

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
RESOLUTION NO. 42**

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A RESOLUTION OF THE DISTRICT BOARD OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT, AUTHORIZING THE TRANSFER TO THE TOWN OF SAHUARITA OF PUBLIC INFRASTRUCTURE ACQUIRED BY THE DISTRICT AND AUTHORIZING THE CHAIRPERSON OF THE DISTRICT TO SIGN DEEDS AND OTHER DOCUMENTS NECESSARY TO CONCLUDE SUCH TRANSFER OF SAID PUBLIC INFRASTRUCTURE TO THE TOWN OF SAHUARITA.

BE IT RESOLVED BY THE DISTRICT BOARD OF QUAIL CREEK COMMUNITY FACILITIES DISTRICT as follows:

WHEREAS, on June 29, 2007, the Quail Creek Community Facilities District acquired real property consisting of approximately 25 acres for construction of public infrastructure known as the Quail Creek – Veterans Municipal Park located in the Town of Sahuarita; and

WHEREAS, on October 27, 2008, the Quail Creek Community Facilities District acquired real property consisting of public infrastructure identified as Campbell Avenue and Quail Creek Parkway located in the Town of Sahuarita; and

WHEREAS, the Quail Creek Community Facilities District desires to transfer said public infrastructure to the Town of Sahuarita; and

WHEREAS, the Town of Sahuarita has agreed to accept said public infrastructure for the public benefit of its residents, including for purposes of maintenance and operation thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. The District is hereby authorized to transfer to the Town of Sahuarita the public infrastructure identified as the Quail Creek – Veterans Municipal Park, Campbell Avenue and Quail Creek Parkway described on Exhibit A.

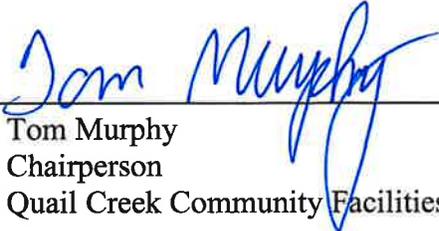
2. The Chairperson of the District is hereby authorized and directed to execute any and all documents necessary to conclude the transfer of the public infrastructure to the Town of

Sahuarita, and District staff is hereby authorized and directed to take all steps necessary and property to finalize the transfer of said public infrastructure.

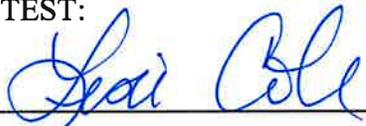
3. If any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

4. This Resolution shall be effective after its passage and approval according to law.

PASSED by the District Board of the Quail Creek Community Facilities District this 27th day of September, 2021.

  
\_\_\_\_\_  
Tom Murphy  
Chairperson  
Quail Creek Community Facilities District

ATTEST:

  
\_\_\_\_\_  
Lisa Cole, MMC  
District Clerk  
Quail Creek Community Facilities District

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Daniel J. Hochuli  
District Counsel  
Quail Creek Community Facilities District

EXHIBIT "A"  
QCCFD Public Infrastructure  
PARK SITE

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, 681.90 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;

2014-03-20 10:10:10

Legal Description

Quail Creek – Park Parcel (cont'd)

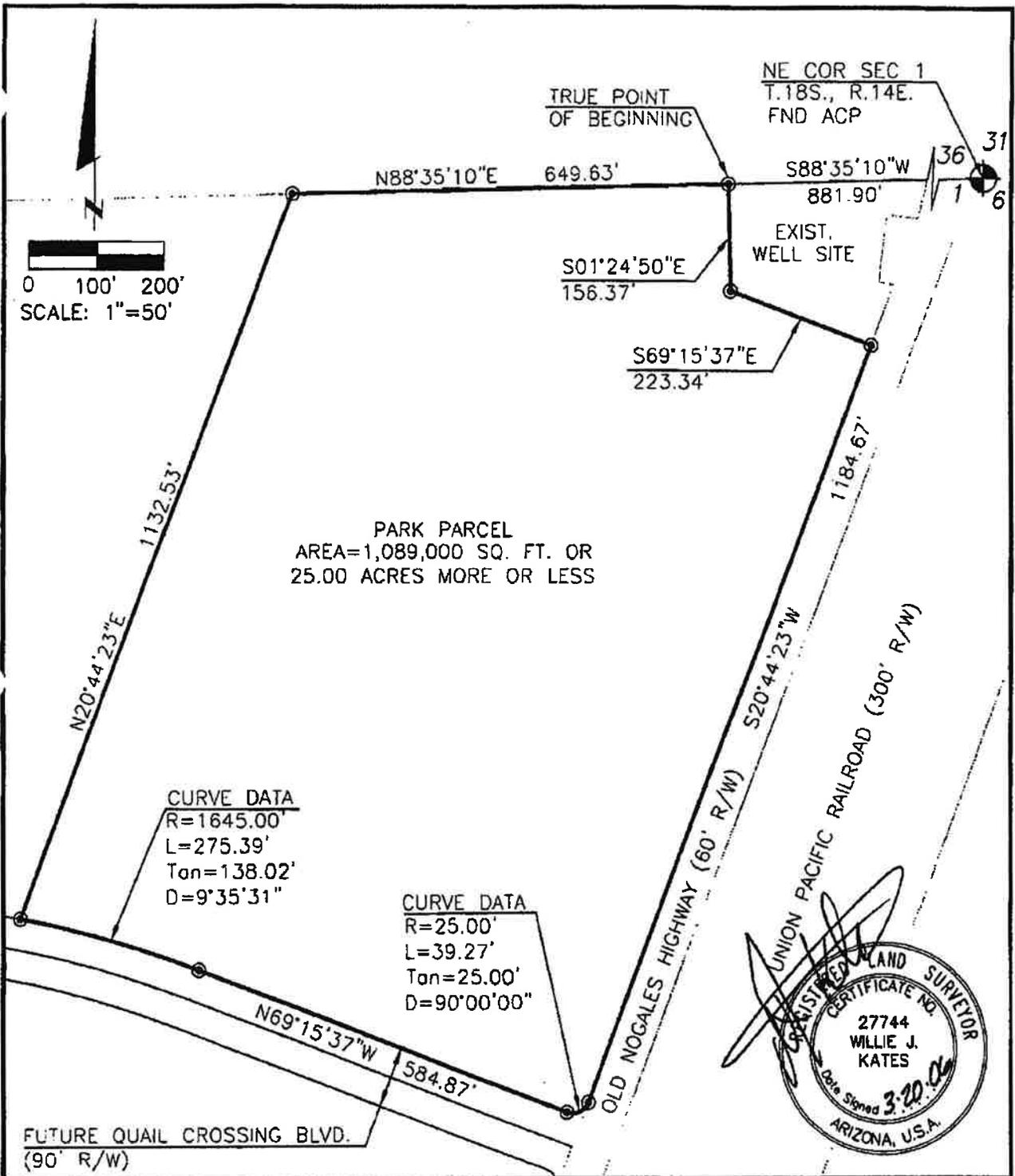
March 20, 2006

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.



1-011110 001111



**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 BOUND



Exhibit A  
QCCFD Public Infrastructure  
PUBLIC RIGHT-OF-WAY

September 27, 2007  
AS #06018 (Quail Creek)

LEGAL DESCRIPTION  
CAMPBELL AVENUE AND QUAIL CREEK PARKWAY

All those portions of Sections 6 and 7, Township 18 South, Range 14 East and Sections 1 and 12, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of the Northeast Quarter of said Section 7; thence N 89°58'30" W, along the south line thereof, 725.70 feet;

THENCE leaving said south line N 00°01'30" E, 60.00 feet to the southwest corner of that 90.00 foot wide roadway easement recorded in Docket 12357 at Page 5429, Records of Pima County, Arizona and the POINT OF BEGINNING of Easement No. One;

THENCE N 89°58'30" W, 433.35 feet to a point of curvature;

THENCE westerly along a curve concave to the south having a radius of 1155.00 feet and a central angle of 24°41'34", an arc length of 497.77 feet to a point of tangency;

THENCE S 65°19'56" W, 223.96 feet to a point of curvature;

THENCE westerly along a curve concave to the north having a radius of 645.00 feet and a central angle of 55°11'48", an arc length of 621.37 feet to a point of tangency;

THENCE S 30°31'44" W along a radial line, 8.00 feet to the northeasterly boundary of San Ignacio de la Canea Land Grant;

THENCE N 59°28'16" W along said northeasterly boundary, 502.27 feet to an angle point thereof;

THENCE continuing along said northeasterly boundary, N 59°30'41" W, 2436.93 feet;

THENCE leaving said northeasterly boundary, N 30°29'19" E, 49.89 feet;

THENCE N 49°45'35" W, 179.29 feet to a point of curvature;

THENCE northwesterly along a curve concave to the southwest having a radius of 955.00 feet and a central angle of 07°29'37", an arc length of 124.90 feet to the easterly boundary of said Section 12;

THENCE continuing northwesterly along said curve concave to the southwest having a radius of 955.00 feet and a central angle of 12°17'47", an arc length of 204.96 feet to a point of tangency;

THENCE N 69°32'59" W, 183.81 feet to a point of curvature;

THENCE northwesterly along a curve concave to the northeast having a radius of 1245.00 feet and a central angle of 10°02'31", an arc length of 218.20 feet to a point of tangency;

THENCE N 59°30'29" W, 629.23 feet to a point of curvature;



September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE westerly along a curve concave to the south having a radius of 25.00 feet and a central angle of  $88^{\circ}50'35''$ , an arc length of 38.77 feet to a point of tangency;

THENCE S  $31^{\circ}38'56''$  W, 3.80 feet to the northeasterly boundary of the San Ignacio De La Canoa Land Grant;

THENCE N  $59^{\circ}30'28''$  W along said northeasterly boundary, 90.02 feet;

THENCE leaving said northeasterly boundary N  $31^{\circ}38'56''$  E, 2.79 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of  $91^{\circ}09'25''$ , an arc length of 39.78 feet to a point of tangency;

THENCE N  $59^{\circ}30'29''$  W, 8.28 feet;

THENCE N  $30^{\circ}04'06''$  E, 90.00 feet to a point of curvature through which a radial line bears S  $30^{\circ}29'31''$  W;

THENCE easterly along a curve concave to the north having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a point of tangency;

THENCE N  $30^{\circ}29'31''$  E, 423.31 feet to the southerly boundary of said Section 1;

THENCE continuing N  $30^{\circ}29'31''$  E, 568.69 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of  $25^{\circ}53'53''$ , an arc length of 883.67 feet to a point of tangency;

THENCE N  $04^{\circ}35'38''$  E, 876.56 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of  $15^{\circ}19'57''$ , an arc length of 523.17 feet to a point of tangency;

THENCE N  $10^{\circ}44'19''$  W, 232.03 feet;

THENCE northerly along a curve concave to the east having a radius of 845.00 feet and a central angle of  $29^{\circ}04'22''$ , an arc length of 428.77 feet to a point of tangency;

THENCE N  $18^{\circ}20'04''$  E, 76.47 feet;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of  $89^{\circ}12'49''$ , an arc length of 38.93 feet to a point of cusp on the southerly boundary of that easement described in Docket 8208 at Page 1821;

THENCE from a radial line bearing S  $19^{\circ}07'15''$  W, easterly along a curve of said boundary concave to the north having a radius of 5075.00 feet and a central angle of  $01^{\circ}34'22''$ , an arc length of 139.32 feet to a point of cusp;



September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE leaving said boundary from a radial line bearing N 17°32'52" E, southwesterly along a curve concave to the southeast having a radius of 25.00 feet and a central angle of 89°12'49", an arc length of 38.93 feet to a point of tangency;

THENCE S 18°20'04" W, 76.47 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 755.00 feet and a central angle of 29°04'22", an arc length of 383.10 feet to a point of tangency;

THENCE S 10°44'19" E, 232.03 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 15°19'57", an arc length of 547.25 feet to a point of tangency;

THENCE S 04°35'38" W, 876.56 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 25°53'53", an arc length of 924.35 feet to a point of tangency;

THENCE S 30°29'31" W, 515.42 feet to the northerly boundary of said Section 12;

THENCE continuing S 30°29'31" W, 476.58 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 25.00 feet and a central angle of 90°00'00", an arc length of 39.27 feet to a point of tangency;

THENCE S 59°30'29" E, 638.20 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1155.00 feet and a central angle of 10°02'31", an arc length of 202.43 feet to a point of tangency;

THENCE S 69°32'59" E, 183.81 feet to a point of curvature;

THENCE southeasterly along a curve concave to the southwest having a radius of 1045.00 feet and a central angle of 09°10'03", an arc length of 167.20 feet to the westerly boundary of said Section 7;

THENCE continuing southeasterly along said curve concave to the southwest having a radius of 1045.00 feet and a central angle of 10°37'21", an arc length of 193.74 feet to a point of tangency;

THENCE S 49°45'35" E, 252.14 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1955.00 feet and a central angle of 09°45'05", an arc length of 332.73 feet to a point of tangency;

THENCE S 59°30'41" E, 2018.62 feet;

THENCE S 59°28'16" E, 502.48 feet to a point of curvature;



September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE easterly along a curve concave to the north having a radius of 555.00 feet and a central angle of  $55^{\circ}11'48''$ , an arc length of 534.67 feet to a point of tangency;

THENCE N  $65^{\circ}19'56''$  E, 223.96 feet to a point of curvature;

THENCE easterly along a curve concave to the south having a radius of 1245.00 feet and a central angle of  $24^{\circ}41'34''$ , an arc length of 536.56 feet to a point of tangency;

THENCE S  $89^{\circ}58'30''$  E, 433.35 feet to a point of curvature;

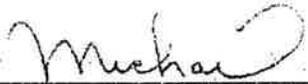
THENCE easterly along a curve concave to the north having a radius of 755.00 feet and a central angle of  $34^{\circ}39'29''$ , an arc length of 456.70 feet to a point of tangency;

THENCE S  $34^{\circ}37'59''$  E along a radial line, 90.00 feet;

THENCE westerly along a curve concave to the north having a radius of 845.00 feet and a central angle of  $34^{\circ}39'29''$ , an arc length of 511.14 feet to the POINT OF BEGINNING.

CONTAINING 23.36 acres of land, more or less.

Prepared by:  
AMERSON SURVEYING, INC.

  
MICHAEL K. AMERSON, R.L.S.



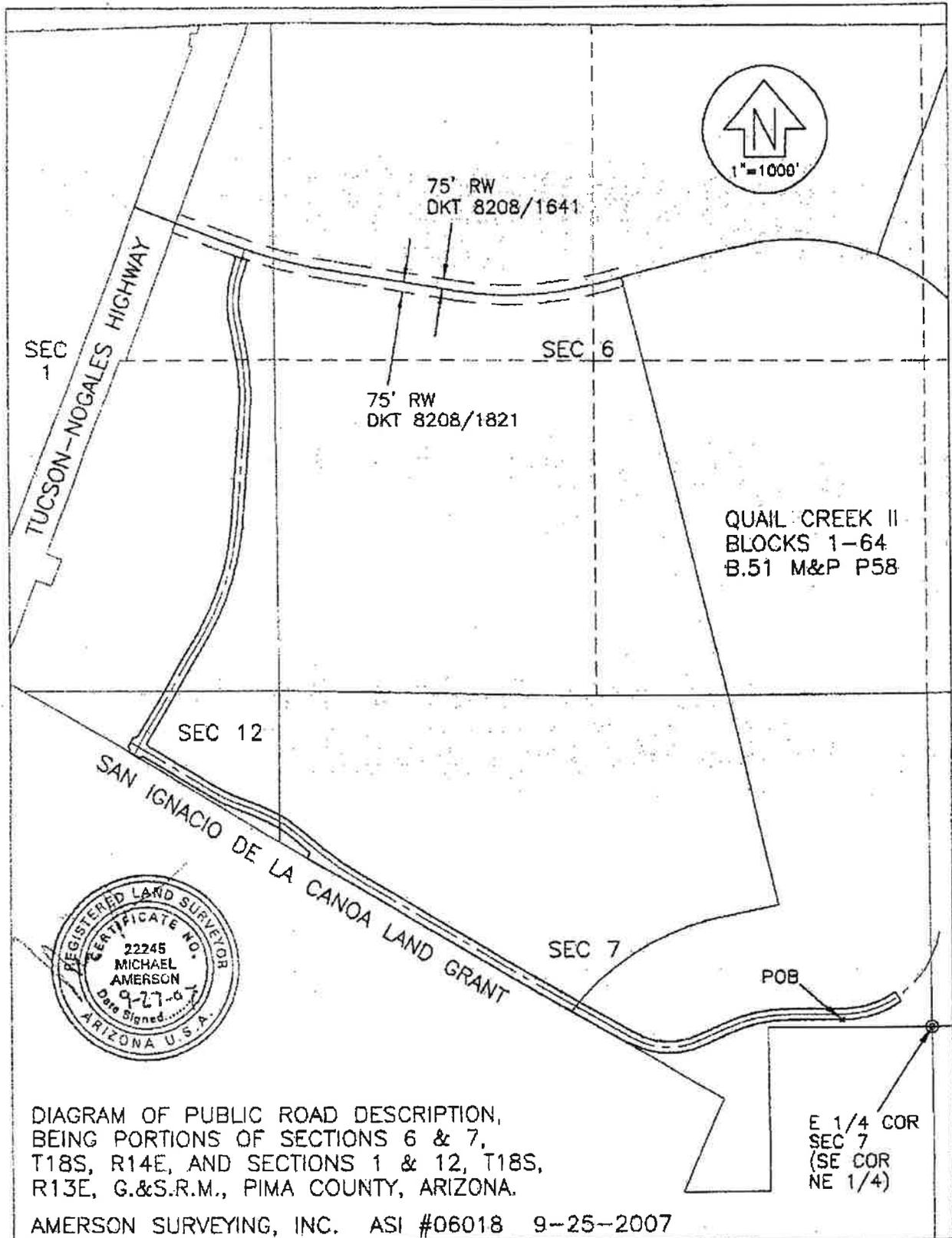


DIAGRAM OF PUBLIC ROAD DESCRIPTION,  
BEING PORTIONS OF SECTIONS 6 & 7,  
T18S, R14E, AND SECTIONS 1 & 12, T18S,  
R13E, G.&S.R.M., PIMA COUNTY, ARIZONA.

AMERSON SURVEYING, INC. ASI #06018 9-25-2007

Electronic recording requested by:

Town of Sahuarita  
Attn: Town Clerk Department  
375 W. Sahuarita Center Way  
Sahuarita, AZ 85629

EXEMPT PER ARS § 11-1134(A)(3)

**QUIT CLAIM DEED**

***Park Site***

For valuable consideration, the QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district, does hereby quit claim to the TOWN OF SAHUARITA, a municipal corporation, all its rights, title, and interest which the Grantor has in and to the described property on Exhibit "A" situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

Dated this 27th day of September, 2021.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district

By: \_\_\_\_\_  
Tom Murphy, Chairperson  
District Board

STATE OF ARIZONA    )  
                                  : ss  
COUNTY OF PIMA    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of September, 2021, by Tom Murphy as Chairperson of the District Board of the Quail Creek Community Facilities District.

\_\_\_\_\_  
Notary Public

NOTARY SEAL:

EXHIBIT "A"

Legal Description

Quail Creek – Park Parcel

March 20, 2006

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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;

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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;

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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)

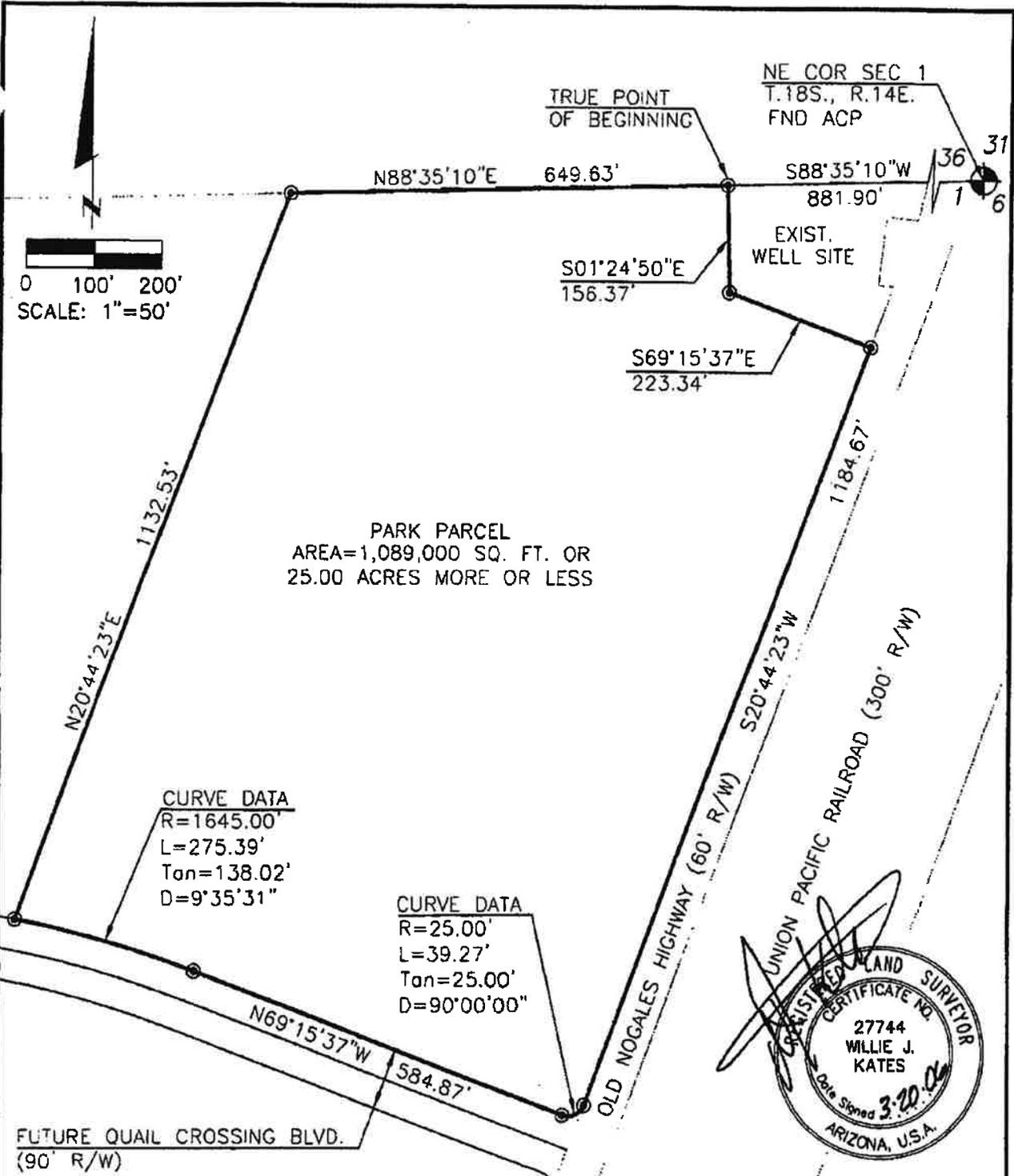
March 20, 2006

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



4-11-06 08:11



**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

15-1122 2004-04-14

Electronic recording requested by:

Town of Sahuarita  
Attn: Town Clerk Department  
375 W. Sahuarita Center Way  
Sahuarita, AZ 85629

EXEMPT PER ARS § 11-1134(A)(3)

**QUIT CLAIM DEED**

***Public Right-of-Way***

For valuable consideration, the QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district, does hereby quit claim to the TOWN OF SAHUARITA, a municipal corporation, as public right of way, all its rights, title, and interest which the Grantor has in and to the described property on Exhibit "A" situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

Dated this 27th day of September, 2021.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district

By: \_\_\_\_\_

Tom Murphy, Chairperson  
District Board

STATE OF ARIZONA    )  
                                  : ss  
COUNTY OF PIMA    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2021, by Tom Murphy as Chairperson of the District Board of the Quail Creek Community Facilities District.

\_\_\_\_\_  
Notary Public

NOTARY SEAL:



**EXHIBIT A**  
**QCCFD Public Right-of-Way**

September 27, 2007  
AS #06018 (Quail Creek)

**LEGAL DESCRIPTION**  
**CAMPBELL AVENUE AND QUAIL CREEK PARKWAY**

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THENCE leaving said south line N 00°01'30" E, 60.00 feet to the southwest corner of that 90.00 foot wide roadway easement recorded in Docket 12357 at Page 5429, Records of Pima County, Arizona and the POINT OF BEGINNING of Easement No. One;

THENCE N 89°58'30" W, 433.35 feet to a point of curvature;

THENCE westerly along a curve concave to the south having a radius of 1155.00 feet and a central angle of 24°41'34", an arc length of 497.77 feet to a point of tangency;

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THENCE S 30°31'44" W along a radial line, 8.00 feet to the northeasterly boundary of San Ignacio de la Canea Land Grant;

THENCE N 59°28'16" W along said northeasterly boundary, 502.27 feet to an angle point thereof;

THENCE continuing along said northeasterly boundary, N 59°30'41" W, 2436.93 feet;

THENCE leaving said northeasterly boundary, N 30°29'19" E, 49.89 feet;

THENCE N 49°45'35" W, 179.29 feet to a point of curvature;

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THENCE N 69°32'59" W, 183.81 feet to a point of curvature;

THENCE northwesterly along a curve concave to the northeast having a radius of 1245.00 feet and a central angle of 10°02'31", an arc length of 218.20 feet to a point of tangency;

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September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE westerly along a curve concave to the south having a radius of 25.00 feet and a central angle of  $88^{\circ}50'35''$ , an arc length of 38.77 feet to a point of tangency;

THENCE S  $31^{\circ}38'56''$  W, 3.80 feet to the northeasterly boundary of the San Ignacio De La Canoa Land Grant;

THENCE N  $59^{\circ}30'28''$  W along said northeasterly boundary, 90.02 feet;

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THENCE N  $18^{\circ}20'04''$  E, 76.47 feet;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of  $89^{\circ}12'49''$ , an arc length of 38.93 feet to a point of cusp on the southerly boundary of that easement described in Docket 8208 at Page 1821;

THENCE from a radial line bearing S  $19^{\circ}07'15''$  W, easterly along a curve of said boundary concave to the north having a radius of 5075.00 feet and a central angle of  $01^{\circ}34'22''$ , an arc length of 139.32 feet to a point of cusp;



September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE leaving said boundary from a radial line bearing N 17°32'52" E, southwesterly along a curve concave to the southeast having a radius of 25.00 feet and a central angle of 89°12'49", an arc length of 38.93 feet to a point of tangency;

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September 27, 2007  
AS #06018 (Quail Creek)  
Campbell Avenue and Quail Creek Parkway

THENCE easterly along a curve concave to the north having a radius of 555.00 feet and a central angle of  $55^{\circ}11'48''$ , an arc length of 534.67 feet to a point of tangency;

THENCE N  $65^{\circ}19'56''$  E, 223.96 feet to a point of curvature;

THENCE easterly along a curve concave to the south having a radius of 1245.00 feet and a central angle of  $24^{\circ}41'34''$ , an arc length of 536.56 feet to a point of tangency;

THENCE S  $89^{\circ}58'30''$  E, 433.35 feet to a point of curvature;

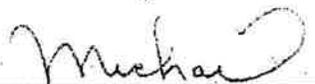
THENCE easterly along a curve concave to the north having a radius of 755.00 feet and a central angle of  $34^{\circ}39'29''$ , an arc length of 456.70 feet to a point of tangency;

THENCE S  $34^{\circ}37'59''$  E along a radial line, 90.00 feet;

THENCE westerly along a curve concave to the north having a radius of 845.00 feet and a central angle of  $34^{\circ}39'29''$ , an arc length of 511.14 feet to the POINT OF BEGINNING.

CONTAINING 23.36 acres of land, more or less.

Prepared by:  
AMERSON SURVEYING, INC.

  
MICHAEL K. AMERSON, R.L.S.



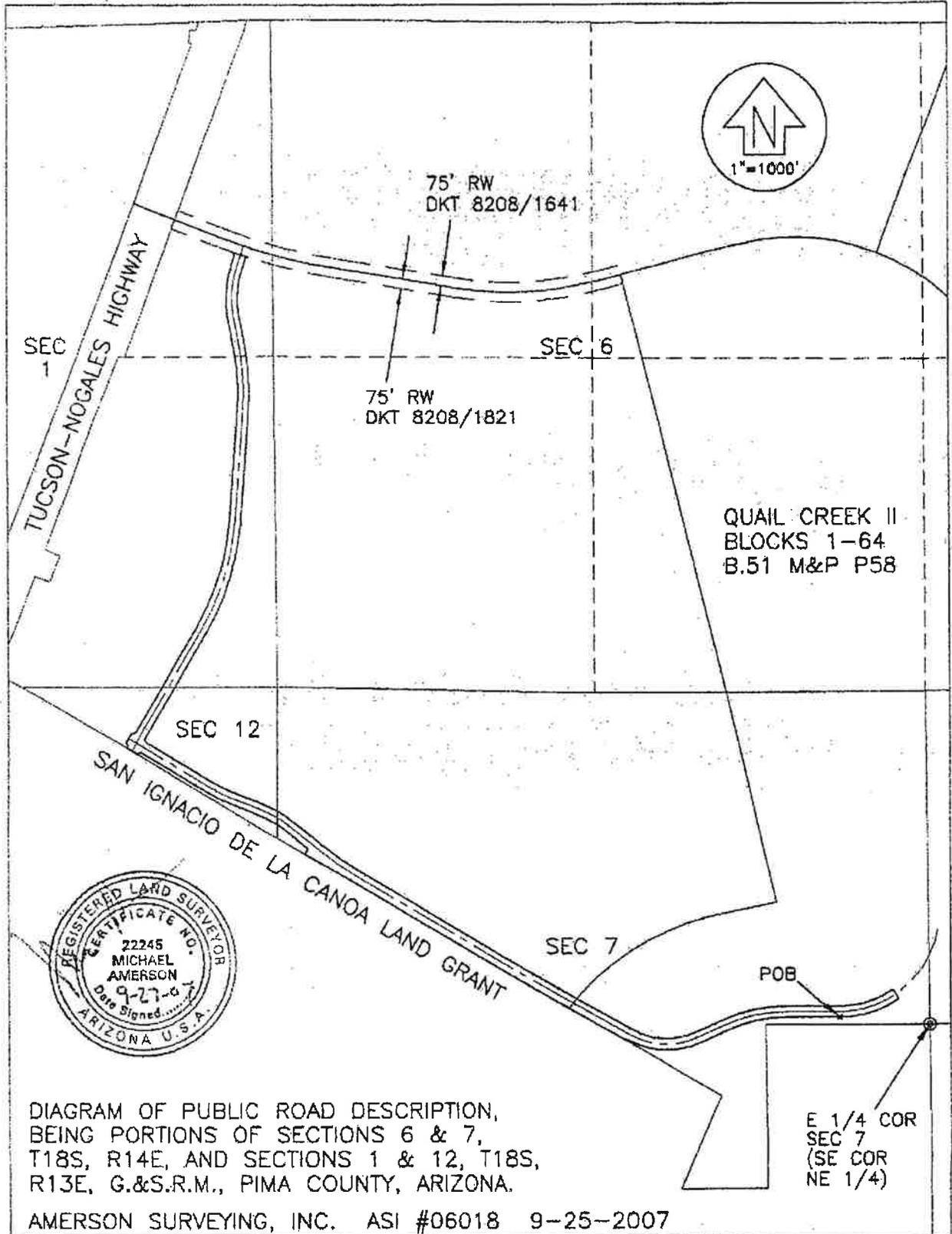


DIAGRAM OF PUBLIC ROAD DESCRIPTION,  
BEING PORTIONS OF SECTIONS 6 & 7,  
T18S, R14E, AND SECTIONS 1 & 12, T18S,  
R13E, G.&S.R.M., PIMA COUNTY, ARIZONA.

AMERSON SURVEYING, INC. ASI #06018 9-25-2007