BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

○ Award ◉ Contract ○ Grant

Requested Board Meeting Date: March 21, 2023

** = Mandatory, information must be provided*

or Procurement Director Award: ☐

***Contractor/Vendor Name/Grantor (DBA):**

Pima County Flood Control District and Pima County

***Project Title/Description:**

Exchange Agreement

***Purpose:**

District holds title to property and improved right of way that are intended to be transferred to County. County holds title to property and improved draingeways that are intended to be transferred to District. This proposed exchange will align the property ownership more appropriately for the County and the District to manage. (ACQ-1179)

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

District will acquire floodprone and preserve property from County and in exchange County will acquire from District improved road right of way and property for uses such as economic development and low income housing.

***Public Benefit:**

Establishes appropriate property ownership with the floodprone and preservation land vested in and managed by the District. Property and right of way will be vested and managed by the County for road right of way and uses such as economic development projects and low income housing projects.

***Metrics Available to Measure Performance:**

The value of approximately 55.74 acres of floodprone and preservation land and approximately 30.33 acres of right of way and future development land has been estimated and determined to be substantially equivalent.

***Retroactive:**

No

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: CTN Department Code: RPS Contract Number (i.e., 15-123): 23*0140

Commencement Date: 3/21/2023 Termination Date: 9/20/2023 Prior Contract Number (Synergen/CMS): _____

☐ Expense Amount $ _____* ☒ Revenue Amount: $ 0.00

***Funding Source(s) required:** _____

Funding from General Fund? ○ Yes ◉ No If Yes $ _____ % _____

Contract is fully or partially funded with Federal Funds? ○ Yes ◉ No

If Yes, is the Contract to a vendor or subrecipient? _____

Were insurance or indemnity clauses modified? ○ Yes ◉ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ○ Yes ◉ No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Amendment No.: _____ AMS Version No.: _____

Commencement Date: _____ New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

○ Expense ○ Revenue ○ Increase ○ Decrease Amount This Amendment: $ _____

Is there revenue included? ○ Yes ○ No If Yes $ _____

***Funding Source(s) required:** _____

Funding from General Fund? ○ Yes ○ No If Yes $ _____ % _____

Grant/Amendment Information (for grants acceptance and awards)

○ Award ○ Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____

Commencement Date: _____ Termination Date: _____ Amendment Number: _____

☐ Match Amount: $ _____ ☐ Revenue Amount: $ _____

***All Funding Source(s) required:** _____

***Match funding from General Fund?** ○ Yes ○ No If Yes $ _____ % _____

***Match funding from other sources?** ○ Yes ○ No If Yes $ _____ % _____

***Funding Source:** _____

***If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?**

_____

Contact: Jim Rossi

Department: Real Property Services Telephone: 724-6318

Department Director Signature: _____ Date: 3/2/2023

Deputy County Administrator Signature: _____ Date: 3/3/2023

County Administrator Signature: _____ Date: 3/6/23

PIMA COUNTY
REAL PROPERTY

EXCHANGE AGREEMENT

This Exchange Agreement (the "***Agreement***") is between, Pima County Flood Control District, a political taxing authority of the State of Arizona ("**District**"), and PIMA COUNTY, a political subdivision of the State of Arizona ("***County***") (collectively "**Parties**").

1. **Parties; Effective Date**. This Agreement will become effective on the date when all the Parties have signed it (the "***Effective Date***").

2. **Exchange Properties**.

2.1. District owns the property legally described on **Exhibit A** (25 numbered pages including depictions) (the "***District Property***").

2.2. Pima County owns the property legally described on **Exhibit B** (10 numbered pages including depictions) (the "***County Property***").

2.3. County and District shall exchange the County Property and the District Property pursuant to A.R.S. §11-251(44) and §48-3603(C)(2) (the "***Exchange***"). The County shall publish notice thirty days before the Exchange, listing the ownership and description of the above-described property.

3. **Value.** The Parties acknowledge that the value of the District Property is substantially equal to the value of the County property and that no amounts will be due and owning from either party to the other as a result of the Exchange.

4. **Vacant Land**. The Parties acknowledge that the District Property and the County Property are vacant land and that no personal property is being transferred.

5. **Closing, Recording and Possession.**

5.1. County shall execute and record a Quitclaim Deed, quitclaiming title to the County Property to District as provided in form attached hereto as **Exhibit C** and reserving unto the County a Temporary Revocable Easement (TCE) over the area depicted by **Exhibit E** attached hereto. Said TCE shall remain in effect from closing and recording of the Quitclaim Deed through June 30, 2024 and thereafter be of no further force and effect.

5.2. District shall execute and record a Quitclaim Deed, quitclaiming title to the District Property as provided in form attached hereto as **Exhibit D**.

5.3. If this Agreement is accepted by the Parties, closing pursuant to this Agreement shall be completed by Pima County Real Property Services staff after completing the 30-day publication notice period by recording the Quitclaim Deeds at the Pima County Recorder's Office, Pima County, Arizona.

5.4. Each party shall deliver possession on the date the Quitclaim Deeds are recorded.

6. **Representations.**

6.1. Each party represents that, to the best of its knowledge (i) no pollutants, contaminants, toxic or hazardous substances, wastes or materials have been stored, used, or are located on its property or within any surface or subsurface waters thereof; (ii) that no underground tanks have been located on its property; (iii) that its property is in compliance with all federal, state, and local environmental laws, regulations, and ordinances; and (iv) that no legal action of any kind has been commenced or threatened with respect to its property.

6.2. Subject only to the representations of the Parties in this Agreement, each party acknowledges that neither party has made any representations or warranties of any nature to the other, and the property interests acquired by each party are acquired "AS IS" and "WHERE IS," with all faults and limitations, and all defects, latent or otherwise. Each party who is the grantee of the interests subject to this Agreement further represents to the other that is has fully and completely examined the property, conducted inspections thereof, including environmental assessments to the extent such grantee has felt necessary or advisable, and releases the other party from any and all liability, obligation or responsibility in any way relating to the condition of the land. This release survives closing.

7. **No Leases**. Each party represents that there are no oral or written leases, rental agreements, licenses, permits, or any other agreements permitting a third party to use or occupy all or any portion of its property.

8. **Broker's Commission**. The Parties acknowledge that no broker or finder has been used for this transaction. Each party shall indemnify and hold harmless the other against fees, costs, and expenses of defending against such claims made by anyone claiming to have been employed for this transaction.

9. **No Sale**. Neither party shall sell or encumber its property before closing.

10. **Notices**.

10.1. Writing. All notices required or permitted to be given hereunder shall be in writing and may be given in person or by electronic transmission (for instance, e-mail to the e-mail addresses indicated below).

10.2. Receipt. Such notices and other communications shall be deemed to be given and received as follows: (a) upon actual receipt, if delivered personally; (b) upon actual receipt, if transmitted by e-mail on a business day before 5:00 p.m. (Tucson time); or (c) upon the next business day following transmission if transmitted by e-mail on a day which is not a business day or if transmitted after 5:00 p.m. (Tucson time) on a business day.

10.3. Rejection. Rejection or refusal to accept, or inability to deliver because of changed address or because no notice of changed address is given, shall be deemed to be receipt of any such notice.

10.4. Notice to Entity. Any notice to an entity shall be deemed to be given on the date specified in this section without regard to when such notice is delivered by the entity to the individual to whose attention it is directed and without regard to the fact that proper delivery may be refused by someone other than the individual to whose attention it is directed. If a notice is received by an entity, the fact that the individual to whose attention it is directed is no longer at such address or associated with such entity shall not affect the effectiveness of such notice.

10.5. Address. County and District agree that any notice sent to the address set forth below shall serve as notice by County or District, as the case may be, to the other:

If to County:

Director
Pima County Real Property Services
201 N Stone Ave, 6th Floor
Tucson, AZ 85701-1207
Telephone: 520.724.6306
E-mail: Jeffrey.Teplitsky@pima.gov

with a copy to:

Chief Civil Deputy Attorney
Pima County Attorney's Office, Civil Division
32 N Stone Ave, Suite 2100
Tucson, AZ 85701-1412

If to Pima County Flood Control District:

Director
Pima County Flood Control District
201 N Stone Ave, 9th Floor
Tucson, AZ 85701-1207
Telephone: 520.724.4681
E-mail: eric.shepp@pima.gov

with a copy to:

Chief Civil Deputy Attorney
Pima County Attorney's Office, Civil Division
32 N Stone Ave, Suite 2100
Tucson, AZ 85701-1412

11. **Conflict of Interest**. This Agreement is subject to cancellation within three years after its execution pursuant to A.R.S. § 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of County is, at any time while this Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement with respect to the subject matter of the Agreement.

12. **Survival of Representation and Warranties**. All representations and warranties contained herein survive the closing for ten years.

13. **Entire Agreement.** This signed document constitutes the entire Agreement between the Parties, and no modification or amendment to this Agreement will be binding unless in writing and signed by both Parties.

14. **Remedies.** If either party defaults under this Agreement, the other party may pursue all rights and remedies available at law or in equity.

15. **Exhibits.** The following Exhibits to this Agreement are fully incorporated herein as if set forth at length. To the extent that any Exhibits to this Agreement or to any of the Exhibits hereto are not available at the execution hereof, they shall be added by the Parties prior to Closing and shall be in form and substance reasonably satisfactory to the Parties.

Exhibit A	**Legal Description of District Property (15 numbered pages including depictions)**
Exhibit B	**Legal Description of District Property (15 numbered pages including depictions)**
Exhibit C	**Form of Quitclaim Deed (District Property)**
Exhibit D	**Form of Quitclaim Deed (County Property)**
Exhibit E	**Depiction of Temporary Revocable Easement**

Each Party is signing this agreement on the date stated opposite that Party's signature.

Remainder of Page Intentionally Left Blank
Signature Pages Follow

District: Pima County Flood Control District, a political taxing authority of the State of Arizona

Chair, Board of Directors — Date

ATTEST:

Melissa Manriquez, Clerk of Board — Date

APPROVED AS TO CONTENT:

Eric Shepp, Director

3/3/2023

Carmine DeBonis, Deputy County Administrator

APPROVED AS TO FORM:

02/22/2023

Rachelle Barr, Deputy Pima County Attorney

Remainder of Page Intentionally Left Blank
County Signatures Follow

COUNTY: PIMA COUNTY, a political subdivision of the State of Arizona:

_____ _____

Chair, Board of Supervisors Date

ATTEST:

_____ _____

Melissa Manriquez, Clerk of Board Date

APPROVED AS TO CONTENT:

_____

Jeffrey Teplitsky, Director, Real Property Services

3/3/2023

_____

Carmine DeBonis, Deputy County Administrator

APPROVED AS TO FORM:

03/02/2023

_____

Rachelle Barr, Deputy Pima County Attorney

Remainder of Page Intentionally Left Blank
Exhibits Follow

PIMA COUNTY
Department of Transportation
Survey Section

07 December 2022

EXHIBIT "A"
PAGE 1 of 25

All that portion of that parcel described as Parcel 1 and Parcel 2 in Docket 8364 at Page 1762 recorded in the office of the Pima County Recorder and being a portion of Lots 4 and 5 of Section 27, Township 13 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:
COMMENCING at a found BCSM "RLS 22245" on the centerline of Paradise Falls Drive as described in Docket 12215 at Page 82 at the intersection of the east line of Lots 4 and 5 of Section 27 and to which a found BCSM "RLS 17479" at the PC of said Paradise Falls Drive bears South 89°32'05" West, a distance of 552.98 feet;

THENCE along said east line of said Lots 4 and 5, North 01°16'32" West, a distance of 39.50 feet to the southeast corner of said Parcel 2;

THENCE continuing along said east line, North 01°16'32" West, a distance of 395.79 feet to the **POINT OF BEGINNING**;

THENCE South 89°31'55" West, a distance of 145.01 feet;

THENCE North 45°28'05" West, a distance of 60.00 feet;

THENCE South 89°31'55" West, a distance of 110.00 feet;

THENCE North 45°28'05" West, a distance of 75.00 feet;

THENCE South 89°31'55" West, a distance of 170.00 feet;

THENCE North 01°17'04" West, a distance of 11.49 feet;

THENCE North 67°34'18" East, a distance of 173.18 feet;

THENCE North 62°48'51" East, a distance of 173.42 feet to the beginning of a tangent curve, concave to the southwest, and having a radius of 70.00 feet;

THENCE along the arc of said curve to the right, through a central angle of 95°55'27", a distance of 117.19 feet;

THENCE South 21°15'42" East, a distance of 26.64 feet to the beginning of a tangent curve, concave to the northeast, and having a radius of 60.00 feet;

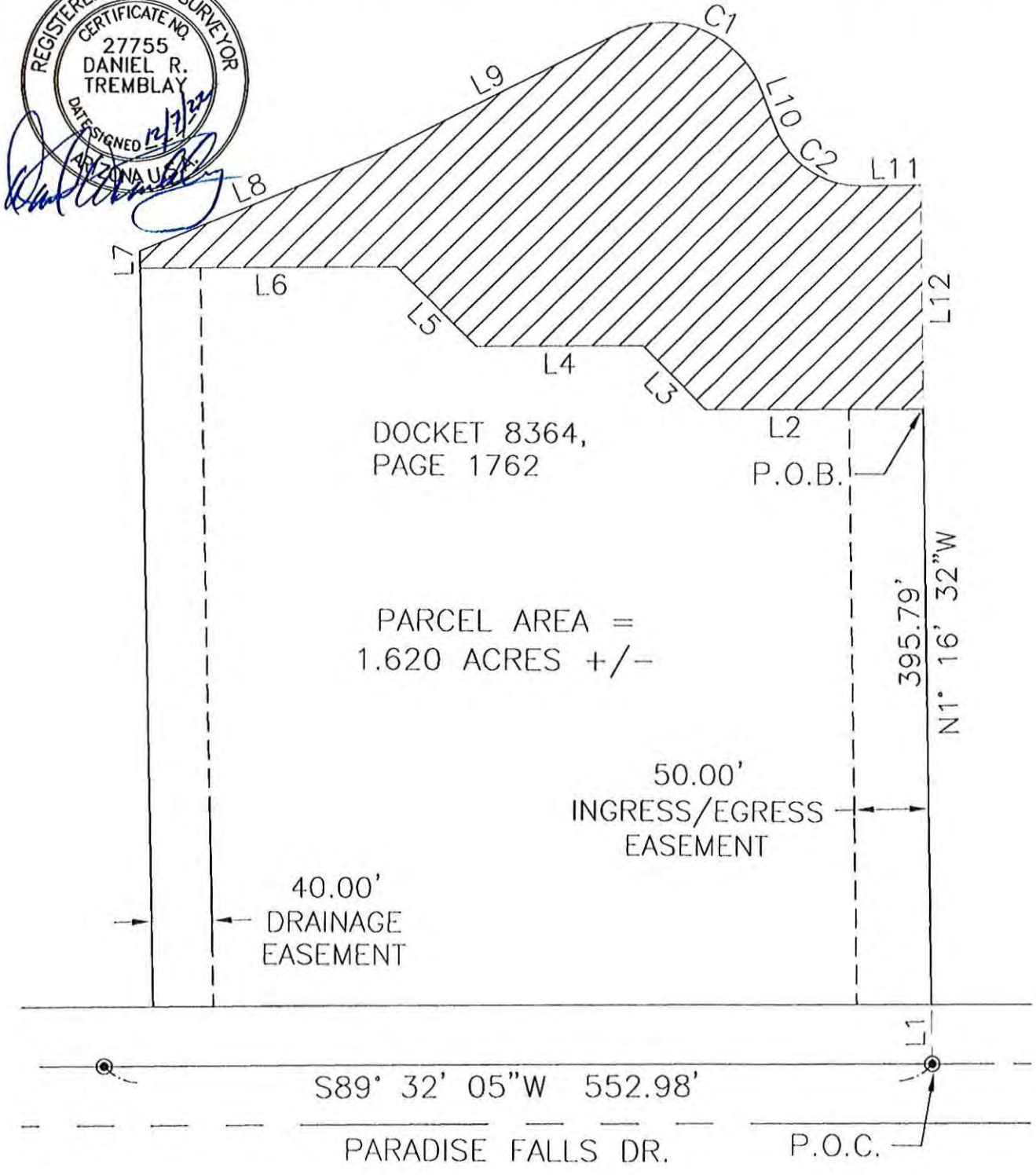
THENCE along the arc of said curve to the left, through a central angle of 70°00'50", a distance of 73.32 feet;

THENCE North 88°43'28" East, a distance of 39.71 feet;

THENCE South 01°16'32" East, a distance of 148.98 feet;

DEPICTION OF EXHIBIT "A"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/7/22
ARIZONA U.S.A.



N

PIMA COUNTY SURVEY

A PORTION OF PARCELS 1 & 2, PER DOCKET 8364 PAGE 1762
LOCATED IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 6 December 2022 Drawn By: AJI Sheet 3 of 4

DEPICTION OF EXHIBIT "A"

Line Table		
Line #	Length	Direction
L1	39.50'	N1° 16' 32"W
L2	145.01'	S89° 31' 55"W
L3	60.00'	N45° 28' 05"W
L4	110.00'	S89° 31' 55"W
L5	75.00'	N45° 28' 05"W
L6	170.00'	S89° 31' 55"W
L7	11.49'	N1° 17' 04"W
L8	173.18'	N67° 34' 18"E
L9	173.42'	N62° 48' 51"E
L10	26.64'	S21° 15' 42"E
L11	39.71'	N88° 43' 28"E
L12	148.98'	S1° 16' 32"E

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/7/22
ARIZONA U.S.A.

Curve Table			
Curve #	Length	Radius	Delta
C1	117.19	70.00	95°55'27"
C2	73.32	60.00	70°00'50"

N

PIMA COUNTY SURVEY

A PORTION OF PARCELS 1 & 2, PER DOCKET 8364 PAGE 1762
LOCATED IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: N/A Date: 6 December 2022 Drawn By: AJI Sheet 4 of 4

PIMA COUNTY
Department of Transportation
Survey Section

07 February 2022

EXHIBIT "A"
Page 5 of 25

A portion of the Southeast Quarter of Section 08, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being portions of those parcels as described in Sequence 20172770448 and Docket 8536 at Page 2330, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

COMMENCING at the east quarter corner of said Section 8, a 2" ●IP, to which the northeast corner of said Section 8, a 2" BCSM bears North 00°16'31" West a distance of 2586.38 feet;

THENCE along the east line of said Section 8, South 00°04'43" East a distance of 1487.56 feet;

THENCE South 89°55'17" West a distance of 10.19 feet to a point on the west right-of-way line of Shannon Road;

THENCE along said west right-of-way line South 00°04'43" East a distance of 88.58 feet to the northeast corner of said parcel described in Docket 8536 at Page 2330 and the **POINT OF BEGINNING**;

THENCE continuing along said west right-of-way line and the east line of said parcel South 00°04'43" East a distance of 96.86 feet to the beginning of a tangent curve concave to the west having a radius of 909.93 feet and a central angle of 21°16'35";

THENCE continuing along said west right-of-way line and arc of said curve to the right a distance of 337.90 feet to a non-tangent point;

THENCE North 64°29'02" West a distance of 152.66 feet;

THENCE South 66°28'37" West a distance of 73.02 feet;

THENCE South 25°30'58" West a distance of 35.91 feet to a point on the north right-of-way line of River Road;

THENCE along said north right-of-way line North 64°29'02" West a distance of 59.85 feet to the beginning of a tangent curve concave to the southwest having a radius of 1715.42 feet and a central angle of 03°50'16";

THENCE along said north right-of-way line and arc of said curve to the left a distance of 114.90 feet to a non-tangent point;

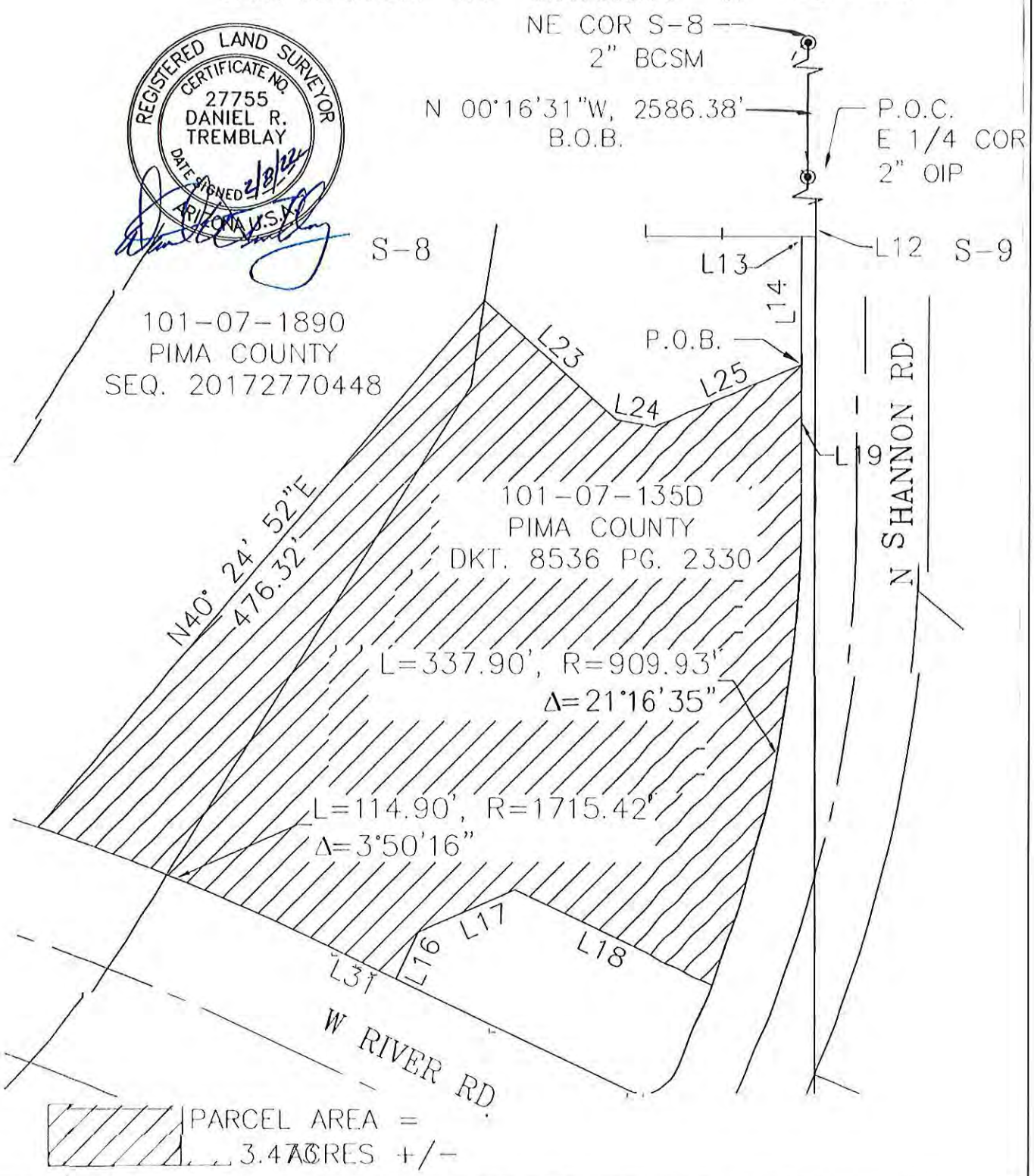
THENCE North 40°24'52" East a distance of 476.32 feet to a point on the east line of said parcel described in Sequence 20172770448, being the northwest corner of said parcel described in Docket 8536 at Page 2330;

THENCE along the north line of said parcel described in Docket 8536 at Page 2330, South 47°51'04" East a distance of 122.76 feet;

THENCE continuing along said north line South 80°19'42" East a distance of 28.63 feet;

THENCE continuing along said north line North 67°08'00" East a distance of 110.81 feet to the **POINT OF BEGINNING**.

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 2/8/22
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF PARCELS RECORDED IN DOCKET 8536 PAGE 2330 AND SEQ. NO. 20172770448,
LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 2 February 2022 Drawn By: AJI Sheet 3 of 4

DEPICTION OF EXHIBIT "A"

Parcel Line Table		
Line #	Length	Direction
L12	1487.56'	S0° 04' 43"E
L13	10.19'	S89° 55' 17"W
L14	88.58'	S0° 04' 43"E
L16	35.91'	S25° 30' 58"W
L17	73.02'	S66° 28' 37"W
L18	152.66'	N64° 29' 02"W
L19	96.86'	S0° 04' 43"E
L23	122.76'	S47° 51' 04"E
L24	28.63'	S80° 19' 42"E
L25	110.81'	N67° 08' 00"E
L31	59.85'	N64° 29' 02"W

N

PIMA COUNTY SURVEY

A PORTION OF PARCELS RECORDED IN DOCKET 8536 PAGE 2330 AND SEQ. NO. 20172770448,
LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 20 January 2022 Drawn By: AJI Sheet 4 of 4

PIMA COUNTY
Department of Transportation
Survey Section

07 February 2022

Exhibit "A"
Page 9 of 25

A portion of the Southwest Quarter of Section 09 and the Northwest Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being portions of Exhibits "A-13" and "A-14" as described in Sequence 20172770447, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All those portions of said parcels A-13 and A-14 lying north of the north right-of-way line of River Road as defined on the plans for River Road, Thornydale Road to Shannon Road, Pima County Department of Transportation W.O. 4TRCTT and River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC, lying east of the east right-of-way line of Shannon Road as defined on the plans for River Road, Thornydale Road to Shannon Road, Pima County Department of Transportation W.O. 4TRCTT.

Excluding therefrom the following described portion:

COMMENCING at the west quarter corner of said Section 9, a 2" OIP, to which the northwest corner of said Section 9, a 2" BCSM, bears North 00°16'31" West a distance of 2586.38 feet;

THENCE along the west line of said Section 9, South 00°04'43" East a distance of 2064.49 feet to a point on the east right-of-way line of Shannon Road and the **POINT OF BEGINNING**;

THENCE South 67°01'51" East a distance of 75.00 feet;

THENCE South 25°30'58" West a distance of 70.30 feet to a point on the north right-of-way line of River Road;

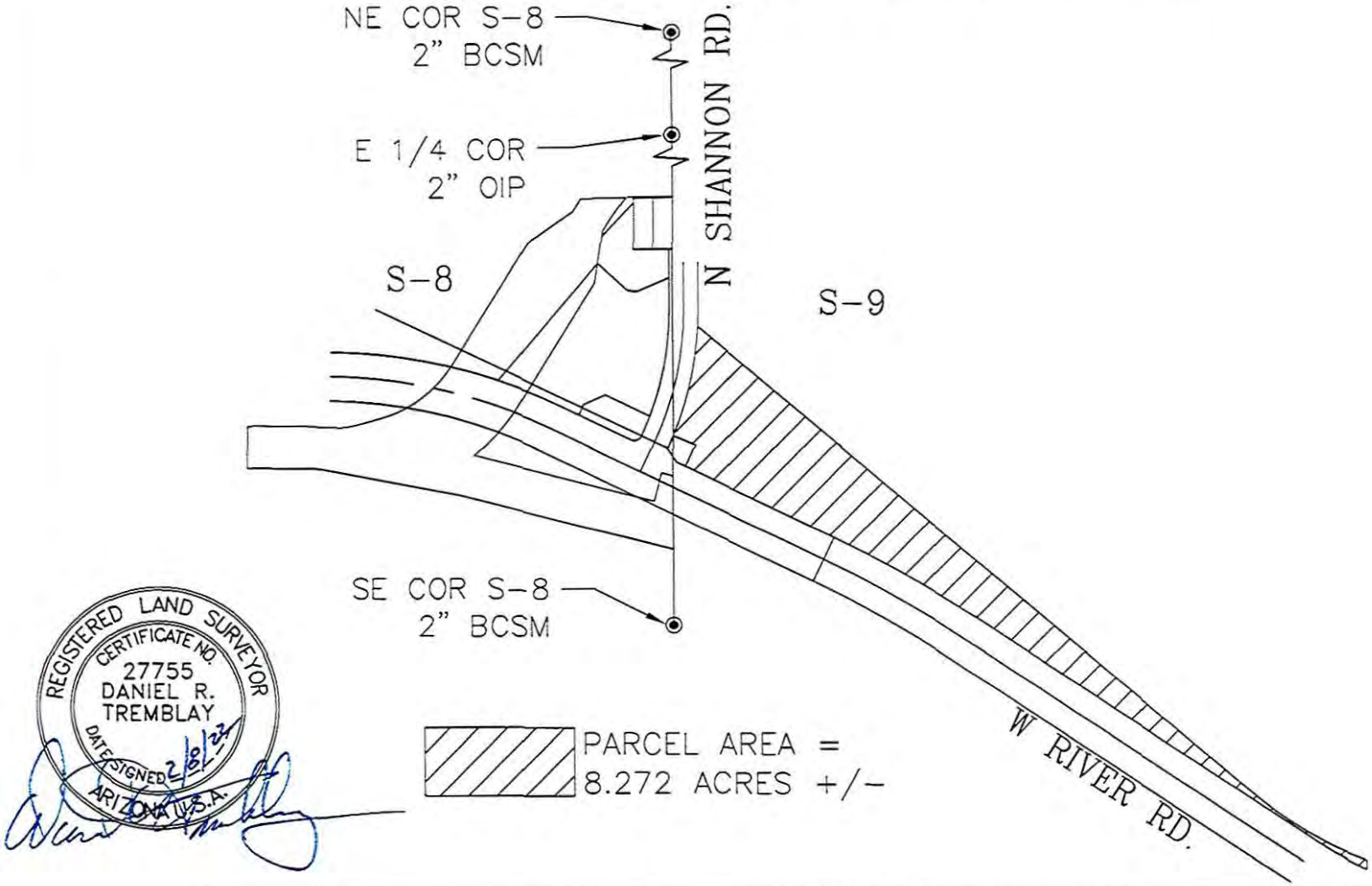
THENCE along said north right-of-way line North 64°29'02" West a distance of 30.06 feet;

THENCE continuing along said line North 34°52'30" West a distance of 50.47 feet to the east right-of-way line of Shannon Road, being the beginning of a non-tangent curve concave to the northwest having a radius of 999.93 feet and a central angle of 02°24'34 and to which a radial line bears South 64°37'17" East;

THENCE northeasterly along said east right-of-way line and arc of said curve to the left a distance of 42.05 feet to the **POINT OF BEGINNING**.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 2/8/22
ARIZONA U.S.A.

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 2/8/22
ARIZONA U.S.A.

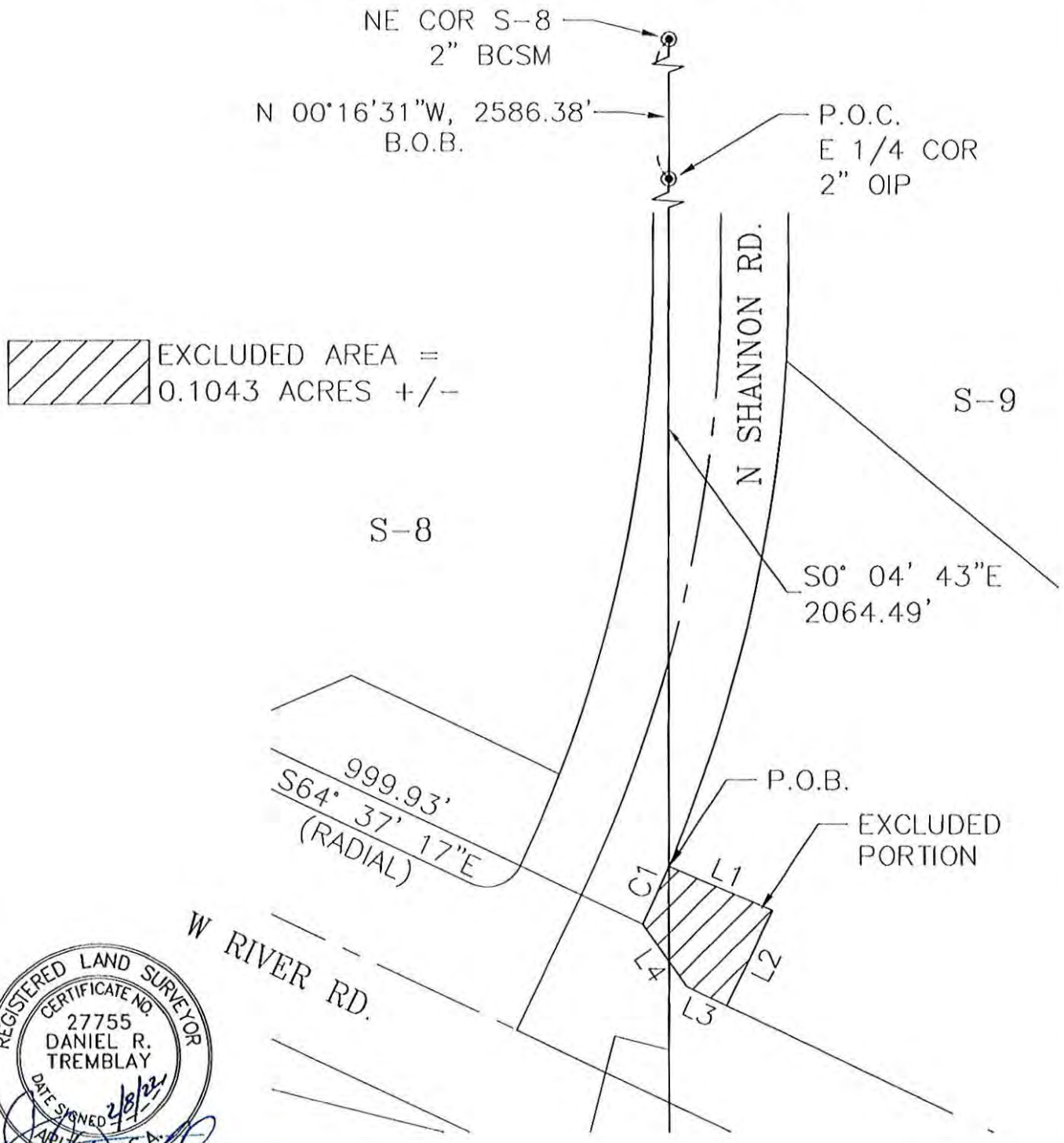
N

PIMA COUNTY SURVEY

A PORTION OF PARCELS RECORDED IN SEQ. NO. 20172770447,
LOCATED IN SECTIONS 8 AND 9,
TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500' Date: 2 February 2022 Drawn By: AJI Sheet 2 of 4

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 2/8/22
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF PARCEL RECORDED IN SEQ. NO. 20172770447,
LOCATED IN SECTIONS 8 AND 9,
TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 2 February 2022 Drawn By: AJI Sheet 3 of 4

DEPICTION OF EXHIBIT "A"

Parcel Line Table		
Line #	Length	Direction
L1	75.00'	S67° 01' 51"E
L2	70.30'	S25° 30' 58"W
L3	30.06'	N64° 29' 02"W
L4	50.47'	N34° 52' 30"W

Curve Table			
Curve #	Length	Radius	Delta
C1	42.05	999.93	2°24'34"

N

PIMA COUNTY SURVEY

A PORTION OF PARCELS RECORDED IN SEQ. NO. 20172770447,
LOCATED IN SECTIONS 8 AND 9,
TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 2 February 2022 Drawn By: AJI Sheet 4 of 4

PIMA COUNTY
Department of Transportation
Survey Section

30 August 2022

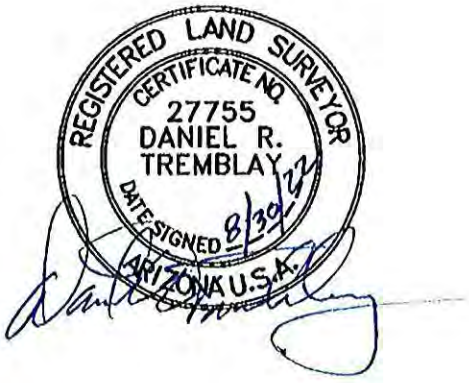
EXHIBIT "A"
Page 13 of 25

A portion of the Southeast Quarter of Section 08, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of parcel Exhibit "A"-1 as described in Sequence 20172770448 and a portion of Parcel 1 as described in Seq. 20222080514, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

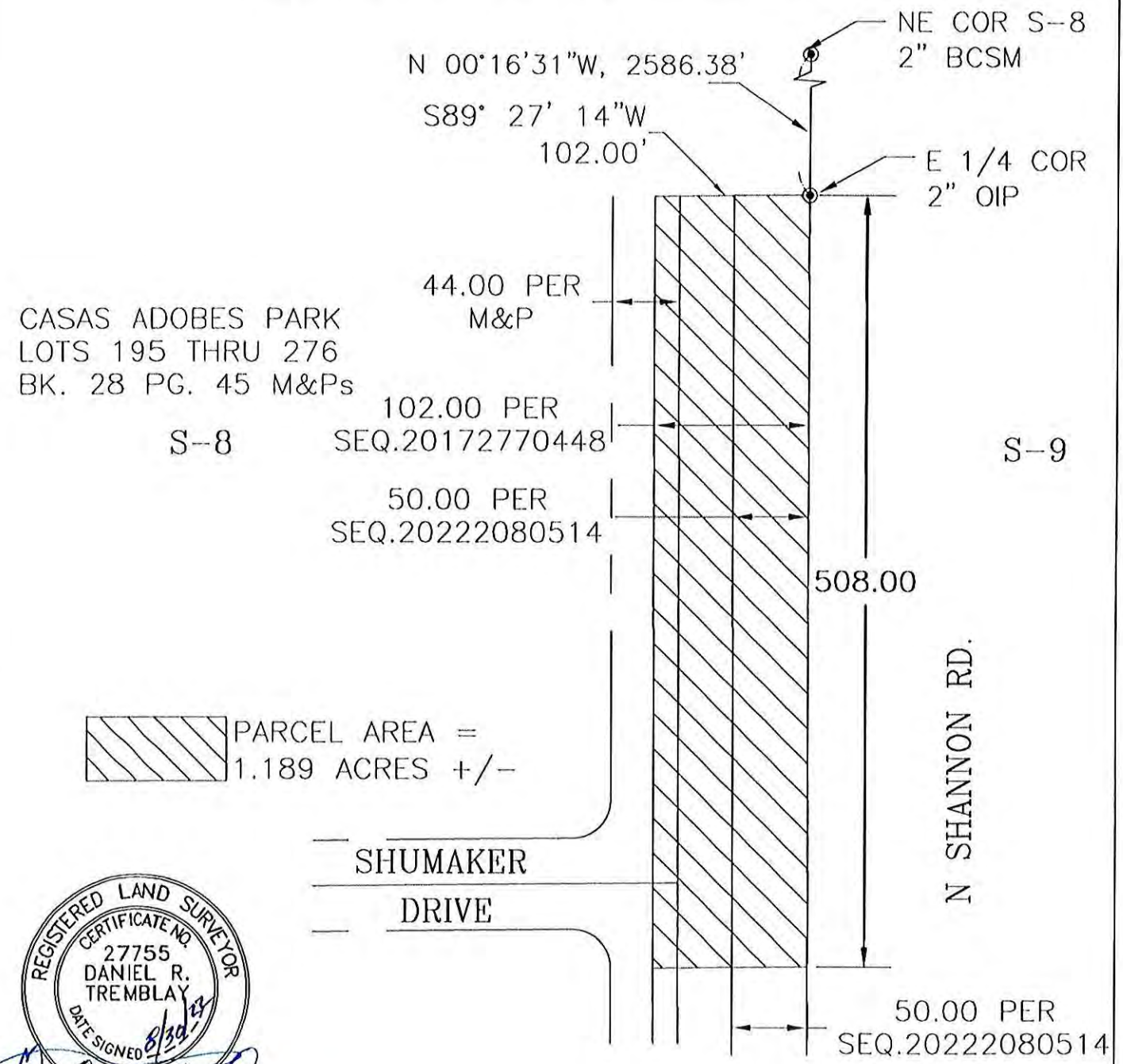
The north 508.00 feet of said Exhibit A-1 parcel described in Sequence 20172770448 and said Parcel 1 described in Seq. 20222080514, and

The east 15.00 feet of the south 813.11 feet of said Exhibit A-1 parcel described in Sequence 20172770448, and

The north 16.00 feet of the west 2478.75 feet of said Exhibit A-1 parcel described in Sequence 20172770448.



DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 8/30/22
ARIZONA U.S.A.

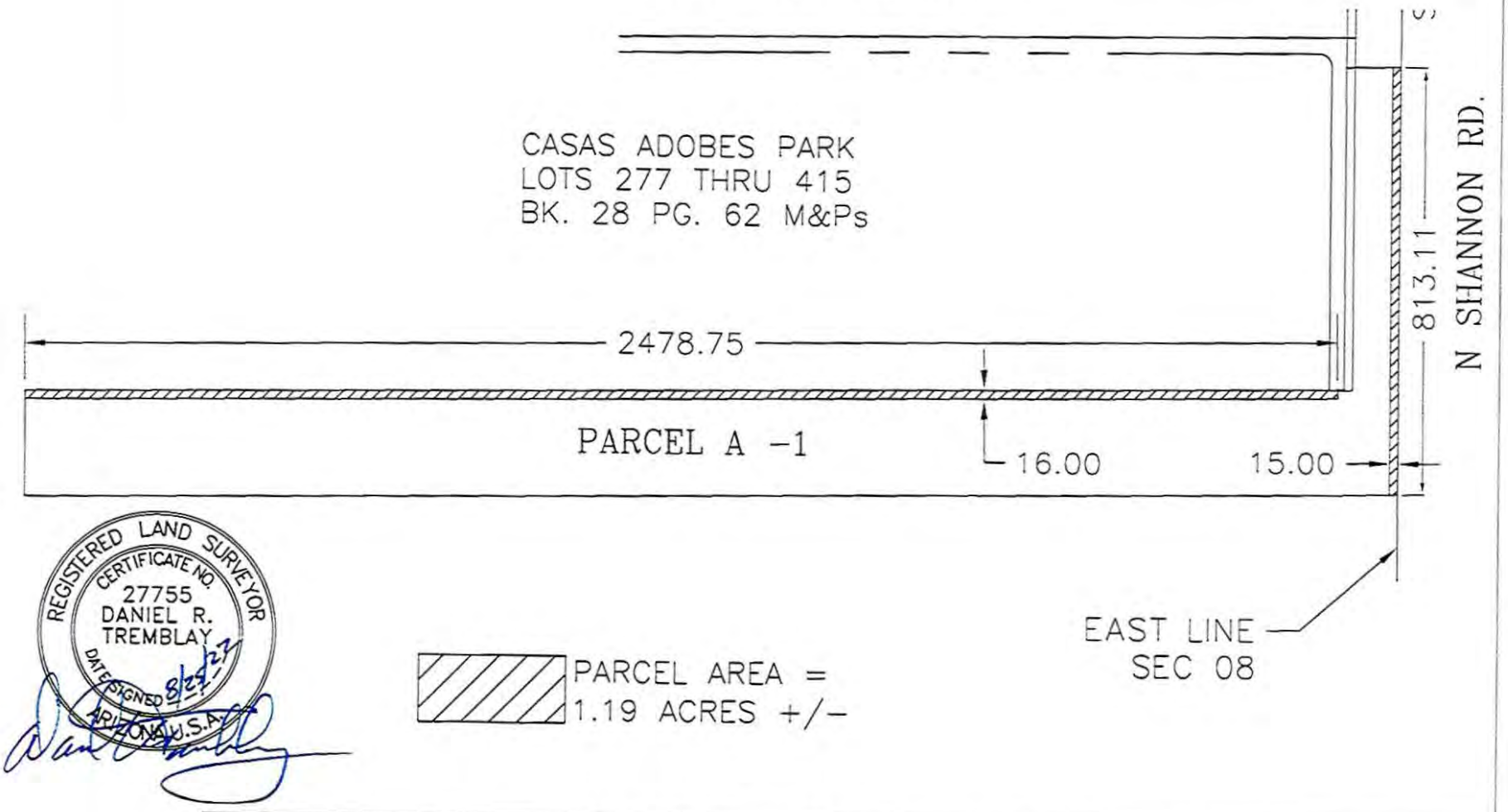
N

PIMA COUNTY SURVEY

PORTION OF PARCEL A-1 RECORDED IN SEQ. NO. 20172770448, LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 23 AUGUST 2022 Drawn By: DRT Sheet 2 of 3

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 8/27/22
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

PORTION OF PARCEL A-1 RECORDED IN SEQ. NO. 20172770448,
LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 300' Date: 25 August 2022 Drawn By: DRT Sheet 3 of 3

PIMA COUNTY
Department of Transportation
Survey Section

06 February 2023

EXHIBIT "A"
Page 16 of 25

A portion of the Southeast Quarter of Section 08, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being portions of those parcels as described in Docket 8536 at Page 2330, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

COMMENCING at the east quarter corner of said Section 8, a 2" OIP, to which the northeast corner of said Section 8, a 2" BCSM bears North 00°16'31" West a distance of 2586.38 feet;

THENCE along the east line of said Section 8, South 00°04'43" East a distance of 1326.94 feet to the **POINT OF BEGINNING**;

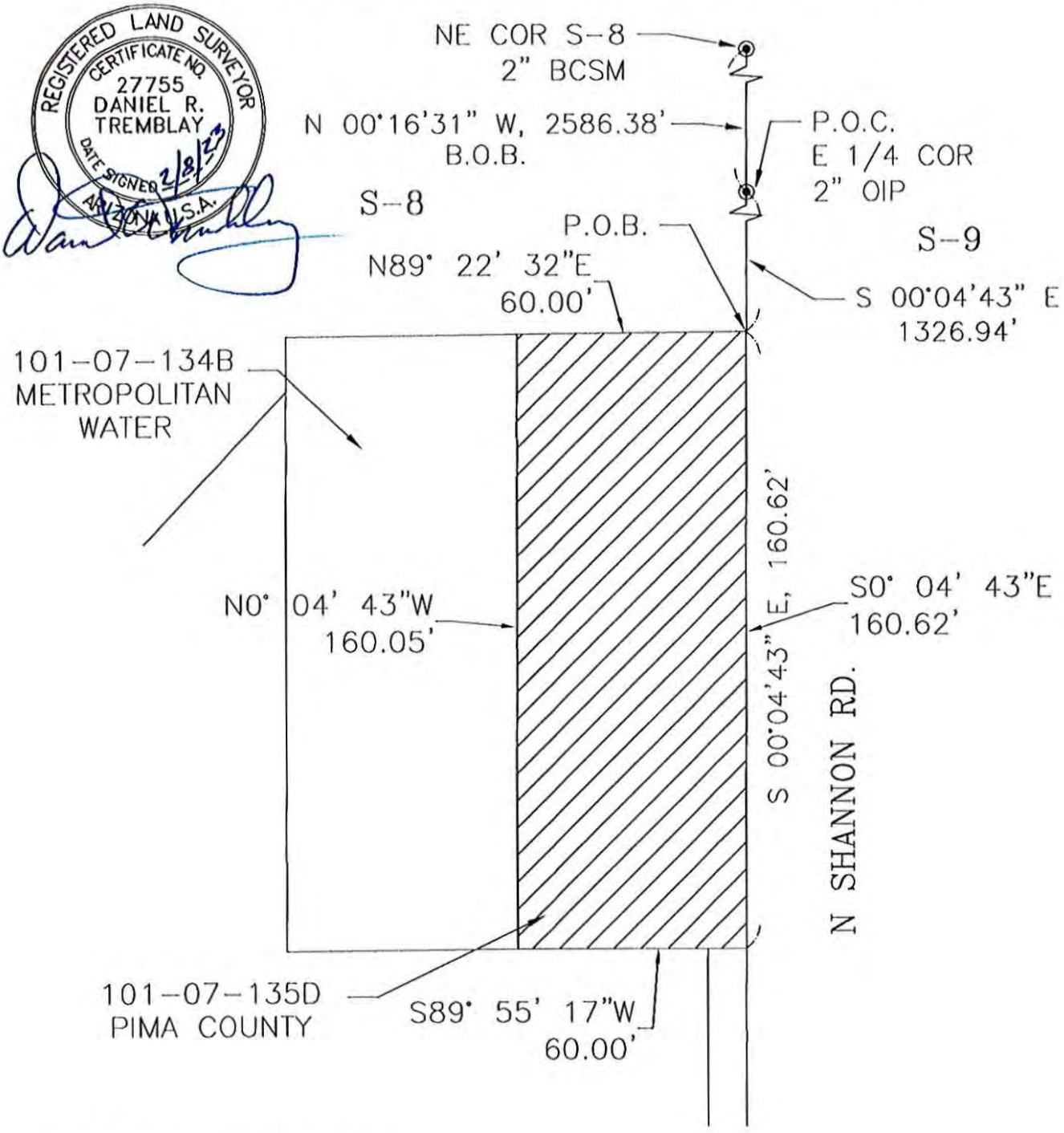
THENCE South 89°55'17" West a distance of 60.00 feet to the southeast corner of the excluded potion described in said Docket 8536 at Page 2330;

THENCE along the west line of said excluded portion North 00°04'43 West a distance of 160.05 feet to the northeast corner of said excluded potion and the south line of that parcel Exhibit A-1 as described in Sequence 20172770448;

THENCE along the south line of said Exhibit A-1 North 89°22'32" East 60.00 feet to a point on said west right-of-way line of Shannon Road;

THENCE along said west right-of-way line South 00°04'43" East a distance of 160.62 feet to the **POINT OF BEGINNING**.

DEPICTION OF EXHIBIT "A"



PARCEL AREA =
0.221 ACRES +/-

N

PIMA COUNTY SURVEY

A PORTION OF PARCEL RECORDED IN DOCKET 8536 PAGE 2330, LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40' Date: 06 February 2023 Drawn By: AJI Sheet 2 of 2

PIMA COUNTY
Department of Transportation
Survey Section

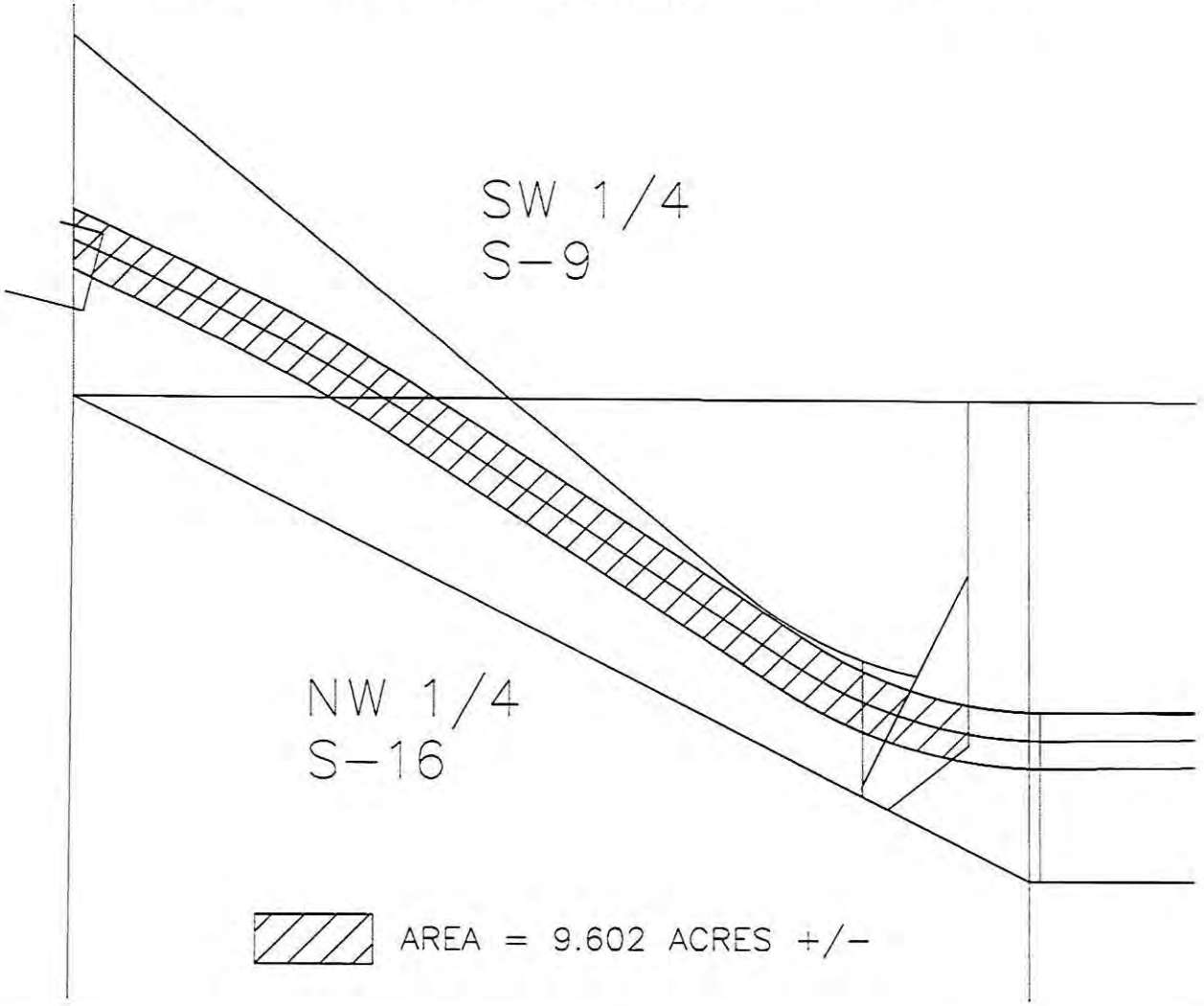
20 December 2022

EXHIBIT "A"
Page 18 of 25

A portion of the Southwest Quarter of Section 09, and the Northwest Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of Exhibits "A-13" and "A-14" as described in Sequence 20172770447, and a portion of Exhibit "A-2"and "A-4" as described in Sequence 20172770448, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All that portion of said Exhibits "A-2", "A-4", "A-13" and "A-14" lying within the right-of-way of River Road as defined on the plans for River Road, Thornydale Road to Shannon Road, Pima County Department of Transportation W.O. 4TRCTT and River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC.

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/20/22
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF PARCELS RECORDED IN SQ. NO. 20172770447
AND SQ. NO. 20172770448,
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500' Date: 19 December 2022 Drawn By: AJI Sheet 2 of 2

PIMA COUNTY
Department of Transportation
Survey Section

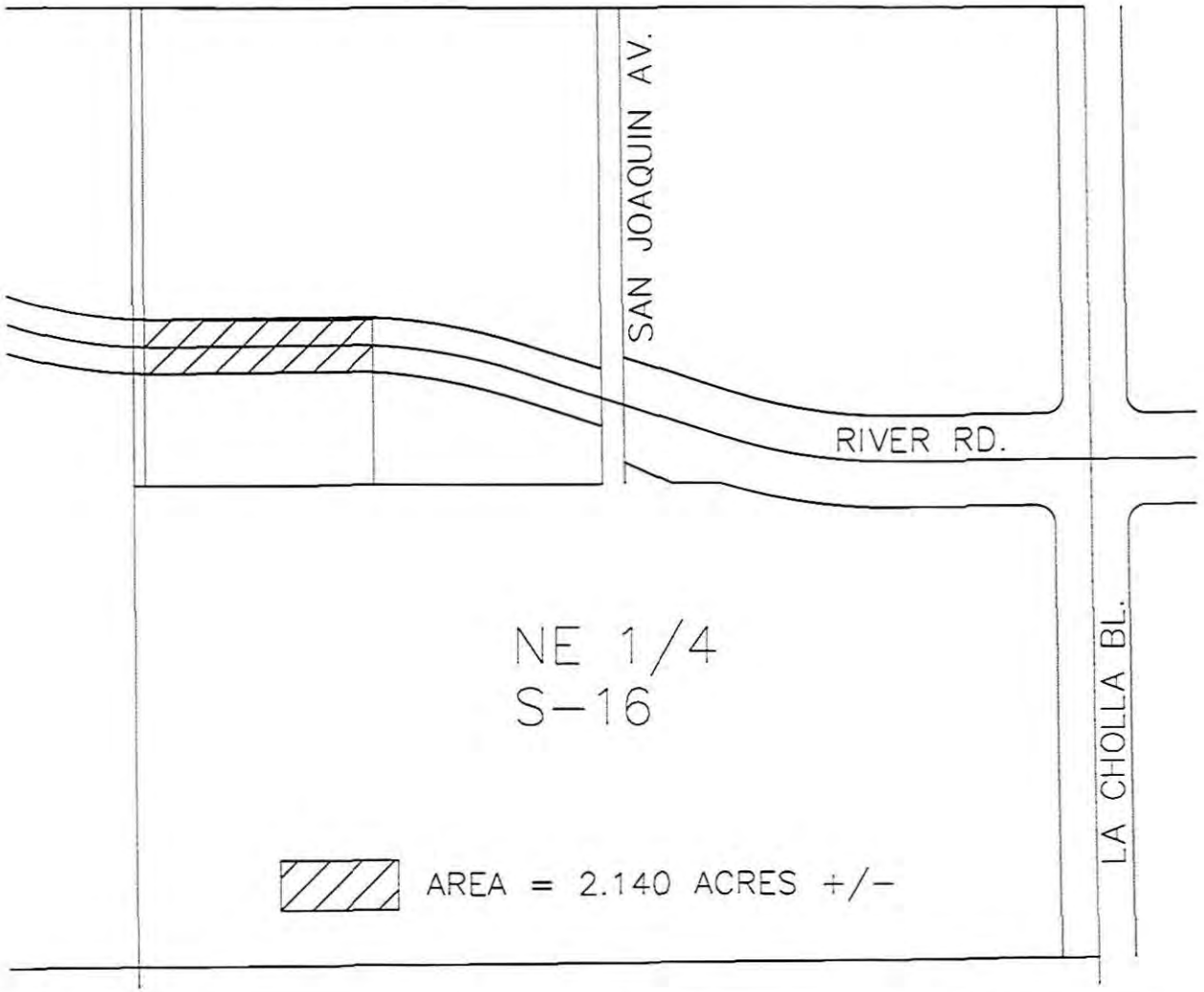
15 December 2022

EXHIBIT "A"
Page 20 of 25

A portion of the Northeast Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of Exhibit A-3, as described in Docket 10273 at Page 495, Sequence 96061696, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All that portion of said parcel lying north of the south right-of-way line of River Road as defined on the plans for River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC,

DEPICTION OF EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/21/22
ARIZONA, U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF PARCEL A-3 PER DOCKET 10273 PAGE 495,
LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500' Date: 19 December 2022 Drawn By: AJI Sheet 2 of 2

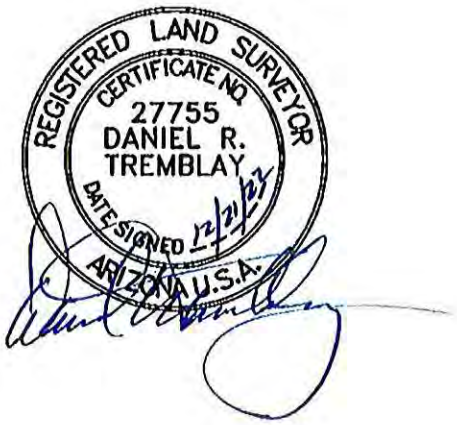
PIMA COUNTY
Department of Transportation
Survey Section

15 December 2022

EXHIBIT "A"
Page 22 of 25

A portion of the Northeast Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of that parcel as described in Docket 10670 at Page 1552, Sequence 97185634, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All that portion of said parcel lying north of the south right-of-way line of River Road as defined on the plans for River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC,



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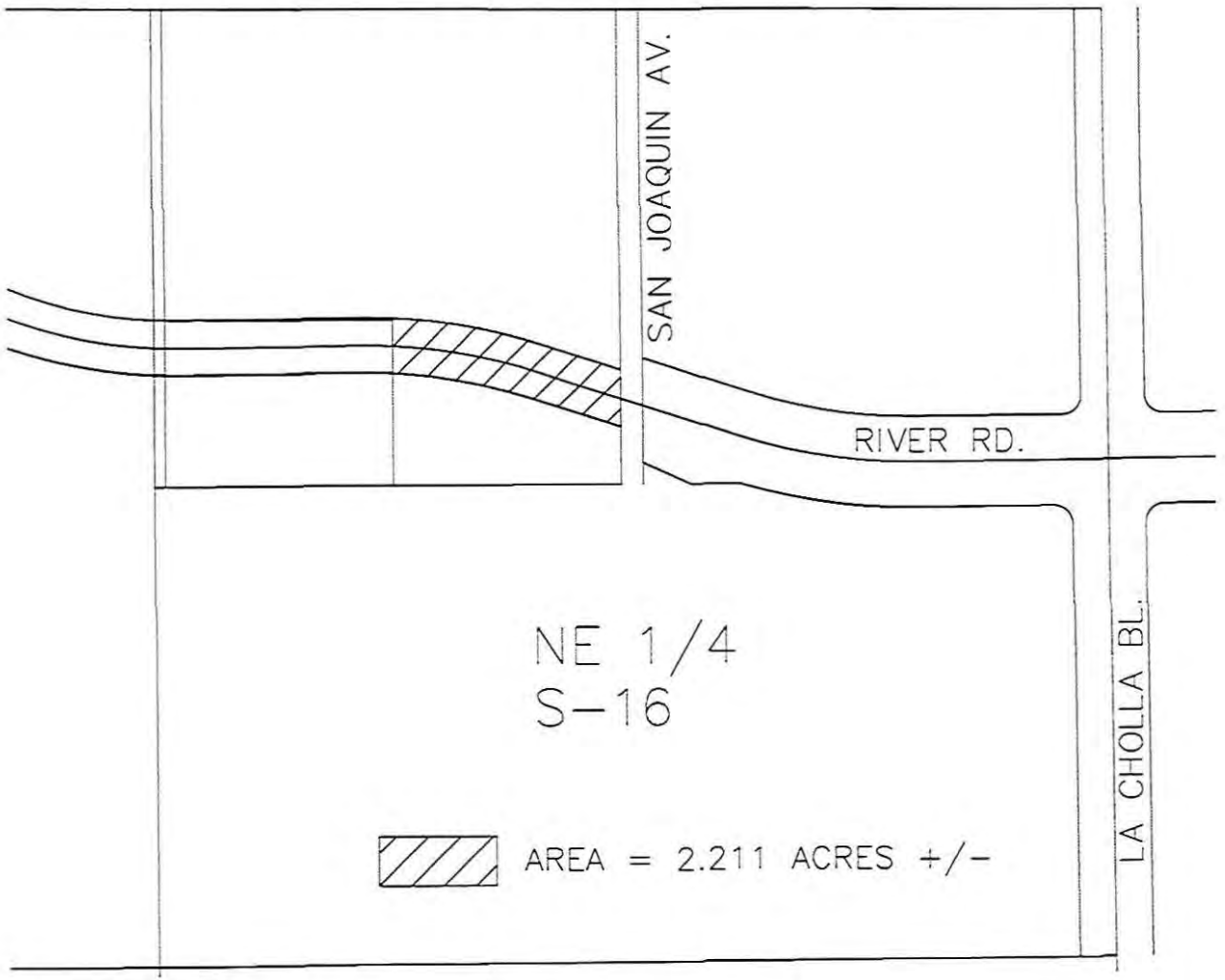


REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/21/22
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF THAT PARCEL PER DOCKET 10670 PAGE 1552,
LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500' Date: 19 December 2022 Drawn By: AJI Sheet 2 of 2

All that portion of Lot 9, together with any part of the Pantano Wash as meandered under General Land Office Survey dated September 18, 1897 in Section 35, Township 14 South, Range 15 East, G. & S. R. B. & M., Pima County, Arizona, lying within the following described line;

BEGINNING at the South section corner common to Sections 35 and 36, Township 14 South, Range 15 East, G. & S. R. B. & M.;

THENCE, North 00° 03' 00" East, 1,378.02 feet to a point on the line common to said sections 35 and 36;

THENCE North 89° 57' 00" West, 75.00 feet to a point, said point being the TRUE POINT OF BEGINNING;

THENCE, North 44° 57' 00" West, 420.00 feet to a point;

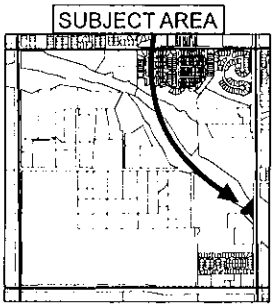
THENCE, North 45° 03' 00" East, 420.00 feet to a point;

THENCE, South 00° 03' 00" West, 593.97 feet to a point, said point being the TRUE POINT Of BEGINNING.

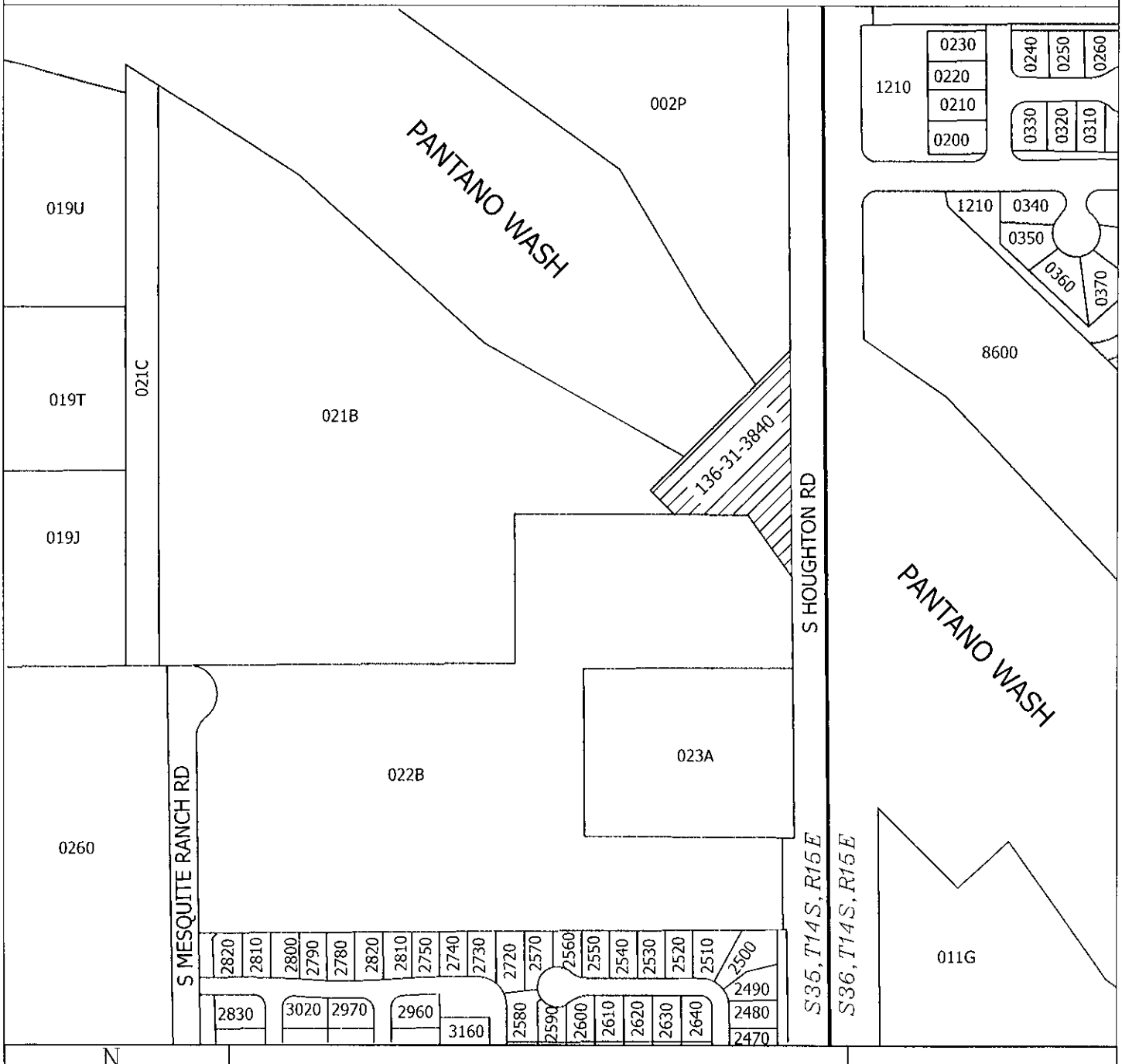
EXCEPT any part conveyed under instrument of record in the Pima County, Arizona, Recorder's Office at Docket 1799 and Page 243.

EXHIBIT "A"

SECTION 35
TOWNSHIP 14 SOUTH
RANGE 15 EAST



SECTION 35 G&SRM
PIMA COUNTY, ARIZONA



N

23014

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE DRAWN BY: A GRIFFIN DATE: FEB 2023

LEGEND

Subject Property

EXHIBIT "B"
Page 1 of 10

THE NORTH HALF OF THE CANADA DEL ORO DRAINAGEWAY, AS SHOWN ON AND DEDICATED BY THE THORNYDALE PLAZA SUBDIVISION PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 26 OF MAPS AND PLATS AT PAGE 84;

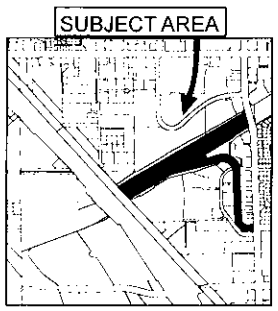
THE SOUTH HALF OF THE CANADA DEL ORO DRAINAGEWAY, THE CARMACK DRAINAGEWAY, AND THE 40' ALLEY ON THE SOUTH SIDE OF THE CANADA DEL ORO DRAINAGEWAY, ALL AS SHOWN ON AND DEDICATED BY THE ORANGE GROVE INDUSTRIAL PARK SUBDIVISION PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 26 OF MAPS AND PLATS AT PAGE 73; AND

SUBJECT TO THE RIGHTS OF THE TOWN OF MARANA TO OPERATE AND MAINTAIN AN ALL WEATHER ROAD CROSSING FOR WEST COSTCO DRIVE, LYING IN, ON, OVER, ACROSS AND THROUGH A PORTION OF THE CARMACK DRAINAGEWAY AS SHOWN BY THE FINAL PLAT FOR THORNYDALE CROSSING SUBDIVISION PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 55 OF MAPS AND PLATS AT PAGE 34.

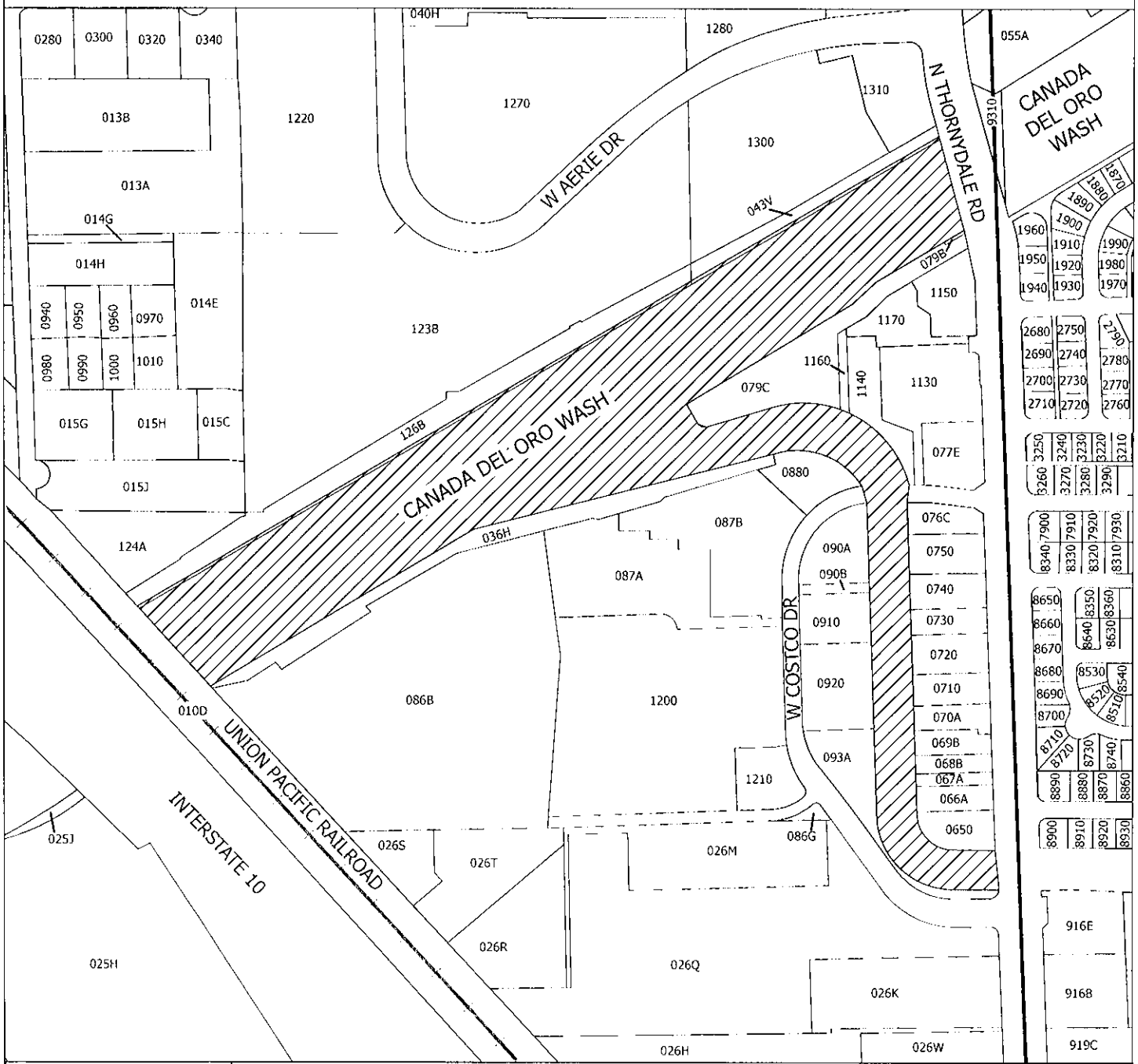
EXHIBIT "B"

Page 2 of 10

SECTION 06
TOWNSHIP 13 SOUTH
RANGE 13 EAST



SECTION 06 G&SRM
PIMA COUNTY, ARIZONA



N

23015

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE | DRAWN BY: A GRIFFIN | DATE: FEB 2023

LEGEND

Subject Property

PERRY
ENGINEERING

DATE: 06/24/2020
PROJECT: 20024

LEGAL DESCRIPTION

PARCEL D

A PORTION OF CONTINENTIAL RANCH PARCEL 44 AND CONTINENTIAL RANCH PARCEL 45 AS RECORDED IN DOCKET 12449, PAGE 5258, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST PROPERTY CORNER OF SAID CONTINENTIAL RANCH PARCEL 45, BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130, FROM WHICH THE SOUTHWEST OF SAID CONTINENTIAL RANCH PARCEL 44, BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130, BEARS NORTH 00° 44' 02" WEST, A DISTANCE OF 199.89 FEET;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE NORTH RIGHT OF WAY OF COACHLINE BOULEVARD AS RECORDED IN DOCKET 10867, PAGE 2986, RECORDS OF PIMA COUNTY, ARIZONA, NORTH 64° 28' 19" WEST, A DISTANCE OF 615.55 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 31' 03" WEST, A DISTANCE OF 554.28 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, NORTH 89° 25' 37" EAST, A DISTANCE OF 552.56 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

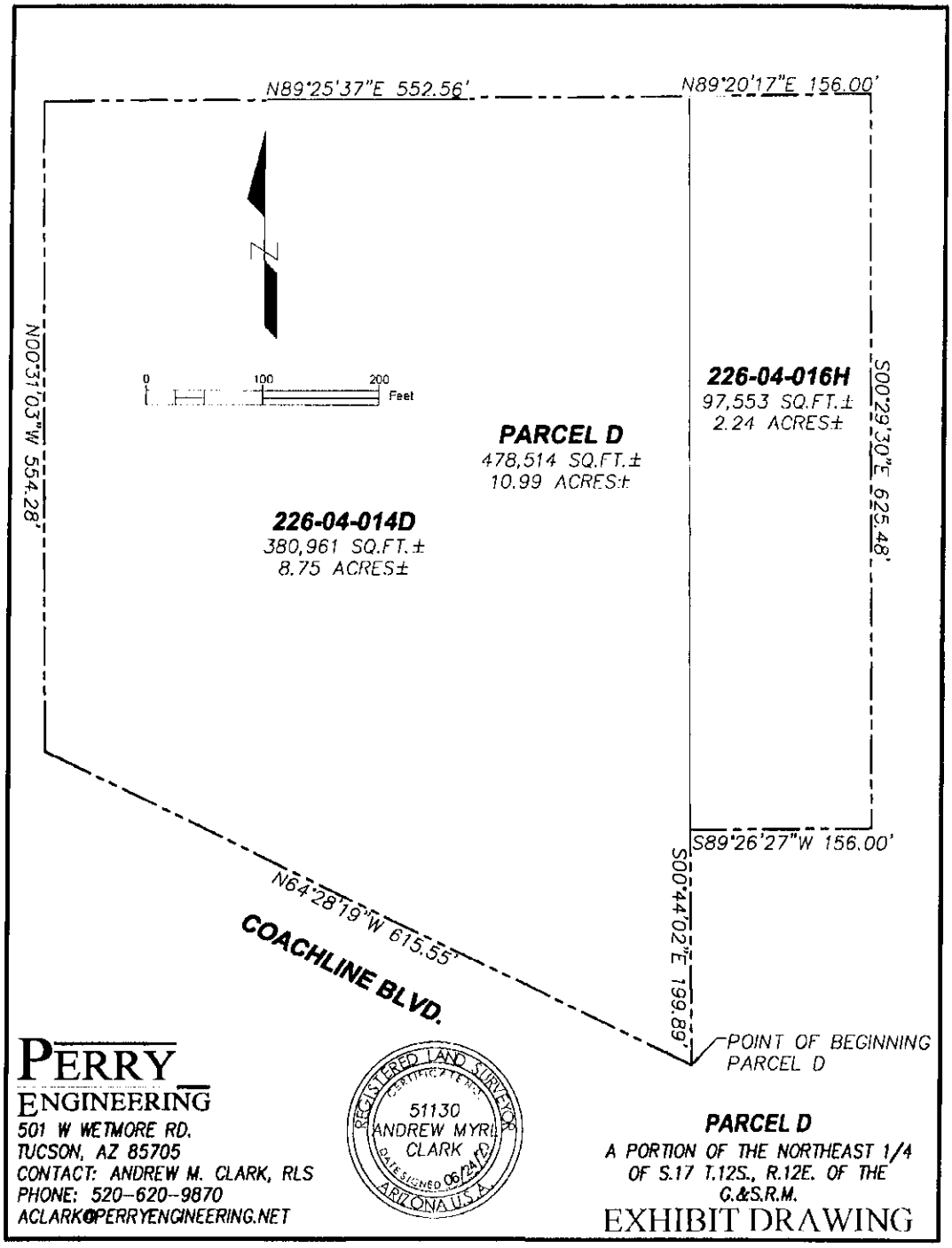
THENCE, NORTH 89° 20' 17" EAST, A DISTANCE OF 156.00 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, SOUTH 00° 29' 30" EAST, A DISTANCE OF 625.48 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, SOUTH 89° 26' 27" WEST, A DISTANCE OF 156.00 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, SOUTH 00° 44' 02" EAST, A DISTANCE OF 199.89 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 478,514 SQUARE FEET OR 10.99 ACRES, MORE OR LESS.


N89°25'37"E 552.56'
N89°20'17"E 156.00'
N
0
100
200
Feet
N00°31'03"W 554.28'
226-04-016H
97,553 SQ.FT.±
2.24 ACRES±
S00°29'30"E 625.48'
PARCEL D
478,514 SQ.FT.±
10.99 ACRES±
226-04-014D
380,961 SQ.FT.±
8.75 ACRES±
S89°26'27"W 156.00'
S00°44'02"E 199.89'
N64°28'19"W 615.55'
COACHLINE BLVD.
POINT OF BEGINNING
PARCEL D
PERRY
ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET
REGISTERED LAND SURVEYOR
51130
ANDREW MYRL
CLARK
DATE SIGNED 06/24/21
ARIZONA U.S.A.
PARCEL D
A PORTION OF THE NORTHEAST 1/4
OF S.17 T.12S., R.12E. OF THE
G.&S.R.M.
EXHIBIT DRAWING

PIMA COUNTY
Department of Transportation
Survey Section

30 August 2022

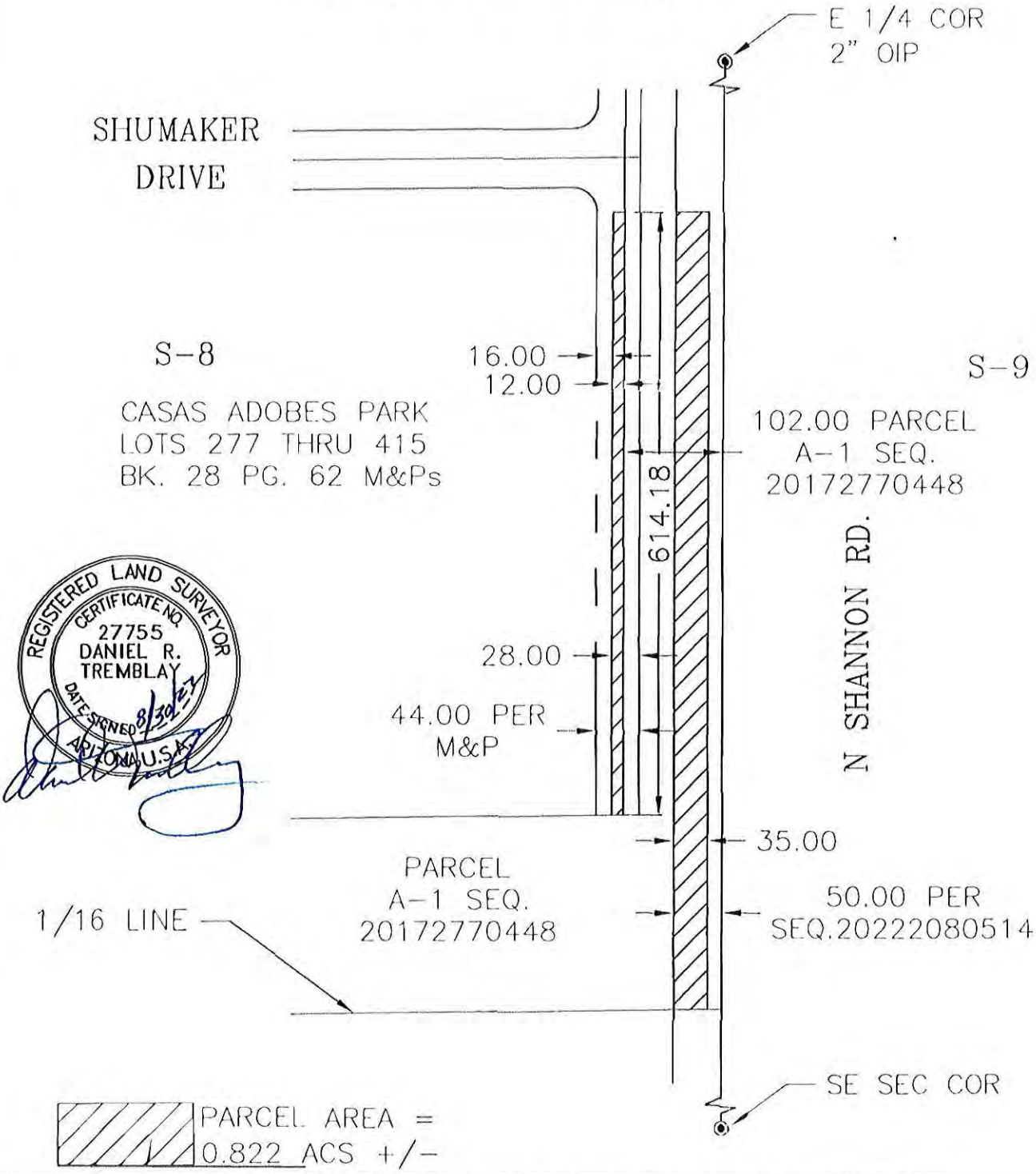
EXHIBIT "B"
Page 5 of 10

A portion of the Southeast Quarter of Section 08, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of the Shannon Road right of way as shown on the Casas Adobes Park, Lots 277 thru 415 subdivision as recorded in Book 28 of Maps and Plats at Page 62, of record in the office of the Pima County Recorder, Arizona, more particularly described as follows:

The west 12.00 feet of the east 28.00 feet of the south 614.57 feet of said Shannon Road right of way as shown on said Casas Adobes Park, Lots 277 thru 415 subdivision, and

The west 35.00 feet of the east 50.00 feet of the north half of the southeast quarter of said Section 08 excluding the north 508.00 feet.

DEPICTION OF EXHIBIT "B"



N

PIMA COUNTY SURVEY

A PORTION OF SHANNON ROAD
LOCATED IN SECTION 08, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 150' Date: 23 AUGUST 2022 Drawn By: DRT Sheet 2 of 2

PIMA COUNTY
Department of Transportation
Survey Section

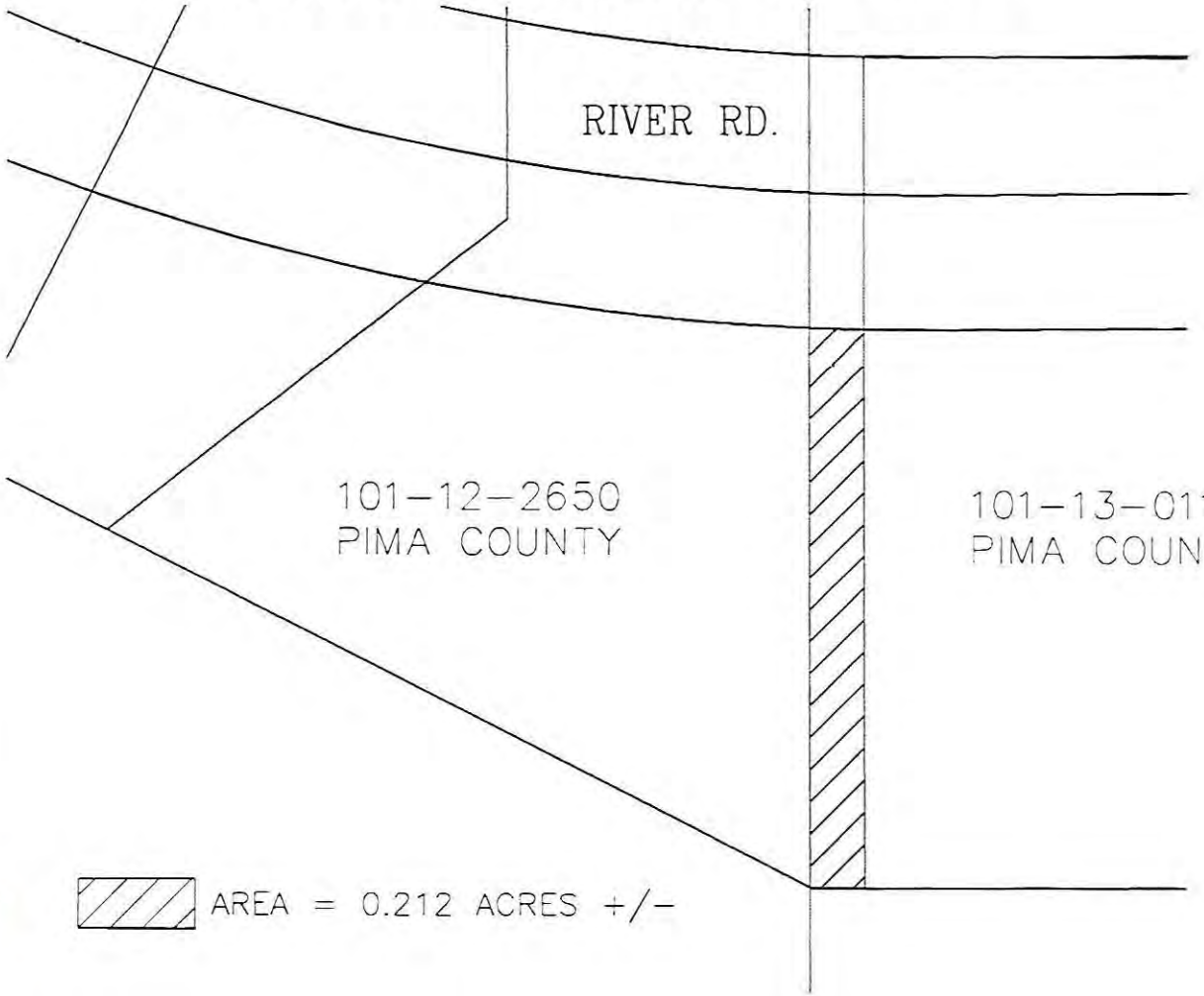
06 February 2023

EXHIBIT "B"
Page 7 of 10

A portion of the west 30.00 feet of the west half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being a portion of that parcel as described in Docket 1549 at Page 277, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All that portion of said west 30.00 feet lying south of the south right-of-way line of River Road as defined on the plans for River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC.

DEPICTION OF EXHIBIT "B"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 2/6/23
ARIZONA U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF THE PARCEL DESCRIBED IN DKT 1549, PG 277, LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 100' Date: 06 February 2023 Drawn By: AJI Sheet 2 of 2

PIMA COUNTY
Department of Transportation
Survey Section

22 December 2022

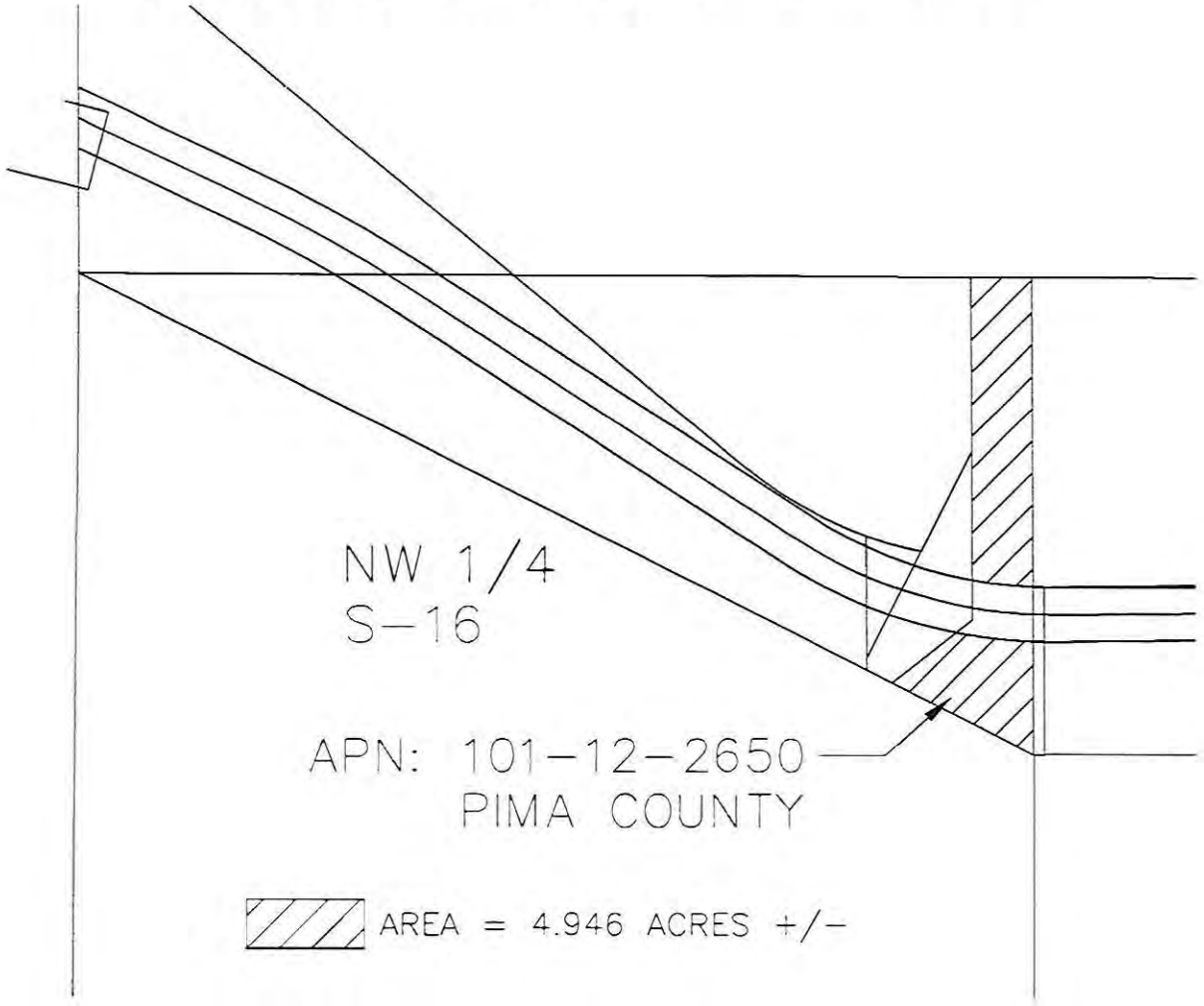
EXHIBIT "B"
Page 9 of 10

A portion of the Northwest Quarter of Section 16, Township 13 South, Range 13 East, Gila & Salt River Meridian, Pima County, Arizona, being portions of the "Drainageway" as shown on the Casa Adobes Park, Lots 416 thru 540 subdivision, recorded in Book 26 of Maps and Plats at

Page 47, in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All that portion of said drainageway parcel lying north of the north right-of-way line and south of the south right of way line of River Road as defined on the plans for River Road, Shannon Road to La Cholla Boulevard, Pima County Department of Transportation W.O. 4TRLCC.

DEPICTION OF EXHIBIT "B"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27755
DANIEL R.
TREMBLAY
DATE SIGNED 12/22/22
ARIZONA, U.S.A.

N

PIMA COUNTY SURVEY

A PORTION OF THE DRAINAGEWAY PER BK 26, M&P, PG 47,
LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500' Date: 22 December 2022 Drawn By: AJI Sheet 2 of 2

Exhibit "C"

QUITCLAIM DEED

For valuable consideration, Pima County Flood Control District, a political taxing authority of the State of Arizona, (Grantor) hereby quit claims to Pima County, a political subdivision of the State of Arizona, (Grantee) all its rights, title and interest in the following described property situate in Pima County, Arizona, together with all rights and privileges appurtenant thereto:

SEE ATTACHED **EXHIBIT "A"** FOR LEGAL DESCRIPTIONS

Dated this ____ day of _____ , 20____.

GRANTOR: Pima County Flood Control District, a political taxing authority of the State of Arizona

_____
Jeffrey Teplitsky, Director, Real Property Services

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this _____ day of _____, 2023, by Jeffrey Teplitsky, Director of Pima County Real Property Services for and on behalf of the Pima County Flood Control District, a political taxing authority of the State of Arizona.

_____
Notary Public

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way [ ] Parcel [X]
Agent: jar	File #: Acq-1179	Activity #:	P [X] De [ ] Do [ ] E [ ]

Exhibit "D"

QUITCLAIM DEED

For valuable consideration, Pima County, a political subdivision of the State of Arizona, (Grantor) hereby quit claims to Pima County Flood Control District, a political taxing authority of the State of Arizona, (Grantee) all its rights, title and interest in the following described property situate in Pima County, Arizona, together with all rights and privileges appurtenant thereto:

SEE ATTACHED **EXHIBIT "A"** FOR LEGAL DESCRIPTIONS

Reserving unto the Grantor a temporary construction easement for construction staging and storage of material and equipment in, on, over and through the property depicted on the attached **Exhibit "B"**. Said TCE shall remain in effect from recording of this Deed through June 30, 2024 and thereafter be of no further force and effect.

Dated this ____ day of _____ , 20____.

GRANTOR: Pima County, a political subdivision of the State of Arizona

_____
Jeffrey Teplitsky, Director, Real Property Services

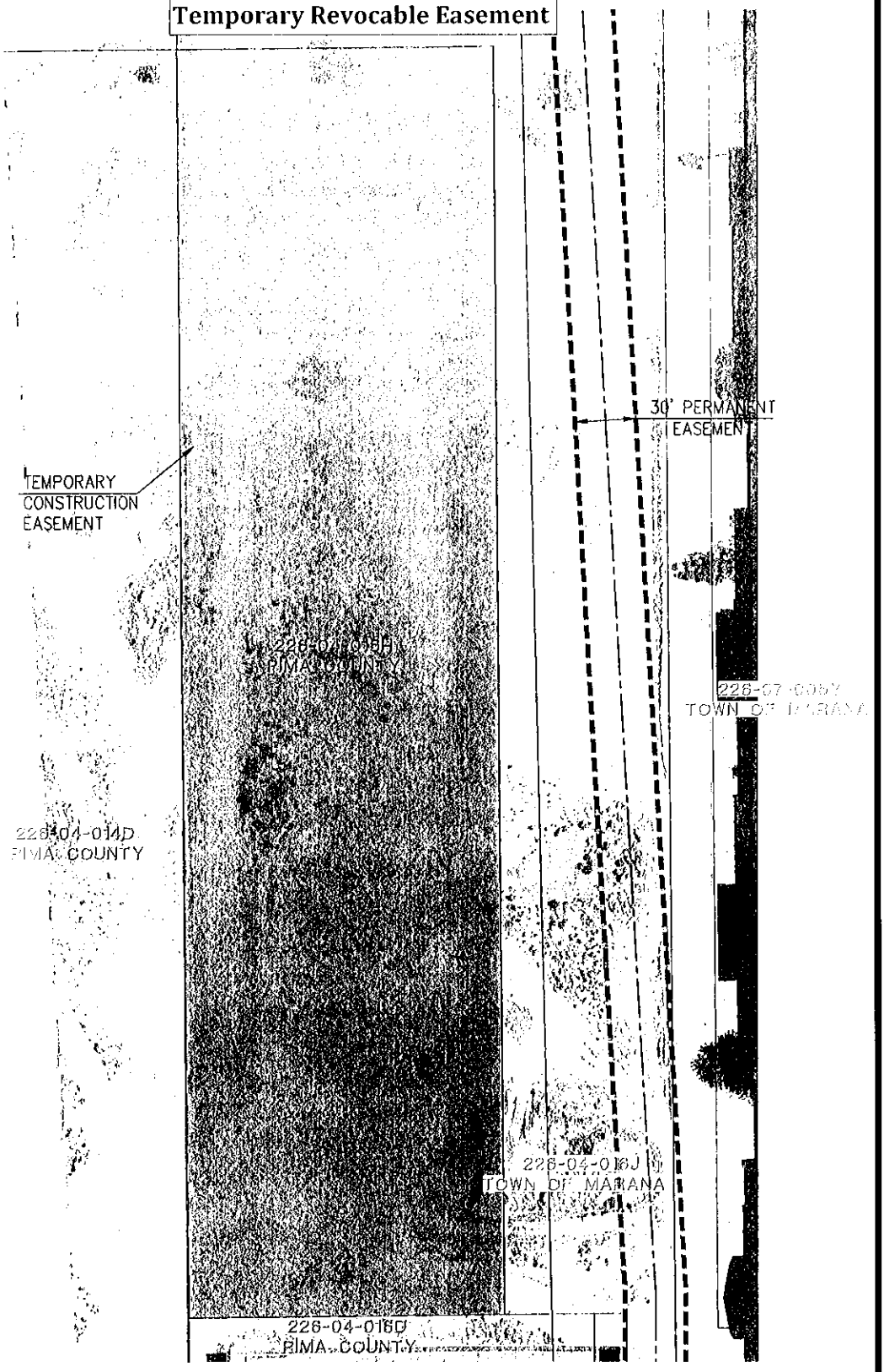
STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this _____ day of _____, 2023, by Jeffrey Teplitsky, Director of Pima County Real Property Services.

_____
Notary Public

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way [ ] Parcel [X]
Agent: jar	File #: Acq-1179	Activity #:	P [X] De [ ] Do [ ] E [ ]

Exhibit "E"
Temporary Revocable Easement



N
W E
S

LEGEND

TEMPORARY CONSTRUCTION EASEMENT (2.65 AC)

FORCE MAIN CENTERLINE

CONTINENTAL RANCH REGIONAL
PUMP STATION FORCE MAIN
EASEMENT EXHIBIT FOR
PARCEL 226-04-016H

OCTOBER 05, 2022

WestLand

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