

To: COB- 12-4-13
Agenda 12-17-13
(2)

Procure Dept 11/26/13 PM04:29

CLERK OF BOARD USE ONLY: BOS MTG. _____

ITEM NO. _____

REVENUE TO PIMA COUNTY: \$0

COST TO PIMA COUNTY: \$0

FUNDING SOURCE(S): not applicable

(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

Advertised Public Hearing:

		YES	X	NO
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Board of Supervisors District:

1	X	2		3		4		5		All	
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IMPACT:

IF APPROVED: The pending sale of the River Center shopping center will close.

IF DENIED: The pending sale of the River Center shopping center will not close.

DEPARTMENT NAME: Facilities Management

CONTACT PERSON: Melissa Loeschen TELEPHONE NO.: 724-8230

CONTRACT	
NO. <u>CTN-FM-14/000000000000000000 97</u>	
AMENDMENT NO. _____	
This number must appear on all invoices, correspondence and documents pertaining to this contract.	

**ESTOPPEL CERTIFICATE
(Library Parcel)**

This Estoppel Certificate ("**Certificate**") is made with respect to the Declaration of Restrictions and Covenants Running with the Land and Grant of Easements dated as of February 20, 1990 and recorded in Docket 8771 at Page 2159 in the Office of the Pima County, Arizona Recorder (the "**Declaration**") by Pima County ("**Owner**"), to Global Retail Investors, LLC and/or its affiliates, assignees or designees ("**Purchaser**") and any lender to Purchaser ("**Lender**")

Owner hereby certifies to Purchaser and Lender that as of the date of this Certificate, to the best of Owner's knowledge: (i) Owner is in full compliance with the covenants and restrictions and obligations of Owner contained in the Agreement as they relate to the real property located in Tucson, Arizona more particularly described in Exhibit A attached hereto ("**Property**"), (ii) no default under the Declaration has occurred and is continuing after the expiration of any applicable notice and cure period specified in the Declaration, and (iii) no act, event or condition has occurred, which with notice or passage of time, or both, would constitute a default by Owner under the Declaration.

Dated _____, 2013.

OWNER:

By: _____
Title: _____



APPROVED AS TO FORM:
Deputy County Attorney

Exhibit A to Exhibit L of
the Real Estate Purchase Agreement



Description of Library Site

A part of Lot 2, VILLA MESA, as recorded in Book 28 of Maps and Plats at Page 12, Pima County Recorder's Office, Pima County, Arizona described as follows:

COMMENCING at the Northwest corner of said Lot 2;

THENCE N 55°29'31" E (platted in error as N 55°15'00" E) along the North line of said Lot 2 a distance of 378.00 feet;

THENCE S 34°30'29" E 92.87 feet;

THENCE N 89°33'39" E 99.27 feet;

THENCE S 00°26'21" E 94.32 feet to the POINT OF BEGINNING;

THENCE N 89°39'45" E 53.00 feet;

THENCE N 00°07'46" E 11.52 feet;

THENCE N 89°38'40" E 30.98 feet;

THENCE S 45°20'08" E 56.21 feet;

THENCE S 00°21'43" E 69.06 feet;

THENCE S 89°37'08" W 70.91 feet;

THENCE N 00°30'12" W 10.65 feet;

THENCE S 87°30'28" W 1.09 feet;

THENCE N 00°21'43" W 7.96 feet;

THENCE N 44°45'54" E 7.99 feet;

THENCE S 46°50'39" E 1.30 feet;

THENCE N 44°45'54" E 20.35 feet;

THENCE N 46°50'39" W 1.30 feet;

THENCE N 44°56'36" E 6.95 feet;

THENCE N 45°20'53" W 25.84 feet;

THENCE S 44°53'07" W 35.70 feet;

CB1

THENCE S 89°39'45" W 8.91 feet;

THENCE N 03°13'28" E 1.38 feet;

THENCE S 89°33'42" W 24.42 feet;

THENCE N 00°18'35" W 59.41 feet to the POINT OF BEGINNING.

Containing 9,360 square feet, more or less.

Having a lower limiting elevation of 2501.02 feet and an upper limiting elevation of 2514.00 feet, based upon an elevation of 2485.77 feet for the centerline survey monument in River Road, approximately 470 feet East of Craycroft.

Prepared by:

CELLA BARR ASSOCIATES

Bruce P. Small

Bruce P. Small, R.L.S.



2075 North Sixth Avenue
Tucson, Arizona 85705
(520) 424-7401



CELLA BARR
ASSOCIATES

Description of Parking Area

A part of Lot 2, VILLA MESA, as recorded in Book 28 of Maps and Plats at Page 12, Pima County Records Office, Pima County, Arizona described as follows:

COMMENCING at the Northwest corner of said Lot 2;

THENCE N 55°29'31" E (platted in error as N 55°15'00" E) along the North line of the said Lot 2 a distance of 378.00 feet;

THENCE S 34°30'29" E 92.87 feet;

THENCE N 89°33'39" E 246.85 feet to the POINT OF BEGINNING;

THENCE N 89°33'39" E 287.00 feet;

THENCE S 00°26'21" E 72.00 feet;

THENCE S 89°33'39" W 248.00 feet;

THENCE N 00°26'21" W 44.00 feet;

THENCE S 89°33'39" W 39.00 feet;

THENCE N 00°26'21" W 28.00 feet to the POINT OF BEGINNING.

Containing 18,948 square feet, more or less.

Prepared by:

CELLA BARR ASSOCIATES

Bruce F. Small
Bruce F. Small, R.L.S.

