

WHEN RECORDED RETURN TO:
Pinal County Public Works Department
Attn: Real Estate Section
P.O. Box 727
Florence, AZ 85132

EXEMPT PURSUANT TO A.R.S. §11-1134(A)(3)

PINAL COUNTY
SPECIAL WARRANTY DEED

Parcel(s): APN(s) 401-48-023W, -016D, -016J, -016C,
-016F, -016H
Project: Inland Port Arizona Improvement Project
Project Number: Pinal County Project 60640676-02
Project Number: Federal-Aid Project PPN-0(BFQ)F
Location: Hanna Road – SR 87 to Vail Road

Pinal Land Holdings, LLC, a Delaware Limited Liability Company, the Grantor, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby conveys to PINAL COUNTY, a political subdivision of the State of Arizona, the Grantee, that certain real property situated in Pinal County, Arizona, more particularly described as:

**SEE EXHIBIT “A” ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.**

SUBJECT TO current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record, the Grantor does hereby covenant that it will forever warrant and defend the title to the above described land against the lawful claims of all persons claiming by, through or under the Grantor herein, and no others.

Parcel(s): APN(s) 401-48-023W, -016D, -016J, -016C,
-016F, -016H
Project: Inland Port Arizona Improvement Project
Project Number: Pinal County Project 60640676-02 / Federal-Aid Project PPN-0(BFQ)F
Location: Hanan Road – SR 87 to Vail Road

IN WITNESS WHEREOF, Grantor(s) has/have set its/their hand and seal the day and year written below.

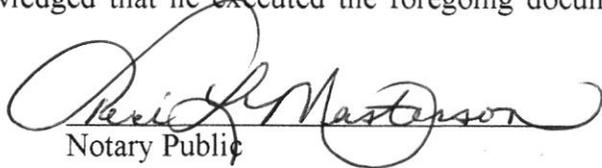
PINAL LAND HOLDINGS, LLC,
a Delaware limited liability company

By: 
Name: Jackob H. Andersen
Title: Designated Representative, USA Re
Investments, LLC as Manager

ACKNOWLEDGEMENT OF GRANTOR

STATE OF Arizona)
County of Maricopa) ss

The foregoing instrument was acknowledged before me this 13 day of January 2022, by Jackob H. Andersen, as Designated Representative of USA Re Investments LLC, Manager of Pinal Land Holdings, LLC, on behalf of the company, who acknowledged that he executed the foregoing document for the purposes therein contained.


Notary Public

My Commission Expires:
August 2, 2022



Parcel(s): APN(s) 401-48-023W, -016D, -016J, -016C,
-016F, -016H
Project: Inland Port Arizona Improvement Project
Project Number: Pinal County Project 60640676-02 / Federal-Aid Project PPN-0(BFQ)F
Location: Hanan Road – SR 87 to Vail Road

PINAL LAND HOLDINGS, LLC,
a Delaware limited liability company

By: 
Name: Jakob H. Andersen
Title: Designated Representative, MAZ Land Holdings LLC as Manager

ACKNOWLEDGEMENT OF GRANTOR

STATE OF Arizona)
County of Maricopa) ss

The foregoing instrument was acknowledged before me this 13 day of January, 2022, by Jakob H. Andersen, as Designated Representative of MAZ Land Holdings LLC, Manager of Pinal Land Holdings, LLC, on behalf of the company, who acknowledged that he executed the foregoing document for the purposes therein contained.


Notary Public

My Commission Expires:
August 2, 2022



Parcel(s): APN(s) 401-48-023W, -016D, -016J, -016C,
-016F, -016H

Project: Inland Port Arizona Improvement Project

Project Number: Pinal County Project 60640676-02 / Federal-Aid Project PPN-0(BFQ)F

Location: Hanan Road – SR 87 to Vail Road

GRANTEE ACCEPTANCE:

PINAL COUNTY BOARD OF SUPERVISORS:

By _____
Chairman of the Board

ATTEST:

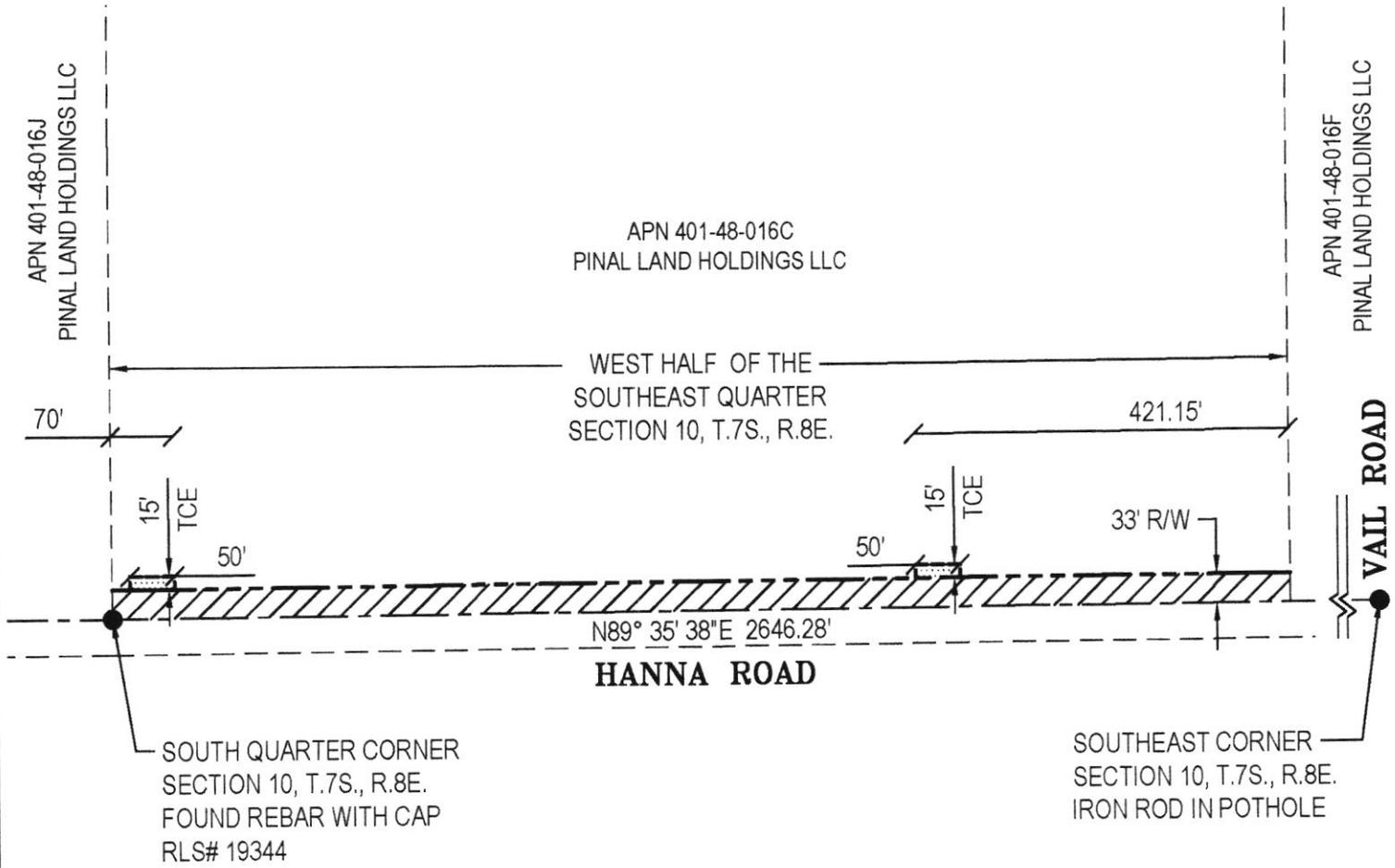
Clerk/Deputy Clerk of the Board of Supervisors

Date: _____

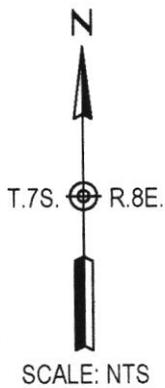
Approved As To Form

Miss S. Lopez 2/15/22
Deputy County Attorney Date

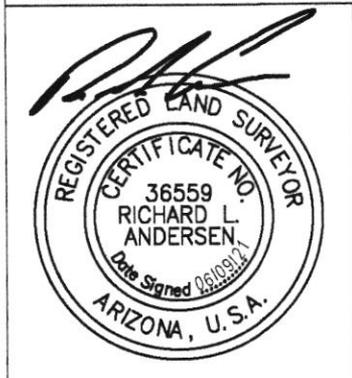
EXHIBIT A - APN 401-48-016C



APN 401-48-023W
PINAL LAND HOLDINGS LLC



Attached to Special Warranty Deed
Inland Port Arizona Improvement Project
Hanna Road - SR 87 to Vail Road
Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F



| LEGEND | |
|-----------|----------------------------|
| ——— | EXISTING MONUMENT LINE |
| - - - - - | EXISTING PROPERTY LINE |
| - · - · - | EXISTING EASEMENT LINE |
| - · - - - | EXISTING RIGHT-OF-WAY LINE |
| ——— | NEW R/W LINE |
| - - - - - | NEW TCE LINE |
| ▨▨▨▨ | NEW R/W |
| ▨▨▨▨ | NEW TCE |



EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-016C

The South 33.00 feet of the West half of the Southeast quarter of Section 10, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

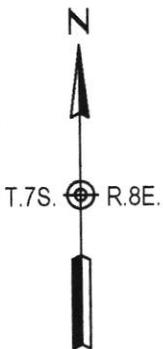
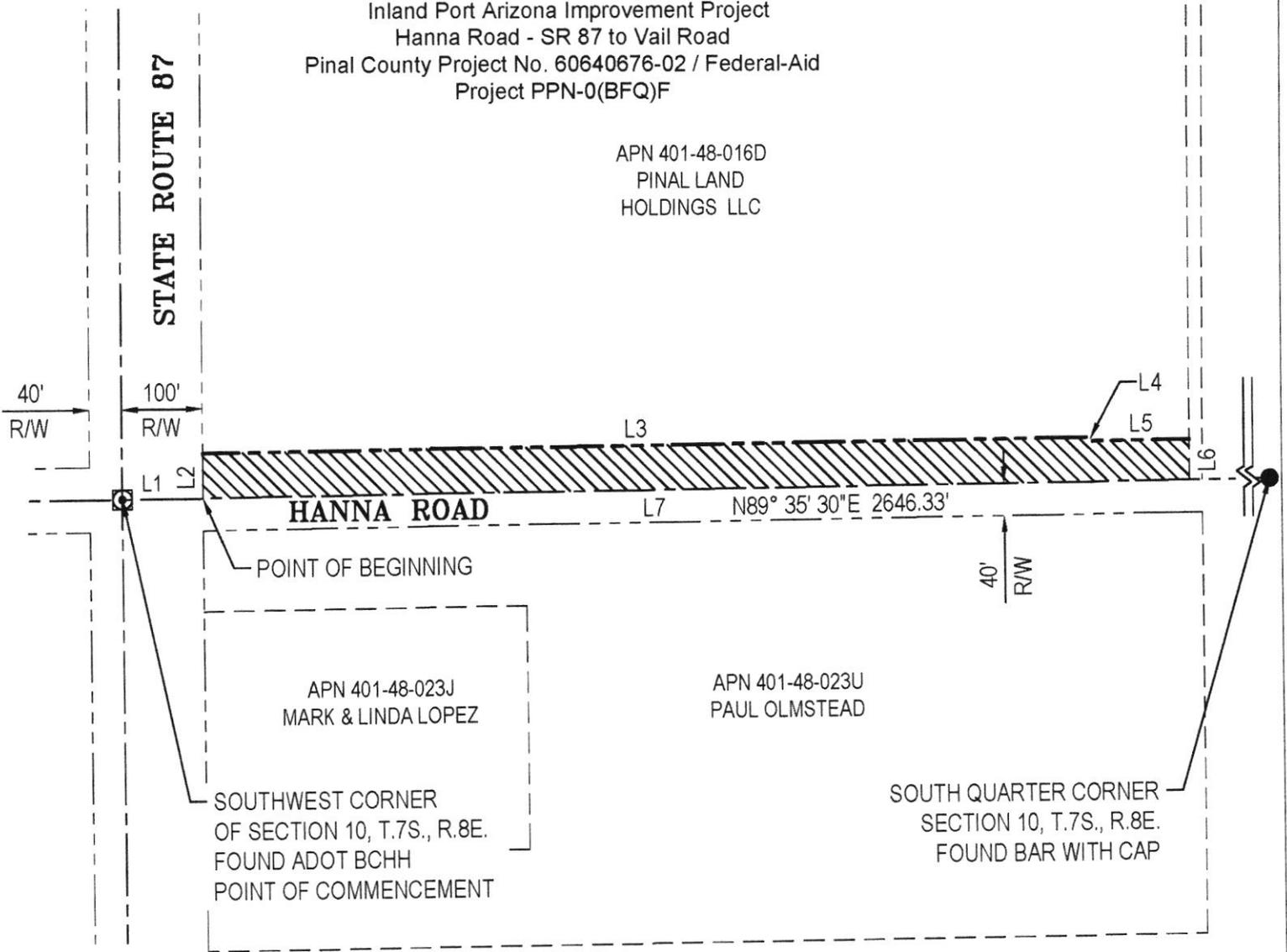
Containing 43,659.02 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT A - APN 401-48-016D

Inland Port Arizona Improvement Project
 Hanna Road - SR 87 to Vail Road
 Pinal County Project No. 60640676-02 / Federal-Aid
 Project PPN-0(BFQ)F

APN 401-48-016D
 PINAL LAND
 HOLDINGS LLC



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N89° 35' 30"E | 100.00' |
| L2 | N00° 04' 19"W | 55.00' |
| L3 | N89° 35' 30"E | 1099.68' |
| L4 | S00° 24' 30"E | 5.00' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L5 | N89° 35' 30"E | 123.33' |
| L6 | S00° 03' 40"E | 50.00' |
| L7 | S89° 35' 30"W | 1223.03' |

LEGEND

- EXISTING MONUMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- NEW R/W LINE
- NEW R/W



Attached to Special Warranty

Deed Page 7 of 21



EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-016D

A portion of the Southwest quarter of Section 10, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the Southwest corner of said Section 10, a brass cap in hand hole at the intersection of Hanna Road and SR 87, from which the South quarter corner of said Section 10, a rebar with cap RLS 19344, bears North 89 degrees 35 minutes 30 seconds East, a distance of 2,646.33 feet;

Thence along the South line of said Section 10, North 89 degrees 35 minutes 30 seconds East, a distance of 100.00 feet to the **POINT OF BEGINNING**;

Thence departing said South line, North 00 degrees 04 minutes 19 seconds West, a distance of 55.00 feet;

Thence North 89 degrees 35 minutes 30 seconds East, a distance of 1,099.68 feet;

Thence South 00 degrees 24 minutes 30 seconds West, a distance of 5.00 feet;

Thence North 89 degrees 35 minutes 30 seconds East, a distance of 123.33 feet;

Thence South 00 degrees 03 minutes 40 seconds East, a distance of 50.00 feet to a point on said South line of Section 10;

South 89 degrees 35 minutes 30 seconds West, along said South line, a distance of 1,223.03 feet to the **POINT OF BEGINNING**.

Containing 66,650.11 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



Parcel Map Check Report

APN 401-48-016D - Right-of-Way

Parcel Name: APN 401-48-016D - Right-of-Way

North: 662,890.16'

East: 823,502.43'

Segment# 1: Line

Course: N00° 04' 19"W

Length: 55.00'

North: 662,945.16'

East: 823,502.36'

Segment# 2: Line

Course: N89° 35' 30"E

Length: 1,099.68'

North: 662,953.00'

East: 824,602.01'

Segment# 3: Line

Course: S00° 24' 30"E

Length: 5.00'

North: 662,948.00'

East: 824,602.04'

Segment# 4: Line

Course: N89° 35' 30"E

Length: 123.33'

North: 662,948.88'

East: 824,725.37'

Segment# 5: Line

Course: S00° 03' 40"E

Length: 50.00'

North: 662,898.88'

East: 824,725.42'

Segment# 6: Line

Course: S89° 35' 30"W

Length: 1,223.03'

North: 662,890.16'

East: 823,502.43'

Perimeter: 2,556.04'

Area: 66,650.11Sq.Ft.

Error Closure: 0.00

Course: S72° 45' 20"W

Error North : 0.000

East: 0.000

Precision 1: 2,556,040,000.00



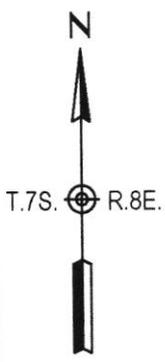
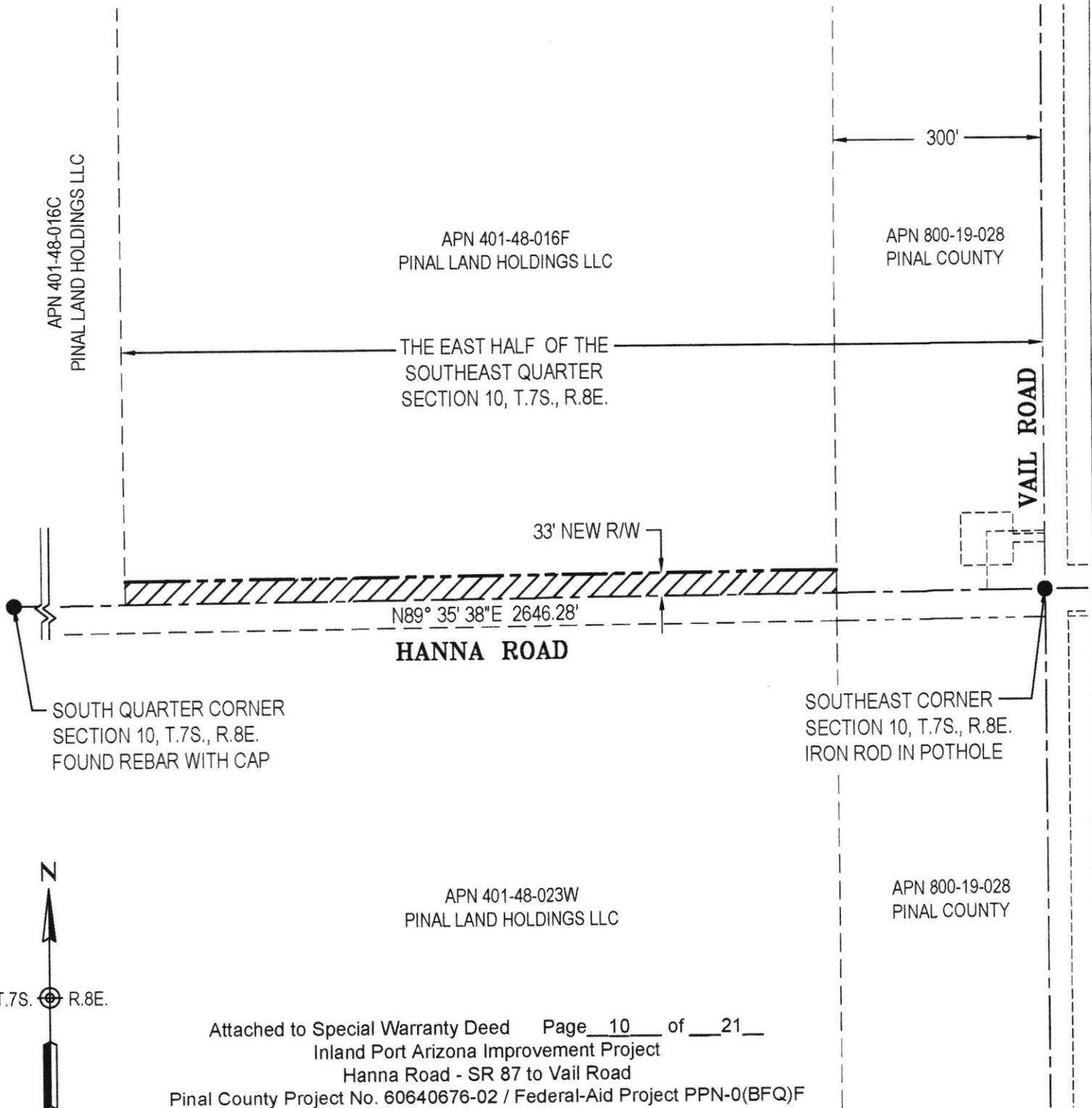
Attached to Special Warranty Deed Page 9 of 21

Inland Port Arizona Improvement Project

Hanna Road - SR 87 to Vail Road

Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F

EXHIBIT A - APN 401-48-016F



LEGEND

| | |
|--|----------------------------|
| | EXISTING MONUMENT LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | NEW R/W LINE |
| | NEW R/W |



EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-016F

The South 33.00 feet of East half of the Southeast quarter of Section 10, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the East 300.00 feet thereof.

Containing 33,771.53 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT A - APN 401-48-016H

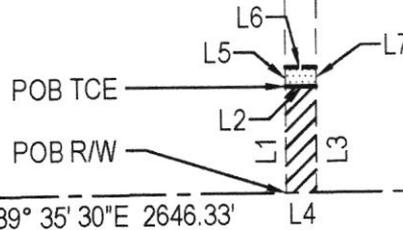
Inland Port Arizona Improvement Project
 Hanna Road - SR 87 to Vail Road
 Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F
 Attached to Special Warranty Deed Page 12 of 21

APN 401-48-016D
 PINAL LAND
 HOLDINGS LLC

APN 401-48-052
 UNION PACIFIC
 RAILROAD

APN 401-48-016H
 PINAL LAND HOLDINGS LLC

STATE ROUTE 87



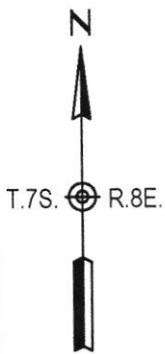
N89° 35' 30"E 1323.03'
 40' R/W
 N89° 35' 30"E 2646.33'
HANNA ROAD
 L4

APN 401-48-023U
 PAUL OLMSTEAD

SOUTH QUARTER CORNER
 SECTION 10, T.7S., R.8E.
 FOUND BAR WITH CAP
 RLS# 19344

SOUTHWEST CORNER
 SECTION 10, T.7S., R.8E.
 FOUND ADOT BCHH
 POINT OF COMMENCEMENT

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N00° 03' 40"W | 55.00' |
| L2 | N89° 35' 30"E | 15.96' |
| L3 | S00° 14' 27"W | 55.00' |
| L4 | S89° 35' 30"W | 15.67' |
| L5 | N00° 03' 40"W | 10.00' |
| L6 | N89° 35' 30"E | 16.01' |
| L7 | S00° 14' 27"W | 10.00' |



SCALE: NTS

LEGEND

- EXISTING MONUMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- NEW RW LINE
- NEW TCE LINE
- NEW RW
- NEW TCE



TRACE

CONSULTING

TC# 200602, DATE: 07/21/2021

EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-016H

A portion of the Southwest quarter of Section 10, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the Southwest corner of said Section 10, a brass cap in hand hole at the intersection of Hanna Road and SR 87, from which the South quarter corner of said Section 10, a rebar with cap RLS 19344, bears North 89 degrees 35 minutes 30 seconds East, a distance of 2,646.33 feet;

Thence North 89 degrees 35 minutes 30 seconds East, along the South line of said Section 10, a distance of 1,323.03 feet to the **POINT OF BEGINNING**;

Thence departing said South line, North 00 degrees 03 minutes 40 seconds West, a distance of 55.00 feet;

Thence North 89 degrees 35 minutes 30 seconds East, a distance of 15.96 feet to a point on the West line of the Union Pacific Railroad right of way;

Thence South 00 degrees 14 minutes 27 seconds West, along said West right of way line, a distance of 55.00 feet to a point on said South line of Section 10;

Thence South 89 degrees 35 minutes 30 seconds West, along said South line, a distance of 15.67 feet to the **POINT OF BEGINNING**.

Containing 869.82 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



Attached to Special Warranty Deed Page 13 of 21
Inland Port Arizona Improvement Project
Hanna Road - SR 87 to Vail Road
Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F

Parcel Map Check Report

Parcel Name: APN 401-48-016H - Right-of-Way

APN 401-48-016H - Right-of-Way

North: 662,898.88'

East: 824,725.42'

Segment# 1: Line

Course: N00° 03' 40"W

Length: 55.00'

North: 662,953.88'

East: 824,725.36'

Segment# 2: Line

Course: N89° 35' 30"E

Length: 15.96'

North: 662,953.99'

East: 824,741.32'

Segment# 3: Line

Course: S00° 14' 27"W

Length: 55.00'

North: 662,898.99'

East: 824,741.09'

Segment# 4: Line

Course: S89° 35' 30"W

Length: 15.67'

North: 662,898.88'

East: 824,725.42'

Perimeter: 141.63'

Area: 869.82Sq.Ft.

Error Closure: 0.00

Course: N3° 20' 50"E

Error North : 0.003

East: 0.000

Precision 1: 141,630,000.00

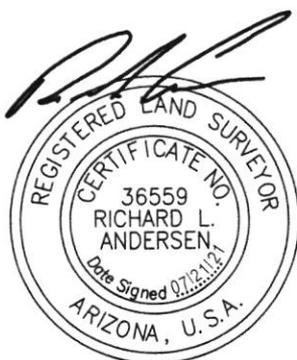
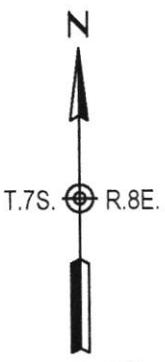
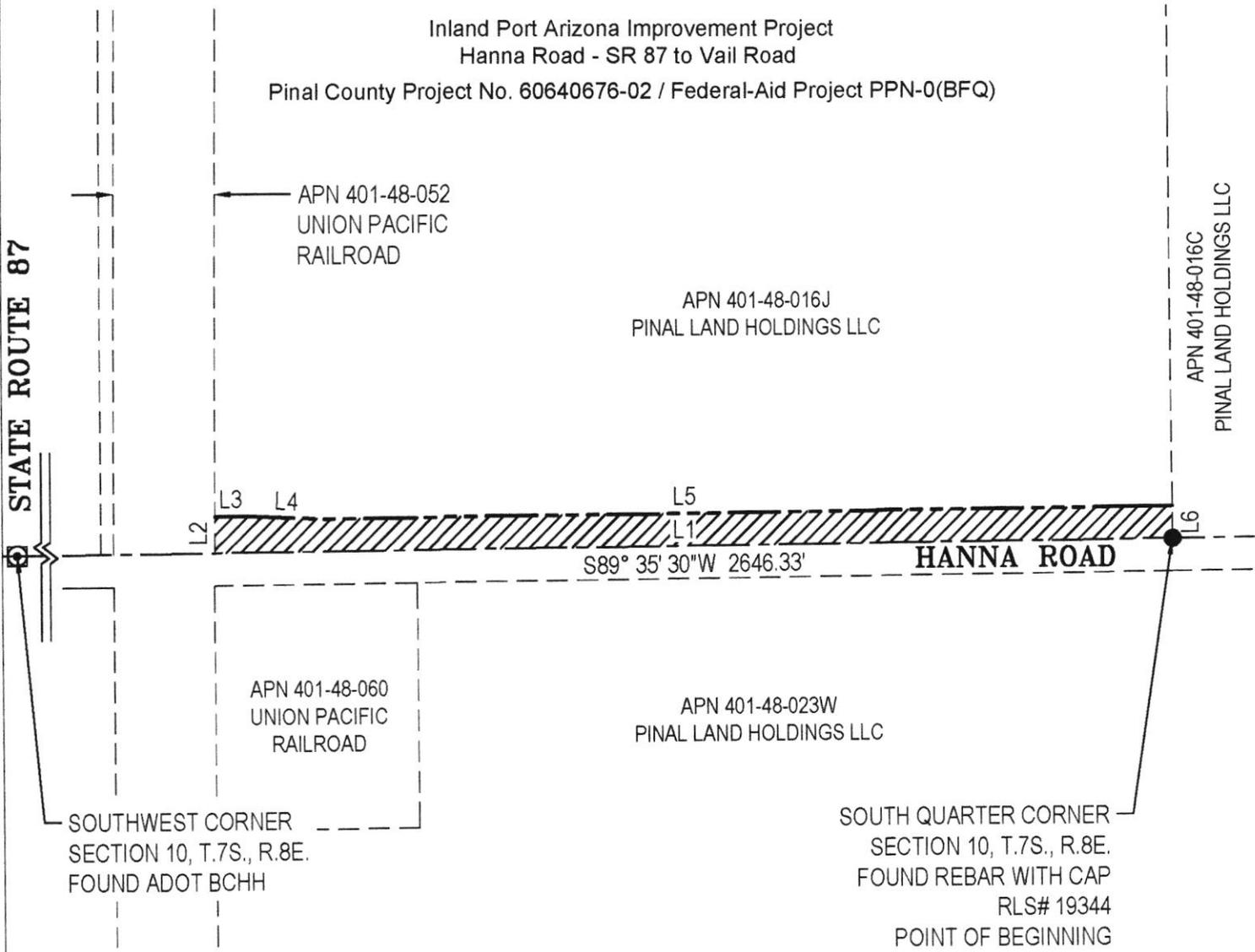


EXHIBIT A - APN 401-48-016J

Inland Port Arizona Improvement Project
 Hanna Road - SR 87 to Vail Road
 Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)



SCALE: NTS

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89° 35' 30"W | 1182.62' |
| L2 | N00° 14' 27"E | 45.00' |
| L3 | N89° 35' 30"E | 35.78' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L4 | S87° 32' 45"E | 100.12' |
| L5 | N89° 35' 30"E | 1046.33' |
| L6 | S00° 24' 30"E | 40.00' |

LEGEND

- EXISTING MONUMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- NEW R/W LINE
- NEW R/W



Attached to Special Warranty
 Deed Page 15 of 21

TRACE
CONSULTING

#C# 200602, DATE: 06/09/2021

EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-016J

A portion of the Southwest quarter of Section 10, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

BEGINNING at the South quarter corner of said Section 10, a rebar with cap RLS 19344, from which the Southwest corner of said Section, a brass cap in hand hole at the intersection of Hanna Road and SR 87, bears South 89 degrees 35 minutes 30 seconds West, a distance of 2,646.33 feet;

Thence South 89 degrees 35 minutes 30 seconds West, along the South line of said Section 10, a distance of 1,182.62 feet to a point on the East line of the Union Pacific Railroad right of way;

Thence North 00 degrees 14 minutes 27 seconds East, along said East right of way line, a distance of 45.00 feet;

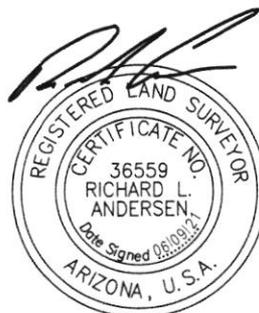
Thence departing said East right of way line, North 89 degrees 35 minutes 30 seconds East, a distance of 35.78 feet;

Thence South 87 degrees 32 minutes 45 seconds East, a distance of 100.12 feet;

Thence North 89 degrees 35 minutes 30 seconds East, a distance of 1,046.33 feet to a point on the North-South Mid-Section line of Section 10;

Thence South 00 degrees 24 minutes 30 seconds East, along said Mid-Section line, a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing 47,724.97 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



Parcel Map Check Report

APN 401-48-016J – Right-of-Way

Parcel Name: APN 401-48-016J - Right-of-Way

North: 662,908.31'

East: 826,048.69'

Segment# 1: Line

Course: S89° 35' 30"W

Length: 1,182.62'

North: 662,899.88'

East: 824,866.10'

Segment# 2: Line

Course: N00° 14' 27"E

Length: 45.00'

North: 662,944.88'

East: 824,866.29'

Segment# 3: Line

Course: N89° 35' 30"E

Length: 35.78'

North: 662,945.14'

East: 824,902.07'

Segment# 4: Line

Course: S87° 32' 45"E

Length: 100.12'

North: 662,940.85'

East: 825,002.10'

Segment# 5: Line

Course: N89° 35' 30"E

Length: 1,046.33'

North: 662,948.31'

East: 826,048.40'

Segment# 6: Line

Course: S00° 24' 30"E

Length: 40.00'

North: 662,908.31'

East: 826,048.68'

Perimeter: 2,449.87'

Area: 47,724.97Sq.Ft.

Error Closure: 0.01

Course: S60° 39' 49"W

Error North : -0.003

East: -0.005

Precision 1: 244,985.00



Attached to Special Warranty Deed Page 17 of 21

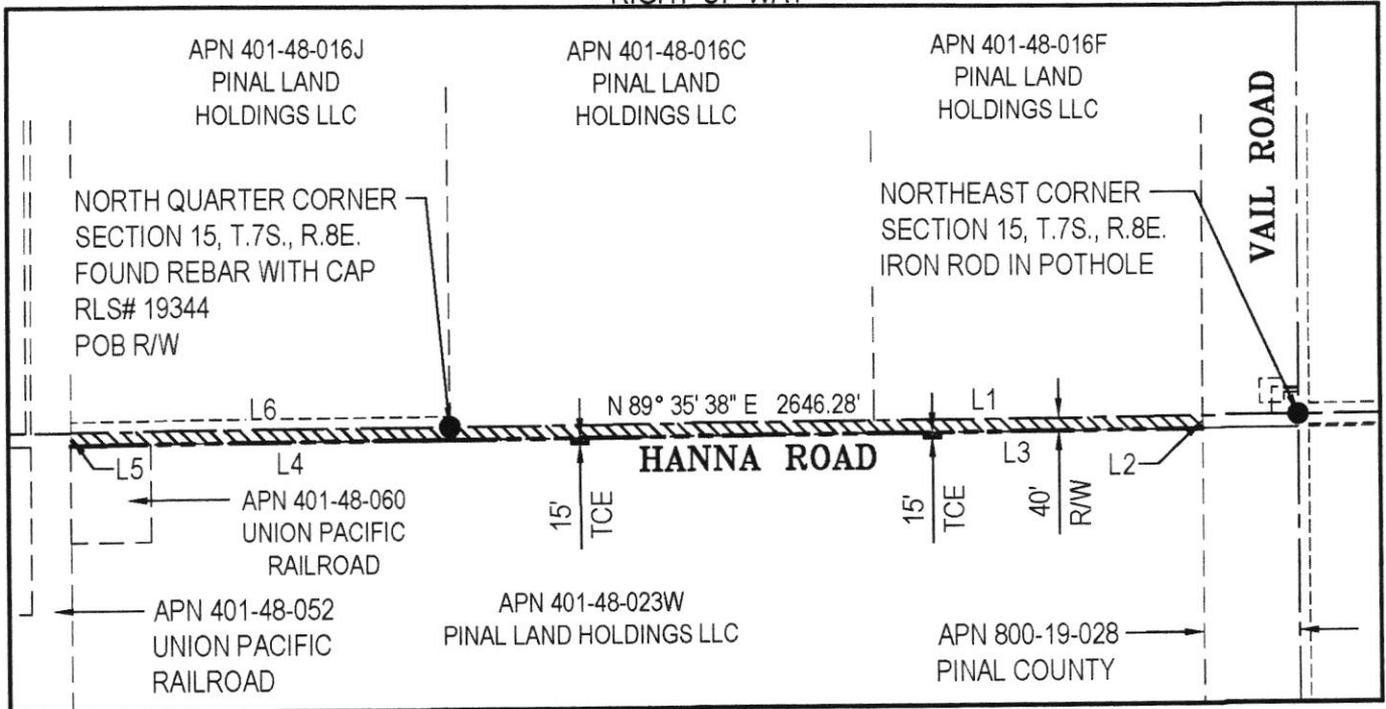
Inland Port Arizona Improvement Project

Hanna Road - SR 87 to Vail Road

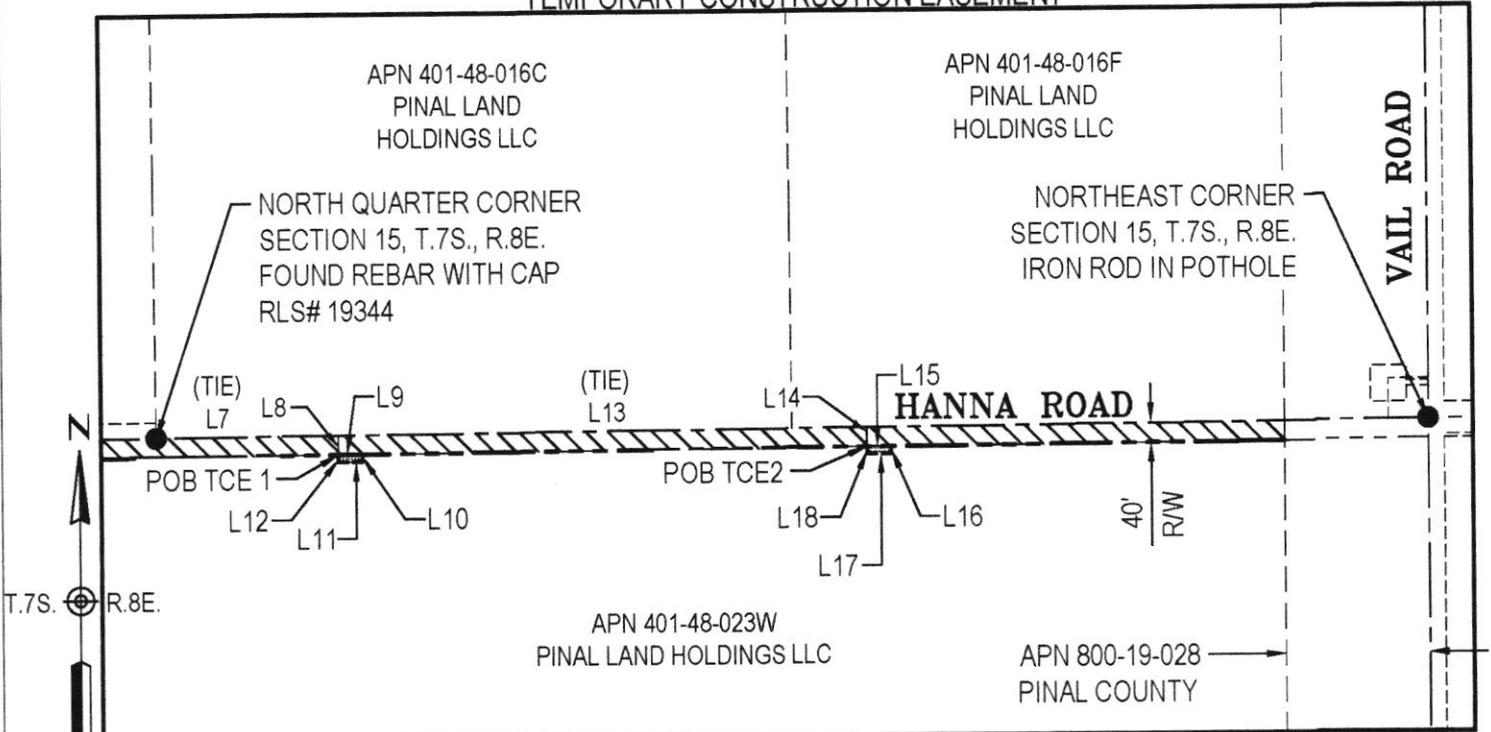
Dinal County Project No. 60640676-02 / Federal-Aid Project DDNL0/REOF

EXHIBIT A - APN 401-48-023W

RIGHT-OF-WAY



TEMPORARY CONSTRUCTION EASEMENT



SCALE: NTS



| LEGEND | |
|--------|----------------------------|
| | EXISTING MONUMENT LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | NEW R/W LINE |
| | NEW TCE LINE |
| | NEW RW |
| | NEW TCE |

Attached to Special Warranty Deed

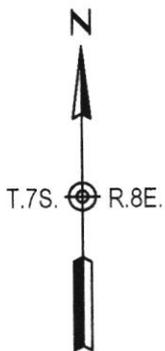
Inland Port Arizona Improvement Project
Hanna Road - SR 87 to Vail Road
Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F



EXHIBIT A - APN 401-48-023W

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N89° 35' 38"E | 2346.27' |
| L2 | S00° 04' 22"E | 40.00' |
| L3 | S89° 35' 38"W | 2346.04' |
| L4 | S89° 35' 30"W | 1183.53' |
| L5 | N00° 53' 43"E | 40.01' |
| L6 | N89° 35' 30"E | 1182.62' |
| L7 | N89° 35' 38"E | 378.74' |
| L8 | S00° 24' 22"E | 40.00' |
| L9 | N89° 35' 38"E | 50.00' |

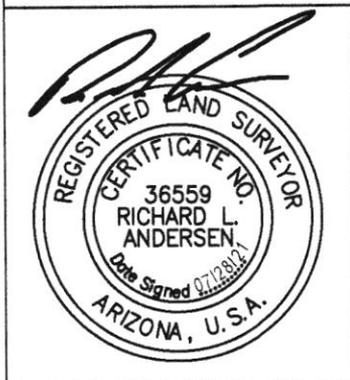
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L10 | S00° 24' 22"E | 15.00' |
| L11 | S89° 35' 38"W | 50.00' |
| L12 | N00° 24' 22"W | 15.00' |
| L13 | N89° 35' 38"E | 1478.23' |
| L14 | S00° 24' 22"E | 40.00' |
| L15 | N89° 35' 38"E | 50.00' |
| L16 | S00° 24' 22"E | 15.00' |
| L17 | S89° 35' 38"W | 50.00' |
| L18 | N00° 24' 22"W | 15.00' |



SCALE: NTS

Attached to Special Warranty Deed
 Inland Port Arizona Improvement Project
 Hanna Road - SR 87 to Vail Road
 Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F

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| LEGEND | |
|--------|----------------------------|
| | EXISTING MONUMENT LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | NEW R/W LINE |
| | NEW TCE LINE |
| | NEW R/W |
| | NEW TCE |



EXHIBIT "A"

LEGAL DESCRIPTION

NEW RIGHT OF WAY FOR APN 401-48-023W

A portion of the North half of Section 15, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

BEGINNING at the North quarter corner of said Section 15, a rebar with cap RLS 19344, from which the Northeast corner of said Section, an iron rod in pothole at the intersection of Hanna Road and Vail Road, bears North 89 degrees 35 minutes 38 seconds East, a distance of 2,646.28 feet;

Thence North 89 degrees 35 minutes 38 seconds East, along the North line of said Section 15, a distance of 2,346.27 feet;

Thence departing said North line of Section 15, South 00 degrees 04 minutes 22 seconds East, a distance of 40.00 feet;

Thence South 89 degrees 35 minutes 38 seconds West, a distance of 2346.04 feet;

Thence South 89 degrees 35 minutes 30 seconds West, a distance of 1183.53 feet to a point on the East line of the Union Pacific Railroad right of way;

Thence North 00 degrees 53 minutes 43 seconds East, along said East right of way line, a distance of 40.01 feet to a point on said North line of Section 15

Thence North 89 degrees 35 minutes 30 seconds East, along said North line, a distance of 1,182.62 feet to the **POINT OF BEGINNING**.

Containing 141,169.35 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



Attached to Special Warranty Deed
Inland Port Arizona Improvement Project
Hanna Road - SR 87 to Vail Road
Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F

Parcel Map Check Report

APN-401-48-023W – Right-of-Way

APN-401-48-023W - Right-of-Way

North:662,908.31'

East:826,048.69'

Segment# 1: Line

Course: N89° 35' 38"E

Length: 2,346.27'

North: 662,924.94'

East: 828,394.90'

Segment# 2: Line

Course: S00° 04' 22"E

Length: 40.00'

North: 662,884.94'

East: 828,394.95'

Segment# 3: Line

Course: S89° 35' 38"W

Length: 2,346.04'

North: 662,868.31'

East: 826,048.97'

Segment# 4: Line

Course: S89° 35' 30"W

Length: 1,183.53'

North: 662,859.88'

East: 824,865.47'

Segment# 5: Line

Course: N00° 53' 43"E

Length: 40.01'

North: 662,899.88'

East: 824,866.10'

Segment# 6: Line

Course: N89° 35' 30"E

Length: 1,182.62'

North: 662,908.31'

East: 826,048.68'

Perimeter: 7,138.48'

Area: 141,169.35Sq.Ft.

Error Closure: 0.00

Course: N85° 50' 03"W

Error North : 0.000

East: -0.004

Precision 1: 7,138,470,000.00



Attached to Special Warranty Deed Page 21 of 21
Inland Port Arizona Improvement Project
Hanna Road - SR 87 to Vail Road
Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F