



BOARD OF SUPERVISORS AGENDA ITEM REPORT AWARDS / CONTRACTS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 10/15/2024

* = Mandatory, information must be provided

or Procurement Director Award: ☐

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

Pima County Flood Control District

***Project Title/Description:**

Exchange Agreement

***Purpose:**

The Pima County Flood Control District ("District") holds title to property intended to be transferred to Pima County ("County"). The County holds title to property and drainageways that are intended to be transferred to District. This proposed exchange will align the property ownerships more appropriately to facilitate the County and the District to manage their respective properties. (ACQ-1236)

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

District will acquire floodprone property from County and in exchange County will acquire from District property for open space.

***Public Benefit:**

Establishes appropriate property ownership with the floodprone land vested in and managed by the District. Property currently under District ownership will be vested and managed by the County for open space.

***Metrics Available to Measure Performance:**

The value of approximately 112.004 acres of County-owned floodprone land and approximately 31.60 acres of District-owned land has been estimated and determined to be substantially equivalent.

***Retroactive:**

No

TO: COB, 9-30-2024 (1)
Vers.: 0
Pgs.: 49

SEP 30 2024 09:15 PD

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: SC Department Code: RPS Contract Number (i.e., 15-123): SC2400002316
Commencement Date: 10/15/2024 Termination Date: 10/14/2025 Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount \$ 0.00 * ☐ 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: 9/25/2024

Deputy County Administrator Signature: _____

Date: 9/27/2024

County Administrator Signature: _____

Date: 9/28/2024



EXCHANGE AGREEMENT

This Exchange Agreement (the "**Agreement**") is between, Pima County, a political subdivision of the State of Arizona ("**County**"), and Pima County Flood Control District, a political taxing authority of the State of Arizona ("**District**") (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. County owns the property legally described on **Exhibit A** (29 numbered pages including depictions) (the "**County Property**").

2.2. District owns the property legally described on **Exhibit B** (11 numbered pages including depiction) (the "**District 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 owing 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 easements for existing street, road right of way and existing sewer and related facilities.

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 it 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.

<u>Exhibit A</u>	Legal Description of County Property (29 numbered pages including depiction)
<u>Exhibit B</u>	Legal Description of District Property (11 numbered pages including depictions)
<u>Exhibit C</u>	Form of Quitclaim Deed (County Property)
<u>Exhibit D</u>	Form of Quitclaim Deed (District Property)

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

Remainder of Page Intentionally Left Blank
Signature Pages 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:

 9/19/2024

Jeffrey Teplitsky, Director, Real Property Services

 9/27/2024

Carmine DeBonis, Deputy County Administrator

APPROVED AS TO FORM:

_____
Rachelle Barr, Deputy Pima County Attorney

Remainder of Page Intentionally Left Blank
Exhibits Follow

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

Adelita S. Grijalva, Chair, Board of Directors

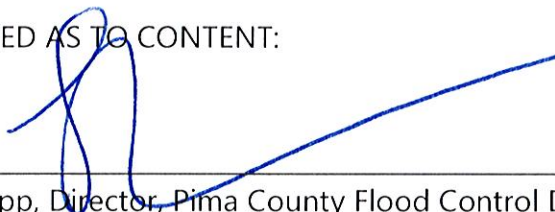
Date

ATTEST:

Melissa Manriquez, Clerk of Board of Directors

Date

APPROVED AS TO CONTENT:



Eric Shepp, Director, Pima County Flood Control District

 9/27/2024

Carmine DeBonis, Deputy County Administrator

APPROVED AS TO FORM:



Rachelle Barr, Deputy Pima County Attorney

Remainder of Page Intentionally Left Blank
County Signatures Follow

EXHIBIT A - Page 1 of 29

Balancing the Natural and Built Environment

October 18, 2023
Psomas #7PIM190108
Page 1 of 3

LEGAL DESCRIPTION PARCEL C1

A portion of Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the northwest corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862", from which the north one-quarter corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862" bears North 89° 35' 01" East (basis of bearings) a distance of 2638.17 feet;

THENCE upon the north line of said Section 1, North 89°35'01" East a distance of 1319.08 feet;

THENCE South 00°42'43" East a distance of 2575.88 feet to a point on the arc of a non-tangent curve, concave northeasterly, from which point the radius bears North 21°47'59" East and also being the **POINT OF BEGINNING**;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 1695.00 feet and a central angle of 00°35'08" for an arc length of 17.33 feet;

THENCE South 68°47'09" East a distance of 1892.59 feet;

THENCE South 63°39'39" East a distance of 127.61 feet to a point on the arc of a non-tangent curve, concave northeasterly, from which point the radius bears North 19°11'51" East;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 5100.00 feet and a central angle of 08°40'32" for an arc length of 772.23 feet;

THENCE South 00°29'27" East a distance of 168.41 feet;

THENCE North 67°15'07" West a distance of 281.92 feet;

THENCE North 77°31'59" West a distance of 727.53 feet;

THENCE North 62°39'14" West a distance of 1230.98 feet;

THENCE North 65°49'35" West a distance of 540.05 feet;

333 E. Wetmore Road
Suite 450
Tucson, AZ 85705-5256

Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

EXHIBIT A - Page 2 of 29

Legal Description
Page 2 of 3
October 19, 2023
Psomas #7PIM190108

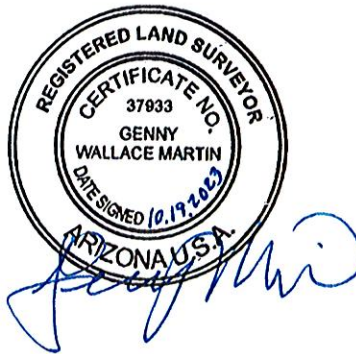
THENCE North 70°44'20" West a distance of 90.13 feet;

THENCE North 00°42'43" West a distance of 31.66 feet to the **POINT OF BEGINNING**.

Containing 6.941 acres more or less.

See Depiction of Exhibit A attached hereto and made a part hereof.

Prepared By:
Psomas



Genny Wallace Martin, AZ. R.L.S. 37933

EXHIBIT A - Page 3 of 29

P.O.C.
N.W. COR. SECTION 1
2" BRASS CAP
"RLS 19862"



SCALE: 1" = 600'
0 600 1200

LINE	BEARING	DISTANCE
L1	S 63°39'39" E	127.61'
L2	S 00°29'27" E	168.41'
L3	N 67°15'07" W	281.92'
L4	N 77°31'59" W	727.53'
L5	N 62°39'14" W	1230.98'
L6	N 65°49'35" W	540.05'
L7	N 70°44'20" W	90.13'
L8	N 00°42'43" W	31.66'

CURVE	RADIUS	ARC LEN	DELTA ANGLE
C1	1695.00'	17.33'	0°35'08"
C2	5100.00'	772.23'	8°40'32"

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7PIM190108

BASIS OF BEARINGS
INA ROAD

N. ¼ COR. SECTION 1
2" BRASS CAP
"RLS 19862"

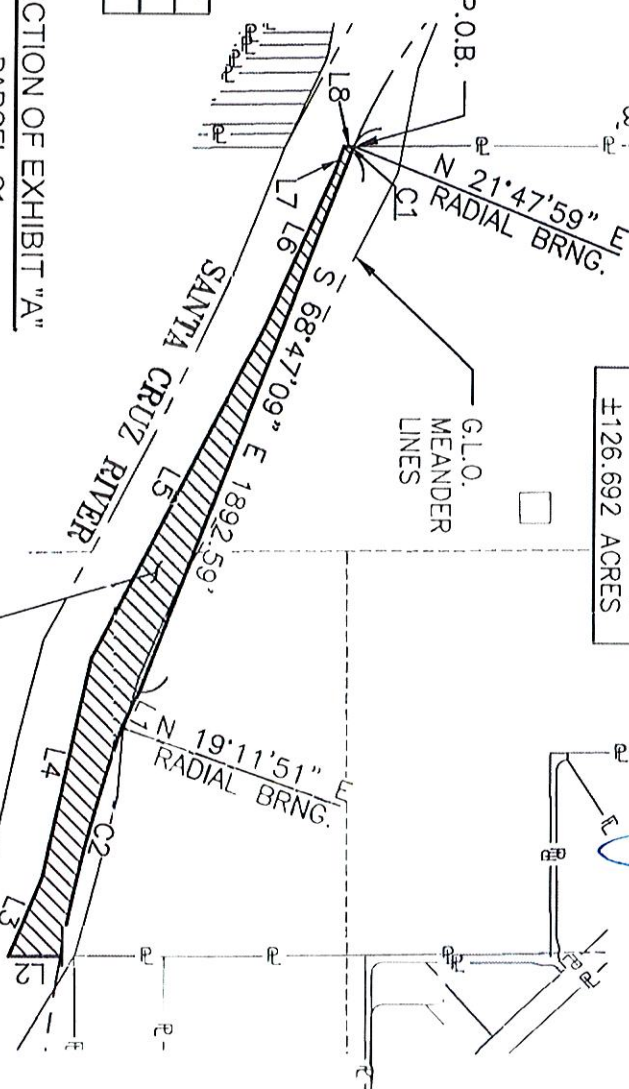
APN 214-01-014B
PIMA COUNTY
DKT. 3309 PG. 34
±126.692 ACRES



A PORTION OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DEPICTION OF EXHIBIT "A"
PARCEL C1

PARCEL C1
±6.941 ACRES



DATE: OCTOBER 2023 • DRAWN BY: GWM

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Balancing the Natural and Built Environment

October 18, 2023
Psomas #7PIM190108
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**LEGAL DESCRIPTION
PARCEL B1**

A portion of Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

COMMENCING at the northwest corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862", from which the north one-quarter corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862" bears North 89° 35' 01" East (basis of bearing) a distance of 2638.17 feet;

THENCE upon the west line of said Section 1, South 00° 53' 08" East a distance of 1562.00 feet to the **POINT OF BEGINNING**;

THENCE South 24°38'12" East a distance of 229.98 feet;

THENCE South 31°51'25" East a distance of 492.15 feet;

THENCE South 67°55'05" East a distance of 417.61 feet;

THENCE South 63°58'05" East a distance of 380.90 feet;

THENCE South 70°44'20" East a distance of 258.69 feet;

THENCE South 00°38'05" East a distance of 192.17 feet;

THENCE North 61°54'26" West a distance of 790.76 feet;

THENCE North 80°23'29" West a distance of 455.49 feet ;

THENCE North 47°28'41" West a distance of 237.34 feet to the west line of said Section 1 and the northwesterly corner of Casa Arroyo as recorded in Book 33 of Maps and Plats, at page 64, records of Pima County;

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Suite 450
Tucson, AZ 85705-5256

Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

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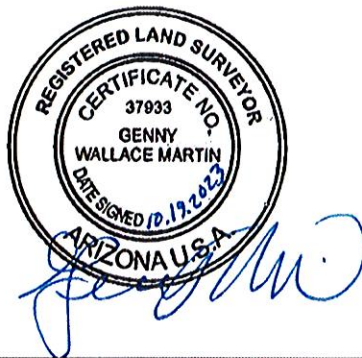
Legal Description
Page 2 of 3
October 19, 2023
Psomas #7PIM190108

THENCE upon said west line, North 00°53'08" West a distance of 619.98 feet to the **POINT OF BEGINNING**.

Containing 6.577 acres more or less.

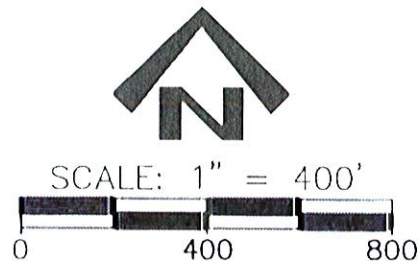
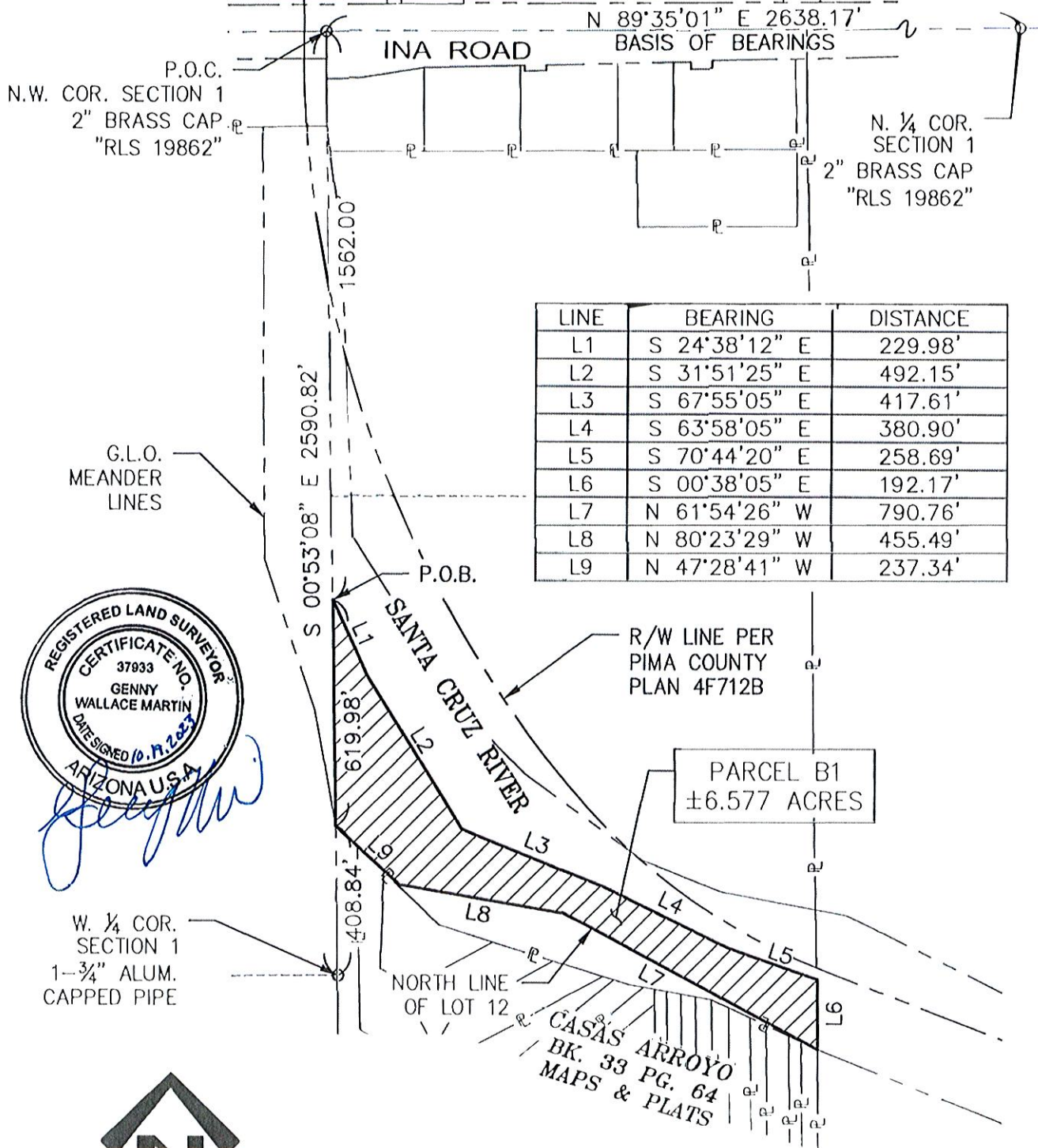
See Depiction of Exhibit A attached hereto and made a part hereof.

Prepared By:
Psomas



Genny Wallace Martin, AZ. R.L.S. 37933

EXHIBIT A - Page 6 of 29



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 Tucson, AZ 85705
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DEPICTION OF EXHIBIT "A"
PARCEL B1

A PORTION OF SECTION 1,
 TOWNSHIP 13 SOUTH, RANGE 12 EAST,
 GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

EXHIBIT A - Page 7 of 29

Balancing the Natural and Built Environment

October 18, 2023
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LEGAL DESCRIPTION PARCEL A1

A portion of Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the northwest corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862", from which the north one-quarter corner of said Section 1 monumented by a 2" brass cap stamped "RLS 19862" bears North 89° 35' 01" East (basis of bearings) a distance of 2638.17 feet;

THENCE upon the west line of said Section 1, South 00° 53' 08" East a distance of 699.48 feet to the **POINT OF BEGINNING**;

THENCE continue upon said west line, South 00°53'08" East a distance of 862.52 feet;

THENCE South 24°38'12" East a distance of 229.98 feet;

THENCE South 31°51'25" East a distance of 492.15 feet;

THENCE South 67°55'05" East a distance of 417.61 feet;

THENCE South 63°58'05" East a distance of 380.90 feet;

THENCE South 70°44'20" East a distance of 256.82 feet;

THENCE North 00°42'43" West a distance of 31.66 feet to a point on the arc of a non-tangent curve, concave northeasterly, from which point the radius bears North 21°47'59" East;

THENCE northwesterly upon the arc of said curve, to the right, having a radius of 1695.00 feet and a central angle of 28°38'27" for an arc length of 847.29 feet to a point on the arc of a compound curve, concave northeasterly;

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Legal Description
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THENCE northwesterly upon the arc of said curve, to the right, having a radius of 3200.00 feet and a central angle of 27°33'16" for an arc length of 1538.93 feet to the **POINT OF BEGINNING**.

Containing 9.274 acres more or less.

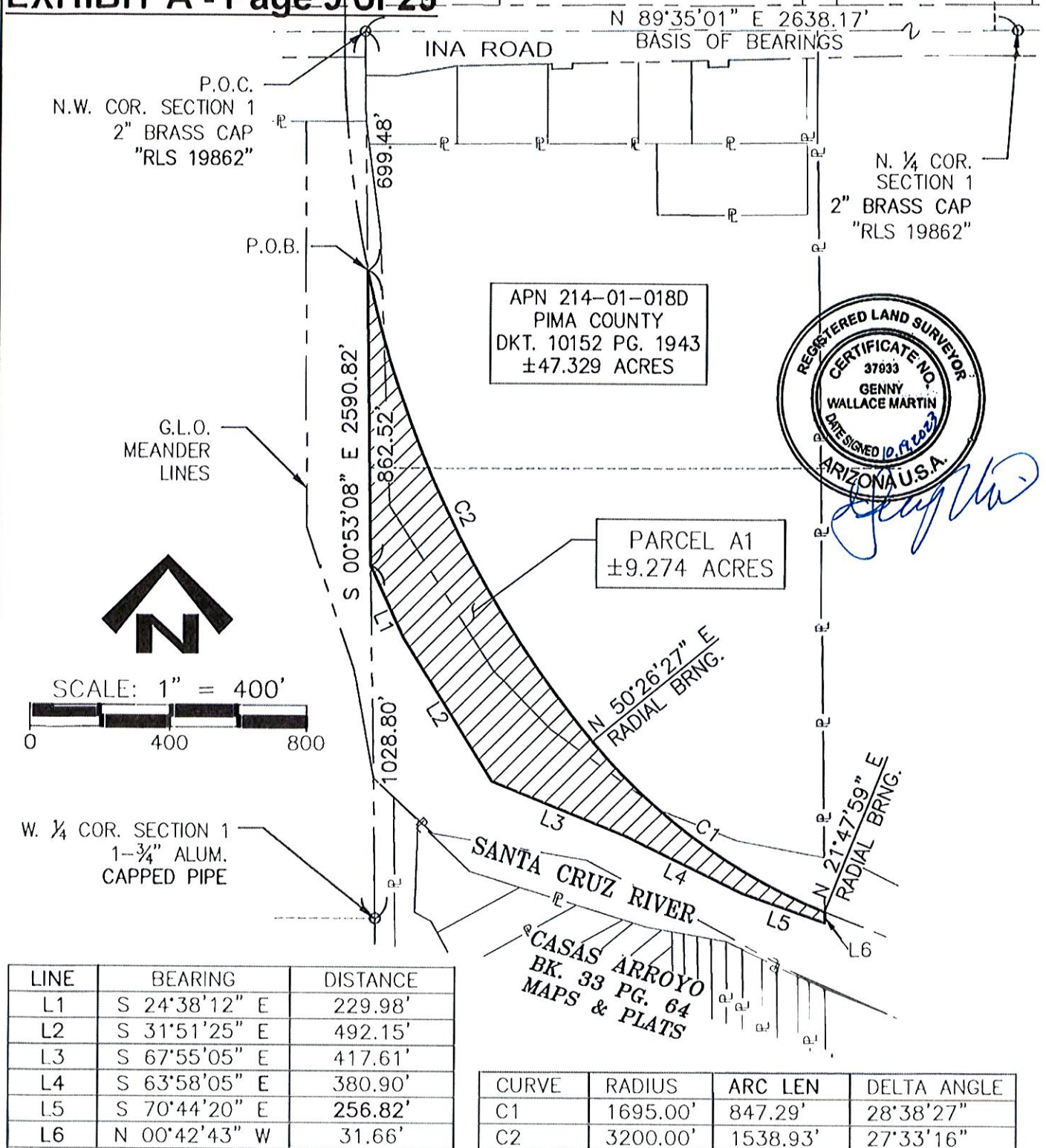
See Depiction of Exhibit A attached hereto and made a part hereof.

Prepared By:
Psomas



Genny Wallace Martin, AZ. R.L.S. 37933

EXHIBIT A - Page 9 of 29



DEPICTION OF EXHIBIT "A"

PARCEL A1

A PORTION OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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Tucson, AZ 85705
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www.psomas.com

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DATE: OCTOBER 2023 • DRAWN BY: GWM

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Balancing the Natural and Built Environment

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Psomas #7PIM190108
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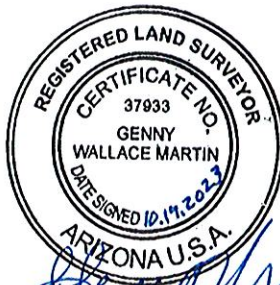
LEGAL DESCRIPTION PARCEL B

All that portion of Lot 12, Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, lying northerly of the north line of the Casas Arroyo Subdivision, Lots 1 through 20 of record in the Pima County, Arizona, Recorder's Office at Book 33 of Maps, Page 64.

Containing 1.911 acres, more or less.

See Depiction of Exhibit A attached hereto and made a part hereof.

**Prepared By:
Psomas**

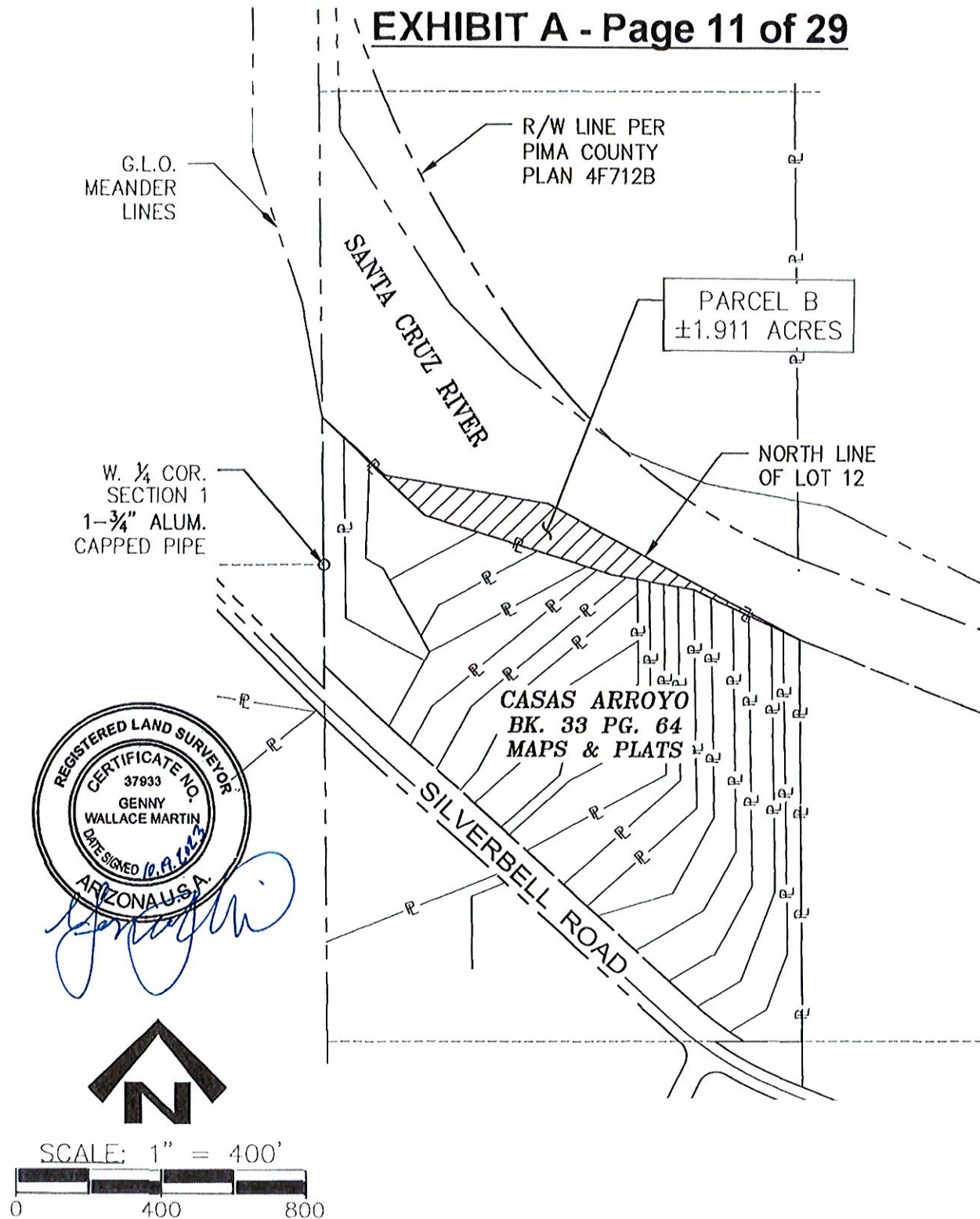


Genny Wallace Martin, AZ. R.L.S. 37933

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Tucson, AZ 85705-5256

Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

EXHIBIT A - Page 11 of 29



DEPICTION OF EXHIBIT "A"

PARCEL B

A PORTION OF LOT 12 OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
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7PIM190108

DATE: OCTOBER 2023 • DRAWN BY: GWM

PAGE 2 OF 2

LEGAL DESCRIPTION

A portion of Cloud Road as dedicated on Sabino Vista West Lots 1 thru 83, a subdivision recorded in Book 23 of Maps and Plats at Page 80 in the office of the Pima County Recorder and being within the Southwest Quarter of Section 30, Township 13 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said subdivision, a 5/8" ACP, to which the northwest corner of said subdivision, a 1/2" OIP, bears North 00°18'39" West a distance of 1326.64 feet;

THENCE along the south line of said subdivision, North 89°23'37" East a distance of 305.03 feet to a point on the north right-of-way line of said Cloud Road being the beginning of a non-tangent curve concave to the south, having a radius of 1000.00 feet, a central angle of 10°27'00" and to which a radial line bears North 22°56'17" West, said point being the **POINT OF BEGINNING**;

THENCE along said north right-of-way line and arc of said curve to the right a distance of 182.39 feet to a point of reverse curve having a radius of 25.00 feet and a central angle of 78°07'06";

THENCE continuing along said right-of-way line and arc of said curve to the left a distance of 34.09 feet to a point of cusp on the west right-of-way line of Calle De Amigos;

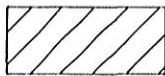
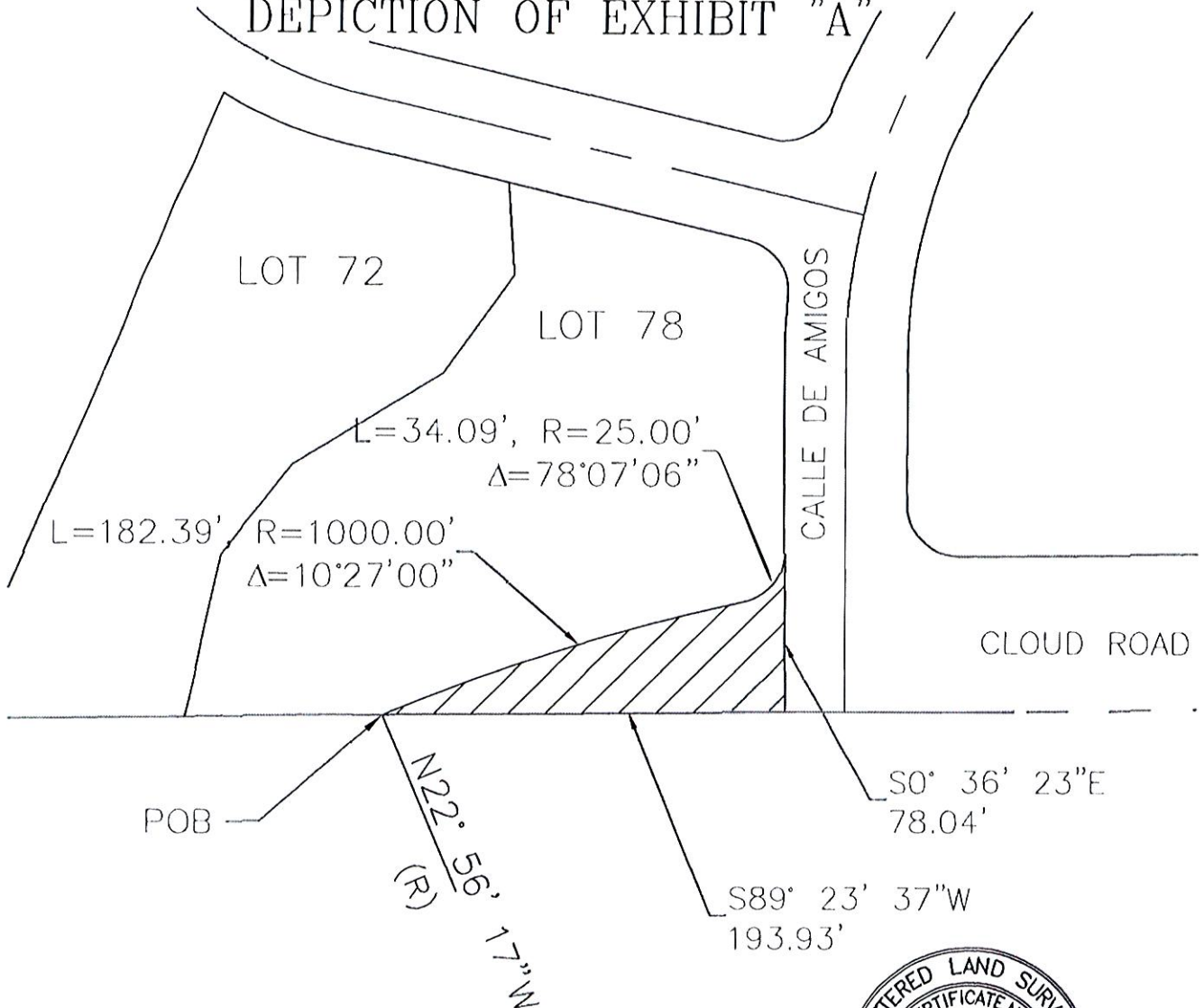
THENCE along the projection of the west right-of-way line South 00°36'23" East a distance of 78.04 feet to a point on the south line of said subdivision and south right-of-way line of Cloud Road;

THENCE along said south line South 89°23'37" West a distance of 193.93 feet to the **POINT OF BEGINNING**.



EXHIBIT A - Page 13 of 29

DEPICTION OF EXHIBIT "A"



AREA = 0.145
ACRES \pm



PIMA COUNTY SURVEY

A PORTION OF CLOUD ROAD
LOCATED IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 80'

Date: 24 October 2023

Drawn By: DRT

Sheet 2 of 2

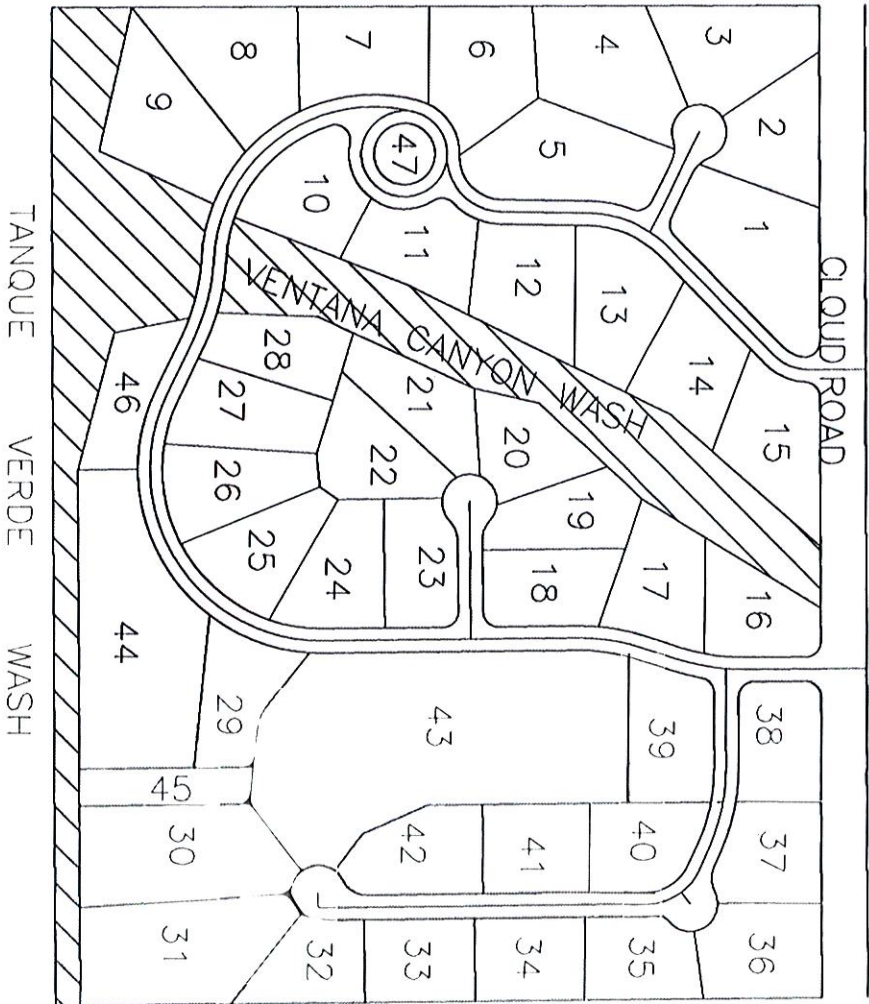
LEGAL DESCRIPTION

All that portion of Ventana Canyon Wash and Tanque Verde Wash as dedicated by the Subdivision plat for Riverbend Ranch Estates Lots 1 thru 47, recorded in Book 23 of Maps and Plats at Page 48 , as recorded in the office of the Pima County Recorder, Arizona, and located in South half of the Southeast Quarter of Section 30, Township 13 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona.





DEPICTION OF EXHIBIT "A"



AREA = 5.96
ACRES ±

PIMA COUNTY SURVEY

VENTANA CANYON WASH, RIVERBEND RANCH ESTATES,
BK 23 PG 48, M&P's, LOCATED IN SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 15 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



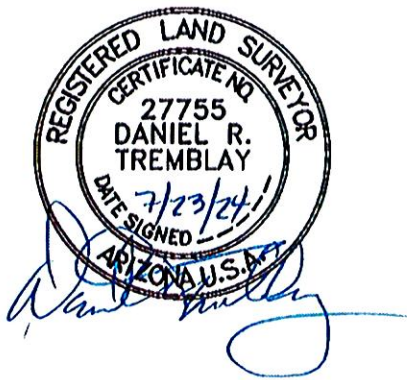
Scale: 1" = 300'

Date: 14 December 2023 Drawn By: DRT

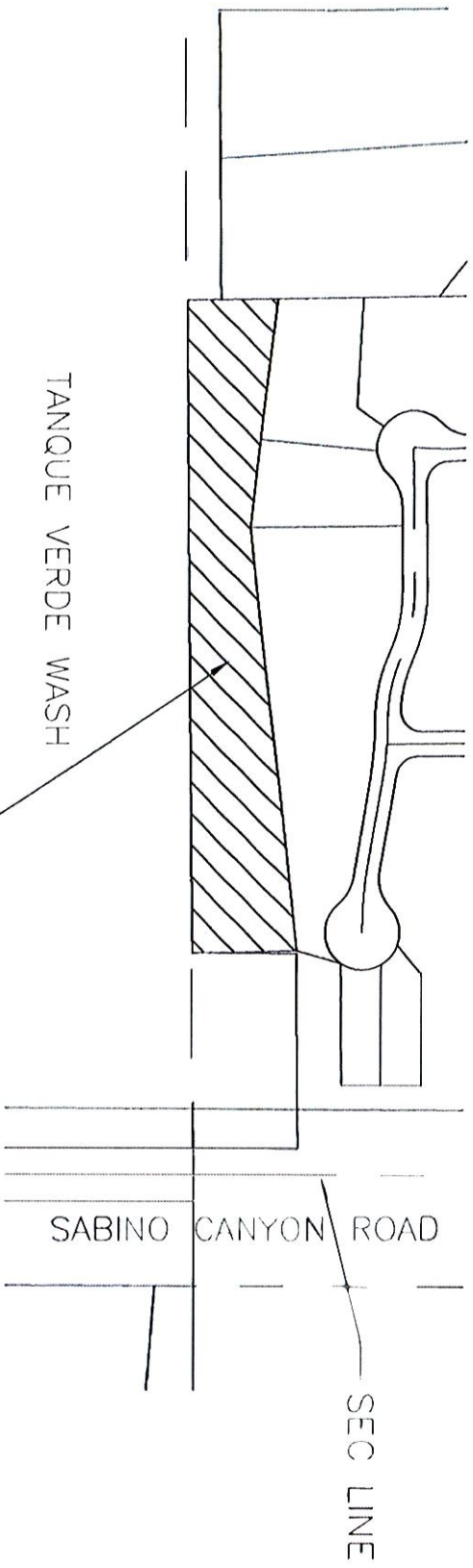
Sheet 2 of 2

LEGAL DESCRIPTION

All that portion of that parcel as described in Docket 6310 at Page 525, being a portion of the Southeast Quarter of Section 30, Township 13 South, Range 15 East, Gila and Salt River Meridian, Pima County.



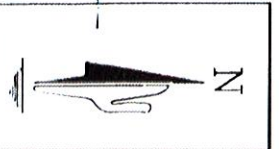
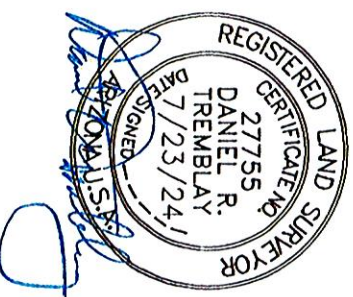
DEPICTION OF EXHIBIT "A"



AREA = 1.57
ACRES ±

PIMA COUNTY
114-35-2480
DKT 6310 PG 525

EXHIBIT A - Page 17 of 29



PIMA COUNTY SURVEY

DOCKET 6310 PAGE 525
LOCATED IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 200' Date: 23 July 2024 Drawn By: DRT Sheet 2 of 2

LEGAL DESCRIPTION

All that portion of that parcel as described in Docket 2984 at Page 606, being a portion of the Southeast Quarter of Section 30, Township 13 South, Range 15 East, Gila and Salt River Meridian, Pima County, more particularly described as follows:

All that portion of the South 120.00 feet of the East 250.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 30, Township 13 South, Range 15 East, Gila and Salt River Meridian.

Excluding therefrom, any portion of said south 120.00 feet lying east of a line 75.00 feet west of and parallel with the east line of said Section 30.



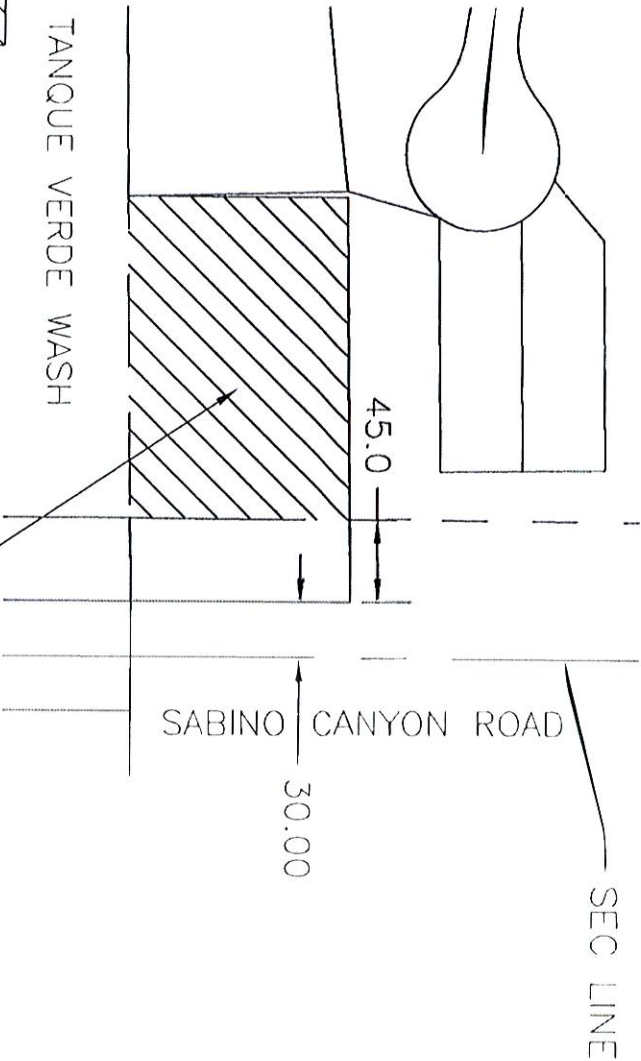
DEPICTION OF EXHIBIT "A"

EXHIBIT A - Page 19 of 29



AREA = 0.48
 ACRES ±

TANQUE VERDE WASH



PIMA COUNTY
 114-35-2490
 DKT 2984 PG 606

PIMA COUNTY SURVEY

DOCKET 2984 PAGE 606
 LOCATED IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



Scale: 1" = 100'

Date: 23 July 2024

Drawn By: DRT

Sheet 2 of 2

LEGAL DESCRIPTION

All of Lot 78 (Open Space) as dedicated by the Subdivision plat for Sabino Vista West, Lots 1 thru 83, recorded in Book 23 of Maps and Plats at Page 80, as recorded in the office of the Pima County Recorder, Arizona, and located in North half of the Southwest Quarter of Section 30, Township 13 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona.

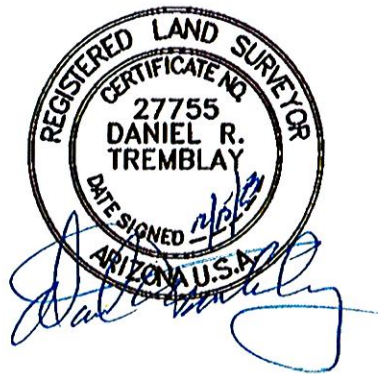
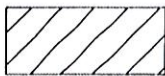
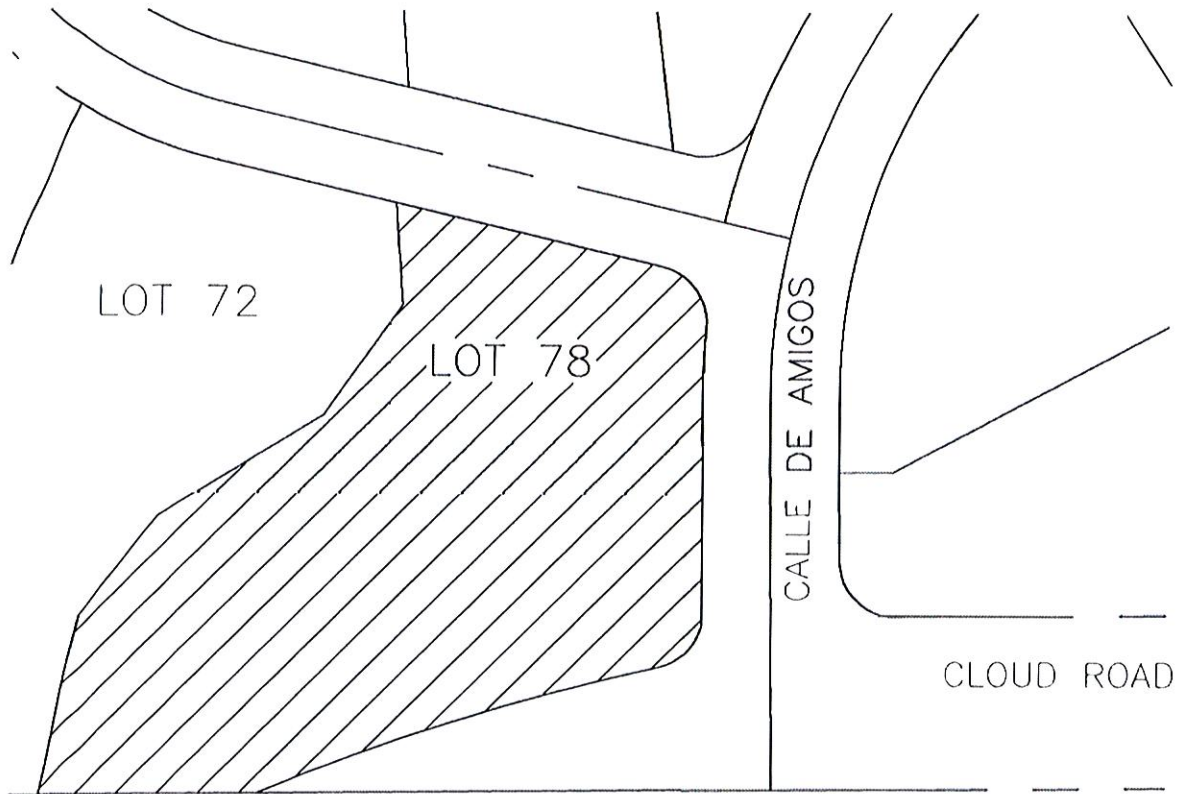


EXHIBIT A - Page 21 of 29

DEPICTION OF EXHIBIT "A"



AREA = 1.05
ACRES \pm



PIMA COUNTY SURVEY

LOT 78, SABINO VISTA WEST, BK 23 PG 80, M&Ps
LOCATED IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 80'

Date: 18 December 2023

Drawn By: DRT

Sheet 2 of 2

LEGAL DESCRIPTION

All that portion of those parcels described as "Drainageways" as dedicated by the Subdivision plat for Blanco Estates Lots 1 thru 71, recorded in Book 21 of Maps and Plats at Page 85, as recorded in the office of the Pima County Recorder, Arizona, and located in East half of Section 20, Township 11 South, Range 10 East, Gila & Salt River Meridian, Pima County, Arizona;

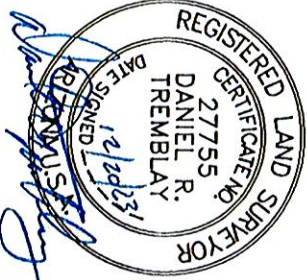
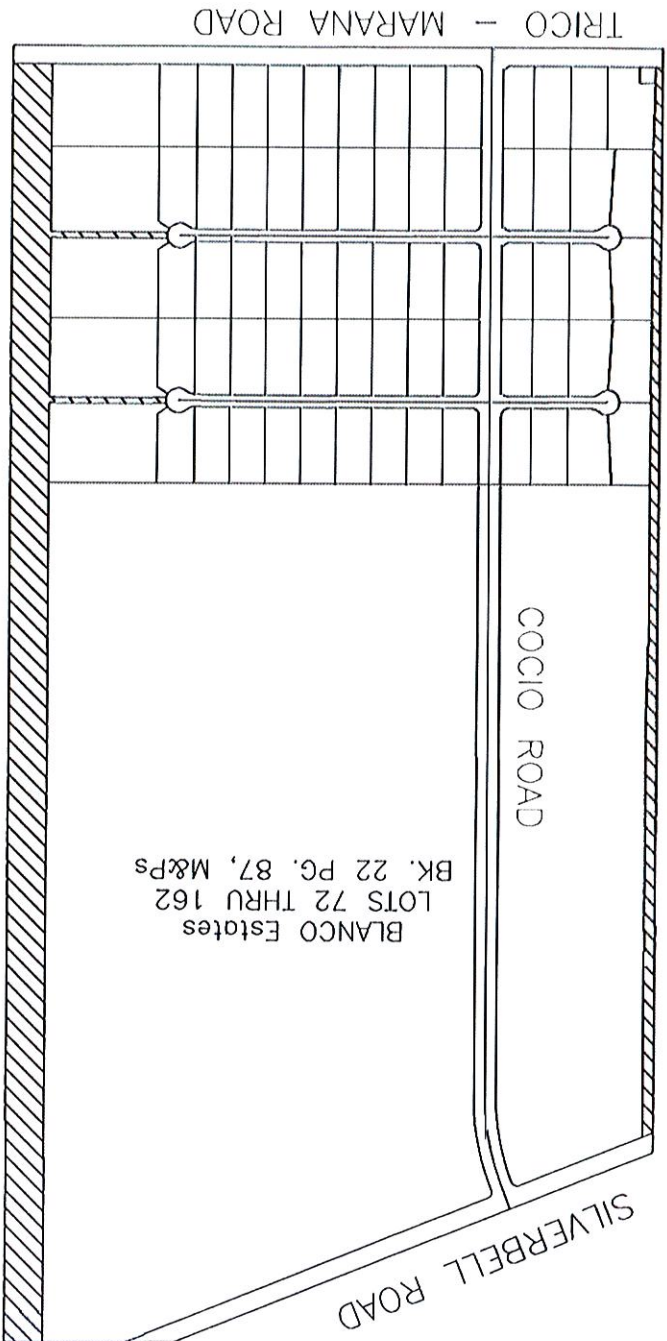
And, All that portion of those parcels described as "Drainageways" as dedicated by the Subdivision plat for Blanco Estates Lots 72 thru 162, recorded in Book 22 of Maps and Plats at Page 87, as recorded in the office of the Pima County Recorder, Arizona, and located in East half of Section 20, Township 11 South, Range 10 East, Gila & Salt River Meridian, Pima County, Arizona;

And, All that portion of those parcels described as "Drainageways" as dedicated by the Subdivision plat for Blanco Estates Lots 163 thru 335, recorded in Book 24 of Maps and Plats at Page 47, as recorded in the office of the Pima County Recorder, Arizona, and located in East half of Section 20, Township 11 South, Range 10 East, Gila & Salt River Meridian, Pima County, Arizona;

And, all that portion of that Drainageway as described in Book 4024 at Page 554, in Book of Deeds, as recorded in the office of the Pima County Recorder, Arizona, and located in East half of Section 29, Township 11 South, Range 10 East, Gila & Salt River Meridian, Pima County, Arizona.



DEPICTION OF EXHIBIT "A"



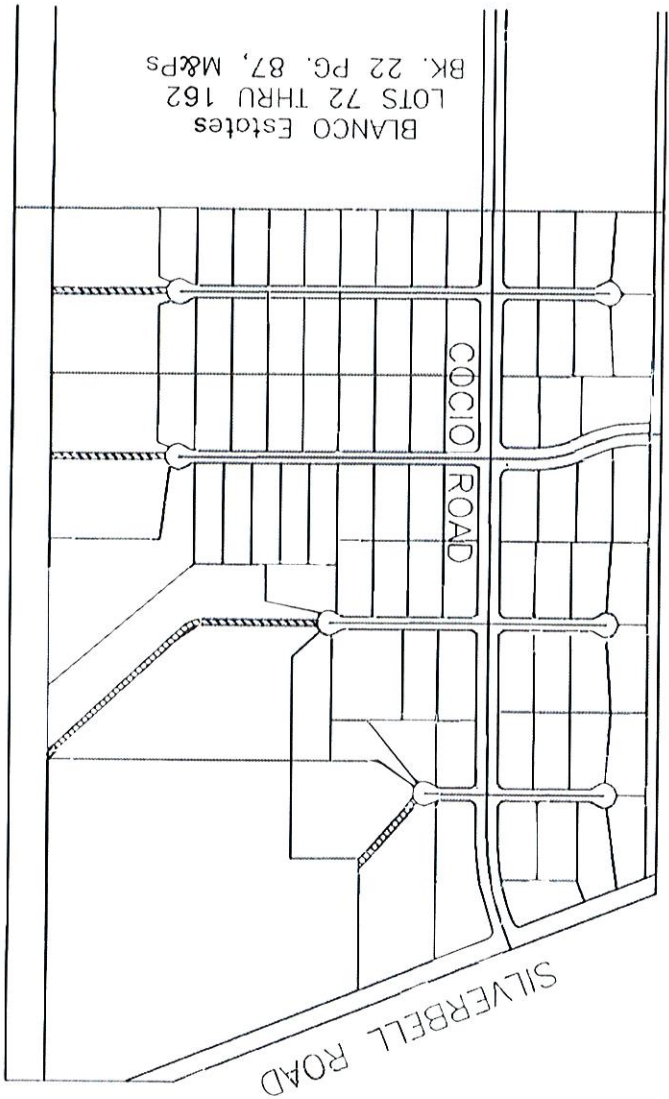
AREA = 23.232
ACRES ±



PIMA COUNTY SURVEY

BLANCO ESTATES LOTS 1 THRU 71, BK 21 PG 85, M&Ps, LOCATED IN
SECTION 20, TOWNSHIP 11 SOUTH, RANGE 10 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DEPICTION OF EXHIBIT "A"



AREA = 1.445
ACRES ±



PIMA COUNTY SURVEY

BLANCO ESTATES LOTS 72 THRU 162, BK 22 PG 87, M&Ps, LOCATED IN
SECTION 20, TOWNSHIP 11 SOUTH, RANGE 10 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 750'

Date: 20 December 2023 Drawn By: DRT

Sheet 3 of 4

DEPICTION OF EXHIBIT "A"

Bk. 4024 Pg. 554

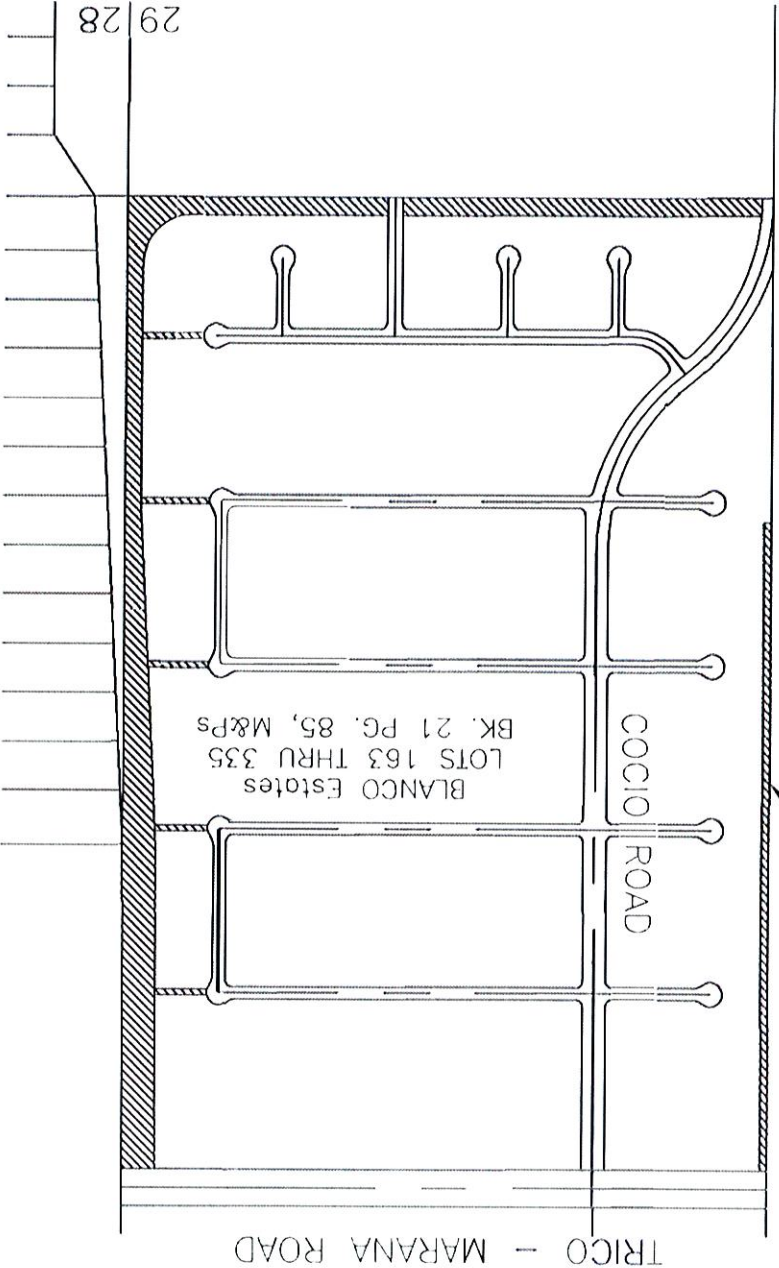


EXHIBIT A - Page 25 of 29

PIMA COUNTY SURVEY

BLANCO ESTATES LOTS 163 THRU 335, Bk. 21 Pg. 85, M&Ps
 WITHIN SECTION 29, TOWNSHIP 11 SOUTH, RANGE 10 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

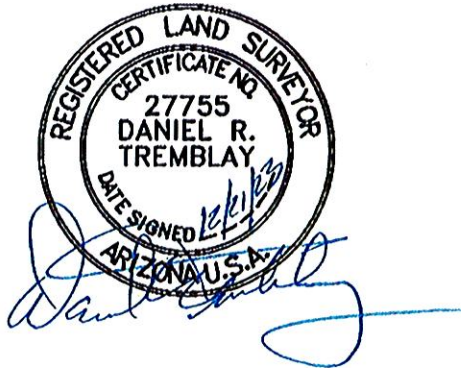
Scale: 1" = 750'

Date: 20 December 2023 Drawn By: DRT

Sheet 4 of 4

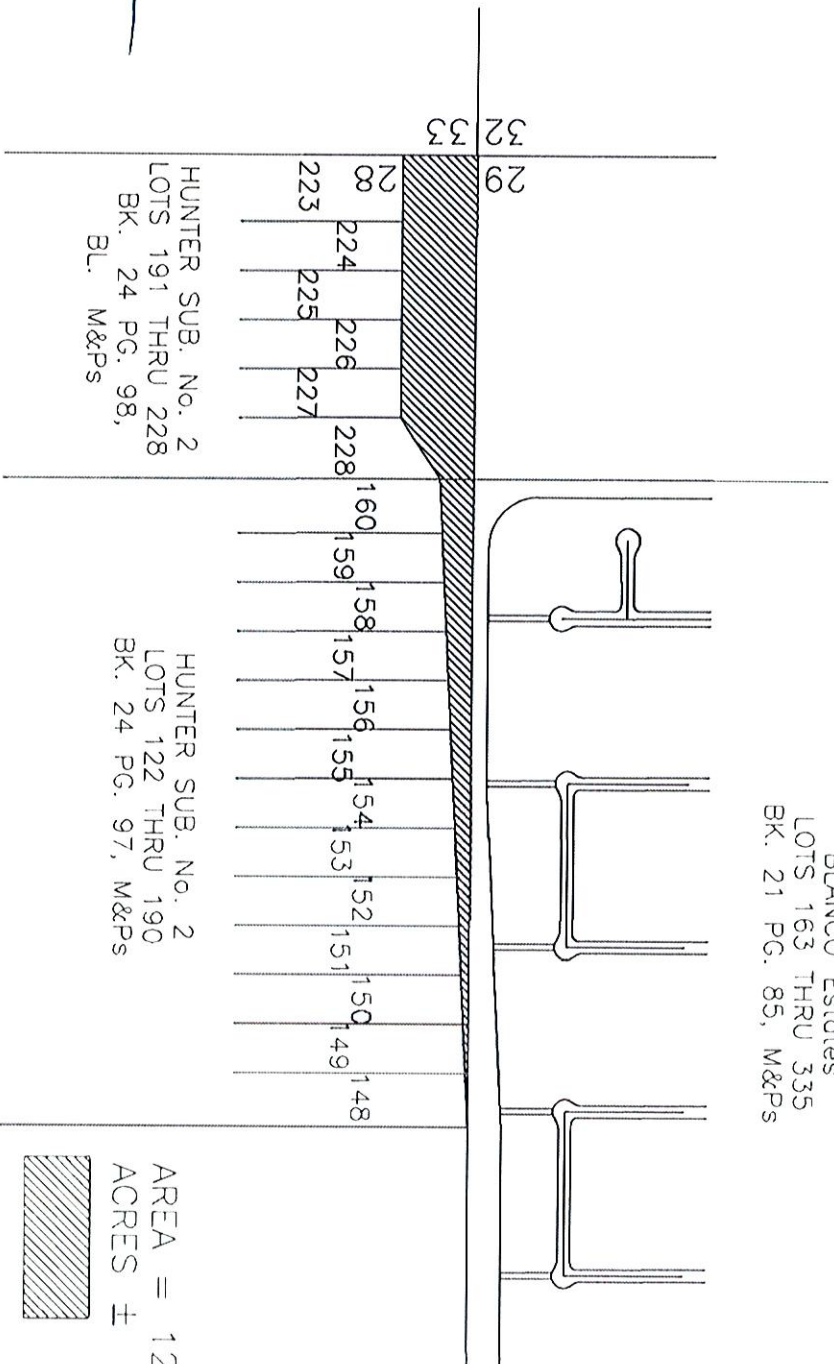
LEGAL DESCRIPTION

All that portion of those parcels described as "Drainageways" as dedicated by the Subdivision plat for Hunter Subdivision No. 2, Lots 122 thru 190, recorded in Book 24 of Maps and Plats at Page 97, and Hunter Subdivision No. 2, Lots 191 thru 228, recorded in Book 24 of Maps and Plats at Page 98 as recorded in the office of the Pima County Recorder, Arizona, and located in West half of Section 28, Township 11 South, Range 10 East, Gila & Salt River Meridian, Pima County, Arizona;



DEPICTION OF EXHIBIT "A"

BLANCO Estates
LOTS 163 THRU 335
BK. 21 PG. 85, M&Ps



REGISTERED LAND SURVEYOR
CERTIFICATE NO. 27755
DANIEL R. TREMBLAY
DATE SIGNED 12/11/13
ARIZONA
[Signature]



PIMA COUNTY SURVEY

PORTIONS OF HUNTER SUBDIVISIONS BK. 24 PG. 97 & 98
WITHIN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 10 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

**EXHIBIT "A"
LEGAL DESCRIPTION**

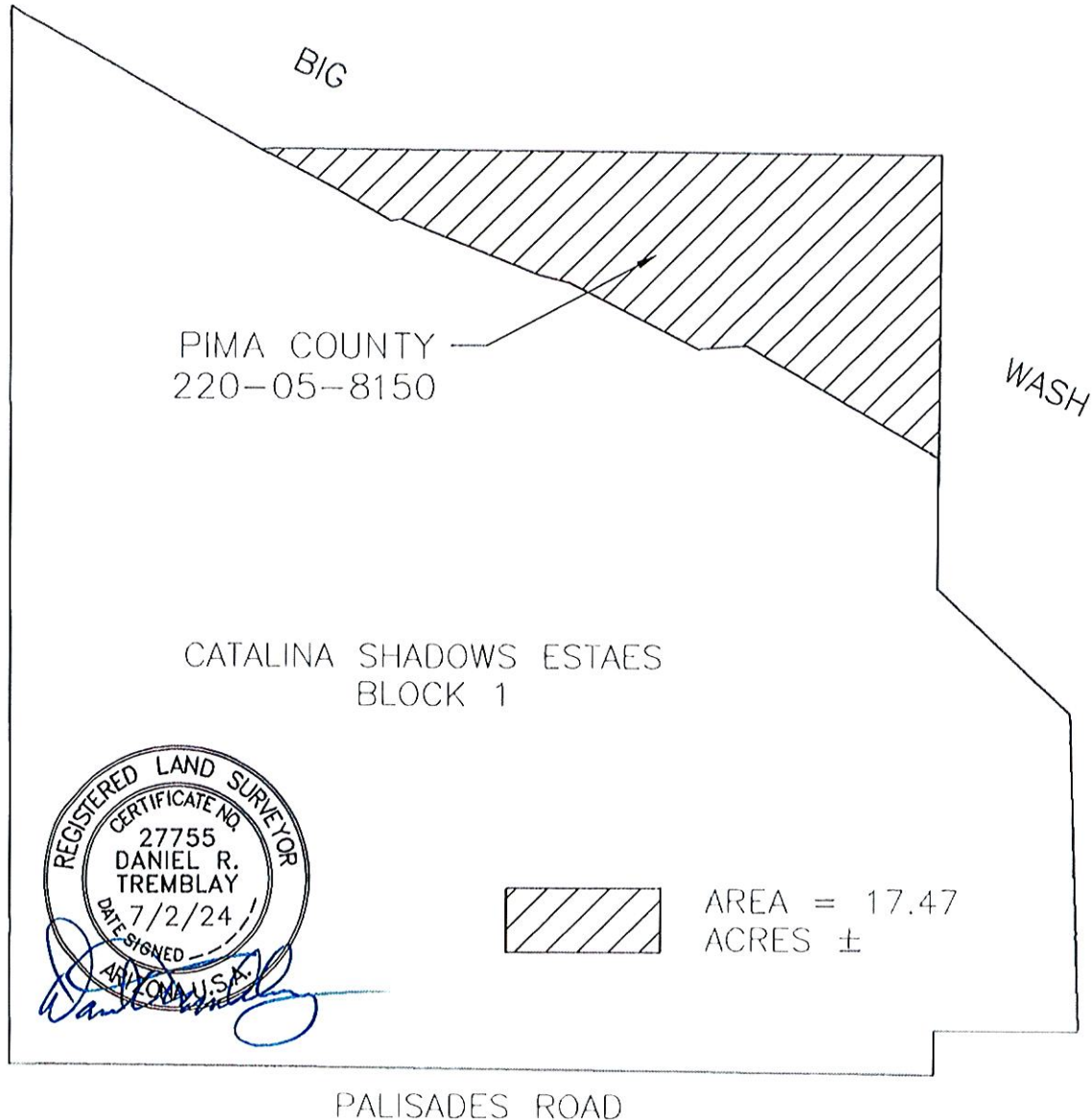
A portion of Catalina Shadows Estates, book 37 of Maps and Plats at Page 71, recorded in the office of the Pima County Recorder and being within the Northeast Quarter of Section 06, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows;

All that portion of the "Big Wash" parcel as defined in said plat for Catalina Shadows Estates.



EXHIBIT A - Page 29 of 29

DEPICTION OF EXHIBIT "A"



PIMA COUNTY SURVEY

CATALINA SHADOWS ESTATES, BK.37 PG. 71, M&Ps
IN SECTION 06, TOWNSHIP 12 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500'

Date: XX May 20XX

Drawn By: XIX

Sheet X of X

EXHIBIT B
(Page 1 of 11)

LEGAL DESCRIPTIONS

PARCEL 1: (205-29-003A)

THAT PORTION OF LOTS 11 AND 12 OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT 19 DESCRIBED IN PARCEL 3 OF THAT DEED OF DEDICATION RECORDED IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, IN BOOK 2438 OF DOCKETS AT PAGE 400;

THENCE SOUTH 62 DEGREES 33 MINUTES WEST ALONG THE CENTERLINE OF SAID DEED OF DEDICATION, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE CENTERLINE OF SAID DEED OF DEDICATION THRU THE FOLLOWING COURSES:

THENCE SOUTH 62 DEGREES 33 MINUTES WEST A DISTANCE OF 100 FEET TO POINT 18;

THENCE SOUTH 83 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 329.9 FEET TO POINT 17;

THENCE NORTH 43 DEGREES 04 MINUTES WEST A DISTANCE OF 161.04 FEET TO POINT 16;

THENCE NORTH 26 DEGREES 19 MINUTES WEST A DISTANCE OF 58.25 FEET TO POINT 15;

THENCE NORTH 63 DEGREES 19 MINUTES WEST TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF SAID DEED OF DEDICATION AND THE CENTERLINE OF THE AGUA CALIENTE WASH, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED TO GEORGE S. ANDERSSSEN AND ESTHER K. ANDERSSSEN, HUSBAND AND WIFE, AS RECORDED IN SAID RECORDER'S OFFICE IN BOOK 2462 OF DOCKETS AT PAGE 56;

THENCE EASTERLY ALONG SAID AGUA CALIENTE WASH AND THE SOUTHEASTERLY LINE OF SAID ANDERSSSEN PROPERTY TO A POINT OF CONVERGENCY OF SAID AGUA CALIENTE WASH AND THE LA MILAGROSA WASH;

EXHIBIT B
(Page 2 of 11)

THENCE EASTERLY ALONG THE CENTERLINE OF SAID LA MILAGROSA WASH TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 900 FEET WEST OF THE EAST LINE OF SAID LOT 12;

THENCE SOUTHERLY AND PARALLEL WITH SAID EAST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID AGUA CALIENTE WASH;

THENCE EASTERLY ALONG THE CENTERLINE OF SAID AGUA CALIENTE WASH TO A POINT OF INTERSECTION WITH A LINE THAT BEARS NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12 FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12 TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL THAT PART LYING WITHIN SAID DEED OF DEDICATION AS RECORDED IN BOOK 2438 OF DOCKETS AT PAGE 400;

PARCEL 2: (205-29-003A):

ALL THAT PORTION OF LOT 12 OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, LYING SOUTH OF THE CENTERLINE OF THE AGUA CALIENTE WASH.

EXCEPT THAT PART LYING WITHIN THE SOUTHEAST QUARTER OF SAID LOT 12;

ALSO EXCEPT ALL THAT PORTION OF THE SOUTHWEST ONE FOURTH OF LOT 12 OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY, AND ITS EASTERLY EXTENSION OF THAT ROADWAY DESCRIBED IN THAT DEED OF DEDICATION RECORDED IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, IN BOOK 2438 PAGE 400;

FURTHER EXCEPT THAT PART LYING WITHIN THAT ROADWAY DESCRIBED IN THAT DEED OF DEDICATION RECORDED IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, BOOK 2438 OF DOCKETS AT PAGE 400;

AND ALSO EXCEPT ANY PART LYING WITHIN ABOVE DESCRIBED PARCEL 1.

EXHIBIT B
(Page 3 of 11)

PARCEL 3:

A NON- EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER A 20 FOOT RIGHT OF WAY
ALONG THE NORTH BOUNDARY OF SECTION 29;

THENCE NORTHERLY ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 20;

THENCE ALONG THE WEST BOUNDARY OF SECTION 21, TO SAID SECTION 16, ALL IN
TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY,
ARIZONA AS SHOWN IN DEED RECORDED IN DOCKET 4836 AT PAGE 522;

AND

A NON- EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (OR LOT 11) OF SECTION 16, AND
OVER AND ACROSS A PRESENTLY (ON AUGUST 13, 1974) EXISTING 20 FOOT GRADED
ROADWAY LYING IN LOTS 10, 3 AND 2 OF SAID SECTION 16, ALL IN TOWNSHIP 13 SOUTH,
RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN IN
DEED RECORDED IN DOCKET 4836 AT PAGE 522.

PARCEL 4: (205-29-0170):

THAT PORTION OF LOT 11 IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND
SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 1 DEGREES 55 MINUTES WEST ALONG THE WEST LINE OF SAID LOT, 99.00
FEET TO THE CENTERLINE OF THE AGUA CALIENTE WASIE;

THENCE ALONG SAID CENTERLINE AS FOLLOWS:

THENCE NORTH 53 DEGREES 04 MINUTES EAST, 142.50 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES EAST, 209.10 FEET;

THENCE SOUTH 87 DEGREES EAST, 53.30 FEET;

EXHIBIT B
(Page 4 of 11)

THENCE NORTH 72 DEGREES 55 MINUTES EAST, 53.80 FEET;

THENCE NORTH 60 DEGREES 55 MINUTES EAST, 218.70 FEET;

THENCE NORTH 59 DEGREES 05 MINUTES EAST, 108.34 FEET;

THENCE NORTH 59 DEGREES 05 MINUTES EAST, 220.10 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO EDWARD A. WARDEN AND MARY WARDEN, HUSBAND AND WIFE BY DEED RECORDED IN DOCKET 3104, PAGE 49;

THENCE CONTINUE NORTHEASTERLY ALONG SAID CENTERLINE OF AGUA CALIENTE WASH TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THAT ROADWAY EASEMENT DESCRIBED IN THAT DEED OF DEDICATION RECORDED IN DOCKET 2438, PAGE 400;

THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF SAID DEED OF DEDICATION TO A POINT ON THE EAST LINE OF SAID LOT 11;

THENCE SOUTHERLY, ALONG SAID EAST LINE OF LOT 11 TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID WARDEN PROPERTY;

THENCE NORTH 32 DEGREES 30 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID WARDEN PROPERTY, 718.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL THAT PART OF THE ABOVE-DESCRIBED PARCEL LYING WITHIN THE PROPERTY DESCRIBED IN DEED OF DEDICATION RECORDED IN DOCKET 2438, PAGE 400.

(JV ARB 23)

PARCEL 5: (205-29-0180):

THAT PORTION OF LOT 11 IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11;

EXHIBIT B
(Page 5 of 11)

THENCE NORTH 1 DEGREES 55 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT, 99.00 FEET TO THE CENTERLINE OF THE AGUA CALIENTE WASH;

THENCE ALONG SAID CENTERLINE AS FOLLOWS:

THENCE NORTH 53 DEGREES 04 MINUTES EAST, 142.50 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES EAST, 209.10 FEET;

THENCE SOUTH 87 DEGREES EAST, 53.30 FEET;

THENCE NORTH 72 DEGREES 55 MINUTES EAST, 53.80 FEET;

THENCE NORTH 60 DEGREES 55 MINUTES EAST, 218.70 FEET;

THENCE NORTH 59 DEGREES 05 MINUTES EAST, 108.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 59 DEGREES 05 MINUTES EAST, 220.10 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 32 DEGREES 30 MINUTES EAST, 718.77 FEET TO THE SOUTH LINE OF SAID LOT 11;

THENCE SOUTH 88 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE 257.59 FEET;

THENCE NORTH 32 DEGREES 30 MINUTES WEST, 590.75 FEET TO THE TRUE POINT OF BEGINNING.

(JV ARB 15)

PARCEL 6:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING APPROXIMATELY 80 FEET SOUTHEASTERLY FROM THE CENTERLINE OF SAID AGUA CALIENTE WASH AND PARALLELING SAID WASH IN A NORTHEASTERLY DIRECTION FROM THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED PARCEL (PARCEL 5) TO THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY AS SET FORTH IN DEED OF DEDICATION RECORDED IN DOCKET 2438, PAGE 400.

EXHIBIT B
(Page 6 of 11)

PARCEL 7: (205-29-0190):

THAT PORTION OF LOT 11 IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 1 DEGREES 55 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT, 99.00 FEET TO THE CENTERLINE OF THE AGUA CALIENTE WASH;

THENCE ALONG SAID CENTERLINE AS FOLLOWS:

THENCE NORTH 53 DEGREES 04 MINUTES EAST, 142.50 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES EAST, 209.10 FEET;

THENCE SOUTH 87 DEGREES EAST, 53.30 FEET;

THENCE NORTH 72 DEGREES 55 MINUTES EAST, 53.80 FEET;

THENCE NORTH 60 DEGREES 55 MINUTES EAST, 44.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 60 DEGREES 55 MINUTES EAST, 174.19 FEET;

THENCE NORTH 59 DEGREES 05 MINUTES EAST, 108.34 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 32 DEGREES 30 MINUTES EAST, 590.75 FEET TO THE SOUTH LINE OF LOT 11;

THENCE SOUTH 88 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE, 330.50 FEET TO A POINT DISTANT 630 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 32 DEGREES 30 MINUTES WEST, 432.07 FEET TO THE TRUE POINT OF BEGINNING.

(JV ARB 22)

EXHIBIT B
(Page 7 of 11)

PARCEL 8:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING APPROXIMATELY 80 FEET SOUTHEASTERLY FROM THE CENTERLINE OF SAID AGUA CALIENTE WASH AND PARALLELING SAID WASH IN A NORTHEASTERLY DIRECTION FROM THE NORTHEASTERLY LINE OF PARCEL 7 HEREIN TO THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY AS SET FORTH IN DEED OF DEDICATION RECORDED IN DOCKET 2438, PAGE 400, IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL 9: (205-29-0200):

THAT PORTION OF LOT 11 IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 01 DEGREES 55 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT, 99.00 FEET TO THE CENTERLINE OF THE AGUA CALIENTE WASH;

THENCE NORTHEASTERLY ALONG SAID CENTER LINE AS FOLLOWS:

THENCE NORTH 53 DEGREES 04 MINUTES EAST, 142.50 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES EAST, 209.10 FEET;

THENCE SOUTH 87 DEGREES EAST, 53.30 FEET;

THENCE NORTH 72 DEGREES 55 MINUTES EAST, 53.80 FEET;

THENCE NORTH 60 DEGREES 55 MINUTES EAST, 44.51 FEET;

THENCE LEAVING SAID CENTER LINE SOUTH 32 DEGREES 30 MINUTES EAST, 432.07 FEET TO THE SOUTH LINE OF LOT 11;

THENCE SOUTH 88 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE, 630.00 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LOT 11 THE WEST 48 FEET OF THE SOUTH 48 FEET THEREOF.

(JV ARB 13)

EXHIBIT B
(Page 8 of 11)

PARCEL 10:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING APPROXIMATELY 80 FEET SOUTHEASTERLY FROM THE CENTER LINE OF SAID AGUA CAUENTE WASH AND PARALLELING SAID WASH IN A NORTHEASTERLY DIRECTION FROM THE NORTHEASTERLY LINE OF PARCEL 4 HEREIN TO THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY AS SET FORTH IN DEED OF DEDICATION RECORDED IN DOCKET 2438, PAGE 400, IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL 11:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THAT PARTICULAR PARCEL AS DESCRIBED IN DOCKET 8907 AT PAGE 1571 THEREIN, RECORDS OF PIMA COUNTY, ARIZONA, SAID DESCRIBED PARCEL BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 21, SAID CORNER BEING COINCIDENT WITH THE NORTHWEST CORNER OF THE AFOREMENTIONED DESCRIBED PARCEL;

THENCE UPON THE NORTH LINE OF SAID SECTION 21, SAID NORTH LINE BEING COINCIDENT WITH THE NORTH LINE OF SAID DESCRIBED PARCEL, NORTH 89 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 162.45 FEET;

THENCE LEAVING SAID NORTH LINE, UPON A LINE EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 21, SOUTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE UPON A LINE SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 162.45 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED DESCRIBED PARCEL;

THENCE UPON SAID WEST LINE, SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE AFOREMENTIONED SECTION 21, NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B
(Page 9 of 11)

PARCEL 12: (205-29-003D):

THAT PORTION OF LOT 12 OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT 19 AS DESCRIBED IN PARCEL 3 OF THAT DEED OF DEDICATION RECORDED IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, IN BOOK 2438 OF DOCKETS AT PAGE 400;

THENCE SOUTH 62 DEGREES 33 MINUTES WEST ALONG THE CENTERLINE OF SAID DEED OF DEDICATION, A DISTANCE OF 50 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12 TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE AGUA CALIENTE WASH, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID AGUA CALIENTE WASH TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 900 FEET WEST OF THE EAST LINE OF SAID LOT 12;

THENCE NORTHERLY, PARALLEL WITH AND 900 FEET WEST OF THE SAID EAST LINE OF SAID LOT 12, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE LA MILAGROSA WASH AND THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED TO GEORGE S. ANDERSEN AND ESTHER K. ANDERSON, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 2462 OF DOCKETS AT PAGE 56 IN SAID RECORDER'S OFFICE;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID LA MILAGROSA WASH AND THE SOUTHEASTERLY LINE OF SAID ANDERSEN PROPERTY TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTH LINE OF SAID LOT 12;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID OF SAID LOT 12 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID AGUA CALIENTE WASH;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID AGUA CALIENTE WASH TO THE TRUE POINT OF BEGINNING.

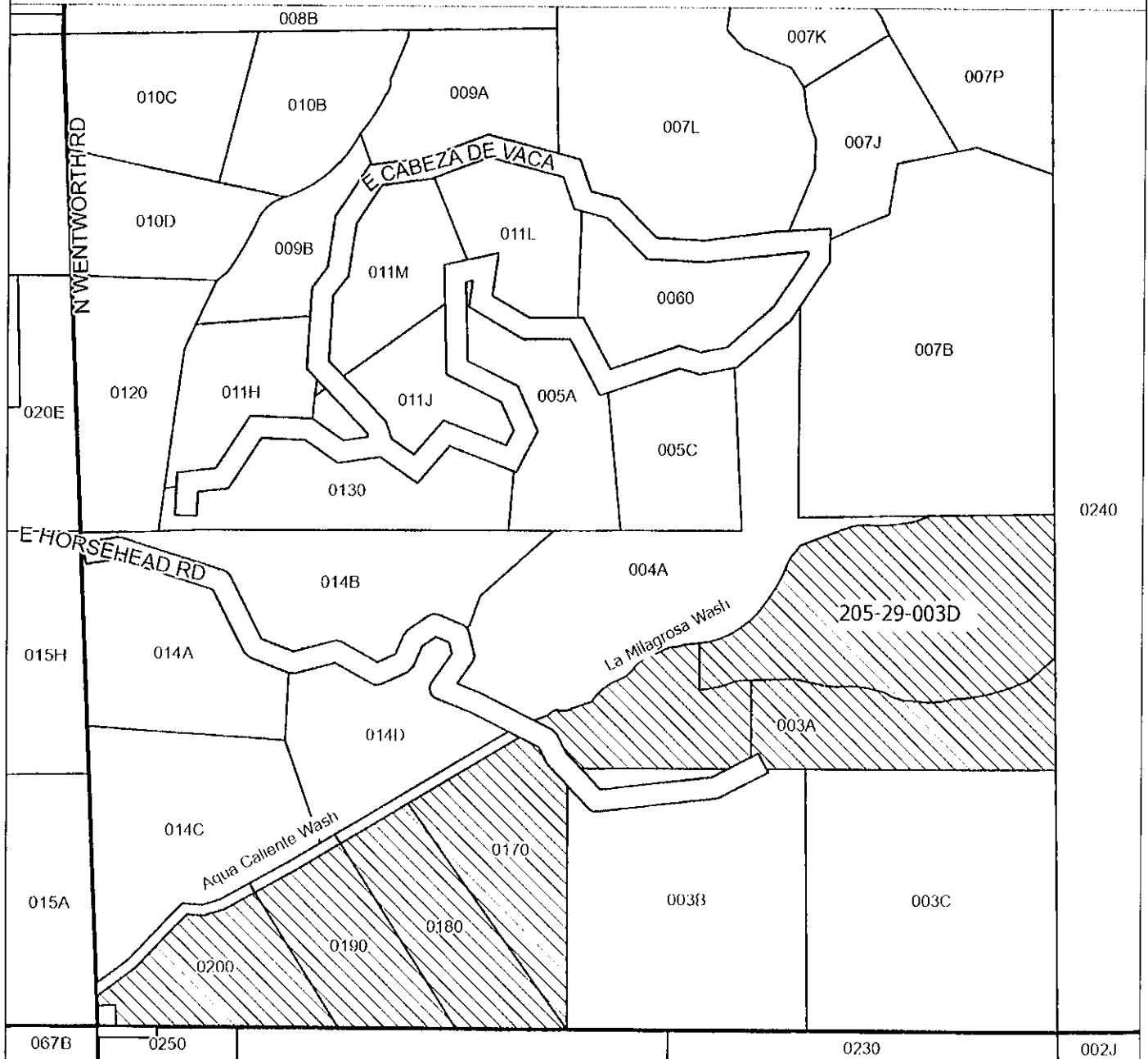
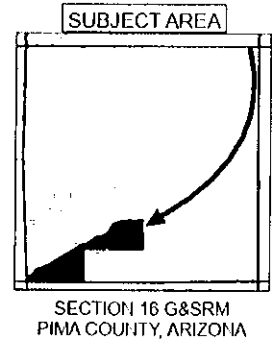
EXHIBIT B
(Page 10 of 11)

PARCEL 12:

AN UNDEFINED 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AN EXISTING ROADWAY RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION AND BEGINNING APPROXIMATELY 50 FEET EAST OF POINT 18 OF PARCEL 3 OF A FORESAID DEED OF DEDICATION.

EXHIBIT B
(Page 11 of 11)

SECTION 16
TOWNSHIP 13 SOUTH
RANGE 16 EAST



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

Legend

- Parcels
- Ingress/Egress Easements

NOT TO SCALE

DRAWN BY: J TAYLOR

DATE: AUG 2024



24025

EXHIBIT C

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 AND DEPICTIONS

Reserving unto the County easements for existing street, road right of way and existing sewer and related facilities.

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 _____, 2024, 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: GA	File #: Acq-1236	Activity #:	P [X] De [] Do [] E []

EXHIBIT D

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 AND DEPICTION

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 _____, 2024, 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 Directors:	Right of Way [] Parcel [X]
Agent: GA	File #: Acq-1236	Activity #:	P [X] De [] Do [] E []