres to be retired are located outside the exterior boundaries of the service area of a city, town or private water company will be determined at the time the new development plan is submitted.

This Decision of the Director to grant your request for a development plan approval is an appealable agency action. You are entitled to appeal this decision. If you wish to appeal this action, you must file a written appeal within thirty (30) days from receipt of this letter. I am providing you with a summary of the appeal process and an appeal form, should you elect to pursue this option.

If you have any questions or comments regarding this matter, please contact **Cindy Pogue** of the Pinal Active Management Area Office at **520-836-4857, ext. 6.**

Sincerely,

Sandra Fabritz-Whitney
Assistant Director

cc: Cindy Pogue, Pinal AMA

Printed: 9/14/2011 9:47:13 AM

Arizona Department of Water Resources

3550 N Central Ave.
Phoenix AZ 85012

Customer:
GEORGE FLETCHER
706 WEST STRAHAN DRIVE
TEMPE, AZ 85283

Receipt #: 12-18958
Office: MAIN OFFICE
Receipt Date: 09/13/2011
Sale Type: IN_PERSON
Cashier: WRCAP

Item No.	Index	AOBJ	Description	Ref ID	Qty	Unit Price	Ext Price
67510	15239	4439-TT	Approval of development plan to retire irrigation grandfathered right for a type 1 non-irrigation grandfathered right	58-100896.0032	1	500.00	500.00
						RECEIPT TOTAL:	**500.00**

Payment type: CREDIT CARD
Amount Paid: $500.00
Payment Received Date: 09/13/2011

Authorization

Notes: FROM TTA. Credit Card submitted by George Fletcher

No refund without valid receipt

Certificate of Grandfathered Groundwater Right

COUNTY OF MARICOPA

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

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

WALTON SUNSHINE INDUSTRIAL LP
WSI DEVELOPMENT SUB LP
WALTON ARIZONA LLC
4800 N SCOTTSDALE RD., STE 4000
SCOTTSDALE AZ 85251

is granted an

IRRIGATION GRANDFATHERED RIGHT

in the

PINAL ACTIVE MANAGEMENT AREA

for ***188.22*** *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) 411-10-019, 411-10-023F, 411-10-018, 411-10-017F, 411-10-021D, 411-10-160, 411-10-023E, 411-10-021C, 411-10-017E, 411-10-020D, 411-10-017B in Sec 8 T8S R8E GSRB&M.

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. 58-100896.0032

is granted this 2nd day of February, 2011

ARIZONA DEPARTMENT OF WATER RESOURCES

J. Scott Miller
Manager
Groundwater Permitting and Wells

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.

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.	**58-100896.0032**
ASSIGNED IRRIGATION EFFICIENCY:	**80 PERCENT**
IRRIGATION WATER DUTY:	**3.66 ACRE FEET PER ACRE**
MAXIMUM ANNUAL GROUNDWATER ALLOTMENT:	**627.62 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.

JANICE K. BREWER
Governor

SANDRA A. FABRITZ-WHITNEY
Acting Director

ARIZONA DEPARTMENT OF WATER RESOURCES
3550 North Central Avenue, Second Floor
PHOENIX, ARIZONA 85012-2105
(602) 771-8500

February 8, 2011

WALTON SUNSHINE INDUSTRIAL LP, WSI DEVELOPMENT SUB LP
WALTON ARIZONA LLC
4800 N SCOTTSDALE RD., STE 4000
SCOTTSDALE AZ 85251

Re: Irrigation Grandfathered Groundwater Right No. 58-100896.0032

Dear Right Owner:

Enclosed is your Certificate of Irrigation Grandfathered Groundwater Right. The Certificate identifies the number of acres in your farm that may be irrigated with groundwater and the location of those acres. It is an important document and substantially affects the value of your land.

Also enclosed is a Notice of Irrigation Water Duty and Maximum Annual Groundwater Allotment ("Notice") for your Certificate. The irrigation water duty and maximum annual groundwater allotment were established in the Management Plan for the Third Management Period ("Third Management Plan" or "TMP"), and became effective in 2003. The irrigation water duty and maximum annual groundwater allotment apply 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 on your Certificate 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 Certificate 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 credits you can accrue.

The Third Management Plan includes two alternative agricultural conservation programs: the Best Management Practices ("BMP") Program 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 your local AMA office. 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.

Printed on recycled paper. Each ton of recycled paper saves 7,000 gallons of water.

Supporting information for your Certificate, including a map depicting the land to which the right is appurtenant, is on file at the Department and is available upon request. **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.

Every reasonable effort has been made to ensure that the information contained herein and on all accompanying documents is accurate. However, if you believe errors have been made, or if you have any questions, please contact the Groundwater Permitting and Wells Section at 602-771-8500.

Sincerely,

J. Scott Miller
Manager
Groundwater Permitting and Wells

Printed on recycled paper. Each ton of recycled paper saves 7,000 gallons of water.

ATTACHMENT A

4-101. Definitions

In addition to the definitions set forth in Chapters 1 and 2 of Title 45 of the Arizona Revised Statutes, the following words and phrases used in sections 4-101 through 4-107 of this chapter shall have the meanings set forth below, unless the context otherwise requires:

1. "Assigned Irrigation Efficiency" is defined as the irrigation efficiency used to compute the irrigation water duty for the third management period pursuant to A.R.S. §§ 45-566 and 45-566.02.

2. "Canal" is defined as a waterway constructed for the purpose of transporting water to a point of delivery, including main canals and lateral canals.

3. "Farm" is defined under A.R.S. § 45-402.

4. "Farm Unit" is defined under A.R.S. § 45-402.

5. "Flexibility Account" is an account maintained under A.R.S. § 45-467.

6. "Irrigation Acre" is defined under A.R.S. § 45-402.

7. "Irrigation Distribution System" is defined as a system of canals, flumes, pipes, or other works that are owned or operated by an irrigation district or private water company and used to deliver water for irrigation use.

8. "Irrigation Water Duty" is defined under A.R.S. § 45-566 which, for the Third Management Plan, is the total irrigation requirement to produce the crops historically grown divided by the assigned irrigation efficiency.

9. "Lost Water" is defined as water from any source, including effluent, which enters an irrigation distribution system and is lost from the system during transportation or distribution due to seepage, evaporation, leaks, breaks, phreatophyte use, or other causes.

10. "Maximum Annual Groundwater Allotment" is defined as the maximum amount of groundwater that may be used per year for the irrigation of each irrigation acre in the farm that is calculated pursuant to A.R.S. § 45-465.

11. "On-farm Seasonal Irrigation Efficiency" is defined as the total water requirements to produce a crop divided by the total quantity of water actually applied to that crop during one growing season.

12. "Total Quantity of Lost and Unaccounted for Water" is defined as the total quantity of water from any source, including effluent, withdrawn, diverted, or received by an irrigation district or private water company during a calendar year less the total deliveries of water from any source, including effluent, made by the irrigation district or private water company during the calendar year that are measured or estimated based on a generally accepted method of estimating water use.

13. "Water Duty Acres" is defined under A.R.S. § 45-461.

4-102. Base Agricultural Conservation Program Requirements

A. Unless the owner of a Certificate of Irrigation Grandfathered Right ("IGFR") has applied and been approved for regulation under the Historic Cropping Program described in section 4-103 or the Best Management Practices Program described in section 4-104, the IGFR owner and any person who is entitled to use groundwater pursuant to that IGFR shall comply with this section.

B. The IGFR owner and any person entitled to use groundwater pursuant to that IGFR shall comply with the irrigation water duty and maximum annual groundwater allotment assigned for the IGFR beginning with calendar year 2003, and during each calendar year thereafter until the first compliance date for any substitute conservation requirement established in the management plan for the fourth management period ("Fourth Management Plan"). The irrigation acres, water duty acres, assigned irrigation efficiency, irrigation water duty and maximum annual groundwater allotment for IGFR in the Pinal Active Management Area are set forth in the document entitled "Supplement I to the Third Management Plan for the Pinal Active Management Area", which is incorporated herein by reference and which is available for inspection and copying at the Arizona Department of Water Resources' office in Phoenix and Casa Grande, Arizona.

C. The IGFR owner and any person entitled to use groundwater pursuant to that IGFR may use the maximum annual groundwater allotment assigned for the right in Supplement I to irrigate only the irrigation acres to which the right is appurtenant.

The IGFR owner and any person entitled to use groundwater pursuant to that IGFR shall not use water for irrigation purposes during a calendar year in an amount which exceeds the maximum annual groundwater allotment assigned to the right in Supplement I, except as provided by the flexibility account provisions of A.R.S. §45-467 and any rules adopted by the director.

D. Pursuant to A.A.C. R12-15-1013, the IGFR owner and any person using groundwater pursuant that IGFR shall keep and maintain, for at least three calendar years following the filing of an annual report required by A.R.S. § 45-632, all records which may be necessary to verify the information and data contained in the annual report.

ARIZONA DEPARTMENT OF WATER RESOURCES

ANNUAL REPORT INSERT

Persons holding groundwater rights in Active Management Areas as of December 31 of each year are required to file an annual water withdrawal and use report (annual report) for that calendar year. This annual report must be filed no later than March 31 of the following year, and must account for water withdrawn and used for the entire calendar year. Persons with more than one right must file a separate annual report for each right. Annual report forms are made available via the Department's web site (www.azwater.gov), or mailed by the Department upon request. Failure to receive the proper forms does not relieve a person from the requirement to file.

If you own an Irrigation Grandfathered Right that obtains all water from an irrigation district, that district may file an annual report on your behalf. Check with your irrigation district to determine whether they intend to file on your behalf.

MEASURING DEVICES

All water pumped from non-exempt wells in Active Management Areas must be measured with a device approved by the Department. In general, the methods include: 1) installation of an in-line or "totalizing" meter (two discharge measurements must be taken annually but results need not be submitted unless the meter malfunctions); 2) a minimum of two well discharge rate measurements per year to be used in conjunction with energy consumption measurements (this method may not be used if the energy meter serves uses other than the well); and 3) a minimum of two discharge rate measurements per year to be used in conjunction with an approved hour meter. A copy of the measuring rules may be obtained upon request from the Department.

Devices must be installed and maintained to insure that measurement error does not exceed 10%. The pump and discharge system on a well must be so constructed to allow the Department, with its own devices, to check the accuracy of the installed device.

Persons withdrawing groundwater pursuant to an Irrigation Grandfathered Right and one or more Non-Irrigation Rights or Withdrawal Permits must use a sufficient number of devices to allow for the separate measurement of the amount withdrawn pursuant to the Irrigation Grandfathered Right.

If a device malfunctions for a period of more than 72 hours, the malfunction must be reported to the Department within seven days of discovery of the malfunction. Repair or replacement of the device must be made within 30 days or as soon as practicable. Measuring device malfunction reports may be obtained from the Department.

Exceptions to the measurement requirement are made only for persons holding Type 2 Non-Irrigation Grandfathered Rights or Groundwater Withdrawal Permits with aggregate allotments of ten acre-feet or less. Persons with such rights or permits may estimate annual withdrawals.

RECORD KEEPING

Records of annual water withdrawal, delivery and use calculations must be maintained for at least three years. In the event that you are selected for a records audit, you will be asked to provide this information.

FEES

Withdrawal fees are assessed for each acre foot of water annually withdrawn from wells associated with groundwater rights. This fee is annually set by the Director of the Department each October for the following calendar year. These fees must be included with annual report filings.

Annual reports not filed by the March 31 deadline are subject to late filing penalties of $25.00 for each month or portion of a month that the annual report has not been filed up to a maximum of $150.00. In addition, late payment fees of 10% per month to a maximum of 60% are assessed for any withdrawal fees not paid by March 31.

CHANGES IN OWNERSHIP

The Department must be notified if the person named in the Certificate 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 rights to a non-irrigation right. If you have questions regarding the Certificate or conveyance procedures, please the Groundwater Permitting and Wells Section. Forms and information relative to these matters are available on the Department website at www.azwater.gov

ASSISTANCE

For further information, contact the Groundwater Permitting and Wells Section at 602-771-8500.

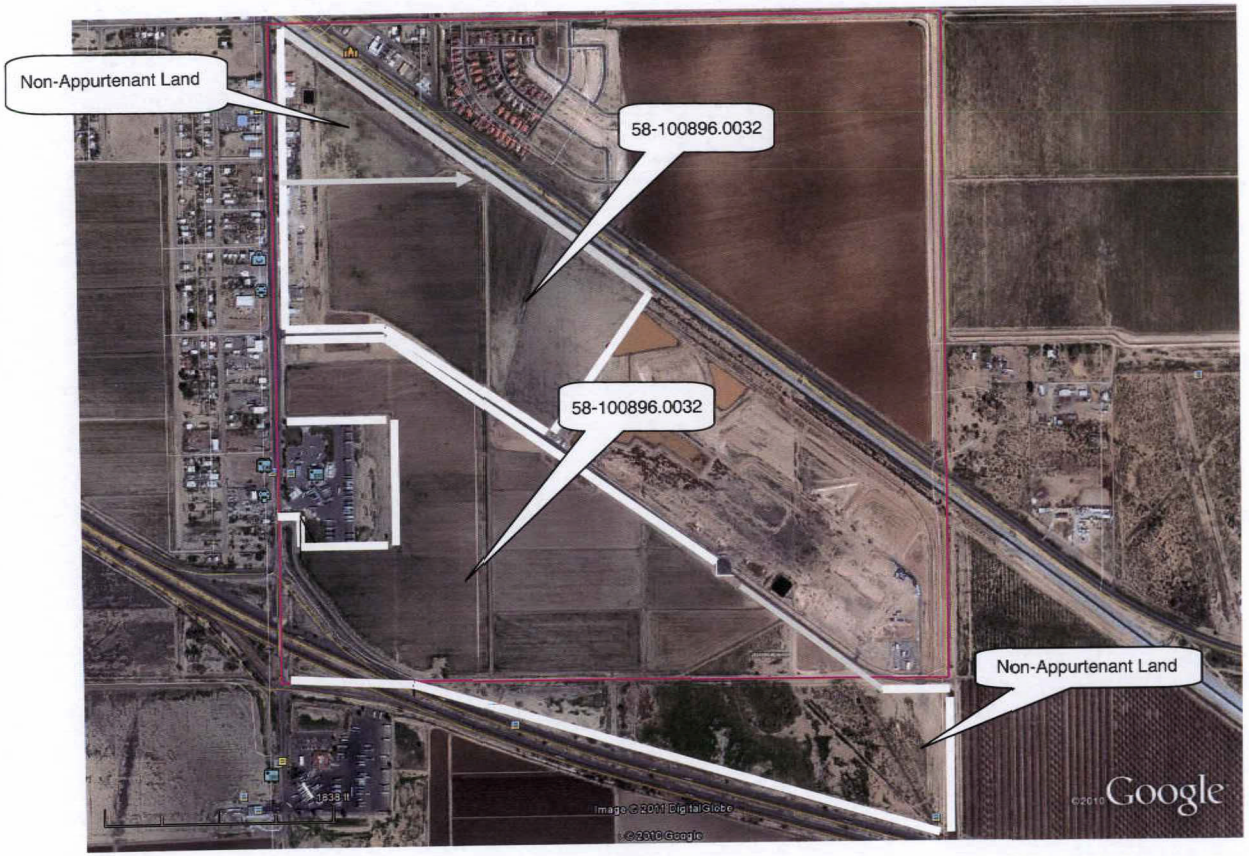
IMPORTANT NOTICE

VARIANCES AND ADMINISTRATIVE REVIEWS

The Arizona Department of Water Resources (Department) has found the conservation requirements to be equitable for most water users. However, if you believe you will be unable to comply with these requirements by the dates specified you may request a variance. A variance may be granted for up to five years if there are "compelling economic circumstances" preventing timely compliance with the annual allotment assigned to your irrigation right. An application for a variance must be filed with the Department within 95 days after the date of this notice.

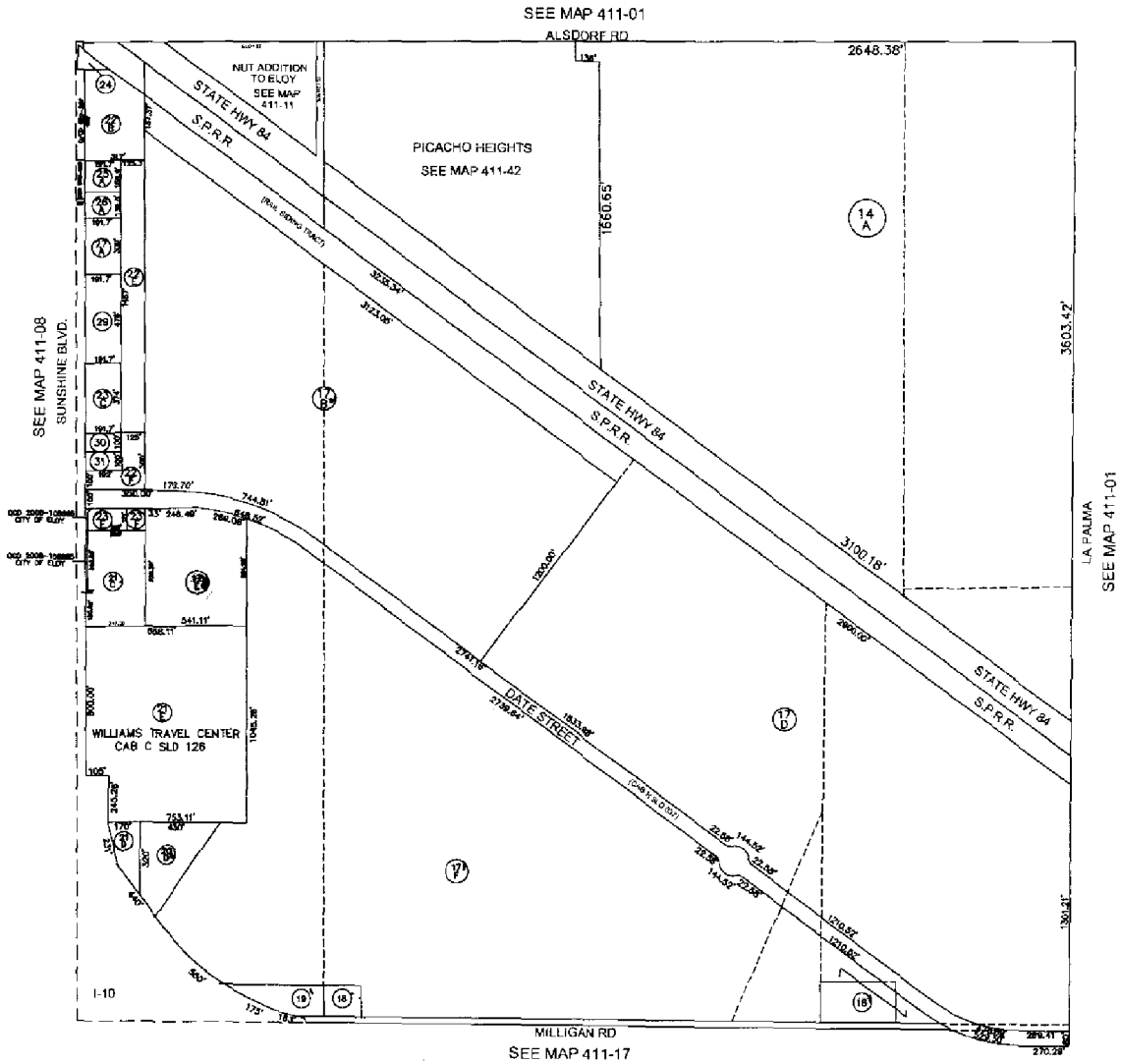
No new applications for administrative review will be accepted at this time, except as allowed under A.R.S. §§ 45-571.01 and 45-575(B). Under A.R.S. § 45-571.01, you may file an application for administrative review to correct factual, technical or legal errors in the establishment of your requirements only if you have reacquired the land to which your right is appurtenant involuntarily, or voluntarily in lieu of foreclosure, and you did not previously have the right to request an administrative review of the requirements. Such an application must be filed within 95 days after the date of this notice. A.R.S § 45-575(B) allows for the filing of an application for administrative review at any time if extraordinary circumstances, which were not in existence as of the date the Department first gave notice of the Third Management Plan water duties and allotments to the owner of your land, make it unreasonable to require compliance with the water duties and allotments.

If you have questions regarding variances and administrative reviews, please contact the Groundwater Permitting and Wells Section at 602-771-8500.

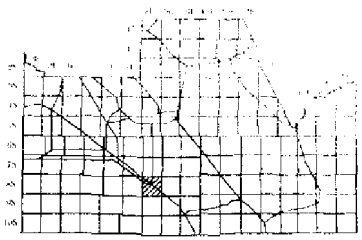

Non-Appurtenant Land
58-100896.0032
58-100896.0032
Non-Appurtenant Land
Image © 2011 DigitalGlobe
© 2010 Google
©2010 Google

SEC. 08 TN.08S RG.08E

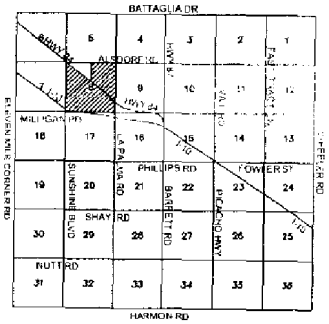
411-10



LOCATION MAP



VICINITY MAP



NORTH

FEET

2-3-2009

UPDATED BY: CLW

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

PINAL COUNTY ASSESSORS MAP

ARIZONA DEPARTMENT OF WATER RESOURCES
WATER MANAGEMENT DIVISION
P. O. BOX 36020· PHOENIX, AZ 85067-6020
PHONE: 602-771-8500

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 3550 NORTH CENTRAL AVENUE IN PHOENIX.
- ENCLOSE A RECORDED DEED THAT EVIDENCES THIS CONVEYANCE. DEEDS ARE AVAILABLE FROM THE COUNTY RECORDER. A PHOTOCOPY IS ACCEPTABLE.
- **THE FILING FEE FOR A NOTIFICATION OF CHANGE OF OWNERSHIP OF AN IRRIGATION GRANDFATHERED RIGHT IS $ 500.00.** PAYMENT MAY BE MADE BY CASH, CHECK, OR CREDIT CARD (IF YOU WISH TO PAY BY CREDIT CARD, PLEASE CONTACT THE GROUNDWATER PERMITTING AND WELLS PROGRAM AT 602-771-8500). CHECKS SHOULD BE MADE PAYABLE TO THE ARIZONA DEPARTMENT OF WATER RESOURCES. **FAILURE TO ENCLOSE THE FILING FEE WILL CAUSE THE NOTIFICATION TO BE RETURNED. FEES FOR A NOTIFICATION OF CHANGE OF OWNERSHIP OF AN IRRIGATION GRANDFATHERED RIGHT ARE AUTHORIZED BY A.R.S. § 45-113 AND A.A.C. R12-15-104.**

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 - 100896 . 0017
2. Number of irrigation acres on certificate: 188.22
3. Number of irrigation acres to be conveyed: _____. 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: 2010-016307 2010-016308 Deed recording date: 2/22/10
5. Assessor's parcel number(s): 411-10-0160, 411-10-017B, 411-10-017E, 411-10-017F 411-10-0180, 411-10-0190, 411-10-020D, 411-10-021C, 411-10-021D 411-10-023E 411-10-023F 411-17-006B 411-17-0070
6. Please specify the effective date of this ownership change ___/___/___ and the quantity of water used between January 1 of that calendar year and the effective date: _____ 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 - 618532 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 _____

SELLER/GRANTOR (Print or Type)	BUYER/GRANTEE (Print or Type)
NAME Walton Arizona LLC	NAME Walton Sunshine Industrial LP WSI Development Sub LP Walton Arizona LLC
ADDRESS 4800 N. Scottsdale Rd., Ste 4000 Scottsdale, AZ 85251	ADDRESS 4800 N. Scottsdale Rd., Ste 4000 Scottsdale, AZ 85251
TELEPHONE (602) 264-1298	TELEPHONE (602) 264-1298
	Ben Bell 10/1/10 BUYER'S SIGNATURE DATE

ADWR 58-500 (rev 6/2010)

Search Criteria (Parcel Number: 411-10-016-*) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-0160) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-0160 shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-0160 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	116-08	**Map:**	View Parcel Map		
Property Description: (What is this?)					
A 2.3 AC PCL IN SW CR SE SE SEC 8-8S-8E					

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	2.3000	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	0004		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$5,067.00 >> Value Details <<		
Limited Value (LPV):	$5,067.00		
Real Property Ratio:			
Assessed FCV:	$811.00		
Assess LPV:	$811.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
2830 E MILLIGAN RD 0001 ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-017-B) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-017B) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017B shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-017B (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	Not Available		

Property Description: (What is this?)

COM @ SE COR OF SEC 8-8S-8E TH N-1301.21 TH N-53D W-2900 TH S-36D W-150 TO POB TH S-36D W-1350 TH N-53D W-1105.66 TH WESTERLY ALONG ARC 744.81 TH WEST TO A PT WHICH LIES 367 EAST OF THE WESTERLY SEC LINE TH N-1615.16 TO THE SOUTHERLY LINE OF THE RAIL SIDING TRACT TH S-53D E-3123.05 TO POB. 77.34 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	77.3400	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	4110		
Land Legal Class:			
Impr.Legal Class:	02RL		
Full Cash Value (FCV):	$1,314,780.00 >> Value Details <<		
Limited Value (LPV):	$766,484.00		
Real Property Ratio:			
Assessed FCV:	$210,365.00		
Assess LPV:	$122,637.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	

310 E DATE ST 0001
ELOY AZ 85131
[redacted]
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:					
Unit:		**Block:**		**Lot:**	**Phase:**
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-017-E) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-017E) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017E shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-017E (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	Not Available		
Property Description: (What is this?)					
COM @ W1/4 COR SEC 8-8S-8E TH N-95.95 TH E-367 TO POB TH CONT E-33 TH N 88D E-246.49 TH EASTERLY ALONG ARC DIST 269.08 W/RAD 1160 TH S-554.96 TH W-541.11 TH N-635.29 TO POB, 7 47 AC					

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	7.4700	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	0004		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$140,810.00 >> Value Details <<		
Limited Value (LPV):	$116,356.00		
Real Property Ratio:			
Assessed FCV:	$22,530.00		
Assess LPV:	$18,617.00		

Document:	Document Number Not Given				
Date of Sale:	Not Given				
Sale Amount:	Not Given				
Property Address (Location):					
309 E DATE ST 0001 ELOY AZ 85131 [redacted] * Property Address refers to a geographical location: it may not match the mailing address city or zip code					
Subdivision:					
Unit:	**Block:**	**Lot:**	**Phase:**		
Cabinet:	**Slide:**				

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-017-F) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-017F) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-017F shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-017F (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	Not Available		

Property Description: (What is this?)
A PORTION OF SEC 8-8S-8E LYING SWLY OF THE ACCESS RD DESC IN 2007-009789 EXC THAT PORTION DESC IN CAB C PG-126 & EXC W-908.11 SOUTH OF THE ACCESS RD & EXC THOSE PORTIONS LYING NELY OF I-10 R/W AND NORTH OF AND ADJACENT TO MILLIGAN RD., 116.92 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	116.9200	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	4110		
Land Legal Class:			
Impr.Legal Class:	02RL		
Full Cash Value (FCV):	$40,337.00 >> Value Details <<		
Limited Value (LPV):	$33,332.00		
Real Property Ratio:			
Assessed FCV:	$6,454.00		
Assess LPV:	$5,333.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
501 E DATE ST 0001 ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-018-*) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-0180) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-0180 shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-0180 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		

Property Description: (What is this?)

TRT C; 1 AC IN SW S OF R/R R/W SEC 8-8S-8E

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	1.0000	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	4110		
Land Legal Class:			
Impr.Legal Class:	02RL		
Full Cash Value (FCV):	$500.00 >> Value Details <<		
Limited Value (LPV):	$500.00		
Real Property Ratio:			
Assessed FCV:	$80.00		
Assess LPV:	$80.00		

Document:	Document Number Not Given
Date of Sale:	7/29/2004
Sale Amount:	Not Given
Property Address (Location):	

500 E MILLIGAN RD 0001
ELOY AZ 85131
View Map
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:					
Unit:		**Block:**		**Lot:**		**Phase:**	
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-019-*) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-0190) **View Details**

Link to This Parcel | Print View

Parcel Number 411-10-0190 shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-0190 (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		
Property Description: (What is this?)					
S-200' E OF HWY R/W OF W-1075' OF SEC 8-8S-8E .34 AC					

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	0.3400	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	4110		
Land Legal Class:			
Impr.Legal Class:	02RL		
Full Cash Value (FCV):	$500.00 >> Value Details <<		
Limited Value (LPV):	$500.00		
Real Property Ratio:			
Assessed FCV:	$80.00		
Assess LPV:	$80.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
400 E MILLIGAN RD 0001 ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-020-D) **New Search**

Search Results (1 Entry) **Back to List**

Parcel Details (411-10-020D) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-020D shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-020D (Closing Information)				
Section:	08	**Township:**	1 08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		

Property Description: (What is this?)
BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245 E-170 TO POB E-430 SWLY APPROX 638.84 NWLY ALONG THE ELY LINE OF STATE HWY R/W APPROX 140 N320 TO POB SEC 8-8S-8E 125020 SQ FT 2.87 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	2.8700	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	4110		
Land Legal Class:			
Impr.Legal Class:	02RL		
Full Cash Value (FCV):	$57,400.00 >> Value Details <<		
Limited Value (LPV):	$37,413.00		
Real Property Ratio:			
Assessed FCV:	$9,184.00		
Assess LPV:	$5,986.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	

330 E MILLIGAN RD 0001
ELOY AZ 85131
[redacted]
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:					
Unit:		**Block:**		**Lot:**		**Phase:**	
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-021-C) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-021C) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-021C shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-021C (Parcel Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		

Property Description: (What is this?)

COM @ W1/4 COR SEC 8 8S 8E TH E 33 TO POB TH E 367 TH S 600 TH W 367 TH N 600 TO POB EXC E 12' OF W 62' OF N 333.85' OF SAID SW1/4, 215972 SQ FT, 4.96 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	5.0500	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	0004		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$10,684.00 >> Value Details <<		
Limited Value (LPV):	$10,684.00		
Real Property Ratio:			
Assessed FCV:	$1,709.00		
Assess LPV:	$1,709.00		

Document:	Document Number Not Given				
Date of Sale:	Not Given				
Sale Amount:	Not Given				
Property Address (Location):					
501 S SUNSHINE BLVD 0001 ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code					
Subdivision:					
Unit:	**Block:**	**Lot:**	**Phase:**		
Cabinet:	**Slide:**				

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-021D)

New Search

Search Results (1 Entries)

Back to List

Parcel Details (411-10-021D)

View Details

Link to This Parcel **Print View**

Parcel Number 411-10-021D shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-021D (Taxing Information)
Section: 08	**Township:** 08S **Range:** 08E
Atlas Number: -	**Map:** View Parcel Map
Property Description: (What is this?)	
BEG @ SW COR OF SEC 8 N-1300.42 E-50 E-105 S-245.26 TO POB SELY ALONG ELY LINE OF STATE HWY R/W APPROX 350 N-320 W-170 TO POB SEC 8-8S-8E 27255 SQ FT .625 AC	

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	0.6200	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	8800		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$500.00 >> Value Details <<		
Limited Value (LPV):	$500.00		
Real Property Ratio:			
Assessed FCV:	$80.00		
Assess LPV:	$80.00		

Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
320 E MILLIGAN RD 0001 ELOY AZ 85131 [redacted] * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-023-E) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-023E) **View Details**

Link to This Parcel **Print View**

Parcel Number 411-10-023E shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-023E (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		

Property Description: (What is this?)

N 200 OF W 50 OF W 269 OF S 120.78 OF NW OF SEC 8 8S 8E, EXC COM @ W1/4 COR OF SAID SEC TH E 50 TO POB TH E 12 TH N 71.17 TO BEG OF CURVE CONCAVE SELY WITH A RAD OF 25 A DIST OF 39.39 TH W 37.12 TH S 96.25 TO POB, .95 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	0.9800	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	0012		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$2,258.00 >> Value Details <<		
Limited Value (LPV):	$2,258.00		
Real Property Ratio:			
Assessed FCV:	$361.00		
Assess LPV:	$361.00		

Document:	Document Number Not Given
Date of Sale:	12/7/2007
Sale Amount:	$1,190,760.00
Property Address (Location):	

301 E DATE ST 0001
ELOY AZ 85131
[redacted]
* Property Address refers to a geographical location: it may not match the mailing address city or zip code

Subdivision:					
Unit:		**Block:**		**Lot:**	**Phase:**
Cabinet:		**Slide:**			

No Personal Property Listed

Value Details **View Values**

Search Criteria (Parcel Number: 411-10-023-F) **New Search**

Search Results (1 Entries) **Back to List**

Parcel Details (411-10-023F) **View Details**

Link to This Parcel | Print View

Parcel Number 411-10-023F shows the following information for Tax Year: 2011 Tax Year Chart

Parcel Number:	411-10-023F (Taxing Information)				
Section:	08	**Township:**	08S	**Range:**	08E
Atlas Number:	-	**Map:**	View Parcel Map		

Property Description: (What is this?)
E-98 OF W-367 OF S-120.78 OF NW OF SEC 8-8S-8E .27 AC

Owner 1:	WSI DEVELOPMENT SUB LP ETAL
Owner 2:	C/O WALTON INTERNATIONAL GROUP (USA) INC
Owner 3:	
In C/O:	
Tax Bill Mailing Address	
Address:	4800 N SCOTTSDALE RD STE 4000
City:	SCOTTSDALE
State:	AZ
Zip Code:	85251

Parcel Size:	0.2700	**Size Indicator:**	Acres
Tax Area Code:	1103 (Rates current as of 2010)		
Use Code:	0012		
Land Legal Class:			
Impr.Legal Class:	02R		
Full Cash Value (FCV):	$2,344.00 >> Value Details <<		
Limited Value (LPV):	$2,344.00		
Real Property Ratio:			
Assessed FCV:	$375.00		
Assess LPV:	$375.00		

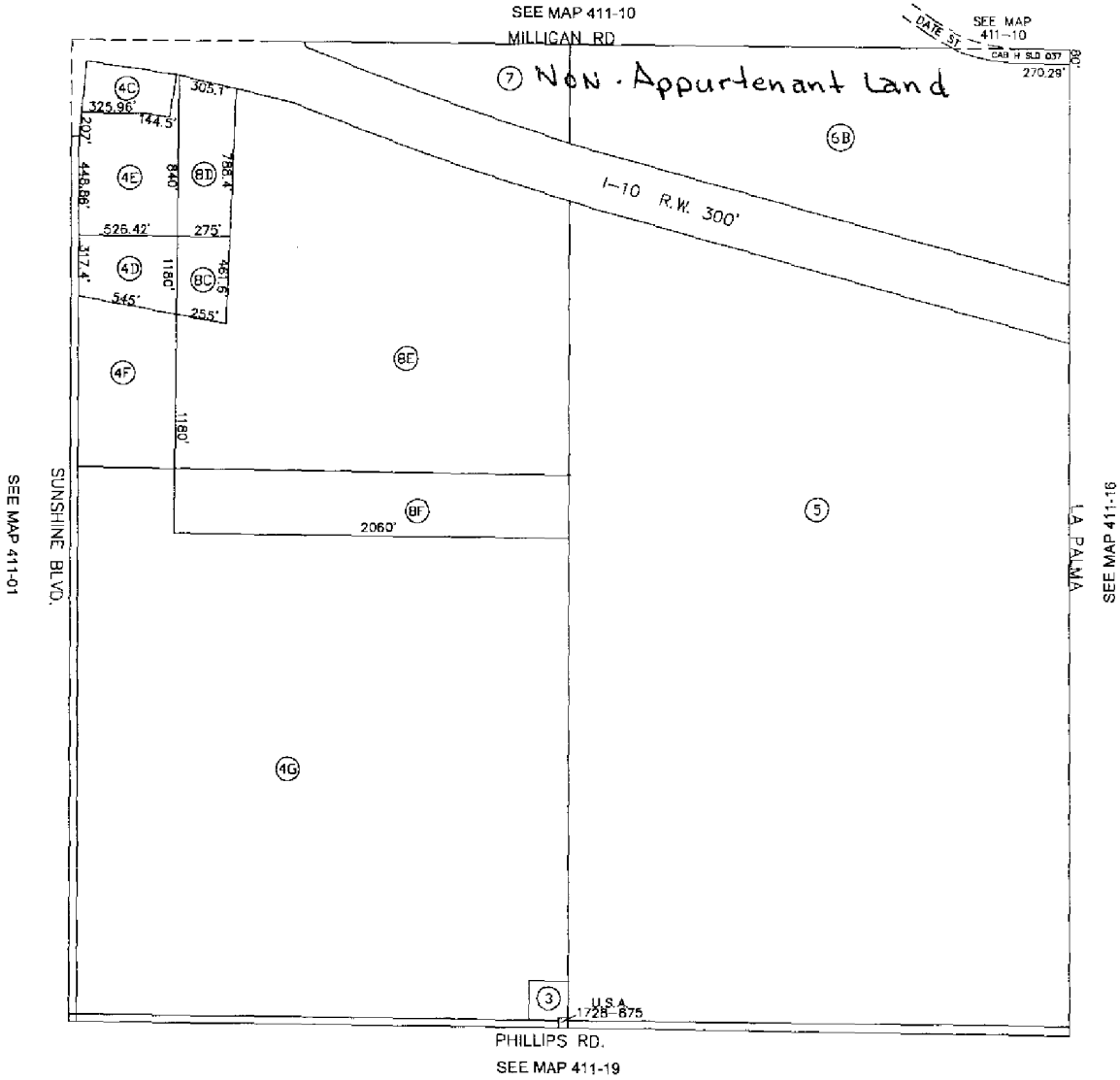
Document:	Document Number Not Given
Date of Sale:	Not Given
Sale Amount:	Not Given
Property Address (Location):	
305 E DATE ST 0001 ELOY AZ 85131 View Map * Property Address refers to a geographical location: it may not match the mailing address city or zip code	
Subdivision:	
Unit: / **Block:** / **Lot:** / **Phase:**	
Cabinet: / **Slide:**	

No Personal Property Listed

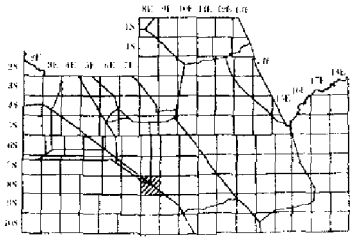
Value Details **View Values**

SEC. 17 TN.8S RG.8E

411-17



LOCATION MAP

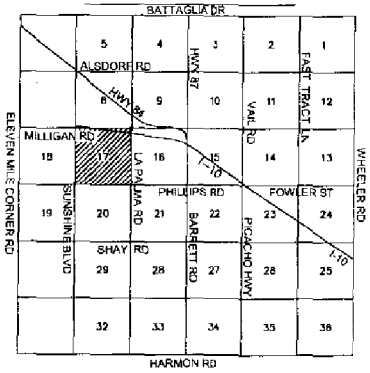


THIS MAP IS FOR VALUATION PURPOSES ONLY
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION MEASUREMENTS OR ACREAGE
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDER'S OFFICE

7-8-2008
UPDATED BY CC

NORTH

VICINITY MAP



PINAL COUNTY ASSESSORS MAP

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 02/22/2010 1504
FEE: $19.00
PAGES: 9
FEE NUMBER: 2010-016308

WHEN RECORDED, RETURN TO:

First American Title
Esplanade Commercial Center
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016
Pinal_AZ193(4224/5)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **WALTON ARIZONA, LLC**, an Arizona limited liability company ("***Grantor***"), on February 18, 2010, has granted to **WALTON SUNSHINE INDUSTRIAL, LP**, a Delaware limited partnership ("***Grantee***"), an undivided 0 and 3,753,419,350/10,000,000,000 percent (0.3753419350%) tenancy-in-common interest in that certain real property described on **Exhibit "A"** attached hereto (the "***Property***");

SUBJECT TO: (1) The current, non-delinquent general and special taxes for the fiscal year of the transfer of title, due and not yet payable; and (2) All exceptions to title approved by Grantee as identified on **Exhibit "B"** attached hereto (collectively, the "***Permitted Exceptions***").

TO HAVE AND TO HOLD, the Property, together with all benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances unto the Property anywise belonging, and together with all improvements now located on the Property, unto Grantee, and its successors and assigns, Grantor does hereby bind itself, and its successors and assigns, to WARRANT AND DEFEND all the Property, subject only to the Permitted Exceptions, unto the Grantee, and its successors and assigns, only against every person whomsoever claiming by or through Grantor.

For the same consideration, the Grantor hereby grants, sells and conveys, without warranty, express or implied, all right, title, interest and benefit of the Grantor in and to any adjacent street, roads, alleys, and rights-of-way, and strips and gores of real estate.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 18th day of February, 2010.

GRANTOR:

WALTON ARIZONA, LLC, an Arizona limited liability company

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Matthew M. Keister
Title: Treasurer

By: _____
Name: Gordon A. Price
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of February, 2010, by Matthew M. Keister, as Treasurer and Gordon A. Price, an Authorized Signatory, of Walton International Group, Inc., a Nevada corporation as Manager of Walton Arizona, LLC, an Arizona limited liability company, on behalf of the company.

_____
Notary Public

My commission expires:
1-9-2012

Christine A. Silver
NOTARY PUBLIC -- ARIZONA
MARICOPA COUNTY
My Commission Expires
January 09, 2012

Exhibit "A"
(to Special Warranty Deed)

PARCEL 1:

A PORTION OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE S00°24'55"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°24'55"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,180.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY;

THENCE N74°33'00"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 2183.69 FEET (2184.64 FEET RECORD) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N15°26'50"E AT A DISTANCE OF 17,038.73 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'22" FOR A DISTANCE OF 2043.84 FEET;

THENCE N15°30'00"W (N16°18'47"W RECORD), NOT TANGENT TO SAID CURVE, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 68.57 FEET (69.56 FEET RECORD);

THENCE N76°16'11"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 162.81 FEET;

THENCE N64°07'58"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 175.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N25°52'01"E AT A DISTANCE OF 1177.86 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°45'05" FOR A DISTANCE OF 549.94 FEET TO A POINT OF TANGENCY;

THENCE N37°22'54"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 440.46 FEET;

THENCE N18°56'27"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 230.92 FEET;

THENCE N89°30'00"E, LEAVING SAID NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY, FOR A DISTANCE OF 753.11 FEET;

THENCE N00°30'00"W, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1045.21 FEET;

THENCE S89°30'00"W FOR A DISTANCE OF 858.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°30'00"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 514.51 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 8;

THENCE N00°29'38"W, ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 96.11 FEET;

THENCE N89°46'44"E FOR A DISTANCE OF 350.00 FEET;

THENCE N88°05'27"E FOR A DISTANCE OF 246.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S05°46'24"W AT A DISTANCE OF 1,160.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°33'03" FOR A DISTANCE OF 618.52 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 2,739.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N88°04'38"E AT A DISTANCE OF 80.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'24" FOR A DISTANCE OF 144.52 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S15°25'46"E AT A DISTANCE OF 25.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 1,210.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N36°19'26"E AT A DISTANCE OF 840.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°06'12" FOR A DISTANCE OF 529.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE S89°46'45"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS SHOWN IN BOOK 19 OF SURVEYS, PAGE 178A, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA;

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, AS MONUMENTED BY A 3-INCH ALUMINUM DISK IN CONCRETE MARKED "2005 ¼ COR S7 S8 T8S R8E LS 15573" BEARING S00°39'26"E, 2615.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AS MONUMENTED BY A BRASS DISK IN HANDHOLE MARKED "ARIZONA HIGHWAY DEPT 19";

THENCE CONTINUE UPON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°47'44"E, 50.00 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID PARCEL 1;

THENCE CONTINUE UPON SAID SOUTH LINE, N89°47'44"E, 12.00 FEET;

THENCE PARALLEL WITH AND 12.00 FEET EAST OF SAID WEST LINE, N00°39'26"W, 71.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE UPON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°16'13", FOR AN ARC DISTANCE OF 39.39

FEET TO A POINT OF CUSP ON THE SOUTH LINE OF PARCEL NO. 3 AS SHOWN IN SAID BOOK OF SURVEYS;

THENCE UPON SAID SOUTH LINE, S89°36'47"W, 37.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3;

THENCE UPON THE WEST LINE OF SAID PARCEL NO. 1, S00°39'26"E, 96.25 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE N00°13'36"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1301.21 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE N53°40'34"W, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 2900.00 FEET;

THENCE S36°19'26"W, LEAVING SAID SOUTHERLY LINE, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S36°19'26"W FOR A DISTANCE OF 1,200.00 FEET;

THENCE N53°40'34"W FOR A DISTANCE OF 1,107.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 1,240.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°24'53"FOR A DISTANCE OF 744.81 FEET TO A POINT OF TANGENCY;
THENCE N88°05'27"W FOR A DISTANCE OF 170.70 FEET;

THENCE S89°46'44"W FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°29'38"W FOR A DISTANCE OF 1,915.16 FEET TO A POINT ON A LINE PARALLEL WITH AND 150 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE S53°40'34"E, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 3,123.05 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
(to Special Warranty Deed)

1. Any charge upon the Property by reason of its inclusion in the Central Arizona Water Conservation District

2. The terms and provisions contained in the document entitled "Agreement for Project Water Service" recorded April 17, 1990 as Docket 1670, Page 31. Modification to Agreement recorded October 1, 1992 as Docket 1857, Page 23. Modification to Agreement recorded January 12, 1996 as 96-001435 of Official Records. Modification to Agreement recorded April 14, 2000 as 2000-015943 of Official Records. Modification to Agreement recorded January 10, 2007 as 2007-004535 of Official Records.

3. The terms and provisions contained in the document entitled "Agreement Relating to Extension of Sewer Collection Facilities" recorded February 3, 2000 as 2000-005303 of Official Records and re-recorded March 1, 2000 as 2000-009063 of Official Records

4. The terms and provisions contained in the document entitled "Easement Agreement" recorded April 14, 2000 as 2000-015945 of Official Records.

5. The terms and provisions contained in the document entitled "Agreement Regarding Easement" recorded April 14, 2000 as 2000-015946 of Official Records.

6. The terms and provisions contained in the document entitled "Roadway and Utility Construction Easement and Maintenance Agreement" recorded January 23, 2007 as 2007-009791 of Official Records.

7. The terms and provisions contained in the document entitled "Development Agreement (Stirling)" recorded March 6, 2007 as 2007-028003 of Official Records.

8. Public Utility Easements, as set forth in Map of Dedication, recorded as Cabinet H, Slide 37.

9. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 23.

10. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 93.

11. An easement for electrical transmission line and incidental purposes in the document recorded as Docket 334, Page 587, thereafter a portion of said easement was released by instrument recorded as 2008-061857 of Official Records.

12. An easement for electrical transmission line and incidental purposes in the document recorded as 2000-048122.

13. An easement for gas pipeline and incidental purposes in the document recorded as 2007-140460.

14. A resolution by the Board of Supervisors of Pinal County, Arizona recorded February 21, 1964 as Docket 375, Page 572, purporting to establish a county roadway, thereafter Resolution No. 07-1091, recorded as 2007-121046 abandoning roadway known as Milligan Road.

15. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in Docket 512, Page 812.

16. The effect of resolutions adopting State Route Plan for the Interstate 10 and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2008-114574 of Official Records.

17. The terms and provisions contained in the document entitled "Memorandum of Understanding and Agreement" recorded August 6, 1984 as Docket 1239, Page 329 of Official Records.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 02/22/2010 1504
FEE: $19.00
PAGES: 9
FEE NUMBER: 2010-016307

WHEN RECORDED, RETURN TO:

First American Title
Esplanade Commercial Center
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016
Pinal_AZ1994462161

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **WALTON ARIZONA, LLC**, an Arizona limited liability company ("***Grantor***"), on February 18, 2010 has granted to **WSI DEVELOPMENT SUB, LP**, a Delaware limited partnership ("***Grantee***"), an undivided 0 and 3,748,516,170/10,000,000,000 percent (0.3748516170%) tenancy-in-common interest in that certain real property described on **Exhibit "A"** attached hereto (the "***Property***");

SUBJECT TO: (1) The current, non-delinquent general and special taxes for the fiscal year of the transfer of title, due and not yet payable; and (2) All exceptions to title approved by Grantee as identified on **Exhibit "B"** attached hereto (collectively, the "***Permitted Exceptions***").

TO HAVE AND TO HOLD, the Property, together with all benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances unto the Property anywise belonging, and together with all improvements now located on the Property, unto Grantee, and its successors and assigns. Grantor does hereby bind itself, and its successors and assigns, to WARRANT AND DEFEND all the Property, subject only to the Permitted Exceptions, unto the Grantee, and its successors and assigns, only against every person whomsoever claiming by or through Grantor.

For the same consideration, the Grantor hereby grants, sells and conveys, without warranty, express or implied, all right, title, interest and benefit of the Grantor in and to any adjacent street, roads, alleys, and rights-of-way, and strips and gores of real estate.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 18th day of February, 2010.

GRANTOR:

WALTON ARIZONA LLC, an Arizona limited liability company

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Matthew M. Keister
Title: Treasurer

By: _____
Name: Gordon A. Price
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of February, 2010, by Matthew M. Keister, as Treasurer, and Gordon A. Price, an Authorized Signatory of Walton International Group, Inc., a Nevada corporation as Manager of Walton Arizona, LLC, an Arizona limited liability company, on behalf of the company.

_____
Notary Public

My commission expires:

1-9-2012

Christine A. Silver
NOTARY PUBLIC -- ARIZONA
MARICOPA COUNTY
My Commission Expires
January 09, 2012

Exhibit "A"
(to Special Warranty Deed)

PARCEL 1:

A PORTION OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE S00°24'55"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°24'55"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,180.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY;

THENCE N74°33'00"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 2183.69 FEET (2184.64 FEET RECORD) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N15°26'50"E AT A DISTANCE OF 17,038.73 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'22" FOR A DISTANCE OF 2043.84 FEET;

THENCE N15°30'00"W (N16°18'47"W RECORD), NOT TANGENT TO SAID CURVE, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 68.57 FEET (69.56 FEET RECORD);

THENCE N76°16'11"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 162.81 FEET;

THENCE N64°07'58"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 175.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N25°52'01"E AT A DISTANCE OF 1177.86 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°45'05" FOR A DISTANCE OF 549.94 FEET TO A POINT OF TANGENCY;

THENCE N37°22'54"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 440.46 FEET;

THENCE N18°56'27"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 230.92 FEET;

THENCE N89°30'00"E, LEAVING SAID NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY, FOR A DISTANCE OF 753.11 FEET;

THENCE N00°30'00"W, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1045.21 FEET;

THENCE S89°30'00"W FOR A DISTANCE OF 858.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°30'00"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 514.51 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 8;

THENCE N00°29'38"W, ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 96.11 FEET;

THENCE N89°46'44"E FOR A DISTANCE OF 350.00 FEET;

THENCE N88°05'27"E FOR A DISTANCE OF 246.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S05°46'24"W AT A DISTANCE OF 1,160.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°33'03" FOR A DISTANCE OF 618.52 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 2,739.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N88°04'38"E AT A DISTANCE OF 80.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'24" FOR A DISTANCE OF 144.52 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S15°25'46"E AT A DISTANCE OF 25.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO A POINT OF TANGENCY;

THENCE S53°40'34"E FOR A DISTANCE OF 1,210.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N36°19'26"E AT A DISTANCE OF 840.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°06'12" FOR A DISTANCE OF 529.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE S89°46'45"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS SHOWN IN BOOK 19 OF SURVEYS, PAGE 178A, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, AS MONUMENTED BY A 3-INCH ALUMINUM DISK IN CONCRETE MARKED "2005 ¼ COR S7 S8 T8S R8E LS 15573" BEARING S00°39'26"E, 2615.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AS MONUMENTED BY A BRASS DISK IN HANDHOLE MARKED "ARIZONA HIGHWAY DEPT 19";

THENCE CONTINUE UPON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°47'44"E, 50.00 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID PARCEL 1;

THENCE CONTINUE UPON SAID SOUTH LINE, N89°47'44"E, 12.00 FEET;

THENCE PARALLEL WITH AND 12.00 FEET EAST OF SAID WEST LINE, N00°39'26"W, 71.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE UPON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°16'13", FOR AN ARC DISTANCE OF 39.39

FEET TO A POINT OF CUSP ON THE SOUTH LINE OF PARCEL NO. 3 AS SHOWN IN SAID BOOK OF SURVEYS;

THENCE UPON SAID SOUTH LINE, S89°36'47"W, 37.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3;

THENCE UPON THE WEST LINE OF SAID PARCEL NO. 1, S00°39'26"E, 96.25 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET;

THENCE N00°13'36"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1301.21 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE N53°40'34"W, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 2900.00 FEET;

THENCE S36°19'26"W, LEAVING SAID SOUTHERLY LINE, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S36°19'26"W FOR A DISTANCE OF 1,200.00 FEET;

THENCE N53°40'34"W FOR A DISTANCE OF 1,107.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 1,240.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°24'53"FOR A DISTANCE OF 744.81 FEET TO A POINT OF TANGENCY;
THENCE N88°05'27"W FOR A DISTANCE OF 170.70 FEET;

THENCE S89°46'44"W FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N00°29'38"W FOR A DISTANCE OF 1,915.16 FEET TO A POINT ON A LINE PARALLEL WITH AND 150 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE S53°40'34"E, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 3,123.05 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
(to Special Warranty Deed)

1. Any charge upon the Property by reason of its inclusion in the Central Arizona Water Conservation District

2. The terms and provisions contained in the document entitled "Agreement for Project Water Service" recorded April 17, 1990 as Docket 1670, Page 31. Modification to Agreement recorded October 1, 1992 as Docket 1857, Page 23. Modification to Agreement recorded January 12, 1996 as 96-001435 of Official Records. Modification to Agreement recorded April 14, 2000 as 2000-015943 of Official Records. Modification to Agreement recorded January 10, 2007 as 2007-004535 of Official Records.

3. The terms and provisions contained in the document entitled "Agreement Relating to Extension of Sewer Collection Facilities" recorded February 3, 2000 as 2000-005303 of Official Records and re-recorded March 1, 2000 as 2000-009063 of Official Records

4. The terms and provisions contained in the document entitled "Easement Agreement" recorded April 14, 2000 as 2000-015945 of Official Records.

5. The terms and provisions contained in the document entitled "Agreement Regarding Easement" recorded April 14, 2000 as 2000-015946 of Official Records.

6. The terms and provisions contained in the document entitled "Roadway and Utility Construction Easement and Maintenance Agreement" recorded January 23, 2007 as 2007-009791 of Official Records.

7. The terms and provisions contained in the document entitled "Development Agreement (Stirling)" recorded March 6, 2007 as 2007-028003 of Official Records.

8. Public Utility Easements, as set forth in Map of Dedication, recorded as Cabinet H, Slide 37.

9. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 23.

10. An easement for communication system and incidental purposes in the document recorded as Book 25 of Miscellaneous, Page 93.

11. An easement for electrical transmission line and incidental purposes in the document recorded as Docket 334, Page 587, thereafter a portion of said easement was released by instrument recorded as 2008-061857 of Official Records.

12. An easement for electrical transmission line and incidental purposes in the document recorded as 2000-048122.

13. An easement for gas pipeline and incidental purposes in the document recorded as 2007-140460.

14. A resolution by the Board of Supervisors of Pinal County, Arizona recorded February 21, 1964 as Docket 375, Page 572, purporting to establish a county roadway, thereafter Resolution No. 07-1091, recorded as 2007-121046 abandoning roadway known as Milligan Road.

15. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in Docket 512, Page 812.

16. The effect of resolutions adopting State Route Plan for the Interstate 10 and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2008-114574 of Official Records.

17. The terms and provisions contained in the document entitled "Memorandum of Understanding and Agreement" recorded August 6, 1984 as Docket 1239, Page 329 of Official Records.

GROUNDWATER RIGHT INFORMATION SHEET

Input Date	Full	Split	Consolidation	Convey to File	Small Exempt	Small Non-exempt	County
2/2/11	X						PINAL

Form / Signature	Deed / Old Cert	Fee	Assessor Map	Assr Parcel Info	Aerial Photo	Tracking Sheet	GIS Work Map
X	X	X	X	X	X	X	

CONVEYANCE TRACKING

Old Right Number	File Status	Irrigation Acres	Percent Conveyed
58-100896.0017	IC	188.22	100%

SPECIFIC USE

New Right Number	File Status	Acres Conveyed	Water-logged Area
58-100896.0032		182.22	

WATER DUTY AND ALLOTMENT

Irrigation Acres	Water Duty Acres	Allotment Year	Non-Appurt Acres	Efficiency	Water Duty	Allotment	MAWA
188.22	171.48	2011		0.8	~~3.65~~ 3.66	~~626.9~~ 627.62	3.33

WRF

Right Type	Ama	Land Owner	Sub-basin	Retired Acres	SW Elig Acres
J	D	P0	11		

Customers

Last Name	First Name	Company
		WALTON SUNSHINE INDUSTRIAL LP WSI DEVELOPMENT SUB LP

Address	Phone
WALTON ARIZONA LLC	

City	State	Zip Code	Zip+4	Cust Type	Order Nbr	Fax
SCOTTSDALE	AZ	85251		Owner	1	

Location

Quad	Township	Half	Range	Half	Section	Q 160	Q 40	Q 10	Q 2	Active?	Lot Nbr
D	8	0	8	0	08					Y	

Map Reference

Book	Map	Parcel	Part
411	10	016	
411	10	017B	
411	10	017E	
411	10	017F	
411	10	018	
411	10	019	
411	10	020D	
411	10	021C	
411	10	021D	
411	10	023E	
411	10	023F	

Well Serving

Year	Registry Number	Owned? Y/N
2011	618532	

Location Legal Description
Sec 8 T8S R8E

IRD FACILITY REPORTING

Irrigation District	Irr Dist Number
TRAL ARIZONA IRRIGATION & DRAIN	57-001101.0000

COMMENTS

Processor	Reviewer

PINAL AMA

CERTIFICATE TRACKING FORM

GFR #: 100896.

#ACRES _____ TYPE: IGR

GENERATION

1	from page 1 58-100896.0012 IGR	from page 1 IGR [illegible]	from page 1 IGR 100896.0024 640.70
2	113 acres IGR 58-100896.0026 3 acres IGR 58-100896.0027	255.53 acres IGR 58-100896.0028	640.7 acres IGR 58-100896.0029
3	from page 1 86.7 acres IGR 58-100896.0030 ~~[illegible]~~2 acres 188.22 58-100896.0032		
4			
5			

From page 1 sm