

COB - BOSAIR FORM

06/24/2026 4:36 PM (MST)

Submitted by Lupe.Fimbres@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: CT RPS CT2600000061

Award Type:	Contract
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/14/2026
Supplier / Customer / Grantor / Subrecipient:	Anita AVE Properties LLC, an Arizona Limited Liability Company
Project Title / Description:	Sales Agreement No. Sale-0139
Purpose:	On October 1, 2024, the Pima County Board of Supervisors approved the sale of vacant surplus property tax parcels 115-18-0500 and 0520 (the "Property"). The Property consists of .24 acres of undeveloped land, located at the Northwest corner of Speedway Blvd. and Anita Ave. The Property was acquired for the Speedway Right of Way project in 1956. The Property is being sold pursuant to A.R.S. Section 11-251(9). The Buyer was the high bidder at the public auction held on May 15, 2026.
Procurement Method:	Real Property Agreements, land Titles, Appraisals, Relocation, Property Management: Exempt per Section 11.04.020
Procurement Method Additional Info:	N/A
Program Goals/Predicted Outcomes:	Pima County will receive revenue and will no longer have the liability and maintenance responsibility for the Property.
Public Benefit and Impact:	Receipt of the revenue for surplus property.
Strategic Plan Pillar	<ul style="list-style-type: none"> Infrastructure & Growth
Support of Prosperity Initiative:	<ul style="list-style-type: none"> N/A
Provide information that explains how this activity supports the selected Prosperity Initiatives	N/A
Metrics Available to Measure Performance:	An independent fee appraiser valued the Property at 100,000.00. The Property was sold for \$101,000.00, which includes an administration fee of \$1,000.00.

Retroactive:

NO

Contract / Award Information

Record Number: CT RPS CT2600000061

Document Type: CT
 Department Code: RPS
 Contract Number: CT2600000061
 Commencement Date: 07/14/2026
 Termination Date: 08/13/2026
 Customer Headquarters Location: Tucson, AZ

* Headquarters information is not a consideration for awards

Total Expense Amount:

\$0.00

Total Revenue Amount:

\$101,000.00

Funding Source Name(s) Required: Transportation-ROW Real Property

Funding from General Fund?	NO
Contract is fully or partially funded with Federal Funds?	NO
Contract is fully or partially funded with Non-Federal Grant Funds?	NO
Were insurance or indemnity clauses modified?	NO
Vendor is using a Social Security Number?	NO

Department: Real Property Services


Name: Rita Leon

Telephone: (520) 724-6462

Add Procurement Department Signatures	No
Add GMI Department Signatures	No

Department Director Signature: George Cardini Date: 6/26/2026 | 12:47 PM MST

Deputy County Administrator Signature:  Date: 6/30/2026 | 10:32 AM MST

County Administrator Signature:  Date: 6/30/2026 | 3:36 PM MST



SALES AGREEMENT No. Sale-0139

1. **Defined Terms.** The following terms will be used as defined terms in this Acquisition Agreement and have the meaning set forth below ("**Agreement**"):

1.1. Seller: Pima County, a political subdivision of the State of Arizona

1.2. Buyer: Anita AVE Properties a Limited Liability Company

1.3. Purchase Price: the sum of One hundred and One Thousand Dollars (\$101,000.00)

1.4. Earnest Money Deposit: the sum of Ten Thousand One Hundred Dollars (\$ 10,100 .00)

1.5. Title Company: First American Title Company, Located at 1840 E. River Rd., Suite 200, Tucson, Arizona 85718, is hereby appointed as "Escrow Agent" for this transaction, Joni Schroeder is the escrow agent assigned to this transaction.

1.6. Effective Date: the date Seller and Buyer have approved and accepted this Agreement by affixing their signatures. The date Seller executes this Agreement is the date this Agreement is signed by the Chair of the Pima County Board of Supervisors.

1.7. Property: the real property described in **Exhibit A** and depicted in **Exhibit A-1**, together with all improvements thereon and all water rights associated with the Property, if any.

1.8. Seller's Address: George Cardieri, Director, Pima County Real Property Services, 201 N Stone Ave, 6th Flr, Tucson, AZ 85701-1207; E-mail: George.Cardieri@pima.gov

1.9. Buyer's Address: Anita AVE Properties LLC, 3029 N. Elena Maria, Tucson, Az 85750, scole434@gmail.com

2. **Parties; Effective Date.** This Agreement is entered into between Seller and Buyer, and shall be effective on the Effective Date. Seller and Buyer are collectively referred to herein as the "**Parties**," and individually as a "**Party**."

3. **Purchase of Property.** Buyer agrees to acquire from Seller, and Seller agrees to convey to Buyer, in consideration of the Purchase Price, Seller's fee interest in the Property, for the Purchase Price, payable as follows:

3.1. On the Effective Date, Buyer will pay the Earnest Money Deposit to Title Company as escrow agent. Escrow Agent is hereby instructed to deposit all such payments in a federally insured money market or other similar account, subject to immediate withdrawal, at a bank or savings and loan institution located in Tucson, Arizona. If the escrow closes, the Earnest Money Deposit shall be credited against the Purchase Price, and any interest earned on the Earnest Money Deposit shall be paid to Buyer. If the escrow fails to close because of a default by Seller, then the Earnest Money Deposit and all interest earned thereon shall be returned to Buyer. If the escrow fails to close because of a default by Buyer, then the earnest money and all interest earned thereon shall be paid to Seller.

3.2. The remainder of the Purchase Price will be paid to the Seller in cash at closing.

4. **Closing Costs, Title and Prorations.**

4.1. Closing Costs. Expenses incidental to transfer of title, recording fees, escrow fees and releases shall be paid 50% by Buyer and 50% by Seller. Buyer will pay all other Closing Costs related to the Closing.

4.2. Title. Buyer will pay for a Standard Owner's Title Insurance Policy for the Property, in the amount of the Purchase Price.

4.3. Prorations. Property taxes, rents, and annual payment of assessments with interest, if any (collectively "**Prorations**") will be prorated as of the date of Closing.

5. Escrow and Title.

5.1. Escrow. Title Company will act as escrow agent. This Agreement will constitute escrow instructions in connection with the escrow established with Title Company under this Agreement (the "**Escrow**"). Title Company will make reasonably suitable arrangements with either Party, upon that Party's request, to have the Party execute any of the documents to be executed by that Party as provided in this Agreement at the office of Title Company that is most convenient for Buyer.

5.2. Title Commitment. Escrow Agent will distribute to the Parties a Commitment for Standard Owner's Title Insurance (the "**Commitment**") together with complete and legible copies of all documents which will remain as exceptions to Buyer's policy of title insurance.

5.3. Amended Commitment. In the event Title Company should issue an Amended Commitment for Title Insurance which discloses an exception(s) not previously disclosed, Buyer shall have fifteen (15) days after the receipt of the Amended Commitment and the new Exceptions (the "**Disapproval Period**") within which to notify Seller and the Escrow Agent in writing of Buyer's disapproval of any new exceptions shown thereon (the "**Disapproval Notice**"). In the event of such disapproval, Seller shall have ten (10) days from receipt of the Disapproval Notice in which to notify Buyer in writing whether Seller intends to eliminate each of the disapproved Exceptions prior to the Closing (the "**Notice Period**"). If Seller fails to notify Buyer of its intent with respect to the disapproved items within that time or if Seller elects not to cure all disapproved items, Buyer may terminate this Agreement and the Escrow will be canceled. If the Amended Commitment is issued less than fifteen (15) days prior to the date of the Closing, then the date of the Closing is extended until the end of the Disapproval Period and the Notice Period, if applicable.

5.4. Title Policy is Condition to Closing. Buyer's obligation to Close is contingent upon Title Company being prepared to issue a Standard Owner's Title Insurance Policy for the Property, in the amount of the Purchase Price, subject only to the exceptions on **Exhibit B** and the standard printed exceptions in the policy.

6. Closing.

6.1. Closing Date. The Closing of the sale of the Property to Buyer (the "**Closing**") will take place at the office of Title Company on or before thirty (30) days

after the Effective Date, unless extended by Seller and Buyer.

6.2. Deliveries by Buyer at Closing. At Closing, Buyer shall deliver to Seller through Escrow the following:

6.2.1. The Purchase Price, which will be paid in full at Closing payable to Title Company by Buyer's check; and

6.2.2. Such additional documents as Seller or Escrow Agent may reasonably require to effectuate the purchase.

6.3. Deliveries by Seller at Closing. At Closing, Seller will deliver to Buyer through Escrow the following:

6.3.1. An executed Special Warranty Deed in the form of **Exhibit C**; and

6.3.2. Such additional documents as Buyer or Escrow Agent may reasonably require to effectuate the Purchase.

6.4. Delivery of Possession. Seller shall deliver possession of the Property to Buyer at Closing.

7. **Disclosures and Covenants.**

7.1. "As-Is" Sale. Buyer accepts the Property in an AS IS CONDITION, with NO WARRANTY FROM SELLER OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AS TO THE CONDITION THEREOF.

7.2. Cultural Resources. Buyer is hereby notified that cultural resources (archaeological, cultural, or historic resources) may be present on the subject property. In the event development or ground disturbance is planned, these cultural resources may require treatment (inventory assessment, and mitigation), approved by Pima County and the State Historic Preservation Office.

7.3. Condition of Property. Buyer is solely responsible for conducting its own due diligence regarding the condition of the Property.

7.4. Risk of Loss for Damage to Improvements. Seller bears the risk of loss or

damage to the Property prior to Closing. After Closing, the risk of loss or damage to the Property rests with Buyer.

7.5. Use of Property by Seller. Seller will maintain the Property in substantially the same condition as it is presently in, ordinary wear and tear excepted, and without liens or encumbrances that Seller will be able to cause to be released before the Closing.

8. **Environmental.**

8.1. Environmental Representations. Buyer and Seller agree that neither party is assuming any obligation of the other party relating to any potential liability, if any, arising from the environmental condition of the Property, each party remaining responsible for its obligations as set forth by law.

8.2. Environmental Inspection Rights.

8.2.1. From and after the Effective Date, Seller shall permit Buyer to conduct such inspections of the Property as the Buyer deems necessary to determine the environmental condition of the Property. If any environmental inspection recommends further testing or inspection, the Parties hereby agree to extend the date of Closing to at least thirty (30) days after the report for such additional testing or inspection is completed on behalf of Buyer, but not later than an additional one hundred eighty (180) day extension.

8.2.2. If any environmental inspection reveals the presence of contamination or the need to conduct an environmental cleanup, Buyer shall provide written notice to Seller, prior to Closing, of any items disapproved by Buyer as a result of Buyer's inspection (the "**Objection Notice**"). If Buyer sends an Objection Notice, Seller may, within five (5) business days of receipt of the Objection Notice, notify Buyer if Seller is willing to cure any of the items to which Buyer objected (the "**Cure Notice**"). If Seller elects not to send Buyer a Cure Notice or if Seller's Cure Notice is not acceptable to Buyer, then Buyer may elect to terminate this Agreement, in which case the Agreement will be terminated and of no further force and effect.

9. **Broker's Commission.** No broker or finder has been used by Buyer or Seller.

10. **Default, Remedies, and Conditions Precedent.** In the event either Party defaults under this Agreement, the other Party shall be entitled to pursue all rights and remedies available at law or in equity, including specific performance. To the extent a Party seeks damages, the recovery is limited to actual damages (including any losses or penalties

suffered by Buyer as a result of any violation of federal arbitrage violations caused by a wrongful failure of Seller to perform). Neither Party is entitled to exemplary, punitive, special, indirect or consequential damages.

11. **Exhibits.** The following Exhibits are fully incorporated herein as if set forth at length. To the extent that any Exhibits to this Agreement are not available at the execution thereof, they will be added by the Parties prior to Closing and will be in form and substance reasonably satisfactory to the Parties.

- Exhibit A** **Description of Property**
- Exhibit A-1** **Depiction Showing Property**
- Exhibit B** **Permitted Exceptions for Property**
- Exhibit C** **Form of Deed for Property**

12. **Miscellaneous Provisions.** The following miscellaneous provisions apply to this Agreement:

12.1. Notices.

12.1.1. *Writing.* All notices required or permitted to be given hereunder must be in writing and mailed by first class, registered, certified or overnight mail, return receipt requested, postage prepaid, or transmitted by electronic mail, facsimile, or hand delivered, addressed to Seller's address or Buyer's address.

12.1.2. *Receipt.* If mailed, all such notices, demands, requests, or other communications are deemed received upon the expiration of seventy-two (72) hours after deposit in the U.S. mail as aforesaid. Notice served personally or by electronic mail or facsimile is deemed served upon delivery thereof to the addressee. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given is deemed to be receipt of the notice, demand or request sent. Any party entitled to notices hereunder may from time to time designate to the other parties, in writing and given in accordance with this Section, a different address for service of notice.

12.2. Governing Law. This Agreement is subject to, and interpreted by and in accordance with, the laws of the State of Arizona. Any action to be brought under this Agreement must be filed and maintained in a court in Pima County, Arizona.

12.3. Entire Agreement. This Agreement is the entire Agreement of the Parties

respecting the subject matter hereof. There are no other agreements, representations or warranties, whether oral or written, respecting the subject matter hereof.

12.4. Interpretation. This Agreement, and all the provisions of this Agreement, is deemed drafted by all of the Parties. This Agreement will not be interpreted strictly for or against any Party, but solely in accordance with the fair meaning of the provisions hereof to effectuate the purposes and intent of this Agreement.

12.5. No Representations. Each Party has entered into this Agreement based solely upon the agreements, representations and warranties expressly set forth herein and upon that Party's own knowledge and investigation. Neither Party has relied upon any representation or warranty of any other Party except any such representations or warranties as are expressly set forth herein.

12.6. Signing Authority. Each of the persons signing below on behalf of a Party represents and warrants that the signer has full requisite power and authority to execute and deliver this Agreement on behalf of the Party for whom the signer signs and to bind such Party to the terms and conditions of this Agreement.

12.7. Counterparts. This Agreement may be executed in counterparts, each of which is effective as an original. This Agreement becomes effective only when all of the Parties have executed the original or counterpart hereof. This Agreement may be executed and delivered by a facsimile transmission or email of a counterpart signature page hereof.

12.8. Attorney's Fees and Costs. In any action brought by a Party to enforce the obligations of any other Party, the prevailing Party is entitled to collect from the opposing Party to such action such Party's reasonable litigation costs and attorney's fees and expenses, including court costs, reasonable fees of accountants and experts, and other expenses incidental to the litigation in addition to all other relief, all of which will be set by a judge and not by a jury, to which the prevailing Party may be entitled.

12.9. Binding Affect. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and permitted assigns.

12.10. No Third Party Beneficiaries. This is not a third party beneficiary contract. No person or entity other than a Party signing this Agreement has any rights under this Agreement, except as expressly provided in this Agreement.

12.11. Amendment. This Agreement may be amended or modified only in a writing signed by the Parties, which specifically references this Agreement.

12.12. No Partnership. Nothing in this Agreement creates a partnership or joint venture, or authorizes any Party to act as agent for or representative of any other Party.

12.13. No Waiver. The failure of a Party to require full or timely performance of any obligation arising under this Agreement (whether on a single occasion or on multiple occasions) is not a waiver of any such obligation. No such failure gives rise to any claim of estoppel, laches, course of dealing, amendment of this Agreement by course of dealing, or other defense of any nature to any obligation arising hereunder.

12.14. Time of the Essence. Time is of the essence with respect to each obligation arising under this Agreement.

12.15. Conflict of Interest. This Agreement is subject to cancellation within three (3) years after its execution pursuant to [A.R.S. § 38-511](#) if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of Buyer is, at any time while this Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement with respect to the subject matter of the Agreement.

Buyer's Approval and Acceptance:

Anitz AVE Properties, a limited liability company
By: [Signature]
Title: Director, (printed name)
Date: 5/23/20

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

Jennifer Allen, Chair, Board of Supervisors

Date

ATTEST:

Melissa Manriquez, Clerk of Board

Date

APPROVED AS TO CONTENT:



George Carderi, Director, Real Property Services

Carmine DeBonis, Deputy County Administrator, Public Works

APPROVED AS TO FORM:



James Morrow, Deputy County Attorney

Exhibit "A"



First American Title™

**Commitment for Title Insurance
Arizona - 2021 v. 01.00 (07-01-2021)**

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

Parcel No. 1:

That part of Lot 11 in Section 2, Township 14 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 2, run thence South 89° 35' West along the South line of said Section, a distance of 104.10 feet;

Thence North 25° 52' West 38.76 feet to the true Point of Beginning, said point being the intersection of the North line of West Speedway with the West line of Anita Avenue;

Thence continue North 25° 52' West, 159.05 feet along the Westerly line of Anita Avenue;

Thence South 82° 20' 30" West, 68.42 feet;

Thence South 0° 25' East, 134.99 feet to a point on the North line of West Speedway;

Thence, North 89° 35' East, 136.23 feet to the true Point of Beginning;

Excepting therefrom the following described parcel:

Beginning at the intersection of the North line of West Speedway with the Westerly line of Anita Avenue, as above described, run thence North 25° 52' West along the Westerly line of Anita Avenue, 159.05 feet;

Thence South 82° 20' 30" West 37.9 feet;

Thence South 25° 52' East parallel to the Westerly line of Anita Avenue to a point on the North line of West Speedway;

Thence North 89° 35' East along said North line to the true Point of Beginning.

Also Except any portion lying within West Speedway Boulevard as it currently exists.

Parcel No. 2:

That part of Lot 11 in Section 2, Township 14 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 2, *This page is only a part of a 2021 ALTA Commitment for Title Insurance Issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I--Requirements; and Schedule B, Part II--Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

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Exhibit "A"

(Continued)



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**Commitment for Title Insurance
Arizona - 2021 v. 01.00 (07-01-2021)**

run thence South 89° 35' West along the South line of said Section, a distance of 104.10 feet;

Thence, North 25° 52' West, 38.76 feet to the true Point of Beginning, said point being the intersection of the North line of West Speedway with the West line of Anita Avenue;

Continue thence North 25° 52' West along the Westerly line of Anita Avenue, a distance of 134.05 feet;

Thence South 64° 08' West, a distance of 36 feet;

Thence South 25° 52' East parallel to the Westerly line of Anita Avenue to a point on the North line of West Speedway;

Thence North 89° 35' East to the true Point of Beginning.

Except any portion lying within West Speedway Boulevard as it currently exists.

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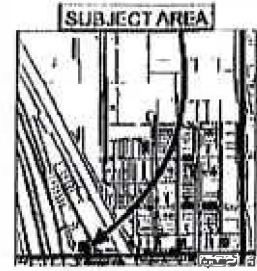
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Exhibit "A-1"

SECTION 02
TOWNSHIP 14 SOUTH
RANGE 13 EAST




SECTION 02 G&SRM
PIMA COUNTY, ARIZONA



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

Legend

 Subject Property



24023

NOT TO SCALE

DRAWN BY: A VASLOW

DATE: SEP 2024

Exhibit "B"



First American Title™

**Commitment for Title Insurance
Arizona - 2021 v. 01.00 (07-01-2021)**

Commitment No.: 700005120

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

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Form 50210204 (7-13-23)

Exhibit "B" continued



First American Title™

**Commitment for Title Insurance
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7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

8. Taxes for the full year of 2024.
(The first half is due October 1, 2024 and is delinquent November 1, 2024. The second half is due March 1, 2025 and is delinquent May 1, 2025.)
9. Any additional taxes which may become a lien by reason of the county assessor reassessing the within described premises for the year(s) 2023.
10. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
(All assessments due and payable are paid.)
11. Reservations or Exceptions in Patents, or in Acts authorizing the Issuance thereof.
12. Easement or license granted the City of Tucson for outfall sewer along Anita St. by instrument recorded in Book 108 of Miscellaneous Records at Page 153 in the office of the County Recorder of Pima County, Arizona.

(Affects all parcels)
13. An easement for railroad spur track and incidental purposes in the document recorded as Book 64 of Miscellaneous, Page 487.

(Affects all parcels)
14. An easement for electric transmission or distribution line or system and incidental purposes in the document recorded as Docket 120, Page 70.

(Affects Parcel No. 1)
15. An easement for canals and ditches, maintenance of power lines and incidental purposes in the document recorded as Book 132 of Deeds, Page 605.

(Affects all parcels)

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Exhibit "B" continued



First American Title™

**Commitment for Title Insurance
Arizona - 2021 v. 01.00 (07-01-2021)**

16. The terms and provisions contained in the document entitled "Agreement for Permanent Sewer Connection and Service Outside City Limits (For Individual Owners)" recorded April 11, 1951 as Docket 340, Page 292.

(Affects Parcel No. 1)
17. The terms and provisions contained in the document entitled "Water Service Agreement Outside City Limits (For Individual Owners)" recorded April 15, 1952 as Docket 453, Page 137.

(Affects Parcel No. 1)
18. A plat recorded in Book 7, Page 73 of Road Maps, purporting to show a county roadway.

(Affects all parcels)
19. An easement for ingress and egress and incidental purposes in the document recorded as Docket 801, Page 294.

(Affects Parcel No. 2)
20. An easement for ingress and egress and incidental purposes in the document recorded as Docket 831, Page 11.

(Affects Parcel No. 1)
21. All matters as set forth in Record of Survey, recorded as Sequence No. 2020-3580008.

(Affects Parcel No. 2)
22. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
23. Water rights, claims or title to water, whether or not shown by the Public Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I--Requirements; and Schedule B, Part II--Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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Form 50210204 (7-13-23)

EXHIBIT “C”

When Recorded, Please Return to:
 Anita Avenue Properties LLC
 3029 N. Elena Maria
 Tucson, Arizona 85750

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, PIMA COUNTY, a political subdivision, of the State of Arizona, the “Grantor” herein, does hereby convey to Anita AVE Properties, LLC, an Arizona Limited Liability Company, the “Grantee” herein, the following real property (the “Property”) situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described in **Exhibit A** and Depicted in **Exhibit A-1** attached hereto.

Subject to all taxes and other assessments, reservations in Patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and all matters a survey or inspection of the Property would reveal.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Restrictive Covenant.

Restriction. By accepting the Property, the Grantee, for himself, herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the construction, maintenance, or operation of any facilities or structures

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:6/23/26	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: RL	File #: Sale-0139	Activity #:	P <input checked="" type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>

EXHIBIT “C”

whatsoever on the Property, the grantee will not discriminate against any person on the grounds of that person’s age, race, creed, color, religion, sex, disability or national origin.

Nature of Restriction. This Restrictive Covenant shall apply in perpetuity and shall run with the Property. The Restriction imposed shall be non-revocable without the written consent of at least 4 of the 5 members of the Pima County Board of Supervisors. The Restriction shall remain in effect notwithstanding any future annexation of any portion of the land by a municipality.

Enforcement of Restriction. Grantor may enforce the terms of this Restrictive Covenant through any available legal or equitable remedy, including but not limited to damages, and injunctive relief requiring the Grantee to cease and desist all activity in violation of this Restrictive Covenant. The failure of Grantor to insist upon the full and complete performance of any of the terms and conditions of this Restrictive Covenant, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future.

Protection of Cultural Resources.

In compliance with Pima County Board of Supervisors Policy Number C 3.17, Grantee is hereby notified that buried cultural resources (archeological or historic resources) may be present on the Property. In the event development or ground disturbance is planned, cultural resources compliance (inventory, assessment and/or mitigation) will be required, as approved by Pima County.

Grantee is aware that there may be limitations on ground disturbing activity and conveyance of title before cultural resources compliance requirements are met. All such inventory, assessment and/or mitigation costs are the responsibility of Grantee.

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EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:6/23/26	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: RL	File #: Sale-0139	Activity #:	P <input checked="" type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>

EXHIBIT "C"

Grantor: Pima County, a political subdivision of the State of Arizona

By: George Cardieri, Director
Pima County Real Property Services

Date: _____

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me the 22 day of August, 2024 by George Cardieri, Director Pima County Real Property Services.

Notary Public

My Commission Expires: _____

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:6/23/26	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: RL	File #: Sale-0139	Activity #:	P <input checked="" type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>