



Contract Number: CT. PW-14 x 373
Effective Date : 12-23-13
Term Date : 12-23-18
Cost : \$1,000.-
Revenue : _____
Total : _____ NTE: _____
Action
Renewal By : _____
Term : _____
Reviewed by: [Signature] 12-23-18

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: April 15, 2014

ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:

Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549 ("Donor") owns Pima County Tax Parcels Number 140-36-005A (the "Property"). Donor wishes to donate a Two Slope Easements, Temporary Construction Easement and Right of Way for the Valencia Road: Alvernon to Wilmot Improvement Project. The Property will be conveyed to County free and clear of any monetary liens and encumbrances and upon completion of construction activities the Temporary Construction Easement shall terminate. County will pay all closing costs and escrow fees associated with the foregoing conveyance, including the premium for a Standard Owner's Title Insurance Policy for a coverage amount of \$20,000.00. All closing costs, including the premium for a Standard Owner's Title Insurance Policy are not expected to exceed \$1,000.

Procure Dept 03/26/14 PM 10:13

STAFF RECOMMENDATION(S): *Staff recommends that the Board of Supervisors approve and execute the Agreement to Donate Real Property and to authorize the expenditure of an amount of NOT TO EXCEED \$1,000 to pay for closing costs and escrow fees, including the premium for a Standard Owner's Title Insurance Policy.*

*To: COB - 4.2.14
Agenda 4.15.14
(3)*

PIMA COUNTY COST: \$ 1000.00 and/or REVENUE TO PIMA COUNTY: \$ -0-

FUNDING SOURCE(S) RTA

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

Advertised Public Hearing:

☐ YES

☒ NO

Board of Supervisors District:

1 ☐

2 ☒

3 ☐

4 ☐

5 ☐

All ☐

IMPACT:

IF APPROVED: County will accept the donation of Two Slope Easements, Temporary Construction Easements and Right of Way for construction of the Valencia Road: Alvernon to Wilmot Improvement Project.

IF DENIED: County will not accept the donation of a Two Slope Easements, Temporary Construction Easements and Right of Way for construction of the Valencia Road: Alvernon to Wilmot Improvement Project.

DEPARTMENT NAME: Real Property Services

CONTACT PERSON: Bill Satterly TELEPHONE NO.: 724-6318

**AGREEMENT TO DONATE INTERESTS IN REAL PROPERTY
AND WAIVER OF APPRAISAL AND COMPENSATION**

This Agreement is made and entered into this 23rd day of December, 2013, by and between Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549, ("Donor") and **PIMA COUNTY**, a political subdivision of the State of Arizona, ("Donee"), (collectively, the "Parties").

WITNESSETH:

WHEREAS, Donor is the owner of real property identified as **Pima County Tax Parcel No.** _____, _____, and _____ **140-36-005A**, and Donor desires to donate to Donee two slope easements, right of way and a temporary construction easement as described in Exhibits A, B, C and D attached hereto and made a part hereof,

WHEREAS, Donee is in need of the two slope easements, right of way and the temporary construction easement for the Valencia Road: Alvernon to Wilmot Road Improvement Project.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein,

THE PARTIES AGREE:

1. Pursuant to paragraphs 7 and 8 below, Donor will donate to Donee, the two slope easements, right of way and a temporary construction easement described in Exhibit(s) A, B, C and D attached hereto, for the Valencia Road: Alvernon to Wilmot Road Improvement Project.
2. Donor has been fully informed of the right to have an appraisal performed to establish the value of the easements, right of way and temporary construction easement and to receive just compensation for such easements, right of way and temporary construction easement based upon an appraisal, and Donor agrees that the decision to donate said easements, right of way and temporary construction easement was made without any undue influence or coercive action of any nature. Donee hereby waives the right to an appraisal and to just compensation for the easements, right of way and temporary construction easement to be conveyed to Donee hereunder.
3. Donor will execute all necessary documents conveying the easements, right of way and temporary construction easement described herein to Donee upon presentation of said documents to Donor by Donee's agents or representatives at Closing.
4. Risk of Loss for Damage to Improvements. Donor shall bear the risk of loss or damage to any improvements located on the easements, right of way and temporary construction easement prior to Closing. After Closing, the risk of loss or damage to any

improvements located on the easements, right of way and temporary construction easement shall rest with Donee.

5. No Salvage. Donor shall not salvage or remove any fixtures, improvements, or vegetation from the easements, right of way and temporary construction easement, but this shall not prohibit Donor from removing personal property prior to Closing. In addition, prior to Closing, the easements, right of way and temporary construction easement shall not be materially degraded by Donor or otherwise materially changed in any material aspect by Donor.
6. All provisions herein shall be binding upon the heirs, successors and assigns of the Parties.
7. Pursuant to that certain Exchange Agreement between Donor and Donee dated 7/30/2012 (the "Exchange Agreement"), the Parties exchanged certain parcels of real property, Donor conveyed to Donee additional land and easements, and Donee agreed to install a signalized traffic intersection at the realigned Littletown Road and Valencia Road as part of the RTA funded Valencia Road Widening Project. In addition, Donee and Donor are holding an unrecorded deed to Donor for a portion of Littletown Road which will be recorded upon relocation of Littletown Road as further provided in the Exchange Agreement.
8. Following the execution of the Exchange Agreement, further traffic study analysis conducted by Donor concluded that an additional left turn lane is required for the realigned Littletown Road and Valencia Road intersection. In order to accomplish the additional left turn lane, the right-of-way for the intersection as currently designed must be increased. The real property interests that Donor is conveying to Donee pursuant to this Agreement constitute the additional right-of-way required for the additional intersection widening and are described in paragraph 1. To accomplish the necessary design alteration for the additional left turn lane, Donor agrees to pay the reasonable and necessary costs and expenses charged by Psomas Engineering for the design alterations to accommodate the new left turn lane, but in no event shall Donor be required to pay, in the aggregate, more than Forty Five Thousand Dollars (\$45,000.00) for the design alterations (the "Fee Cap"). Donee agrees to and shall pay all other costs associated with constructing the redesigned Littletown Road and Valencia Road intersection, including any additional design and engineering costs in excess of the Fee Cap.
9. County shall pay all closing costs, including the title insurance premium, escrow fees, and recording fees. Those costs shall not exceed \$1,000.00

IN WITNESS WHEREOF, the Parties have executed this Agreement.

Dated: December 23, 2013

DONOR:

Stewart Title & Trust of Tucson, as Trustee under
Trust No. 2549

By: Doris J. Clark

Title: Trust officer

STATE OF ARIZONA)

) ss

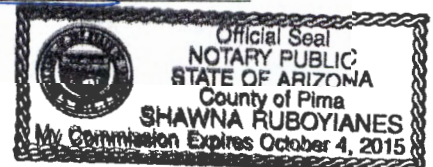
COUNTY OF PIMA)

This instrument was acknowledged before
me this 23rd day of December,
2013, by Doris J. Clark, Trust officer
of Stewart Title & Trust of Tucson

10.4.2015
My Commission Expires

Shawna Ruboyanes
Notary Public

Dated: _____



DONEE: PIMA COUNTY, a political subdivision of the State of Arizona

By _____
Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

Tobin Rosen
Deputy County Attorney

October 22, 2012
Psomas # 7PIM090302

Exhibit "A"

LEGAL DESCRIPTION SLOPE EASEMENTS (SE 5 & 6)

A portion of the parcel of land recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southwest one-quarter of the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, described as follows:

Parcel 1

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass cap survey monument marked "PCHD";

THENCE upon the south line of said southwest one-quarter of the southeast one-quarter (basis of bearing for this legal description), South 89 degrees 39 minutes 58 seconds East a distance of 1327.16 feet to the east line of said southwest one-quarter, monumented by a ½" rebar tagged "RLS 12214";

THENCE upon said east line, North 01 degrees 07 minutes 30 seconds West a distance of 65.84 feet to the north right-of-way of Littletown Road recorded in Sequence No. 20122220441, lying on the arc of a non-tangent curve, concave northeasterly, from which the radius point bears North 00 degrees 15 minutes 22 seconds East;

THENCE northwesterly upon the arc of said right-of-way curve, to the right, having a radius of 661.00 feet and a central angle of 45 degrees 00 minutes 21 seconds for an arc distance of 519.22 feet;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 76.67 feet to the **POINT OF BEGINNING of Parcel 1** and hereinafter referred **Point A**;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 144.21 feet to the southeasterly line of the Drainage Easement recorded in Docket 7027, Page 320, records of said Pima County, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 46 degrees 36 minutes 27 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1633.05 feet and a central angle of 00 degrees 21 minutes 04 seconds for an arc distance of 10.01 feet;

THENCE South 44 degrees 44 minutes 17 seconds East a distance of 144.56 feet;

Exhibit "A"

THENCE South 45 degrees 15 minutes 43 seconds West a distance of 10.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:
Parcel 2

COMMENCING at the aforementioned **Point A**;

THENCE South 45 degrees 15 minutes 43 seconds West a distance of 100.00 feet to the southwesterly right-of-way of said Littletown Road and the **POINT OF BEGINNING of Parcel 2**;

THENCE continue South 45 degrees 15 minutes 43 seconds West a distance of 10.00 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 129.31 feet to the southeasterly line of the Drainage Easement recorded in Sequence No. 20122220447, records of said Pima County, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 42 degrees 45 minutes 56 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1648.05 feet and a central angle of 00 degrees 20 minutes 52 seconds for an arc distance of 10.01 feet to said southwesterly right-of-way of Littletown Road;

THENCE upon said right-of-way, South 44 degrees 44 minutes 17 seconds East a distance of 129.00 feet to the **POINT OF BEGINNING**.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



Ernest Gomez, AZ. R.L.S. 27739

Exhibit "A"

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
RAD1	N 00°15'22" E	661.00'
RAD2	N 46°36'27" W	1633.05'
RAD3	N 42°45'56" W	1648.05'

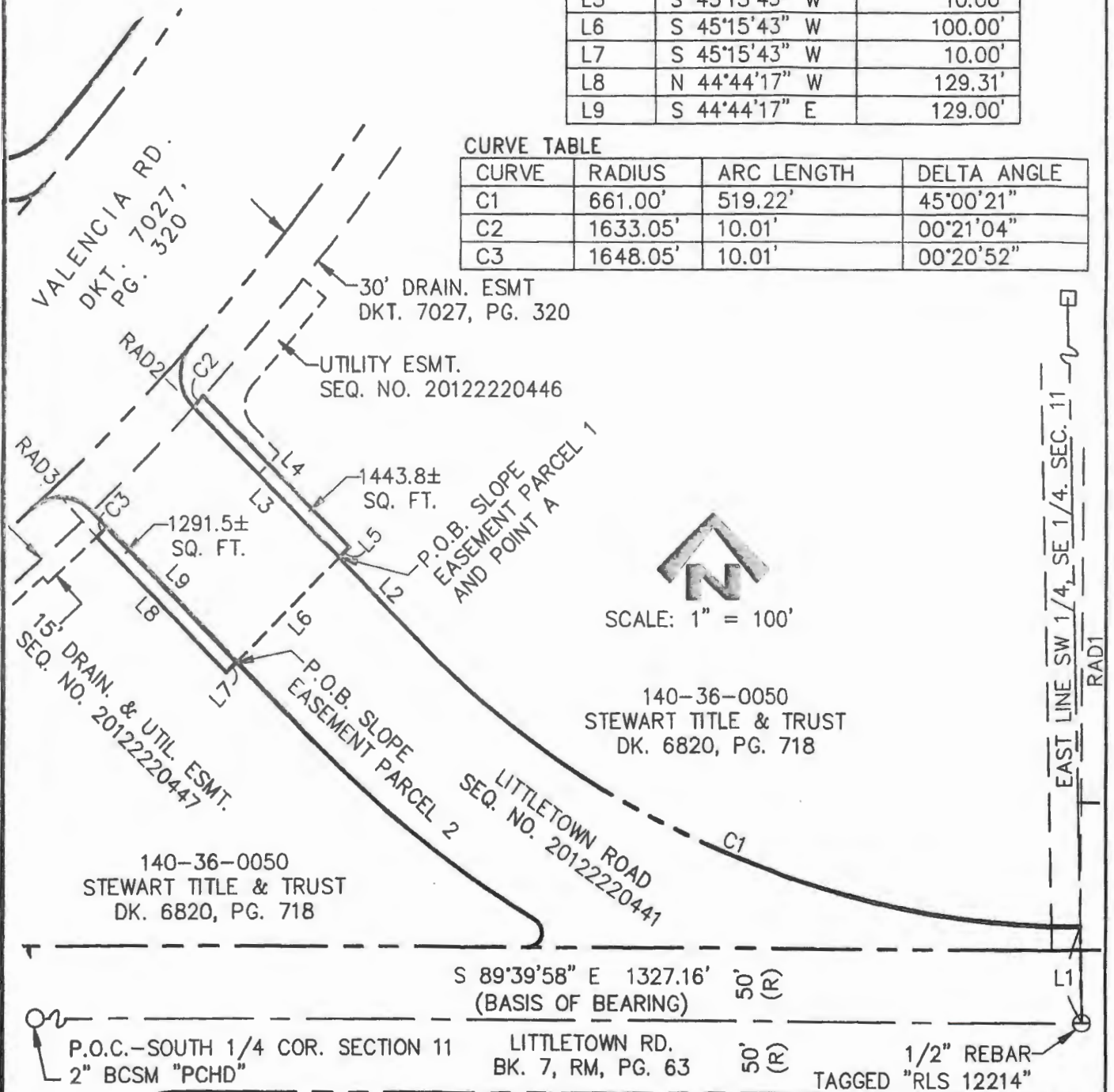
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°07'30" W	65.84'
L2	N 44°44'17" W	76.67'
L3	N 44°44'17" W	144.21'
L4	S 44°44'17" E	144.56'
L5	S 45°15'43" W	10.00'
L6	S 45°15'43" W	100.00'
L7	S 45°15'43" W	10.00'
L8	N 44°44'17" W	129.31'
L9	S 44°44'17" E	129.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	661.00'	519.22'	45°00'21"
C2	1633.05'	10.01'	00°21'04"
C3	1648.05'	10.01'	00°20'52"

T:\PIM090302\SURVEY\LEGALS\SE 5 and 6 at Littletown Road 10-21-13.dwg egomez Tue, 22 Oct 2013, 1:57pm



DEPICTION OF EXHIBIT

SLOPE EASEMENTS (SE 5&6)

A PORTION OF THE PARCEL OF LAND
RECORDED IN DKT. 6820, PG. 718 AND LOCATED IN THE
SW 1/4 OF THE SE 1/4 OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Valencia Road, Suite 450, Tucson, AZ 85705
Tel (520) 292-2300 (800) 441-5875
Fax (520) 292-1290
www.psomas.com

7PIM090302

Exhibit "B"

October 22, 2013
Psomas #7PIM090302

LEGAL DESCRIPTION SLOPE EASEMENT (SE 1)

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the south one-half of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the southwest corner of said section 11, monumented by a 3-1/2" aluminum disk, marked "A.D.O.T. Highway Div., 19__" bears North 89 degrees 28 minutes 00 seconds West a distance of 2633.30 feet;

THENCE upon the south line of the southwest one-quarter of said Section 11, North 89 degrees 28 minutes 00 seconds West a distance of 587.00 feet;

THENCE N 00 degrees 32 minutes 00 seconds East a distance of 75.00 feet to the **POINT OF BEGINNING**, lying on the northerly right-of-way of Valencia Road and the southeast corner of the existing drainage easement recorded in Docket 7027, Page 320;

THENCE upon the northeasterly line of said existing drainage easement, North 66 degrees 29 minutes 49 seconds West a distance of 25.62 feet;

THENCE 10.00 feet north of and parallel to said northerly right-of-way of Valencia Road, South 89 degrees 28 minutes 00 seconds East a distance of 113.46 feet to a point of curvature of a tangent curve, concave northerly;

THENCE easterly upon the arc of said curve, to the left, having a radius of 1443.05 feet and a central angle of 18 degrees 25 minutes 48 seconds for an arc distance of 464.18 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 54 minutes 26 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1437.08 feet and a central angle of 11 degrees 17 minutes 08 seconds for an arc distance of 283.06 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 29 degrees 10 minutes 03 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1433.05 feet and a central angle of 12 degrees 14 minutes 52 seconds for an arc distance of 306.34 feet to a point of cusp on the arc of a non-tangent curve, concave

Exhibit "B"

northwesterly, from which the radius point bears North 88 degrees 42 minutes 17 seconds West;

THENCE southwesterly upon the arc of said curve, to the right, having a radius of 60.00 feet and a central angle of 49 degrees 06 minutes 10 seconds for an arc distance of 51.42 feet to a point of compound curvature and lying on the northerly right-of-way of said Valencia Road;

THENCE westerly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 40 degrees 08 minutes 06 seconds for an arc distance of 1017.85 feet;

THENCE continue upon said northerly right-of-way, North 89 degrees 28 minutes 00 seconds West a distance of 89.87 feet to the **POINT OF BEGINNING**.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



Ernest Gomez, AZ. R.L.S. 27739

Exhibit "B"

LINE	BEARING	DISTANCE
L1	N 00°32'00" E	75.00'
L2	N 66°29'49" W	25.62'
L3	S 89°28'00" E	113.46'
L4(RAD)	N 88°42'17" W	60.00'
L5	N 89°28'00" W	89.87'

SCALE: 1" = 200'

NEW
RIGHT-OF-WAY

SEE DETAIL
BELOW RIGHT

140-36-0050
STEWART TITLE & TRUST
DK. 6820, PG. 718

EXISTING DRAINAGE
ESMT. PARCEL "A"
DK. 7027, PG. 320

0.363±
ACRES

INTERSTATE 10

P.O.B.

N 89°28'00" W 2633.30' (BASIS OF BEARING)

VALENCIA ROAD

SW COR., SEC. 11
3-1/2" ALUM. DISK
"A.D.O.T., HWY.
DIV. 19__"

P.O.C.

SOUTH 1/4 COR.,
SEC. 11 - 2" BCSM
MKD."T15S, R14E,
11\14, PCHD"

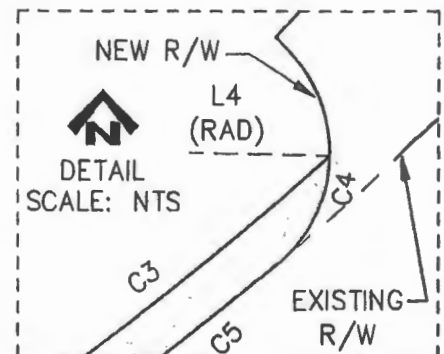
LITTLETOWN RD.
BK. 7, RM, PG. 63

AGAVE VISTA DR.

EMPIRE VISTA
BK. 59, M&P, PG. 92

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1443.05'	464.18'	18°25'48"
C2	1437.08'	283.06'	11°17'08"
C3	1433.05'	306.34'	12°14'52"
C4	60.00'	51.42'	49°06'10"
C5	1453.05'	1017.85'	40°08'06"

STATIONING NOTE:
STATIONS BASED ON VALENCIA ROAD
CONSTRUCTION CENTERLINE PLAN NO.4VAKDP



DEPICTION OF EXHIBIT

SLOPE EASEMENT (SE 1)

A PORTION OF THE PARCEL

RECORDED IN DOCKET 6820, PAGE 718

AND LOCATED IN SECTION 11, T 15 S, R 14 E,

GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

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www.psomas.com

7PIM090302

October 22, 2013
Psomas # 7PIM090302

EXHIBIT C

LEGAL DESCRIPTION RIGHT-OF-WAY (RW 5-A)

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the center one-quarter corner of said Section 11, monumented by a 3-1/2" aluminum disk on 1/2" steel pipe and marked "C 1/4, Sec. 11, RLS 31591, 2007" bears North 01 degrees 06 minutes 24 seconds West a distance of 2638.96 feet (basis of bearing for this legal description);

THENCE upon the west line of the southeast one-quarter of said Section 11, North 01 degrees 06 minutes 24 seconds West a distance of 161.08 feet to the northwesterly right-of-way of Valencia Road as recorded in Docket 7027, Page 320, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 16 minutes 48 seconds West;

THENCE northeasterly upon the arc of said right-of-way curve, to the left, having a radius of 1453.05 feet and a central angle of 20 degrees 19 minutes 18 seconds for an arc distance of 515.37 feet to a point of compound curvature and the **POINT OF BEGINNING**;

THENCE northerly upon the arc of said curve, to the left, having a radius of 60.00 feet and a central angle of 95 degrees 08 minutes 11 seconds for an arc distance of 99.63 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 8.73 feet;

THENCE North 45 degrees 15 minutes 43 seconds East a distance of 124.00 feet to a point on the arc of a non-tangent curve, concave northerly, from which the radius point bears North 45 degrees 15 minutes 43 seconds East;

THENCE easterly upon the arc of said curve, to the left, having a radius of 50.00 feet and a central angle of 94 degrees 31 minutes 56 seconds for an arc distance of 82.49 feet to a point of compound curvature, concave northwesterly;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1433.05 feet and a central angle of 06 degrees 10 minutes 38 seconds for an arc distance of 154.50 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 49 degrees 22 minutes 21 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1435.59 feet and a central angle of 07 degrees 34 minutes 57 seconds for an arc distance of 189.98 feet to a point of cusp on the arc of a non-tangent curve, concave northwesterly,

EXHIBIT C

from which the radius point bears North 62 degrees 56 minutes 55 seconds West, said curve being on the northwesterly right-of-way of said Valencia Road;

THENCE southwesterly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 14 degrees 51 minutes 20 seconds for an arc distance of 376.74 feet to a point of compound curvature, concave northerly and being the most easterly point of the right-of-way recorded in Sequence No. 20122220443;

THENCE westerly upon the arc of said right-of-way curve, to the right, having a radius of 30.00 feet and a central angle of 93 degrees 21 minutes 19 seconds for an arc distance of 48.88;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 8.57 feet;

THENCE continue upon said right-of-way, South 45 degrees 07 minutes 43 seconds West a distance of 100.00 feet;

THENCE continue upon said right-of-way, South 44 degrees 44 minutes 17 seconds East a distance of 8.70 feet to a point of curvature of a tangent curve, concave westerly;

THENCE southerly upon the arc of said right-of-way curve, to the right, having a radius of 30.00 feet and a central angle of 93 degrees 05 minutes 25 seconds for an arc distance of 48.74 feet to a point of compound curvature, concave northwesterly and being the most southerly point of the right-of-way recorded in Sequence No. 20122220443 and also being on the northwesterly right-of-way of said Valencia Road;

THENCE southwesterly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 02 degrees 02 minutes 46 seconds for an arc distance of 51.89 feet to the **POINT OF BEGINNING**.

See Exhibits B-1 and B-2 attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas

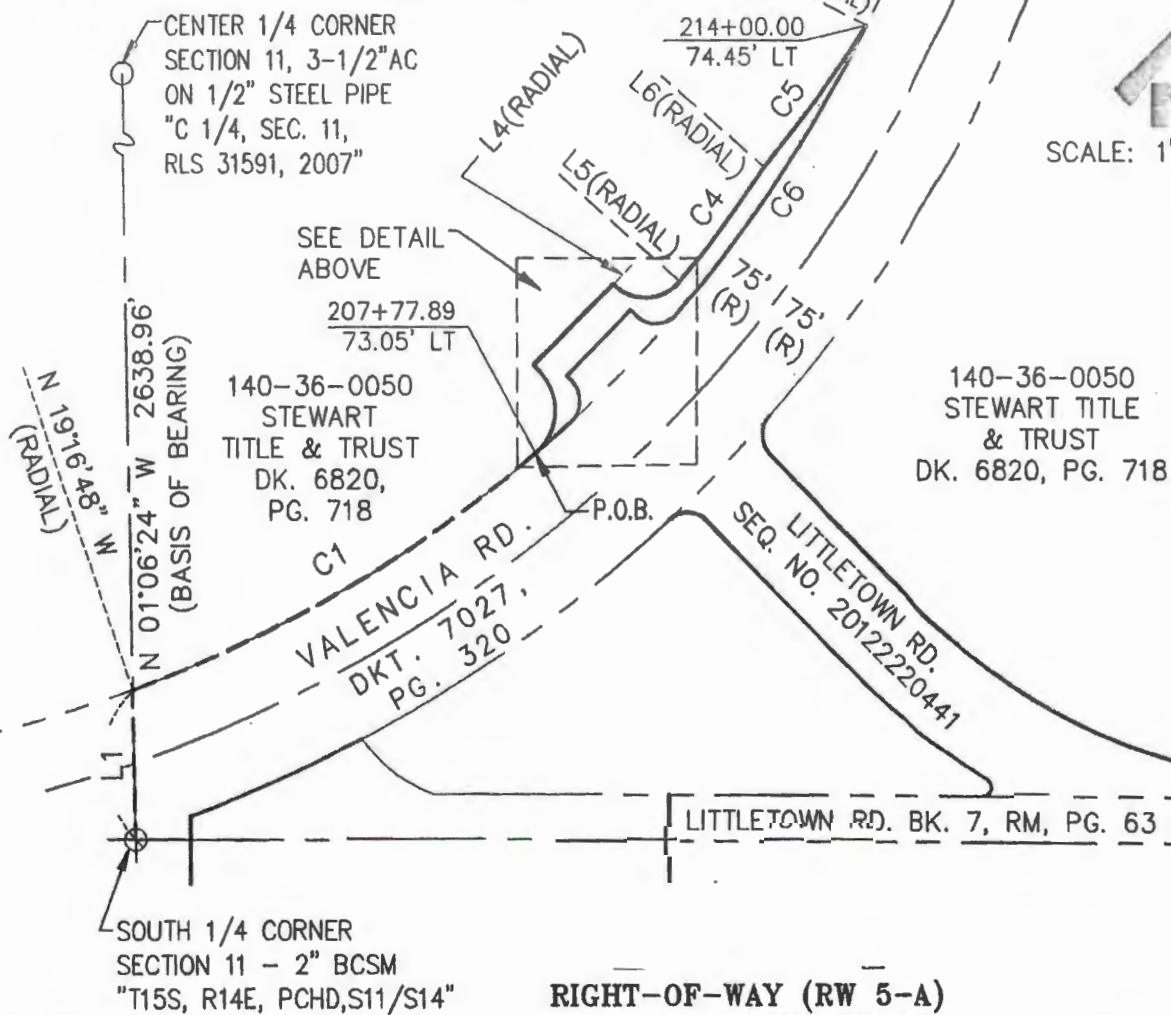
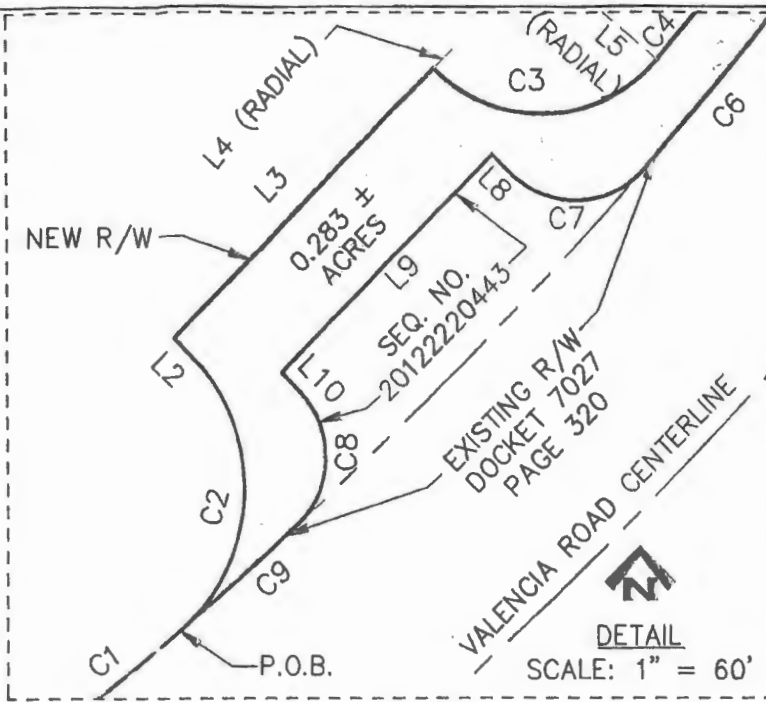


Ernest Gomez, AZ. R.L.S. 27739

EXHIBIT C

NOTES:

- 1) SEE EXHIBIT B-2 FOR LINE AND CURVE TABLES
- 2) STATIONING NOTE:
STATIONS BASED ON VALENCIA ROAD
CONSTRUCTION CENTERLINE
PLAN NO. 4VAKDP



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RIGHT-OF-WAY (RW 5-A)
A PORTION OF THE PARCEL
RECORDED IN DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

7PIM090302

EXHIBIT C

LINE	BEARING	DISTANCE
L1	N 01°06'24" W	161.08'
L2	N 44°44'17" W	8.73'
L3	N 45°15'43" E	124.00'
L4 (RAD)	N 45°15'43" E	50.00'
L5 (RAD)	N 49°16'13" W	1433.05'
L6 (RAD)	N 49°22'21" W	1435.59'
L7 (RAD)	N 62°56'55" W	1453.05'
L8	N 44°44'17" W	8.57'
L9	S 45°07'43" W	100.00'
L10	S 44°44'17" E	8.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	515.37'	1453.05'	20°19'18"	N 60°33'33" E	512.67'
C2	99.63'	60.00'	95°08'11"	N 02°49'48" E	88.57'
C3	82.49'	50.00'	94°31'56"	N 87°59'45" E	73.45'
C4	154.50'	1433.05'	06°10'38"	N 37°38'28" E	154.43'
C5	189.98'	1435.59'	07°34'57"	N 36°50'10" E	189.85'
C6	376.74'	1453.05'	14°51'20"	S 34°28'44" W	375.69'
C7	48.88'	30.00'	93°21'19"	S 88°35'04" W	43.65'
C8	48.74'	30.00'	93°05'25"	S 01°48'25" W	43.55'
C9	51.89'	1453.05'	02°02'46"	S 49°22'31" W	51.89'

RIGHT-OF-WAY (RW 5-A)

A PORTION OF THE PARCEL

RECORDED IN DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Welmore Road, Suite 450, Tucson, AZ 85705
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7PIM090302

T: \7PIM090302\SURVEY\LEGALS\RW5-A_REV 10-18-13.dwg egomez Tue, 22 Oct 2013, 3:19pm

**LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT (TCE 15-A)**

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the center one-quarter corner of said Section 11, monumented by a 3-1/2" aluminum disk marked "C ¼, Sec. 11, RLS 31591, 2007", bears North 01 degrees 06 minutes 24 seconds West a distance of 2638.96 feet (basis of bearing for this legal description);

THENCE upon the west line of the southeast one-quarter of said Section 11, North 01 degrees 06 minutes 24 seconds West a distance of 161.08 feet to the northwesterly right-of-way of Valencia Road as recorded in Docket 7027, Page 320, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 16 minutes 48 seconds West;

THENCE northeasterly upon the arc of said right-of-way curve, to the left, having a radius of 1453.05 feet and a central angle of 20 degrees 19 minutes 18 seconds for an arc distance of 515.37 feet to a point of compound curvature;

THENCE northerly upon the arc of said curve, to the left, having a radius of 60.00 feet and a central angle of 95 degrees 08 minutes 11 seconds for an arc distance of 99.63 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 8.73 feet;

THENCE North 45 degrees 15 minutes 43 seconds East a distance of 124.00 feet to a point on the arc of a non-tangent curve, concave northeasterly, from which the radius point bears North 45 degrees 15 minutes 43 seconds East;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 50.00 feet and a central angle of 27 degrees 09 minutes 52 seconds for an arc distance of 23.71 feet to the **POINT OF BEGINNING**;

THENCE easterly and continuing upon the arc of said previous curve, to the left, having a radius of 50.00 feet and a central angle of 67 degrees 22 minutes 04 seconds for an arc distance of 58.79 feet;

EXHIBIT D

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 30.10 feet;

THENCE South 41 degrees 37 minutes 25 seconds West a distance of 48.53 feet to the
POINT OF BEGINNING.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas

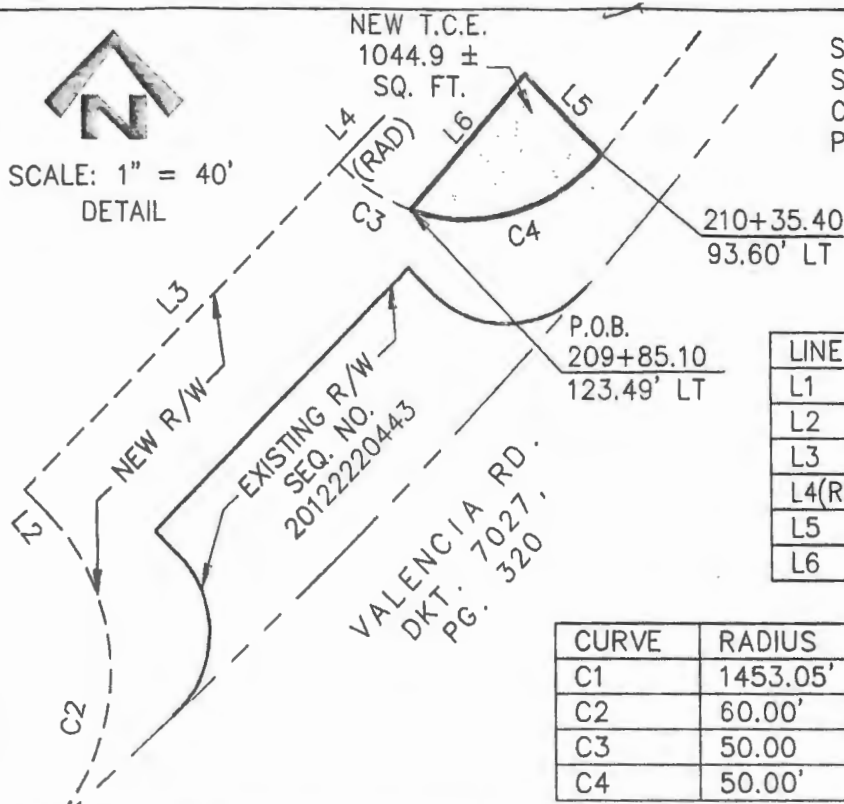


EXPIRES: 3/31/15

Ernest Gomez, AZ. R.L.S. 27739

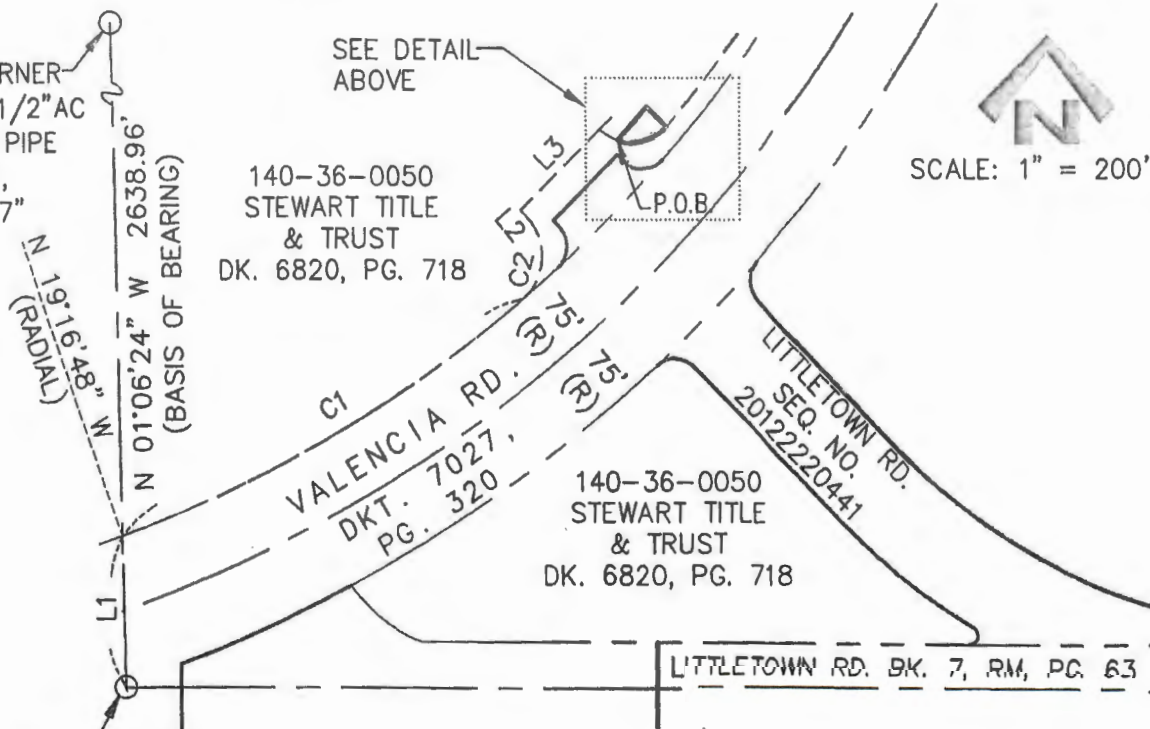
EXHIBIT D

SCALE: 1" = 40'
DETAIL



STATIONING NOTE:
STATIONS BASED ON VALENCIA ROAD
CONSTRUCTION CENTERLINE
PLAN NO. 4VAKDP

CENTER 1/4 CORNER
SECTION 11, 3-1/2" AC
ON 1/2" STEEL PIPE
"C 1/4, SEC. 11,
RLS 31591, 2007"



DEPICTION OF EXHIBIT

TEMPORARY CONSTRUCTION EASEMENT (TCE 15-A)

A PORTION OF THE PARCEL RECORDED IN
DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Wilmore Road, Suite 450, Tucson, AZ 85705
Tel (520) 292-2300 (800) 441-5875
Fax (520) 292-1290
www.psomas.com

7PIM090302

T:\7PIM090302\SURVEY\LEGALS\TCE15_Revised 10-21-13.dwg egomez Mon, 21 Oct 2013, 4:21pm

GIFT DEED

Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549, does hereby convey to Pima County, a political subdivision of the State of Arizona, the following described property situate in Pima County, Arizona.

SEE LEGAL DESCRIPTION AND DEPICTION ON ATTACHED **EXHIBIT "A"**

Dated this _____ day of _____, 2014.

Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549

Trust Officer

State of Arizona)
County of Pima) ss

This instrument was acknowledged before me the undersigned authority on this _____ day of _____, 2014, by _____ as Trust Officer of Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549.

Notary Public

My Commission Expires:

Exemption: A.R.S. §11-1134.A7		S <u>11</u> /T <u>15S</u> /R <u>14E</u>	
Agent: BS	File #: 11,078-035	Project Code: 4VAKDP	P [] De [] Do [X] E []

[illegible]

Name and Address of the Beneficiary of above Trust:
Desert Parcel 510 Associates, LLC
6061 E. Broadway Blvd., #130
Tucson, AZ 85711

ACCEPTANCE

ATTEST: For Pima County

Clerk, Pima County Board of Supervisors

By: _____
Chair, Pima County Board of
Supervisors

October 22, 2013
Psomas # 7PIM090302

Exhibit "A"

LEGAL DESCRIPTION RIGHT-OF-WAY (RW 5-A)

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the center one-quarter corner of said Section 11, monumented by a 3-1/2" aluminum disk on 1/2" steel pipe and marked "C 1/4, Sec. 11, RLS 31591, 2007" bears North 01 degrees 06 minutes 24 seconds West a distance of 2638.96 feet (basis of bearing for this legal description);

THENCE upon the west line of the southeast one-quarter of said Section 11, North 01 degrees 06 minutes 24 seconds West a distance of 161.08 feet to the northwesterly right-of-way of Valencia Road as recorded in Docket 7027, Page 320, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 16 minutes 48 seconds West;

THENCE northeasterly upon the arc of said right-of-way curve, to the left, having a radius of 1453.05 feet and a central angle of 20 degrees 19 minutes 18 seconds for an arc distance of 515.37 feet to a point of compound curvature and the **POINT OF BEGINNING**;

THENCE northerly upon the arc of said curve, to the left, having a radius of 60.00 feet and a central angle of 95 degrees 08 minutes 11 seconds for an arc distance of 99.63 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 8.73 feet;

THENCE North 45 degrees 15 minutes 43 seconds East a distance of 124.00 feet to a point on the arc of a non-tangent curve, concave northerly, from which the radius point bears North 45 degrees 15 minutes 43 seconds East;

THENCE easterly upon the arc of said curve, to the left, having a radius of 50.00 feet and a central angle of 94 degrees 31 minutes 56 seconds for an arc distance of 82.49 feet to a point of compound curvature, concave northwesterly;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1433.05 feet and a central angle of 06 degrees 10 minutes 38 seconds for an arc distance of 154.50 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 49 degrees 22 minutes 21 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1435.59 feet and a central angle of 07 degrees 34 minutes 57 seconds for an arc distance of 189.98 feet to a point of cusp on the arc of a non-tangent curve, concave northwesterly,

Exhibit "A"

from which the radius point bears North 62 degrees 56 minutes 55 seconds West, said curve being on the northwesterly right-of-way of said Valencia Road;

THENCE southwesterly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 14 degrees 51 minutes 20 seconds for an arc distance of 376.74 feet to a point of compound curvature, concave northerly and being the most easterly point of the right-of-way recorded in Sequence No. 20122220443;

THENCE westerly upon the arc of said right-of-way curve, to the right, having a radius of 30.00 feet and a central angle of 93 degrees 21 minutes 19 seconds for an arc distance of 48.88;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 8.57 feet;

THENCE continue upon said right-of-way, South 45 degrees 07 minutes 43 seconds West a distance of 100.00 feet;

THENCE continue upon said right-of-way, South 44 degrees 44 minutes 17 seconds East a distance of 8.70 feet to a point of curvature of a tangent curve, concave westerly;

THENCE southerly upon the arc of said right-of-way curve, to the right, having a radius of 30.00 feet and a central angle of 93 degrees 05 minutes 25 seconds for an arc distance of 48.74 feet to a point of compound curvature, concave northwesterly and being the most southerly point of the right-of-way recorded in Sequence No. 20122220443 and also being on the northwesterly right-of-way of said Valencia Road;

THENCE southwesterly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 02 degrees 02 minutes 46 seconds for an arc distance of 51.89 feet to the **POINT OF BEGINNING**.

See Exhibits B-1 and B-2 attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



EXPIRES: 3/31/15

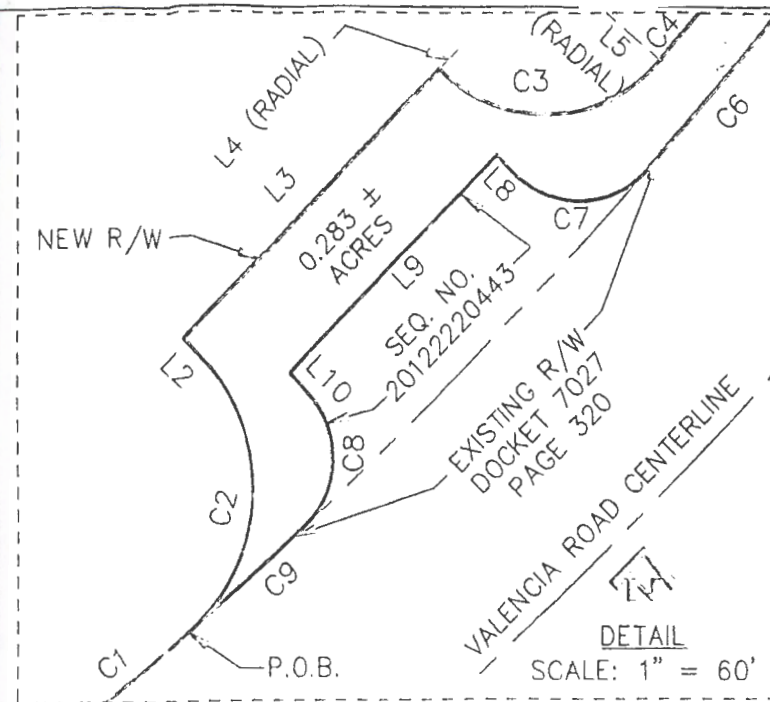
Ernest Gomez, AZ. R.L.S. 27739

T:\7PIM090302\SURVEY\LEGALS\RW5-A_REV 10-18-13.dwg egomez Tue, 22 Oct 2013, 3:32pm

Exhibit "A"

NOTES:

- 1) SEE EXHIBIT B-2 FOR LINE AND CURVE TABLES
- 2) STATIONING NOTE:
STATIONS BASED ON VALENCIA ROAD
CONSTRUCTION CENTERLINE
PLAN NO. 4VAKDP



CENTER 1/4 CORNER
SECTION 11, 3-1/2" AC
ON 1/2" STEEL PIPE
"C 1/4, SEC. 11,
RLS 31591, 2007"

SEE DETAIL
ABOVE

207+77.89
73.05' LT

140-36-0050
STEWART
TITLE & TRUST
DK. 6820,
PG. 718

140-36-0050
STEWART TITLE
& TRUST
DK. 6820, PG. 718

N 19°16'48" (RADIAL)
W 01°06'24" W 2638.96'
(BASIS OF BEARING)

VALENCIA RD.
DKT. 7027,
PG. 320

LITTLETOWN RD.
SEQ. NO. 20122220441

LITTLETOWN RD. BK. 7, RM, PG. 63

SOUTH 1/4 CORNER
SECTION 11 - 2" BCSCM
"T15S, R14E, PCHD, S11/S14"

RIGHT-OF-WAY (RW 5-A)

A PORTION OF THE PARCEL

RECORDED IN DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Welmore Road, Suite 450, Tucson, AZ 85705
Tel (520) 292-2300 (800) 441-5875
Fax (520) 292-1290
www.psomas.com

7PIM090302

Exhibit "A"

LINE	BEARING	DISTANCE
L1	N 01°06'24" W	161.08'
L2	N 44°44'17" W	8.73'
L3	N 45°15'43" E	124.00'
L4 (RAD)	N 45°15'43" E	50.00'
L5 (RAD)	N 49°16'13" W	1433.05'
L6 (RAD)	N 49°22'21" W	1435.59'
L7 (RAD)	N 62°56'55" W	1453.05'
L8	N 44°44'17" W	8.57'
L9	S 45°07'43" W	100.00'
L10	S 44°44'17" E	8.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	515.37'	1453.05'	20°19'18"	N 60°33'33" E	512.67'
C2	99.63'	60.00'	95°08'11"	N 02°49'48" E	88.57'
C3	82.49'	50.00'	94°31'56"	N 87°59'45" E	73.45'
C4	154.50'	1433.05'	06°10'38"	N 37°38'28" E	154.43'
C5	189.98'	1435.59'	07°34'57"	N 36°50'10" E	189.85'
C6	376.74'	1453.05'	14°51'20"	S 34°28'44" W	375.69'
C7	48.88'	30.00'	93°21'19"	S 88°35'04" W	43.65'
C8	48.74'	30.00'	93°05'25"	S 01°48'25" W	43.55'
C9	51.89'	1453.05'	02°02'46"	S 49°22'31" W	51.89'

RIGHT-OF-WAY (RW 5-A)

A PORTION OF THE PARCEL

RECORDED IN DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Wetmore Road, Suite 450, Tucson, AZ 85705
Tel (520) 292-2300 (800) 441-5875
Fax (520) 292-1290
www.psomas.com

7PIM090302

SLOPE EASEMENT

For valuable consideration, Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549 ("Grantor"), does hereby convey to Pima County, a political subdivision of the State of Arizona ("County") a perpetual non-exclusive Slope Easement on the following described property situate in Pima County, Arizona:

SEE LEGAL DESCRIPTION AND DEPICTION ON ATTACHED **EXHIBIT "A"** and **EXHIBIT "B"**.

This easement is for the alteration of the grade and gradient of Grantor's property, including the dislocation and removal of soil and other materials, or the addition of fill materials, and for the installation, maintenance and replacement of any improvements, structures, landscaping, or stabilizing systems related thereto.

Grantor waives and releases County from all claims for damages or compensation for and on account of constructing and sloping the above described property. Grantor shall not add or remove any fill, excavate within the easement area, or make any other use of the easement area that is inconsistent with the County's rights hereunder.

Dated this _____ day of _____, 2014.

Name and Address of the Beneficiary of above Trust:

Desert Parcel 510 Associates, LLC

6061 E. Broadway Blvd., #130

Tucson, AZ 85711

		Board of Supervisors Approval: April 15, 2014	
Agent: BS	File #: 11,078-035	Activity #: 4VAKDP	P <input type="checkbox"/> De <input type="checkbox"/> Do <input checked="" type="checkbox"/> E <input type="checkbox"/>

[illegible]

Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549

Trust Officer

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this _____ day of _____, 2014, by _____ as Trust Officer of Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549.

Notary Public

My Commission Expires:

			Board of Supervisors Approval: April 15, 2014
Agent: BS	File #: 11,078-035	Activity #: 4VAKDP	P [] De [] Do [X] E []

ACCEPTANCE

ATTEST: For Pima County

Clerk, Pima County Board of Supervisors

By: _____
Chair, Pima County Board of
Supervisors

		Board of Supervisors Approval: April 15, 2014	
Agent: BS	File #: 11,078-035	Activity #: 4VAKDP	P <input type="checkbox"/> De <input type="checkbox"/> Do <input checked="" type="checkbox"/> E <input type="checkbox"/>

October 22, 2012
Psomas # 7PIM090302

Exhibit "A"

LEGAL DESCRIPTION SLOPE EASEMENTS (SE 5 & 6)

A portion of the parcel of land recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southwest one-quarter of the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, described as follows:

Parcel 1

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass cap survey monument marked "PCHD";

THENCE upon the south line of said southwest one-quarter of the southeast one-quarter (basis of bearing for this legal description), South 89 degrees 39 minutes 58 seconds East a distance of 1327.16 feet to the east line of said southwest one-quarter, monumented by a ½" rebar tagged "RLS 12214";

THENCE upon said east line, North 01 degrees 07 minutes 30 seconds West a distance of 65.84 feet to the north right-of-way of Littletown Road recorded in Sequence No. 20122220441, lying on the arc of a non-tangent curve, concave northeasterly, from which the radius point bears North 00 degrees 15 minutes 22 seconds East;

THENCE northwesterly upon the arc of said right-of-way curve, to the right, having a radius of 661.00 feet and a central angle of 45 degrees 00 minutes 21 seconds for an arc distance of 519.22 feet;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 76.67 feet to the **POINT OF BEGINNING of Parcel 1** and hereinafter referred **Point A**;

THENCE continue upon said right-of-way, North 44 degrees 44 minutes 17 seconds West a distance of 144.21 feet to the southeasterly line of the Drainage Easement recorded in Docket 7027, Page 320, records of said Pima County, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 46 degrees 36 minutes 27 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1633.05 feet and a central angle of 00 degrees 21 minutes 04 seconds for an arc distance of 10.01 feet;

THENCE South 44 degrees 44 minutes 17 seconds East a distance of 144.56 feet;

Exhibit "A"

THENCE South 45 degrees 15 minutes 43 seconds West a distance of 10.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:
Parcel 2

COMMENCING at the aforementioned **Point A**;

THENCE South 45 degrees 15 minutes 43 seconds West a distance of 100.00 feet to the southwesterly right-of-way of said Littletown Road and the **POINT OF BEGINNING of Parcel 2**;

THENCE continue South 45 degrees 15 minutes 43 seconds West a distance of 10.00 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 129.31 feet to the southeasterly line of the Drainage Easement recorded in Sequence No. 20122220447, records of said Pima County, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 42 degrees 45 minutes 56 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1648.05 feet and a central angle of 00 degrees 20 minutes 52 seconds for an arc distance of 10.01 feet to said southwesterly right-of-way of Littletown Road;

THENCE upon said right-of-way, South 44 degrees 44 minutes 17 seconds East a distance of 129.00 feet to the **POINT OF BEGINNING**.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



Ernest Gomez, AZ. R.L.S. 27739

Exhibit "A"

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
RAD1	N 00°15'22" E	661.00'
RAD2	N 46°36'27" W	1633.05'
RAD3	N 42°45'56" W	1648.05'

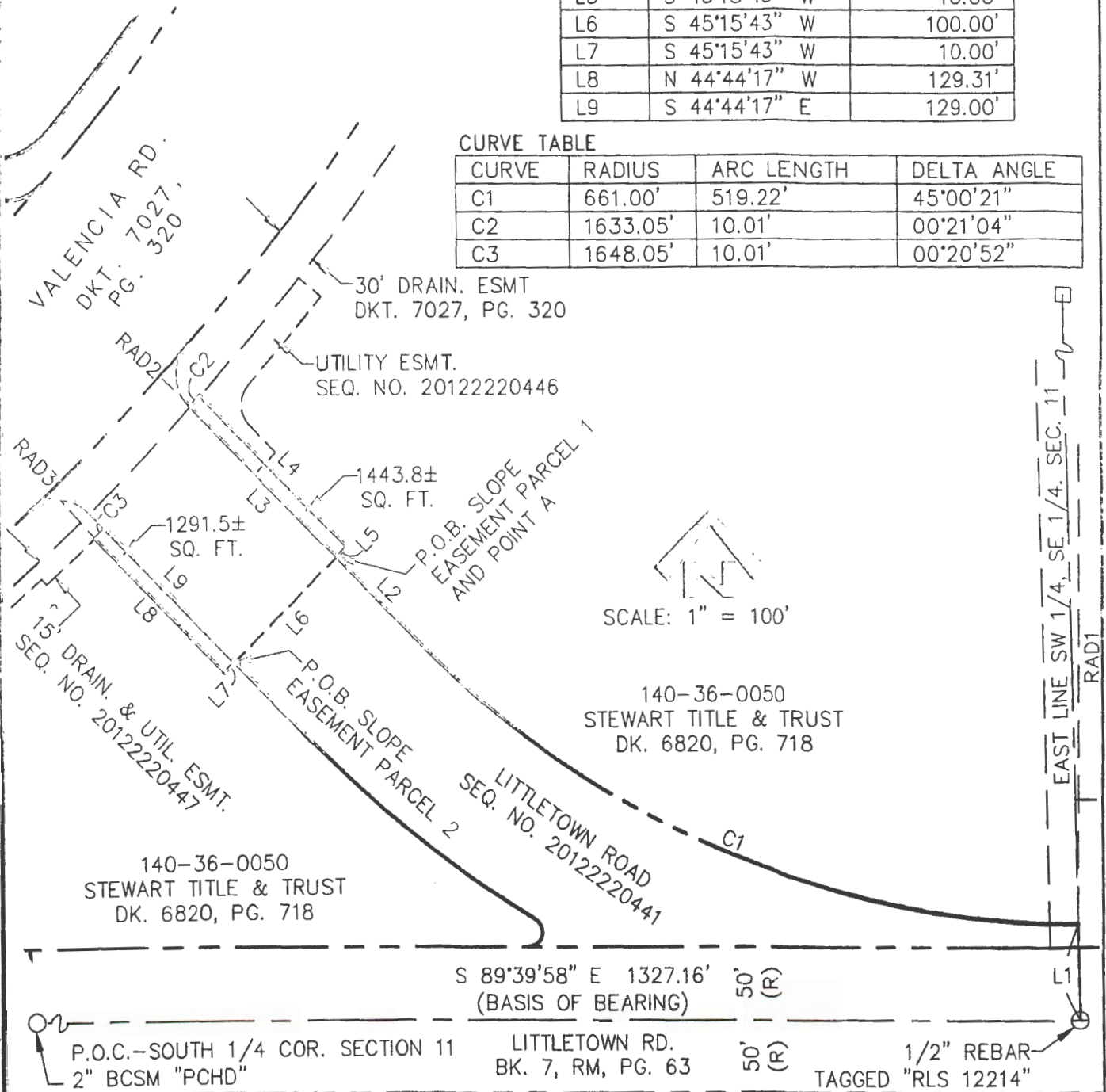
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°07'30" W	65.84'
L2	N 44°44'17" W	76.67'
L3	N 44°44'17" W	144.21'
L4	S 44°44'17" E	144.56'
L5	S 45°15'43" W	10.00'
L6	S 45°15'43" W	100.00'
L7	S 45°15'43" W	10.00'
L8	N 44°44'17" W	129.31'
L9	S 44°44'17" E	129.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	661.00'	519.22'	45°00'21"
C2	1633.05'	10.01'	00°21'04"
C3	1648.05'	10.01'	00°20'52"

T:\7PIM090302\SURVEY\LEGALS\SE 5 and 6 of Littletown Road 10-21-13.dwg egomez Tue, 22 Oct 2013, 1:57pm



DEPICTION OF EXHIBIT

SLOPE EASEMENTS (SE 5&6)

A PORTION OF THE PARCEL OF LAND

RECORDED IN DKT. 6820, PG. 718 AND LOCATED IN THE
SW 1/4 OF THE SE 1/4 OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS

333 E. Wetmore Road, Suite 450, Tucson, AZ 85705
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Fax (520) 292-1290
www.psomas.com

7PIM090302

Exhibit "B"

October 22, 2013
Psomas #7PIM090302

**LEGAL DESCRIPTION
SLOPE EASEMENT (SE 1)**

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the south one-half of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the southwest corner of said section 11, monumented by a 3-1/2" aluminum disk, marked "A.D.O.T. Highway Div., 19__" bears North 89 degrees 28 minutes 00 seconds West a distance of 2633.30 feet;

THENCE upon the south line of the southwest one-quarter of said Section 11, North 89 degrees 28 minutes 00 seconds West a distance of 587.00 feet;

THENCE N 00 degrees 32 minutes 00 seconds East a distance of 75.00 feet to the **POINT OF BEGINNING**, lying on the northerly right-of-way of Valencia Road and the southeast corner of the existing drainage easement recorded in Docket 7027, Page 320;

THENCE upon the northeasterly line of said existing drainage easement, North 66 degrees 29 minutes 49 seconds West a distance of 25.62 feet;

THENCE 10.00 feet north of and parallel to said northerly right-of-way of Valencia Road, South 89 degrees 28 minutes 00 seconds East a distance of 113.46 feet to a point of curvature of a tangent curve, concave northerly;

THENCE easterly upon the arc of said curve, to the left, having a radius of 1443.05 feet and a central angle of 18 degrees 25 minutes 48 seconds for an arc distance of 464.18 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 54 minutes 26 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1437.08 feet and a central angle of 11 degrees 17 minutes 08 seconds for an arc distance of 283.06 feet to a point on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 29 degrees 10 minutes 03 seconds West;

THENCE northeasterly upon the arc of said curve, to the left, having a radius of 1433.05 feet and a central angle of 12 degrees 14 minutes 52 seconds for an arc distance of 306.34 feet to a point of cusp on the arc of a non-tangent curve, concave

Exhibit "B"

northwesterly, from which the radius point bears North 88 degrees 42 minutes 17 seconds West;

THENCE southwesterly upon the arc of said curve, to the right, having a radius of 60.00 feet and a central angle of 49 degrees 06 minutes 10 seconds for an arc distance of 51.42 feet to a point of compound curvature and lying on the northerly right-of-way of said Valencia Road;

THENCE westerly upon the arc of said right-of-way curve, to the right, having a radius of 1453.05 feet and a central angle of 40 degrees 08 minutes 06 seconds for an arc distance of 1017.85 feet;

THENCE continue upon said northerly right-of-way, North 89 degrees 28 minutes 00 seconds West a distance of 89.87 feet to the **POINT OF BEGINNING**.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



Ernest Gomez, AZ. R.L.S. 27739

Exhibit "B"

LINE	BEARING	DISTANCE
L1	N 00°32'00" E	75.00'
L2	N 66°29'49" W	25.62'
L3	S 89°28'00" E	113.46'
L4(RAD)	N 88°42'17" W	60.00'
L5	N 89°28'00" W	89.87'

SCALE: 1" = 200'

NEW
RIGHT-OF-WAY

SEE DETAIL
BELOW RIGHT

140-36-0050
STEWART TITLE & TRUST
DK. 6820, PG. 718

EXISTING DRAINAGE
ESMT. PARCEL "A"
DK. 7027, PG. 320

0.363±
ACRES

INTERSTATE 10

P.O.B.

N 89°28'00" W 2633.30' (BASIS OF BEARING)

VALENCIA ROAD

SW COR., SEC. 11
3-1/2" ALUM. DISK
"A.D.O.T., HWY.
DIV. 19__"

P.O.C.

SOUTH 1/4 COR.,
SEC. 11 - 2" BCSM
MKD."T15S, R14E,
11\14, PCHD"

LITTLE TOWN RD.

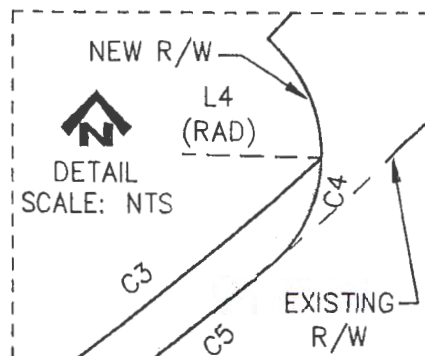
BK. 7, RM, PG. 63

AGAVE VISTA DR.

EMPIRE VISTA
BK. 59, M&P, PG. 92

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1443.05'	464.18'	18°25'48"
C2	1437.08'	283.06'	11°17'08"
C3	1433.05'	306.34'	12°14'52"
C4	60.00'	51.42'	49°06'10"
C5	1453.05'	1017.85'	40°08'06"

STATIONING NOTE:
STATIONS BASED ON VALENCIA ROAD
CONSTRUCTION CENTERLINE PLAN NO.4VAKDP



DEPICTION OF EXHIBIT

SLOPE EASEMENT (SE 1)

A PORTION OF THE PARCEL

RECORDED IN DOCKET 6820, PAGE 718

AND LOCATED IN SECTION 11, T 15 S, R 14 E,

GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

PSOMAS
333 E. Weldon Road, Suite 450, Tucson, AZ 85705
Tel (520) 292-2300 (800) 441-5875
Fax (520) 292-1290
www.psomas.com

7PIM090302

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549, (the "Grantor"), grants unto Pima County, a political subdivision of the State of Arizona, (the "County"), an exclusive Temporary Construction Easement over and upon the real property described on the attached **Exhibit "A"** (the "Property") for construction activities associated with the Valencia Road: Alvernon to Kolb road improvement project.

This Easement is subject to the following terms:

1. This Easement shall be effective, and the County shall have a right to utilize the Property as of the date this Agreement is executed by Owner; and shall terminate upon the completion of construction of the project.
2. Upon the completion of construction activities on the Property, the County will remove all material and supplies and leave the Property in a clean and graded condition.
3. Nothing herein contained shall be construed as granting title to the Property or as vesting in the County any right of entry to the Property after the termination of this Easement.

Signed this _____ day of _____, 2014.

Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549

Trust Officer

[illegible]

This instrument was acknowledged before me the undersigned authority on this _____ day of _____, 2014, by _____ as Trust Officer of Stewart Title & Trust of Tucson, an Arizona corporation, as trustee under trust number 2549.

Ref: Contract # C.T.PW-14000000000000000373

Name and Address of the Beneficiary of above Trust:
Desert Parcel 510 Associates, LLC
6061 E. Broadway Blvd., #130
Tucson, AZ 85711

ACCEPTANCE

ATTEST: For Pima County

Clerk, Pima County Board of Supervisors

By: _____
Chair, Pima County Board of
Supervisors

October 21, 2013
Psomas # 7PIM090302

Exhibit "A"

LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT (TCE 15-A)

A portion of the parcel recorded in Docket 6820, Page 718, records of Pima County, Arizona, located in the southeast one-quarter of Section 11, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the south one-quarter corner of said Section 11, monumented by a 2" brass disk in concrete, marked "T15S, R14E, 11/14, PCHD," from which the center one-quarter corner of said Section 11, monumented by a 3-1/2" aluminum disk marked "C ¼, Sec. 11, RLS 31591, 2007", bears North 01 degrees 06 minutes 24 seconds West a distance of 2638.96 feet (basis of bearing for this legal description);

THENCE upon the west line of the southeast one-quarter of said Section 11, North 01 degrees 06 minutes 24 seconds West a distance of 161.08 feet to the northwesterly right-of-way of Valencia Road as recorded in Docket 7027, Page 320, lying on the arc of a non-tangent curve, concave northwesterly, from which the radius point bears North 19 degrees 16 minutes 48 seconds West;

THENCE northeasterly upon the arc of said right-of-way curve, to the left, having a radius of 1453.05 feet and a central angle of 20 degrees 19 minutes 18 seconds for an arc distance of 515.37 feet to a point of compound curvature;

THENCE northerly upon the arc of said curve, to the left, having a radius of 60.00 feet and a central angle of 95 degrees 08 minutes 11 seconds for an arc distance of 99.63 feet;

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 8.73 feet;

THENCE North 45 degrees 15 minutes 43 seconds East a distance of 124.00 feet to a point on the arc of a non-tangent curve, concave northeasterly, from which the radius point bears North 45 degrees 15 minutes 43 seconds East;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 50.00 feet and a central angle of 27 degrees 09 minutes 52 seconds for an arc distance of 23.71 feet to the **POINT OF BEGINNING**;

THENCE easterly and continuing upon the arc of said previous curve, to the left, having a radius of 50.00 feet and a central angle of 67 degrees 22 minutes 04 seconds for an arc distance of 58.79 feet;

Exhibit "A"

THENCE North 44 degrees 44 minutes 17 seconds West a distance of 30.10 feet;

THENCE South 41 degrees 37 minutes 25 seconds West a distance of 48.53 feet to the
POINT OF BEGINNING.

See Depiction attached hereto and made a part hereof.

Prepared for and on behalf of:
Psomas



EXPIRES: 3/31/17

Ernest Gomez, AZ. R.L.S. 27739

T:\7PIM090302\SURVEY\LEGALS\TCE15_Revised 10-21-13.dwg egomez Mon, 21 Oct 2013, 4:21pm

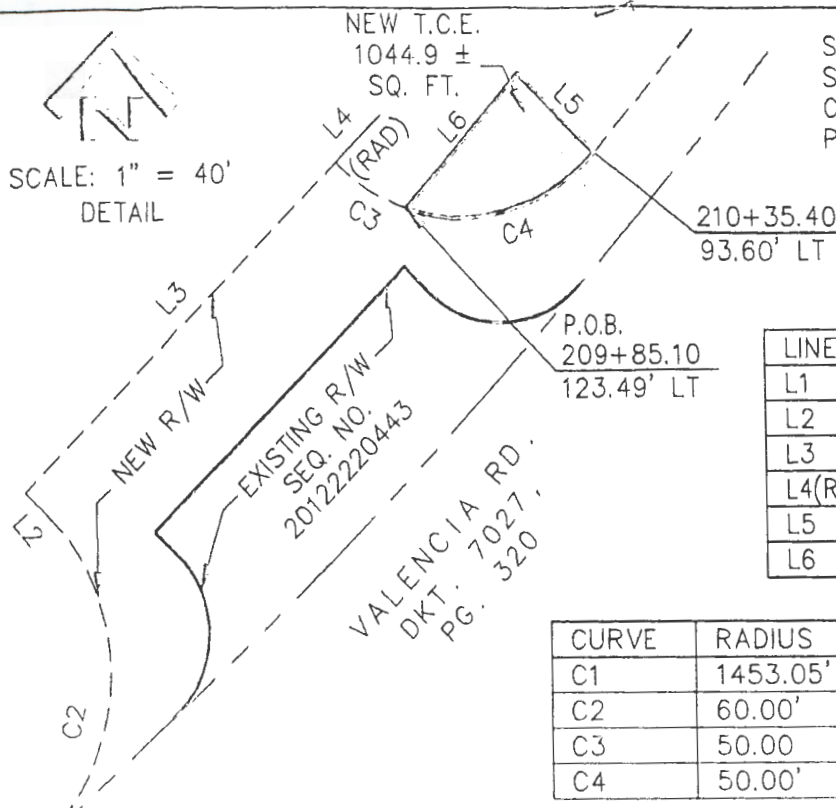
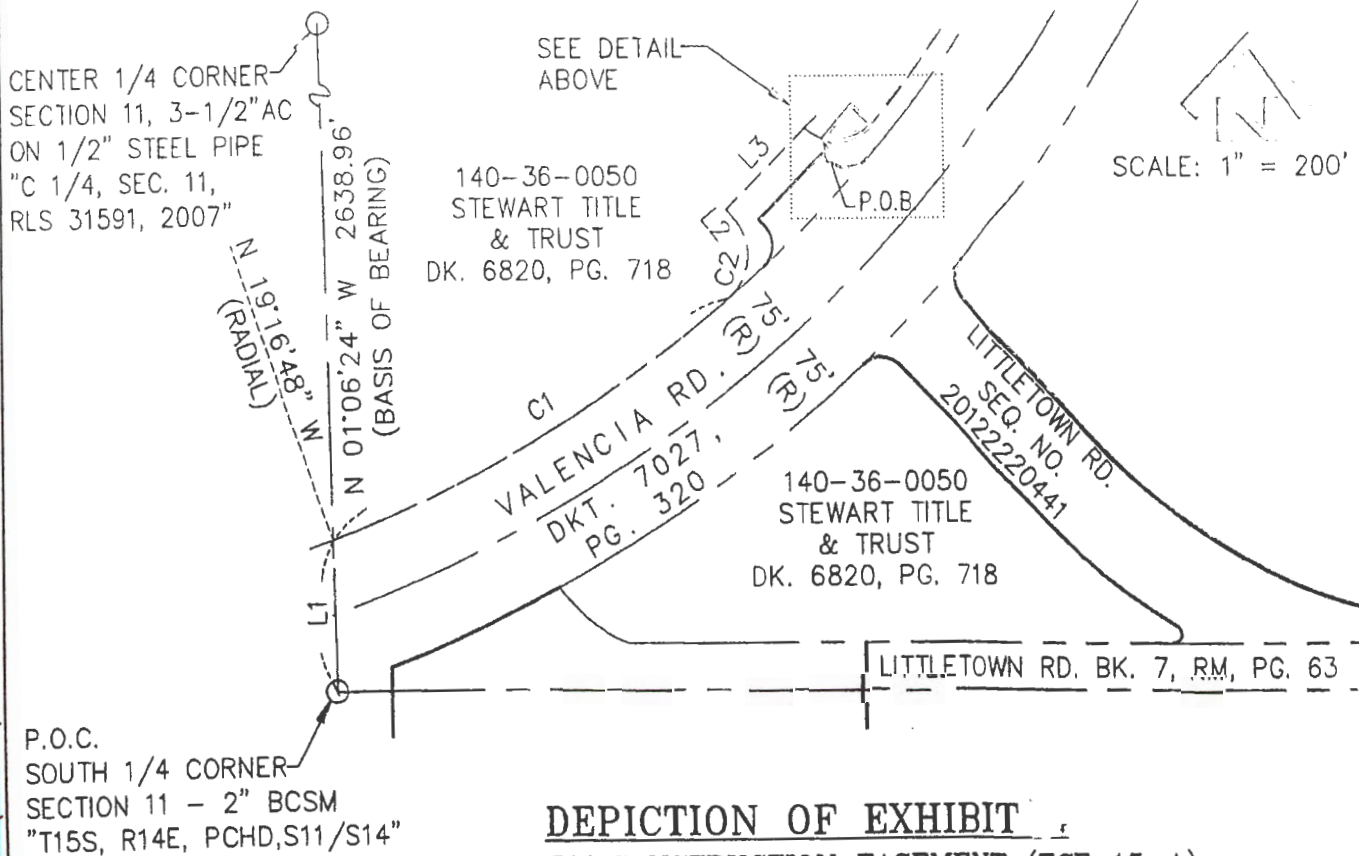


Exhibit "A"

LINE	BEARING	DISTANCE
L1	N 01°06'24" W	161.08'
L2	N 44°44'17" W	8.73'
L3	N 45°15'43" E	124.00'
L4(RAD)	N 45°15'43" E	50.00'
L5	N 44°44'17" W	30.10'
L6	S 41°37'25" W	48.53'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1453.05'	515.37'	20°19'18"
C2	60.00'	99.63'	95°08'11"
C3	50.00'	23.71'	27°09'52"
C4	50.00'	58.79'	67°22'04"



DEPICTION OF EXHIBIT

TEMPORARY CONSTRUCTION EASEMENT (TCE 15-A)

A PORTION OF THE PARCEL RECORDED IN
DOCKET 6820, PAGE 718 AND LOCATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 11, T 15 S, R 14 E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: OCTOBER 2013 • DRAWN BY: EG

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