

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: CKB
DEPUTY RECORDER
8046 PE4

SAHUA
TOWN OF SAHUARITA
PO BOX 879
SAHUARITA AZ 85629
CONTACT: LESLIE RICHTER



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RES 15:20
MAIL
AMOUNT PAID \$ 9.50

Town of Sahuarita
Attention: Town Clerk
P.O. Box 879
Sahuarita, Az 85629

QUAIL CREEK COMMUNITY FACILITIES DISTRICT

RESOLUTION NO. 11

A RESOLUTION OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM ROBSON RANCH QUAIL CREEK, LLC, FOR THE PURPOSES OF CONSTRUCTING PUBLIC INFRASTRUCTURE AND AUTHORIZING THE CHAIRPERSON OF THE DISTRICT TO SIGN DEEDS AND OTHER DOCUMENTS NECESSARY TO CONCLUDE SUCH ACQUISITION.

WHEREAS, on September 12, 2005, the Mayor and Council of the Town of Sahuarita, Arizona, adopted Resolution No. 2005-86 which, among other things, ordered and declared formation of Quail Creek Community Facilities District (hereinafter called the "District"); and

WHEREAS, on June 21, 2006, the District issued General Obligation Bonds, Series 2006, in the amount of \$12,660,000 for the purposes of constructing and acquiring public infrastructure as shown in Exhibit "A" attached hereto; and

WHEREAS, pursuant to a Development Agreement entered into between the District, Town of Sahuarita, and Robson Ranch Quail Creek, LLC, the District will purchase a 25-acre park site for \$600,000, which amount is a component of the \$1,985,250 Park Public Infrastructure identified in Exhibit "A"

WHEREAS, the legal description of the park land is fully described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, it is necessary to acquire said real property from Robson Ranch Quail Creek, LLC, for such public infrastructure purposes; and

WHEREAS, in order to complete the acquisition of such real property, it is necessary for the District Chairperson to sign certain deeds and documents.

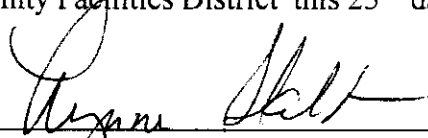
NOW, THEREFORE, BE IT RESOLVED by the District Board of the Quail Creek Community Facilities District as follows:

UNCLASIFIED

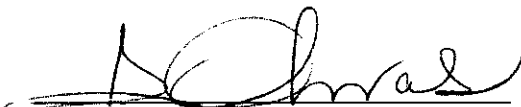
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- Section 1.** The District is hereby authorized to acquire real property for the purposes of constructing public infrastructure on said property, described on Exhibits "A" and "B."
- Section 2.** The Chairperson of the District is hereby authorized and directed to execute any and all documents necessary to conclude the acquisition of said real property, and the District staff is hereby authorized and directed to take all steps necessary and proper to finalize the acquisition of said property.
- Section 3.** The various District officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Resolution.
- Section 4.** All resolutions or motions, and parts of resolutions or motions, in conflict with the provisions of this Resolution are hereby repealed, effective as of the effective date of this Resolution.
- Section 5.** If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED by the District Board of Quail Creek Community Facilities District this 25th day of June, 2007.


 Lynne Skelton
 Chairperson, District Board, Quail
 Creek Community Facilities District

ATTEST:


 Sandra R. Olivas
 District Clerk, Quail Creek
 Community Facilities District

APPROVED AS TO FORM:



 Daniel J. Hochuli
 District Counsel, Quail Creek
 Community Facilities District

EXHIBIT A

40-000 00000

District Board and Administrative Staff

In accordance with State law, the Mayor and Council of the Town serve as the Chairman and members of the District Board. Additionally, the District Board has appointed James Stahle, the Town Manager, as the District Manager, A.C. Marriotti, the Town Finance Director, as the District Treasurer, Daniel J. Hochuli, the Town Attorney, as the District Counsel and Sandra Olivas, the Town Clerk, as the District Clerk.

THE PUBLIC INFRASTRUCTURE

The information contained in this section relates to and has been obtained from the Developer and neither the District nor the Underwriter (as defined herein) assumes any responsibility for the accuracy or completeness thereof.

The Bond Resolution approved a feasibility report relating to financing from the proceeds of the sale of the Bonds the cost of constructing and acquiring the following public infrastructure (the "Public Infrastructure") within the District necessary for development of the hereinafter described Project to thereafter be transferred to the Town:

**TABLE 8
PUBLIC INFRASTRUCTURE**

<u>Description</u>	<u>Estimated Cost (a)</u>	<u>Estimated Completion Date (b)</u>
Campbell Avenue (Public Arterial)	\$1,800,000	6/1/2007
Campbell Avenue Bridge	600,000	3/1/2007
South Boundary Roadway (Public Arterial)	1,750,000	6/1/2007
Landscaping Along Public Streets	400,000	9/1/2007
Drainage Improvements	1,200,000	6/1/2007
Public Sewer System	1,685,000	10/30/2008
Bridges at Wash Crossings	1,800,000	10/30/2008
Park	1,985,250	6/30/2008

- (a) Costs for the Public Infrastructure are estimated and, once contracted for, subject to change orders and unforeseen events.
- (b) Completion dates for the Public Infrastructure are estimated and, once contracted for, subject to change orders and unforeseen events and other potential delays.

The estimated total acquisition and construction cost of the Public Infrastructure described above is \$11,220,250. The Public Infrastructure will be publicly bid in compliance with the process required by State law and the District. Upon completion of each portion of the Public Infrastructure, the completed portion will be acquired by the District and dedicated to the Town. Any cost not paid from the proceeds of the Bonds will be borne by the Developer or financed by the issuance of additional bonds.

11-11-08 09:40:00

EXHIBIT B

10/12/2010 10:10:10 AM

Legal Description

Quail Creek – Park Parcel

March 20, 2006

A parcel of land located in the Northeast Quarter of Section 1, Township 18 South, Range 14 East, of the Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 1, a found aluminum cap and rebar;

THENCE Westerly along the North line of the Northeast Quarter of said Section 1, S88°35'10"W, 881.90 feet to the TRUE POINT OF BEGINNING;

THENCE S01°24'50"E, a distance of 156.37 feet;

THENCE S69°15'37"E, a distance of 223.34 feet to the Westerly line of the Old Nogales Highway;

THENCE along said Westerly line S20°44'23"W, a distance of 1184.67 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet;

THENCE Southwesterly along said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet;

THENCE N69°15'37"W, a distance of 584.87 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1645.00 feet;

THENCE Westerly along said curve, through a central angle of 9°35'31", and arc distance of 275.39 feet;

THENCE N20°44'23"E, a distance of 1132.53 feet to the North line of said Section 1;

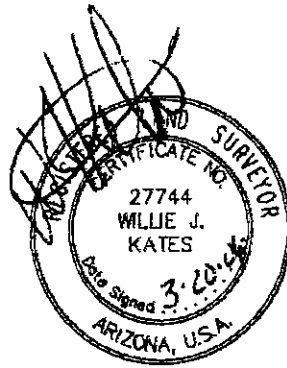
Legal Description

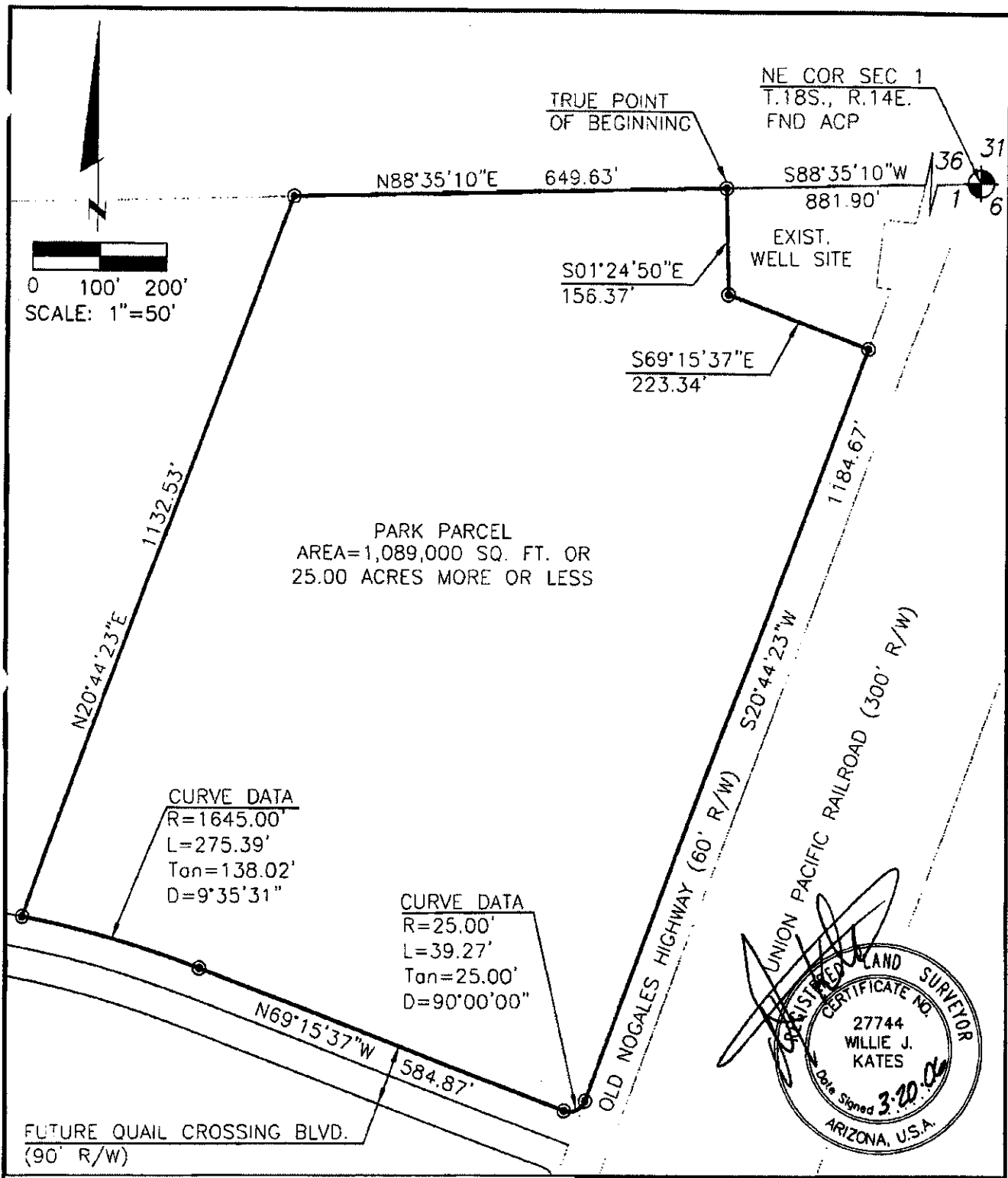
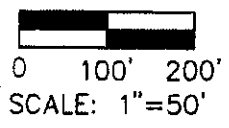
Quail Creek – Park Parcel (cont'd)

March 20, 2006

THENCE along said North line N88°35'10" E, a distance of 649.63 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,089,000 square feet, or 25.00 acres, more or less.

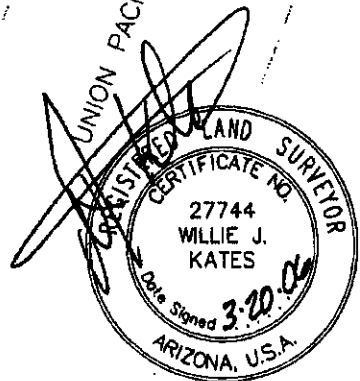




PARK PARCEL
 AREA=1,089,000 SQ. FT. OR
 25.00 ACRES MORE OR LESS

CURVE DATA
 R=1645.00'
 L=275.39'
 Tan=138.02'
 D=9°35'31"

CURVE DATA
 R=25.00'
 L=39.27'
 Tan=25.00'
 D=90°00'00"



**EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION OF
 PARK PARCEL AT QUAIL CREEK**

MARCH 20, 2006

B&R ENGINEERING INC.
 9666 E. RIGGS RD. SUITE 118
 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-0799
 CIVIL ENGINEERING LAND DEVELOPMENT

NORTH ARIZONA