

When recorded mail to:

City Clerk
City of San Luis
P.O. Box 1170
San Luis, Arizona 85349

MEMORANDUM OF UNDERSTANDING

Comes now the City of San Luis, Arizona, a municipal corporation and political subdivision of the State of Arizona ("City") and Comite de Bienestar, Inc. ("Owner") and hereby make this agreement on the _____ day of _____, 2019 to an understanding regarding the proposed lot split for Bienestar Estates 10 ("City Lot Split Case Number 2019-0113") located on the southeast corner of Avenue F and County 24th street, in San Luis, Arizona.

WHEREAS, Owner is the owner of real property, Assessor's Parcel Number 227-15-001, and desires to split said parcel into three parcels pursuant to City Lot Split Case Number 2019-0113.

WHEREAS, a true and correct legal description of the property being divided, and to which this instrument applies, is marked "Exhibit A" attached hereto, and by this reference is incorporated herein as though fully set forth again in full.

WHEREAS, Section 7.1 of the Subdivision Regulations of the City provide in part that lot splits may be approved if the division of land is into three or fewer parcels and does not involve right-of-way dedication, utility extension, or other off-site public improvement.

WHEREAS, the Subdivision Regulations of the City do not allow for a lot split process under the particular circumstances of City Lot Split Case Number 2019-0113.

WHEREAS, the purpose of this Memorandum of Understanding is to make appropriate provision for right-of-way dedications, utility extensions, and off-site public improvements such that the application for City Lot Split Case Number 2019-0113 can be approved.

NOW, THEREFORE, intending to be legally bound hereby, the City and Owner agrees as follows:

1. At present time Owner shall dedicate appropriate right-of-way to the City along the County 24th Street alignments in accordance with the standards for right-of-way as provided by the City General Plan. Dedication of said right-of-way shall be by virtue of deed and said deed(s) shall be recorded before with any recordation of plat of lot split.
2. At such time that any lot created by City Lot Split Case Number 2019-0113 is developed, utility extensions and off-site public improvements will be made along the entirety of the lot in the discretion of the Public Works Director of City and shall conform to the Public Works Standards of the City. Development of such utility extensions and off-site public improvements shall be a

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condition of the issuance of any building permit(s) or other use permit(s) for the development of any such lot.

3. At such time that any lot created by City Lot Split Case Number 2019-0113 is developed the Public Works Director determines, in his sole discretion, that the development of street lights in the public right-of-way is needed or desired, development of such street lighting and the formation of a street lighting improvement district to maintain and pay for said lighting shall be a condition of the issuance of building permit(s) or other use permit(s) for the development of any such lot.
4. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Owner represents and warrants that it is duly formed and validly existing under the laws of the State of Arizona and that it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. The Owner and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing. The Owner represents to the City that by entering into this Agreement, the Owner has bound the Property and all persons and entities having any legal or equitable interest therein to the terms of this memorandum of understanding.
5. Any successor in interest to Owner shall be bound by the terms and conditions hereof.
6. Subject to the provisions hereof, upon compliance with the other terms and conditions of Section 7.1 of the Subdivisions Regulations and other appropriate ordinances and regulations of the City, City shall approve City Lot Split Case Number 2019-0113.
7. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.
8. This Agreement, including the Exhibits hereto, which are incorporated herein by this reference, constitutes the entire agreement between the parties. This provision applies only to the entirety of this Agreement only; additional and separate zoning stipulations and agreements with the City may apply to the Property, and this provision has no effect on them.
9. This Agreement may be amended, in whole or in part and with respect to all or any portion of the Property, only with the mutual written consent of the parties to this Agreement or by their successor in interest or assigns. The City shall record the amendment or cancellation in the official records of the Yuma County Recorder.
10. If any other provision of the Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect.
11. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement. The parties agree that venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Yuma County, Arizona, and the parties hereby waive any right to object to such venue. This agreement is subject to the provisions of A.R.S. §38-511.

12. This Agreement, and any amendment or cancellation of it shall be recorded in the official records of the Yuma County Recorder no later than ten (10) days after the City and the Owner execute such agreement amendment or cancellation.
13. If either party brings a legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party will be entitled to reasonable attorney's fees and court costs.
14. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.
15. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the parties.
16. Except for mandamus and other special actions, no member, official or employee of the City shall be personally liable to Owner, or any successor in interest, in the event of any default or breach by the City or for any amount that may become due to the Owner or successor, or under any obligation under the terms of this Agreement.
17. Owner hereby certifies that it is not boycotting Israel.

IN WITNESS WHEREOF, the parties have executed this agreement through their authorized representatives as of this ____ day of _____, 2019.

City of San Luis, Arizona

Comite de Bienestar, Inc.

By: _____

By: _____

State of Arizona)
)ss.
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Tadeo A. De La Hoya, City Manager of the City of San Luis, a municipal corporation of the State of Arizona, on behalf of the City.

Notary Public

My Commission Expires:

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State of Arizona)
)ss.
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Gary Black, authorized representative of Comite de Bienestar, Inc., an Arizona Corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

BIENESTAR ESTATES 10 - LOT SPLIT

A Parcel Map of the Northwest Quarter Of Section 15,
 T11S, R24W, G&S.R.B.&M. Yuma County Az.

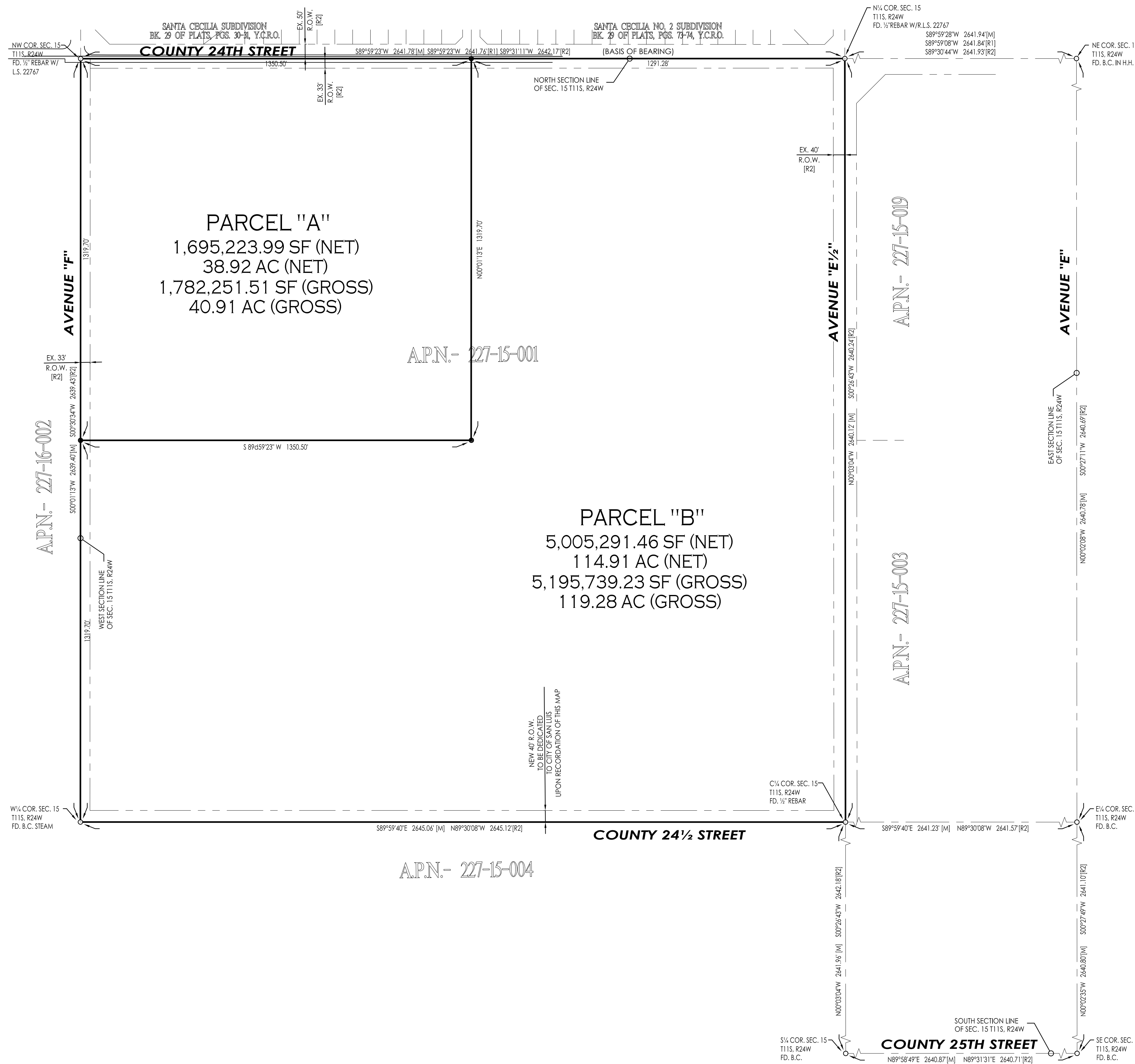
T11S, R24W, G&S.R.B.&M. Yuma County Az.

Creating Parcels "A" & "B".



SCALE: 1"=200'

BOOK _____ OF _____
 PAGE _____



LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTER LINE
- - - INDICATES RIGHT-OF-WAY LINE
- - - INDICATES EASEMENT LINE
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON-ACCESS EASEMENT
- PP INDICATES POWER POLE
- SS INDICATES EXISTING SANITARY SEWER
- (M) INDICATES MEASURED DATA
- (C) INDICATES CALCULATED DATA
- (R1) DATA REFERS TO BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.
- (R2) DATA REFERS TO U.S.B.R. BALANCED SECTION OF SEC. 15, T11S, R24W, G&S.R.B.&M. YUMA COUNTY, AZ. DATED JUNE/1977.

LEGAL DESCRIPTION

PARCEL "A"
 A PORTION OF THE NW 1/4 OF SECTION 15, T11S, R24W, G&S.R.B.&M., YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CO. 24th STREET AND AVENUE F, BEING THE NW CORNER OF SAID SECTION 15 AND, ALSO BEING THE TRUE POINT OF BEGINNING:
THENCE N89°59'23"E ALONG THE NORTH SECTION LINE OF SAID SECTION 15 A DISTANCE OF 1,350.50' TO A POINT;
THENCE S00°01'13"W A DISTANCE OF 1319.70' TO A POINT;
THENCE S89°59'23"W A DISTANCE OF 1350.50' TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 15;
THENCE ALONG SAID EAST SECTION LINE N00°01'13"E A DISTANCE OF 1319.70' TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE NORTH AND WEST 33.00' RIGHT OF WAY THEREOF;
 SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS APPARENT OR RECORD.
 CONTAINING 40.91 ACRES (1,782,251.51 SF) MORE OR LESS, GROSS CONTAINING 38.916 ACRES (1,695,223.99 SF) MORE OR LESS, NET

PARCEL "B"

A PORTION OF THE NW 1/4 OF SECTION 15, T11S, R24W, G&S.R.B.&M., YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CO. 24th STREET AND AVENUE F, BEING THE NW CORNER OF SAID SECTION 15:
THENCE N89°59'23"E ALONG THE NORTH SECTION LINE OF SAID SECTION 15 A DISTANCE OF 1,350.50' TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89°59'23"E A DISTANCE OF 1291.28'
THENCE S00°03'04"E A DISTANCE OF 2640.12' TO A POINT;
THENCE N89°59'40"W A DISTANCE OF 2645.06' TO A POINT;
THENCE N00°01'13"E A DISTANCE OF 1319.70' TO A POINT;
THENCE N89°59'23"E A DISTANCE OF 1350.50' TO A POINT;
THENCE N00°01'13"E A DISTANCE OF 1319.70' TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE NORTH, EAST AND WEST 33.00' RIGHT OF WAY THEREOF;
 SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS APPARENT OR RECORD.
 CONTAINING 119.28 ACRES (5,195,739.23 SF) MORE OR LESS, GROSS CONTAINING 114.91 ACRES (5,005,291.46 SF) MORE OR LESS, NET

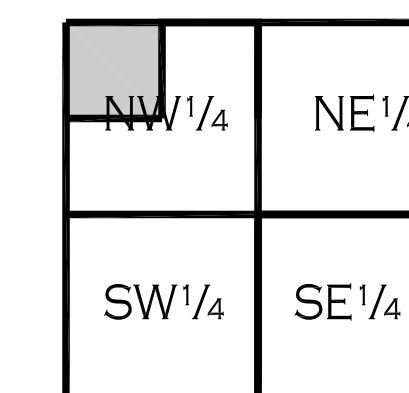
BASIS OF BEARING

THE NORTH LINE OF THE NW 1/4 OF SECTION 15, T11S, R24W, AS SHOWN ON BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.

BEARING S89°59'23"W

NOTE

◆ PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528



SEC. 15, T 11 S, R 24 W

LOCATION MAP

APPROVALS

APPROVED BY:

CITY OF SAN LUIS, PLANNING & ZONING DIRECTOR

CITY OF SAN LUIS, PUBLIC WORKS DIRECTOR

OWNER OF RECORD: (PARCEL "A")

COMITE DE BIENESTAR
 PO BOX 7170
 SAN LUIS, AZ. 85349

CARLOS SANCHEZ, PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS

COUNTY OF YUMA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 ___ DAY OF _____, 20___, BY CARLOS SANCHEZ

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE _____

OWNER OF RECORD: (PARCEL B)

BORDER RANCHES AZ LLC
 2921-B S KISH AVE
 YUMA, AZ. 85365

JOSHUA J MEYER, MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } SS

COUNTY OF YUMA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 ___ DAY OF _____, 20___, BY JOSHUA J MEYER

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2019, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

BY:

JOHN C. ENGLISH

R.L.S. No. 16528

