



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: July 3, 2018

Title: Set Date for public hearing on establishment of DeAnza Domestic Water Improvement District

Introduction/Background:

On June 28, 2018, a petition was filed with the Clerk of the Board requesting the establishment of a domestic water improvement district in the undeveloped area west of I-10 and Avra Valley Road. The petition requests the formation of the DeAnza Domestic Water Improvement District in order to construct, operate and maintain a domestic water system. A.R.S. §48-906 requires the Board of Supervisors to set a date for a public hearing on establishment of the district. The hearing must be within 40 days from when the petition was submitted.

Discussion:

Resolution 2008-208 authorized a development agreement between Pima County, Pima County Flood Control District and I-10 Avra Valley Mining and Development L.L.C. concerning a 100 acre property located at the southwest corner of Avra Valley Road and Interstate 10, within an unincorporated island surrounded by the Town of Marana. As part of the development agreement, the developer dedicated more than half of the property to the County and Pima County Flood Control District, including property within the Santa Cruz River, property along the Santa Cruz River Levee, property for the wildlife corridor and an easement for a future trail along the river. An amendment to the development agreement, Resolution No. 2013-119 was approved regarding the development of this land. I-10 Avra Valley Mining and Development, L.L.C. and three other property owners have requested the establishment of a domestic water improvement district. Pima County and Pima County Flood Control District have properties within the proposed District's boundaries.

Conclusion:

A.R.S. §48-906 requires the Board to set a date for a public hearing on establishment of the DeAnza Domestic Water Improvement District within 40 days of petition submission .

Recommendation:

The Finance and Risk Management staff recommends that the Board set the hearing date as August 7, 2018 to consider the petition of establishment of the DeAnza Domestic Water Improvement District.

Fiscal Impact:

Unknown at this time.

Board of Supervisor District:

1 2 3 4 5 All

Department: Finance and Risk Management

Telephone: 724-3669

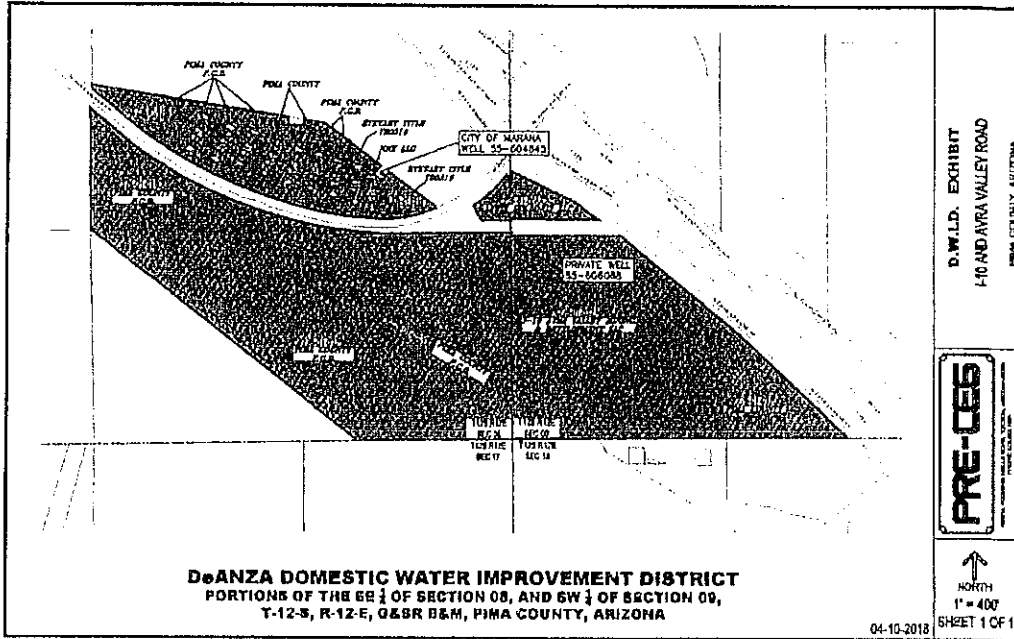
Contact: Michelle Campagne

Telephone: 724-8410

Department Director Signature/Date: Michelle Amy 6/28/18
Deputy County Administrator Signature/Date: Tom Burke 6-28-18
County Administrator Signature/Date: C. Deibel 6/28/18

| Parcel No. | Name |
|-------------------|---|
| 226-01-032A | I-10 AVRA VALLEY MINING & DEVELOPMENT LLC |
| 226-01-006A | LEWIS HOLDINGS LLC |
| 226-01-0290 | NNK LLC |
| 226-01-0280 | STEWART TITLE & TRUST TR 0316 |
| 226-01-0310 | STEWART TITLE & TRUST TR 0316 |
| 226-01-0190 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0200 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0210 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0180 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0220 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0230 | PIMA COUNTY |
| 226-01-0250 | PIMA COUNTY |
| 226-01-0260 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0270 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032B | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032C | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032D | PIMA COUNTY |

Map of the DeAnza Domestic Water Improvement District



04-10-2018

SHEET 1 OF 1



Moyes Sellers & Hendricks

STEVE WENE • 602-604-2189 • swene@law-msh.com
1850 N. Central Avenue, Suite 1100 • Phoenix, AZ 85004 • fax 602.274.9135

June 27, 2018

Pima County Clerk of the Board
Attention Julie Castaneda
130 W. Congress St., 11th Floor
Tucson, Arizona 85701

Re: Petition to Form DeAnza Domestic Water Improvement District

Dear Ms. Castaneda:

Enclosed is the petition to form the DeAnza Domestic Water Improvement District ("District"). As you may recall, landowners filed the petition on June 5, 2018 previously, however, after discussions with Pima County staff the petitioners withdraw the petition from consideration by the Board Supervisors ("Board"). At that time, landowners explained their intent to refile the petition on June 28, 2018 to allow compliance with the statutory timeline requirements.

Accordingly, the petitioners respectfully request that the Pima County Board consider this petition during an upcoming meeting of the Board and grant the petition, thereby forming the District and appointing the District board as requested. There have been no revisions to the petition. Therefore, the petitioners request that the Board waive the bond provision.

Please let me know when the Board will consider this petition at your earliest convenience. If you have any questions, please feel free to contact me.

Respectfully,

Steve Wene

JUN 28 12 05 PM '18



**PETITION REQUESTING THE ESTABLISHMENT OF THE DeANZA DOMESTIC WATER
IMPROVEMENT DISTRICT OF PIMA COUNTY, ARIZONA**

The undersigned real property owners (Petitioners), as set forth in Exhibit A, hereby petition the Board of Supervisors of Pima County, Arizona (County), to enter its final order (Resolution) forming a domestic water improvement district acting pursuant to the provisions of Title 48, Chapter 6, Arizona Revised Statutes (A.R.S.), as amended (Improvement District Act).

1. Petitioners propose to organize a domestic water improvement district to be named "DeAnza Domestic Water Improvement District" (District). The Petitioners represent 100% of the private property within the District.
2. The proposed District boundaries within the County are delineated by legal description in Exhibit B and map in Exhibit C (Property).
3. The District is needed to construct, operate, and maintain a domestic water system and other local improvements within the Property. The formation of the District and the construction, operation, and maintenance of the improvements will promote public convenience, necessity and welfare. All of the Property will be benefited by these improvements, which are generally outlined in Exhibit D.
4. The District is not wholly or partially within: (1) the boundaries of an existing service territory of a public service corporation that provides domestic water or wastewater services as defined by a certificate of convenience and necessity issued by the Arizona Corporation Commission (Commission); or (2) the boundaries of a proposed service territory of public service corporation that provides domestic water or wastewater services as defined by an application for a certificate of convenience and necessity that is pending before the Commission or that has been considered by the Commission within one year before the date this petition is filed.
5. The District shall be a special purpose district and a municipal corporation for all applicable purposes. These purposes consist of, but are not limited to, the purposes prescribed in § 48-909(A)(6) as well as the related powers prescribed in A.R.S. § 48-909(B), and A.R.S. § 48-910.
6. Petitioners acknowledge that the formation of the District may result in the levy of ad valorem taxes, assessments, and other charges to pay the costs of improvements constructed or acquired by the District and for their operation and maintenance, and that the Property and its owners will be subject to the ordinances, resolutions, and other laws of the District. Petitioners also understand and consent that taxes may be levied on a square footage basis pursuant to A.R.S. § 48-955.
7. This Petition is signed by each and every owner of private taxable Property within the proposed District boundaries and a copy of a recent title search showing land ownership is attached hereto as Exhibit E.
8. Petitioners request that the Board of Supervisors determine that the District be governed by a board of directors composed of three members and that the following qualified electors of the District be appointed as the initial board of directors: (1) Thomas M. Parsons; (2) R. Scott Lewis; and (3) Jim Briggs.
9. Election dates shall be the county wide general election date of each even numbered year, beginning November 2020, and terms of the applicable class shall expire on December 31 following the election.
10. The Petitioners represent and understand that this Petition: (1) constitutes a binding obligation; (2) has been validly authorized and executed as verified in Exhibit F; (3) requests that the Board of Supervisors establish the District boundaries in accordance with Exhibit B; and (4) is signed by each and every landowner to be in the District, and such owners hereby waive any requirements of posting, publication, mailing, notice, and hearing otherwise required by the Improvement District Act in connection with the adoption of the Resolution; and therefore, the County may, on receipt of this Petition, declare and order the District formed and the directors designated without being required to comply with any such provisions for posting, publication, mailing, notice or hearing.

EXHIBIT A

EXHIBIT A (page 1)

PLEASE PRINT YOUR NAME, ADDRESS AND PROPERTY INFORMATION. INDICATE THAT YOU ARE A PROPERTY OWNER AND SIGN ON THE SIGNATURE LINE.

CO-OWNERS OR JOINT OWNERS (INCLUDING SPOUSES) SHOULD SIGN IN THE SAME BLOCK. IF ALL CO-OWNERS OR JOINT OWNERS OF THE PROPERTY (INCLUDING SPOUSES) DO NOT SIGN, PLEASE INDICATE THE PERCENTAGE OF THE PROPERTY OWNERSHIP HELD BY THE SIGNERS. ADDITIONAL BLOCKS ARE PROVIDED FOR ADDITIONAL PROPERTY.

Name: I-10 Avra Valley Mining & Development, L.L.C. Owner: Yes

Address: 340 N. Main Ave. Tucson, AZ 85701 Percent Owned: 100%

Assessor's Parcel Number: 226-01-032A

Signature(s): [Signature], MM Date: 4/11/18

Date: _____

Name: Lewis Holdings, L.L.C. Owner: Yes

Address: 6511 E. Malta Hillgrove Tucson AZ 85710 Percent Owned: 100%

Assessor's Parcel Number: 226-01-006A

Signature(s): R. Scott Lewis Date: 4/4/18

Date: _____

Name: N.N.K., LLC. Owner: Yes

Address: 6511 E. Malta Hillgrove Tucson AZ 85710 Percent Owned: 100%

Assessor's Parcel Number: 226-01-0290

Signature(s): R. Scott Lewis Date: 4/4/18

Date: _____

Name: Stewart Title & Trust, TR 0316 Owner: Yes

Address: 3555 N. Pantano Rd Tucson AZ 85718 Percent Owned: 100%

Assessor's Parcel Number: 226-01-0280 and 226-01-0310

Signature(s): [Signature] Date: 4/11/2018

James E. Brewer JR. Date: _____

EXHIBIT B

Exhibit B

Legal Description of the DeAnza Domestic Water Improvement District

Parcel 1

All of that portion of the South Half of the Southwest Quarter of Section 9, Township 12 South, Range 12 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona, lying Southwesterly of the relocated Casa Grande-Tucson Interstate Highway and the South Half of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona, lying Northeasterly of that 100 foot levee described in Docket 10812 at page 502, records of Pima County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 9, being a found 3 inch ACP marked "MMLA" from which the South Quarter corner of said Section 9, being a found 1-1/2 inch pipe bears North 89 degrees 51 minutes 36 seconds East at 2541.21 feet;

Thence North 00 degrees 11 minutes 30 seconds West along the line common to the Southwest Quarter of Section 9 and the Southeast Quarter of Section 8, a distance of 396.00 feet to a point on the Northeast line of a 100 foot levee easement described in Docket 10812 at page 502 thereof, said point being the TRUE POINT OF BEGINNING;

Thence North 60 degrees 55 minutes 24 seconds West, 1881.08 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 8;

Thence North 89 degrees 40 minutes 51 seconds East, along said North line, 1640.95 feet to the Northeast corner of the South Half of said Southeast Quarter, being a found 1/2 inch rebar tagged RLS 25405;

Thence North 89 degrees 50 minutes 56 seconds East, along the North line of the South Half of the Southwest Quarter of Section 9, a distance of 645.89 feet to a point on the Southwest right-of-way line of the relocated Casa Grande-Tucson Interstate Highway, as conveyed in Warranty Deed recorded in Docket 2264 at page 392, being a found 1/2 inch rebar;

Thence South 55 degrees 50 minutes 45 seconds East, 2.45 feet to a found ADOT brass cap monument;

Thence South 50 degrees 33 minutes 07 seconds East, 487.05 feet to a found ADOT brass cap monument;

Thence South 49 degrees 25 minutes 33 seconds East, 426.97 feet to a found ADOT brass cap monument;

Thence South 46 degrees 38 minutes 54 seconds East, 1042.79 feet to a found ADOT brass cap monument;

Thence South 45 degrees 01 minutes 55 seconds East, 16.26 feet to a point on the South line of the Southwest Quarter of Section 9;

Thence South 89 degrees 51 minutes 36 seconds West, along said South line, 1555.83 feet to a point on the Northeast aforementioned 100 foot levee easement;

Thence North 34 degrees 08 minutes 24 seconds West, along said Northeast line, 162.34 feet;

Thence North 60 degrees 55 minutes 24 seconds West, along said Northeast line, 535.56 feet to the TRUE POINT OF BEGINNING.

Parcel 2

All of that portion of the South Half of the Southwest Quarter of Section 9, Township 12 South, Range 12 East and the South Half of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona, lying Westerly of the Northeast line of that 100 foot levee described in Docket 10812 at page 502, records of Pima County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 8, being a found 3 Inch ACP marked "MMLA" from which the South Quarter corner of said Section 8, being a found 1-1/2 inch pipe bears South 89 degrees 46 minutes 05 seconds West at 2642.26 feet;

Thence South 89 degrees 46 minutes 05 seconds West, along the South line of the Southeast quarter of said Section 8, a distance of 991.05 feet to the Southeast corner of that parcel described in QuitClaim Deed recorded in Docket 3420 at page 403;

Thence North 51 degrees 41 minutes 07 seconds West, along the Northeasterly line of said parcel, 2110.71 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 8;

Thence North 89 degrees 40 minutes 51 seconds East along said North line, 1001.82 feet to a point on the Northeast line of a 100 foot levee easement described in Docket 10812 at page 502 thereof;

Thence South 60 degrees 55 minutes 24 seconds East, along said Northeast line, 1881.08 feet to a point on the East line of the Southeast Quarter of said Section 8, from which the Southeast corner of Section 8 bears South 00 degrees 11 minutes 30 seconds East at 396.00 feet;

Thence continuing South 60 degrees 55 minutes 24 seconds East along said Northeast line, 535.56 feet;

Thence South 34 degrees 08 minutes 24 seconds East, along said Northeast line, 162.34 feet to a point on the South line of the Southwest Quarter of Section 9;

Thence South 89 degrees 51 minutes 36 seconds West, along said South line, 557.85 feet to the TRUE POINT OF BEGINNING.

Parcel 3

That portion of the Northeast quarter of the Southeast quarter of Section 8 and that portion of the Northwest quarter of the Southwest quarter of Section 9, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 8;

Thence South 89 degrees 18 minutes 00 seconds West, along the South line of the Northeast quarter of the Southeast quarter of Section 8, a distance of 159.05 feet;

Thence North 31 degrees 26 minutes 19 seconds West 166.12 feet to a point in a 1092.87 feet radius curve to the left;

Thence Northeasterly along said curve through a central angle of 16 degrees 06 minutes 55 seconds an arc length of 307.38 feet;

Thence North 39 degrees 49 minutes 26 seconds East 9.97 feet;

Thence South 67 degrees 49 minutes 50 seconds East 9.21 feet to a point in the Section line common to said Sections 8 and 9;

Thence South 67 degrees 49 minutes 50 seconds East 415.62 feet;

Thence South 54 degrees 43 minutes 31 seconds East 323.38 feet to a point in the South line of the Northwest quarter of the Southwest quarter of said Section 9;

Thence South 89 degrees 28 minutes 47 seconds West 645.40 feet to the POINT OF BEGINNING.

Parcel 4

That portion of the North Half of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at a point on the center line of Avra Valley Road, as said road is established and of record in the office of the County Recorder of Pima County Arizona, in Book 6 of Road Maps at page 43 thereof, said point being South 89 degrees 48 minutes 14 seconds West, 290.5 feet from the intersection of said centerline with the East line of Section 8;

THENCE North 54 degrees 02 minutes 30 seconds West, along the Northeasterly line of the property described in Docket 3279 at page 102 thereof in the office of the County Recorder of Pima County, Arizona and its Southeasterly extension, a distance of 608.92 feet to the TRUE POINT OF BEGINNING;

THENCE South 06 degrees 11 minutes 39 seconds West, a distance of 298.54 feet to a point on a curve, said point being the Northerly right of way of the realigned Avra Valley Road;

THENCE along said curve concave to the North having a central angle of 07 degrees 04 minutes 05 seconds, a radius of 992.87 feet and an arc length of 122.48 feet to a point;

THENCE North 00 degrees 16 minutes 45 seconds West, a distance of 407.39 feet to a point;

THENCE South 54 degrees 02 minutes 30 seconds East, a distance of 133.42 feet to a point, being the North line of an existing 15 foot wide water line easement;

THENCE South 35 degrees 57 minutes 30 seconds West, a distance of 70.00 feet to a point;

THENCE South 54 degrees 02 minutes 30 seconds East, a distance of 60.00 feet to a point;

THENCE North 35 degrees 57 minutes 30 seconds East a distance of 70.00 feet to the TRUE POINT OF BEGINNING.

JV Arb. 42

Parcel 5

That portion of the North half of the Southeast quarter of Section 8, Township 12 South, Range 12 East, G. & S. R. B. & M., Pima County, Arizona, more particularly described as follows:

COMMENCING at a point on the center line of Avra Valley Road, as said road is established and of record in the Office of the County Recorder of Pima County, Arizona, in Book 6 of Road Maps at Page 43 thereof, said point being South 89°48'14" W., 290.5 feet distant from the intersection of said Center line with the East line of Section 8;

THENCE N. 54°02'30" West along the Northeasterly line of the property described in Docket Book 3279 at page 102 thereof, in the Office of the County Recorder of Pima County, Arizona, and its Southeasterly extension a distance of 802.34 feet to the TRUE POINT OF BEGINNING;

THENCE S. 00°16'45" E., a distance of 407.39 feet to a point on a curve, said point being the Northerly right-of-way line of the re-aligned Avra Valley Road;

THENCE along said curve concave to the north having a central angle of 01°27'01", a radius of 992.87 feet and an arc length of 25.13 feet to a point of curvature;

THENCE along a curve concave to the north having a central angle of 02°20'13", a radius of 2,814.72 feet and an arc length of 114.82 feet to a point;

THENCE N. 08°43'00" E., a distance of 445.28 feet to a point;

THENCE S. 54°02'30" E., a distance of 85.67 feet (also being the north line of an existing 15' wide water line easement) to the TRUE POINT OF BEGINNING.

Containing 1,040 acres, more or less.

Parcel 6

That portion of the North Half of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, G&SRB&M, Pima County, Arizona, more particularly described as follows:

Commencing at a point on the center line of Avra Valley Road, as said road is established and of record in the Office of the County Recorder of Pima County, Arizona in Book 6 of Road Maps at Page 43 thereof, said point being South 89°48'14" West 290.5 feet distant from the intersection of said Center line with the East line of Section 8;

Thence, North 54°02'30" West along the Northeasterly line of the property described in Docket Book 3279 at Page 102 thereof, in the Office of the County Recorder of Pima County, Arizona and its Southeasterly extension a distance of 228.86 feet to a point on the realigned Avra Valley Road as shown on the plan of Interstate Highway 1-10, said point being the true point of beginning;

Thence, continuing North 54°02'30" West along said Northeasterly line of property described in Docket Book 3279 at Page 102, a distance of 380.06 feet to a point;

Thence, South 35°57'30" West a distance of 70 feet to a point;

Thence, North 54°02'30" West a distance of 60 feet to a point;

Thence, North 35°57'30" East a distance of 70 feet to a point;

Thence, North 54°02'30" West a distance of 219.09 feet to a point;

Thence, South 8°43'00" West a distance of 445.28 feet more or less to a point on the Northerly right-of-way line of said Avra Valley Road.

Thence Easterly along said right-of-way line at Avra Valley Road a distance of 609.03 feet to the true point of beginning;

and together with an undivided 8% interest in parcel B, described as follows:

Parcel 7

That portion of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, G&SRB&M, Pima County, Arizona, more particularly described as follows:

Commencing at a point on the North right-of-way line of Avra Valley Road (as established by Proceedings No. 760-A of the Board of Supervisors of Pima County, State of Arizona) the map of which is filed in the Office of the County Recorder of Pima County, State of Arizona, in Book 6 of Roads at Page 43 thereof, which point is 383.5 feet Westerly (S. 89°48'14", West) from the intersection of said Northerly right-of-way line of Avra Valley Road with the East line of said Section 8 and which point is the most Easterly corner of that property described in Docket Book 1799 at Page 227 thereof, thence, North 39°11'15", West along the Northeasterly line of said property described in Book 1799 at Page 227, a distance of 56.3 feet to a point.

Thence, North 54°02'30", West along the Northeasterly line of the property described in Book 1799, at Page 227, a distance of 450.0 feet to the true point of beginning;

Thence, South 35°57'30", West, a distance of 70.0 feet to a point;

Thence, North 54°02'30", West, a distance of 60.0 feet to a point;

Thence, North 35°57'30", East, a distance of 70.0 feet to a point on the Northeasterly property line of said property described in Book 1799, at Page 227;

Thence, South 54°02'30", East along said Northeasterly property line a distance of 60.0 feet to the true point of beginning.

Parcel 8

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER DISTANT 448.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF AVRA VALLEY ROAD;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.2 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 81° 07' EAST, A DISTANCE OF 630.49 FEET TO A POINT;

THENCE SOUTH 25° 00' 00" WEST, A DISTANCE OF 326.64 FEET TO A POINT IN THE NORTH LINE OF AVRA VALLEY ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF AVRA VALLEY ROAD A DISTANCE OF 315.11 FEET TO A POINT;

THENCE NORTH 51° 08' 01" WEST A DISTANCE OF 292.9 FEET TO A POINT;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 27.2 FEET TO THE TRUE POINT OF BEGINNING

JV ARB - 53

Parcel 9

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER DISTANT 448.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF AVRA VALLEY ROAD;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.2 FEET TO A POINT;

THENCE SOUTH 81° 07' EAST, A DISTANCE OF 630.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 81° 07' EAST, A DISTANCE OF 205.0 FEET TO A POINT;

THENCE SOUTH 25° 00' 00" WEST, A DISTANCE OF 402.29 FEET TO A POINT IN THE NORTH LINE OF AVRA VALLEY ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF AVRA VALLEY ROAD A DISTANCE OF 197.87 FEET TO A POINT;

THENCE NORTH 25° 00' 00" EAST A DISTANCE OF 326.64 FEET TO THE TRUE POINT OF BEGINNING.

JV ARB - 54

Parcel 10

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED /S FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER DISTANT 448.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF AVRA VALLEY ROAD;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.2 FEET TO A POINT;

THENCE SOUTH $81^{\circ} 07'$ EAST, A DISTANCE OF 835.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $81^{\circ} 07'$ EAST, A DISTANCE OF 175.00 FEET TO A POINT;

THENCE SOUTH $25^{\circ} 00' 00''$ WEST, A DISTANCE OF 455.90 FEET TO A POINT IN THE NORTH LINE OF AVRA VALLEY ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF AVRA VALLEY ROAD, A DISTANCE OF 168.23 FEET TO A POINT;

THENCE NORTH $25^{\circ} 00' 00''$ EAST, A DISTANCE OF 402.29 FEET TO THE TRUE POINT OF BEGINNING.

JV ARB-35

Parcel 11

That portion of the north half of the southeast quarter of Section 8, Township 12 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, lying southwesterly of the southwesterly right-of-way line of AVRA VALLEY ROAD as established in Book 6 of Road Maps at Page 43, Pima County Recorders office, Pima County, Arizona.

Parcel 12

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER DISTANT 448.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF AVRA VALLEY ROAD;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.2 FEET TO A POINT;

THENCE SOUTH $81^{\circ} 07'$ EAST, A DISTANCE OF 1010.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $81^{\circ} 07'$ EAST, A DISTANCE OF 144.10 FEET TO A POINT;

THENCE SOUTH $21^{\circ} 35' 00''$ WEST, A DISTANCE OF 491.77 FEET TO A POINT IN THE NORTH LINE OF AVRA VALLEY ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF AVRA VALLEY ROAD A DISTANCE OF 167.85 FEET TO A POINT;

THENCE NORTH $25^{\circ} 00' 00''$ EAST A DISTANCE OF 455.90 FEET TO THE TRUE POINT OF BEGINNING;

Parcel 13

That portion of the North half of the Southeast quarter of Section 8, Township 12 South, Range 12 East, of the Gila and Salt River Base and Meridian Pima County, Arizona, described as follows:

BEGINNING at a point on the West line of said North half of the Southeast quarter distance 448.4 feet Scutherly from the Northwest corner thereof, said point also being on the Northerly line of Avra Valley Road;

thence Northerly along the West line of said Southeast quarter, a distance of 27.2 feet to a point;

thence South 81 degrees 07 minutes East, a distance of 1154.59 feet to the true point of beginning;

thence continuing South 81 degrees 07 minutes East, a distance of 81.81 feet to a point;

thence South 0 degrees 08 minutes 45 seconds East a distance of 49.5 feet to a point;

thence North 89 degrees 39 minutes East a distance of 40 feet to a point;

thence South 18 degrees 38 minutes 38 seconds West, a distance of 474.81 feet to a point on the North line of Avra Valley Road;

thence Westerly along the North line of Avra Valley Road, a distance of 159.66 feet to a point;

thence North 21 degrees 35 minutes 00 seconds East, a distance of 491.77 feet to the true point of beginning.

Parcel 14

That portion of the North Half of the Southeast Quarter of Section 8, Township 12 South, Range 12 East, Gila and Salt River Base and Meridians, Pima County, Arizona, more particularly described as follows:

Commencing at a point on the center line of Avra Valley Road, as said road is established and of record in the office of the County Recorder of Pima County, Arizona, in Book 6 of Road Maps at page 43, thereof, said point being South 89 degrees, 48 minutes, 14 seconds West, 290.50 feet distant from the intersection of said center line with the East line of Section 8;

Thence North 54 degrees, 02 minutes, 30 seconds West, along the Northeasterly line of the property described in Docket Book 3279 at page 102, thereof, in the Office of the County Recorder of Pima County, Arizona and its Southeasterly extension, a distance of 228.86 feet to a point on the realigned Avra Valley Road as shown on the plan of Interstate Highway I-10;

Thence continuing North 54 degrees, 02 minutes, 30 seconds West, along said Northeasterly line of property described in Docket Book 3279, page 102, a distance of 956.60 feet to a point;

Thence North 81 degrees, 07 minutes, West, along the Southerly line of said property described in Docket Book 3279, at page 102, a distance of 52.47 feet to a point, said point being the True Point of Beginning;

Thence continuing North 81 degrees, 07 minutes, West, along the Northerly line of said property, a distance of 79.53 feet to a point on the East line of Marana-Corsero Irrigation District Wellsite 8-J;

Thence South 00 degrees, 08 minutes, 45 seconds, East, a distance of 35.56 feet to a point;

Thence South 89 degrees, 39 minutes West, along the South line of said Wellsite, a distance of 60 feet to a point;

Thence South 18 degrees, 38 minutes, 38 seconds West, a distance of 474.80 feet, more or less, to a point on the Northerly right-of-way line of said Avra Valley Road;

Thence Easterly along said right-of-way line of Avra Valley Road, a distance of 157.21 feet to a point;

Thence North 15 degrees, 06 minutes, 10 seconds East, a distance of 535.30 feet to the True Point of Beginning.

Together with and subject to an easement for water lines and access over a strip of land 15 feet in width, the Northerly line of which is described as follows:

Beginning at the Northwest corner of Parcel 1 above;

Thence South 81 degrees, 07 minutes East, a distance of 52.47 feet to a point;

Thence South 54 degrees, 02 minutes 30 seconds East, a distance of 446.60 feet to a point.

Parcel 15

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF AVRA VALLEY ROAD, AS SAID ROAD IS ESTABLISHED AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 6 OF ROAD MAPS AT PAGE 43 THEREOF, SAID POINT BEING SOUTH 89° 48' 14" WEST 290.5 FEET DISTANT FROM THE INTERSECTION OF SAID CENTER LINE WITH THE EAST LINE OF SECTION 8.

THENCE NORTH 54° 02' 30" WEST ALONG THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN DOCKET 3279 AT PAGE 102 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 228.86 FEET ON THE RE-ALIGNED AVRA VALLEY ROAD AS SHOWN ON THE PLAN OF INTERSTATE HIGHWAY I-10;

THENCE CONTINUING NORTH 54° 02' 30" WEST ALONG SAID NORTHEASTERLY LINE OF PROPERTY DESCRIBED IN DOCKET 3279 AT PAGE 102, A DISTANCE OF 811.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 75.37 FEET TO A POINT;

THENCE NORTH 81° 07' WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 3279 AT PAGE 102, A DISTANCE OF 52.47 FEET TO A POINT;

THENCE SOUTH 15° 08' 00" WEST A DISTANCE OF 535.30 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVRA VALLEY ROAD;

THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE OF AVRA VALLEY ROAD, A DISTANCE OF 149.84 FEET TO A POINT;

THENCE NORTH 12° 05' 00" EAST A DISTANCE OF 510.96 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 16

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF AVRA VALLEY ROAD, AS SAID ROAD IS ESTABLISHED AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 6 OF ROAD MAPS AT PAGE 43 THEREOF, SAID POINT BEING SOUTH 89° 48' 14" WEST 290.5 FEET DISTANT FROM THE INTERSECTION OF SAID CENTER LINE WITH THE EAST LINE OF SECTION 8;

THENCE NORTH 54° 02' 30" WEST ALONG THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN DOCKET 3279 AT PAGE 102 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 228.86 FEET TO A POINT ON THE REALIGNED AVRA VALLEY ROAD AS SHOWN ON THE PLAN OF INTERSTATE HIGHWAY I-10;

THENCE CONTINUING NORTH 54° 02' 30" WEST ALONG SAID NORTHEASTERLY LINE OF PROPERTY DESCRIBED IN DOCKET 3279 AT PAGE 102, A DISTANCE OF 659.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 54° 02' 30" WEST A DISTANCE OF 152.17 FEET TO A POINT;

THENCE SOUTH 12° 05' 00" WEST 510.96 FEET TO A POINT IN THE NORTH LINE OF AVRA VALLEY ROAD;

THENCE EASTERLY ALONG THE NORTH LINE OF AVRA VALLEY ROAD AS IT CURVES A DISTANCE OF 165.40 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 8° 43' 00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 8° 43' 00" EAST A DISTANCE OF 445.28 FEET TO THE TRUE POINT OF BEGINNING.

The legal descriptions for Tax Parcels 226-01-032B, 226-01-032C, and 226-01-032D are contained in the legal description for Parcels 1 and 2, above.

EXHIBIT C

EXHIBIT D

Exhibit D

Map of the Existing and Proposed DeAnza Domestic Water Improvement District Improvements and Water Infrastructure

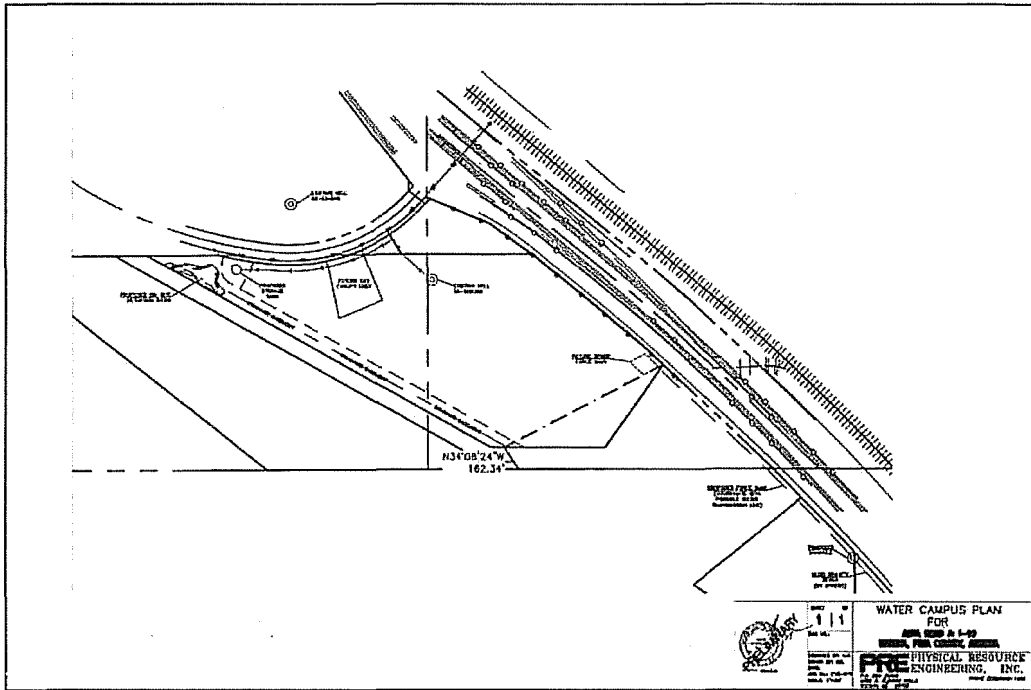


EXHIBIT E

Exhibit E

Evidence of Title

**Stewart Title & Trust of Tucson,
7042 E. Broadway Blvd.
Tucson, AZ 85710**

Ken Bock
Senior V. P. / Title Ops. Mgr.
520.721.3560 (O)
520.307.0690 (M)
ken.rock@stewart.com

April 3, 2018

Ms. Jenifer L. Dorn
STUBBS & SCHUBART, P.C.
340 North Main Avenue
Tucson, AZ 85701

RE: The DeAnza Domestic Water Improvement District Petition

Dear Ms. Dorn:

The attached Exhibit "A" is a listing of the owners as shown on the corresponding Pima County Assessor rolls as of April 2, 2018.

Please let us know if you need any additional information.

Best Regards,



Ken Bock
KB:djm

Cc:

stewart title
Real partners. Real possibilities.™

Exhibit "A"

| Parcel No. | Name |
|-------------------|---|
| 226-01-032A | I-10 AVRA VALLEY MINING & DEVELOPMENT LLC |
| 226-01-006A | LEWIS HOLDINGS LLC |
| 226-01-0290 | NNK LLC |
| 226-01-0280 | STEWART TITLE & TRUST TR 0316 |
| 226-01-0310 | STEWART TITLE & TRUST TR 0316 |
| 226-01-0190 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0200 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0210 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0180 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0220 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0230 | PIMA COUNTY |
| 226-01-0250 | PIMA COUNTY |
| 226-01-0260 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-0270 | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032B | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032C | PIMA COUNTY FLOOD CONTROL DISTRICT |
| 226-01-032D | PIMA COUNTY |

EXHIBIT F

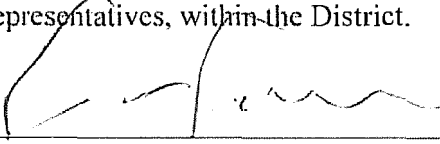
EXHIBIT F

**DEANZA DOMESTIC WATER IMPROVEMENT DISTRICT
OF PIMA COUNTY, ARIZONA**

**VERIFICATION OF PROPERTY OWNER
REGARDING SUFFICIENCY OF PETITION
FOR ESTABLISHMENT OF IMPROVEMENT DISTRICT**

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

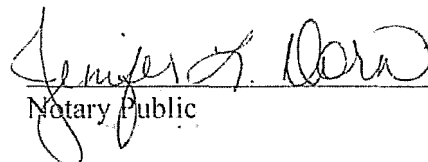
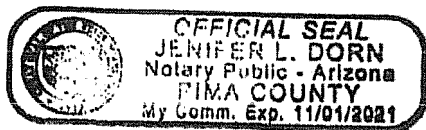
I, the undersigned, being first duly sworn, on oath depose and say that the facts stated in the foregoing petition are true; that I hold ownership interests in an Arizona corporation which owns real estate within the boundaries of the proposed DeAnza Domestic Water Improvement District ("District"); that I signed the foregoing petition with regard to the real estate within the proposed District; and that I have examined attached copies of the petition and hereby verify that the signatures thereto are, to the best of my knowledge, the genuine signatures of the owners of land, or their authorized representatives, within the District.



By Thomas M. Parsons

State of Arizona)
) ss
County of Pima)

This instrument was acknowledged before me the undersigned authority on this 11th day of April, 2018, by Thomas M. Parsons as Manager of I-10 Avra Valley Mining & Development L.L.C.



Notary Public