

Arizona Department of Water Resources

Groundwater Right/Facility Report

RIGHT #: 58-100513.0004 STATUS DATE: 10/25/2007
AMA: PINAL AMA RIGHT/PERMIT/FACILITY TYPE: IRRIGATION USE
LAND OWNERSHIP : CORPORATION FILE STATUS: ACTIVE - PARTIAL CONVEYANCE
2007 ALLOTMENT: 287.83 BMP Enrollee: N RETIRED ACRES: 0.00
WATER DUTY ACRES: 76.55 IRRIGATION ACRES 81.40 WATER DUTY 3.76
IRRIGATION DISTRICT NAME: SAN CARLOS MAWA: 3.54

NAME & ADDRESS

SAN CARLOS 198, LLC
5650 W. LINDA LANE

TYPE: OWNER

CHANDLER AZ 85226

PLACE OF USE

NW 25 T6.0S R5.0E

BOOK/MAP/PARCEL

Book: 503 Map: 48 Parcel: 003R Part:

WELL SERVING

*** NO DATA FOUND ***

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***

Certificate of Grandfathered Groundwater Right

COUNTY OF PINAL

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

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

**SAN CARLOS 198, LLC
5650 W. LINDA LANE
CHANDLER, AZ 85226**

is granted

IRRIGATION GRANDFATHERED RIGHTS

in the

PINAL ACTIVE MANAGEMENT AREA

for **81.4** 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) 503-48-003R in NW¼ Sec 25 T6S R5E GSRB&M, as more fully described in the map attached hereto as Exhibit A and made a part hereof by reference.

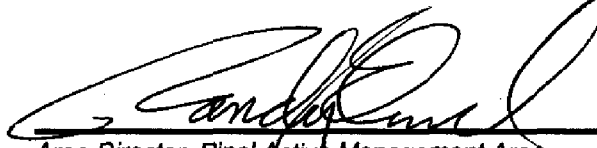
The use of groundwater on the above described land shall be for irrigation purposes in accordance with the laws of the State of Arizona and restrictions placed on use by the Director of the Department of Water Resources pursuant to Title 45, Chapter 2, Arizona Revised Statutes.



CERTIFICATE NO. 58-100513.0004

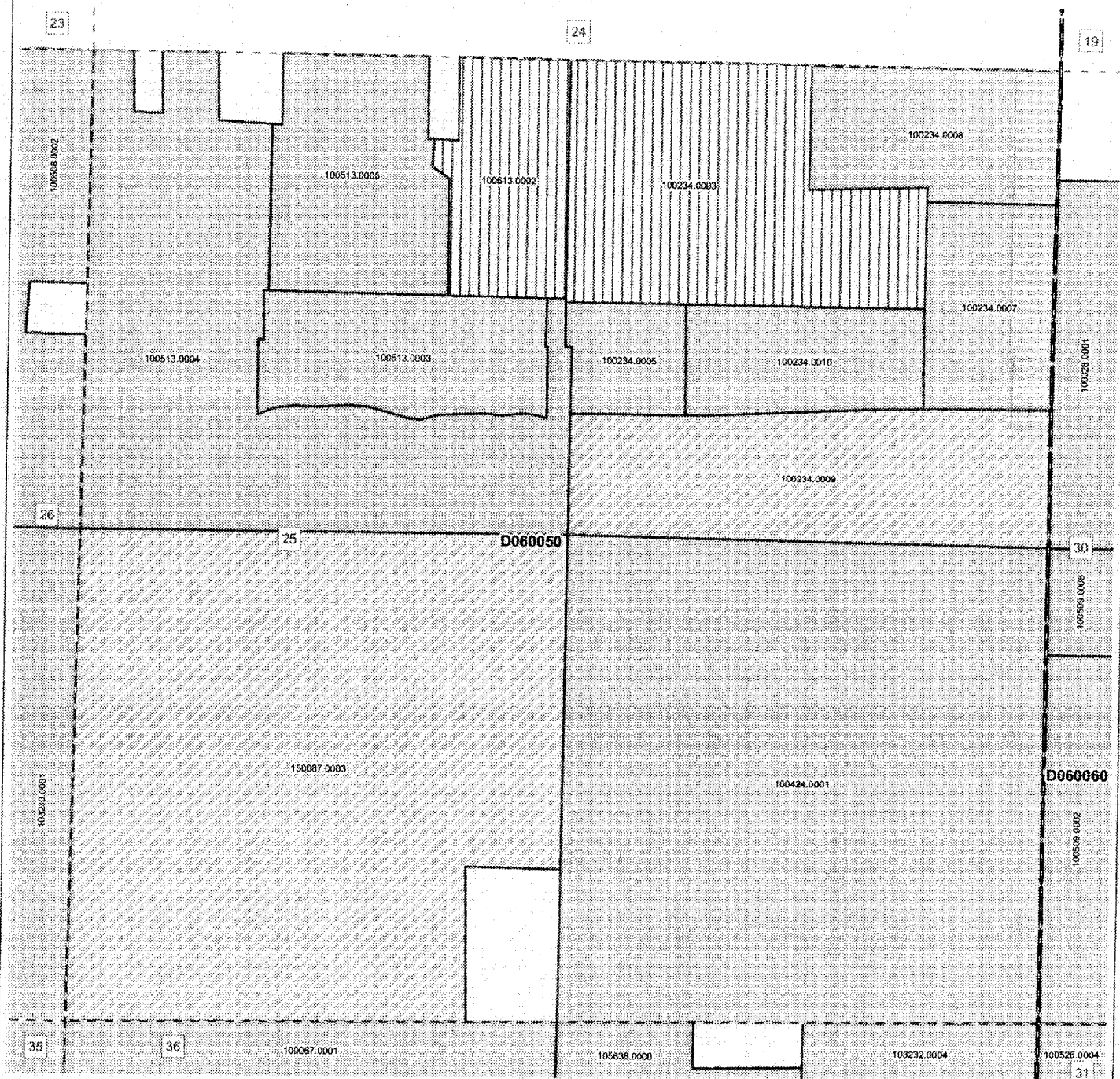
is granted this 25th day of October, 2007

ARIZONA DEPARTMENT OF WATER RESOURCES


Area Director, Pinal Active Management Area

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

GROUNDWATER RIGHTS
Sec. 25 T6S R5E 58-100513.0004



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



Map Scale 1:9,000

Map Printed: 11/9/2007 11:15:40 AM

**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. 58-100513.0004

ASSIGNED IRRIGATION EFFICIENCY: 80 PERCENT

IRRIGATION WATER DUTY: 3.76 ACRE FEET PER ACRE

**MAXIMUM ANNUAL
GROUNDWATER ALLOTMENT: 287.83 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.

NOTIFICATION OF CHANGE OF OWNERSHIP OF AN IRRIGATION GRANDFATHERED RIGHT
AND CHANGE OF WELL OWNERSHIP

INSTRUCTIONS

- ENCLOSE A DULY RECORDED DEED OR OTHER DOCUMENTATION WHICH EVIDENCES THIS CONVEYANCE. THE DEED OR OTHER DOCUMENTATION MUST BE SIGNED BY BOTH THE BUYER AND SELLER.
- ENCLOSE THE ORIGINAL CERTIFICATE OF GRANDFATHERED RIGHT. IF THE ORIGINAL CERTIFICATE HAS BEEN LOST, A NOTARIZED STATEMENT TO THIS EFFECT MUST BE SUBMITTED.
- ENCLOSE A \$20.00 CERTIFICATE CONVEYANCE FEE MADE PAYABLE TO THE DEPARTMENT OF WATER RESOURCES FOR EACH NEW CERTIFICATE TO BE ISSUED.

IF ANY OF THE ABOVE REFERENCED ENCLOSURES ARE MISSING FROM YOUR SUBMITTAL, THIS NOTIFICATION WILL BE RETURNED TO YOU AS INCOMPLETE.

In accordance with A.R.S. 45-482(B), the undersigned parties hereby notify the Arizona Department of Water Resources of the conveyance of the following Certificate of Irrigation Grandfathered Right:

1. Certificate of Grandfathered Right Number: 58-100513.0002 and 58-100234.0001
2. Number of irrigation acres on this Certificate: 127 acres, and 98 acres
3. Number of irrigation acres conveyed: 198+ acres.
4. Please specify the effective date of this conveyance (date appearing on deed): / /
5. Indicate the quantity of water used between January 1 of the year the right was conveyed and the date of conveyance.
 acre-feet
6. Water used by this right is obtained from (check all appropriate):
☐ owned wells (indicate DWR well registration numbers below:
55- 55- 55- 55-
☒ Irrigation district: San Carlos Irrigation and Drainage District
☐ non-owned, non-district wells (indicate DWR well registration numbers below):
55- 55- 55- 55-
☐ other:

SELLER/GRANTOR
(Print or Type)

NAME K-S Associates, an Arizona
General Partnership & AZ-CAL
Limited Partnership, a Calif.
ADDRESS limited Partnership doing
business in Arizona as
Sierra AZ-CAL Limited Partnership
300 E. 2nd Street #1500
PHONE Reno, NV 89501
702-325-3339

BUYER/GRANTEE
(Print or Type)

NAME San Carlos 198, L.L.C.
ADDRESS 1061 E Calle Monte Vista
Tempe AZ 85284
PHONE 560 0341

SAN CARLOS 198, L.L.C.

By: Charles Spike Lawrence Sept. 5, 1996
BUYER'S SIGNATURE DATE

If you have questions regarding this matter, please phone the appropriate Active Management Area office: Phoenix (602) 255-2512; Prescott (602) 778-7202; Pinal (602) 836-4857; Tucson (602) 628-5058

CHARLES G. 'NAP' LAWRENCE BARBARA LAWRENCE INVESTMENTS/FARMING 1061 E. CALLE MONTE VISTA 830 4000 TEMPE, AZ 85284		8259
PAY TO THE ORDER OF <u>ADWRB</u>		9-11-96 01-1/1221
<u>Thirty & no/100</u>		\$ 30 -
DOLLARS ☐ Security features included. Printed on bank paper.		
First Interstate Bank First Interstate Bank of Arizona, N.A. Star Office 600 500 North Main Street Reno, AZ 85201		SELECT BANKING ☐
R/R <u>Farm</u>		

SEP 11 1996

When Recorded Mail to:
Charles G. Lawrence

Escrow No. 34017425

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

AZ-CA LIMITED PARTNERSHIP, a California limited partnership doing business in Arizona as Sierra Az-Ca Limited Partnership and K-S ASSOCIATES, an Arizona general partnership

hereafter called the Grantor, hereby conveys to
SAN CARLOS 198, L.L.C., an Arizona limited liability company

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto;

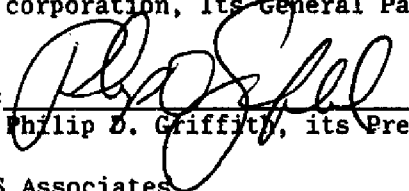
See Attached Legal Description hereto and made a part thereof

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated this 15th day of August, 1996.

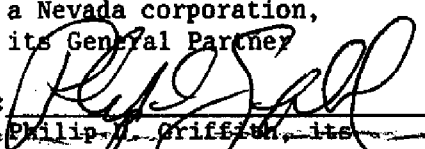
AZ-CA Limited Partnership
a California limited partnership,
doing business in Arizona as
Sierra AZ-CA Limited Partnership

By AZ Land Company, a California
corporation, Its General Partner

BY: 
Philip D. Griffith, its President

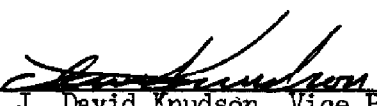
K-S Associates,
an Arizona general partnership

By Lincoln Land & Livestock Company,
a Nevada corporation,
its General Partner

By: 
Philip D. Griffith, its
President & CEO

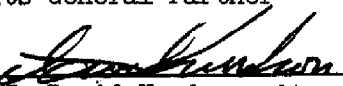
AZ-CA Limited Partnership
a California limited partnership,
doing business in Arizona as
Sierra AZ-CA Limited Partnership

By AZ Land Company, a California
corporation, Its General Partner

BY: 
J. David Knudson, Vice President

K-S Associates,
an Arizona general partnership

By K-C Limited Partnership,
a California limited partnership
its General Partner

By: 
J. David Knudson, its
General Partner

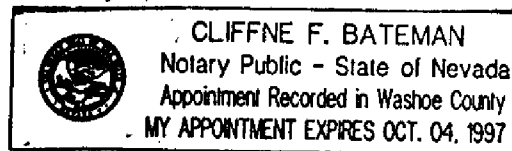
STATE OF NEVADA)
) ss.
County of Washoe)

This instrument was acknowledged before me this 22nd day of August, 1996 by Philip D. Griffith as President and CEO of Lincoln Land & Livestock Company, a Nevada corporation as General Partner of K-S Associates, an Arizona general partnership.

10/4/97

My commission expires

Cliffne F. Bateman
Notary Public



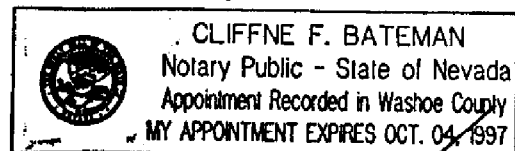
STATE OF NEVADA)
) ss.
County of Washoe)

This instrument was acknowledged before me this 22nd day of August, 1996 by Philip D. Griffith as President of AZ Land Company, a California corporation, as General Partner of AZ-CA Limited Partnership, a California limited partnership, doing business in Arizona as Sierra AZ-CA Limited Partnership.

10/4/97

My Commission Expires

Cliffne F. Bateman
Notary Public



STATE OF)
) ss.
County of)

This instrument was acknowledged before me this _____ day of _____, 1996 by J. David Knudson as Vice President of AZ Land Company, a California corporation, as General Partner of AZ-CA Limited Partnership, a California limited partnership, doing business in Arizona as Sierra AZ-CA Limited Partnership.

My Commission Expires

Notary Public

STATE OF)
) ss.
County of)

This instrument was acknowledged before me this _____ day of _____, 1996 by J. David Knudson as General Partner of K-C Limited Partnership, a California limited partnership, as General Partner of K-S Associates, an Arizona general partnership.

Attached Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

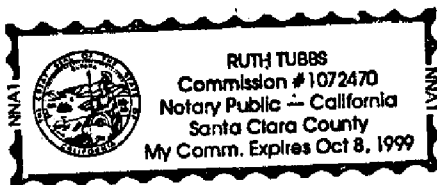
State of CALIFORNIA

County of SANTA CLARA

On August 27, 1996 before me, Ruth Tubbs, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared J. David Knudson
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ruth Tubbs
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 8-15-96 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: J. David Knudson

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

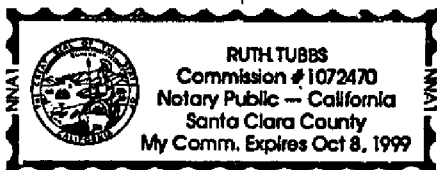
State of CALIFORNIA

County of SANTA CLARA

On August 27, 1996 before me, Ruth Tubbs, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared J. David Knudson
Name(s) of Signer(s)

☒ personally known to me — OR — ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ruth Tubbs
Signature of Notary Public

OPTIONAL

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Title or Type of Document: Warranty Deed

Document Date: 8-15-96 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: J. David Knudson

- ☐ Individual
☒ Corporate Officer
Title(s): V.P. + General Partner
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

DESCRIPTION

PARCEL NO. 1:

The Northwest quarter of Section 25, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the North 50 feet thereof; and

EXCEPTING THEREFROM the following described parcels:

EXCEPTION NO. 1:

BEGINNING at the Northwest corner of Section 25;

thence East a distance of 405 feet along the North line of said Section 25;

thence South a distance of 50 feet to the TRUE POINT OF BEGINNING;

thence South 330 feet parallel with the West line of said Section 25;

thence West 170 feet parallel with the North line of said Section 25;

thence North 330 feet parallel with the West line of said Section 25;

thence East 170 feet parallel with the North line of said Section 25 to the TRUE POINT OF BEGINNING.

EXCEPTION NO. 2:

BEGINNING at a point on the section line between Sections 24 and 25, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, North 89° 35' East 735.0 feet from the section corner common to Sections 23, 24, 25 and 26;

thence South 0° 25' East 50.0 feet to the South right of way line of State Highway Number 84, the TRUE POINT OF BEGINNING;

thence North 89° 35' East 170.0 feet along said right of way line;

thence South 0° 25' East 340.0 feet;

thence South 89° 35' West 170.0 feet;

thence North 0° 25' West 340.0 feet to the TRUE POINT OF BEGINNING, all situate in the Northwest quarter of the Northwest quarter of said Section 25.

-CONTINUED-

EXCEPTION NO. 3:

BEGINNING at a point on the North line of Section 25, from which the Northwest corner thereof bears South 89° 35' East 905.00 feet;

003B
thence North 89° 35' East 170.00 feet;
thence South 0° 25' East 390.00 feet;
thence North 89° 35' West 170.00 feet;
thence North 0° 25' West 390.00 feet to the POINT OF BEGINNING, situate in the Northwest quarter of the Northwest quarter of said Section 25.

EXCEPTION NO. 4:

BEGINNING at the Northwest corner of Section 25, measure in an Easterly direction along the section line bearing North 89° 35' East a distance of 1902.79 feet to the TRUE POINT OF BEGINNING;

thence continue along said section line a distance of 133.42 feet;

003C
thence South along a line bearing South 0° 45' West a distance of 194.19 feet;

thence East along a line bearing North 89° 35' East a distance of 10.65 feet;

thence South along a line bearing South 01° 00' 30" West a distance of 199.65 feet;

thence South along a line bearing South 01° 00' 30" West a distance of 199.65 feet;

thence West along a line bearing North 88° 50' 30" West a distance of 150.59 feet;

thence North along a line bearing North 0° 18' East a distance of 196.93 feet;

thence East along a line bearing South 89° 35' East a distance of 10.18 feet;

thence North along a line bearing North 0° 23' East a distance of 193.28 feet to the TRUE POINT OF BEGINNING, situate in the Northwest quarter of the Northwest quarter of said Section 25.

-CONTINUED-

EXCEPTION NO. 5:

COMMENCING at the West quarter corner of said Section 25;

thence North 89° 53' 19" East along the South line of the Northwest quarter of said Section 25, a distance of 1018.21 feet to a point;

thence North 00° 31' 17" East along a line parallel with the West line of the Southeast quarter of said Northwest quarter a distance of 669.53 feet to a point on the South line of the North half of the South half of said Northwest quarter and the TRUE POINT OF BEGINNING;

thence continuing North 00° 31' 17" East a distance of 669.52 feet to a point on the North line of the South half of said Northwest quarter;

thence North 89° 44' 09" East along said North line a distance of 1558.84 feet to a point on a line 75.00 feet West of and parallel to the East line of said Northwest quarter;

thence South 00° 27' 39" West along said line a distance of 671.60 feet to a point on the South line of the North half of the South half of said Northwest quarter;

thence South 89° 48' 44" West, along said South line a distance of 75.00 feet to the point on a curve, concave Southerly and having a radius point which bears South 00° 11' 16" East a distance of 1000.00 feet;

thence Westerly along the arc of said curve, through a central angle of 5° 35' 36" a distance of 97.62 feet to a point on a reverse curve, concave Northerly and having a radius point which bears North 05° 46' 52" West, a distance of 3000.00 feet;

thence Westerly along the arc of said curve, through a central angle of 12° 03' 10", a distance of 631.08 feet to a point on a reverse curve, concave Southerly and having a radius point which bears South 06° 16' 18" West a distance of 3000.00 feet;

thence Westerly along the arc of said curve, through a central angle of 12° 03' 10" a distance of 631.08 feet to a point on a reverse curve, concave Northerly and having a radius point which bears North 05° 46' 52" West, a distance of 1000.00 feet;

thence Westerly along the arc of said curve, through a central angle of 05° 35' 36", a distance of 97.62 feet to a point on a tangent line, said line being the South line of the North half of the South half of said Northwest quarter;

thence South 89° 48' 44" West along said line a distance of 29.78 feet to the TRUE POINT OF BEGINNING.

-CONTINUED-

EXCEPTION NO. 6:

0030 That portion of the Northeast quarter of the Northwest quarter Section 25, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 25;

thence North 89° 35' 00" East, a distance of 1853.00 feet to the TRUE POINT OF BEGINNING;

thence South 00° 37' 11" West, a distance of 423.76 feet;

thence South 89° 03' 41" East, a distance of 229.82 feet;

thence North 00° 38' 19" East, a distance of 429.20 feet to a point on the North line of the Northeast quarter of the Northwest quarter of Section 25;

thence South 89° 35' 00" West, a distance of 230.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT the North 50.00 feet thereof as conveyed to the State of Arizona in Book 49, page 276 of Deeds; and

EXCEPT the following describe property:

COMMENCING at the Northwest corner of said Section 25;

thence North 89° 35' 00" East along the North line of said Section 25 a distance of 1902.79 feet to the TRUE POINT OF BEGINNING;

thence continuing along said section line a distance of 133.42 feet;

thence South 00° 45' 00" West a distance of 194.19 feet;

thence North 89° 35' 00" East a distance of 10.65 feet;

thence South 01° 00' 30" West a distance of 199.65 feet;

thence North 88° 59' 30" West, a distance of 150.59 feet;

thence North 00° 18' 00" East a distance of 196.93 feet;

thence North 89° 35' 00" East, a distance of 10.18 feet;

thence North 00° 23' East a distance of 193.28 feet to the TRUE POINT OF BEGINNING;

EXCEPT the North 50 feet thereof.

-CONTINUED-

EXCEPTION NO. 7:

A parcel of land lying in and being a part of the North half of the Northwest quarter of Section 25, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 25;

thence South 00° 27' 39" West, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence continue South 00° 27' 39" West, a distance of 987.37 feet;
thence South 89° 44' 09" West, a distance of 640.42 feet;
thence North 00° 29' 29" East, a distance of 291.47 feet to a point on a curve to the left, thru a central angle of 08° 53' 06", a radius of 94.00 feet, a distance of 14.58 feet;

thence continue along a curve to the left, thru a central angle of 81° 56' 48", a radius of 94.00 feet, a distance of 134.44 feet to a point of tangency;

thence North 00° 25' 00" West, a distance of 219.13 feet;
thence North 89° 35' 00" East, a distance of 181.00 feet;
thence North 00° 25' 00" West, a distance of 379.50 feet;
thence North 89° 35' 00" East a distance of 563.81 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Lots 8 through 15 inclusive, of CASA GRANDE BUSINESS PARK, UNIT 1, according to the plat recorded in Cabinet A, Slide 171, records of Pinal County, Arizona.

PARCEL NO. 3:

Lots 19 through 36 inclusive of CASA GRANDE BUSINESS PARK, UNIT II, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet A of Maps, Slide 198;

EXCEPT any streets and easements dedicated to the public as set forth in said Cabinet A of Maps, Slide 198 above.

PINAL AMA

CERTIFICATE TRACKING FORM

GFR #: 58-100513 #ACRES 100 TYPE: IGR

GENERATION

1	IGR 58-100513.0001		
2	IGR 58-100513.0002 inactive develop 19.81 acres	24 IGR 58-100513.0003	
3	58-100513.0004 IGR 81.4 acres	58-100513.0005 IGR 26.39 acres	
4			
5			