



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Requested Board Meeting Date: November 22, 2016

or Procurement Director Award

Contractor/Vendor Name (DBA): State of Arizona, Department of Transportation (File Sale-0038)

Project Title/Description:

ADOT acquisition for Casa Grande - Tucson Highway, Ina Road Project (the "Project").

Purpose:

The State of Arizona, Arizona Department of Transportation is requesting fee interest in certain County property, and a temporary construction easement. The property is located within a portion of the Pima County Sports Park and Tres Rios facility. Fee Interest = 58,322 sq. feet; TCE = 35,827 sq. feet (collectively the "Property"). The sale is being done under threat of condemnation, and is not a voluntary sale.

Procurement Method:

Exempt pursuant to Pima County Code 11.04.020

Program Goals/Predicted Outcomes:

ADOT will construct road improvements along Ina Rd.

Public Benefit:

Road Improvements along Ina Road, and Pima County will receive revenue in the amount of \$1,127,116.48.

Metrics Available to Measure Performance:

The Property was appraised by an independent appraiser retained by ADOT, and an internal adjustment was made to the appraised value by ADOT's staff appraiser and project manager, which was reviewed and agreed to by the County's Appraisal Supervisor and Real Property Services Manager.

Retroactive:

N/A

NOV 14 15:02:18 PC CLK/DF/BD
AFB

To: CWB- 11-14-16 (2)
ver. - 1
Pgs. - 24 Addendum

Procure Dept 11/14/16 PM09140

Original Information

Document Type: CTN Department Code: PW Contract Number (i.e., 15-123): 17*086

Effective Date: 11/22/2016 Termination Date: 5/22/2017 Prior Contract Number (Synergen/CMS): _____

Expense Amount: \$ _____ Revenue Amount: \$ 1,127,116.48

Funding Source(s): _____

Cost to Pima County General Fund: N/A

Contract is fully or partially funded with Federal Funds? Yes No Not Applicable to Grant Awards

Were insurance or indemnity clauses modified? Yes No Not Applicable to Grant Awards

Vendor is using a Social Security Number? Yes No Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

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

Amendment No.: _____ AMS Version No.: _____

Effective Date: _____ New Termination Date: _____

Expense Revenue Increase Decrease Amount This Amendment: \$ _____

Funding Source(s): _____

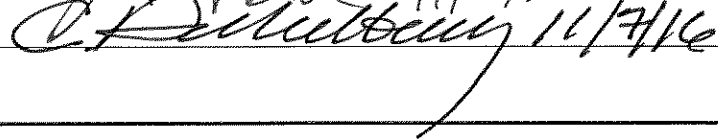
Cost to Pima County General Fund: _____

Contact: Rita Leon

Department: Real Property Services Telephone: 724-6462

Department Director Signature/Date:  11-1-2016

Deputy County Administrator Signature/Date:  11/7/16

County Administrator Signature/Date:  11/7/16
(Required for Board Agenda/Addendum Items)

CONTRACT	
NO.	<u>CTN-PW-17-086</u>
AMENDMENT NO.	_____
This number must appear on all invoices, correspondence and documents pertaining to this contract.	

DOCUMENT TITLE: PURCHASE AGREEMENT

ARIZONA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY GROUP
REVISED PURCHASE AGREEMENT

Title Company Title Security of Arizona
Address 6640 North Oracle Road, Suite 120
City Tucson Arizona
Escrow Officer Rhonda Herrera
Escrow No. _____

Date _____
(to be completed by Title Company, if applicable)
Zip Code 85704
Phone 520-219-6451
Fax No. 520-202-6270

Grantor Pima County, a political subdivision of the State of Arizona
Address 201 N. Stone Avenue 6th Floor, Tucson, Arizona 85701
Phone/Fax/Mobile/Email Attn: Bill Satterly, Pima County Real Property, 520-724-6318, Bill.Satterly@pima.gov

Grantee: The STATE OF ARIZONA, by and through its DEPARTMENT OF TRANSPORTATION (the "State")
Mailing Address: Arizona Department of Transportation, Right of Way Group
205 South 17th Avenue, MD 612E, Phoenix, Arizona 85007-3212

The STATE shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:

Escrow Fees	_____	
Title Policy Fees	_____	
TOTAL ESCROW & TITLE FEES		<u>\$0.00</u>
Recording Fees		
Deed	_____	
Easement	_____	
Release	_____	

TOTAL RECORDING FEES		<u>\$0.00</u>
Other Charges		
Release Fees	_____	
SRVWUA Fee	_____	
Prorated Taxes/Dates	_____	
TOTAL OTHER CHARGES		<u>\$0.00</u>
Subtotal Fees		<u>\$0.00</u>
Title Report Credit (-)	_____	
Total Closing Costs		<u>\$0.00</u>
Land & Improvements*		<u>\$527,367.00</u>
Cost to Cure		<u>\$561,343.00</u>
Temporary Construction Easement		<u>\$38,406.48</u>
Total Purchase Price		<u>\$1,127,116.48</u>
TOTAL WARRANT**		_____

Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):

Total Acquisition of Grantor's Property: Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3rd Monday of August each year. Escrow Agent shall withhold the prorated amounts from each party and pay the lien of the current year's taxes in full.

Partial Acquisition of Grantor's Property: Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of State, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within State's partial acquisition, and any Certificate(s) of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

Easement(s): Consent to easement(s) by secured party(ies).

Other Disbursements:

Security Deposits and Prepaid Rents, if Applicable: Grantor agrees to return all security deposits and prepaid rents directly to lessee(s) outside of escrow.

Possession Date: Close of escrow/date of recording.

Special Conditions Right of Way Contract Yes No
Entry Agreement*** Yes No

*** If yes, State shall pay statutory interest on the "Total Purchase Price" from _____ to the close of escrow/date of recording directly to Grantor by separate warrant.

Special Instructions/Information:

*Title policy fees based on this amount only.
**Sum of "Total Closing Costs" and "Total Purchase Price" only.

THE GRANTOR, having executed a conveyance of certain real property rights to the GRANTEE in a certain conveyance dated described in Exhibit "A" attached hereto and made a part hereof, and having delivered same to the above Title Company as Escrow Agent, said agent is directed to deliver said conveyance to the STATE OF ARIZONA by and through its DEPARTMENT OF TRANSPORTATION; title to said property to pass upon the acceptance of delivery and possession by the ARIZONA DEPARTMENT OF TRANSPORTATION.

THIS PURCHASE AGREEMENT SHALL SERVE AS THE ESCROW INSTRUCTIONS

The Escrow Agent shall first apply the purchase price on deposit to satisfy such taxes, mortgage claims, leasehold interests, special assessments, fines, fees or charges to be paid to the homeowners association and other encumbrances as may be authorized for payment, and the balance thereof shall be paid in accordance with the terms hereof. If the subject property is encumbered with Covenants, Conditions and Restrictions, the Escrow Agent shall send a Notice of Pending Sale pursuant to A.R.S. 33-1806.

The Grantor agrees that should further encumbrances be attached to this property subject to this transaction during the escrow period, including but not limited to, monetary liens, leases, easements and permits, Grantor shall remain responsible for any damages in the event of non-compliance.

The Escrow Agent is to withhold \$ N/A as a security and/or site-clearance deposit pending satisfactory delivery of the subject property to the State by the Grantor. Grantor agrees the State may apply the security deposit to payment of any unpaid rents due the State from the Grantor, or to payment for any loss or damage sustained by the State caused by the Grantor after the date of this agreement. The State will make written authorization to the Escrow Agent for disbursement of the security deposit in accordance with this agreement, after acceptance of delivery and possession of the subject property.

The Grantor is to notify the Arizona Department of Transportation, Right of Way Group, of the date Grantor intends to vacate the subject property.

Instructions to Escrow Agent: Deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto. It is further understood and agreed that the Title Company shall not be responsible for any liens or encumbrances not of record at the closing of escrow.

The Right of Way Group of the Arizona Department of Transportation will be furnished a copy of the Grantor's closing statement with the following certification signed by an authorized officer: "This is to certify this is a true and correct statement of disbursement of funds collected from the Arizona Department of Transportation."

The Escrow Agent is to request the Grantor acknowledge receipt of the amount shown on the closing statement as due Grantor. Either a copy of this request or a copy of a signed receipt is to be retained in the escrow file.

The State will pay the costs of any escrow services and/or title insurance desired by it, but may, at its option, waive escrow and/or title insurance. Upon such waiver, the references to Title Company, Escrow Agent, and title insurance herein are not applicable. If this transaction is not handled through a title company, the conveyance will be delivered direct to the State of Arizona and payment will be made direct from the Grantee to the Grantor after approval and acceptance by the Director of the Arizona Department of Transportation and the final filing and recording of the documents.

If cost-to-cure moneys have been paid to remove or relocate improvements on the property conveyed, Grantor agrees to remove all buildings and appurtenances including fences, floors other than concrete, plumbing lines above grade, and all combustible material not later than 30 days from the date of payment. The Grantor assumes all liability connected with said removal. It is further agreed that upon expiration of the time provided for removal, all improvements remaining partially or wholly upon the lands conveyed shall become the property of the State of Arizona, and all rights of the Grantor to said improvements shall cease and terminate. Grantor shall be liable for the reasonable costs incurred in removing said improvements. License is hereby granted to the State of Arizona to enter upon the Grantor's remaining lands where necessary to accomplish the purpose of this agreement.

If the State is acquiring only a portion of Grantor's property, then Grantor grants to the State, its agents, employees and contractors, the right to enter Grantor's remaining property as necessary for utility reconnection, driveway reconnection, facilitating removal of buildings or appurtenances where portions of acquired buildings or appurtenances are situated on Grantor's remaining property, and to facilitate sound wall construction on adjacent State-owned right of way, if required. It is further understood and agreed that this temporary right will expire and terminate thirty (30) days after completion of State's project

It is understood and agreed the consideration expressed herein is accepted by the Grantor as full and complete compensation for the interest being acquired, and in settlement for all injury or damage to the Grantor's remaining abutting lands. Further, said consideration shall constitute a waiver of any and all claims for damages or compensation to said abutting lands that may hereafter arise or result from the establishment and construction of the highway in the manner proposed by the State.

State is acquiring Grantor's property through its right of eminent domain under threat of condemnation; therefore, it is not a voluntary sale in the ordinary course of real estate negotiation. Further, the settlement herein is in lieu of condemnation and not admissible as evidence of value, nor for any other evidentiary purpose, in conjunction with any judicial or administrative proceeding.

Yes No Addendum attached hereto and made part hereof.

Notice of Pending Sale pursuant to A.R.S 33-1806.

The STATE OF ARIZONA, by and through its DEPARTMENT OF TRANSPORTATION

By _____
George Cardieri, Right of Way Agent
Acquisition Sciences, Ltd.

GRANTOR: PIMA COUNTY, a political subdivision of the State of Arizona Date: _____

SEE ATTACHED

Approved by the Director of the Arizona Department of Transportation _____ 20 ____

By: _____


Accepted: STATE OF ARIZONA _____ 20 ____

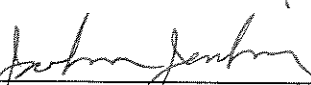
Its: _____

Accepted _____ Date _____
ESCROW OFFICER

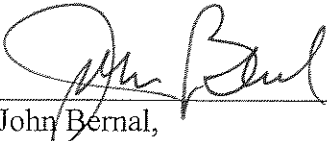
By _____
RIGHT OF WAY MANAGER

Recommended to the Board of Supervisors for Approval:

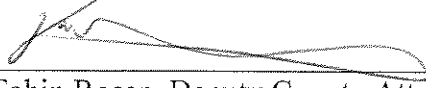
By 
Chris Cawein, Director
Natural Resource, Parks and Recreation

By 
Jackson Jenkins, Director
Regional Waste Water Reclamation

By 
Neil Konigsberg, Manager
Real Property Services

By 
John Bernal,
Deputy County Administrator-Public Works

Approved as to form:

 9/27/16
Tobin Rosen, Deputy County Attorney

GRANTOR: Pima County, a political subdivision

Chair, Pima County Board of Supervisors

Attest:

Robin Brigode, Clerk of the Board of Supervisors

DESCRIPTION FOR FEE ESTATE

TRACT NO. 1:

That portion of the East half of the East half (E½E½) of Lot 3 of Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at a 3 inch brass cap marking the South quarter corner of Section 36, Township 12 South, Range 12 East, Gila and Salt River Meridian, being South 00°46'13" East 2641.31 feet from a 3 inch brass cap marking the Center quarter corner of said Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 3 of Section 1, South 89°35'12" West 237.61 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

thence South 44°35'12" West 35.36 feet to the West line of said East half of the East half (E½E½) of Section 1;

thence along said West line North 00°39'41" West 25.00 feet to said existing South right of way line of Ina Road;

thence along said existing South right of way line North 89°35'12" East 25.11 feet to the POINT OF BEGINNING.

TRACT NO. 2:

That portion of said East half of the East half (E½E½) of Lot 3 of Section 1 described as follows:

COMMENCING said South quarter corner of Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 3 of Section 1, South 89°35'12" West 24.16 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

(continued)

EXHIBIT "A"

PAGE 1

PROJECT: 010 PM 248 H8479

LOCATION: Ina Road T.I.

PARCEL: 10-1611

010-D(216)S

(WD)

cg 10-07-2016

thence along said existing South right of way line of Ina Road North 89°35'12" East 24.28 feet;
thence continuing along said existing South right of way line of Ina Road North 89°24'25" East 34.87 feet;
thence South 00°35'35" East 15.00 feet;
thence South 89°24'25" West 34.89 feet;
thence South 89°35'12" West 24.31 feet;
thence North 00°24'48" West 15.00 feet to the POINT OF BEGINNING.

TRACT NO. 3:

That portion of Lot 2 of said Section 1 described as follows:

COMMENCING said South quarter corner of Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 2 of Section 1, North 89°24'25" East 310.73 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

thence along said existing South right of way line of Ina Road North 89°24'25" East 495.07 feet to the easterly line of the property owned by Pima County in said Lot 2 of Section 1;

thence along said easterly property line South 00°35'35" East 61.31 feet;

thence North 83°48'40" West 95.74 feet;

thence North 76°33'34" West 103.08 feet;

thence North 85°49'45" West 301.04 feet to the POINT OF BEGINNING.

(continued)

EXHIBIT "A"

PAGE 2

TRACT NO. 4:

That portion of Lots 6, & 26, INA ROAD INDUSTRIAL PARK, a subdivision of Pima County, Arizona, according to the record in the office of the County Recorder, Pima County, Arizona, in Book 24 of Maps and Plats, Page 58, and the abandoned right of way, streets, alleys, easements and drainage ways in said INA ROAD INDUSTRIAL PARK SUBDIVISION as recorded in Resolution under Proceeding No. 2026, Docket 4793, page 183, records of Pima County, Arizona, in the Northeast quarter (NE¼) of Section 1, Township 13 South, Range 12 East, and the Northwest quarter (NW¼) of Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, and of that portion of said Section 1 that is marked as "Excluded" on the plat of said INA ROAD INDUSTRIAL PARK Subdivision, described as follows:

COMMENCING at a 3 inch brass cap on 1 inch pipe marking the East quarter corner of said Section 1, being South 02°01'27" East 2615.93 feet from a 3 inch brass cap marking the Northeast corner of said Section 1;

thence along the East line of said Section 1, North 02°01'27" West 1163.36 feet to the POINT OF BEGINNING;

thence from a Local Tangent Bearing of North 45°22'21" West, along a curve to the Left, having a radius of 5683.87 feet, a length of 158.17 feet;

thence North 46°58'01" West 557.43 feet;

thence along a curve to the Right, having a radius of 5775.29 feet, a length of 317.11 feet to the existing southwesterly right of way line of Interstate Highway 10 (CASA GRANDE-TUCSON HIGHWAY);

thence along said existing southwesterly right of way line of Interstate Highway 10 South 50°50'58" East 175.00 feet;

thence continuing along said existing southwesterly right of way line of Interstate Highway 10 along a curve to the Right having a radius of 7610.44 feet, a length of 1078.30 feet;

thence continuing along said existing southwesterly right of way line of Interstate Highway 10 South 42°43'53" East 249.75 feet to the northwesterly line of Lot 7 of said INA ROAD INDUSTRIAL PARK Subdivision;

(continued)

EXHIBIT "A"

PAGE 3

PROJECT: 010 PM 248 H8479
010-D(216)S

LOCATION: Ina Road T.I.
(WD)

PARCEL: 10-1611
cg 10-07-2016

thence along said northwesterly line of Lot 7 South 47°16'07" West 26.98 feet;

thence North 43°21'20" West 267.20 feet;

thence along a curve to the Left having a radius of 5683.87 feet, a length of 200.08 feet to the POINT OF BEGINNING.

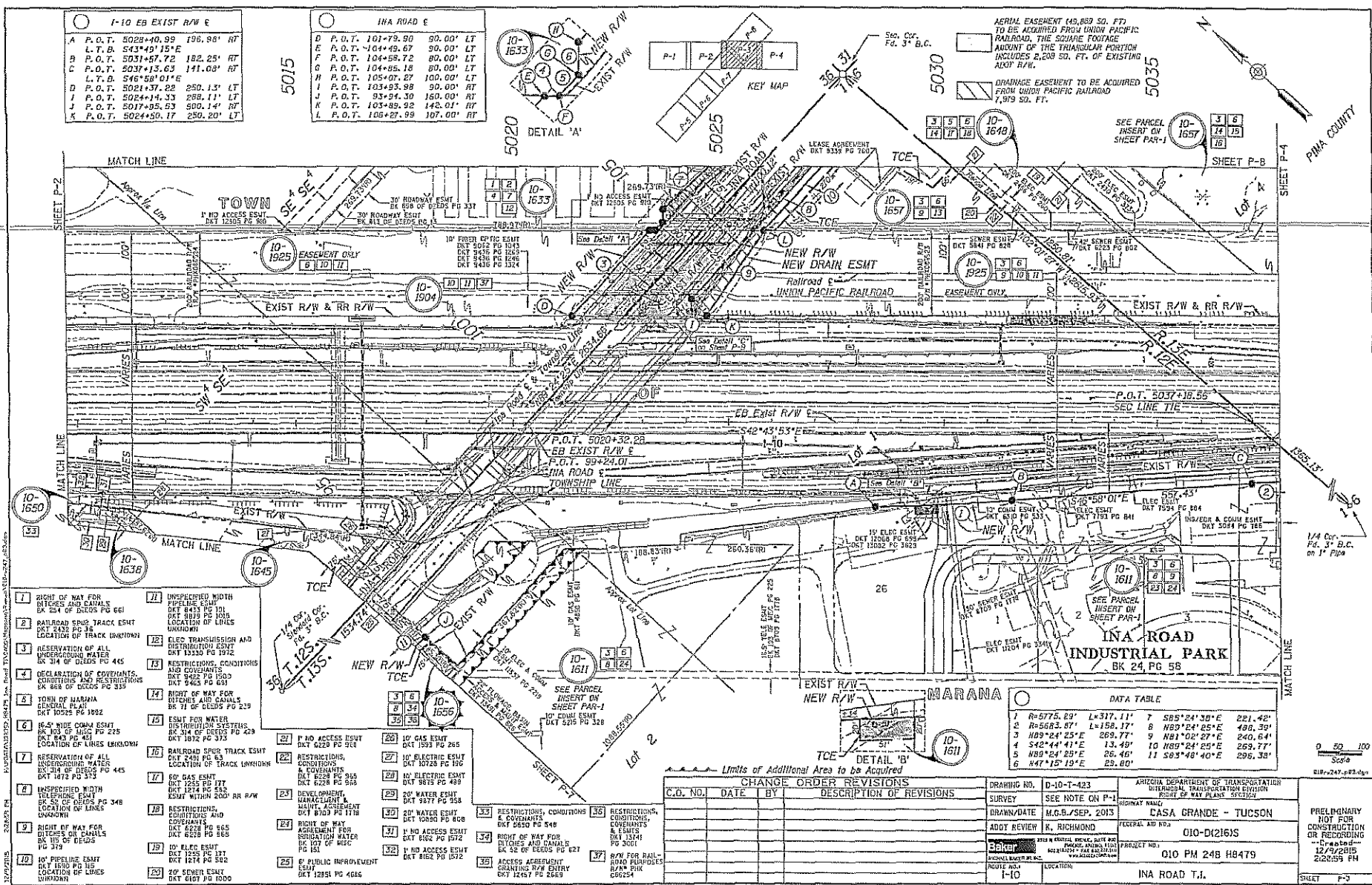
EXHIBIT "A"

PAGE 4

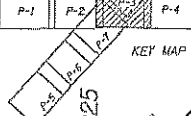
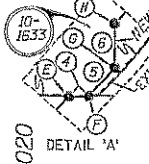
PROJECT: 010 PM 248 H8479
010-D(216)S

LOCATION: Ina Road T.I.
(WD)

PARCEL: 10-1611
cg 10-07-2016



I-10 EB EXIST R/W E		INA ROAD E	
A	P.O.T. 5028+00.99 196.98' RT	D	P.O.T. 101+79.80 90.00' LT
B	L.T.B. 543°49'15"E	E	P.O.T. +104+49.67 90.00' LT
B	P.O.T. 5031+57.72 182.25' RT	F	P.O.T. 104+58.72 80.00' LT
C	P.O.T. 5037+13.63 111.08' RT	G	P.O.T. 104+58.18 80.00' LT
C	L.T.B. 546°58'01"E	H	P.O.T. 105+07.87 100.00' LT
D	P.O.T. 5021+37.28 290.13' LT	I	P.O.T. 103+34.98 90.00' RT
J	P.O.T. 5024+14.33 288.11' LT	J	P.O.T. 93+24.30 160.00' RT
K	P.O.T. 5017+05.53 500.14' RT	K	P.O.T. 103+85.92 142.01' RT
K	P.O.T. 5024+50.17 250.20' LT	L	P.O.T. 106+27.99 107.00' RT



AERIAL EASEMENT (45,889 SQ. FT.) TO BE ACQUIRED FROM UNION PACIFIC RAILROAD. THE SQUARE FOOTAGE AMOUNT OF THE TRIANGULAR PORTION INCLUDES 2,208 SQ. FT. OF EXISTING ABBY R/W.

DRAINAGE EASEMENT TO BE ACQUIRED FROM UNION PACIFIC RAILROAD 7,979 SQ. FT.

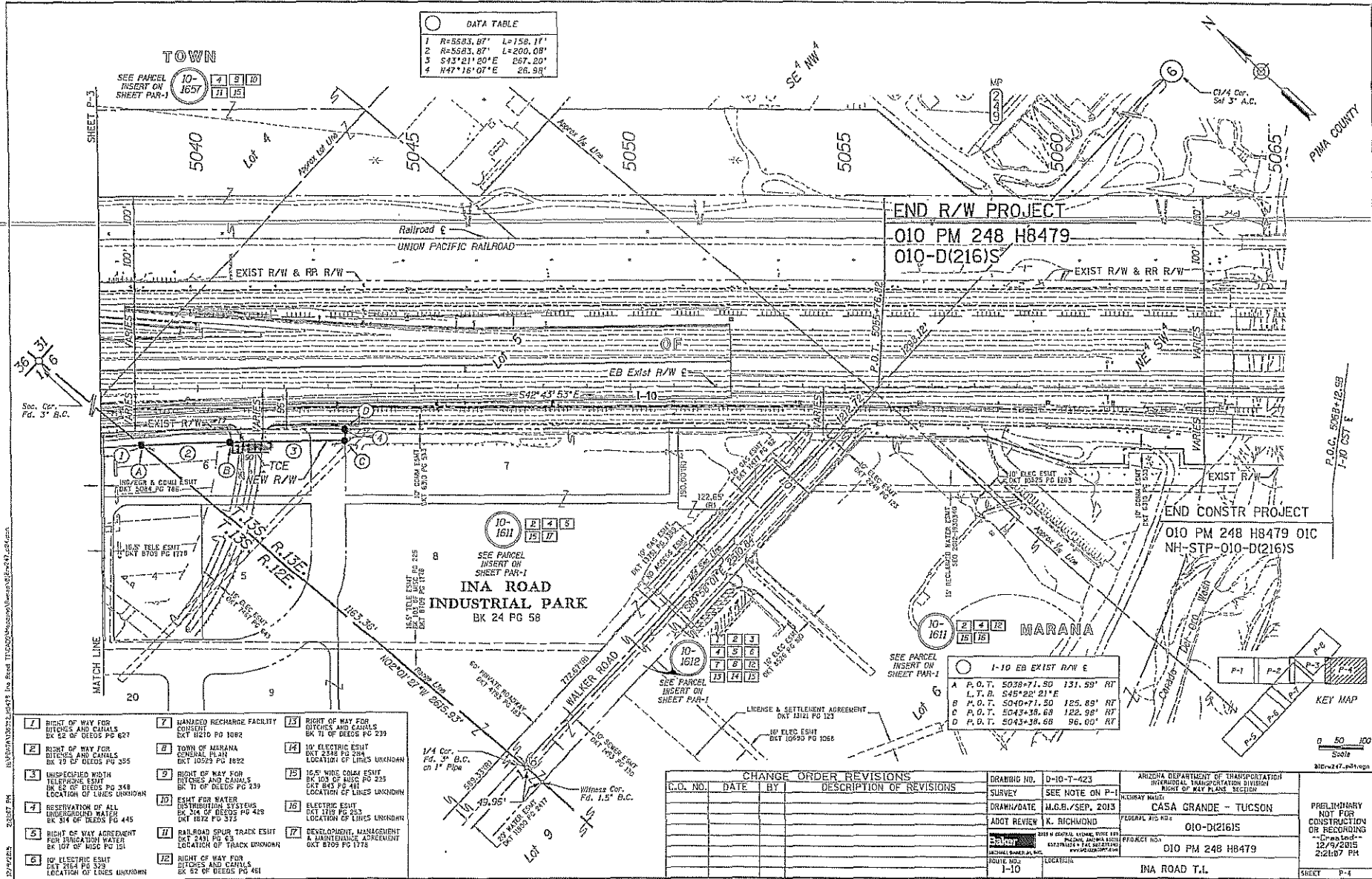
- | | | | |
|--|---|--|---|
| <p>1 RIGHT OF WAY FOR PIPELINES AND CANALS BK 234 OF DEEDS PG 461</p> <p>2 RAILROAD SPUR TRACK ESMT DKT 2432 PG 38 LOCATION OF TRACK UNKNOWN</p> <p>3 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445</p> <p>4 DECLARATION OF EASEMENTS, CONDITIONS AND RESTRICTIONS BK 868 OF DEEDS PG 335</p> <p>5 TOWN OF MARANA GENERAL PLAN DKT 10525 PG 1082</p> <p>6 16.5' WIDE CORN ESMT BK 103 OF MAR PG 225 DKT 1642 PG 401 LOCATION OF LINES UNKNOWN</p> <p>7 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445</p> <p>8 UNSPECIFIED WIDTH TELEPHONE ESMT BK 55 OF DEEDS PG 348 LOCATION OF LINES UNKNOWN</p> <p>9 RIGHT OF WAY FOR PIPELINES AND CANALS BK 115 OF DEEDS PG 349</p> <p>10 10' PIPELINE ESMT DKT 1650 PG 115 LOCATION OF LINES UNKNOWN</p> | <p>11 UNSPECIFIED WIDTH PIPELINE ESMT BK 234 OF DEEDS PG 461</p> <p>12 RAILROAD SPUR TRACK ESMT DKT 2432 PG 38 LOCATION OF TRACK UNKNOWN</p> <p>13 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445</p> <p>14 DECLARATION OF EASEMENTS, CONDITIONS AND RESTRICTIONS BK 868 OF DEEDS PG 335</p> <p>15 TOWN OF MARANA GENERAL PLAN DKT 10525 PG 1082</p> <p>16 16.5' WIDE CORN ESMT BK 103 OF MAR PG 225 DKT 1642 PG 401 LOCATION OF LINES UNKNOWN</p> <p>17 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445</p> <p>18 UNSPECIFIED WIDTH TELEPHONE ESMT BK 55 OF DEEDS PG 348 LOCATION OF LINES UNKNOWN</p> <p>19 RIGHT OF WAY FOR PIPELINES AND CANALS BK 115 OF DEEDS PG 349</p> <p>20 10' PIPELINE ESMT DKT 1650 PG 115 LOCATION OF LINES UNKNOWN</p> | <p>21 10' GAS ESMT DKT 1593 PG 285</p> <p>22 10' ELECTRIC ESMT DKT 10228 PG 106</p> <p>23 10' ELECTRIC ESMT DKT 9815 PG 480</p> <p>24 20' WATER ESMT DKT 9973 PG 958</p> <p>25 20' WATER ESMT DKT 10880 PG 808</p> <p>26 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>27 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>28 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>29 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>30 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>31 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>32 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>33 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>34 10' NO ACCESS ESMT DKT 8162 PG 1572</p> <p>35 10' NO ACCESS ESMT DKT 8162 PG 1572</p> | <p>21 UNSPECIFIED WIDTH PIPELINE ESMT BK 234 OF DEEDS PG 461</p> <p>22 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 8228 PG 955</p> <p>23 DEVELOPMENT, MANAGEMENT & MAINT. AGREEMENT DKT 8703 PG 1778</p> <p>24 RIGHT OF WAY AGREEMENT FOR SUBURBAN WATER BK 107 OF DEED PG 151</p> <p>25 PUBLIC IMPROVEMENT ESMT DKT 12851 PG 4616</p> |
|--|---|--|---|

DATA TABLE

1	R=5775.63' L=317.11'	7	S85°24'30"E	221.42'	
2	R=5683.87' L=158.17'	8	N89°24'25"E	148.39'	
3	N89°24'25"E	269.77'	9	N81°02'27"E	240.64'
4	S42°44'41"E	13.49'	10	N89°24'25"E	269.77'
5	N89°24'25"E	26.46'	11	S83°48'40"E	295.38'
6	N47°19'19"E	25.60'			

CHANGE ORDER REVISIONS			DRAWING NO. D-10-T-423		ARIZONA DEPARTMENT OF TRANSPORTATION	
C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS	DATE	REVISION	PROJECT
						CASA GRANDE - TUCSON
						FEDERAL AID PROJ. 010-D42161S
						PROJECT NO. 010 PM 248 H8479
						PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
						12/7/2015 2:26:59 PM





DATA TABLE			
1	R=5583.87'	L=158.11'	
2	R=5583.87'	L=200.08'	
3	S $43^{\circ}21'20''$ E	267.20'	
4	N $47^{\circ}16'07''$ E	26.98'	

TOWN

SEE PARCEL INSERT ON SHEET PAR-1

10-1657	1	2	3	4
	5	6	7	8

SEE PARCEL INSERT ON SHEET PAR-1

INA ROAD INDUSTRIAL PARK
BK 24 PG 58

END R/W PROJECT
010 PM 248 H8479
010-D(216)S

END CONSTR PROJECT
010 PM 248 H8479 01C
NH-STP-010-D(216)S

1-10 EB EXIST R/W E	
A	P.O.T. 5038+71.50 131.50' RT
B	L.T.R. S45+22'21"E
C	P.O.T. 5040+71.50 125.89' RT
D	P.O.T. 5043+38.69 122.98' RT
E	P.O.T. 5043+38.68 56.00' RT

- | | | | | | |
|---|--|----|--|----|--|
| 1 | RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 624 | 7 | MANAGED RECHARGE FACILITY CONSENT DKT 10210 PG 1082 | 13 | RIGHT OF WAY FOR DITCHES AND CANALS BK 71 OF DEEDS PG 239 |
| 2 | RIGHT OF WAY FOR DITCHES AND CANALS BK 75 OF DEEDS PG 355 | 8 | TOWN OF MARANA GENERAL PLAN DKT 10523 PG 1822 | 14 | 10' ELECTRIC ESUIT DKT 2348 PG 394 |
| 3 | UNSPECIFIED WIDTH TELEPHONE ESUIT BK 11 OF DEEDS PG 348 | 9 | RIGHT OF WAY FOR DITCHES AND CANALS BK 71 OF DEEDS PG 239 | 15 | 16.5" WIDE CONCRETE ESUIT BK 103 OF DEEDS PG 425 |
| 4 | RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445 | 10 | ESUIT FOR WATER DISTRIBUTION SYSTEM BK 314 OF DEEDS PG 425 | 16 | ELECTRIC ESUIT DKT 1119 PG 503 |
| 5 | RIGHT OF WAY AGREEMENT FOR IRRIGATION WATER BK 107 OF DEEDS PG 151 | 11 | RAILROAD SUPER TRACK ESUIT DKT 241 PG 63 | 17 | DEVELOPMENT, MANAGEMENT & MAINTENANCE AGREEMENT DKT 8709 PG 1778 |
| 6 | 10' ELECTRIC ESUIT DKT 1164 PG 378 | 12 | RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 451 | | |

CHANGE ORDER REVISIONS			
C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS

DRAWING NO.	D-10-T-423	ARIZONA DEPARTMENT OF TRANSPORTATION	RIGHT OF WAY PLANS SECTION
SURVEY	SEE NOTE ON P-1	NEURWAY M&E	
DRAWN/DATE	M.G.B./SEP. 2013	CASA GRANDE - TUCSON	
ADOT REVIEW	K. RICHMOND	FEDERAL AID NO.	010-D(216)S
PROJECT NO.	010 PM 248 H8479	PROJECT NO.	010 PM 248 H8479
ROUTE NO.	1-10	LOCATION	INA ROAD T.I.

0 50 100
Scale
310x247-p31-n3gn

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SHEET P-1

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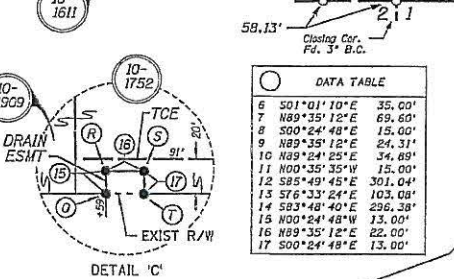
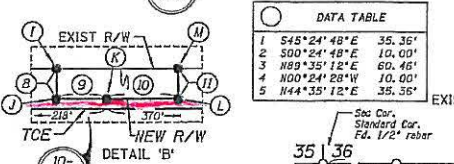
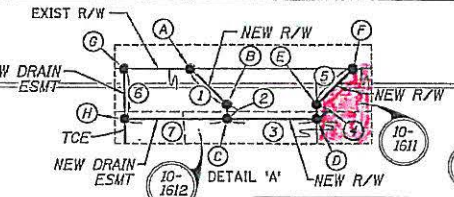
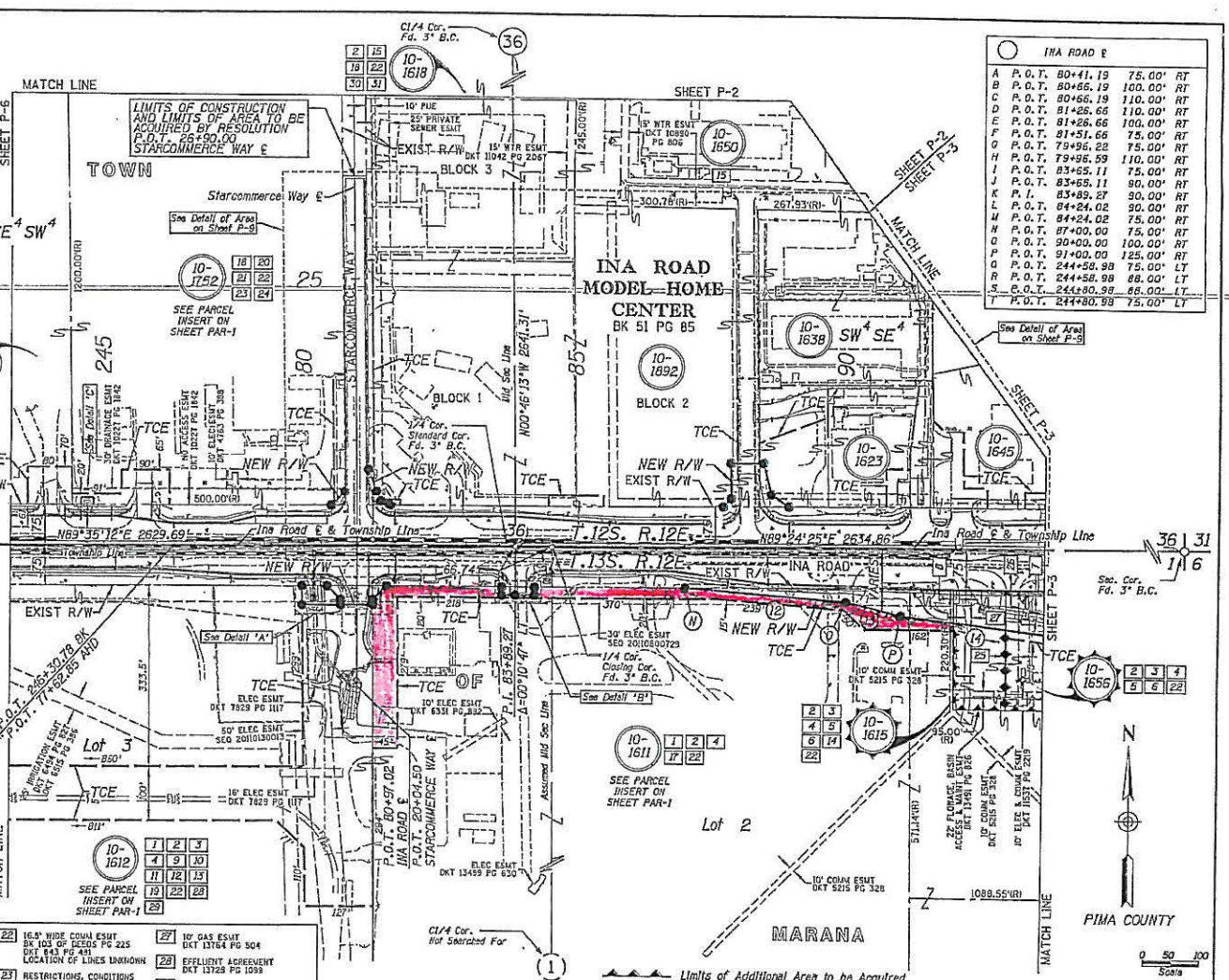
Seal Cor. Fd. 3" B.C.

Scale 0 50 100 Feet

PIMA COUNTY

INA ROAD E		
A	P.O.T.	80+41.19 75.00' RT
B	P.O.T.	80+65.19 100.00' RT
C	P.O.T.	80+66.19 110.00' RT
D	P.O.T.	81+26.66 110.00' RT
E	P.O.T.	81+26.66 100.00' RT
F	P.O.T.	81+51.66 75.00' RT
G	P.O.T.	79+96.28 75.00' RT
H	P.O.T.	79+96.28 110.00' RT
I	P.O.T.	83+65.11 75.00' RT
J	P.O.T.	83+65.11 90.00' RT
K	P.O.T.	83+65.27 30.00' RT
L	P.O.T.	84+24.02 90.00' RT
M	P.O.T.	84+24.02 75.00' RT
N	P.O.T.	87+00.00 75.00' RT
O	P.O.T.	90+00.00 100.00' RT
P	P.O.T.	91+00.00 125.00' RT
Q	P.O.T.	244+58.98 75.00' LT
R	P.O.T.	244+58.98 88.00' LT
S	P.O.T.	244+80.99 88.00' LT
T	P.O.T.	244+80.99 75.00' LT

- 1 RIGHT OF WAY AGREEMENT FOR IRRIGATION WATER BK 101 OF DEEDS PG 181
- 2 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445
- 3 RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 627
- 4 UNSPECIFIED WIDTH TELEPHONE ESMT BK 92 OF DEEDS PG 348 LOCATION OF LINES UNKNOWN
- 5 ACCESS AGREEMENT GRANTING R/W ENTRY DKT 12457 PG 2669
- 6 RESTRICTIONS, CONDITIONS, COVENANTS, & ESMTS DKT 1374 PG 3001
- 7 PUBLIC IMPROVEMENT ESMT DKT 12251 PG 4686
- 8 10' ELECTRIC ESMT DKT 4212 PG 808
- 9 RIGHT OF WAY FOR DITCHES AND CANALS BK 19 OF DEEDS PG 355
- 10 10' ELECTRIC ESMT DKT 2184 PG 129
- 11 MANAGED RECHARGE FACILITY CONSENT DKT 12120 PG 1082
- 12 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 9175 PG 1812
- 13 TOWN OF MARANA GENERAL PLAN DKT 10225 PG 1892
- 14 DECLARATION OF RESTRICTIONS AND COVENANTS DKT 4212 PG 808
- 15 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 5630 PG 548
- 16 20' SEWER AND UTIL ESMT DKT 8046 PG 1884
- 17 20' SEWER AND UTIL ESMT DKT 8046 PG 1872
- 18 20' SEWER AND UTIL ESMT DKT 8046 PG 1876

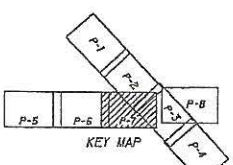


DATA TABLE		
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2	500°24'48"E	10.00'
3	N89°35'12"E	60.46'
4	N00°24'48"W	10.00'
5	N44°35'12"E	35.35'

DATA TABLE		
6	S01°01'10"E	35.00'
7	N89°35'12"E	69.60'
8	S00°24'48"E	15.00'
9	N89°35'12"E	24.31'
10	N69°24'25"E	34.09'
11	N00°35'35"W	15.00'
12	S85°49'45"E	301.04'
13	S76°33'24"E	103.08'
14	S83°48'40"E	296.38'
15	N00°24'48"W	13.00'
16	N89°35'12"E	22.00'
17	S00°24'48"E	13.00'

END CONSTR PROJECT
000 PM 000 SB413 01C
STP-MRN-010(Q14)T

BEGIN CONSTR PROJECT
010 PM 248 H8479 01C
NH-STP-010-D(216)S



- 17 16.5" WIDE CONDUIT ESMT BK 103 OF DEEDS PG 225 LOCATION OF LINES UNKNOWN
- 18 TERMS AND CONDITIONS, WARRANTIES AND OBLIGATIONS DKT 1139 PG 775
- 19 10' ELECTRIC ESMT DKT 2184 PG 356 LOCATION OF LINES UNKNOWN
- 20 RIGHT OF WAY FOR DITCHES AND CANALS BK 234 OF DEEDS PG 661
- 21 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445 DKT 3611 PG 288
- 22 16.5" WIDE CONDUIT ESMT BK 103 OF DEEDS PG 225 DKT 843 PG 431 LOCATION OF LINES UNKNOWN
- 23 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 4650 PG 495
- 24 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 10227 PG 1642
- 25 24" PRESSURE/VEGETATION ACCESS, SEWER & UTIL ESMT DKT 15491 PG 826 DKT 15741 PG 3001
- 26 10' ELEC & CONDUIT ESMT DKT 13331 PG 3486
- 27 10' GAS ESMT DKT 13764 PG 504
- 28 EFFLUENT PREVENT AND AGREEMENT DKT 12723 PG 1193
- 29 EFFLUENT AGREEMENT DKT 10227 PG 1642
- 30 COVENANTS, CONDITIONS AND RESTRICTIONS DKT 10224 PG 1632 DKT 12559 PG 6448 DKT 12525 PG 6448 SEQ 2001-1630354 SEQ 1907-1640356
- 31 ESMTS, RESTRICTIONS, RESERVATIONS AND COVENANTS BK 51 PG 85

CHANGE ORDER REVISIONS			DRAWING NO.	ARIZONA DEPARTMENT OF TRANSPORTATION INTEGRATED TRANSPORTATION DIVISION RIGHT OF WAY PLANS SECTION	
C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS	PROJECT FILE NO.	PROJECT NO.
				D-10-T-423	CASA GRANDE - TUCSON
				SEE NOTE ON P-1	010-D(216)S
				M.C.B./SEP. 2013	010 PM 248 H8479
				K. RICHMOND	
				Baker ENGINEERING, INC.	
				1-10	INA ROAD T.I.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
12/9/2015
2:29:56 PM

SHEET P-7

ARIZONA DEPARTMENT OF TRANSPORTATION
TEMPORARY CONSTRUCTION EASEMENT

The undersigned Grantor, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, does hereby grant to the **STATE OF ARIZONA**, by and through its **Department of Transportation**, hereinafter termed Grantee, an exclusive temporary construction easement ("TCE") for use by its agents and contractors under Grantee's direction, for construction in connection with the construction of Project No. 010 PM 248 H8479 01C of the **CASA GRANDE – TUCSON HIGHWAY** (the "Project") across that certain real property situated in Pima County, Arizona, described as:

Those portions of Lots 2 and 3, in Section 1, Township 13 South, Range 12 East, and Lots 6 and 26 of **INA ROAD INDUSTRIAL PARK**, a subdivision of Pima County, Arizona, in Book 24 of Maps and Plats, Page 58, in said Section 1, and Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, as shown in red on the plat(s) attached hereto and made a part hereof (the "Property").

To the extent practicable, Grantee shall leave the Property in the same condition as existing immediately prior to Grantee's entry.

It is further understood and agreed that this TCE is to expire and terminate thirty (30) days after the completion of the Project.

Signed on the _____ day of _____, 20_____.

GRANTOR

See attached signature page

PRINTED NAME

PRINTED NAME

PRINTED NAME

PRINTED NAME

**Approved by the Director of the Arizona
Department of Transportation**

Accepted: STATE OF ARIZONA

_____, 20_____

_____, 20_____

(Date Only)

By _____

Right of Way Manager

PROJECT: 010 PM 248 H8479
010-D(216)S

LOCATION: Ina Road T.I.

PARCEL: 10-1611
sw 12-16-2015

Dated this _____ day of _____, 2016

GRANTOR: Pima County, a political Subdivision

Chair, Pima County Board of Supervisors

ATTEST

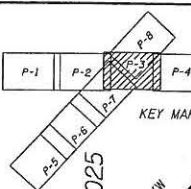
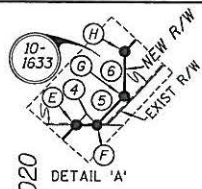
Clerk of the Board

1-10 EB EXIST R/W E

A	P.O.T.	5028+40.99	196.98'	RT
L.T.B.		S43°49'15"E		
B	P.O.T.	5031+57.72	182.25'	RT
C	P.O.T.	5037+13.63	141.08'	RT
L.T.B.		S46°58'01"E		
D	P.O.T.	5021+37.22	250.13'	LT
I	P.O.T.	5024+14.33	289.11'	LT
J	P.O.T.	5017+95.53	500.14'	RT
K	P.O.T.	5024+50.17	250.20'	LT

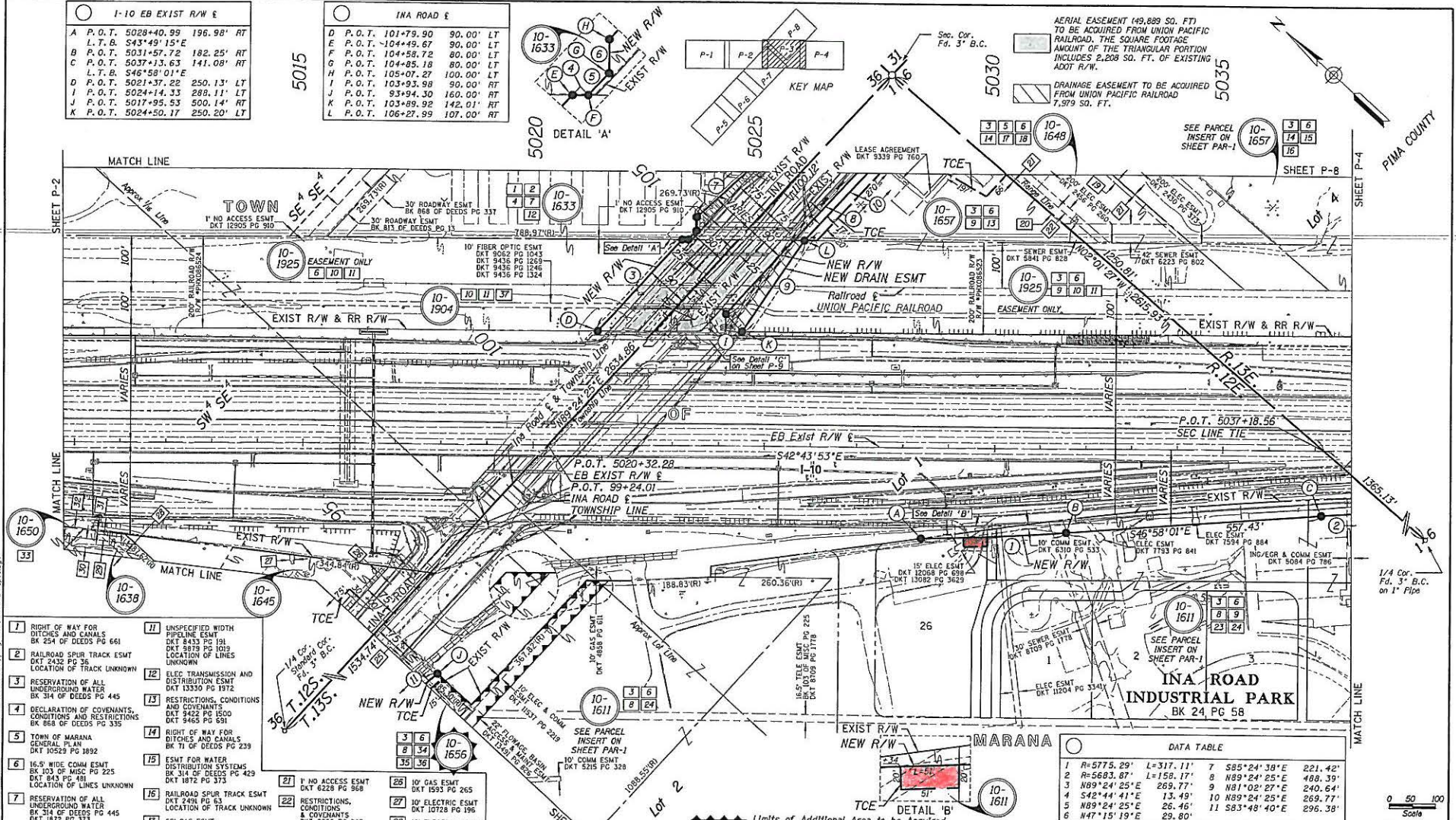
INA ROAD E

D	P.O.T.	101+79.90	90.00'	LT
E	P.O.T.	104+49.67	90.00'	LT
F	P.O.T.	104+58.72	80.00'	LT
G	P.O.T.	104+85.18	80.00'	LT
H	P.O.T.	105+07.27	100.00'	LT
I	P.O.T.	103+93.98	90.00'	RT
J	P.O.T.	93+94.30	160.00'	RT
K	P.O.T.	103+89.92	142.01'	RT
L	P.O.T.	106+27.99	107.00'	RT

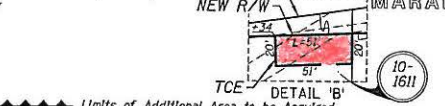


AERIAL EASEMENT (49,889 SQ. FT.) TO BE ACQUIRED FROM UNION PACIFIC RAILROAD. THE SQUARE FOOTAGE AMOUNT OF THE TRIANGULAR PORTION INCLUDES 2,208 SQ. FT. OF EXISTING ADOT R/W.

DRAINAGE EASEMENT TO BE ACQUIRED FROM UNION PACIFIC RAILROAD 7,579 SQ. FT.



- | | | | |
|--|---|---|--|
| 1 RIGHT OF WAY FOR DITCHES AND CANALS BK 254 OF DEEDS PG 661 | 11 UNDEFINED WIDTH PIPELINE ESMT DKT 8433 PG 191 | 21 1' NO ACCESS ESMT DKT 6228 PG 969 | 26 10' GAS ESMT DKT 1553 PG 265 |
| 2 RAILROAD SPUR TRACK ESMT DKT 2432 PG 36 | 12 ELEC TRANSMISSION AND DISTRIBUTION ESMT DKT 13350 PG 1572 | 22 RESTRICTIONS, CONDITIONS & COVENANTS BK 71 OF DEEDS PG 239 | 27 10' ELECTRIC ESMT DKT 10728 PG 196 |
| 3 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445 | 13 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 9422 PG 1500 | 23 DEVELOPMENT, MAINT. AGREEMENT & COVENANTS DKT 8109 PG 1178 | 28 10' ELECTRIC ESMT DKT 9875 PG 489 |
| 4 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BK 868 OF DEEDS PG 335 | 14 RIGHT OF WAY FOR DITCHES AND CANALS BK 71 OF DEEDS PG 239 | 24 RIGHT OF WAY AGREEMENT FOR BRIGATION WATER BK 107 OF MISC PG 151 | 29 20' WATER ESMT DKT 8817 PG 958 |
| 5 TOWN OF MARANA GENERAL PLAN DKT 10523 PG 1892 | 15 ESMT FOR WATER DISTRIBUTION SYSTEMS BK 314 OF DEEDS PG 429 | 25 PUBLIC IMPROVEMENT ESMT DKT 12851 PG 4686 | 30 20' WATER ESMT DKT 10890 PG 808 |
| 6 16.5' WIDE COMB ESMT BK 103 OF MISC PG 225 | 16 RAILROAD SPUR TRACK ESMT DKT 2431 PG 33 | 31 1' NO ACCESS ESMT DKT 8162 PG 1572 | 33 RESTRICTIONS, CONDITIONS & COVENANTS DKT 6690 PG 548 |
| 7 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445 | 17 60' GAS ESMT DKT 1255 PG 177 | 32 1' NO ACCESS ESMT DKT 8162 PG 1572 | 34 RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 627 |
| 8 UNDEFINED WIDTH TELEPHONE ESMT BK 52 OF DEEDS PG 348 | 18 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 6228 PG 965 | 33 RESTRICTIONS, CONDITIONS & COVENANTS DKT 8162 PG 1572 | 35 ACCESS AGREEMENT GRANTING R/W ENTRY DKT 12457 PG 2669 |
| 9 RIGHT OF WAY FOR DITCHES OR CANALS BK 115 OF DEEDS PG 379 | 19 10' ELEC ESMT DKT 1255 PG 177 | 36 RESTRICTIONS, CONDITIONS, COVENANTS & ESMTS DKT 13741 PG 3001 | 37 R/W FOR RAILROAD PURPOSES R/W PLOT 086254 |
| 10 10' PIPELINE ESMT DKT 1630 PG 115 | 20 20' SEWER ESMT DKT 6107 PG 1000 | | |



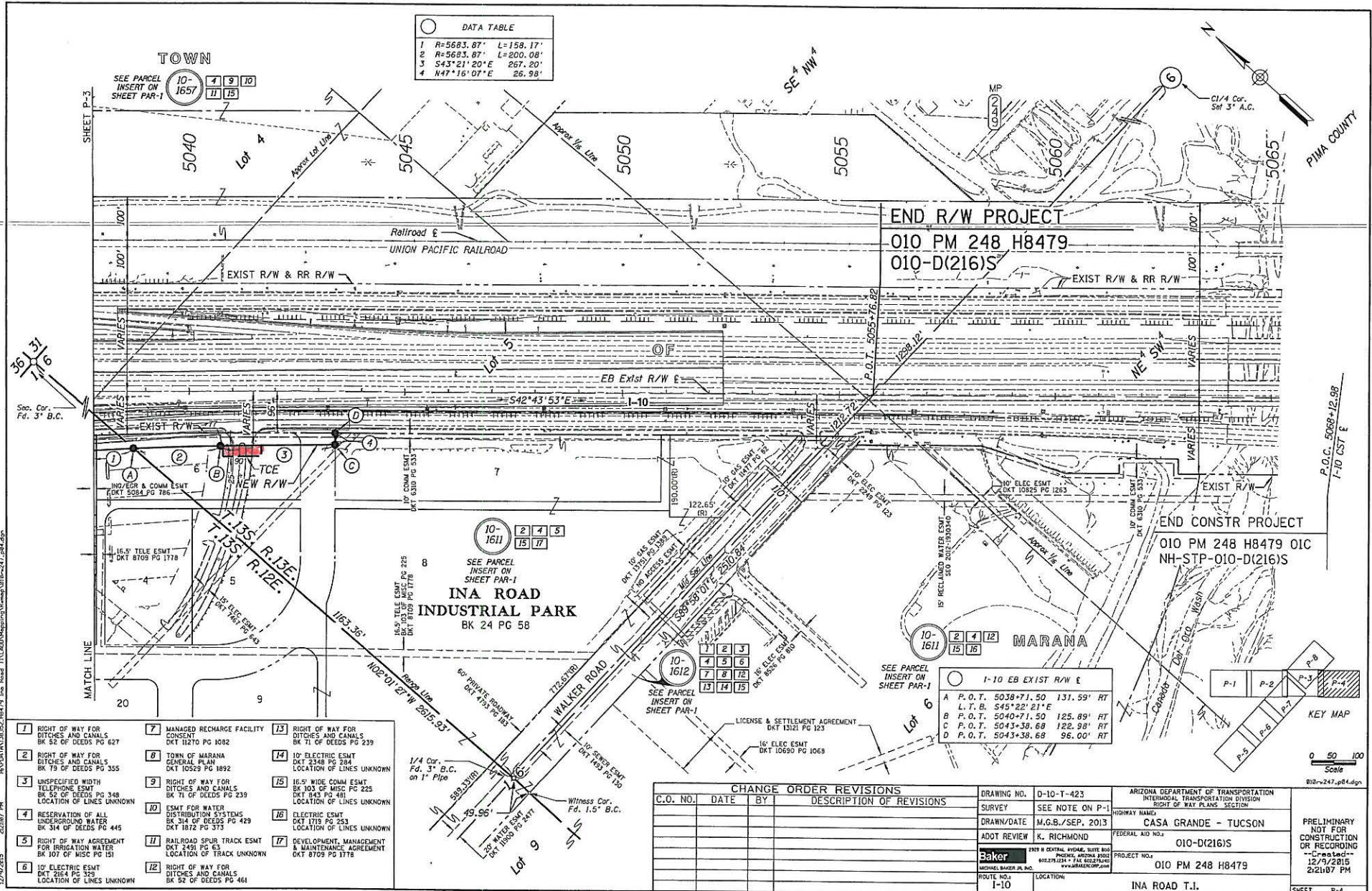
DATA TABLE

1	R=5775.29'	L=317.11'	7	S85°24'30"E	221.42'
2	R=5683.87'	L=158.17'	8	N89°24'25"E	408.39'
3	N89°24'25"E	269.77'	9	N81°02'27"E	240.64'
4	S42°44'41"E	13.49'	10	N89°24'25"E	269.77'
5	N89°24'25"E	26.46'	11	S83°48'40"E	296.38'
6	N47°15'19"E	29.80'			

CHANGE ORDER REVISIONS			DRAWING NO.	ARIZONA DEPARTMENT OF TRANSPORTATION	
C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS	INTERMODAL TRANSPORTATION DIVISION	RIGHT OF WAY PLANS SECTION
				D-10-T-423 <td></td>	
				SEE NOTE ON P-1 <td></td>	
				M.G.B./SEP. 2013	CASA GRANDE - TUCSON
				K. RICHMOND	FEDERAL AID NO. 010-D(2)16J5
				Baker	PROJECT NO. 010 PM 248 H8479
				ROUTE NO. I-10	LOCATION: INA ROAD T.I.

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 SHEET P-3

DATA TABLE	
1	R=5683.87' L=158.17'
2	R=5683.87' L=200.08'
3	S43°21'20"E 267.20'
4	N47°16'07"E 26.98'



- | | | | | | |
|---|--|----|--|----|---|
| 1 | RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 627 | 7 | MANAGED RECHARGE FACILITY CONSENT DKT 11270 PG 1082 | 13 | RIGHT OF WAY FOR DITCHES AND CANALS BK 71 OF DEEDS PG 239 |
| 2 | RIGHT OF WAY FOR DITCHES AND CANALS BK 79 OF DEEDS PG 355 | 8 | TOWN OF MARANA GENERAL PLAN DKT 10529 PG 1892 | 14 | 10' ELECTRIC ESMT DKT 2348 PG 204 LOCATION OF LINES UNKNOWN |
| 3 | UNSPECIFIED WIDTH TELEPHONE ESMT BK 52 OF DEEDS PG 348 LOCATION OF LINES UNKNOWN | 9 | RIGHT OF WAY FOR DITCHES AND CANALS BK 71 OF DEEDS PG 239 | 15 | 16.5' WIDE COMM ESMT BK 103 OF MISC PG 225 DKT 043 PG 481 LOCATION OF LINES UNKNOWN |
| 4 | RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445 | 10 | ESMT FOR WATER DISTRIBUTION SYSTEMS BK 314 OF DEEDS PG 429 DKT 1872 PG 373 | 16 | ELECTRIC ESMT DKT 1719 PG 253 LOCATION OF LINES UNKNOWN |
| 5 | RIGHT OF WAY AGREEMENT FOR IRRIGATION WATER BK 107 OF MISC PG 151 | 11 | RAILROAD SPUR TRACK ESMT DKT 2491 PG 63 LOCATION OF TRACK UNKNOWN | 17 | DEVELOPMENT, MANAGEMENT & MAINTENANCE AGREEMENT DKT 8709 PG 1778 |
| 6 | 10' ELECTRIC ESMT DKT 2164 PG 329 LOCATION OF LINES UNKNOWN | 12 | RIGHT OF WAY FOR DITCHES AND CANALS BK 52 OF DEEDS PG 461 | | |

I-10 EB EXIST R/W E	
A	P. O. T. 5038+71.50 131.59' RT
L. T. B.	S45°22'21"E
B	P. O. T. 5040+71.50 125.89' RT
C	P. O. T. 5043+38.68 122.98' RT
D	P. O. T. 5043+38.68 96.00' RT

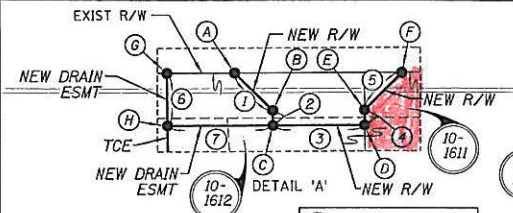
CHANGE ORDER REVISIONS		
C.O. NO.	DATE	DESCRIPTION OF REVISIONS

DRAWING NO.	D-10-T-423	ARIZONA DEPARTMENT OF TRANSPORTATION
SURVEY	SEE NOTE ON P-1	INTERMODAL TRANSPORTATION DIVISION
DRAWN/DATE	M.G.S./SEP, 2013	RIGHT OF WAY PLANS - SECTION
ADOT REVIEW	K. RICHMOND	HIGHWAY NAME:
		CASA GRANDE - TUCSON
		FEDERAL AID NO.:
		010-D(216)S
		PROJECT NO.:
		010 PM 248 H8479
		LOCATION:
		INA ROAD T.J.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
 12/9/2015
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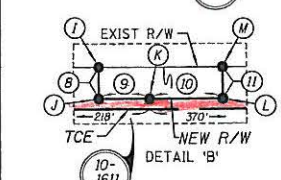
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- 1 RIGHT OF WAY AGREEMENT FOR IRRIGATION WATER BK 107 OF DEEDS PG 151
- 2 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445
- 3 RIGHT OF WAY FOR DITCHES AND CANALS BK 314 OF DEEDS PG 445
- 4 UNSPECIFIED WIDTH TELEPHONE ESMT BK 52 OF DEEDS PG 348
- 5 ACCESS AGREEMENT GRANTING R/W ENTRY DKT 12451 PG 2669
- 6 RESTRICTIONS, CONDITIONS, AND COVENANTS & ESMTS DKT 1374 PG 3001
- 7 6' PUBLIC IMPROVEMENT ESMT DKT 12851 PG 4686
- 8 10' ELECTRIC ESMT DKT 4312 PG 809
- 9 RIGHT OF WAY FOR DITCHES AND CANALS BK 79 OF DEEDS PG 355
- 10 10' ELECTRIC ESMT DKT 2164 PG 329
- 11 LOCATION OF LINES UNKNOWN
- 12 RESTRICTIONS, CONDITIONS AND COVENANTS & ESMTS DKT 915 PG 1812
- 13 TOWN OF MARANA GENERAL PLAN DKT 10529 PG 1892
- 14 DECLARATION OF RESTRICTIONS AND COVENANTS DKT 4212 PG 808
- 15 RESTRICTIONS, CONDITIONS & COVENANTS DKT 4630 PG 548
- 16 20' SEWER AND UTIL ESMT DKT 8046 PG 1863
- 17 10' ELECTRIC ESMT DKT 8046 PG 1873
- 18 10' ELECTRIC ESMT DKT 8046 PG 1873
- 19 20' SEWER AND UTIL ESMT DKT 8046 PG 1878



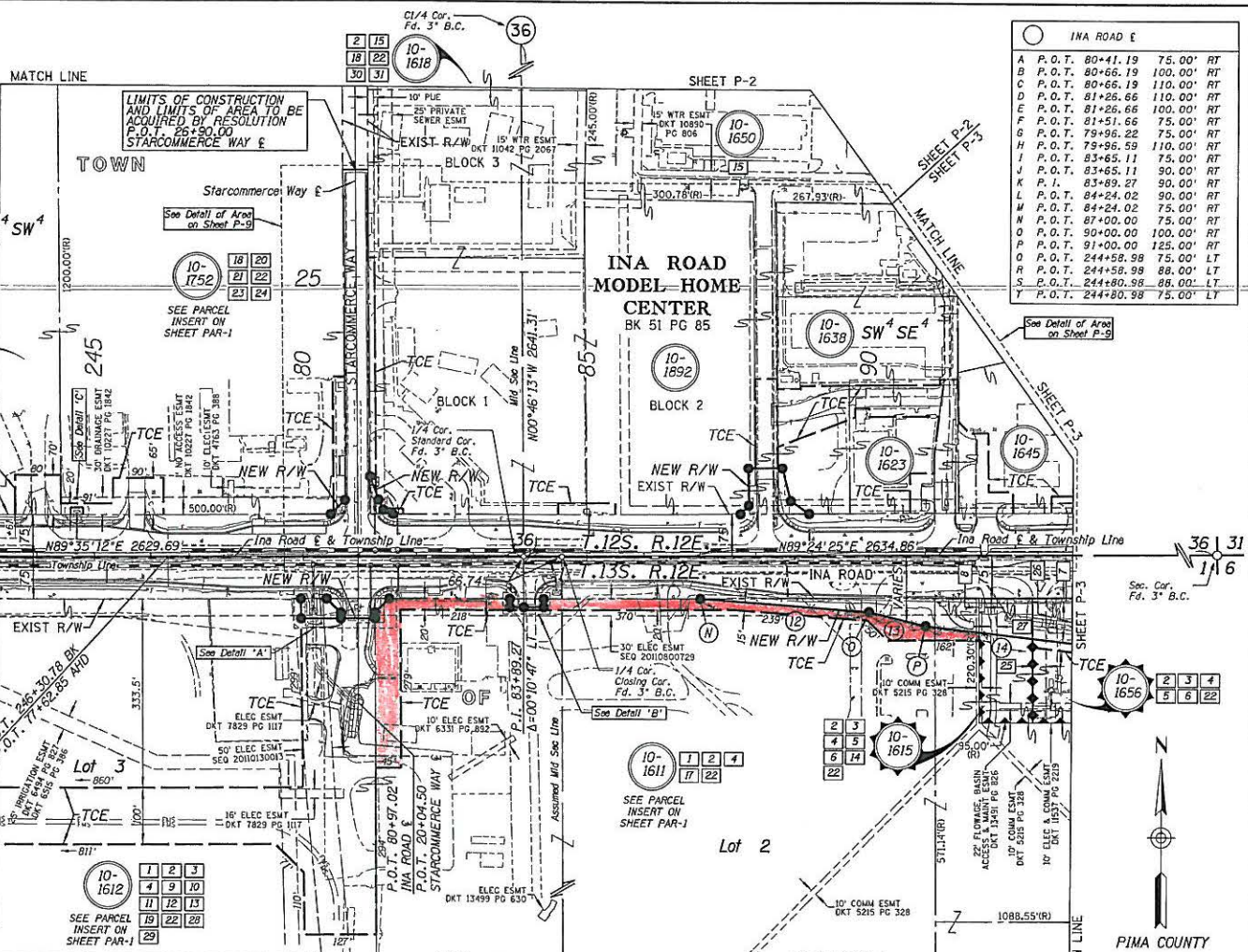
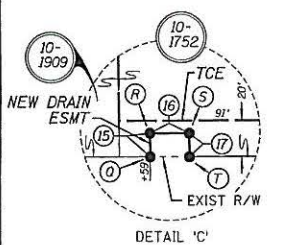
DATA TABLE

1	S45°24'48"E	35.36'
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3	N89°35'12"E	60.46'
4	N00°24'28"W	10.00'
5	N44°35'12"E	35.36'



DATA TABLE

6	S01°01'10"E	35.00'
7	N89°35'12"E	69.60'
8	S00°24'48"E	15.00'
9	N89°35'12"E	24.31'
10	N89°24'25"E	34.99'
11	N00°35'35"W	15.00'
12	S85°49'45"E	301.04'
13	S76°33'24"E	103.03'
14	S83°48'40"E	296.36'
15	N00°24'48"W	13.00'
16	N89°35'12"E	22.00'
17	S00°24'48"E	13.00'

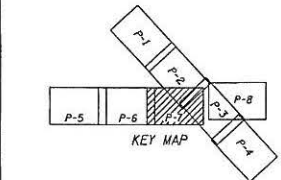


INA ROAD E

A	P.O.T. 80+41.19	75.00' RT
B	P.O.T. 80+66.19	100.00' RT
C	P.O.T. 80+66.19	110.00' RT
D	P.O.T. 81+26.66	110.00' RT
E	P.O.T. 81+26.66	100.00' RT
F	P.O.T. 81+51.66	75.00' RT
G	P.O.T. 79+96.22	75.00' RT
H	P.O.T. 79+96.59	110.00' RT
I	P.O.T. 83+65.11	75.00' RT
J	P.O.T. 83+65.11	90.00' RT
K	P.O.T. 83+69.27	90.00' RT
L	P.O.T. 84+24.02	90.00' RT
M	P.O.T. 84+24.02	75.00' RT
N	P.O.T. 87+00.00	75.00' RT
O	P.O.T. 90+00.00	100.00' RT
P	P.O.T. 91+00.00	125.00' RT
Q	P.O.T. 244+58.98	75.00' LT
R	P.O.T. 244+58.98	88.00' LT
S	P.O.T. 244+80.98	88.00' LT
T	P.O.T. 244+80.98	75.00' LT

END CONSTR PROJECT
 000 PM 000 SB413 OIC
 STP-MRN-0(1)14T

BEGIN CONSTR PROJECT
 010 PM 248 H8479 OIC
 NH-STP-010-D(216)S



- 17 COMM ESMT BK 103 OF DEEDS PG 225
- 18 TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS DKT 11139 PG 175
- 19 10' ELECTRIC ESMT DKT 2348 PG 384
- 20 RIGHT OF WAY FOR DITCHES AND CANALS BK 314 OF DEEDS PG 445
- 21 RESERVATION OF ALL UNDERGROUND WATER BK 314 OF DEEDS PG 445
- 22 16.5' WIDE COMM ESMT BK 103 OF DEEDS PG 225
- 23 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 4680 PG 495
- 24 RESTRICTIONS, CONDITIONS AND COVENANTS DKT 10227 PG 1842
- 25 24' INGRESS/EGRESS, BASIN ACCESS, SEWER & UTIL ESMT DKT 13461 PG 825
- 26 10' ELEC & COMM ESMT DKT 13333 PG 3486
- 27 10' GAS ESMT DKT 13764 PG 504
- 28 EFFLUENT AGREEMENT DKT 13725 PG 1039
- 29 EFFLUENT AGREEMENT DKT 13725 PG 1198
- 30 COVENANTS, CONDITIONS AND RESTRICTIONS DKT 10864 PG 1622
- 31 ESMTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS BK 51 PG 85

CHANGE ORDER REVISIONS

C.O. NO.	DATE	BY	DESCRIPTION OF REVISIONS

DRAWING NO.	D-10-T-423	ARIZONA DEPARTMENT OF TRANSPORTATION INTERPERSONAL TRANSPORTATION DIVISION RIGHT OF WAY PLANS SECTION
SURVEY	SEE NOTE ON P-1	HIGHWAY NAME: CASA GRANDE - TUCSON
DRAWN/DATE	M.G.B./SEP. 2013	FEDERAL AID NO.: 010-D(216)S
ADDT REVIEW	K. RICHMOND	PROJECT NO.: 010 PM 248 H8479
ROUTE NO.	I-10	LOCATION: INA ROAD T.I.
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING -Created- 12/9/2015 2:29:56 PM SHEET P-7		

WHEN RECORDED RETURN
TO ARIZONA DEPARTMENT
OF TRANSPORTATION,
R/W OPERATIONS SEC.
205 S. 17TH AVE., MD 612E
PHOENIX, AZ 85007-3212

Escrow No.

EXEMPT FROM AFFIDAVIT
BY A.R.S. §11-1134-A-3

ARIZONA DEPARTMENT OF TRANSPORTATION

WARRANTY DEED

PIMA COUNTY, a political subdivision of the State of Arizona, the Grantor, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, does hereby grant, convey and warrant to the **STATE OF ARIZONA**, by and through its **Department of Transportation**, the Grantee, that certain real property situated in Pima County, Arizona, more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

PROJECT: 010 PM 248 H8479
010-D(216)S

LOCATION: Ina Road T.I.

PARCEL: 10-1611
sw 10-27-2015

The Grantor herein, in accordance with property repurchase rights pursuant to A.R.S. §28-7099, hereby elects and agrees to the following:

Waives right of first refusal pursuant to A.R.S. §28-7099, and ADOT at its election, may use, or dispose of any remaining parcel pursuant to any means permitted by law;
_____(initial) _____(initial)

-OR-

Possibly would re-purchase excess land, if any, and hereby requests proper notification by the Department should excess land become available;
_____(initial) _____(initial)

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20_____

SEE ATTACHED SIGNATURE PAGE

(SIGNATURE)

(SIGNATURE)

BY: _____

BY: _____

ITS: _____

ITS: _____

NOTARY CERTIFICATION

Capacity claimed by signer(s)

- | | | | |
|--|---|--|--------------------------------|
| <input type="checkbox"/> INDIVIDUAL(S) | <input type="checkbox"/> ATTORNEY-IN-FACT | <input type="checkbox"/> TRUSTEE(S) | |
| <input type="checkbox"/> CORPORATE | <input type="checkbox"/> PARTNERSHIP | <input type="checkbox"/> GOVERNMENT OFFICER(S) | <input type="checkbox"/> OTHER |

ENTITY(IES) REPRESENTED

TITLE OF SIGNER

STATE OF _____)

) SS

COUNTY OF _____)

Before me, _____, the undersigned officer/notary
(Name of Notary)

on _____, 20___ personally appeared _____

IN WITNESS, my hand and official seal.

personally known -OR- proved to me to be the person(s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

(Signature of Notary)

My commission expires: _____

SEAL HERE

Approved by the Director
of the Arizona Department
of Transportation

Accepted:
STATE OF ARIZONA

_____, 20_____

_____, 20_____

By _____

Right of Way Manager

Document Type: WD Parcel No.: 10-1611

Dated this _____ day of _____, 2016

GRANTOR: Pima County, a political Subdivision

Chair, Pima County Board of Supervisors

ATTEST

Clerk of the Board

State of Arizona)
) ss
County of Pima)

This instrument was acknowledged before me this ____ day of _____, 2016, by the Chair of the Pima County Board of Supervisors.

Notary Public

My Commission Expires:

DESCRIPTION FOR FEE ESTATE

TRACT NO. 1:

That portion of the East half of the East half (E½E½) of Lot 3 of Section 1, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at a 3 inch brass cap marking the South quarter corner of Section 36, Township 12 South, Range 12 East, Gila and Salt River Meridian, being South 00°46'13" East 2641.31 feet from a 3 inch brass cap marking the Center quarter corner of said Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 3 of Section 1, South 89°35'12" West 237.61 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

thence South 44°35'12" West 35.36 feet to the West line of said East half of the East half (E½E½) of Section 1;

thence along said West line North 00°39'41" West 25.00 feet to said existing South right of way line of Ina Road;

thence along said existing South right of way line North 89°35'12" East 25.11 feet to the POINT OF BEGINNING.

TRACT NO. 2:

That portion of said East half of the East half (E½E½) of Lot 3 of Section 1 described as follows:

COMMENCING said South quarter corner of Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 3 of Section 1, South 89°35'12" West 24.16 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

(continued)

EXHIBIT "A"

PAGE 1

thence along said existing South right of way line of Ina Road North 89°35'12" East 24.28 feet;
thence continuing along said existing South right of way line of Ina Road North 89°24'25" East 34.87 feet;
thence South 00°35'35" East 15.00 feet;
thence South 89°24'25" West 34.89 feet;
thence South 89°35'12" West 24.31 feet;
thence North 00°24'48" West 15.00 feet to the POINT OF BEGINNING.

TRACT NO. 3:

That portion of Lot 2 of said Section 1 described as follows:

COMMENCING said South quarter corner of Section 36;

thence along the South line of said Section 36, also being the North line of said Lot 2 of Section 1, North 89°24'25" East 310.73 feet;

thence South 00°24'48" East 75.00 feet to the POINT OF BEGINNING on the existing South right of way line of Ina Road;

thence along said existing South right of way line of Ina Road North 89°24'25" East 495.07 feet to the easterly line of the property owned by Pima County in said Lot 2 of Section 1;

thence along said easterly property line South 00°35'35" East 61.31 feet;

thence North 83°48'40" West 95.74 feet;

thence North 76°33'34" West 103.08 feet;

thence North 85°49'45" West 301.04 feet to the POINT OF BEGINNING.

(continued)

EXHIBIT "A"

PAGE 2

TRACT NO. 4:

That portion of Lots 6, & 26, INA ROAD INDUSTRIAL PARK, a subdivision of Pima County, Arizona, according to the record in the office of the County Recorder, Pima County, Arizona, in Book 24 of Maps and Plats, Page 58, and the abandoned right of way, streets, alleys, easements and drainage ways in said INA ROAD INDUSTRIAL PARK SUBDIVISION as recorded in Resolution under Proceeding No. 2026, Docket 4793, page 183, records of Pima County, Arizona, in the Northeast quarter (NE¼) of Section 1, Township 13 South, Range 12 East, and the Northwest quarter (NW¼) of Section 6, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, and of that portion of said Section 1 that is marked as "Excluded" on the plat of said INA ROAD INDUSTRIAL PARK Subdivision, described as follows:

COMMENCING at a 3 inch brass cap on 1 inch pipe marking the East quarter corner of said Section 1, being South 02°01'27" East 2615.93 feet from a 3 inch brass cap marking the Northeast corner of said Section 1;

thence along the East line of said Section 1, North 02°01'27" West 1163.36 feet to the POINT OF BEGINNING;

thence from a Local Tangent Bearing of North 45°22'21" West, along a curve to the Left, having a radius of 5683.87 feet, a length of 158.17 feet;

thence North 46°58'01" West 557.43 feet;

thence along a curve to the Right, having a radius of 5775.29 feet, a length of 317.11 feet to the existing southwesterly right of way line of Interstate Highway 10 (CASA GRANDE-TUCSON HIGHWAY);

thence along said existing southwesterly right of way line of Interstate Highway 10 South 50°50'58" East 175.00 feet;

thence continuing along said existing southwesterly right of way line of Interstate Highway 10 along a curve to the Right having a radius of 7610.44 feet, a length of 1078.30 feet;

thence continuing along said existing southwesterly right of way line of Interstate Highway 10 South 42°43'53" East 249.75 feet to the northwesterly line of Lot 7 of said INA ROAD INDUSTRIAL PARK Subdivision;

(continued)

EXHIBIT "A"

PAGE 3

thence along said northwesterly line of Lot 7 South 47°16'07" West 26.98 feet;

thence North 43°21'20" West 267.20 feet;

thence along a curve to the Left having a radius of 5683.87 feet, a length of 200.08 feet to the POINT OF BEGINNING.

EXHIBIT "A"

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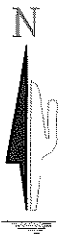
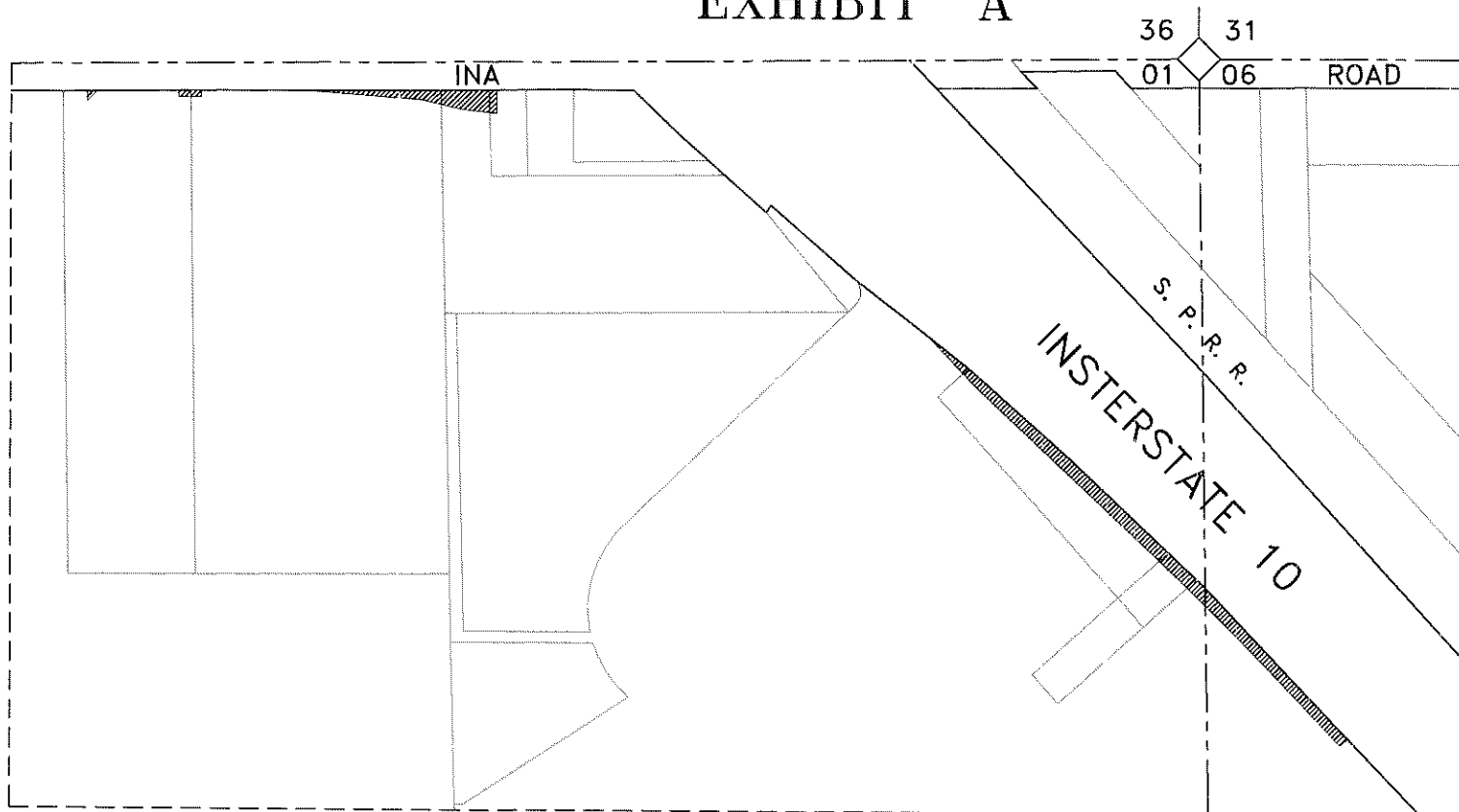
PROJECT: 010 PM 248 H8479
010-D(216)S

LOCATION: Ina Road T.I.
(WD)

PARCEL: 10-1611
cg 10-07-2016

SECTION 01, TOWNSHIP 13 SOUTH, RANGE 12 EAST
SECTION 06, TOWNSHIP 13 SOUTH, RANGE 13 EAST
G&SRB&M, PIMA COUNTY, ARIZONA

EXHIBIT 'A'



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
GEOGRAPHIC INFORMATION SERVICES DIVISION

DRAWING NOT TO SCALE

DRAWN BY: CECILIA PEREZ

DATE: OCTOBER 2016