

ORIGINAL



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Arizona Corporation Commission

DOCKETED

MAY 17 2011

DOCKETED BY

Law Offices

Phoenix (602) 916-5000
Tucson (520) 879-6800
Nogales (520) 281-3480
Las Vegas (702) 692-8000
Denver (303) 291-3200

May 17, 2011

Vicki Wallace, Executive Consultant
Utilities Division
Arizona Corporation Commission
1200 W. Washington St.
Phoenix, Arizona 85007

RECEIVED
2011 MAY 17 P 4: 13
AZ CORP COMMISSION
DOCKET CONTROL

Re: Rio Rico Utilities, Inc. - Application for Extension of an Existing Certificate of Convenience and Necessity ("CC&N") to Provide Water Utility Service in Santa Cruz County, Arizona -

Docket No. **WS -02676A-11-0134** - RESPONSE TO INSUFFICIENCY LETTER

Dear Ms. Wallace:

I am in receipt of your Insufficiency Letter dated April 25, 2011 in the above-captioned matter. In response to your requests for more information, Rio Rico Utilities, Inc. ("RRUI" or "Company") provides the following responses:

1. RRUI is working directly with the developer of the Palo Parado subdivision, as well as Ms. Wells and Ms. Miller of ACC Staff, to get complete and correct legal descriptions for the five (5) parcels located within the requested extension area. Copies of the attached legal descriptions have been provided direct to Ms. Wells and Ms. Miller. Once the legal descriptions have been approved, we intend to file a Notice of Supplemental filing including the proper legal descriptions.
2. RRUI is requesting an extension to provide service to the 345 acre Palo Parado subdivision based on a written request for service. In order to extend water service from the Company's existing facilities, a water main will have to be constructed across property owned by John C. Todd, who also owns the other 3 parcels within the requested extension area administered by Lawyers Title Trust.

FENNEMORE CRAIG, P.C.

Vicki Wallace
May 17, 2011
Page 2

Based on the developer's discussions with him, although Mr. Todd does not have immediate plans to develop the 855 acres included with the extension area, Mr. Todd provided a written request for service because (i) the required main will cross his property and require an easement, (ii) the location of the 4 other parcels in relation to RRUI's existing CC&N and the requested extension area to include Palo Parado, if granted, would essentially surround Mr. Todd's property, making RRUI the logical choice for service once development occurs, and (iii) it is more economic and efficient for all parties involved to extend the Company's CC&N in one proceeding rather than in smaller separate proceedings.

Thank you for the opportunity to respond to your inquiries, and please do not hesitate to contact me at your convenience to discuss any follow up issues Staff may have as a result of these responses.

Sincerely,

A handwritten signature in black ink, appearing to be 'Patrick J. Black', with a long horizontal line extending to the right.

Patrick J. Black

c: Greg Sorensen, Liberty Water
Docket Control

Palo Parado Hills Parcel 1

2075 North Sixth Avenue
Tucson, Arizona 85705
(602) 624-7401



DOCK 392 PAGE 642

CBA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (1)

Legal Description - Palo Parado Hills Parcel No. 1

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South Halves of said Baca Float No. 3, from which Mile Post 19 of said Westerly boundary of said Land Grant bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South Halves line, a distance of 5,070.37 feet to the Southwesterly corner of the parcel described in Docket 58 at page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'18" W, along the Westerly boundary of said parcel, a distance of 3,094.19 feet to the Northwesterly corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel a distance of 700.00 feet to the POINT OF BEGINNING;

THENCE N 07°43'12" W a distance of 66.42 feet to the Southernmost corner of the Parcel described in Docket 176 at page 138 in said Office of the County Recorder;

THENCE N 08°31'00" E, along the Easterly boundary of said parcel a distance of 430.00 feet to the Northeasterly corner of said parcel;

THENCE N 72°27'20" W, along the Northerly boundary of said parcel, a distance of 558.34 feet to a point;

THENCE N 38°03'55" E a distance of 1,050.59 feet to a point on the Westerly right-of-way line of Interstate 19, at Highway Station 859+00.00 as shown on A.D.O.T. Highway Department plans for projects I-10-1(21)11 and I-19-1(24)16;

THENCE N 40°36'09" E, along said right-of-way line, a distance of 19.96 feet;

THENCE S 49°31'28" E, along said right-of-way line, a distance of 899.96 feet;

THENCE S 36°16'19" W, along said right-of-way line, a distance of 25.07 feet;

B 1

Offices in Tucson and Phoenix, Arizona
Engineering - Planning - Surveying - Landscape Architecture - Hydrology



DOCK 392 PAGE 643

CBA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (2) p. 2

Legal Description - Palo Parado Hills Parcel No. 1 (continued)

THENCE S 49°34'46" E, along said right-of-way line, a distance of 629.85 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of N 40°26'28" E;

THENCE Southeasterly along the arc of said curve, to the right, running along said right-of-way line, having a radius of 14,130.95 feet and a central angle of 02°52'33" for an arc distance of 707.89 feet to the northeasterly corner of said parcel recorded in Docket 58 at page 226;

THENCE S 89°29'42" W, along said Northerly line of said parcel, a distance of 1,859.48 feet to the POINT OF BEGINNING.

Containing 38.856 acres, more or less.

Prepared by:

CELLA BARR ASSOCIATES

Nemesio A. Trevino, P.E., R.L.S.

Palo Parado Hills Parcel 2

2075 North Sixth Avenue
Tucson, Arizona 85705
(602) 624-7401

CBA CELIA BARR
ASSOCIATES

DOCK 392 PAGE 644

CBA File No. 03553-62-96
June 29, 1984
LEGALS, MAT-4 (3)

Legal Description - Palo Parado Hills Parcel No. 2

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 3,010.37 feet, to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'18" W, along the Westerly boundary of said parcel, a distance of 3,094.19 feet to the Northwesterly corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel, a distance of 700.00 feet to a point;

THENCE N 07°43'12" W a distance of 66.42 feet, to the southernmost corner of the parcel described in Docket 176 at Page 138 in said Office of the County Recorder;

THENCE N 08°31'00" E, along the Easterly boundary, a distance of 430.00 feet to the Northerly corner of said parcel;

THENCE N 72°27'20" W, along the Northerly boundary of said parcel, a distance of 558.34 feet to a northerly corner of said parcel, said corner also being the POINT OF BEGINNING;

THENCE N 87°13'43" W, along the Northerly boundary of said parcel, a distance of 306.57 feet to the northwesternmost corner of said parcel;

THENCE N 38°21'42" W a distance of 1,052.73 feet to a point;

THENCE N 25°41'57" E a distance of 1,139.37 feet to a point on the Westerly right-of-way line of Interstate 19, as shown on A.D.O.T. Highway Department plans for Projects I-19-1(21)11 and I-19-1(24)16, and said point also being on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, a radial line of said curve through said point having a bearing of S 47°01'30" W;

B 3



BOOK 392 PAGE 645

CBA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (4) p. 2

Legal Description - Palo Parado Hills Parcel No. 2 (continued)

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,679.16 feet and a central angle of $02^{\circ}28'40''$ for an arc distance of 505.05 feet to a non-tangent line (Highway Station 869+00.00, P.O.C.);

THENCE S $44^{\circ}09'31''$ W, along said Westerly right-of-way line, a distance of 29.04 feet to a point on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, a radial line of said curve through said point having a bearing of S $44^{\circ}22'24''$ W;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,709.16 feet and a central angle of $02^{\circ}30'44''$ for an arc distance of 513.38 feet to a non-tangent line (Highway Station 864+00.00, P.O.C.);

THENCE N $42^{\circ}14'37''$ E a distance of 35.14 feet to a point on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, a radial line of said curve through said point having a bearing of S $42^{\circ}01'26''$ W;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,674.16 feet and a central angle of $01^{\circ}28'54''$ for an arc distance of 301.92 feet to a non-tangent line (Highway Station 861+05.99, P.O.C.);

THENCE S $49^{\circ}34'30''$ E, along said Westerly right-of-way line, a distance of 205.03 feet to a point (Highway Station 859+00.00, P.O.C.);

THENCE S $33^{\circ}03'55''$ W a distance of 1,050.59 feet to the POINT OF BEGINNING.

Containing 36.228 acres, more or less.

Prepared by:

CELLA BARR ASSOCIATES


Nemesio A. Trevino, P.E., R.L.S.

Palo Parado Hills Parcel 3

2075 North Sixth Avenue
Tucson, Arizona 85705
(602) 624-7401

CBA
CELA BARR
ASSOCIATES

DOCK. 392 PAGE 646

CSA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (5)

Legal Description - Palo Parado Hills Parcel No. 3

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet, to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'15" W, along the Westerly boundary of said parcel, a distance of 2,794.15 feet to the POINT OF BEGINNING;

THENCE N 00°30'44" W, along the Westerly boundary of said parcel, a distance of 300.04 feet to the Northwesterly corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel, a distance of 700.00 feet to a point;

THENCE N 07°43'12" W a distance of 66.42 feet to the Southernmost corner of the parcel described in Docket 176 at Page 138 in said Office of the County Recorder;

THENCE N 62°23'08" W, along the Southerly boundary of said parcel, a distance of 820.70 feet to a Southwesterly corner of said parcel, said corner being a point on the arc of a non-tangent curve concave to the West, running along the Westerly boundary of said parcel, a radial line of said curve through said point having a bearing of S 57°16'37" E;

THENCE Northerly along the arc of said curve, to the left, having a radius of 205.41 feet and a central angle of 69°04'33" for an arc distance of 247.64 feet to the Northwesterly corner of said parcel, said corner being on a non-tangent line;

THENCE N 38°21'42" W a distance of 1,052.73 feet to a point;

THENCE S 15°00'28" W a distance of 1,015.82 feet to a point;

THENCE S 07°40'54" W a distance of 1,037.96 feet to a point;

B 5

Offices in Tucson and Phoenix, Arizona
Engineering • Planning • Surveying • Landscape Architecture • Hydrology



CSA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (6) p. 2

Legal Description - Palo Parado Hills Parcel No. 3 (continued)

THENCE N 77°42'04" E a distance of 835.47 feet to a point;

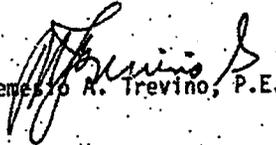
THENCE S 80°12'27" E a distance of 100.00 feet to a point;

THENCE N 79°15'52" E a distance of 230.87 feet to the POINT OF BEGINNING.

Containing 37.845 acres, more or less.

Prepared by:

CELLA BARR ASSOCIATES


Nemesio A. Trevino, P.E., R.L.S.

Palo Parado Hills Parcel 4

2075 North Sixth Avenue
Tucson, Arizona 85705.
(502) 624-7401



DOCK 392 PAGE 648

CBA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (8)

Legal Description - Palo Parado Hills Parcel No. 4

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being portions of what corresponds to Sections 7 and 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet, to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'15" W, along the Westerly boundary of said parcel, a distance of 2,794.15 feet to a point;

THENCE S 79°15'52" W a distance of 230.87 feet to a point;

THENCE N 80°12'27" W a distance of 100.00 feet to a point;

THENCE S 77°42'04" W a distance of 835.47 feet to the POINT OF BEGINNING;

THENCE N 74°07'03" W a distance of 1,360.51 feet to a point;

THENCE N 19°22'37" E a distance of 920.18 feet to a point;

THENCE N 61°17'39" E a distance of 1,601.95 feet to a point;

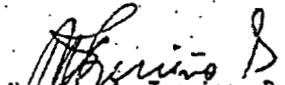
THENCE S 15°00'28" W a distance of 1,015.82 feet to a point;

THENCE S 07°40'54" W a distance of 1,037.96 feet to the POINT OF BEGINNING.

Containing 41.666 acres, more or less.

Prepared by:

CELLA BARR ASSOCIATES


Nemesio A. Trevino, P.E., R.L.S.

Offices in: Tucson and Phoenix, Arizona
Engineering - Planning - Surveying - Landscape Architecture - Hydrology

B 7.

Todd 291Acre Parcel Legal

May 13, 2011
Psomas 05087-02
(7JCT110101)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the Luis Maria Baca Land Grant, Float No.3, and located within theoretical Sections 8, 9, 16 and 17 of Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, described as follows:

COMMENCING at the intersection of the West line of said Baca Land Grant with a line known as separating the south and north halves of said Land Grant and monumented with a 1-3/4" lead cap pipe as recorded in Book 1 of surveys at page 55, records of said Santa Cruz County;

THENCE upon said line separating the south and north halves, N 89°35'59" E a distance of 5008.52 feet to a found 1/2" rebar located at the southwest corner of the parcel recorded in Docket 58 at Page 226, records of said Santa Cruz County, and being the **POINT OF BEGINNING**;

THENCE upon the westerly line of said parcel, N 01°00'01" W a distance of 3094.15 feet to a found 2" aluminum cap, stamped "CBA PE 4670";

THENCE upon the northerly line of said parcel, N 89°01'54" E a distance of 2560.01 feet to the southwesterly right-of-way of Interstate 19, lying on the arc of a non-tangent curve, concave southwesterly, a radial line of said curve through said point having a bearing of N 42°49'13" E;

THENCE southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14103.95 feet and a delta angle of 01°36'10" for an arc length of 394.52 feet to a 3" A.D.O.T. monument;

THENCE S 34°34'32" E a distance of 685.26 feet to a 3" A.D.O.T. monument;

THENCE N 48°13'01" E a distance of 124.89 feet to a 3" A.D.O.T. monument;

THENCE S 50°24'14" E a distance of 698.96 feet to a 3" A.D.O.T. monument, lying on the arc of a non-tangent curve, concave southwesterly, a radial line of said curve through said point having a bearing of N 50°01'39" E;

THENCE southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14223.95 feet and a delta angle of 10°38'16" for an arc length of 2640.85 feet to a found railroad rail with a chiseled "X" at approximate A.D.O.T. highway station 792+20 at 210.00 feet Left;

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(7JCT110101)

THENCE continue southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14223.95 feet and a delta angle of 02°57'11" for an arc length of 733.12 feet;

THENCE N 80°34'20" W a distance of 136.09 feet to a found 1-3/4" lead cap pipe;

THENCE continue N 80°34'20" W a distance of 65.66 feet;

THENCE N 35°14'36" W a distance of 1078.74 feet to a found 5/8" rebar on the line known as separating the south and north halves of said Baca Land Grant;

THENCE upon said line, being common with the north line of Rio Rico Ranchettes Unit 10 as recorded in Book 3 of Maps and Plats at Page 7, records of said Santa Cruz County, S 89°35'06" W a distance of 4832.45 feet to the **POINT OF BEGINNING**.

Containing an area of 291 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Expires 3.03.12

Ernest Gomez AZ RLS 27739



SCALE: 1" = 1000'

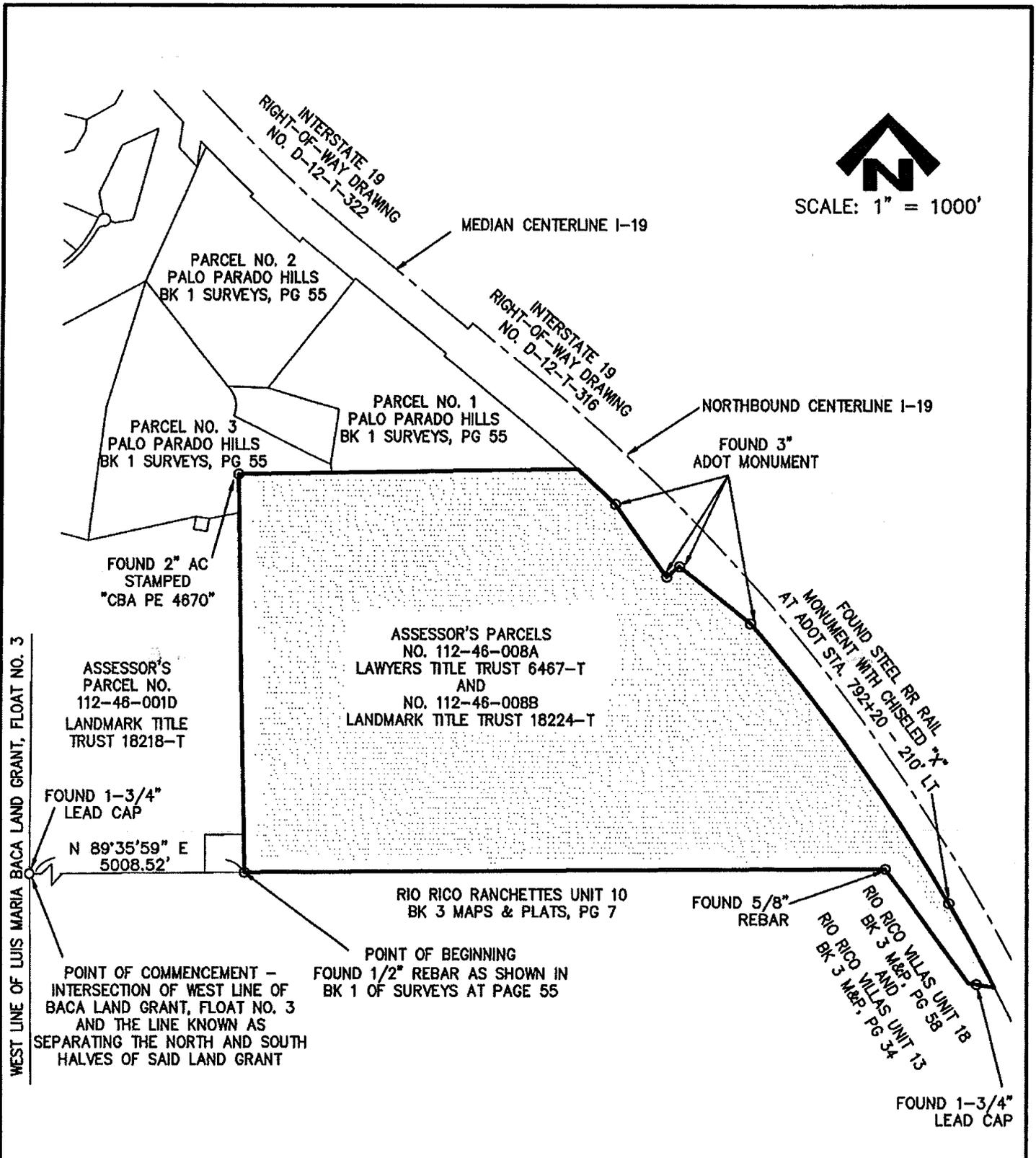


EXHIBIT B

A PORTION OF THE LUIS MARIA BACA LAND GRANT,
 FLOAT NO. 3, AND LYING WITHIN THEORETICAL
 SECTIONS 8, 9, 16 & 17, T-22-S, R-13-E,
 GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA

PSOMAS

800 E. Wetmore Road, Suite 110
 Tucson, AZ 85719
 (520) 292-2300 (520) 292-1290 fax
 www.psomas.com

05087-02 (7JCT110101)

DATE: MAY 2011 • DRAWN BY: EG

Todd 372 Acre Parcel Legal

May 13, 2011
Psomas 05087-02
(7JCT110101)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the Luis Maria Baca Land Grant, Float No.3, and located within theoretical Sections 7, 8, 17 and 18 of Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, described as follows:

COMMENCING at the intersection of the West line of said Baca Land Grant with a line known as separating the south and north halves of said Land Grant and monumented with a found 1-3/4" lead cap pipe as recorded in Book 1 of Surveys at Page 55, records of said Santa Cruz County;

THENCE upon said line separating the south and north halves, N 89°35'59" E a distance of 1319.02 feet to a found 1-3/4" lead cap pipe located at the northwest corner Rio Rico Ranchettes Unit 10 as recorded in Book 3 of Maps and Plats at Page 7, records of said Santa Cruz County;

THENCE continue N 89°35'59" E a distance of 605.98 feet to the southeast corner of the parcel recorded in Docket 392 at Page 409, records of said Santa Cruz County, and the **POINT OF BEGINNING**;

THENCE N 49°03'48" W a distance of 1437.79 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE N 00°11'56" E a distance of 400.23 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE N 89°48'12" W a distance of 844.97 feet to the west line of said Land Grant;

THENCE N 00°15'15" W a distance of 2238.10 feet to a found 3-1/4" aluminum cap at the 18 Mile Marker of said Land Grant as recorded in Book 2 of Surveys at Page 911, records of said Santa Cruz County;

THENCE continue upon said west line of the Land Grant, N 00°34'22" W a distance of 2240.86 feet;

THENCE S 89°39'23" E a distance of 1359.78 feet to a found 1/2" rebar with a plastic cap marked "RLS 29873";

THENCE S 00°35'28" E a distance of 1610.25 feet to a found 1/2" rebar;

THENCE S 14°17'43" W a distance of 1259.04 feet to found 2-1/2" aluminum cap, stamped "CBA PE 4670";

May 13, 2011
Psomas 05087-02
(7JCT110101)

THENCE S 88°53'53" E a distance of 1476.26 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE S 74°51'18" E a distance of 1362.47 feet to found 2-1/2" aluminum cap, stamped "CBA PE 4670";

THENCE N 77°11'56" E a distance of 835.74 feet;

THENCE S 09°18'34" W a distance of 100.00 feet;

THENCE S 80°41'26" E a distance of 100.00 feet;

THENCE N 09°18'34" E a distance of 100.00 feet;

THENCE N 78°46'53" E a distance of 230.87 feet to a found 2" aluminum cap, stamped "CBA PE 4670", and located on the west line of the parcel recorded in Docket 58 at Page 226, records of said Santa Cruz County;

THENCE upon said west line, S 01°00'01" E a distance of 2498.92 feet;

THENCE S 89°35'59" W a distance of 292.96 feet;

THENCE S 00°24'01" E a distance of 295.16 feet to the north line of said Rio Rico Ranchettes Unit 10;

THENCE upon said north line, being common with the line known as separating the south and north halves of said Land Grant, S 89°35'59" W a distance of 2787.47 feet to the POINT OF BEGINNING.

Containing an area of 372 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Ernest Gomez AZ RLS 27739



SCALE: 1" = 1000'

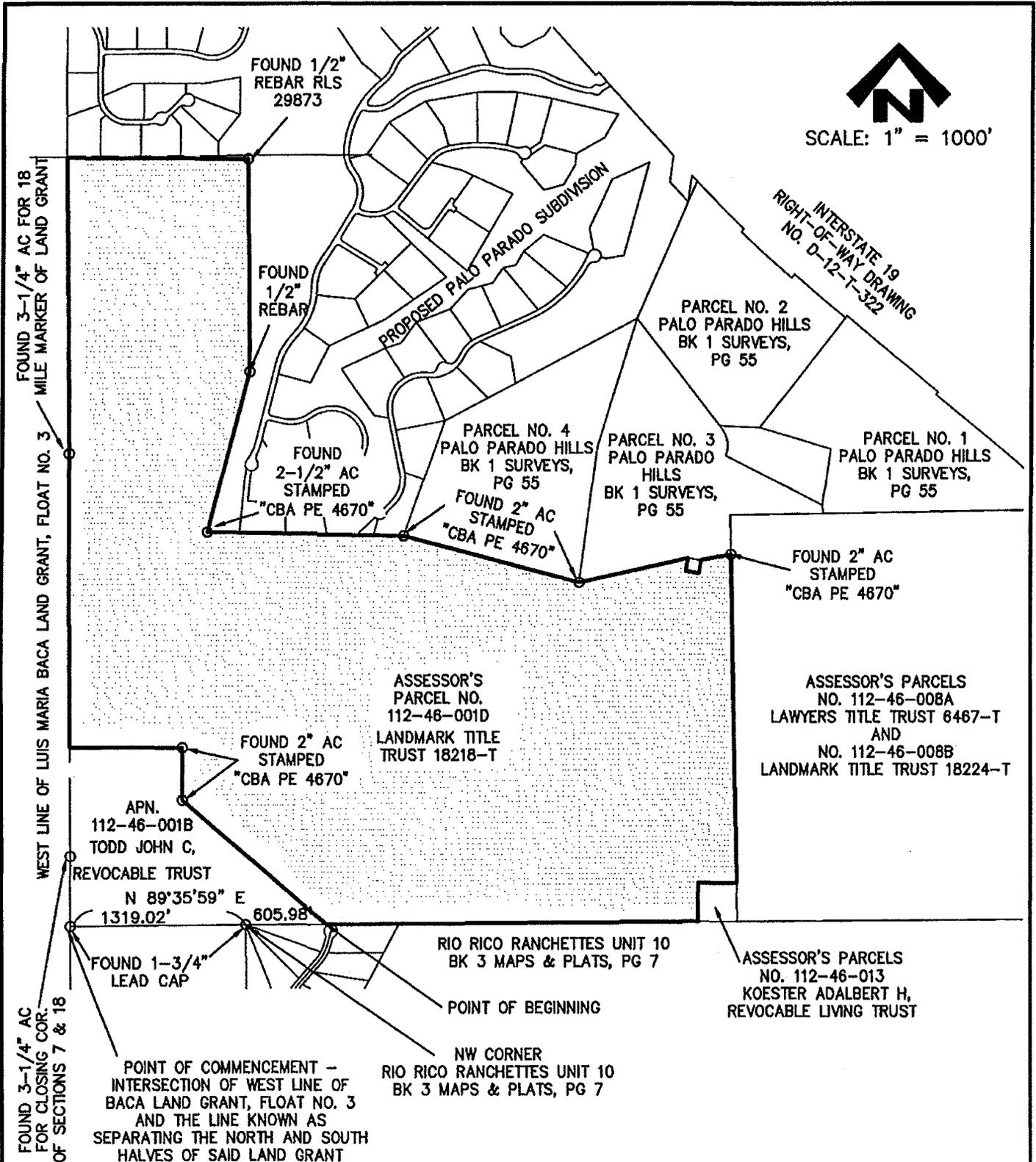


EXHIBIT B

A PORTION OF THE NORTH HALF OF THE LUIS MARIA BACA LAND GRANT, FLOAT NO. 3, AND LYING WITHIN THEORETICAL SECTIONS 7, 8, 17 & 18, T-22-S, R-13-E, GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA

PSOMAS

800 E. Wetmore Road, Suite 110
 Tucson, AZ 85719
 (520) 292-2300 (520) 292-1290 fax
 www.psomas.com

05087-02 (7JCT110101)

DATE: MAY 2011 • DRAWN BY: EG

Final Plat Metes & Bounds Boundary Legal

April 8, 2011
Psomas 05087-02
(7WPA058702)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the north one-half of the Luis Maria Baca Land Grant, Float No.3, and lying within theoretical Sections 5, 6, 7 and 8, Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, and as monumented in Record of Survey Book 2 at Page 911, records of said Santa Cruz County, described as follows:

BEGINNING at the Seventeen and One-half Mile Marker monument on the west line of said Baca Float No.3 Land Grant as recorded in said Book 2 at Page 911;

THENCE upon the west line of said Land Grant, N 00°21'45" W a distance of 843.79 feet;

THENCE upon the northwesterly boundary line recorded in said Book 2 at Page 911 the following 6 courses and distances:

1) N 38°50'16" E a distance of 438.80 feet;

2) N 37°58'42" E a distance of 382.22 feet;

3) N 37°59'04" E a distance of 592.05 feet;

4) N 25°00'01" E a distance of 170.13 feet;

5) N 25°10'00" E a distance of 655.05 feet;

6) N 26°07'00" E a distance of 310.23 feet to the southwesterly right-of-way of Interstate 19 recorded in A.D.O.T. Plan Drawing No. D-12-T-322 and Docket 206 at Page 571, records of said Santa Cruz County, and lying on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 52°15'30"E;

THENCE upon said southwesterly right-of-way the following 24 courses and distances:

1) Southeasterly upon the arc of said curve, to the left, having a radius of 5924.58 feet and a delta angle of 09°53'19" for an arc length of 1022.52 feet;

2) N 42°22'11" E a distance of 40.00 feet to a point on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 42°29'31" E;

3) Southeasterly upon the arc of said curve, to the left, having a radius of 5884.58 feet and a delta angle of 00°30'29" for an arc length of 52.19 feet;

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- 4) S 48°39'39" E a distance of 152.75 feet;
- 5) S 48°52'32" E a distance of 48.66 feet;
- 6) S 41°05'37" W a distance of 84.89 feet;
- 7) S 48°55'03" E a distance of 249.93 feet;
- 8) S 41°05'22" W a distance of 509.85 feet;
- 9) S 48°52'14" E a distance of 324.76 feet;
- 10) S 89°28'19" E a distance of 230.32 feet;
- 11) N 41°06'12" E a distance of 319.73 feet;
- 12) S 48°54'59" E a distance of 100.06 feet;
- 13) S 48°44'24" E a distance of 100.57 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 41°10'55" W;
- 14) Southeasterly upon the arc of said curve, to the right, having a radius of 7358.44 feet and a delta angle of 01°29'46" for an arc length of 192.14 feet;
- 15) S 42°29'19" W a distance of 54.01 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 42°37'51" W;
- 16) Southeasterly upon the arc of said curve, to the right, having a radius of 7304.44 feet and a delta angle of 01°29'54" for an arc length of 191.01 feet;
- 17) N 44°08'45" E a distance of 64.23 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 44°04'06" W;
- 18) Southeasterly upon the arc of said curve, to the right, having a radius of 7368.44 feet and a delta angle of 04°03'43" for an arc length of 522.39 feet;
- 19) S 41°51'37" E a distance of 158.26 feet;
- 20) S 47°54'11" W a distance of 35.11 feet;
- 21) S 41°47'01" E a distance of 500.04 feet;
- 22) N 48°50'33" E a distance of 29.28 feet;

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23) S 41°56'53" E a distance of 758.95 feet to a point on the arc of a non-tangent curve concave northeasterly, from which the radius point bears S 44°04'06" W;

24) Southeasterly upon the arc of said curve, to the left, having a radius of 11679.16 feet and a delta angle of 00°25'11" for an arc length of 85.56 feet to the most northerly corner of the A.D.O.T. right-of-way parcel recorded in A.D.O.T. Plan Drawing No. D-12-T-342 and Docket 420 at Page 290 and Docket 420 at Page 526, records of said Santa Cruz County;

THENCE upon said right-of-way parcel, S 08°00'59" W a distance of 200.01 feet;

THENCE continue upon said right-of-way parcel, S 42°43'20" E a distance of 204.84 feet;

THENCE continuing upon said right-of-way parcel, N 08°01'12" E a distance of 200.00 feet to the southwesterly right-of-way of Interstate 19 recorded in A.D.O.T. Plan Drawing No. D-12-T-322 and Docket 215 at Page 603, records of said Santa Cruz County, and lying on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 46°46'31"E;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 11679.16 feet and a delta angle of 00°17'07" for an arc length of 58.15 feet;

THENCE upon the southeasterly boundary line recorded in said record of survey, Book 2 at Page 911, S 23°22'36" W a distance of 1130.12 feet;

THENCE continue upon said southeasterly boundary line, S 61°40'27" W a distance of 1631.36 feet;

THENCE continue upon said southeasterly boundary line, S 18°59'12" W a distance of 926.23 feet;

THENCE upon the south boundary line recorded in said record of survey, Book 2 at Page 911, N 88°53'53" W a distance of 1476.26 feet;

THENCE upon the westerly boundary line recorded in said record of survey, Book 2 at Page 911, N 14°17'43" E a distance of 1259.04 feet;

THENCE continue upon said westerly boundary line, N 00°35'28" W a distance of 1610.25 feet;

THENCE continue upon said boundary line, N 89°39'23" W a distance of 1359.78 feet to the west line of said Baca Land Grant, Float No. 3;

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THENCE upon said west line, N 00°34'22" W a distance of 1.80 feet;

THENCE continue upon said west line, N 00°18'44" W a distance of 5.14 feet to the closing corner of said Sections 6 and 7 as recorded in said Book 2 at Page 911;

THENCE continuing upon said west line, N 00°22'49" W a distance of 388.41 feet to the POINT OF BEGINNING.

Containing an area of 344.2 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Ernest Gomez AZ RLS 27739

17 MILE MARKER
FOUND 3.75" ACP ON
2.75" ALUMINUM PIPE,



SCALE: 1" = 500'

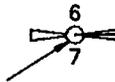
A.D.O.T. INTERSTATE 19
DRAWING NO. D-12-T-322
DOCKET 206, PAGE 571

PALO PARADO
RECORD OF SURVEY
BOOK 2 AT PAGE 911

POINT OF BEGINNING
17-1/2 MILE MARKER
FOUND 3.25" ACP ON
2.25" ALUMINUM PIPE,

EXCLUDED PARCEL
A.D.O.T. DRAWING NO. D-12-T-342
DOCKET 420 AT
PAGES 290 AND 526

SECTION CORNER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE



1/4 CORNER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE,

WEST LINE OF LUIS MARIA BACA
LAND GRANT, FLOAT NO. 3

PALO PARADO
RECORD OF SURVEY
BOOK 2 AT PAGE 911

PARCEL NO. 2
PALO PARADO HILLS
BK 1 SURVEYS,
PG 55

18 MILE MARKER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE,

PARCEL NO. 4
PALO PARADO HILLS
BK 1 SURVEYS,
PG 55

PALO PARADO HILLS
BK 1 SURVEYS, PG 55

EXHIBIT B

A PORTION OF THE LUIS MARIA BACA LAND GRANT,
FLOAT NO. 3, AND LYING WITHIN THEORETICAL
SECTIONS 5, 6, 7 & 8, TOWNSHIP 22 SOUTH, RANGE 13 EAST,
GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA,
AS MONUMENTED IN RECORD OF SURVEY BK. 2 AT PG. 911,
RECORDS OF SAID SANTA CRUZ COUNTY

PSOMAS

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05087-02 (7WPA058702)

DATE: APRIL 2011 • DRAWN BY: EG

John C. Todd Assessors Parcel 112-46-001B

Parcel IV

A portion of the North One-Half (North 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumental by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being portion of what corresponds to Section 7 and 18, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

BEGINNING at the Westerly boundary and at the point know as the corner between the North and South One-Half (South 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears south 00 degrees 17 minutes 36 seconds West, 1,691.26 feet;

THENCE North 00 degrees 17 minutes 36 seconds East, along the Westerly boundary of said Land Grant, a distance of 1,358.65 feet to a point;

THENCE South 89 degrees 18 minutes 53 seconds East a distance of 847.18 feet to a point;

THENCE South 00 degrees 41 minutes 07 seconds West a distance of 400.00 feet to a point;

THENCE South 48 degrees 29 minutes 52 seconds East a distance of 1,463.33 feet to a point on the North and South One-Half (South 1/2) line of said Land Grant (said point also being the Northeasterly corner of Rio Rico Ranchettes Unit No. 10, as shown on the plat thereof as recorded in Book 3 of maps and plats at Page 7 in the Office of the County Recorder, Santa Cruz County, Arizona);

THENCE North 89 degrees 54 minutes 11 seconds West, along said North and South One-Half (South 1/2) line of said Land Grant, a distance of 1,925.00 feet to the **POINT OF BEGINNING**.