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SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, FSL Padre Kino Village, LP, an Arizona limited partnership ("**Grantor**"), does hereby grant, sell and convey unto Rio Nuevo Multipurpose Facilities District, a special taxing district of the State of Arizona ("**Grantee**"), the following described real property located in Pima County, Arizona, together with all rights, easements and privileges appurtenant thereto:

See **Exhibit "A"** attached hereto and by this reference made a part hereof (the "**Property**").

Subject to all current taxes and assessments, all matters of record, and all matters that would be revealed by an accurate ALTA Survey or physical inspection of the Property, Grantor agrees to warrant and defend Grantee's title to the Property against the acts of Grantor, but none other.

Grantor binds itself and its successors to warrant and defend title to the Property as against the acts of Grantor and none other, subject to any and all matters listed above.

DATED as of **May 15, 2017**.

SIGNATURE APPEARS ON THE FOLLOWING PAGE



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F. ANN RODRIGUEZ, RECORDER
Recorded By: JAL(e-recording)



GRANTOR:

FSL Padre Kino Village, LP, an Arizona limited partnership

By: FSL Padre Kino, LLC, an Arizona limited liability company

Its: General Partner

By: FSL Real Estate Services, an Arizona nonprofit corporation

Its: Sole Member

By: Tom Egan
Tom Egan, President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I HEREBY CERTIFY that on this 15 day of May, 2017, before me, a Notary Public for the state aforesaid, personally appeared Tom Egan, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing Memorandum of Lease and Option Agreement, who acknowledged that he is President of FSL Real Estate Services, the sole member of FSL Padre Kino, LLC, the general partner of FSL Padre Kino Village, LP, an Arizona limited partnership and that he has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth.

Debbie A. Shepherd
Notary Public
My commission expires on Aug 15 2019

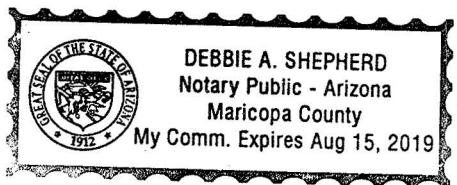


EXHIBIT A
(LEGAL DESCRIPTION OF THE PROPERTY)

That portion of Block 507 of "Pueblo Center Blocks 506-511" as recorded in Book 20 at Page 83, Maps and Plats, Pima County Records, located in the Northwest quarter of Section 13, Township 14 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at the centerline intersection of Broadway Boulevard and Church Avenue, said corner being a 2" brass cap stamped "RLS 19862";

Thence South $10^{\circ}57'04''$ West 83.49 feet upon the centerline of said Church Avenue;

Thence South $79^{\circ}05'50''$ East 51.00 feet to the West line of said Block 507, to a nontangent curve, concave to the East, from which the radius point bears South $79^{\circ}05'50''$ East at 949.00 feet distant, to the Point of Beginning;

Thence Southerly upon the West line of said Block 507, upon said curve, turning to the left, through a delta angle of $0^{\circ}54'22''$ and an arc length of 15.01 feet;

Thence South $85^{\circ}00'00''$ East 9.02 feet;

Thence North $00^{\circ}00'00''$ East 37.16 feet;

Thence North $90^{\circ}00'00''$ East 100.12 feet to the East line of said Block 507;

Thence North $04^{\circ}25'46''$ West 3.80 feet upon said East line;

Thence North $02^{\circ}07'55''$ West 0.69 feet to the South right-of-way line of Broadway Boulevard per Docket 12112 at Page 2183, Pima County Records, to a non-tangent curve, concave to the North, from which the radius point bears North $04^{\circ}35'40''$ East at 639.87 feet distant;

Thence Westerly upon said South right-of-way line, upon said curve, turning to the right, through a delta angle of $3^{\circ}25'35''$ and an arc length of 38.27 feet to a compound curve, turning to the right, concave to the Northeast, with a radius of 35.00 feet;

Thence Northwesterly upon the South right-of-way line of said Broadway Boulevard, upon said curve, through a delta angle of $38^{\circ}00'25''$ and an arc length of 23.22 feet to a reverse curve, turning to the left, concave to the Southwest, with a radius of 15.00 feet;

Thence Northwesterly upon said curve, upon said South right-of-way, through a delta angle of $35^{\circ}16'15''$ and an arc length of 9.23 feet to the North line of said Block 507, to a reverse curve, turning to the right, concave to the North, with a radius of 630.00 feet;

Thence Westerly upon said curve, upon the North line of said Block 507, through a delta angle of $0^{\circ}27'16''$ and an arc length of 5.00 feet to a reverse curve, turning to the left, concave to the Southeast, with a radius of 25.00 feet;

Thence Westerly and Southerly upon said curve, through a delta angle of $88^{\circ}39'14''$ and an arc length of 38.68 feet to the West line of said Block 507, to a compound curve, turning to the left, concave to the East, with a radius of 949.00 feet;

Thence Southerly upon the said West line, upon said curve, through a delta angle of $1^{\circ}39'17''$ and an arc length of 27.41 feet to the Point of Beginning.

EXCEPT any mines of gold, silver, cinnabar or copper as reserved in Patent to said land recorded August 01, 1874 in Book 2 of Deeds, Page 311.