INTERGOVERNMENTAL AGREEMENT
BETWEEN
PINAL COUNTY
AND
PINAL COUNTY COMMUNITY COLLEGE DISTRICT
(DBA CENTRAL ARIZONA COLLEGE)
FOR
RADIO COMMUNICATIONS SYSTEMS

This Intergovernmental Agreement ("**IGA**") is dated and effective as of the date signed by the Chairman of the Pinal County Board of Supervisors ("Effective Date"), and made by and between **Pinal County Community College District** (DBA Central Arizona College ("CAC")), an Arizona community college district, by and through its District Board ("**Landlord**"), and **Pinal County**, a political subdivision of the State of Arizona, by and through its Board of Supervisors ("**Tenant**"). Landlord and Tenant are sometimes hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

A. Landlord owns certain real property legally described and depicted in: **Exhibit "A"** (the "**CAC Aravaipa Campus Property**"); **Exhibit "B"** (the "**CAC San Tan Campus Property**"); **Exhibit "C"** (the "**CAC Overfield Campus Property**"); and **Exhibit "D"** (the **"CAC Maricopa Campus Property"**) attached hereto and incorporated herein by this reference (collectively, the "**Properties**").

B. Tenant desires to implement a Tenant-owned 5G network to enhance wireless internet connectivity for students, citizens, and businesses throughout Pinal County, particularly in unserved and underserved areas (the **"Objectives**"), and Landlord desires to aid in the Objectives by granting Tenant the right to use a portion of the Properties in accordance with this IGA.

C. With respect to the CAC Aravaipa Campus Property and the CAC San Tan Campus Property, this IGA contemplates the lease of space on existing Landlord-owned telecommunications towers, together with any necessary ground space for the installation of associated equipment, for the purpose of co-locating Tenant-owned cellular broadcasting equipment.

D. With respect to the CAC Overfield Campus Property and the CAC Maricopa Campus Property, this IGA contemplates the lease of ground space for the construction of a Tenant-owned telecommunications tower, and associated infrastructure, upon which Tenant may locate its cellular broadcasting equipment.

E. Landlord is authorized to enter into this IGA pursuant to Arizona Revised Statutes ("**A.R.S.**") § 15-1444 and Tenant is authorized to enter into this IGA pursuant to A.R.S. §§ 11-201, 11-251, 11-952.

NOW THEREFORE, in consideration of the foregoing, and of the mutual covenants and agreements hereinafter contained, the Parties agree as follows:

AGREEMENT

1. RECITALS

The foregoing recitals A – E are material to this IGA and are hereby incorporated into and made a part of the IGA, including all defined terms, as though they were fully set forth in this Paragraph 1.

2. LEASE OF PREMISES/PURPOSE OF IGA

Landlord hereby leases to Tenant a certain portion of the Properties, which are more specifically identified and defined below, for the purposes and uses of constructing, installing, operating, maintaining, repairing, upgrading, inspecting, and replacing radio communications systems including, without limitation, telecommunications towers, broadcasting equipment, enclosures, cabinets, antennas, cables, wires and other associated equipment as may be necessary to further the Objectives, and as more fully set forth in the permitted uses provisions of this IGA.

a. **CAC ARAVAIPA CAMPUS PROPERTY & CAC SAN TAN CAMPUS PROPERTY**

With respect to the CAC Aravaipa Campus Property and the CAC San Tan Campus Property, this IGA establishes a lease for Tenant to occupy and utilize a portion of Landlord's existing telecommunications towers to co-locate and operate Tenant's cellular broadcasting equipment, together with a lease of any necessary ground space for the installation of appurtenant facilities, as may be required to further the Objectives as identified at **Exhibit "A-1"** (the **"CAC Aravaipa Campus Premises"**) and **Exhibit "B-1"** (the **"CAC San Tan Campus Premises"**).

b. **CAC OVERFIELD CAMPUS PROPERTY & CAC MARICOPA CAMPUS PROPERTY**

With respect to the CAC Overfield Campus Property and the CAC Maricopa Campus Property, this IGA establishes a lease of ground space, including the air above such ground space, to enable Tenant to construct a telecommunications tower and appurtenant communications facility and to locate and operate upon such tower and ground space Tenant's cellular broadcasting equipment as may be required to further the Objectives as identified at **Exhibit "C-1"** (the "**CAC Overfield Campus Premises**") and Exhibit "D-1" (the **"CAC Maricopa Campus Premises"**).

The CAC Aravaipa Campus Premises, the CAC San Tan Campus Premises, the CAC Overfield Campus Premises, and the Maricopa Campus Premises shall be collectively referred to herein as the **"Demised Premises"**.

3. ACCESS. At all times throughout the term of this IGA, Tenant, and its employees, agents and subcontractors, will have twenty-four (24) hour per day, seven (7) days per week pedestrian and vehicular access (including trucks) to and over the Properties, from an open and improved public road to the Demised Premises for the installation, uninstallation, maintenance and operation of any facilities or improvements installed or made thereon under this IGA, and utilities serving such facilities or improvements. Landlord grants to Tenant an easement for such access and Landlord agrees to provide Tenant such codes, keys and other instruments necessary for such access to Tenant when necessary to allow access. Tenant shall comply with all reasonable requirements of Landlord regarding access, including notice requirements and need for escort. With respect to the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises, where Tenant shall construct its own communications tower and place appurtenant facilities, Tenant will retain all access and Landlord shall contact Tenant for approval and access onto the same.

4. SUBSEQUENT IDENTIFICATION OF DEMISED PREMISES IF NOT SPECIFIED UPON EXECUTION HEREOF

In the event the locations of the Demised Premises are not specified upon execution of this IGA, the Parties agree to thereafter work in good faith to supplement this IGA by way of addendum or addenda signed by each Party or Party's counsel, to do so, taking into consideration such things as the best interests of Landlord, the safety and security of persons and property, and the suitability for meeting the Objectives. In such event, at the time of execution of this IGA, in lieu of setting forth a property and/or other location description of the Demised Premises at Exhibits "**A-1**", "**B-1**", "**C-1**", and "**D-1**", the same, as may be required, shall indicate that such Exhibit(s) will be set forth by way of forthcoming addendum or addenda.

5. PERMITTED USES FOR: CAC ARAVAIPA CAMPUS PREMISES & CAC SAN TAN CAMPUS PREMISES – INSTALLATION OF CO-LOCATION COMMUNICATION FACILITIES

a. *Co-location.* With respect to the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises, Tenant may use the same for the transmission and reception of communications signals through the co-location, installation, construction, maintenance, inspection, operation, repair, replacement and upgrade of its communications fixtures and related equipment, cables, accessories and improvements, which may include antennas, support structures, and equipment cabinets and any other items necessary to the secure and successful use of the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises (the "**Co-Location Communication Facilities**"). Tenant has the right to inspect, install and operate transmission cables from any equipment cabinet to the antennas, electric lines from the main feed to the equipment cabinet and communication lines from

the main entry point to the equipment shelter or cabinet. Other permitted uses of the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises include those otherwise set forth in this IGA or implied by the terms hereof as may be necessary to meet or further the Objectives. Tenant agrees to comply with all applicable governmental laws, rules, statutes and regulations, relating to its use of the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises.

b. *Additional Co-Locators.* Landlord agrees that additional co-locators on the telecommunications towers at the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises will provide written confirmation that their proposed use will not cause interference to Tenant, as indicated in an intermodulation study or by FCC guidelines.

6. PERMITTED USES FOR: CAC OVERFIELD CAMPUS PREMISES AND MARICOPA CAMPUS PREMISES – CONSTRUCTION OF NEW COMMUNICATION FACILITIES

a. *Construction of New Communication Facilities.* With respect to the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises, Tenant may use the same to construct new telecommunications facilities for the transmission and reception of communications signals and the installation, construction, maintenance, inspection, operation, repair, replacement and upgrade of its communications fixtures including telecommunications towers and related equipment, cables, accessories and improvements, which may include suitable support structures, antennas, equipment cabinets and fencing and any other items necessary to the secure and successful use of the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises (the "**New Communication Facilities**"). Tenant has the right to inspect, install and operate transmission cables from any equipment cabinet to the antennas, electric lines from the main feed to the equipment cabinet and communication lines from the main entry point to the equipment shelter or cabinet. Tenant's use of the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises includes the right to construct a fence around the same and undertake any other appropriate means to ensure security and student safety. Other permitted uses of the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises include those otherwise set forth in this IGA or implied by the terms hereof as may be necessary to meet or further the Objectives. Tenant agrees to comply with all applicable governmental laws, rules, statutes and regulations, relating to its use of the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises.

b. *Right of Co-Location.* Landlord shall have the right to request to co-locate its own communications equipment on Tenant's towers constructed as part of the New Communication Facilities subject to the terms of a separate agreement and contingent upon Tenant's approval of space availability, structural analysis and RF

interference study with all associated costs to be paid by Landlord. Tenant's approval shall not be unreasonably withheld. Landlord shall retain ownership of all equipment installed by Landlord on Tenant's towers or upon the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises. If Landlord co-locates its equipment on the Tenant-owned towers or upon the CAC Overfield Campus Premises or the CAC Maricopa Campus Premises, Tenant shall provide Landlord with suitable access. Co-location or any other use by any third parties of the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises must be mutually agreed-upon by both Tenant and Landlord.

7. TERM (DURATION)

The initial term of this IGA shall be for a period of ten (10) years commencing on the Effective Date and ending on the tenth anniversary thereof (the "**Initial Term**"), and shall automatically renew for successive ten (10) year periods thereafter (the "**Extension Terms**"), unless terminated earlier either during the Initial Term or any Extension Terms as provided at, and subject to, Paragraph 14 of this IGA.

8. RENT, MANNER OF FINANCING AND BUDGETING

Commencing on the first day of the month following the date that Tenant commences construction of the New Communication Facilities or installation of equipment at the Co-Location Communication Facilities (the "**Rent Commencement Date**"), Tenant will pay to Landlord a reasonable use fee, which consists of the value of goods or services contributed or rendered by Tenant to Landlord benefitting from the Objectives and an annual rental payment of $1.00 dollar ("**Rent**"), to be sent, upon invoice, to Landlord on or before the same day of each successive year for the duration of this IGA. Tenant shall be responsible for financing all costs associated with its permitted uses, excepting only for the provision of costs for providing electricity, which shall be paid for by Landlord. Each Party shall be responsible for establishing and maintaining its own budget with respect to the undertakings contemplated by this IGA.

9. APPROVALS

a. *Government Approvals*. Landlord agrees that Tenant's ability to use the Demised Premises is contingent upon the suitability of the Demised Premises for Tenant's permitted uses and Tenant's ability to obtain and maintain all government licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Demised Premises, (collectively, the "**Government Approvals**"). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's permitted uses under this IGA and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals. In addition, Tenant shall have the right to initiate the ordering and/or scheduling of any necessary utilities.

b. *Testing*. Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over and under the Properties and Demised Premises, as may be necessary to determine if Tenant's use of the Demised Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

10. TENANT'S GENERAL (NON-EXCLUSIVE) RESPONSIBILITIES

During the term of this IGA, Tenant shall perform the following general responsibilities:

a. *Insurance*. Maintain adequate insurance, as required at paragraph 12 hereof, at Tenant's sole cost and expense,

b. *Construction Financing and Maintenance*. Finance and construct the Co-Location Communication Facilities and the New Communication Facilities and maintain the same, and the Demised Premises, in good condition at Tenant's sole cost and expense.

c. *Repair*. Repair any damage to the Properties or the Demised Premises caused by any acts, omissions or negligence of Tenant, its agents, customers, employees or invitees, or caused by any breach by Tenant of the terms of this IGA.

d. *Access*. As may be required, contact Landlord for approval and access to the Properties and the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises (associated with the Co-Location Communication Facilities).

Tenant's general responsibilities as set forth in this Paragraph 10 are supplemental to any other responsibilities that may be required or implied under this IGA and shall not be construed in any manner as limiting the same.

11. LANDLORD'S GENERAL (NON-EXCLUSIVE) RESPONSIBILITIES

During the term of this IGA, Landlord shall perform the following general responsibilities:

a. *Insurance*. Maintain adequate insurance on the Properties, specifically including, but not limited to, with respect to the pre-existing communications towers at the CAC Aravaipa Campus Premises and the CAC San Tan Campus Premises, and pay associated premiums at Landlord's sole cost and expense as required at paragraph 12 hereof.

b. *Space and Utilities*. Provide physical space and electrical service for the installation, use, uninstallation, inspection, operation, maintenance, repair and upgrade of the Co-Location Communication Facilities and the New Communication Facilities as may be necessary to meet the Objectives and consistent with the permitted uses of the Demised Premises; to this end, Landlord

agrees to allow Tenant to utilize the electrical service available at the Properties at no additional cost to Tenant.

c. *Access*. Contact Tenant for approval and access onto the CAC Overfield Campus Premises and the CAC Maricopa Campus Premises (associated with the New Communication Facilities).

d. *Repair*. At Landlord's sole cost and expense, repair any damage to the Demised Premises, the Co-Location Communication Facilities and the New Communication Facilities caused by any acts, omissions or negligence of Landlord, its agents, students, employees, or invitees, or caused by any breach by Landlord of the terms of this IGA.

e. *Maintenance*. With respect to the CAC Aravaipa Campus Premises and the CAC San Tan Campus (associated with the Co-Location Communication Facilities), keep and maintain the Landlord-owned towers and any support equipment in good condition.

Landlord's general responsibilities as set forth in this Paragraph 11 are supplemental to any other responsibilities that may be required or implied under this IGA and shall not be construed in any manner as limiting the same.

12. INSURANCE

a. Tenant: During the Term of this IGA, Tenant shall maintain the following insurance: Commercial General Liability coverage written on an occurrence basis with limits of not less than $1,000,000.00 per occurrence and $2,000,000.00 aggregates; Workers' Compensation coverage, in a statutory amount with Employer's Liability with limits of $1M per accident, per employee disease and disease aggregate; Commercial Auto Liability coverage with a Combined Single Limit of not less than $1,000,000 per occurrence for owned, hired and non-owned vehicles; and Special Form property coverage for tenant equipment located on the Properties. Tenant may carry, at Tenant's sole cost and expense, additional insurance policies not required by this IGA. Tenant shall verify hired on-site contractors comply with stated insurance requirements.

b. Landlord. During the Term of this IGA, Landlord shall maintain the following insurance during the term of the lease: Special Form property coverage, insuring the Properties and all fixtures and appurtenances thereto; Commercial General Liability written on an occurrence basis with limits not less than $1,000,000 and $2,000,000 aggregate, Commercial Auto Liability coverage with Combined Single Limit of not less than $1,000,000 per occurrence for owned, hired and non-owned vehicles. Landlord shall verify hired on-site contractors comply with stated

insurance requirements. Within seven days of receipt, Landlord agrees to provide Tenant written notice of insurer policy cancellation or non-renewal.

13. REMOVAL / RESTORATION

All portions of the Co-Location Communication Facilities and the New Communication Facilities will be and remain Tenant's personal property and, at Tenant's option, may be removed or replaced by Tenant at any time during the term of this IGA. Landlord agrees that no part of the Co-Location Communication Facilities and New Communication Facilities will become or be considered as being affixed to or a part of the Properties or Demised Premises, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Demised Premises will be and remain the property of Tenant and may be removed or replaced by Tenant at any time during the term of this IGA. Within one hundred eighty (180) days after termination of this IGA, Tenant will remove all of Tenant's improvements and Tenant will, to the extent reasonable, restore the Demised Premises to their condition at the commencement of the IGA. Any portion of the Co-Location Communication Facilities and the New Communication Facilities not removed within the foregoing timeframe shall be deemed abandoned and owned by Landlord.

14. TERMINATION

a. *By Landlord*. Landlord may terminate this IGA upon one hundred twenty (120) days' written notice to Tenant.

b. *By Tenant*. Tenant may terminate this IGA for any reason upon one hundred twenty (120) days' written notice to Landlord.

c. *By Agreement*. The Parties may terminate this IGA at any time upon written mutual agreement.

Any notice of termination provided by one Party to the other Party pursuant to this Paragraph 14 may relate to one or more of the Demised Premises, and all notices of termination shall specify to which of the Demised Premises the same applies. In the event this IGA is terminated with respect to fewer than all of the Demised Premises, this IGA shall remain in full force and effect with respect to the remaining Demised Premises.

15. INTERFERENCE

a. *Tenant's Warranty of Non-Interference*. Where there are existing radio frequency user(s) on the Properties, Landlord will provide Tenant with a list of all existing radio frequency users(s) on the Properties to allow Tenant to evaluate the potential for interference. Tenant warrants that its use of the Demised Premises will not interfere with existing radio frequency user(s) on the Properties so disclosed by

Landlord, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

b. *Landlord's Obligation Regarding Third Parties*. Landlord will not grant, after the Effective Date of this IGA, a lease, license, or any other right to any third party for the use of the Properties, if such use may in any way adversely affect or interfere with Tenant's use of the Co-Location Communication Facilities, the New Communication Facilities, the operations of Tenant in meeting the Objectives or the rights of Tenant under this IGA. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Properties.

c. *Landlord's Warranty of Non-Interference*. Landlord will not use, nor will Landlord permit its employees, tenants, licensees, invitees or agents to use, any portion of the Properties in any way which interferes with the Co-Location Communication Facilities, the New Communication Facilities, the, the operations of Tenant or the rights of Tenant under this IGA. Landlord will cause any such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant.

16. INDEMNIFICATION

a. *Mutual Indemnification*. To the extent permitted by applicable laws, each Party shall indemnify and defend the other from and against any and all liabilities, damages or claims for damage, including but not limited to all actual and reasonable costs, attorneys' fees, and other charges and expenditures that the indemnified Party may incur, asserted by third parties against the indemnified party by reason of the indemnifying party's negligence, willful misconduct or breach of the terms of this IGA, including acts or omissions by the indemnifying Party's agents, employees, invitees, contractors, or subcontractors, except to the extent that such liabilities, damages or claims are a result of the negligence or willful misconduct of the indemnified Party or by the indemnified Party's agents, employees, invitees, contractors, or subcontractors.

b. *Waiver of Consequential Damages*. Notwithstanding anything to the contrary in this IGA, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages.

17. RIGHTS UPON SALE

a. If Landlord at any time during the Term of this IGA sells the Properties or any portion thereof, then the sale is subject to this IGA and Tenant's rights hereunder

and Landlord shall so provide in any sales agreement, deed, title and/or other documentation relating to the sale.

b. At least 60 days prior to Landlord's sale of any portion of the Properties, Landlord shall provide to Tenant written notification of the sale. Landlord shall also make its best efforts to obtain from the prospective purchaser a non-disturbance and attornment agreement in form and substance satisfactory to Tenant, and shall provide to Tenant a copy of any such signed non-disturbance and attornment agreement upon the closing date of the sale.

18. DISPOSITION OF PROPERTY

No joint acquisition of property is contemplated under this IGA and all property will be returned to the owner/purchaser thereof upon partial or complete termination of this IGA as set forth herein.

19. NOTICES

All notices and other communication required or permitted under this IGA shall be in writing and shall be, as determined by the Party giving such notice, either: (a) mailed by certified United States Mail, return receipt requested; or (b) sent by way of recognized overnight courier service, postage prepaid, return receipt requested, with instructions to deliver on the next business day, and be sent to the following addresses:

LANDLORD:	----------	**TENANT**:	Pinal County Board of Supervisors
	----------		Attn: Clerk of the Board
	----------		P.O. Box 827
	----------		Florence, Arizona 85132

20. GENERAL PROVISIONS

a. *Binding Effect*. The covenants and conditions herein contained shall inure to the benefit of and bind to the successors and permitted assignees of the Parties hereto.

b. *Entire Agreement*. This written IGA and the exhibits and any addenda attached hereto, all being a part hereof, contain the entire agreement between the Parties concerning its subject matter. This IGA shall not be modified or amended in any manner except by written agreement signed by the Parties.

c. *Applicable Law*. This IGA is entered into in the State of Arizona and governed by and construed in accordance with the laws of the State of Arizona.

d. *Hazardous Materials*. Neither Party shall store, use or dispose of any hazardous materials in, on or about the Properties and Demised Premises. The breaching party

shall be solely responsible for and will defend, indemnify and hold the other Party, its officers, agents, board members, and employees harmless from and against all claims, costs and liabilities including reasonable attorney's fees, court costs and other expenses of litigation (i) arising out of or in connection with a breach of its obligations contained in this Section 20(d), or (ii) arising in connection with the removal, clean-up and restoration work and materials necessary to return the Properties to the condition existing prior to the appearance of the breaching Party's hazardous materials on the Properties. The breaching Party's obligation under this Section will survive the expiration or other termination of this IGA.

e. *Conflict of Interest*. The Parties acknowledge that this IGA is subject to cancellation pursuant to A.R.S. § 38-511.

f. *Disputes*. To the extent required by A.R.S. §§ 12-1518(B) and 12-133, the Parties agree to resolve any dispute arising out of this IGA by arbitration with each side to bear its own costs.

g. *Nondiscrimination*. The Parties shall comply with Executive Order 2009-09, "Prohibition of Discrimination in State Contracts Nondiscrimination in Employment by Government Contractors and Subcontractors", and all other applicable State and Federal employment laws, rules, and regulations mandating that all persons shall have equal access to employment opportunities, and that no person shall be discriminated against due to race, creed, color, religion, sex (including pregnancy, sexual orientation, or gender identity), national origin, age, disability, and genetic information.

h. *E-Verify/Immigration*. The Parties hereby warrant and represent to each other that they are in compliance with A.R.S. §§ 41-4401 and 23-214, the Federal Immigration and Nationality Act (FINA), and all other Federal and State immigration laws and regulations.

i. *Severability*. If any one or more provisions of this IGA are, for any reason, held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision contained in this IGA.

j. *Execution/Counterparts*. This IGA may be executed in counterparts via original signature or electronic signature, which together constitute the original.

k. *Certification of Authority*. Each of the signatories to this IGA certifies possessing the proper authority to sign this Lease on behalf of that signatory's respective Party.

IN WITNESS WHEREOF, this IGA is entered into as of the Effective Date.

"Landlord"

PINAL COUNTY COMMUNITY COLLEGE DISTRICT (CENTRAL ARIZONA COLLEGE), AN ARIZONA COMMUNITY COLLEGE DISTRICT

DocuSigned by:
By: evelyn casuga 05C2E3A4FAC9495... *Date:* 6/8/2023
President, PCCCD Governing Board

ATTEST:

DocuSigned by:
David Odiorne 8DEC194F8CD046A...
Clerk

APPROVED AS TO FORM:

DocuSigned by:
Janet Mannato 8D80FE180C45421...
Legal Counsel

"Tenant"

PINAL COUNTY, a political subdivision of the State of Arizona

By: _____ *Date:* _____
Jeff Serdy, Board of Supervisors Chairman

ATTEST:

_____
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"

CAC ARAVAIPA CAMPUS PROPERTY DESCRIPTION

CAC Aravaipa Campus
Exhibit A

PINAL COUNTY

ASSESSOR

PARCEL SEARCH

NEW SEARCH

PARCEL DETAILS

Comparable properties

Tax Information

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER
300-48-0060

S/T/R
03/07S/16E

PROPERTY DESCRIPTION
LOTS 2 & 3 & S1/2 SE & N1/2 SW OF SEC 3-7S-16E 233.51 AC

SUBDIVISION
N/A

UNIT
N/A

BLOCK
N/A

LOT
N/A

PHASE
N/A

CABINET
N/A

SLIDE
N/A

OWNER INFORMATION

PRIMARY OWNER
PINAL COUNTY COMMUNITY COLLEGE DISTRICT

NAME 2
N/A

IN C/O
N/A

TAX BILL MAILING ADDRESS
8470 N OVERFIELD RD COOLIDGE, AZ 85128

PROPERTY ADDRESS(LOCATION)
80440 E ARAVAIPA RD DUDLEYVILLE, AZ 85192

CAC Aravaipa Campus
Exhibit A

DATE OF RECORDING
Not Given

SALE AMOUNT
Not Given

DOCUMENT(S)
2002-058601

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.

Tax Year: 2025

TAX AREA CODE:
0304

USE CODE:
9690

PARCEL SIZE
233.51

SIZE INDICATOR
Acres

FULL CASH VALUE
$609,113.00

LIMITED VALUE(LVP)
$601,522.00

ASSESSED FCV
$0.00

ASSESSED LPV
$0.00

LAND LEGAL CLASS
02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS
Not Given

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
1	CNV Override	2011	0	1	1

ATTACHED PERSONAL PROPERTY
No Personal Property Listed

EXEMPTIONS

WIDOW
No

WIDOWER

No

DISABLED
No

SENIOR FREEZE
No

CAC Aravaipa Campus
Exhibit A

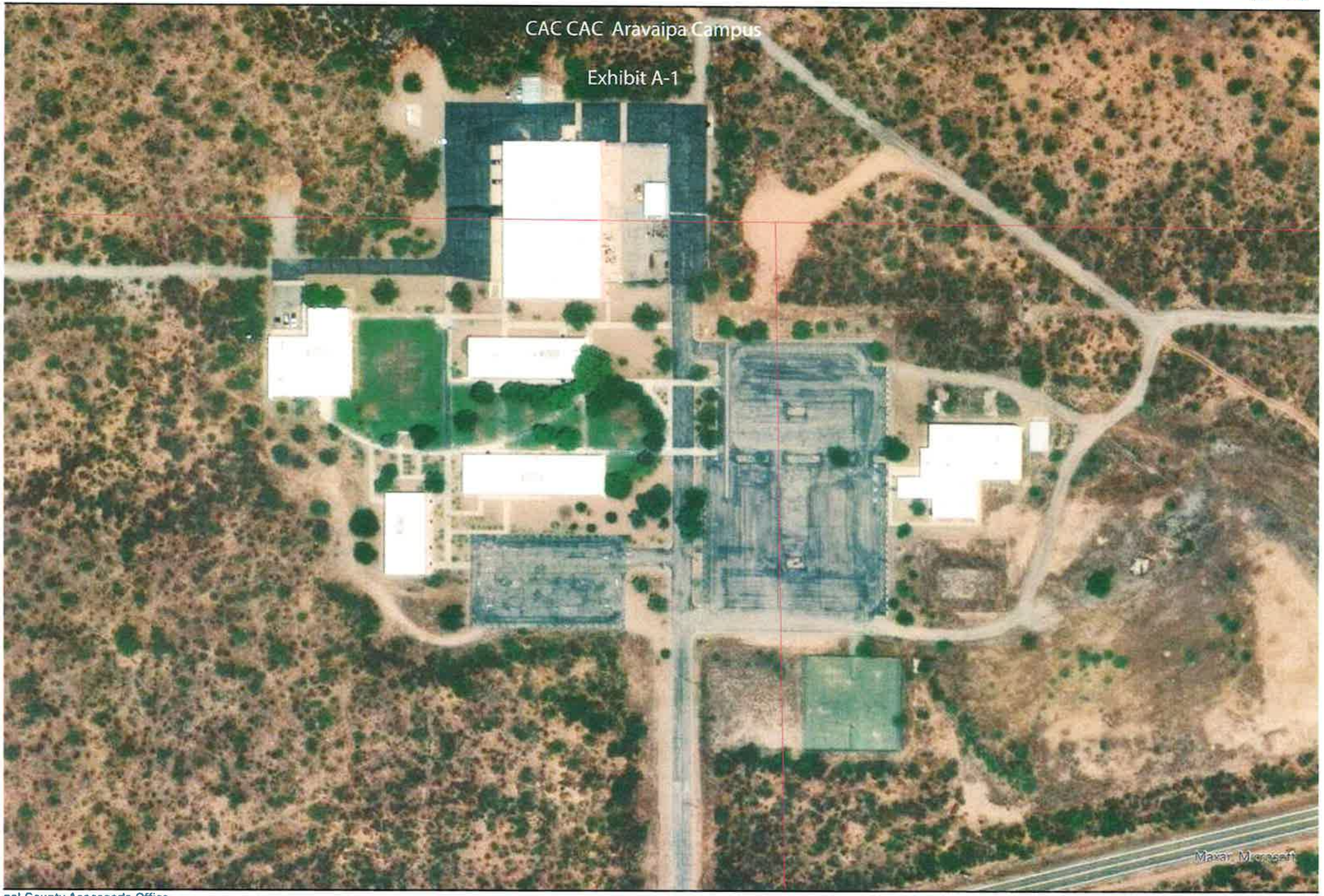
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EXHIBIT "A-1"

CAC ARAVAIPA CAMPUS PREMISES DESCRIPTION

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



nal County Assessor's Office
) Box 709
N Pinal St
orence, AZ 85132

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a leg document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within th

EXHIBIT "B"

CAC SAN TAN CAMPUS PROPERTY DESCRIPTION

PINAL COUNTY

ASSESSOR

PARCEL SEARCH

NEW SEARCH

PARCEL DETAILS

Comparable properties

Tax Information

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER
210-15-003L

S/T/R
15/03S/08E

PROPERTY DESCRIPTION
THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL WHICH IS IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 03 SOUTH, RANGE 08 EAST AND EXCEPT THE SOUTH 75.00 FEET, AND ALSO EXCEPT THAT PORTION OF TOSCANA LOOP AND SCHNEPF RD PER FEE NO. 2019-079140 THEREOF: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 15 THENCE WEST 1176.99 FT TO THE POINT OF BEGINNING THENCE WEST 1513.32 FT THENCE WEST 159.21 FT THENCE NORTH 39 DEG WEST 2266.81 FT THENCE NORTH 51 DEG EAST 2390.86 FT TO A NON TANGENT CURVE CONCAVE TO NORTHEAST W/RADIUS OF 1500.00 FT AND AN ARC LENGTH OF 1499.34 FT AND A CENTRAL ANGLE OF 57 DEG 16 MIN 14 SEC THENCE NORTH 87 DEG EAST 1023.68 FT THENCE SOUTH 02 DEG EAST 1978.53 FT THENCE WEST 1155.37 FT THENCE SOUTH 668.47 FT TO THE POINT OF BEGINNING, 6,038,774.01, 138.63 ACRES

SUBDIVISION
N/A

UNIT
N/A

BLOCK
N/A

LOT
N/A

PHASE
N/A

CABINET
N/A

SLIDE
N/A

OWNER INFORMATION

PRIMARY OWNER
PINAL COUNTY COMMUNITY COLLEGE DISTRICT

NAME 2
N/A

IN C/O
C/O CENTRAL ARIZONA COLLEGE

Exhibit B

TAX BILL MAILING ADDRESS
8470 N OVERFIELD RD COOLIDGE, AZ 85128

PROPERTY ADDRESS(LOCATION)

DATE OF RECORDING
09/30/2011

SALE AMOUNT
$8,647,300.00

DOCUMENT(S)
2019-080005

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.

Tax Year: 2025

TAX AREA CODE:
0120

USE CODE:
9690

PARCEL SIZE
138.63

SIZE INDICATOR
Acres

FULL CASH VALUE
$609,972.00

LIMITED VALUE(LVP)
$600,045.00

ASSESSED FCV
$0.00

ASSESSED LPV
$0.00

LAND LEGAL CLASS
02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS
-

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
0		0	0	0	0

ATTACHED PERSONAL PROPERTY
No Personal Property Listed

WIDOW
No

WIDOWER
No

DISABLED
No

SENIOR FREEZE
No

DISCLAIMER

THE DATA PRESENTED ON THIS WEBSITE IS DEEMED RELIABLE BUT NOT GUARANTEED. THIS INFORMATION SHOULD BE USED FOR INFORMATIONAL USE ONLY AND DOES NOT CONSTITUTE A LEGAL DOCUMENT FOR THE DESCRIPTION OF THESE PROPERTIES. THE PINAL COUNTY ASSESSOR'S OFFICE DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY DIRECT OR INDIRECT DAMAGES RESULTING FROM THE USE OF THIS DATA.

EXHIBIT "B-1"

CAC SAN TAN CAMPUS PREMISES DESCRIPTION

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



nal County Assessor's Office
) Box 709
N Pinal St
orence, AZ 85132

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a leg
document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within th

EXHIBIT "C"

CAC Overfield Campus Property Description

PINAL COUNTY

ASSESSOR

PARCEL SEARCH

NEW SEARCH

PARCEL DETAILS

Comparable properties

Tax Information

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER
509-58-001D

S/T/R
29/05S/07E

PROPERTY DESCRIPTION
E1/2 SE OF SEC 29-5S-7E 80.00 AC

SUBDIVISION
N/A

UNIT
N/A

BLOCK
N/A

LOT
N/A

PHASE
N/A

CABINET
N/A

SLIDE
N/A

OWNER INFORMATION

PRIMARY OWNER
PINAL COUNTY COMMUNITY COLLEGE DISTRICT

NAME 2
N/A

IN C/O
N/A

TAX BILL MAILING ADDRESS
8470 N OVERFIELD RD COOLIDGE, AZ 85128

PROPERTY ADDRESS(LOCATION)

DATE OF RECORDING

Not Given

SALE AMOUNT
Not Given

DOCUMENT(S)
2002-058601

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.

Tax Year: 2025

TAX AREA CODE:
2100

USE CODE:
9690

PARCEL SIZE
80.00

SIZE INDICATOR
Acres

FULL CASH VALUE
$19,539,023.00

LIMITED VALUE(LVP)
$19,539,023.00

ASSESSED FCV
$0.00

ASSESSED LPV
$0.00

LAND LEGAL CLASS
02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS
Not Given

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
1	CNV Override	2011	0	1	1
1	Mobile Office	1998	0	1	1
1	Mobile Office	1999	0	1	1

ATTACHED PERSONAL PROPERTY
View Personal Property Attached to This Parcel

EXEMPTIONS

WIDOW
No

WIDOWER
No

DISABLED
No

SENIOR FREEZE
No

DISCLAIMER
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EXHIBIT "C-1"

CAC OVERFIELD CAMPUS PREMISES DESCRIPTION

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolt*



nal County Assessor's Office
) Box 709
N Pinal St
orence, AZ 85132

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EXHIBIT "D"

CAC MARICOPA CAMPUS PROPERTY DESCRIPTION

PINAL COUNTY

ASSESSOR

PARCEL SEARCH

NEW SEARCH

PARCEL DETAILS

Comparable properties

Tax Information

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER
510-30-001G

S/T/R
36/04S/03E

PROPERTY DESCRIPTION
COM @ NE COR OF SEC 36 4S 3E TH W 3929.97 TH S 77.01 TO POB TH E 110.54 TH N 22 TH E 323.62 TH S 822.59 TH E 820.43 TH N 822.59 TH E 2226.54 TH S 200 TH E 338.44 TH S 1038.72 TH W 30 TH S 30 TH W 2056.88 TH S 100.01 TH W 354.28 TH S32D W 222.35 TH N57D W 1496.48 TH N 681.22 TO POB, 89.60 AC

SUBDIVISION
N/A

UNIT
N/A

BLOCK
N/A

LOT
N/A

PHASE
N/A

CABINET
N/A

SLIDE
N/A

OWNER INFORMATION

PRIMARY OWNER
PINAL COUNTY COMMUNITY COLLEGE DISTRICT

NAME 2
N/A

IN C/O
N/A

TAX BILL MAILING ADDRESS
8470 N OVERFIELD RD COOLIDGE, AZ 85128

PROPERTY ADDRESS(LOCATION)
17945 N REGENT DR MARICOPA, AZ 85138

DATE OF RECORDING
12/20/2010

SALE AMOUNT
$13,114,800.00

DOCUMENT(S)
2010-117169
2006-162253

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.

Tax Year: 2025

TAX AREA CODE:
2027

USE CODE:
9690

PARCEL SIZE
89.60

SIZE INDICATOR
Acres

FULL CASH VALUE
$1,101,882.00

LIMITED VALUE(LVP)
$1,101,882.00

ASSESSED FCV
$0.00

ASSESSED LPV
$0.00

LAND LEGAL CLASS
02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS
-

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
0		0	0	0	0

ATTACHED PERSONAL PROPERTY
No Personal Property Listed

EXEMPTIONS

WIDOW

No

WIDOWER
No

DISABLED
No

SENIOR FREEZE
No

DISCLAIMER
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EXHIBIT "D-1"

CAC MARICOPA CAMPUS PREMISES DESCRIPTION

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



nal County Assessor's Office
O Box 709
N Pinal St
orence, AZ 85132

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