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**REQUEST FOR STATEMENTS OF QUALIFICATIONS FROM  
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON,  
ARIZONA (“IDA”) FOR DEVELOPERS TO DEVELOP THE AVANZA  
EMPOWERMENT CENTER AND AFFORDABLE HOUSING**

Industrial Development Authority of Tucson, Arizona  
376 South Stone Avenue  
Tucson, Arizona 85701

**SOLICITATION INFORMATION AND SELECTION SCHEDULE**

IDA Solicitation Number: **TIDA-2023-02**

IDA Solicitation Title: **Request for Qualifications for Developing the Avanza Empowerment Center and Affordable Housing**

Release Date: **October 31, 2023**

Final Date for Inquiries: **November 15, 2023**

SOQ Due Date and Time: **January 12, 2024  
4:00 p.m. (local time, Tucson, Arizona)  
376 South Stone Avenue  
Tucson, AZ 85701**

Oral Interviews (if necessary): **January 25, 2024 (via video conferencing)**

Target Date for Selection of Finalists: **February 15, 2024**

IDA Representative: Christopher Ambrosio [chris@ambrolaw.com](mailto:chris@ambrolaw.com)  
(520) 576-3161

IDA CEO: Dre Thompson [dre@tucsonida.org](mailto:dre@tucsonida.org)  
(520) 222-7217

\* In the event that a Developer cannot be selected based solely on SOQ submitted, oral interviews may be conducted at the IDA’s sole discretion.

\*\* The IDA reserves the right to amend the solicitation schedule as necessary.

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## PART I. RFQ PROCESS: AWARD OF AGREEMENT

### 1.1 Project; Intent; Context.

The IDA is issuing this Request for Qualifications (“RFQ”) seeking statements of qualifications (“SOQ”) from qualified individuals, entities or partnerships (“Developers”) interested in acquisition, development and/or repurposing of all or a portion of the IDA property located at north west corner of Stone Avenue and Council Street in Tucson, Arizona. This RFQ is the first of two phases. In this first phase the IDA is looking for expressions of interest from Developers with experience in planning and development of true mixed-use projects and the financial capability to effectuate such projects. Firms or entities with actual experience in such development and in identifying specific end uses and users are preferred.

The second phase will involve negotiation of a "Development Agreement" between the IDA and the Developers whose SOQ is the most consistent with the IDA's intentions for the development at the site. If the IDA is unable to negotiate and execute such a Development Agreement, it may terminate this RFQ or seek to negotiate and execute a Development Agreement with the next most highly ranked Developer.

a. Project Site Location. The primary project site consists of approximately .65 acres located at the northwest corner of Stone Avenue and Council Street comprised of the following tax parcels: 117-10-065A; -066A; -0670; -0680; -069A; -069B; and -0710 as described in **Exhibit A** (the "Primary Project Site"). The secondary project site consists of approximately .75 acres located at 450 N. Main Street, tax parcel 116-19-012C as described in **Exhibit B** (the "Secondary Project Site"). The Primary Project Site and Secondary Project Site are collectively referred to as the "Project Site".

b. Intent. The IDA seeks Proposals to identify a firm or entity to propose a viable plan for the financing and development of the Primary Project Site to build: 1) a 10,000 square foot shell for a community-based, financial educational center called the AVANZA Empowerment Center, which will be occupied by the IDA and its affiliates; and 2) multiple floors of LIHTC-eligible apartments on top of the Center. The Secondary Project Site may be included as part of the SOQ if it includes a bundled LIHTC proposal. The IDA may act as a conduit issuer of private activity bonds to finance a qualified project and Developer.

c. Content. Each Proposal must be generally consistent with surrounding architecture and community, and in compliance with the Project Site’s Zoning, which may include for the Primary Project Site the Infill Incentive District ("IID"). The approved version of the IID is available on the City of Tucson's website ([www.tucsonaz.gov](http://www.tucsonaz.gov)). The IDA is seeking a firm or entity that can provide the planning and development expertise necessary to plan appropriate uses, which will ultimately be leased or sold to one or more developers to repurpose, develop and operate. The IDA's planning goals include sustainable urban environments that support high-density affordable housing, and parking in a quantity appropriate to support the facilities and related activities.

1.2 Preparation/Submission of SOQ. Prospective Developers are invited to participate in the competitive selection process for the project as outlined in this RFQ. Responding parties

shall review their SOQ submissions to ensure the following requirements are met.

a. Irregular or Non-responsive SOQ. The IDA shall consider as “irregular” or “non-responsive” and reject any SOQ not prepared and submitted in accordance with this RFQ, or any SOQ lacking sufficient information to enable the IDA to make a reasonable determination of compliance to the minimum qualifications. Unauthorized conditions, limitations, or provisions shall be cause for rejection. An SOQ may be deemed non-responsive at any time during the evaluation process if, in the sole opinion of the IDA, any of the following are true:

(1) Developer does not meet the minimum required skill, experience or requirements to perform or provide the Service.

(2) Developer has a past record of failing to fully perform or fulfill contractual obligations.

(3) Developer cannot demonstrate financial stability.

(4) Developer’s SOQ contains false, inaccurate or misleading statements that, in the opinion of the IDA’s designated CEO or authorized designee, are intended to mislead the IDA in its evaluation of the SOQ.

b. Submittal Quantities. Interested Developers must submit one original of the SOQ. In addition, interested parties must submit one PDF copy of the SOQ via email to [dre@tucsonida.org](mailto:dre@tucsonida.org). Failure to adhere to the submittal quantity criteria shall result in the SOQ being considered non-responsive.

c. Required Submittal. The SOQ shall not exceed 25 pages to address the SOQ criteria (excluding cover letter, resumes and the Developer Information Form, but including the materials necessary to address project understanding, general information, organizational chart, photos, tables, graphs, and diagrams). Each page side (maximum 8 1/2” x 11”) with criteria information shall be counted. However, one page may be substituted with an 11” x 17” sheet of paper, folded to 8 1/2” x 11”, showing a proposed Project schedule or organizational chart and only having information on one side. Cover, back, table of contents and tabs may be used and shall not be included in the page count, unless they include additional project-specific information or SOQ criteria responses. The minimum allowable font for the SOQ is 12 pt., Arial or Times New Roman. Failure to adhere to the page limit, size and font criteria and shall result in the SOQ being considered non-responsive. Each SOQ shall be submitted with the following documents:

(1) Cover letter with an **original ink signature** by a person authorized to bind the Developer. Proposals submitted without a cover letter with an **original ink signature** by a person authorized to bind the Developer shall be considered non-responsive.

(2) Developer Information Form, with **original ink signature**.

(3) References.

(4) Project Schedule.

(5) Resumes, Licenses and Certifications (if any).

(6) Acknowledgment page, with an **original ink signature**, for any Addendum received.

d. Developer Responsibilities. All Developers shall (1) examine the entire RFQ, (2) seek clarification of any item or requirement that may not be clear, (3) check all responses for accuracy before submitting an SOQ and (4) submit the entire SOQ by the official SOQ Due Date and Time. A late SOQ will not be considered. A Developer submitting a late SOQ shall be so notified. Negligence in preparing an SOQ shall not be good cause for withdrawal after the SOQ Due Date and Time.

e. Sealed Submittals. All SOQ shall be sealed and clearly marked with the SOQ number and title, (IDA2023-02) Developing the Avanza Empowerment Center and Affordable Housing, on the lower left hand corner of the mailing envelope. A return address must also appear on the outside of the sealed SOQ. The IDA is not responsible for the pre-opening of, post-opening of, or the failure to open, any SOQ not properly addressed or identified.

f. Address. All SOQ shall be directed to the following address: Tucson IDA, 376 South Stone Avenue, Tucson, AZ 85701. Proposals must be received in the IDA's office by the SOQ Due Date and Time indicated on the cover page of this RFQ.

g. Amendment/Withdrawal of SOQ. At any time prior to the specified SOQ Due Date and Time, a Developer (or designated representative) may amend or withdraw its SOQ. Any erasures, interlineations, or other modifications in the SOQ shall be initialed in original ink by the authorized person signing the SOQ. Facsimile, electronic (e-mail) or mailgram SOQ amendments or withdrawals will not be considered. No SOQ shall be altered, amended or withdrawn after the specified SOQ Due Date and Time.

1.3 Cost of SOQ Preparation. The IDA does not reimburse the cost of developing, presenting or providing any response to this solicitation. An SOQ submitted for consideration should be prepared simply and economically, providing adequate information in a straightforward and concise manner. The Developer is responsible for all costs incurred in responding to this RFQ. All materials and documents submitted in response to this RFQ become the property of the IDA and will not be returned.

#### 1.4 Inquiries.

A. Written/Verbal Inquiries. Any question related to the RFQ shall be directed to the IDA Representative whose name appears on the cover page of this RFQ. Questions shall be submitted in writing or via e-mail by the close of business on the Final Date for Inquiries indicated on the cover page of this RFQ. Any inquiries related to this RFQ shall refer to the number and title, page and paragraph.

Inquiries Answered. Verbal or telephone inquiries directed to IDA staff will not be answered. Within two business days following the Final Date for Inquiries listed on the cover page of this RFQ, **all timely inquiries and responses shall be posted on the IDA's webpage** ([www.tucsonida.org](http://www.tucsonida.org)). No **inquiries** submitted in any form after the Final Date for Inquiries will

be answered.

1.5 Addenda. Any addendum issued as a result of any change in this RFQ shall become part of the RFQ and must be acknowledged in the SOQ submittal. Failure to indicate receipt of the addendum shall result in the SOQ being rejected as non-responsive. It shall be the Developer's responsibility to check for addenda issued to this RFQ. Any addendum issued by the IDA with respect to this RFQ will be available at:

The IDA website at: [www.tucsonida.org](http://www.tucsonida.org)

1.6 Public Record. All SOQ shall become the property of the IDA and shall become a matter of public record available for review, subsequent to the award notification, in accordance with the IDA's Procurement Code.

1.7 Confidential Information. If a Developer believes that an SOQ or protest contains information that should be withheld from the public record, a statement advising the IDA Representative of this fact shall accompany the submission and the information shall be clearly identified. The information identified by the Developer as confidential shall not be disclosed until the IDA Representative makes a written determination. The IDA Representative shall review the statement and information with the IDA and shall determine in writing whether the information shall be withheld. If the IDA determines that it is proper to disclose the information, the IDA Representative shall inform the Developer in writing of such determination.

1.8 Developer Licensing. Prior to the award of any agreement, the successful Developer shall be registered with the Arizona Corporation Commission and authorized to do business in Arizona. Corporations and limited liability companies shall be able to provide a Certificate of Good Standing from the Arizona Corporation Commission.

1.9 Certification. By submitting an SOQ, the Developer certifies:

A. No Collusion. The submission of the SOQ did not involve collusion or other anti-competitive practices.

B. No Discrimination. It shall not discriminate against any employee or applicant for employment in violation of Federal Executive Order 11246.

C. No Gratuity. It has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor or service to a IDA employee, officer or agent in connection with the submitted SOQ. It (including the Developer's employees, representatives, agents, lobbyists, attorneys, and subcontractors) has refrained, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the Selection Committee, IDA Board members and IDA staff, unless such person is designated as a IDA Representative. All contact must be addressed to the IDA's RFQ Administrator, except for questions submitted as set forth in Section 1.4 (Inquiries) above. Any attempt to influence the selection process by any means shall void the submitted SOQ and any resulting Agreement.

D. Financial Stability. It is financially stable, solvent and has adequate cash

reserves to meet all financial obligations including any potential costs resulting from an award of the Agreement.

E. No Signature/False or Misleading Statement. The signature on the cover letter of the SOQ and the Developer Information Form is genuine, and the person signing has the authority to bind the Developer. Failure to sign the cover letter and the Developer Information Form, or signing either with a false or misleading statement, shall void the submitted SOQ and any resulting Agreement.

#### 1.10 Selection Criteria.

A. Evaluation; Selection. A Selection Committee composed of representatives from the IDA will conduct the selection process according to the schedule on the cover page of this RFQ. The Selection Committee will create a final ranking of the Developers based upon its evaluation of (1) the SOQ, (2) information provided by references and (3) criteria outlined in this RFQ. The Selection Committee may select up to three finalists that may be invited for oral interviews with the Selection Committee, if deemed necessary.

B. Waiver; Rejection; Reissuance. Notwithstanding any other provision of this RFQ, the IDA expressly reserves the right to: (1) waive any immaterial defect or informality in an SOQ, (2) reject any or all SOQ or portions thereof, and (3) cancel and/or reissue this RFQ.

1.11 Offer. An SOQ submittal is an offer to contract with the IDA based upon the terms, conditions and specifications contained in this RFQ and the Developer's responsive SOQ, unless and to the extent that any of the terms, conditions, or specifications are modified by a written addendum or agreement amendment. **Provided, however, that no contractual relationship shall be established until the Developer has signed, and the IDA has approved, a development agreement between the IDA and the Developer in the form acceptable to the IDA.**

## PART II. STATEMENT OF QUALIFICATIONS FORMAT; CRITERIA

2.1 Evaluation Process. Each submittal will be reviewed for compliance with the submittal requirements and scored by the Selection Committee. The Selection Committee shall determine if the selection can be made on the basis of the written materials only, or if oral interviews are necessary with up to three of the highest ranked Developers based upon the SOQ submittal scoring.

2.2 Proposal Format and Evaluation. The SOQ shall be organized and submitted in the format as outlined below. Failure to conform to the designated format, standards and minimum requirements may result in a determination that the SOQ is non-responsive. Additionally, the Selection Committee will evaluate each SOQ based upon the evaluation criteria as outlined in this document.

### 2.2.1. General Information.

2.2.1.1. One page cover letter as described in Subsection 1.2(C) (Required Submittal).

2.2.1.2. Provide Developer identification information. Explain the Developer's legal organization including the legal name, address, identification number and legal form of the firm or entity (e.g., partnership, corporation, joint venture, limited liability company, sole proprietorship). If a joint venture, identify the members of the joint venture and provide all of the information required under this section for each member. If a limited liability company, provide the name of the member or members authorized to act on the company's behalf. If the Developer is a wholly owned subsidiary of another company, identify the parent company. If the corporation is a nonprofit corporation, provide nonprofit documentation. Provide the name, address and telephone number of the person to contact concerning the SOQ.

2.2.1.3. Identify the location of the Developer's principal office and the local work office, if different from the principal office. Include any documentation that supports the Developer's authority to provide services in Arizona.

2.2.1.4. Provide a general description of the Developer that is proposing to provide the Services, including years in business.

2.2.1.5. Identify any contract or subcontract held by the Developer or officers of the Developer that has been terminated within the last five years. Briefly describe the circumstances and the outcome.

2.2.1.6. Identify any claims arising from a contract that resulted in litigation or arbitration within the last five years. Briefly describe the circumstances and the outcome.

2.2.1.7. Developer Information Form, with an **original ink signature** (may be attached as separate appendix).

## 2.2.2. Experience and Qualifications of the Developer.

2.2.2.1. Provide a detailed description of the Developer's experience in providing similar services to municipalities or other entities of a similar size to the IDA.

2.2.2.2. Developer should demonstrate successful completion of at least three similar projects within the past 60 months. For the purpose of this RFQ, "successful completion" means completion of a project within the established schedule and budget and "similar projects" resemble this project in size, nature and scope. Provide a list of at least three organizations for which you successfully completed a similar project. This list shall include, at a minimum, the following information: (a) Name of company or organization, (b) Contact name(s), (c) contact address(es), telephone number(s) and e-mail address(es), (d) type of services provided, and (e) dates of contract initiation and expiration. *These references will be checked*, and it is Developer's responsibility to ensure that all information is accurate and current. Developer authorizes the IDA's representative to verify all information from these references and releases all those concerned from any liability in connection with the information they provide. Inability of the IDA to verify references shall result in the SOQ being considered non-responsive.

2.2.2.3. The IDA's representative may conduct any investigation deemed necessary to determine the Developer's ability to perform the project. Developers may be



requested to submit additional documentation within 72 hours (or as specified) to assist the IDA in its evaluation.

2.2.3. Key Positions.

2.2.3.1. Identify each key personnel member that will render services to the IDA including title and relevant experience required, including the proposed project manager and project staff.

2.2.3.2. Indicate the roles and responsibilities of each key position. Include senior members of the Developer only from the perspective of what their role will be in providing services to the IDA.

2.2.3.3. Attach a resume and evidence of certification, if any, for each key personnel member and/or subcontractor to be involved in this Project. Resumes should be attached together as a single appendix at the end of the SOQ and will not count toward the SOQ page limit. However, each resume shall not exceed two pages in length.

2.2.4. Project Understanding and Approach.

2.2.4.1. Describe the Developer's comprehension of the IDA's goals and objectives for the Project, and the Developer's approach to managing the development planning process for the Project.

2.2.4.2. Describe any alternate approaches if it is believed that such an approach would best suit the needs of the IDA, including the rationale for alternate approaches, and indicate how the Developer will ensure that all efforts are coordinated with the IDA's Representatives.

2.2.4.3. Discuss any major issues the Developer may have identified with the Project and planning for development of the Project.

**Submittal Criteria**

Each submittal will be evaluated based on the above criteria. The relative weight afforded to each of the criteria will be as follows:

- Experience and Qualifications of the Developer
- Project Understanding and Approach
- Key Positions
- General Information
- Completeness of Firm's Submittal

**PART III. ORAL INTERVIEWS (if necessary): CRITERIA**

Following evaluation of the SOQ's by the IDA, up to three Developers may be selected for oral interviews. The selected Developers will be invited to participate in discussions with the Selection Committee on the date indicated on the cover page of this RFQ and awarded points based upon the criteria as outlined below. Developers may be given additional information for

these oral interviews. These discussions will relate less to the past experience and qualifications already detailed in the SOQ and relate more to identification of the Developer's project approach and to an appraisal of the people who would be directly involved in the Services for this RFQ.

## **Oral Interview Criteria**

During any oral interviews, the relative weight afforded to each of the criteria will be as follows:

Project Understanding and Approach

Key Positions

Experience and Qualifications of the Developer

PART IV. DEVELOPER INFORMATION FORM

By submitting a Statement of Qualifications, the submitting Developer certifies that it has reviewed the administrative information and draft of the Professional Services Agreement's terms and conditions and, if awarded the Agreement, agrees to be bound thereto.

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\_\_\_\_\_  
DEVELOPER SUBMITTING SOQ

\_\_\_\_\_  
FEDERAL TAX ID NUMBER

\_\_\_\_\_  
PRINTED NAME AND TITLE

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
TELEPHONE

\_\_\_\_\_  
IDA            STATE            ZIP

\_\_\_\_\_  
DATE

WEB SITE: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

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SMALL, MINORITY, DISADVANTAGED AND WOMEN-OWNED BUSINESS ENTERPRISES (check appropriate item(s):

- \_\_\_\_\_ Small Business Enterprise (SBE)
- \_\_\_\_\_ Minority Business Enterprise (MBE)
- \_\_\_\_\_ Disadvantaged Business Enterprise (DBE)
- \_\_\_\_\_ Women-Owned Business Enterprise (WBE)

Has the Developer been certified by any jurisdiction in Arizona as a minority or woman-owned business enterprise?

If yes, please provide details and documentation of the certification.

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**EXHIBIT A**  
Primary Project Site  
Legal Description

**For APN/Parcel ID(s): 117-10-065A:**

All that part of Lots 4 and 5, Block 174 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map, as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, Page 71, described as follows:

BEGINNING at a point on the east line of said Block 174, distant South 00 degrees 24 minutes 15 seconds East 292.26 feet from the Northeast corner of said Block 174;

Thence South 89 degrees 35 minutes 15 seconds West, parallel with the North line of said Block 174 a distance of 184.8 feet, more or less, to a point on the East line of Ash Avenue;

Thence North 00 degrees 24 minutes 15 seconds West along said East line of Ash Avenue, 35.16 feet;

Thence North 89 degrees 35 minutes 15 seconds East, parallel with the North line of said Block 174, a distance of 184.8 feet, more or less, to a point on the East line of said Block 174; Thence South 00 degrees 24 minutes 15 seconds East 35.16 feet to the POINT OF BEGINNING; AND

The North 1.03 feet of the following described parcel:

The North 41 feet of the South 45 feet of Lot 5, Block 174 of the City of Tucson, Pima County, Arizona, according to the map or plat thereof, as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, Page 70 thereof;

EXCEPT any portion of said lot lying North of a line which is parallel with and distance 292.26 feet South of the North line of said Block 174, City of Tucson.

**For APN/Parcel ID(s): 117-10-066A:**

The North 41 feet of the South 45 feet of Lot 5 in Block 174 of the City of Tucson, Pima County, Arizona, according to the map or plat thereof as made and executed by S. W. Foreman and Approved and Adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof;

Except that portion of said lot lying North of a line which is parallel with and distant 293.29 feet South of the North line of said Block 174.

**For APN/Parcel ID(s): 117-10-0670:**

The East 84.8 feet of the South 4 feet of Lot 5 in Block 174 of the City of Tucson, Pima County, Arizona, according to the official Survey, field notes and map of said city as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of maps and Plats at page 70 thereof; and

That part of Lot 6 in Block 174 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map of said city as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, described as follows:

Beginning at the Northeast corner of said Lot 6;

Thence South a distance of 66 feet to the Southeast corner of said Lot 6;

Thence West along the South line of said Lot, a distance of 84.8 feet to a point distant 100 feet Easterly from the Southwest corner of said Lot 6;

Thence North a distance of 66 feet to a point on the North line of said Lot;

Thence Easterly along said North line, a distance of 84.8 feet to the place of beginning.

**For APN/Parcel ID(s): 117-10-0680 & -069A:**

The East 31.8 feet of the West 100 feet of Lot 6 in Block 174 and the West 29.3 feet of Lot 6 in Block 174, all in the City of Tucson, Pima County, Arizona, according to the official survey, map and field notes of said City, made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) on June 26, 1872, a copy of which map is of record in the office of the Pima County Recorder in Book 3 of Maps and Plats at page 70 thereof.

**For APN/Parcel ID(s): 117-10-069B:**

The East 38.9 feet of the West 68.2 feet of Lot 6 in Block 174 of the City of Tucson, Pima County, Arizona, according to the map or plat thereof as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, being a parcel 38.9 feet on Council Street to a depth of 66 feet running Northerly from said Council Street.

**For APN/Parcel ID(s): 117-10-0710:**

The South 4 feet of Lot 5 in Block 174 of the City of Tucson, Pima County, Arizona;

Except the East 84.8 feet thereof in Block 174 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as said City as made executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof.

**For APN/Parcel ID(s): 117-10-0710:**

The South 4 feet of Lot 5 in Block 174 of the City of Tucson, Pima County, Arizona;

Except the East 84.8 feet thereof in Block 174 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as said City as made executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof.

**EXHIBIT B**  
Secondary Project Site  
Legal Description

**For APN/Parcel ID(s): 116-19-012C:**

That portion of the Southeast quarter of Section 11 and the Southwest quarter of Section 12, Township 14 South, Range 13 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the intersection of the monument line of Sixth Street and the monument line of Main Avenue, being monumented by the Northerly of two 2 inch brass discs stamped RLS 30352;

Thence South  $15^{\circ}55'09''$  East, a distance of 94.36 feet upon said monument line of Main Avenue; Thence South  $74^{\circ}04'51''$  West, a distance of 32.60 feet to the POINT OF BEGINNING on the West right-of-way line of said Main Avenue, also being the Northeast corner of that parcel conveyed and described in Docket 13773, Page 2442, said corner being monumented by a 1/2 inch rebar with brass identification tag RLS 9432;

Thence South  $76^{\circ}50'28''$  West, a distance of 165.23 feet upon the North line of said parcel to the Northwest corner thereof, also being the Northeast corner of that parcel conveyed for alley purposes and described in Docket 2044, Page 13, monumented by another 1/2 inch rebar with brass identification tag RLS 9432;

Thence North  $77^{\circ}05'00''$  West, a distance of 22.65 feet upon the North line of said alley parcel to the Northwest corner thereof, also being the Northeast corner of that parcel conveyed and described in Docket 11269, Page 213, monumented by another 1/2 inch rebar with brass identification tag RLS 9432;

Thence South  $76^{\circ}50'28''$  West, a distance of 161.56 feet upon the North line of said parcel described in Docket 11269, Page 213 to the proposed East right-of-way line of Granada Avenue as shown on the record of survey and right-of-way plan recorded in Recording No. 20141570733, monumented by a 1/2 inch rebar with identification tag RLS 25086, said proposed right-of-way line being a curve concave Easterly, the radius point of said curve bears North  $79^{\circ}23'01''$  East;

Thence Northerly upon said proposed right-of-way line and upon the arc of said curve to the right, having a radius of 460 feet and a central angle of  $10^{\circ}38'14''$ , for an arc distance of 85.40 feet to a point of compound curvature of a tangent curve concave Southeasterly and monumented by a 1/2 inch rebar with identification tag RLS 17479;

Thence Northeasterly upon said proposed right-of-way line and upon the arc of said curve to the right, having a radius of 25 feet and a central angle of  $94^{\circ}19'03''$ , for an arc distance of 41.15 feet to a point of reverse curvature of a tangent curve concave Northerly, said curve being the proposed South right-of-way line of Saint Mary's Road as shown on said record of survey and right-of-way plan recorded in Recording No. 20141570733, monumented by another 1/2 inch rebar with identification tag RLS 17479;

Thence Easterly upon said proposed right-of-way line and upon the arc of said curve to the left, having a radius of 821.44 feet and a central angle of  $05^{\circ}13'57''$ , for an arc distance of 75.02 feet to a tangent line, monumented by another 1/2 inch rebar with identification tag RLS 17479;

Thence North  $89^{\circ}06'21''$  East, a distance of 215.59 feet upon said proposed right-of-way line to a tangent curve concave Southwesterly, monumented by another 1/2 inch rebar with identification tag RLS 17479;

Thence Southeasterly upon said proposed right-of-way line and upon the arc of said curve to the right, having a radius of 25 feet and a central angle of  $75^{\circ}50'24''$ , for an arc distance of 33.09



feet to the tangent West right-of-way line of Main Avenue, monumented by another 1/2 inch rebar with identification tag RLS 17479; Thence South 15°03'15" East, a distance of 23.93 feet to the POINT OF BEGINNING.

The basis of bearings for this legal description is the monument line of Main Avenue as monumented by the 2 inch brass disc stamped RLS 30352 at the intersection of said monument line of Main Avenue and Sixth Street and by another 2 inch brass disc with a punch mark only, at the intersection of the monument lines of Main Avenue and Franklin Street, said bearing being South 15°55'09" East.