

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)(2)

TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT

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

This Temporary Construction Easement and Agreement (“Easement”) is entered into this _____ day of _____, 2022, by and between the following parties, and shall become effective upon acceptance by the Pinal County Board of Supervisors.

GRANTOR: Pinal Land Holdings, LLC, a Delaware Limited Liability Company

GRANTEE: Pinal County, a political subdivision of the State of Arizona

RECITALS:

- A. GRANTOR represents that it is the owner of the parcel of real property (“Property”) as legally described on Exhibit “A” attached hereto and incorporated herein.
- B. The subject Property is so situated that it must be utilized for the construction of certain features of the Inland Port Arizona Improvement Project (“Project”).

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: Hanna Road – SR 87 to Vail Road

NOW, THEREFORE, GRANTOR, who is in possession of the Property, hereby grants to GRANTEE a permit for a Right-of-Entry and a Temporary Construction Easement upon the following terms and conditions:

1. Each and every recital set forth is incorporated in the full text hereof as though fully restated.
2. GRANTEE agrees to pay GRANTOR the sum of Zero and no/100 Dollars (\$0.00), in advance of construction for the full term of this Agreement. This Easement will remain in effect until the completion of the Project, or written notification by GRANTEE, but in no event to exceed beyond one year after the first day of construction on the property.
3. A Right-of-Entry and Temporary Construction Easement and Agreement is hereby granted to GRANTEE on, over, under and across the Property. GRANTOR hereby reserves all such rights and privileges in the Property as may be used and enjoyed by GRANTOR without interfering with or abridging the rights conveyed to GRANTEE, and subject also to all existing easements for public roads and highways, public utilities, and pipelines.
4. The purpose of this Temporary Construction Easement and Agreement is to allow GRANTEE to construct driveway tie ins, including all incidental purposes consistent therewith, in connection with the Project.
5. All tools, equipment, supplies, and other property taken upon or placed upon the land by GRANTEE, shall remain the property of GRANTEE, and may be removed by GRANTEE at any time within the period of this Easement.
6. GRANTOR hereby covenants that he is granting this Temporary Construction Easement and Agreement only to the extent of any interest he may have in the Property.
7. GRANTEE agrees to indemnify GRANTOR for all direct damages to the real property, personal property, or physical injury to persons on the property of GRANTOR, as described in Exhibit "A" caused by or arising from the proximate result of the activities of GRANTEE, its officers, employees, agents, or contractors in the exercise of GRANTEE'S rights pursuant to the terms of this Easement.

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: Hanna Road – SR 87 to Vail Road

8. GRANTEE shall have the right to authorize, permit, and license the use of the Property for utilities or other public purposes not inconsistent with its use as a temporary construction easement and right-of-entry as determined by GRANTEE.

9. This Easement shall run with the land and shall be binding upon the parties.

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: Hanna Road – SR 87 to Vail Road

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

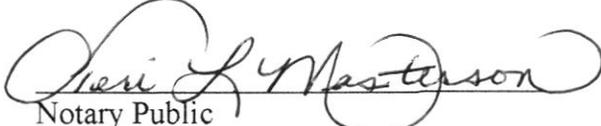
PINAL LAND HOLDINGS, LLC,
a Delaware limited liability company

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

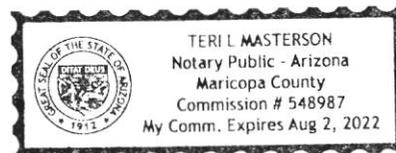
ACKNOWLEDGEMENT OF GRANTOR

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: Hanna Road – SR 87 to Vail Road

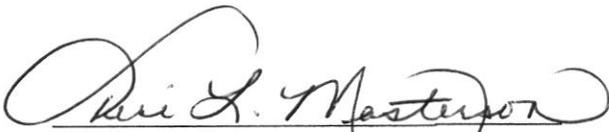
PINAL LAND HOLDINGS, LLC,
a Delaware limited liability company

By: 
Name: Jackob 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 Jackob 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

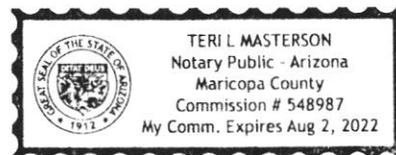
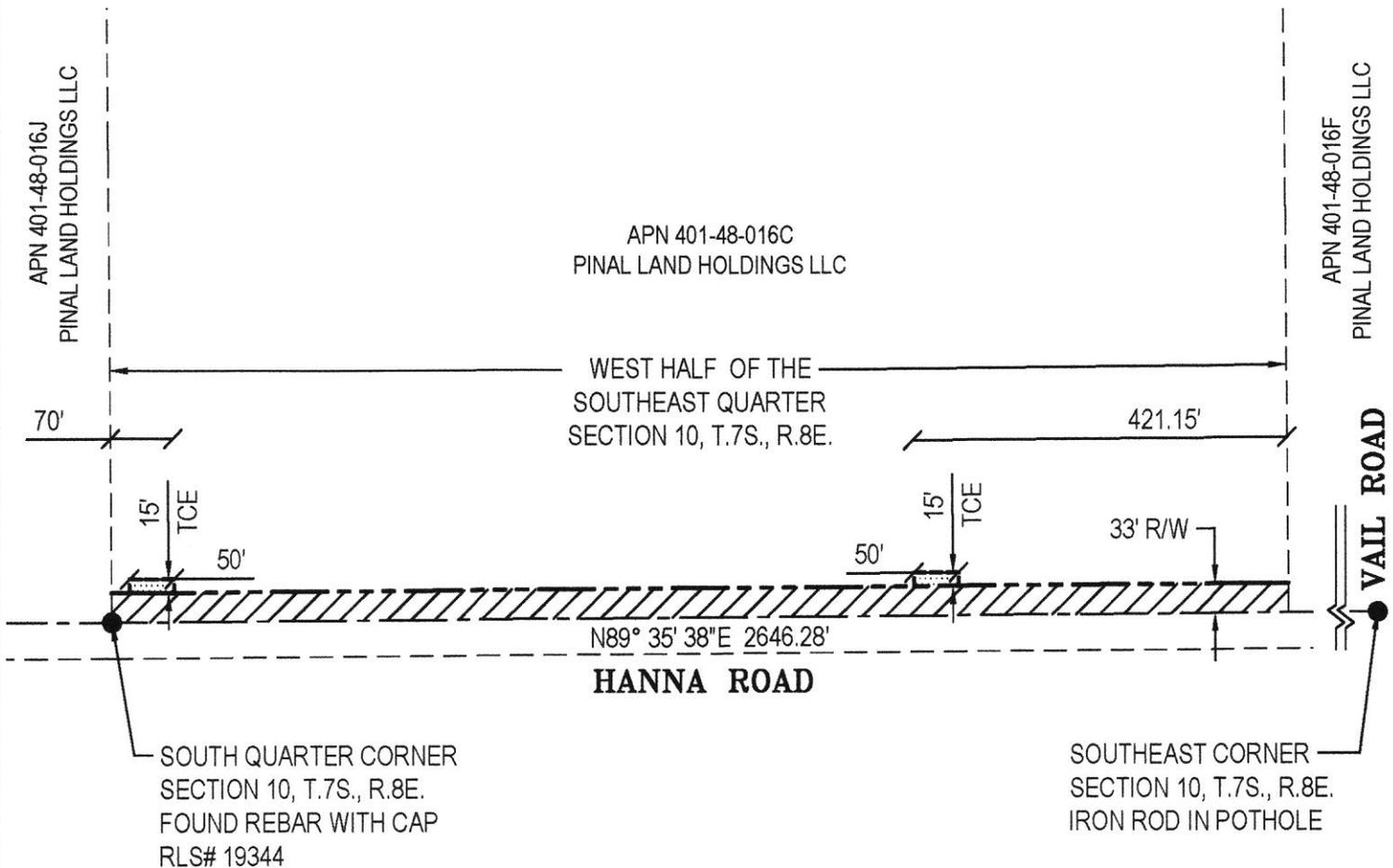
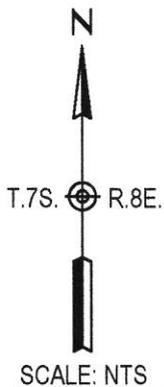


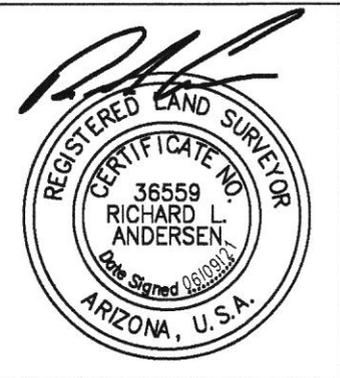
EXHIBIT A - APN 401-48-016C



APN 401-48-023W
PINAL LAND HOLDINGS LLC



Attached to Temporary Construction Easement
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
[Hatched Box]	NEW R/W
[Dotted Box]	NEW TCE



EXHIBIT "A"

LEGAL DESCRIPTION

NEW TEMPORARY CONSTRUCTION EASEMENT FOR APN 401-48-016C

The North 15.00 feet South 48.00 feet of the East 50.00 feet of the West 70.00 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 750.00 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT "A"

LEGAL DESCRIPTION

NEW TEMPORARY CONSTRUCTION EASEMENT FOR APN 401-48-016C

The North 15.00 feet South 48.00 feet of the West 50.00 feet of the East 421.15 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 750.00 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

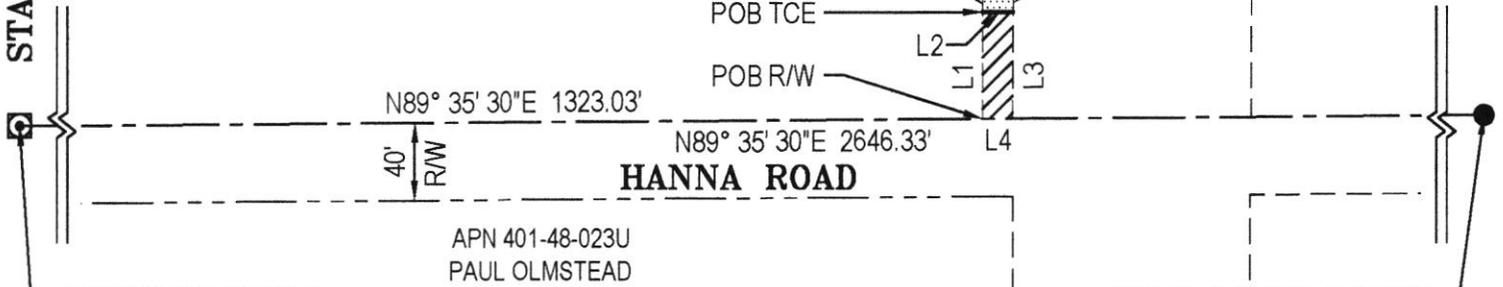
Inland Port Arizona Improvement Project
 Hanna Road - SR 87 to Vail Road
 Pinal County Project No. 60640676-02 / Federal-Aid Project PPN-0(BFQ)F
 Attached to Temporary Construction Easement
 Page 10 of 18

APN 401-48-016D
 PINAL LAND
 HOLDINGS LLC

APN 401-48-052
 UNION PACIFIC
 RAILROAD

APN 401-48-016H
 PINAL LAND HOLDINGS LLC

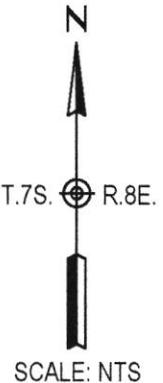
STATE ROUTE 87



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

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

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'



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 TEMPORARY CONSTRUCTION EASEMENT 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;

Thence departing said South line, North 00 degrees 03 minutes 40 seconds West, a distance of 55.00 feet to the **POINT OF BEGINNING**;

Thence North 00 degrees 03 minutes 40 seconds West, a distance of 10.00 feet;

Thence North 89 degrees 35 minutes 30 seconds East, a distance of 16.01 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 10.00 feet;

Thence South 89 degrees 35 minutes 30 seconds West, a distance of 15.96 feet to the **POINT OF BEGINNING**.

Containing 159.86 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 401-48-016H - Temporary Construction Easement

APN 401-48-016H - Temporary Construction Easement

North:662,953.88'

East:824,725.36'

Segment# 1: Line

Course: N00° 03' 40"W

Length: 10.00'

North: 662,963.88'

East: 824,725.35'

Segment# 2: Line

Course: N89° 35' 30"E

Length: 16.01'

North: 662,963.99'

East: 824,741.36'

Segment# 3: Line

Course: S00° 14' 27"W

Length: 10.00'

North: 662,953.99'

East: 824,741.32'

Segment# 4: Line

Course: S89° 35' 30"W

Length: 15.96'

North: 662,953.88'

East: 824,725.36'

Perimeter: 51.97'

Area: 159.86Sq.Ft.

Error Closure: 0.00

Course: N80° 46' 00"W

Error North : 0.000

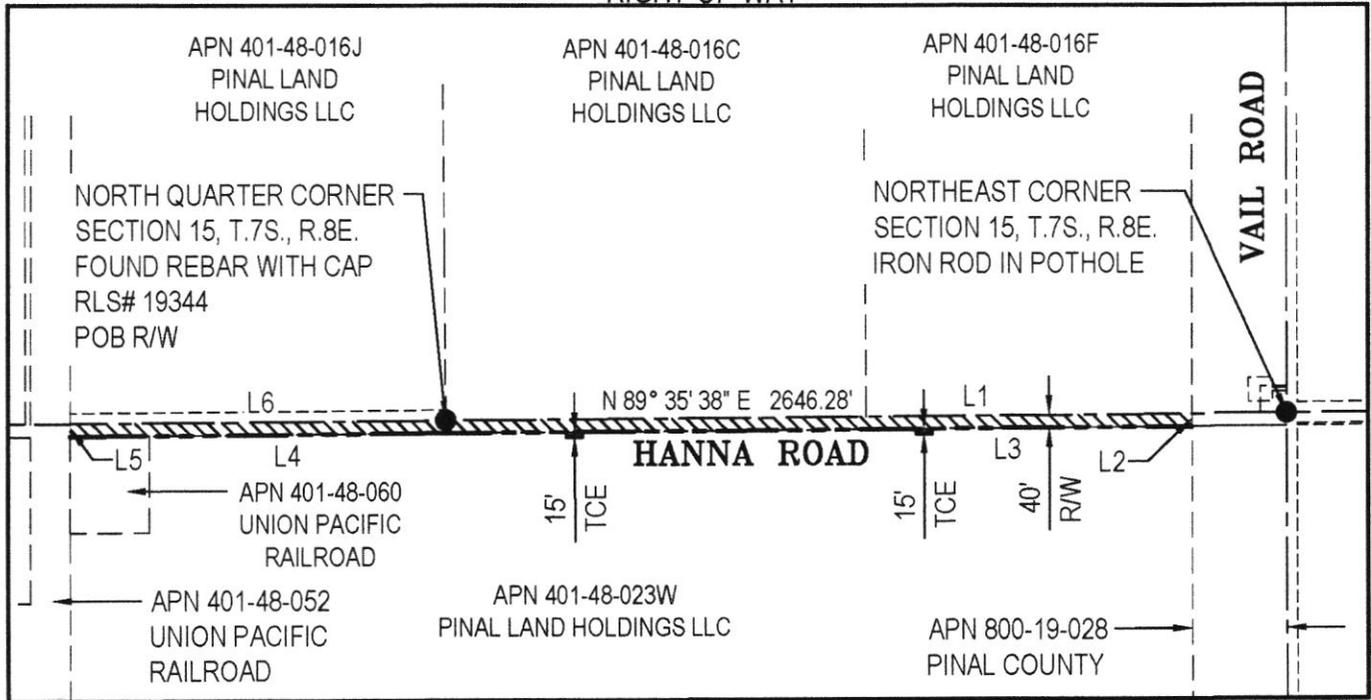
East: -0.003

Precision 1: 51,970,000.00

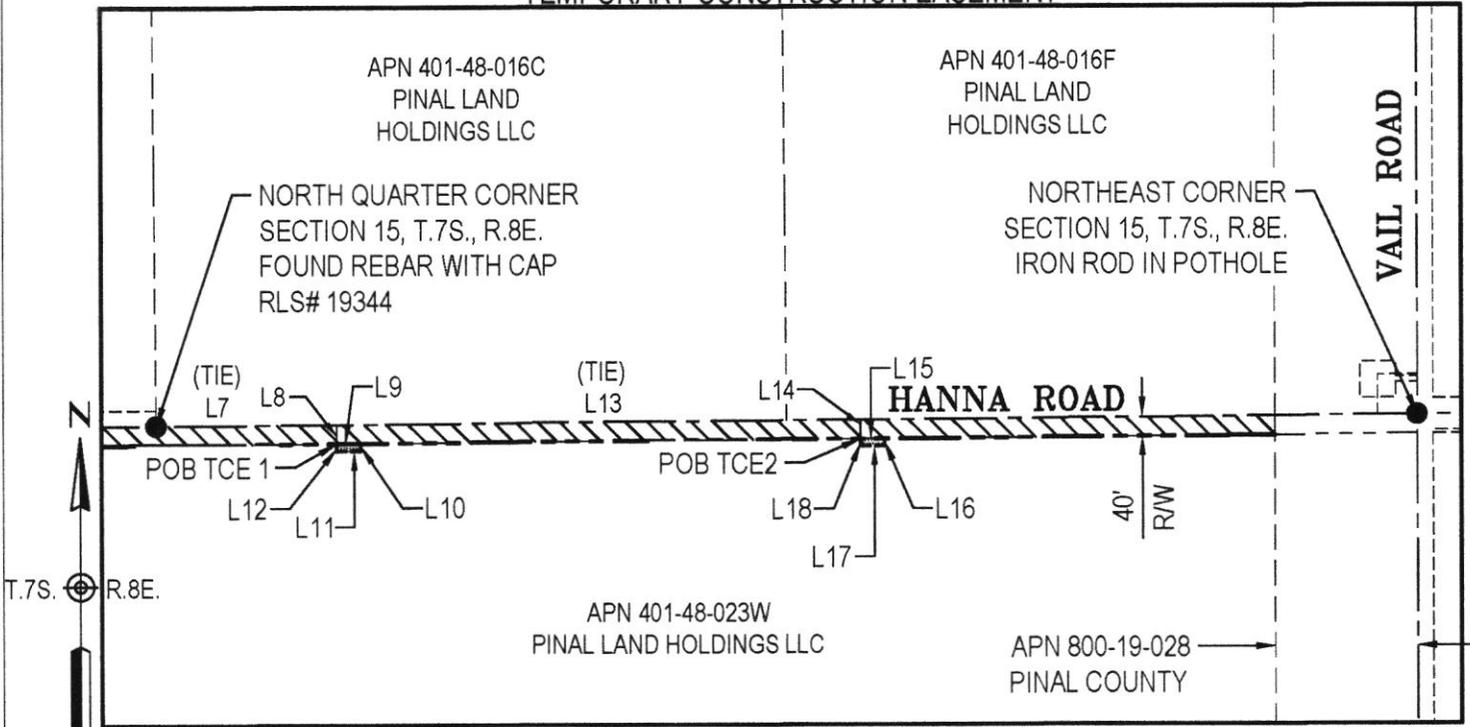


EXHIBIT A - APN 401-48-023W

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 R/W
- ▨▨▨▨▨ NEW TCE

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

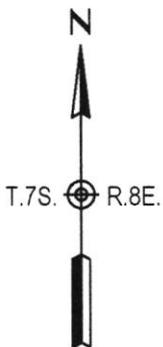
Attached to Temporary Construction Easement



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 Temporary Construction Easement
 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

Page 14 of 18



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 TEMPORARY CONSTRUCTION EASEMENT 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;

Commencing 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 378.74 feet;

Thence departing said North line of Section 15, South 00 degrees 24 minutes 22 seconds East, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Thence North 89 degrees 35 minutes 38 seconds East, a distance of 50.00 feet;

Thence South 00 degrees 24 minutes 22 seconds East, a distance of 15.00 feet;

Thence South 89 degrees 35 minutes 38 seconds West, a distance of 50.00 feet;

Thence North 00 degrees 24 minutes 22 seconds West, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 750.00 square feet more or less as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT "A"

LEGAL DESCRIPTION

NEW TEMPORARY CONSTRUCTION EASEMENT 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;

Commencing 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 1478.23 feet;

Thence departing said North line of Section 15, South 00 degrees 24 minutes 22 seconds East, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Thence North 89 degrees 35 minutes 38 seconds East, a distance of 50.00 feet;

Thence South 00 degrees 24 minutes 22 seconds East, a distance of 15.00 feet;

Thence South 89 degrees 35 minutes 38 seconds West, a distance of 50.00 feet;

Thence North 00 degrees 24 minutes 22 seconds West, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 750.00 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-401-48-023W-TCE - Temporary Construction Easement 1

APN-401-48-023W-TCE - Temporary Construction Easement 1

North:662,870.99'

East:826,427.70'

Segment# 1: Line

Course: N89° 35' 38"E

Length: 50.00'

North: 662,871.35'

East: 826,477.70'

Segment# 2: Line

Course: S0° 24' 22"E

Length: 15.00'

North: 662,856.35'

East: 826,477.81'

Segment# 3: Line

Course: S89° 35' 38"W

Length: 50.00'

North: 662,855.99'

East: 826,427.81'

Segment# 4: Line

Course: N0° 24' 22"W

Length: 15.00'

North: 662,870.99'

East: 826,427.70'

Perimeter: 130.00'

Area: 750.00Sq.Ft.

Error Closure: 0.00

Course: N0° 00' 00"E

Error North : 0.000

East: 0.000

Precision 1: 130,000,000.00



Parcel Map Check Report

APN-401-48-023W - Temporary Construction Easement 2

APN-401-48-023W - Temporary Construction Easement 2

North:662,878.79'

East:827,527.17'

Segment# 1: Line

Course: N89° 35' 38"E

Length: 50.00'

North: 662,879.14'

East: 827,577.17'

Segment# 2: Line

Course: S00° 24' 22"E

Length: 15.00'

North: 662,864.14'

East: 827,577.27'

Segment# 3: Line

Course: S89° 35' 38"W

Length: 50.00'

North: 662,863.79'

East: 827,527.28'

Segment# 4: Line

Course: N00° 24' 22"W

Length: 15.00'

North: 662,878.79'

East: 827,527.17'

Perimeter: 130.00'

Area: 750.00Sq.Ft.

Error Closure: 0.00

Course: N0° 00' 00"E

Error North : 0.000

East: 0.000

Precision 1: 130,000,000.00

