



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: December 4, 2018

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

SALERO DOS, LLC, an Arizona limited liability Company ("Manager") LCP-0082

***Project Title/Description:**

Amendment to Ranch Management Agreement

***Purpose:**

On December 9, 2008, the Pima County Board of Supervisors approved the Sopori Ranch Management Agreement ("Agreement"), contract number 22-64-F-141611-1208 (CT 12*2072), pursuant to which Manager was approved as full-time manager of the Sopori Ranch (the "Property"). The Agreement was for a term of 10 years, expiring on December 9, 2018. The Manager wants to extend the term for a period of 5 years expiring on December 9, 2023. The amendment will also remove language stating the County is not entitled to require the Manager to make any improvements and repairs to any currently inoperative or obsolete facilities or equipment upon the Property. All other terms and provisions of the Agreement will remain the same.

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020.

***Program Goals/Predicted Outcomes:**

To ensure that the Property continues to be operated primarily as a ranching operation which fosters the abundant and diverse native flora and fauna, clean air, clean water and stable soils.

***Public Benefit:**

To maintain bond-acquired County-owned ranch land and open space in its natural state, and to continue to operate the Property in conformance with its historic usage as a working cattle ranch.

***Metrics Available to Measure Performance:**

Manager, at no cost to County, will preserve the biological resources and natural areas, open space and working landscapes while utilizing the Property for grazing and ranching operations in a manner consistent with County standards. Manager will pay all grazing fees, subleasing fees and application fees for grazing lease improvement projects.

***Retroactive:**

No

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62601181/62/11
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To: COB-11-29-18

Ver. - 1

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(2)

Addendum

62601181/62/11

Contract / Award Information

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

Effective Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____

☐ Expense Amount: \$* _____ ☐ Revenue Amount: \$ _____***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 22-73.***Amendment / Revised Award Information**Document Type: CTN Department Code: PW Contract Number (i.e., 15-123): 19*0082Amendment No.: 1 AMS Version No.: 01Effective Date: 12/9/2018 New Termination Date: 12/9/2023Prior Contract No. (Synergen/CMS): CMS141611☐ Expense or ☐ 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): _____

Effective 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: Rita LeonDepartment: Real Property ServicesTelephone: 724-6462

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

PIMA COUNTY DEPARTMENT OF: REAL PROPERTY SERVICES COUNTY: PIMA COUNTY MANAGER: SALERO DOS, LLC, an Arizona limited liability company OLD CONTRACT NO.: CMS141611/CT 12*2072 CONTRACT NO: CTN 19*0082 LEASE AMENDMENT NO.: ONE (1)	CONTRACT
	NO. <u>CTN-PW-19-082</u> AMENDMENT NO. <u>01</u> <small>This number must appear on all invoices, correspondence and documents pertaining to this contract.</small>

ORIGINAL LEASE TERM: 12/9/2008 TO 12/9/2018
 TERMINATION DATE PRIOR AMENDMENT: -0-
 TERMINATION THIS AMENDMENT: 12/9/2023

ORIG. LEASE AMOUNT: \$0
 PRIOR AMENDMENTS: \$0
 AMOUNT THIS AMENDMENT: \$0
 TOTAL LEASE AMOUNT: \$0

AMENDMENT TO RANCH MANAGEMENT AGREEMENT

1. **DEFINED TERMS.** For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. County: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "County")

1.2. Manager: SALERO DOS, LLC, an Arizona limited liability Company

1.3. Leased Premises: See attached Exhibit "A"

1.4. Agreement: The Management Agreement for use of the Premises between County and Manager, dated December 9, 2008

1.5. Effective Date: December 9, 2018

2. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

2.1 **TERM**: The term of the Agreement is hereby extended to December 9, 2023. This is the first of three possible consecutive, five-year extensions of the original RMA.

2.2 **NOTICE**. Any notice required or permitted to be given under this Lease shall be in writing and shall be served by personal delivery, United States mail service, electronic transmission, or by fax, upon the other party. Notice to Landlord shall be addressed and mailed as follows:

MEMBER/MANAGER:

Mr. Richard D. Schust
Salero Dos, LLC.
6245 N. 24th Parkway, Suite 205
Phoenix, AZ 85016
Phone: 602-264-0000
Fax: 602-957-2948
Email: rds@arizonaland.com

COUNTY:

Chris Cawein, Director
Natural Resources, Parks and Recreation
3500 W. River Rd.
Tucson, AZ 85741
Phone: 520-724-6000
Fax: 520-724-6006
Email: Chris.Cawein@pima.gov

2.3 LANGUAGE: The following language will be taken out of Section 8.1 of the original Agreement for the purpose of clarity:

"...whatsoever, and County shall not be entitled to require Manager to make any improvements upon the Property or repairs to any currently inoperative or obsolete facilities or equipment upon the Property whatsoever."

3. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Amendment, all of the terms and conditions of the Lease shall remain in full force and effect.

4. **EFFECTIVE DATE.** This Amendment shall be effective as of the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day, month and year written below.

PIMA COUNTY:

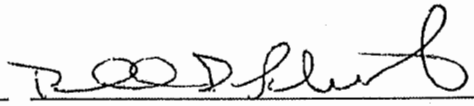
a political subdivision of the
State of Arizona

MANAGER:

SALERO DOS, LLC
an Arizona limited liability company

Richard Elias
Chairman, Board of Supervisors

Date: _____



Richard D. Schust
Its: Assistant Manager

Date: 11-7-2018

ATTEST:

Clerk of the Board of Supervisors

Date _____

APPROVED AS TO CONTENT:



Neil J. Konigsberg, Manager Real Property Services

APPROVED AS TO FORM:



Kell Olson, Deputy County Attorney

Date: 11/19/2018

EXHIBIT A
Legal Description of Fee Property (the "Property")



Engineering and Environmental Consultants, Inc.

4625 East Fort Lowell Road | Tucson, Arizona 85712 | Tel 520.321.4623 | Fax 520.321.0333

December 15, 2008

EEC No. 203165.09

DESCRIPTION OF PHASE A

The Southeast One-Quarter (SE $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 11, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

TOGETHER WITH

That portion of Section 12, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

The East One-Half (E $\frac{1}{2}$), the South One-Half (S $\frac{1}{2}$) of the Northwest One-Quarter (NW $\frac{1}{4}$) and the Southwest One-Quarter (SW $\frac{1}{4}$);

EXCEPT from said Section 12, the following described Parcel:

That portion of said Section 12, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

BEGINNING at an AC "RLS 14145" at the Southwest corner of the Northwest One-Quarter (NW $\frac{1}{4}$) of said Section 12, from said point a GLO stone monument bears N 00°26'44" W 2,646.99 feet;

THENCE N 00°26'44" W, along the West Line of said Northwest One-Quarter (NW $\frac{1}{4}$), a distance of 339.62 feet, from said point a $\frac{1}{2}$ " IP "RLS 15342" bears N 32°13'26" W 310.30 feet;

THENCE S 32°13'26" E 353.67 feet to a $\frac{1}{2}$ " IP "RLS 15342";

THENCE S 29°04'41" E 208.35 feet to a $\frac{1}{2}$ " IP "RLS 15342";

THENCE S 19°54'10" W 173.81 feet to a $\frac{1}{2}$ " IP "RLS 15342";

THENCE S 38°18'10" W 360.53 feet to a $\frac{1}{2}$ " IP "RLS 14145" on the West Line of the Southwest One-Quarter (SW $\frac{1}{4}$) of said Section 12, from said point a $\frac{1}{2}$ " IP "RLS 15342" bears N 38°18'10" E 5.20 feet;

THENCE N 00°26'44" W, along said West Line, a distance of 588.04 feet to the POINT OF BEGINNING;

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TOGETHER WITH

That portion of Section 13, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

The Northwest One-Quarter (NW $\frac{1}{4}$), the North One-Half (N $\frac{1}{2}$) of the Southwest One-Quarter (SW $\frac{1}{4}$), the West One-Half (W $\frac{1}{2}$) of the Northeast One-Quarter (NE $\frac{1}{4}$) and the Northwest One-Quarter (NW $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$);

TOGETHER WITH

That portion of Section 14, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

The West One-Half (W $\frac{1}{2}$), the South One-Half (S $\frac{1}{2}$) of the Northeast One-Quarter (NE $\frac{1}{4}$), the Northeast One-Quarter (NE $\frac{1}{4}$) of the Northeast One-Quarter (NE $\frac{1}{4}$) and the North One-Half (N $\frac{1}{2}$) of the Southeast One-Quarter (SE $\frac{1}{4}$);

TOGETHER WITH

All of Section 35, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

TOGETHER WITH

That portion of Section 34, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

The South One-Half (S $\frac{1}{2}$) of Government Lots 1, 2, 3 and 4;

TOGETHER WITH

The South One-Half (S $\frac{1}{2}$) of Government Lot 1, Section 33, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

TOGETHER WITH

The North One-Half (N ½) of the North One-Half (N ½) of Section 4, Township 21 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

TOGETHER WITH

The East One-Half (E ½) of the East One-Half (E ½) of the East One-Half (E ½) of Section 5, Township 21 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

TOGETHER WITH

That portion of Section 8, Township 21 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

The Northeast One-Quarter (NE ¼) of the Northeast One-Quarter (NE ¼) and the Northeast One-Quarter (NE ¼) of the Southeast One-Quarter (SE ¼);

TOGETHER WITH

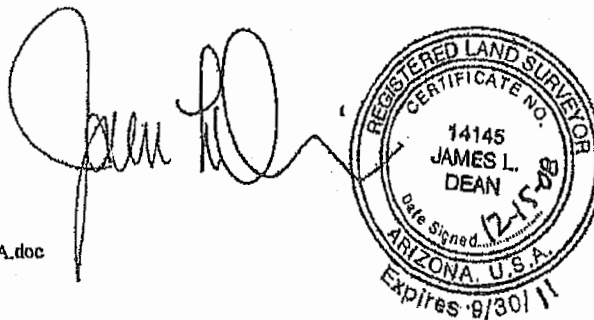
The Southwest One-Quarter (SW ¼) of Section 9, Township 21 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona.

Prepared by:
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.

James L. Dean, R.L.S.

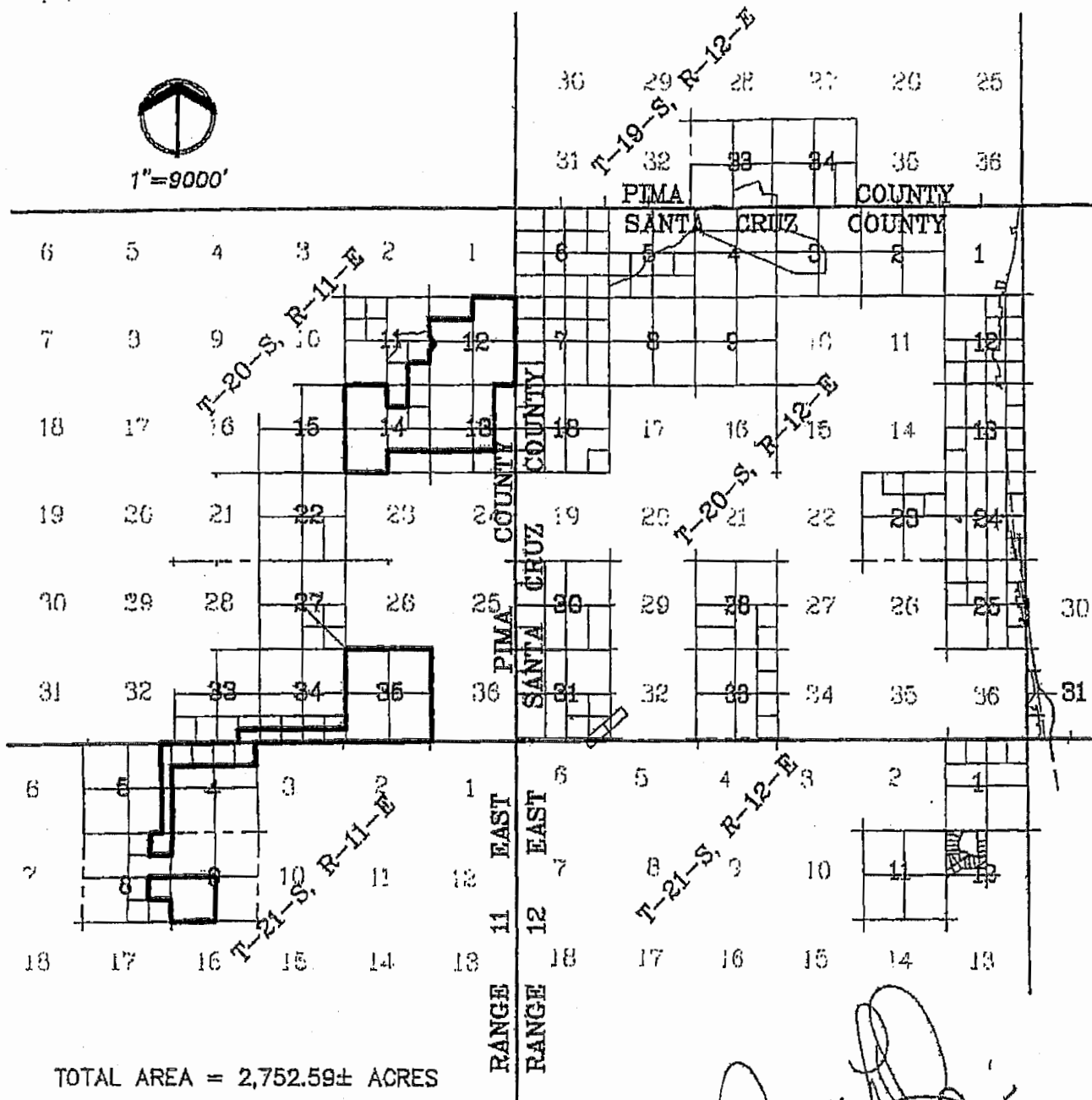
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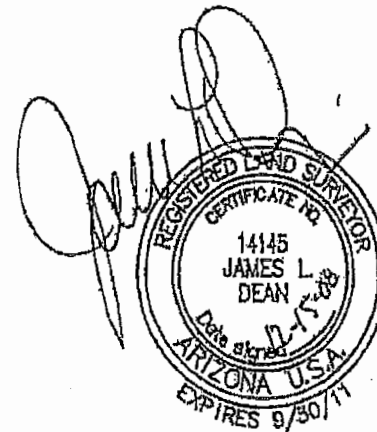


1"=9000'



TOTAL AREA = 2,752.59± ACRES

"DEPICTION OF PHASE A"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
 T20S, R11E AND T21S, R11E G&SRM
 PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625

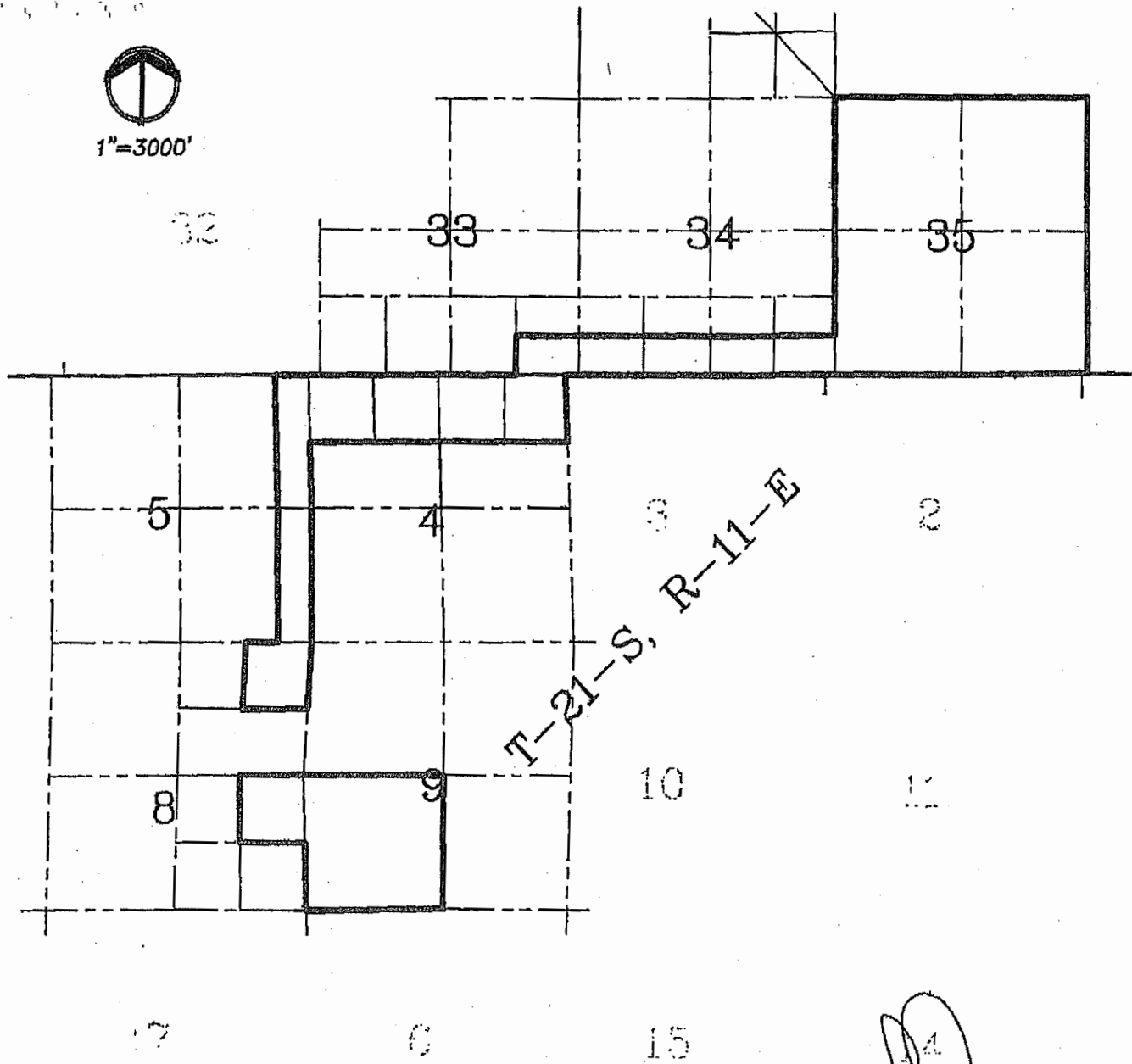
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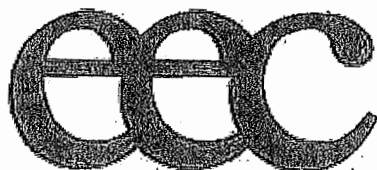
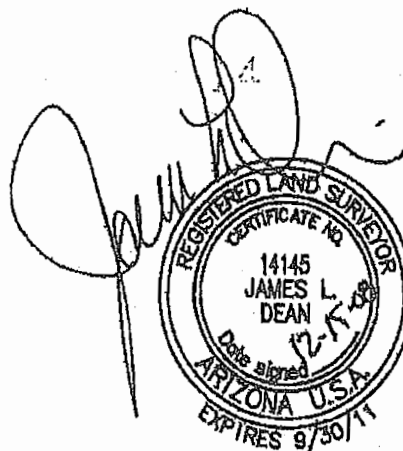
SHEET 1/3



1"=3000'



"DEPICTION OF PHASE A"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
T20S, R11E AND T21S, R11E G&SRM
PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

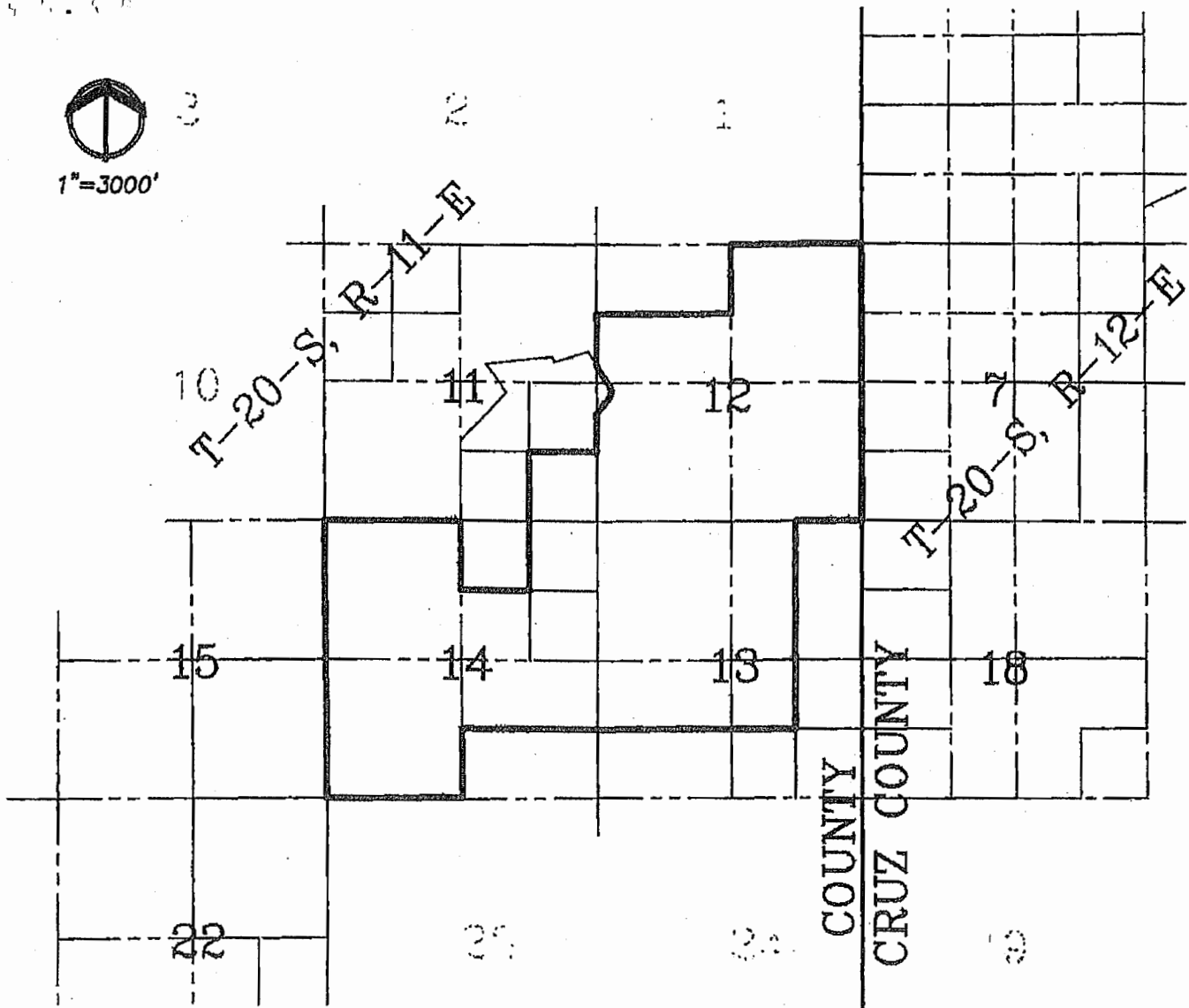
TUCSON, ARIZONA 85712 520-321-4625

12/15/08

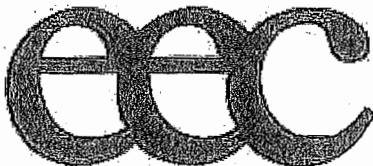
203165



1"=3000'



"DEPICTION OF PHASE A"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
T20S, R11E AND T21S, R11E G&SRM
PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

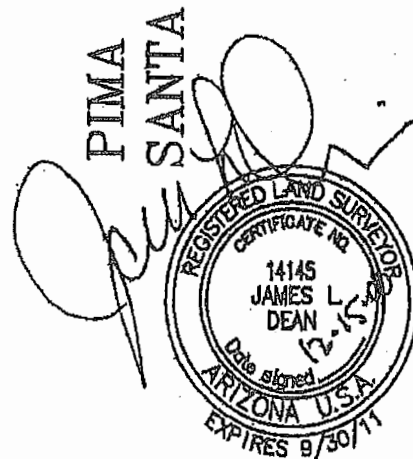
4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625

12/15/08

203165

SHEET 3/3





December 15, 2008
EEC No. 203165.09

DESCRIPTION OF PHASE B

The South One-Half (S $\frac{1}{2}$) of Section 33, the Southwest One-Quarter (SW $\frac{1}{4}$) of Section 34 and the West One-Half (W $\frac{1}{2}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 34, all in Township 19 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona;

EXCEPT any portion of said Sections 33 and 34 lying within the following described "Sopori Ranch Headquarters Parcel":

That portion of Sections 33 and 34, Township 19 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, and that portion of Sections 3 and 4, Township 20 South, Range 12 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, all described as follows:

BEGINNING at the Northwest corner of said Section 3;

THENCE South $00^{\circ}17'45''$ East, along the West Line of the Northwest One-Quarter (Northwest $\frac{1}{4}$) of said Section 3, a distance of 1,095.91 feet;

THENCE South $73^{\circ}01'56''$ East 30.29 feet;

THENCE South $67^{\circ}02'23''$ East 82.03 feet;

THENCE South $75^{\circ}46'11''$ East 84.92 feet;

THENCE South $75^{\circ}30'52''$ East 137.78 feet;

THENCE South $69^{\circ}20'06''$ East 78.14 feet;

THENCE South $63^{\circ}34'45''$ East 141.00 feet;

THENCE South $68^{\circ}59'24''$ East 126.28 feet;

THENCE South $77^{\circ}42'00''$ East 66.78 feet;

THENCE South $72^{\circ}00'35''$ East 69.97 feet;

THENCE South $68^{\circ}08'43''$ East 115.68 feet;

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THENCE South 65°34'07" East 121.64 feet;
THENCE South 69°47'42" East 93.26 feet;
THENCE South 69°29'57" East 55.75 feet;
THENCE South 74°47'23" East 129.24 feet;
THENCE South 73°23'24" East 141.61 feet;
THENCE South 72°58'43" East 109.58 feet;
THENCE South 87°04'54" East 150.60 feet;
THENCE South 77°47'36" East 172.32 feet;
THENCE South 79°07'02" East 58.74 feet;
THENCE South 61°04'12" East 165.65 feet;
THENCE South 65°03'06" East 124.61 feet;
THENCE South 68°51'04" East 150.09 feet;
THENCE South 72°51'45" East 140.48 feet;
THENCE South 72°59'52" East 118.46 feet;
THENCE South 39°00'00" East 876.37 feet;
THENCE South 00°00'00" East 1,342.49 feet;
THENCE North 90°00'00" West 784.72 feet;
THENCE North 82°23'42" West 1,640.41 feet;

THENCE North 68°02'06" West 5,996.55 feet;

THENCE North 44°00'00" West 605.10 feet to the West Line of the Northwest One-Quarter (NW 1/4) of said Section 4;

THENCE North 00°22'08" West, along said West Line of Section 4, a distance of 820.68 feet to a point on the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of North 28°04'11" West said point being in the centerline of ARIVICA ROAD;

THENCE Easterly, along said centerline, along the arc of said curve, to the right, having a radius of 2,864.74 feet, with a chord of North 71°52'34" East 989.58 feet, and a central angle of 19°53'30" for an arc distance of 994.57 feet to a point of tangency;

THENCE North 81°49'19" East, along said centerline, a distance of 247.84 feet to a point of curvature of a tangent curve concave to the South;

THENCE Easterly, along said centerline, along the arc of said curve, to the right, having a radius of 1,909.83 feet, with a chord of North 88°33'23" East 447.92 feet, and a central angle of 13°28'08" for an arc distance of 448.96 feet to a point of tangency;

THENCE South 84°42'33" East, along said centerline, a distance of 142.66 feet to a point of curvature of a tangent curve concave to the South;

THENCE Easterly, along said centerline, along the arc of said curve, to the right, having a radius of 3,819.66 feet, with a chord of South 82°46'46" East 257.23 feet, and a central angle of 03°51'33" for an arc distance of 257.27 feet to a point of tangency;

THENCE South 80°51'00" East, along said centerline, a distance of 266.53 feet to a point of curvature of a tangent curve concave to the North;

THENCE Easterly, along said centerline, along the arc of said curve, to the left, having a radius of 659.93 feet, with a chord of South 84°42'20" East 88.75 feet, and a central angle of 07°42'42" for an arc distance of 88.82 feet to the non-tangent West Line of the Southeast One-Quarter (SE 1/4) of said Section 33;

December 15, 2008

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Phase B

Page 4

THENCE North $00^{\circ}25'52''$ West, along said West Line, a distance of 1,047.19 feet;

THENCE North $75^{\circ}07'01''$ East 1,925.51 feet to a NGS Brass Cap Survey Marker "Sopori" (PID CG1087);

THENCE South $15^{\circ}30'06''$ East 810.76 feet to said centerline of ARIVACA ROAD, said point being on the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of North $25^{\circ}08'19''$ West;

THENCE Easterly, along said centerline, along the arc of said curve, to the right, having a radius of 347.24 feet, with a chord of North $81^{\circ}35'09''$ East 199.85 feet, and a central angle of $33^{\circ}26'55''$ for an arc distance of 202.72 feet to a point of tangency;

THENCE South $81^{\circ}41'24''$ East, along said centerline, a distance of 563.98 feet to a point of curvature of a tangent curve concave to the South;

THENCE Easterly, along said centerline, along the arc of said curve, to the right, having a radius of 477.46 feet, with a chord of South $74^{\circ}31'41''$ East 119.05 feet, and a central angle of $14^{\circ}19'25''$ for an arc distance of 119.36 feet to the non-tangent Northerly projection of said West Line of the Northwest One-Quarter (NW $\frac{1}{4}$) of Section 3;

THENCE South $00^{\circ}17'45''$ East, along said Northerly projection, a distance of 694.04 feet to the POINT OF BEGINNING of said EXCEPTION.

TOGETHER WITH

That portion of Section 11, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

BEGINNING at a GLO Stone Monument at the Southwest corner of said Section 11, from said point a GLO Stone Monument at the Northwest corner of the Southwest One-Quarter (SW $\frac{1}{4}$) of said Section 11 bears North $00^{\circ}23'57''$ West a distance of 2,660.92 feet;

THENCE North $00^{\circ}23'57''$ West, along the West Line of said Southwest One-Quarter (SW $\frac{1}{4}$) a distance of 2,660.92 feet to a GLO Stone Monument at the Northwest corner of said Southwest One-Quarter (SW $\frac{1}{4}$);

THENCE South 89°54'17" East, along the North Line of said Southwest One-Quarter (SW ¼) a distance of 1,314.85 feet to a ½" IP "RLS 14145" at the Southwest corner of the Southeast One-Quarter (SE ¼) of the Northwest One-Quarter (NW ¼) of said Section 11;

THENCE North 00°32'48" West, along the West Line of said Southeast One-Quarter (SE ¼) of Northwest One-Quarter (NW ¼) a distance of 1,310.44 feet to a ½" IP "RLS 14145" at the Northwest corner of said Southeast One-Quarter (SE ¼) of Northwest One-Quarter (NW ¼);

THENCE South 89°47'48" East, along the North Line of said Southeast One-Quarter (SE ¼) of Northwest One-Quarter (NW ¼) a distance of 1,315.60 feet to a ½" IP "RLS 14145" at the Northeast corner of said Southeast One-Quarter (SE ¼) of Northwest One-Quarter (NW ¼);

THENCE North 00°30'54" West, along the West Line of the Northeast One-Quarter (NE ¼) of said Section 11 a distance of 1,307.96 feet to a GLO Stone Monument at the Northwest corner of the Northeast One-Quarter (NE ¼);

THENCE North 89°25'17" East, along the North Line of said Northeast One-Quarter (NE ¼) a distance of 2,643.84 feet to a GLO Stone Monument at the Northeast corner of said Section 11;

THENCE South 00°26'44" East, along the East Line of the Northeast One-Quarter (NE ¼) of said Section 11, a distance of 2,307.37 feet, from said point ½" IP "RLS 15342" bears South 32°13'26" East 353.67 feet;

THENCE North 32°13'26" West 310.30 feet to a ½" IP "RLS 15342";

THENCE South 72°33'47" West 694.59 feet to a ½" IP "RLS 14145";

THENCE North 17°26'13" West 106.88 feet to a ½" IP "RLS 14145";

THENCE South 83°37'21" West 727.14 feet to a ½" IP "RLS 14145";

THENCE South 83°38'13" West 431.29 feet to a ½" IP "RLS 14145";

THENCE South 83°31'20" West 150.72 feet to a ½" IP "RLS 14145" in a concrete found pipe;

THENCE South 38°54'27" East 100.69 feet to a ½" IP "RLS 14145";

THENCE South 38°23'43" East 165.78 feet to a ½" IP "RLS 14145";

THENCE South 38°15'43" East 176.95 feet to a ½" IP "RLS 14145";

THENCE South 38°15'43" East a distance of 5.08 feet to a ½" IP "RLS 15342";

THENCE North 89°36'06" West a distance of 5.71 feet to a ½" IP "RLS 15342";

THENCE South 33°17'03" East a distance of 179.76 feet to a ½" IP "RLS 15342";

THENCE South 46°27'53" East a distance of 50.79 feet to a "MAG Nail/Tag "RLS 14145" in the centerline of ARIVACA ROAD;

THENCE South 43°32'07" West, along said centerline of ARIVACA ROAD, a distance of 700.40 feet to a "MAG Nail/Tag RLS 14145" at a point of curvature of a tangent curve concave to the Southeast;

THENCE Southwesterly, along said centerline of ARIVACA ROAD, along the arc of said curve, to the left, having a radius of 11,458.98 feet, with a chord of South 42°04'08" West 586.57 feet, and a central angle of 02°56'00" for an arc distance of 586.63 feet to a ½" IP "RLS 14145" on the non-tangent East Line of the Southwest One-Quarter (SW ¼) of said Section 11;

THENCE South 00°30'54" East, along said East Line of Southwest One-Quarter (SW ¼), a distance of 1,526.10 feet to the Southeast corner of said Southwest One-Quarter (SW ¼);

THENCE North 89°55'49" West, along said South Line of Southwest One-Quarter (SW ¼), a distance of 2,635.08 feet to the POINT OF BEGINNING.

TOGETHER WITH

The Southeast One-Quarter (SE $\frac{1}{4}$) of Section 15 and the Northeast One-Quarter (NE $\frac{1}{4}$) of Section 22 and the East One-Half (E $\frac{1}{2}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 22 all in Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona;

EXCEPT from said Section 15 and 22, the following described "KX Ranch Parcel":

That portion of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 15 and the West One-Half (W $\frac{1}{2}$) of the Northeast One-Quarter (NE $\frac{1}{4}$) of Section 22, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

BEGINNING at an ACP "RLS 14145" at the Southwest corner of the Southeast One-Quarter (SE $\frac{1}{4}$) of said Section 15, from said point a GLO stone monument at the Southeast corner of said Section 15 bears North $89^{\circ}41'46''$ East 2,646.79 feet and a GLO stone monument at the Northwest corner of the Northeast One-Quarter (NE $\frac{1}{4}$) of said Section 15, bears North $00^{\circ}38'47''$ West 5,276.94 feet;

THENCE North $00^{\circ}38'47''$ West, along the Westerly line of said Southeast One-Quarter (SE $\frac{1}{4}$), a distance of 616.60 feet to an ACP "RLS 14145";

THENCE South $89^{\circ}41'53''$ East 8.88 feet to an ACP "RLS 14145" at a point of curvature of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, to the right, having a radius of 316.61 feet, with a chord of South $62^{\circ}46'26''$ East 286.73 feet, and a central angle of $53^{\circ}50'54''$ for an arc distance of 297.56 feet to an ACP "RLS 14145" on a non-tangent line;

THENCE South $38^{\circ}43'33''$ East a distance of 265.93 feet to an ACP "RLS 14145" at a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of South $54^{\circ}20'16''$ West;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 882.96 feet, with a chord of South $38^{\circ}24'43''$ East 84.71 feet, and a central angle of $05^{\circ}29'56''$ for an arc distance of 84.74 feet to an ACP "RLS 14145" on a non-tangent line;

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Phase B

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THENCE South $41^{\circ}16'42''$ East 276.78 feet to and ACP "RLS 14145" on the Southerly line of said Southeast One-Quarter ($SE \frac{1}{4}$) of Section 15;

THENCE North $89^{\circ}41'46''$ East, along said Southerly line of Southeast One-Quarter ($SE \frac{1}{4}$), (being the Northerly line of the Northeast One-Quarter ($NE \frac{1}{4}$) of said Section 22), a distance of 669.91 feet to an ACP "RLS 14145" on the East Line of the West One-Half ($W \frac{1}{2}$) of said Northeast One-Quarter ($NE \frac{1}{4}$) of Section 22;

THENCE South $00^{\circ}03'39''$ East, along said East Line, a distance of 1,496.99 feet to an ACP "RLS 14145" on a line 181.61 feet Southerly of and parallel with the South Line of the Northwest One-Quarter ($NW \frac{1}{4}$) of said Northeast One-Quarter ($NE \frac{1}{4}$);

THENCE South $89^{\circ}36'55''$ West, along said parallel line, a distance of 1,330.55 feet to an ACP "RLS 14145" on the West Line of said Northeast One-Quarter ($NE \frac{1}{4}$) of Section 22;

THENCE North $00^{\circ}01'15''$ East, along said West Line, a distance of 1,498.87 feet to the POINT OF BEGINNING of said EXCEPTION.

TOGETHER WITH

That portion of Section 27, Township 20 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

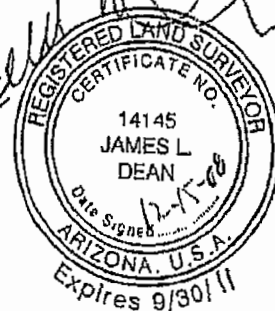
That portion of the North One-Half ($N \frac{1}{2}$) of the Southeast One-Quarter ($SE \frac{1}{4}$) lying Northeasterly of a straight line from the Southeast corner of said Section 27 to the Center of said Section 27 and the Northeast One-Quarter ($NE \frac{1}{4}$) of said Section 27.

Prepared by:
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.

James L. Dean, R.L.S.

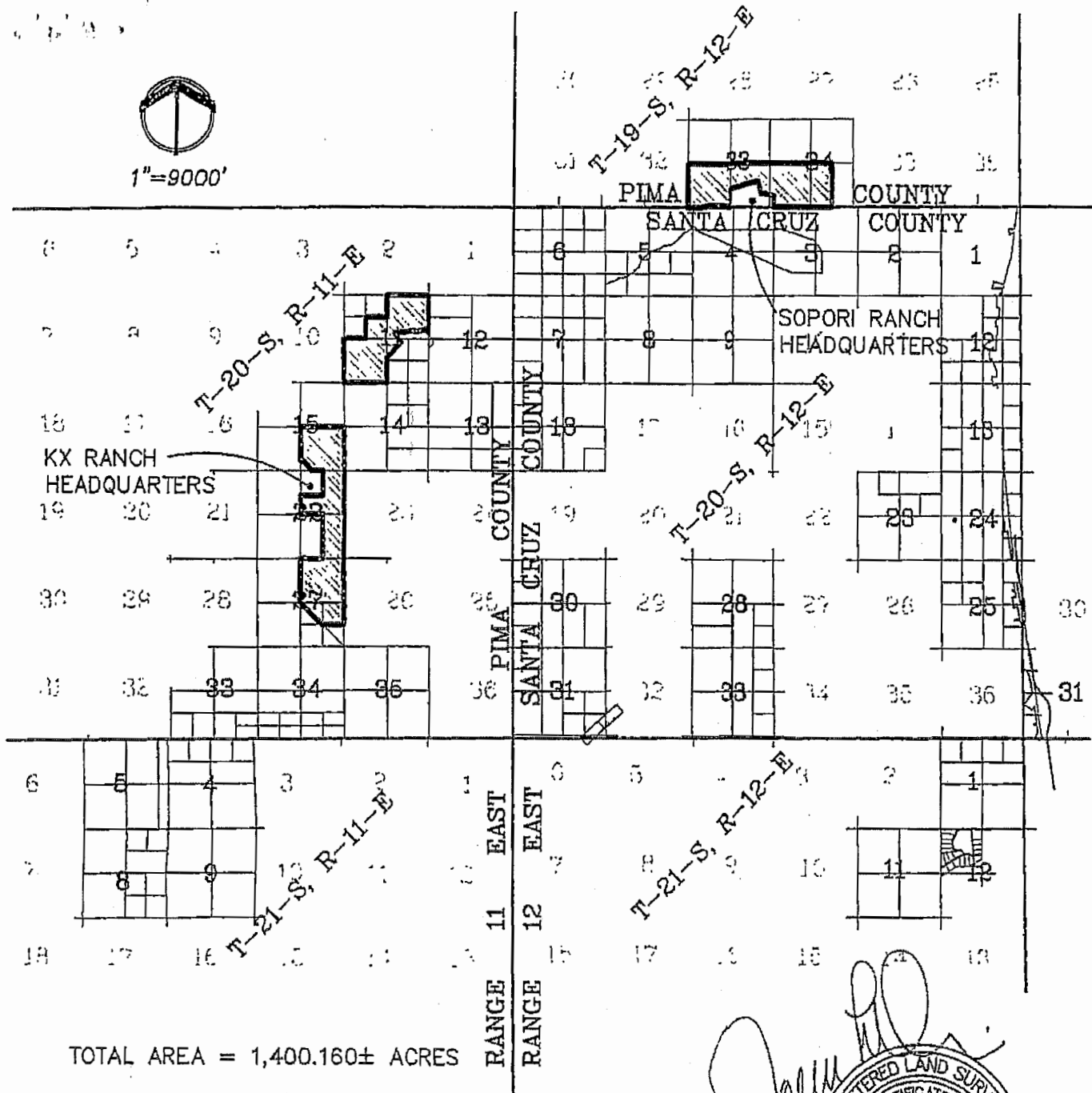
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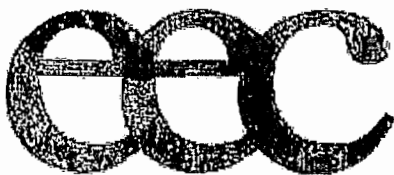


1"=9000'



TOTAL AREA = 1,400.160± ACRES

"DEPICTION OF PHASE B"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
T19S, R12E AND T20S, R11E G&SRM
PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

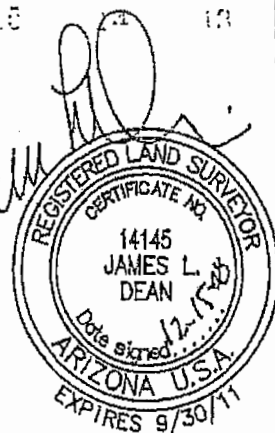
4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625

12/15/08

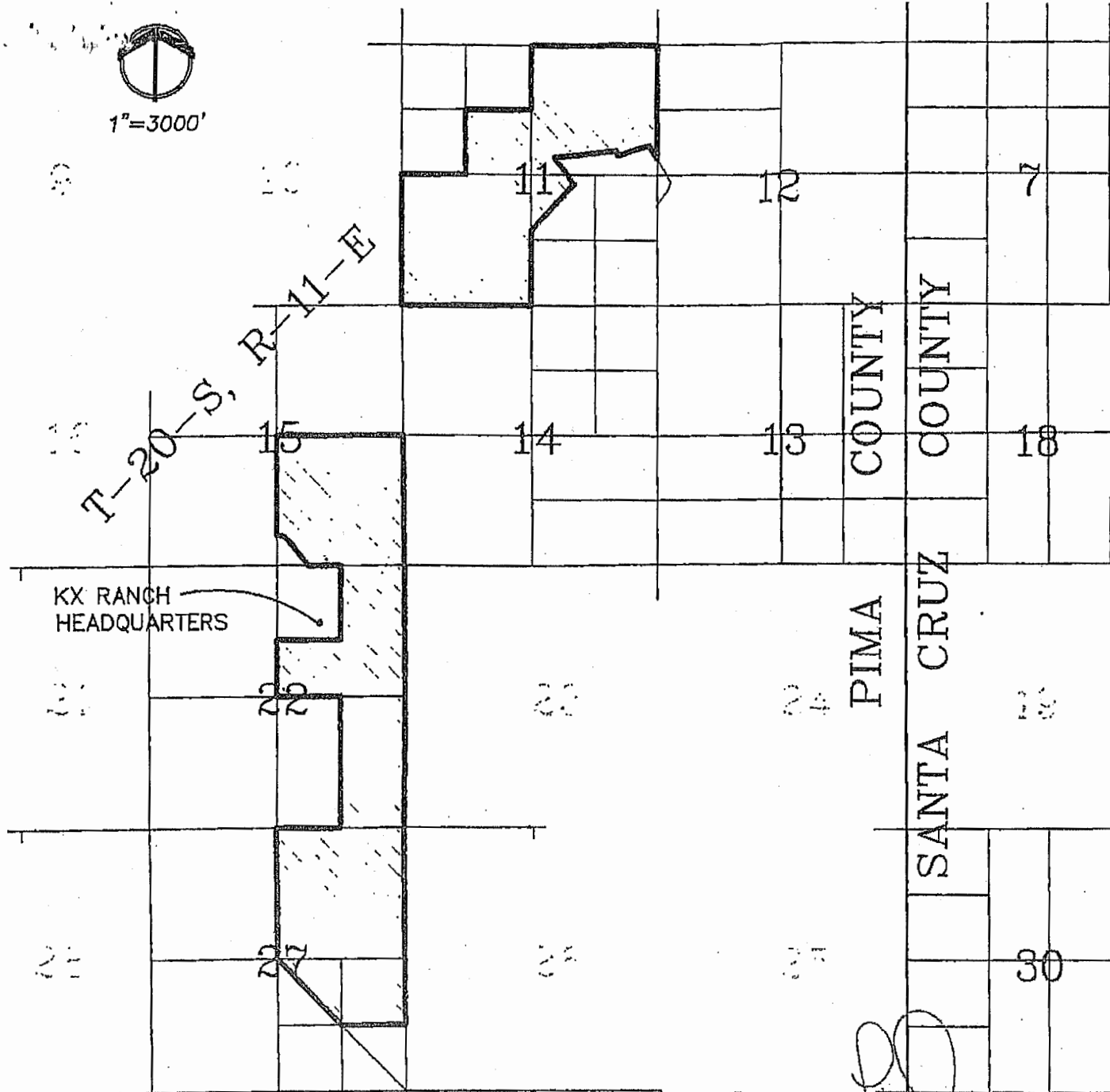
203165

SHEET 1/3

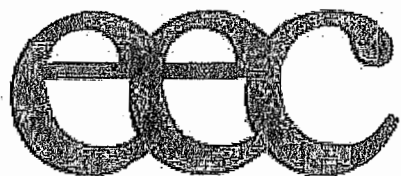




1"=3000'



"DEPICTION OF PHASE B"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
T19S, R12E AND T20S, R11E G&SRM
PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

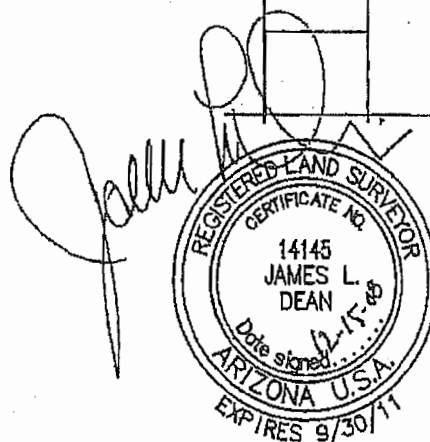
4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625

12/15/08

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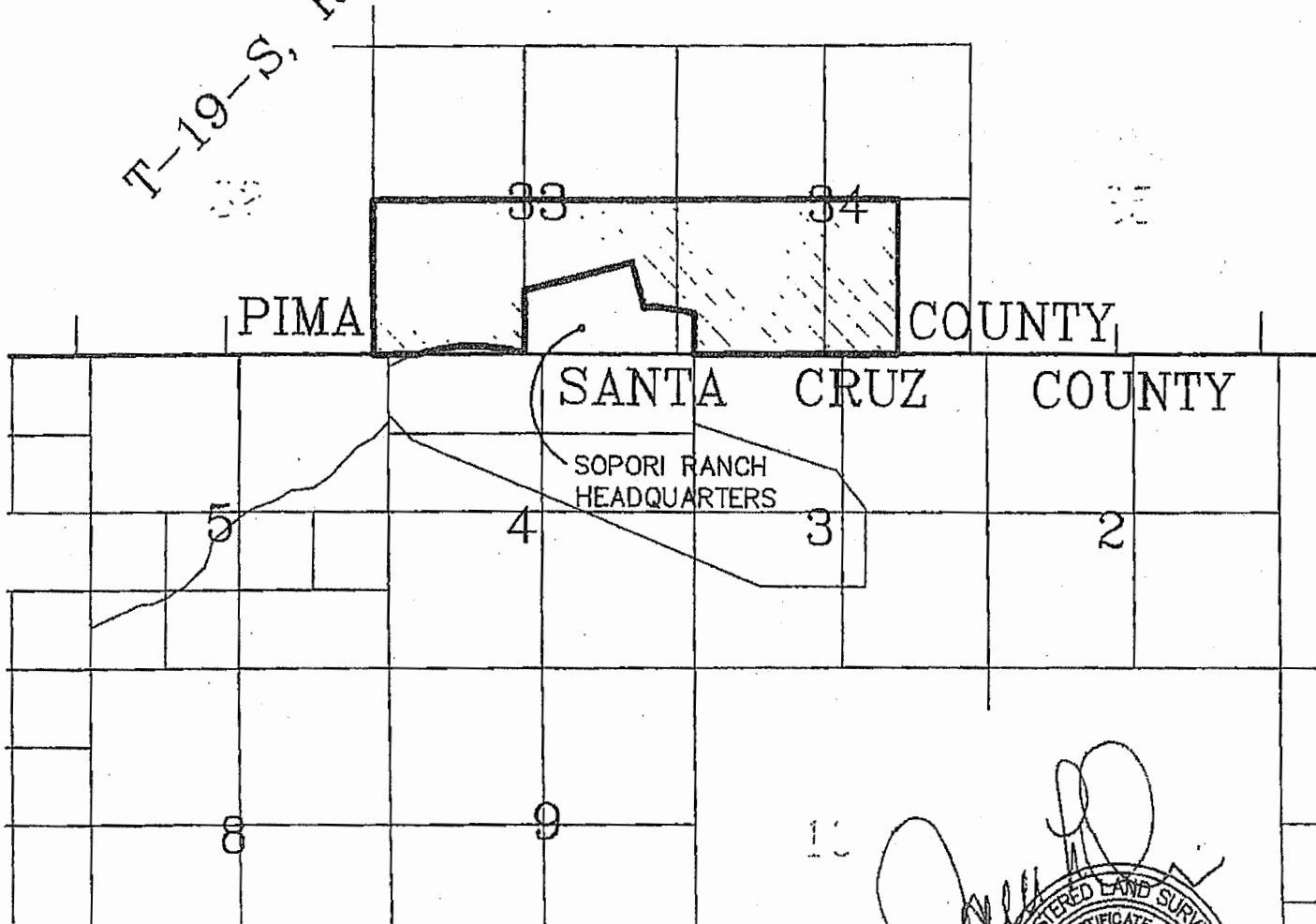
SHEET 2/3



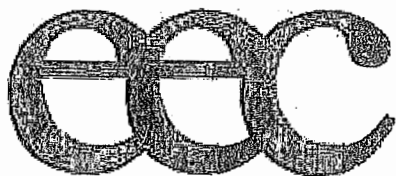
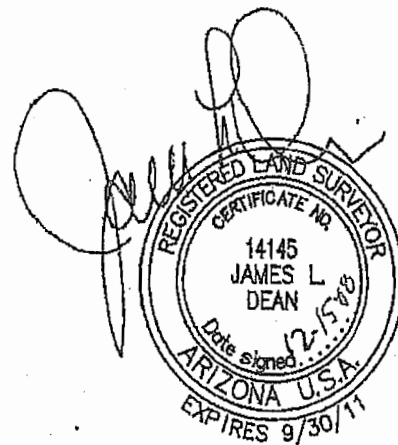


1"=3000'

T-19-S, R-12-E



"DEPICTION OF PHASE B"
SOPORI RANCH
TO BE CONVEYED TO PIMA COUNTY
T19S, R12E AND T20S, R11E G&SRM
PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625

12/15/08

203165

SHEET 3/3

EXHIBIT A-1

The Grazing Leases and State Agricultural Lease

ARIZONA STATE GRAZING
AND AGRICULTURAL LEASES
SECOND CLOSING PORTION - PHASE II

PORTION OF ARIZONA GRAZING LEASE NO. 05-1260

Conveyance is limited to portion of said lease occurring within
Pima County, Arizona and more particularly described as follows:

<u>LAND#</u>	<u>LEGAL DESCRIPTION</u>	<u>AUS</u>	<u>ACREAGE</u>
19.0-S-12.0-E-33-10-031-1002	N2	6.00	320.000
19.0-S-12.0-E-34-10-031-1002	N2 E2SE	7.50	400.000
20.0-S-11.0-E-01-10-031-1002	ALL	12.00	640.000
20.0-S-11.0-E-09-10-031-1003	ALL EX NW2 OF N 1850FT OF W 1850FT	11.20	600.720
20.0-S-11.0-E-10-10-031-1002	ALL	12.00	640.000
20.0-S-11.0-E-11-10-031-1002	NENW W2NW	2.20	120.000
20.0-S-11.0-E-12-10-031-1002	N2NW	1.50	80.000
20.0-S-11.0-E-13-10-031-1002	E2NE NESE S2S2	5.20	280.000
20.0-S-11.0-E-14-10-031-1002	S2SE	1.50	80.000
20.0-S-11.0-E-15-10-049-1004	NENE W2NE W2 M&B IN SENE	8.80	466.970
20.0-S-11.0-E-16-10-030-1003	ALL EX SW2 OF S 4340FT	7.00	376.960
20.0-S-11.0-E-22-10-031-1002	W2SE	1.50	80.000
20.0-S-11.0-E-23-10-012-1002	S2NE SENW E2SW SE	6.70	360.000
20.0-S-11.0-E-23-10-031-1003	N2NE	1.50	80.000
20.0-S-11.0-E-23-10-031-1004	SWNW W2SW	2.30	120.000
20.0-S-11.0-E-23-10-053-1002	N2NW	1.50	80.000
20.0-S-11.0-E-24-10-053-1002	ALL	12.00	640.000
20.0-S-11.0-E-25-10-012-1002	ALL	12.00	640.000
20.0-S-11.0-E-26-10-031-1002	W2NW W2SW SESW	3.70	200.000
20.0-S-11.0-E-26-10-053-1002	E2 E2NW NESW	8.20	440.000
20.0-S-11.0-E-36-10-030-1002	LOTS 1 THRU 4 N2S2 N2	12.40	665.880
21.0-S-11.0-E-03-10-031-1002	SE	3.00	160.000
21.0-S-11.0-E-03-10-053-1002	LOTS 1 THRU 4 S2N2 SW	9.00	480.840
21.0-S-11.0-E-04-10-053-1002	S2N2 S2	9.00	480.000
21.0-S-11.0-E-08-10-031-1002	SENE	0.70	40.000
21.0-S-11.0-E-09-10-053-1002	N2 SE	9.00	480.000
21.0-S-11.0-E-10-10-031-1002	E2	6.00	320.000
21.0-S-11.0-E-10-10-053-1002	W2	6.00	320.000

<u>LAND#</u>	<u>LEGAL DESCRIPTION</u>	<u>AUS</u>	<u>ACREAGE</u>
21.0-S-11.0-E-15-10-012-1002	ALL	12.00	640.000
21.0-S-11.0-E-16-10-030-1002	E2 N2NW SENW	8.20	440.000
21.0-S-11.0-E-21-10-053-1002	NENE	0.70	40.000
21.0-S-11.0-E-22-10-053-1002	N2 N2S2	9.00	480.000

ARIZONA GRAZING LEASE NO. 05-229

Conveyance of 50% Undivided Interest in said lease, located in
Pima County, Arizona and more particularly described as follows:

<u>LAND#</u>	<u>LEGAL DESCRIPTION</u>	<u>AUS</u>	<u>ACREAGE</u>
21.0-S-11.0-E-08-10-053-1002	SWNE	0.90	40.000

ARIZONA AGRICULTURAL LEASE NO. 01-109488

Conveyance of Agricultural Lease, located in Pima County,
Arizona and more particularly described as follows:

<u>LAND#</u>	<u>LEGAL DESCRIPTION</u>	<u>AUS</u>	<u>ACREAGE</u>
20.0-S-11.0-E-15-10-049-1003	M&B IN SENE	0.00	13.030
TOTALS:		0.00	13.030