MARANA AZ
ESTABLISHED 1977

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 3, 2026, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on March 3, 2026, at or after 6:00 PM located in the Council Chambers of the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Added or revised language appears in *italics.*

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times
Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 PM at the Ed Honea Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda. Public access to the Council Chambers begins 20 minutes prior to the start of the meeting.

Speaking at Meetings
If you are interested in speaking to the Council during the Call to the Public or Public

Hearings, you must fill out a speaker card and deliver it to the Town Clerk.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda Posted no later than 24 hours prior to the meeting, at the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC
At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card and deliver it to the Town Clerk. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C1 Resolution No. 2026-015: Relating to the Marana Police Department; approving and authorizing the Mayor to execute ADOA Agreement Number DBF2025SB1735-RMS18 with the Arizona Department of Administration for funding of a law enforcement records management and data sharing system (Callie LeRoy)

C2 Approval of Regular Council Meeting Summary Minutes of February 17, 2026, and Special Council Meeting / Retreat Summary Minutes of February 11-12, 2026 (Jill McCleary)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

D2 Resolution No. 2026-016: Relating to Community Facility Districts; consideration and possible adoption of a resolution ordering and declaring formation of Cascada Community Facilities District (Yiannis Kalaitzidis)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the Mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Council-Regular Meeting **P1**

Meeting Date: 03/03/2026

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: March 3, 2026

Strategic Plan Focus Area:
Not Applicable

Subject: Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

Discussion:

Since 2009, the Town has reviewed its town-wide, Comprehensive Fee Schedule annually to ensure that the Town is continuing to cover its costs, where appropriate, and that it is charging fair and equitable fees to its customers.

Staff conducted this year's review of the Comprehensive Fee Schedule with the following goals in mind:

- Ensure that fees reflect the actual cost of providing programs and services to customers, where appropriate.
- Identify opportunities to streamline, consolidate and modernize the application and use of our fees to encourage/facilitate development.
- Eliminate errors, inconsistencies and unused items within the existing comprehensive fee schedule.

This evening we are only asking Mayor and Council to review the list of proposed changes and provide staff with feedback and direction regarding proposed changes. Information received tonight will be incorporated into the proposed changes which will be brought back for consideration and possible approval on May 19, 2026.

Pursuant to A.R.S. Section 9-499.15, the Town will properly post notice of possible changes to the Comprehensive Fee Schedule. This statute requires that the Town provide notice on its website of any new or increased fees for businesses at least 60

days before the meeting at which the new fees and/or fee increases will be considered for approval.

Staff Recommendation:
Council's pleasure.

Suggested Motion:
Presentation only - no motion is necessary.

Attachments

Presentation
Changes to Comprehensive Fee Schedule

Comprehensive Fee Schedule Update

Yiannis Kalaitzidis, CPA
Finance Director

March 3, 2026

BACKGROUND & FY 2027 GOALS

- First comprehensive schedule in 2009
- Commitment to maintaining the schedule
- Goals in comprehensive fee schedule update
  - Standardize fees across departments
  - Ensure fees are fair, equitable and reflect the value of services provided to customers
  - Eliminate errors, inconsistencies and unused items within the existing comprehensive fee schedule
  - Identify opportunities to streamline, consolidate and modernize to encourage/facilitate development

FY 2027 CHANGE SUMMARY

- Total of 46 Requested Changes for FY 2027 Update
  - Added Fees: 12
  - Eliminated Fees: 1
  - Total Modification to Existing Fees: 33
    - Clarifications: 8
    - Increases: 24
    - Decreases: 1

FY 2026-2027 TIMELINE

Fiscal Year 2026-27	
Dates:	**Task Description:**
December 1, 2025	Comprehensive Fee Schedule kick-off (email distribution)
January 2, 2026	Comprehensive Fee Schedule proposed changes to Finance
January 7, 2026	Comprehensive Fee Schedule proposed changes to committee members
January 23, 2026	Comprehensive Fee Schedule committee meeting
February 2, 2026	Review & discussion proposed changes with Manager's Office
March 3, 2026	Council Study Session
March 4, 2026	Outreach to MPA/SAHBA/ other relevant stakeholders
March 10, 2026	Comprehensive Fee Schedule Notice of Proposed Changes
May 19, 2026	Possible adoption date of new fee structure

Notice of intent to consider changes posted at least 60 days prior to meeting (ARS §9-499.15)

Outreach to possible stakeholders

GENERAL
PROPOSED CHANGES

Proposed Modifications:

- Late Payment Fee
- Return Check Fee
- Online Return Payment Fee

COURTS
PROPOSED CHANGES

Proposed Additions:

- Monitored Diversion Fee
- Diversion Fee

DEVELOPMENT SERVICES: PROPOSED CHANGES

Proposed Fee Additions:

- Type 1 Minor Grading Permit: Revisions

Proposed Fee Modifications:

- Type 1 Minor Grading Permit
- Type 2 Major Grading Permit; Residential Subdivisions
- Type 2 Major Grading Permit; Commercial Developments

PARKS & RECREATION MARC: PROPOSED CHANGES

Proposed Fee Additions:

- MARC Resident/Non-Profit Aquatic Event Lawn Rental
- MARC Non-Resident Aquatic Event Lawn Rental
- MARC Commercial/For-Profit Aquatic Event Lawn Rental
- MARC Center Resident/Non-Profit Fitness Lawn Rental
- MARC Non-Resident Fitness Lawn Rental
- MARC Center Commercial/For-Profit Fitness Lawn Rental
- MARC Center Food/Beverage Vendor Fee

WATER: PROPOSED CHANGES

Proposed Fee Increases:

- Annual Backflow Tester Fee
- New Water Meter; 5/8" Meter
- New Water Meter; 3/4" Meter
- New Water Meter; 1" Meter
- New Water Meter; 1.5" Meter
- New Water Meter; 3" Meter
- Utilities Trip Charge

- Utilities New Service Establishment Fee
- Utilities Potable Water Disconnect Fee
- Utilities Potable Water Reconnect Fee
- Customer-requested Meter Re-read
- General Service Inspection Fee
- Customer-requested Meter Test
- Hydrant Meter Relocation

WATER:
PROPOSED CHANGES

Proposed Fee Increases cont.:

- Vacation Service Fee
- Industrial Wastewater Discharge Permit (Regular Use)
- Form A Permit – Marana Water: Base Fee
- Non-Potable Disconnect Fee
- Non-Potable Reconnect Fee
- Form MS Permit – Marana Wastewater, Base Fee
- Sewer Account Activation Fee
- Wastewater Infrastructure Plan Review
- Water Infrastructure Plan Review
- Utilities Preliminary Plat/Development Plan Review; Base Fee: Marana Service Area

WATER:
PROPOSED CHANGES

Proposed Fee Additions:

- Utilities Preliminary Plat/Development Plan Review; Base Fee: Outside of Marana Service Area
- Form MS Permit – Marana Wastewater; Violation Fee

GENERAL: PROPOSED CHANGES

Proposed Fee Waiver:

- Administrative waiver of certain fees

DISCUSSION

Instructions for changes to fee schedule:

1) Please put existing language in the current fee schedule in the grey rows. Copy and paste the language into the table in Arial 10 pt font under the correct subheading. The comprehensive fee schedule can be found at: ***M:\Budget\FY2027 Budget\FY27 Comp Fee Schedule***

   a. Add whether it is an elimination, modification, or addition in the Category/Change requested column in the grey row.
   b. Make sure to put your items under the correct category and correct column.
   c. Your reason for change should be listed in this row.

2) If you want to edit the fee or existing language, make edits in the red rows. If you are adding to the current language, include the current language and what you want to add indicated in double underlining. If you are deleting existing language indicate with ~~strikethrough~~. If it is elimination of a fee, then leave the green row blank and add ~~strike through~~ language to red row. If it is a new fee, then leave the grey row blank and add the new language double underlined in red row.
3) Please put *the exact language* you want to be in next year's comprehensive fee schedule in the green rows. This is how it will look in the comprehensive fee schedule for next year.

CATEGORY/CHANGE REQUESTED	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Modification/Elimination/Addition (Select appropriate option)	EXISTING LANGUAGE*				
	EDITS				
	FINAL CHANGES**				

* Do not insert anything in this row if it is a new fee.

** Do not insert anything in this row if is an elimination of a fee

DEPARTMENT: General	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Modification	Late Payment Fee	$15.00	Per Late Payment		Allows for departments to provide a streamlined approach to unique or unforeseen situations and minor exceptions.
				A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	
	Late Payment Fee	$15.00	Per Late Payment	A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	
Modification	Returned Check Fee	$25.00	Per Returned Check		Allows for departments to provide a streamlined approach to unique or unforeseen situations and minor exceptions.
				A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	
	Returned Check Fee	$25.00	Per Returned Check	A department director is authorized to waive the fee when it is in the best	

				interests of the Town and consistent with the fee waiver policy and other policies established by the department	
Modification	Online Return Payment Fee	$10.00	Per Violation		Allows for departments to provide a streamlined approach to unique or unforeseen situations and minor exceptions.
				A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	
	Online Return Payment Fee	10.00	Per Violation	A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	

DEPARTMENT: COURTS	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Addition					The program and fee have been in place for years but the fee hasn't been established in the fee schedule.
	Monitored Diversion Fee	$200	Per Diversion program	Town Magistrate may waive fee based on defendant's financial report or in the interests of justice	
	Monitored Diversion Fee	$200	Per Diversion program	Town Magistrate may waive fee based on defendant's financial report or in the interests of justice	
Addition					The program and fee have been in place for years but the fee hasn't been established in the fee schedule.
	Diversion Fee	$150	Per Diversion program	Town Magistrate may waive fee based on defendant's financial report or in the interests of justice	
	Diversion Fee	$150	Per Diversion program	Town Magistrate may waive fee based on defendant's financial report or in the interests of justice	

DEPARTMENT: Development Services	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Addition					In recent years we have seen more revisions to approved plans, and we currently do not have means to collect a fee to cover the processing and review. We are adding a revision fee based on our typical rate within the department of 30% of the original base rate to cover these costs.
	Type 1 Minor Grading Permit: Revisions	$150.00	Per Revision	Fee for each revised set of plans after original acceptance	
	Type 1 Minor Grading Permit: Revisions	$150.00	Per Revision	Fee for each revised set of plans after original acceptance	
Modification	Type 1 Grading Permit	$500.00	Per Permit		In recent years we have seen more revisions to approved plans, and we currently do not have means to collect a fee to cover the processing and review. We are adding notes to include a revision fee based on our typical rate within the department of 30% of the original base rate to cover these costs. We are also including a Fee Description change to align with new permitting software for clarity.

	Type 1 Minor Grading Permit			Revisions to accepted plans are charged at $150.00 each submittal	
	Type 1 Minor Grading Permit	$500.00	Per Permit	Revisions to accepted plans are charged at $150.00 each submittal	
Modification	Type 2 Grading Permit; Residential Subdivisions	See Note	Per Permit	Fee is the greater of $500.00 or 1% of the construction costs or 3.5% of the construction cost for the Town acting as Engineer of Record. Fees paid at time of application based on cost estimate. If actual cost is higher, remaining balance is paid prior to permit closeout.	Fee Description change only to align with new permitting software for clarity.
	Type 2 Major Grading Permit; Residential Subdivisions				
	Type 2 Major Grading Permit; Residential Subdivisions	See Note	Per Permit	Fee is the greater of $500.00 or 1% of the construction costs or 3.5% of the construction cost for the Town acting as Engineer of Record. Fees paid at time of application based on cost estimate. If actual cost is higher, remaining balance is paid prior to permit closeout.	
Modification	Type 2 Grading Permit; Commercial Developments	See Note	Per Permit	Fee is the greater of $800.00 or 1% of the construction costs or 3.5% of the construction cost for the Town acting as Engineer of Record. Includes multifamily Housing developments. Fees paid at time of application based on cost estimate. If	Fee Description change only to align with new permitting software for clarity.

				actual cost is higher, remaining balance is paid prior to permit closeout.	
	Type 2 Major Grading Permit; Commercial Developments	See Note	Per Permit	Fee is the greater of $800.00 or 1% of the construction costs or 3.5% of the construction cost for the Town acting as Engineer of Record. Includes multifamily Housing developments. Fees paid at time of application based on cost estimate. If actual cost is higher, remaining balance is paid prior to permit closeout.	
	Type 2 Major Grading Permit; Commercial Developments	See Note	Per Permit	Fee is the greater of $800.00 or 1% of the construction costs or 3.5% of the construction cost for the Town acting as Engineer of Record. Includes multifamily Housing developments. Fees paid at time of application based on cost estimate. If actual cost is higher, remaining balance is paid prior to permit closeout.	

DEPARTMENT: Parks and Recreation	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Modification	Park Facility Rental; Full-Day Commercial Filming and Photography	$300.00	Per day	Reservation of any/all rentable park spaces for full day, as determined by park hours, utilities, Parks Commercial Activity Permit and temporary business license included	Increased fee covers cost to the town.
		$500.00	Per Park/Per day	Reservation of any/all rentable park spaces. ~~for full day, as determined by park hours, utilities,~~ Parks Commercial Activity Permit and temporary business license included.	
	Park Facility Rental; Full-Day Commercial Filming and Photography	$500.00	Per day	Reservation of any/all rentable park spaces. Parks Commercial Activity Permit and temporary business license included.	
Elimination	Park Facility Rental; Half-Day Commercial Filming and Photography	$150	Per half day	Reservation of any/all rentable park spaces for full day as determined by park hours; utilities, Parks Commercial Activity Permit and temporary business license included	This type of activity causes a disruption to normal park hours regardless of full day or half day.
	~~Park Facility Rental; Half-Day Commercial Filming and Photography~~	~~$150~~	~~Per half day~~	~~Reservation of any/all rentable park spaces for full day as determined by park hours; utilities, Parks Commercial Activity Permit and temporary business license included~~	

Modification	Commercial Use Fee for Trails & Paths (excursions, races, guided tours, etc)	$2.00	Per person	For commercial activity on established Town trails and shared use path. May be subject to an approved Commercial Use Permit (additional cost $75 with resubmittal every 6 months) or Special Event Permit (additional $50 or $500 based on event location type).	Update for consistency.
	Commercial Use Fee for Trails & Paths (excursions, races, guided tours, etc.)	$2.00	Per person	~~For c~~Commercial activity on established Town trails and shared use path~~. May be~~ is subject to an approved Commercial Activity Permit (additional ~~cost $75 with resubmittal every 6 months~~ fee applies), or Special Event Permit (additional ~~$50 or $500 based on event location type~~ Special Event Application and Park Use Package fees apply).	
	Commercial Use Fee for Trails & Paths (excursions, races, guided tours, etc.)	$2.00	Per person	Commercial activity on established Town trails and shared use path is subject to an approved Commercial Activity Permit (additional fee applies), or Special Event Permit (additional fee applies).	
Modification	Payment Late Fee	$ 25.00 or 3% of balance whichever is greater	Per Month		Allows for departments to provide a streamlined approach to unique or unforeseen situations and minor exceptions.
				A department director is authorized to waive the fee when it is in the best	

				interests of the Town and consistent with the fee waiver policy and other policies established by the department	
	Payment Late Fee	$ 25.00 or 3% of balance whichever is greater	Per Month	A department director is authorized to waive the fee when it is in the best interests of the Town and consistent with the fee waiver policy and other policies established by the department	

DEPARTMENT: Parks and Recreation Marana Aquatic and Recreation Center	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Resident/Non-Profit Aquatic Event Lawn Rental	$150.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Resident/Non-Profit Aquatic Event Lawn Rental	$150.00	Per Hour	Good for a single reservation during the established hours of operation.	
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Non-Resident Aquatic Event Lawn Rental	$190.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Non-Resident Aquatic Event Lawn Rental	$190.00	Per Hour	Good for a single reservation during the established hours of operation.	
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Commercial/For-Profit Aquatic Event Lawn Rental	$300.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Commercial/For-Profit	$300.00	Per Hour	Good for a single reservation during the established hours of operation.	

	Aquatic Event Lawn Rental				
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Resident/Non-Profit Fitness Lawn Rental	$50.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Resident/Non-Profit Fitness Lawn Rental	$50.00	Per Hour	Good for a single reservation during the established hours of operation.	
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Non-Resident Fitness Lawn Rental	$65.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Non-Resident Fitness Lawn Rental	$65.00	Per Hour	Good for a single reservation during the established hours of operation.	
Addition					Adding fee to allow for public rentals.
	Marana Aquatic and Recreation Center Commercial/For-Profit Fitness Lawn Rental	$100.00	Per Hour	Good for a single reservation during the established hours of operation.	
	Marana Aquatic and Recreation Center Commercial/For-Profit Fitness Lawn Rental	$100.00	Per Hour	Good for a single reservation during the established hours of operation.	
Addition					Adding fee to allow for public rentals.

	Marana Aquatic and Recreation Center Food/Beverage Vendor Fee	$150.00	Per Day	Good for a single day. Parks commercial activity permit required to be on file and in good standing.	
	Marana Aquatic and Recreation Center Food/Beverage Vendor Fee	$150.00	Per Day	Good for a single day. Parks commercial activity permit required to be on file and in good standing.	

DEPARTMENT: Water	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Modification	Annual Backflow Tester Fee	$30.00	Per backflow tester	Applies to vendors wishing to test backflow prevention devices in the Marana Water service area. Assessed annually.	Adjust the fee to cover the cost of providing the service for non-rate payers. Staff Effort $28 (1 hour of effort), Indirect Cost $6 (22% of Labor)=$40 Last updated 01/21/20
		$40.00			
	Annual Backflow Tester Fee	$40.00	Per backflow tester	Applies to vendors wishing to test backflow prevention devices in the Marana Water service area. Assessed annually	
Modification	New Water Meter; 5/8" Meter	$360.00	Per meter		Personnel and material cost analysis: Material Cost $396 (5/8" meter $210 + transponder $153 + tax & freight $35.22), Staff Effort $159 (4 hours of effort), Indirect Cost $35 (22% of Labor)=$600; Currently under collecting by $240; Last updated 07/01/14
		$475.00			
	New Water Meter; 5/8" Meter	$475.00	Per meter		
Modification	New Water Meter; 3/4" Meter	$400.00	Per meter		Personnel and material cost analysis: Material Cost $396 (5/8" meter $210 + transponder $153 + tax & freight $35.22), Staff Effort

					$159 (4 hours of effort), Indirect Cost $35 (22% of Labor)=$600; Currently under collecting by $200; Last updated 07/01/14
		$475.00			
	New Water Meter; 3/4" Meter	$475.00	Per meter		
Modification	New Water Meter; 1" Meter	$460.00	Per meter		Personnel and material cost analysis: Material Cost $400 (1" meter $275 + transponder $153 + tax & freight $38.45), Staff Effort $159 (4 hours of effort), Indirect Cost $35 (22% of Labor)=$660; Currently under collecting by $260 Last updated 07/01/14
		$545.00			
	New Water Meter; 1" Meter	$545.00	Per meter		
Modification	New Water Meter; 1.5" Meter	$920.00	Per meter		Personnel and material cost analysis: Material Cost $873 (1.5" meter $650 + transponder $153 + tax & freight $69.64), Staff Effort $176 (5 hours of effort), Indirect Cost $39 (22% of Labor)=$1,090; Currently under collecting by $170 Last updated 07/01/14

		$961.00			
	New Water Meter; 1.5" Meter	$961.00	Per meter		
Modification	New Water Meter; 3" Meter	$3,080.00	Per meter		Personnel and material cost analysis: Material Cost $2,809 (3" meter $2,400 + transponder $153 + tax & freight $255.52), Staff Effort $305 (7 hours of field & admin effort), Indirect Cost $67 (22% of Labor)=$3,180; Currently under collecting by $100 Last updated 07/01/14
		$3,180.00			
	New Water Meter; 3" Meter	$3,180.00	Per meter		
Modification	Utilities Trip Charge	$40.00	Per operator trip to customer location	For customers requiring miscellaneous trips by Utilities' personnel	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $40 (1 hour of effort), Indirect Cost $9 (22% of Labor)=$50 Last updated 01/21/20
		$50.00			
	Utilities Trip Charge	$50.00	Per operator trip to customer location	For customers requiring miscellaneous trips by Utilities' personnel	
Modification	Utilities New Service Establishment Fee	$60.00	Per customer	Applies to new accounts established between the hours of 9:00 AM and 4:00	Adjust the fee to cover the cost of providing the service for rate & non-rate payers.

				PM, Monday through Friday, with 24 hours' notice. Does not apply to holidays. $10.00 discount provided where customer is an existing Marana Water customer; $10.00 discount	Staff Effort $55 (2 hours of effort), Indirect Cost $12 (22% of Labor)=$70 Last updated 01/21/20
		$70.00			
	Utilities New Service Establishment Fee	$70.00	Per customer	Applies to new accounts established between the hours of 9:00 AM and 4:00 PM, Monday through Friday, with 24 hours' notice. Does not apply to holidays. $10.00 discount provided where customer is an existing Marana Water customer; $10.00 discount	
Modification	Utilities Potable Water Disconnect Fee	$40.00	Per disconnect	For customers who fail to keep account current within specified time frames.	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $40 (1 hour of effort), Indirect Cost $9 (22% of Labor)=$50 Last updated 01/21/20
		$50.00			
	Utilities Potable Water Disconnect Fee	$50.00	Per disconnect	For customers who fail to keep account current within specified time frames.	
Modification	Utilities Potable Water Reconnect Fee	$40.00	Per reconnect	For customers who desire to have potable water turned back on from disconnect. Customer must also make the account current on payments. Same conditions	Adjust the fee to cover the cost of providing the service for rate & non-rate payers. Staff Effort $40 (1 hour of effort), Indirect Cost $9 (22%

				apply as with new service establishment fee but no discounts will be applied.	of Labor)=$50 Last updated 01/21/20
		$50.00			
	Utilities Potable Water Reconnect Fee	$50.00	Per reconnect	For customers who desire to have potable water turned back on from disconnect. Customer must also make the account current on payments. Same conditions apply as with new service establishment fee but no discounts will be applied.	
Modification	Customer-requested Meter Re-read	$40.00	Per re-read	Fee is refundable if meter is found to be inaccurate, defined as an error of greater than 3%	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $40 (1 hour of effort), Indirect Cost $9 (22% of Labor)=$50 Last updated 01/21/20
		$50.00			
	Customer-requested Meter Re-read	$50.00	Per re-read	Fee is refundable if meter is found to be inaccurate, defined as an error of greater than 3%	
Modification	General Service Inspection Fee	$40.00	Per operator trip to customer location	For miscellaneous inspection and or tests for non-permitted construction projects including fire flow testing	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $40 (1 hour of effort), Indirect Cost $9 (22% of Labor)=$50 Last updated 01/21/20
		$50.00			

	General Service Inspection Fee	$50.00	Per operator trip to customer location	For miscellaneous inspection and or tests for non-permitted construction projects including fire flow testing	
Modification	Customer-requested Meter Test	$110.00	Per test	Done one time per year as a courtesy. Each additional re-read subject to fee. Fee is refundable if meter is found to be inaccurate, defined as an error of greater than 3%	Remove language for a one time per year test. The current practice is to charge the fee any time a third party meter test takes place, and the customer pays the fee prior to testing. Last updated 07/06/15
		120.00		~~Done one time per year as a courtesy. Each additional re-read subject to fee.~~ Customer will pay the meter testing fee prior to testing. The fee is refundable if the meter is found to be inaccurate, defined as an error of greater than 3%	
	Customer-requested Meter Test	$120.00	Per test	Customer will pay the meter testing fee prior to testing. The fee is refundable if the meter is found to be inaccurate, defined as an error of greater than 3%	
Modification	Hydrant Meter Relocation	$120.00	Per hydrant		Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $107 (3 hours of effort), Indirect Cost $24 (22% of Labor)=$50 Last updated 07/07/14
		$130.00			

	Hydrant Meter Relocation	$130.00	Per hydrant		
Modification	Vacation Service Fee	$14.00	Per Service	Fee assessed when a current customer requests to halt service billing cycle due to vacation or seasonal residence. Customer still responsible for applicable Water Meter Monthly Base Rate and Wastewater Monthly Service fees during this time.	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $49 (1 hour of effort), Indirect Cost $11 (22% of Labor)=$50 Last updated 07/07/14
		$50.00			
	Vacation Service Fee	$50.00	Per Service	Fee assessed when a current customer requests to halt service billing cycle due to vacation or seasonal residence. Customer still responsible for applicable Water Meter Monthly Base Rate and Wastewater Monthly Service fees during this time.	
Modification	Industrial Wastewater Discharge Permit (Regular Use)	$75.00	Per permit	Initial fee and annual renewal. For wastewater discharge less than 25,000 per month (based on inspection and analysis)	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $96 (2 hours of effort), Indirect Cost $21 (22% of Labor)=$100 Last updated 07/07/14
		$100.00			
	Industrial Wastewater Discharge Permit (Regular Use)	$100.00	Per permit	Initial fee and annual renewal. For wastewater discharge less than 25,000	

				per month (based on inspection and analysis)	
Modification	Form A Permit – Marana Water: Base Fee	$100.00	Per submittal		Adjust the fee to cover the cost of providing the service for engineering. Staff Effort $331 (6 hours of effort), Indirect Cost $73 (22% of Labor)=$400 Last updated 07/07/14
		$400.00			
	Form A Permit – Marana Water: Base Fee	$400.00	Per submittal		
Modification	Non-Potable Disconnect Fee	$40.00	Per disconnect	Applied to customers who fail to keep compliance with the backflow prevention requirements	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $39 (1 hour of effort), Indirect Cost $8 (22% of Labor)=$50 Last updated 01/21/20
		$50.00			
	Non-Potable Disconnect Fee	$50.00	Per disconnect	Applied to customers who fail to keep compliance with the backflow prevention requirements	
Modification	Non-Potable Reconnect Fee	$40.00	Per reconnect	For customer who desire to have non-potable water turned on from disconnect due to backflow non-compliance. Customer must have scheduled test. Same conditions apply as with New Service Establishment Fee	Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $39 (1 hour of effort), Indirect Cost $8 (22% of Labor)=$50 Last updated 01/21/20

				by no discount will be applied	
		$50.00			
	Non-Potable Reconnect Fee	$50.00	Per reconnect	For customer who desire to have non-potable water turned on from disconnect due to backflow non-compliance. Customer must have scheduled test. Same conditions apply as with New Service Establishment Fee by no discount will be applied	
Modification	Form MS Permit – Marana Wastewater, Base Fee	$100.00	Per submittal		Adjust the fee to cover the cost of providing the service for engineering. Staff Effort $334 (6 hours of effort), Indirect Cost $74 (22% of Labor)=$400 Last updated 07/07/14
		$400.00			
	Form MS Permit – Marana Wastewater, Base Fee	$400.00	Per submittal		
Modification	Sewer Account Activation Fee	$10.00	Per connection		Adjust the fee to cover the cost of providing the service for rate payers. Staff Effort $19 (1/2 hour of effort), Indirect Cost $4 (22% of Labor)=$20 Last updated 02/17/17
		$20.00			

	Sewer Account Activation Fee	$20.00	Per connection		
Modification	Wastewater Infrastructure Plan Review	$400.00 + $95.00 per sheet	Per plan	Applies to first 2 submittals. Reviews after 2nd submittal and reviews of revision to accepted submittals are 50% of the original fee per submittal.	Fee was previously calculated based on number of plan sheets. The average review requires 20 hours of staff effort ($1,280 + indirect cost $281=$1,560) and is the basis of the $1,500 fee. The change simplifies fee calculation and takes advantage of automating the permitting process. This effort will reduce errors and provide a more predictable fee estimate for customers and is aligned with Development Services' fees. Last updated 07/07/14
		$1,500.00		~~Applies to first 2 submittals. Reviews after 2nd submittal and reviews of revision to accepted submittals are 50% of the original fee per submittal.~~ Includes up to 3 submittals and reviews. Additional submittals and reviews are $600 per submittal.	
	Wastewater Infrastructure Plan Review	$1,500.00	Per plan	Includes up to 3 submittals and reviews. Additional submittals and reviews are $600 per submittal.	
Modification	Water Infrastructure Plan Review	$400.00 + $95.00 per sheet	Per plan	Applies to first 2 submittals. Reviews after 2nd submittal and reviews of revision to accepted submittals are 30% of the original fee per submittal.	Fee was previously calculated based on number of plan sheets. The average review requires 20 hours of staff effort ($1,280 + indirect cost $281=$1,560) and is the

					basis of the $1,500 fee. The change simplifies fee calculation and takes advantage of automating the permitting process. This effort will reduce errors and provide a more predictable fee estimate for customers and is aligned with Development Services' fees. Last updated 07/07/14
		$1,500.00		Includes up to 3 submittals and reviews. Additional submittals and reviews are $600 per submittal.	
	Water Infrastructure Plan Review	$1,500.00	Per plan	Includes up to 3 submittals and reviews. Additional submittals and reviews are $600 per submittal.	
Modification	Utilities Preliminary Plat/Development Plan Review; Base Fee	$200.00	Per Submittal	A separate fee is required for each plan review type water or wastewater.	Adjust the fee to cover the cost of providing the service for engineering. Staff Effort $244 (7 hours of effort), Indirect Cost $53 (22% of Labor)=$300 Last updated 07/07/14; update language to be more specific about what is included in the review and define the area the fee covers
	Utilities Preliminary Plat/Development Plan Review; Base Fee: Marana Service Area	$300.00	Per ~~Submittal~~ Application	A separate fee is required for each plan review type water or wastewater and includes 2 reviews. Applies to Marana Water and Marana Wastewater service areas	

	Utilities Preliminary Plat/Development Plan Review; Base Fee: Marana Service Area	$300.00	Per Application	A separate fee is required for each plan review type water or wastewater and includes 2 reviews. Applies to Marana Water and Marana Wastewater service areas	
Addition					Additional fee that better represents staff effort on less extensive reviews for projects outside of the designated Marana service areas.
	Utilities Preliminary Plat/Development Plan Review; Base Fee: Outside of Marana Service Area	$100.00	Per Application	A separate fee is required for each plan review type water or wastewater. Applies to projects outside of Marana Water and Marana Wastewater service areas.	
	Utilities Preliminary Plat/Development Plan Review; Base Fee: Outside of Marana Service Area	$100.00	Per Application	A separate fee is required for each plan review type water or wastewater. Applies to projects outside of Marana Water and Marana Wastewater service areas.	
Additional					Fee exists for Form A Marana Water; to charge all customers consistently
	Form MS Permit – Marana Wastewater; Violation Fee	See note	Per violation	Fee is double the permit fee	
	Form MS Permit – Marana Wastewater; Violation Fee	See note	Per violation	Fee is double the permit fee	

Council-Regular Meeting **C1**

Meeting Date: 03/03/2026

To: Mayor and Council

From: Callie LeRoy, Assistant Town Attorney

Date: March 3, 2026

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2026-015: Relating to the Marana Police Department; approving and authorizing the Mayor to execute ADOA Agreement Number DBF2025SB1735-RMS18 with the Arizona Department of Administration for funding of a law enforcement records management and data sharing system (Callie LeRoy)

Discussion:

In 2024, the Arizona legislature appropriated funds to the Pinal County sheriff's office for a pilot program to connect the law enforcement records management and computer dispatch systems of four Arizona law enforcement agencies. In 2025, the legislature appropriated funds to expand participation in the pilot program to other state law enforcement agencies, including the Marana Police Department. This proposed funding agreement permits the Arizona Department of Administration (ADOA) to allocate $65,000.00 to the Marana Police Department to purchase software that allows the Marana Police Department to securely connect to, receive, and share law enforcement records and dispatch data with participating agencies in the pilot program. Each participating agency signs a memorandum of understanding about the parameters for securely receiving and sharing data, and the Marana Police Department will enact a General Order outlining the procedures for sharing and receiving data under the program. After a Request for Information in May 2025, the Marana Police Department selected and purchased software from Peregrine Systems in order to participate in this program.

Staff Recommendation:

Staff recommends approval of the funding agreement.

Suggested Motion:

I move to adopt Resolution No. 2026-015, approving and authorizing the Mayor to sign a funding agreement between the Town of Marana, Marana Police Department and the Arizona Department of Administration, for a law enforcement records management and data sharing system.

Attachments

Resolution No. 2026-015

Exhibit A - Agreement

MARANA RESOLUTION NO. 2026-015

RELATING TO THE MARANA POLICE DEPARTMENT; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE ADOA AGREEMENT NUMBER DBF2025SB1735-RMS18 WITH THE ARIZONA DEPARTMENT OF ADMINISTRATION FOR FUNDING OF A LAW ENFORCEMENT RECORDS MANAGEMENT AND DATA SHARING SYSTEM

WHEREAS A.R.S. § 41-703(7), authorizes the Arizona Department of Administration (ADOA) to contract with or assist other departments, agencies and institutions of the state, local and federal governments in the furtherance of the department's purposes, objectives and programs; and

WHEREAS A.R.S. § 41-703(8) authorizes the ADOA Director to accept and disburse grants, gifts, donations, matching monies and direct payments from public or private agencies for the conduct of programs that are consistent with the overall purposes and objectives of the department; and

WHEREAS A.R.S. § 11-951 *et seq* authorizes ADOA and the Town of Marana acting through the Marana Police Department (MPD) to contract for services and enter into agreements with one another for joint cooperative action; and

WHEREAS Laws 2024, Ch. 209, Sec. 127 for fiscal year 2025-2026 appropriated $3,208,500.00 for a Law Enforcement Records Management System and from this appropriation, the ADOA allocated $65.000.00 to the MPD; and

WHEREAS MPD desires to participate in a pilot program to securely share and receive law enforcement data with other participating Arizona law enforcement agencies in pursuance of its law enforcement mission; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the citizens of Marana to enter into the funding agreement addressed by this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

Section 1. ADOA agreement Number DBF2025SB1735-RMS18 between the Town of Marana and ADOA attached as Exhibit A to this resolution is hereby approved and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

Section 2. The Marana Police Department and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of March, 2026.

_____
Mayor Jon Post

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

Katie Hobbs
Governor

Elizabeth Alvarado-Thorson
Director

ARIZONA DEPARTMENT OF ADMINISTRATION

DIVISION OF BUSINESS AND FINANCE
100 NORTH FIFTEENTH AVENUE • SUITE 302
PHOENIX, ARIZONA 85007
(602) 625-8325

ADOA Agreement Number DBF2025SB1735-RMS18

This Agreement is entered into by and between the **Town of Marana**, **Marana Police Department** and the **Arizona Department of Administration** (hereinafter referred to as "**ADOA"**), and shall be effective as indicated in Section 1 - Term of Agreement.

A. **Marana Police Department** and ADOA enter into this Agreement pursuant to Laws 2025, Ch. 233, Sec. 7 of the First Regular Session. Whereas $3,208,500.00 was appropriated for the Law Enforcement Records Management System, established under Laws 2024, Ch. 209, Sec. 127, for fiscal year 2025-2026. From this appropriation, the ADOA shall allocate $65.000.00 to **Marana Police Department**.

B. Pursuant to A.R.S. § 41-703(7), the ADOA Director can contract with or assist other departments, agencies and institutions of the state, local and federal governments in the furtherance of the department's purposes, objectives and programs.

C. Pursuant to A.R.S. § 41-703(8), the ADOA Director can accept and disburse grants, gifts, donations, matching monies and direct payments from public or private agencies for the conduct of programs that are consistent with the overall purposes and objectives of the department.

D. The **Marana Police Department** has those duties set out in Laws 2024, Ch. 209, Sec. 127, including contracting for those services necessary or desirable to enable **Marana Police Department** to adequately perform its duties.

E. ADOA and the Marana Police Department may contract for services and enter into agreements with one another for joint cooperative action pursuant to A.R.S. §11-951 et seq.

For and in consideration of the terms and conditions set forth herein, the parties agree as follows:

1. Term of Agreement

This Agreement shall be effective from **July 1, 2025** and shall remain in effect until **June 30, 2026**

2. Scope of Services

The **Marana Police Department** agrees to procure software services related to the implementation, maintenance, and support of a Law Enforcement Records Management System, as described in Laws 2024, Ch. 209, Sec. 127, which is a pilot program to connect the records management systems and computer aided dispatch systems of various agencies, including the Pinal county sheriff's office. The software for the pilot project must do all of the following:

(a) Be able to integrate data from common law enforcement systems such as computer aided dispatch and records management systems on a real-time basis.

(b) Provide capabilities to deduplicate redundant records in law enforcement systems.

(c) Provide advanced configurable search, analytics and visualization capabilities to support common law enforcement mission needs.

(d) Provide granular access controls that allow law enforcement agencies to appropriately restrict access to information by data type, organization, roles, responsibilities, individual investigations and other parameters.

(e) Allow for secure, permission-controlled data integration and sharing between any participating Arizona law enforcement agencies.

(f) Be accessible on a wide variety of common law enforcement agency devices such as desktops, laptops, in-car computers and mobile devices.

(g) Have a demonstrated track record of meeting or exceeding similar mission needs and the ability to reach full operational capability within ninety days of initiation.

(h) Allow for integration with existing law enforcement agency, identify and access management solutions, such as single-sign-on and multi-factor authentication.

(i) Be hosted in a secure, criminal justice information services compliant cloud environment that can scale to accommodate the increasing volume and velocity of Arizona law enforcement data needs.

(j) Meet or exceed all federal bureau of investigation criminal justice information services security standards.

(k) Provide granular audit logging for all user interactions with data.

(l) Provide a fully open, interoperable architecture and business terms that ensure that Arizona law enforcement agencies retain full and total rights to agency data at all times.

3. Changes to Scope of Services

Either party may request changes to the Scope of Services provided. Such a request by a party must be in writing to the other party, and the change to the Scope of Services must be approved in writing by the **Marana Police Department** and **ADOA**. Any additional services provided by **ADOA** shall be subject to then-current established **ADOA** billing rates and paid for in accordance with Section 5.

4. Reporting Requirements

The **Marana Police Department** shall submit a financial report on or before September 30th of each year to the **ADOA** of all expenditures made for the Law Enforcement Record Management System in the preceding fiscal year.

The **Marana Police Department** shall submit a program report on or before September 30th of each year to the **ADOA** of a summary of the program activities for the Law Enforcement Record Management System in the preceding fiscal year.

5. Manner of Financing

The Arizona Department of Administration shall distribute the sum of $65,000.00 to the **Marana Police Department** to establish and maintain a Law Enforcement Records Management System, established under Laws 2024, Ch. 209, Sec. 127. This distribution is based on the appropriated amount from Laws 2025, Ch.233, Sec. 127, subject to the availability of funds and compliance with all applicable laws and regulations.

The **Marana Police Department** acknowledges that these funds are intended to be used exclusively for the implementation, maintenance, and support of the Law Enforcement Records Management System program, and that any use of the funds for purposes other than those authorized under this agreement may result in the termination of the agreement and forfeiture of the remaining funds. The parties agree to maintain accurate records of all expenditures related to the Law Enforcement Records Management System.

6. Termination

Either party may terminate this Agreement upon thirty (30) calendar days written notice to the other party.

In the event the parties determine the Scope of Services requires the acquisition of capital equipment necessary for the business functions of the **Marana Police Department** and determine to amortize the cost of such equipment over several years, the **Marana Police Department** shall reimburse **ADOA** for such unamortized amounts on or before the date the contract is terminated.

In the event resources other than capital equipment have been specifically acquired for the **Marana Police Department** business function and upon the determination by **Marana Police Department** to terminate this Agreement prior to **ADOA**'s recovery of the cost of these resources, **Marana Police Department** shall be responsible to reimburse **ADOA** for the unrecovered cost of these resources, on or before the date the contract is terminated.

UNIFORM TERMS AND CONDITIONS

7. Administration and Operation

- **Records**. Under A.R.S. § 35-214 and § 35-215, the Marana Police Department shall retain any and all Data and other "records" relating to the acquisition and performance of the Agreement for a period of five (5) years after the completion of the award. All records shall be subject to inspection and audit by the State at reasonable times. Upon request, the Marana Police Department shall produce a legible copy of any or all such records.

- **Non-Discrimination.** The Marana Police Department shall comply with State Executive Orders No. 2023-01, 2009-09, and any and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

- **Audit.** Pursuant to A.R.S. § 35-214, at any time during the term of this Agreement and five (5) years thereafter, the Marana Police Department's books and records shall be subject to audit by the State and, where applicable, the Federal Government, to the extent that the books and records relate to the performance of the Agreement.

- **Facilities Inspection and Materials Testing.** The Marana Police Department agrees to permit access to its facilities, and the Marana Police Department's processes or services, at reasonable times for inspection of the facilities or Materials covered under this award. The State shall also have the right to test, at its own cost, the Materials to be supplied under this award. Neither inspection of the Marana Police Department's facilities nor Materials testing shall constitute final acceptance of the Materials or Services.

- **Advertising, Publishing and Promotion of Award.** The Marana Police Department shall not use, advertise or promote information for commercial benefit concerning this award without the prior written approval of ADOA.

8. **Federal Immigration and Nationality Act.** Marana Police Department shall comply with all federal, state and local immigration laws and regulations relating to the immigration status of their employees during the term of the award. The State shall retain the right to perform random audits of Marana Police Department records or to inspect papers of any employee thereof to ensure compliance. Should the State determine that the Marana Police Department be found noncompliant, the State may pursue all remedies allowed by law, including, but not limited to: suspension of work, termination of the award for default and suspension.

9. **E-Verify Requirements.** In accordance with A.R.S. § 41-4401, Marana Police Department warrants compliance with all Federal immigration laws and regulations relating to employees and warrants its compliance with Section A.R.S. § 23- 214, Subsection A.

10. **Availability of Funds for the Current State Fiscal Year.** Should the State Legislature enter back into session and reduce the appropriations or for any reason and these Materials or Services are not funded, the State may take any of the following actions:
    - Accept a decrease in award offered to the Marana Police Department;
    - Cancel the award; or
    - Cancel the award and re-solicit the requirements.

11. **Personnel.** Marana Police Department warrants that its personnel will perform their duties under the Agreement in a professional manner, applying the requisite skills and knowledge, consistent with industry standards, and in accordance with the requirements of the award. Marana Police Department further warrants that its key personnel will maintain any and all certifications relevant to their work, and Marana Police Department shall provide individual evidence of certification to State's authorized representatives upon request.

12. **Agreement Termination**

- **Cancellation for Conflict of Interest.** Pursuant to A.R.S. § 38-511, the State may cancel this Agreement within three (3) years after Agreement execution without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement on behalf of the State is or becomes at any time while the Agreement or an extension of the Agreement is in effect an employee of or a consultant to any other party to this Agreement with respect to the subject matter of the Agreement. The cancellation shall be effective when the Marana Police Department receives written notice of the cancellation unless the notice specifies a later time. If the Marana Police Department is a political subdivision of the State, it may also cancel this award as provided in A.R.S. § 38-511.

- **Termination for Convenience.** The State reserves the right to terminate the Agreement, in whole or in part at any time when in the best interest of the State, without penalty or recourse. Upon receipt of the written notice, the Marana Police Department shall stop all work, as directed in the notice, notify all contractors of the effective date of the termination and minimize all further costs to the State. The Marana Police Department shall be entitled to receive just and equitable compensation for work in progress, work completed, and Materials or Services accepted before the effective date of the termination. The cost principles and procedures provided in A.R.S. § 41-2543 and A.A.C. Title 2, Chapter 7, Article 7, shall apply.

13. **Arbitration.** The parties to this Agreement agree to resolve all disputes arising out of or

relating to this Agreement through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. § 12-1518, except as may be required by other applicable statutes (A.R.S. Title 41).

14. This Agreement does not imply authority to perform any tasks or accept any responsibility not expressly stated in this Agreement.

15. This Agreement does not create a duty or responsibility unless the intention to do so is clearly and unambiguously stated in this Agreement. This Agreement shall not relieve the Parties of any obligation or responsibility imposed on it by law.

16. This Agreement contains the entire agreement of the Parties with respect to its subject matter and supersedes all prior and contemporaneous agreements, understandings, and inducements, whether express or implied, oral or written.

17. Any change, modification, or extension of this Agreement must be submitted to the ADOA in writing or email.

18. This Agreement has been arrived at by negotiation and shall not be construed for or against any Party.

19. The failure of either Party to insist in any one or more instances upon the full and complete performance of any of the terms and provisions of this Agreement to be performed by the other Party or to take any action permitted by this Agreement shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same or any other covenant or condition either in the past or in the future. The acceptance by either Party of sums less than may be due and owing at any time shall not be construed as an accord and satisfaction.

20. The substantive laws of Arizona (without reference to any choice of law principles) shall govern the interpretation, validity, performance and enforcement of this Agreement. The Parties further agree to cooperate in all ways reasonable and necessary to comply with the applicable statutes, including amending this Agreement as needed in the future and making any refunds or payments that might be required to bring the Parties into full compliance with applicable law.

21. Nothing in this Agreement is intended to create any third-party beneficiary rights; and the State and the Marana Police Department expressly state that this Agreement does not create any third-party rights of enforcement.

22. This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed an original hereof.

23. If the last day of any time stated herein shall fall on a Saturday, Sunday, or legal holiday in the State of Arizona, then the duration of such time shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday, or legal holiday.

24. Except as expressly provided herein, no Party may delegate or assign its rights or responsibilities under this Agreement without prior written approval of the other Party and any purported assignment or delegation in violation of this provision shall be void.

25. Any deviation or failure to comply with the purpose and/or conditions of this Agreement without prior approval may constitute sufficient reason for ADOA to terminate this Agreement, require the return of all unspent funds, perform an audit of expended funds, and require the return of any previously spent funds which are deemed to have been spent in violation of the purpose or conditions of this agreement.

26. All notices required or permitted under this Agreement shall be given in writing and addressed as follows:

Marana Police Department:	**ADOA:**
Town of Marana	Arizona Department of Administration
Marana Police Department	Division of Business and Finance
11555 W. Civic Center Dr.	100 N. 15th Avenue
	Suite 302
Marana, AZ 85753	Phoenix, AZ 85007
ATTN: Tim Brunenkant	ATTN: Michael Gurr
Captain	Deputy Assistant Director
Phone Number: 520-382-2080 Email: tbrunenkant@maranaaz.gov	Phone Number: 602.625.8325 Email: mike.gurr@azdoa.gov

THIS AGREEMENT IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE UNDERSTANDING BETWEEN THE PARTIES, AND IT SUPERSEDES ALL PROPOSALS, ORAL OR WRITTEN, AND ALL OTHER DOCUMENTS OR COMMUNICATIONS BETWEEN THE PARTIES RELATIVE TO THE SUBJECT MATTER HEREIN COVERED, UNLESS SUCH DOCUMENTS OR COMMUNICATIONS ARE SPECIFICALLY INCLUDED BY REFERENCE.

IN WITNESS WHEREOF, the parties have executed this Agreement:

Marana Police Department:
Town of Marana

By: _____
Jon Post,
Mayor

Date: _____

ADOA:

By: _____
Elizabeth Alvarado-Thorson
Director

Date: _____

ATTEST:
By: _____
Jill McCleary
Town Clerk

Date:_____

Approved as to Form:

By:_____
Town Attorney

Date:_____

Council-Regular Meeting **C2**

Meeting Date: 03/03/2026

To: Mayor and Council

From: Jill McCleary, Town Clerk

Date: March 3, 2026

Subject: Approval of Regular Council Meeting Summary Minutes of February 17, 2026, and Special Council Meeting / Retreat Summary Minutes of February 11-12, 2026 (Jill McCleary)

Attachments

Regular Council Meeting Summary Minutes, 02/17/26

Special Council Meeting Summary Minutes, 02/11/26-02/12/26

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 17, 2026, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Post called the meeting to order at 6:02 PM and directed the Town Clerk to call the roll. All Council Members were present, constituting a quorum.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by Mayor Post.

APPROVAL OF AGENDA

Council Member Cavanaugh moved to approve the agenda. Council Member Officer seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

During the Call to the Public, 25 speaker cards were submitted. One speaker card was withdrawn, and 24 speakers addressed the Council, including **Joel Kordis**, **Lloyd Kirsch**, **William Joseph**, **Lori Ketner**, **Richard Guthridge**, **Gayle Cerri**, **Donald Bristow**, **Rev. Dr. Evy McDonald**, **Carol Braddick**, **Colin Mellars**, **Shirley Cain**, **Noelia Yucupicio**, **Kimberly McAllister**, **Dave Smith**, **Betsy Smith**, **Marie Voorhees**, **Phyllis Farenga**,

Martha Thompson, **Chris Base**, **Robert Contreras**, **Rolande Baker**, **Mike Lippman**, **Gabrielle DiFonzo**, and **Kathy Doran**.

Speakers spoke on a range of topics, with the majority of comments focused on the potential use of the privately owned detention facility by U.S. Immigration and Customs Enforcement (ICE). Speakers expressed perspectives both in support of and in opposition to the proposed ICE facility. Those in opposition raised concerns related to humanitarian impacts, due process, civil rights, economic, and tourism effects. Several speakers cited reports and personal experiences and urged the Council to oppose or prevent the facility's operation. Speakers in support of a potential facility emphasized adherence to federal law, public safety, border security, and the principle of the rule of law. In addition to the ICE-related comments, a few speakers referenced broader issues of Town governance, economic development, and community values.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema clarified that Management & Training Corporation had agreed to meet with Town representatives and residents regarding the privately owned detention facility, but had not agreed to establish a formal advisory or oversight committee. He reported that preparations were underway for the State of the Town address and that nominations were open for the Community Awards. He also noted that the Marana Regional Airport received a State Aviation Award on February 7, 2026, and that approximately 600 cyclists participated in the Tucson Bicycle Classic.

PRESENTATIONS

P1 Relating to Budget; presentation of second quarter results (July-December) for the Town's General Fund and other selected major funds for the 2025-2026 fiscal year (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis presented the second quarter results for the Town's general fund and other select funds for the 2025-2026 fiscal year. A copy of the presentation slides is on file with the Office of the Town Clerk. Please see the presentation slides for detailed information regarding the presentation.

CONSENT AGENDA

C1 Resolution No. 2026-013: Relating to Elections; approving and authorizing the Mayor to sign an intergovernmental agreement between the Town of Marana and Pima County, on behalf of the Pima County Elections Department, for election services (David Udall)

C2 Resolution No. 2026-014: Relating to Real Property; approving and authorizing the Mayor to sign the Town of Marana Early Lease Termination Agreement with SG Farms L.L.C., for early termination of the lease of approximately 22.88 acres of Town-owned property abutting the north boundary of the Marana Wastewater Reclamation Facility (Jane Fairall)

C3 Resolution No. 2026-007: Relating to Water and Wastewater; approving and authorizing the Mayor to sign agreements for construction of water and sewer facilities under private contract with SBH Marana LP, PEI Capital Venture I, L.L.C., and Landmark Title Assurance Agency of Arizona, LLC under Trust No. 2104 for Monarch Block 2 (David Udall)

C4 Approval of Regular Council Meeting Summary Minutes of February 3, 2026 (Jill McCleary)

Vice Mayor Ziegler moved to approve the consent agenda. Council Member Kai seconded the motion. Motion passed, 7-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

ITEMS FOR DISCUSSION / POSSIBLE ACTION

EXECUTIVE SESSIONS

Mayor Post asked for a motion to go into executive session.

Vice Mayor Ziegler moved to go into executive session. Council Member Comerford seconded the motion. Motion passed, 7-0.

[Council Member Kai declared a conflict of interest on Item E2 and stepped down from the dais at 7:41 PM.]

[An executive session on Item E2 below was held beginning at 7:42 PM and concluding at 8:05 PM.]

Once back in open session, **Town Attorney Jane Fairall** asked for a motion to direct staff to proceed as discussed in Executive Session.

Council Member Cavanaugh moved to direct staff to proceed as discussed in Executive Session. Council Member Comerford seconded the motion. Motion passed, 6-0.

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

E2 Executive Session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town's attorneys regarding referendum petitions filed with the Town Clerk's Office as follows: (1) referendum serial number REF2026-02 relating to the rezoning of approximately 300.5 acres of land located west of Interstate 10 along North Luckett Road and south of the Pinal County line from R-144 (Residential) to SP (Specific Plan), creating the Luckett Road North Specific Plan approved by Marana Ordinance No. 2026.002; and (2) referendum serial number REF2026-03 relating to the rezoning of approximately 310.7 acres located at 14990 W. Hardin Road, northwest of the intersection of North Luckett Road and West Hardin Road, from R-144 (Residential) to SP (Specific Plan), creating the Luckett Road South Specific Plan, approved by Marana Ordinance No. 2026.003.

FUTURE AGENDA ITEMS

Notwithstanding the Mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

Mayor Post asked for future agenda items. There were no future agenda items.

ADJOURNMENT

Mayor Post asked for a motion to adjourn.

Council Member Cavanaugh moved to adjourn the meeting. Council Member Murphy seconded the motion. Motion passed, 6-0. The meeting was adjourned at 8:06 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on February 17, 2026. I further certify that a quorum was present.

_____

Jill McCleary, Town Clerk

DRAFT

MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING/RETREAT
Crowne Plaza Resort, One North San Marcos Pl, Chandler, AZ 85225
February 11 - 12, 2026

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

SUMMARY MINUTES

[Each item on the agenda was subject to presentation, discussion, and possible direction from Council. All agendized times in the left column are approximate only. Actual times are included in the body of the minutes.]

Wednesday, February 11

8:25AM – 8:30AM **CALL TO ORDER AND ROLL CALL**

Mayor Post called the meeting to order at 8:33 AM and directed the Town Clerk to call the roll. All Council Members were present, constituting a quorum.

Staff present included **Town Manager Terry Rozema, Deputy Town Manager Erik Montague, Town Attorney Jane Fairall, Town Clerk Jill McCleary, Finance Director Yiannis Kalaitzidis, Public Works Director Fausto Burruel, Development Services Director Jason Angell, Parks and Recreation Director Wayne Barnett,** and **Water Director Heidi Lasham**.

Mayor Post opened by stating that a successful retreat would depend on maintaining positive working relationships, encouraging patience, and ensuring the group left with better relationships than when they began.

Town Manager Terry Rozema said that the retreat provided an opportunity to step away from daily operations to focus on key issues, including transportation and finances, and discuss potential challenges, such as future regional transportation funding, and engage in meaningful dialogue to provide clear policy direction to staff.

Mayor Post stated that, for purposes of the retreat, normal parliamentary procedures would be relaxed, and Council Members could raise their hands and be recognized directly by the presenter when asking questions.

APPROVAL OF AGENDA

Mayor Post asked for a motion to approve the agenda.

Vice Mayor Ziegler moved to approve the agenda. Council Member Cavanaugh seconded the motion. Motion passed, 7-0.

8:30AM – 9:00AM **Preliminary financial outlook for FY 2027**
By: Yiannis Kalaitzidis

[Actual start time was 8:40 AM]

Finance Director Yiannis Kalaitzidis presented on this item. **Mr. Kalaitzidis** noted that the outlook is preliminary in nature and based on six months of actual data, trend analysis, and current economic assumptions. A more detailed review of second-quarter results would be presented at the next regular Council meeting.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including statistics, graphs, and tables, please see the presentation slides.

Mr. Kalaitzidis stated that the Town remains in a strong financial position entering the FY2027 budget cycle. His presentation included the following:

- FY2027 General Fund Preliminary Outlook, including key forecasting assumptions such as a stable economy, moderate sales tax growth, population-driven shared revenue increases, and persistent but stable inflation.
- Sales Tax Projections by Category, including anticipated projections in retail, utilities, construction, restaurant, and "all other" sales tax revenues.
- Shared Revenues and State Distributions, including projected increases in shared sales tax and shared income tax, with notes that final figures will depend on the Arizona Department of Revenue and U.S. Census updates.
- Licenses, Permits, and Fees, including single-family residential permit activity for FY2026 and a higher preliminary projection for FY2027.
- General Fund Financial Position, including available reserves, projected ongoing versus one-time revenues, preliminary fiscal impacts, current debt levels, and projects under discussion.
- Preliminary Fiscal Impacts, including Marana Aquatics and Recreation Center (MARC) additional lifeguards, health insurance, compensation adjustments, Ed Honea MMC Space Optimization, Drainage, Airport projects, and impact fee shortfall loans.
- Budget Process Key Dates for FY2027, with an anticipated adoption of the final budget on June 16, 2026.
- General Fund Available Balances, covering from FY 2020 to an estimated number for FY2026.
- Current Debt, covering FY2016 through FY2025, and comparison of debt to other local municipalities.

Clarifying questions were asked and answered during the presentation, including:

- **Mayor Post** asked why the utilities sales tax collected would be projected to go down when utility costs were increasing. **Mr. Kalaitzidis** said the trend was mostly due to the Town being too generous in its projections for the current year.
- **Council Member Cavanaugh** asked for clarification of the "All Other" sales tax category. **Mr. Kalaitzidis** stated that it included categories such as bed tax dollars and entertainment.

- **Mayor Post** inquired about the Town's half-cent dedicated sales tax. **Mr. Kalaitzidis** stated that the Town's half-cent sales tax continues to perform in line with expectations, with strong correlation to overall activity.
- **Council Member Cavanaugh** asked for clarification about one-time costs listed in the Preliminary General Fund Summary. **Mr. Kalaitzidis** and **Deputy Town Manager Erik Montague** distinguished between ongoing revenues, which may support recurring expenses such as salaries and program costs, and one-time revenues, which are more appropriately used for capital projects or non-recurring expenditures.
- **Council Members** discussed past years when the Town's reserve numbers were significantly lower.
- **Council Members** and staff had a brief, general discussion about the costs of upcoming projects with the understanding that many of the projects would be covered in more detail later during the retreat.
- **Mayor Post** asked if debt would be considered for some of the long-term capital projects. **Mr. Kalaitzidis** and **Mr. Rozema** stated that debt vs. pay-as-you-go for projects would be discussed in more detail during later planning discussions.
- **Vice Mayor Ziegler** asked about the payoff for debt on the MARC. **Mr. Kalaitzidis** said that the estimated date is still on track to be paid off in FY2030.

[Actual end time was 9:21 AM.]

9:00AM – 10:30AM **Town of Marana Five-Year Capital Improvement Program for Fiscal Years 2027 through 2031**

By: Fausto Burruel and Heidi Lasham

[Actual start time was 9:22 AM.]

Public Works Director Fausto Burruel and **Water Director Heidi Lasham** presented the Town's Five-Year Capital Improvement Program (CIP) for Fiscal Years 2027 through 2031, including accomplishments through the end of FY26 and proposed projects for FY27 and beyond.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including images and maps, please see the presentation slides.

Mr. Burruel began by stating that he would be going through more details relating to some of the CIP projects in a presentation later today. He provided an overview of projects completed or substantially advanced through fiscal year 2026. He reported progress on transportation, drainage, airport, parks, and municipal facility projects.

Mr. Rozema said that the progress made this past year is significant and was thanks to clear direction from the Council. He said he hoped the staff would leave the retreat again with clear direction. **Mayor Post** agreed and complimented the work done over the last year.

Mr. Burruel reported notable accomplishments by the end of FY26 including design completions for drainage improvements, construction completion of roadway and signal improvements, airport-related projects, park improvements, facility remodels, pavement preservation efforts, and security enhancements, including:

General
- Tangerine Farms Extension DCR Complete
- Barnett Linear Park DCR
- Airport Tower EA Complete
- Tangerine Gateway Monument sign
- Ora Mae Harn Park Master Plan

Design Complete
- Sanders Road Drainage Improvements
- Sandario Pedestrian Access
- Ina Road Median Modifications
- Tangerine TI (construction until March 2027)
- Heritage House Rehabilitation
- Runway 12-30 pavement rehab
- Pool Demolition
- Courtroom 2 Remodel

Construction Complete
- Twin Peaks over Rattlesnake Pass
- Tangerine 2A
- Dove Mountain Signal

- Air Commerce Way Monument
- El Rio Parking Lot
- El Rio Disc Golf
- Marana Public Safety Security Enhancements
- Marana Sewer Interceptor Phase I
- Marana Municipal Complex 1st Floor Reception Remodel
- Pavement Preservation
- Ora Mae Harn Pool Demo
- Honea Heights Park East
- MOC Roof Replacement and HVAC
- MOC Security Walls

Clarifying questions were asked during the overview of the accomplishments regarding the exact location of projects and further details. **Vice Mayor Ziegler** asked about the Tangerine 2A Construction project regarding working with Union Pacific Railroad (UPRR) to allow for the widening of the road. **Mr. Burruel** said that UPRR will come through; however, the timing is unknown.

Mr. Burruel outlined new projects proposed for FY27, including transportation improvements such as the Luckett Road Extension, Avra Valley intersection improvements, Moore Road improvements, and drainage improvements for the Orange Grove Underpass and the Saguaro Bloom Channel. Airport projects included the Airport Master Plan Update and West Apron Reconstruction. Parks projects included the Ora Mae Harn Park expansion.

Mr. Burruel also highlighted key projects for the five-year CIP Program moving forward by categories of transportation, community, airport, parks, and general fund projects. Some highlights included:

- Avra Valley Rd / Sanders Rd Intersection improvements
- Marana Channel design and identification of funding sources
- Continued progress on the Air Traffic Control Tower, with construction anticipated in FY28
- Tangerine transportation improvements

Council Members asked questions about specific transportation and drainage projects coming up in the next five years. **Council Member Murphy** expressed concerns about the roundabout on Sandario Road near Bisbee Breakfast restaurant. She said that one of the most common complaints is from drivers using trailers that cannot fit into

the tight lanes. **Mr. Burruel** said the apron around the monument is intended for larger vehicles that require more space. Discussion ensued about the effects of the Tangerine Farms Road extension, helping to keep traffic away from the roundabout. **Mr. Burruel** stated he would follow up and look into the roundabout further.

Mr. Burruel explained that the first year of the five-year plan reflects the FY27 funding plan and incorporates draft comments, anticipated grant funding, and future funding considerations.

Vice Mayor Ziegler and **Mayor Post** asked clarifying questions about the Saguaro Bloom Channel Improvements. **Mr. Burruel** provided the channel's history and the current discussions with D.R. Horton. A discussion among **Council Members** and staff ensued regarding the project.

Mayor Post asked about the schedule implications for the airport's air traffic control tower due to past delays. **Mr. Burruel** said that timing would be tight but that he was optimistic that the Town could shave time off and complete it on time. **Vice Mayor Ziegler** asked that staff document any delays caused by the FAA and asked for clarification on funding for the control tower design. **Mr. Burruel** described the grants available to cover the tower's costs.

*[**Ms. Lasham** began the Water and Water Reclamation CIP Overview at 9:59 AM.]*

Water Director Heidi Lasham provided an overview of departmental accomplishments and the proposed five-year Water and Water Reclamation CIP.

Ms. Lasham highlighted accomplishments including:

- Billing added a payment plan to help customers
- Rate study completed and approved
- Approved water hauling policy
- 3,500 meters replaced with WIFA grant
- Water risk resilience assessment
- SCADA Master Plan
- Water Master Plan that will come to Council in April
- Airport southeast well rehabilitation
- New field office, site master plan and admin office design

- Marana Park reservoir and well project
- Design for Rillito Vista Lift Station rehabilitation
- Construction and operation of second screw press
- Sewer collection system cleaning and inspection
- Wastewater reclamation facility onboard

Ms. Lasham highlighted major Water and Water Reclamation CIP projects, including:

- Continental Reserve and Picture Rocks interconnect improvements
- Heritage Park Water Plant construction and PFAS treatment design
- Marana Park PFAS treatment design and planned construction funding
- Pioneer Well PFAS treatment project
- Tangerine 16-inch water line improvements
- Water Administration Building
- Water Reclamation Facility and Recharge Facility Phase 2 Construction
- Phase II Basin Expansion
- Wastewater Administration Building
- Clark Farms Sewer Interceptor, including phases 1A, 1B and 2

Council Member Cavanaugh asked if the PFAS treatment was being done with activated carbon. **Ms. Lasham** said that is typically what is used. She said that, due to restrictions, one well would be using an alternative treatment.

Ms. Lasham stated that staff were looking at a modular building to save funds on the Water Operations Administration Building. She noted that she had visited modular buildings utilized by MUSD and found them to be well-designed and suitable for operational needs. **Council Member Cavanaugh** asked if the image shown in the slides was modular. **Ms. Lasham** said it was modular.

Ms. Lasham provided the anticipated costs for the first year of the five-year Water CIP funding plan. She then highlighted the long-term infrastructure investments reflected over the next five years and stated it would be approximately $112 million to fund the projects over the five years.

Mayor Post asked about the use of recently purchased property by the Marana Water Reclamation Facility. **Ms. Lasham** said that some of the property will be used for recharge and that some of it was required to be purchased for flooding and drainage protection from nearby land.

Mayor Post asked about the closure of Sanders Road between Grier and Barnett for a couple of months. **Ms. Lasham** stated that a public meeting was scheduled for Thursday of that week to work with residents on the closure. She stated that the contractor would be closing the road in chunks.

Ms. Lasham finished the presentation slides with the anticipated costs for the five-year Water Reclamation CIP funding plan.

Mayor Post asked questions about the funding of the plan. **Mr. Kalaitzidis** stated that funding would be discussed later in the day. **Ms. Fairall** reminded Council that the Town cannot raise funds immediately due to the Southern Arizona Home Builders Association (SAHBA) lawsuit.

Council Member Cavanaugh asked about the replacement of the water meters. **Ms. Lasham** said the meters were aging infrastructure that lasted approximately ten years.

Council Member Kai asked if the meters have telemetry on them and how they are funded. **Ms. Lasham** said the meters do have telemetry and that grants are being used to fund the purchase. **Mr. Montague** expanded on the benefits of the meters.

Council Member Cavanaugh and **Council Member Kai** asked for clarification about the PFAS levels in the wells. **Mr. Montague** discussed the Town's history of commitment to safe water. He stated that the Town could not blend water as a solution to PFAS treatment and that PFAS treatment is expensive.

Council Member Cavanaugh asked if the PFAS settlement funds would be utilized for PFAS treatment. **Mr. Kalaitzidis** said that was something currently being worked on for recommendation, and that the thought process is that those funds would be used for treatment.

Mr. Rozema and **Ms. Fairall** also stated that the Town was investigating other sources of funds through other PFAS lawsuits.

Council Member Comerford asked that, when the Town renegotiates with SAHBA, actual costs be discussed so that SAHBA understands its money is not being misused. **Mr. Rozema** said that when the Town sits down for stakeholder meetings, a part of the discussions will be actual costs.

[Actual end time was 10:22 AM.]

10:30AM – 10:45AM Morning Break

[Actual break time was 10:22 - 10:37 AM]

10:45AM – 12:00PM **Transportation and Drainage Projects and Planning: Update and discussion regarding current and future transportation and drainage projects**
By: Fausto Burruel

[Actual start time was 10:37 AM.]

Public Works Director Fausto Burruel provided an update and facilitated a discussion regarding current and future transportation and drainage projects. He stated that the purpose of the presentation was to provide project updates, identify challenges and stakeholders, discuss funding considerations, and allow for Council dialogue.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including images, maps, and diagrams, please see the presentation slides.

Mr. Burruel presented a map that showed the areas of Marana that will be most heavily affected by the transportation projects that were discussed in the presentation. He highlighted:

- Tangerine Farms Extension. **Mr. Burruel** reported that the Design Concept Report was complete and that design was anticipated to begin in late February. He reported estimated costs included approximately $4.7 million for design, $3.5

million for environmental and real property acquisition, and approximately $30 million for construction. He stated funding was anticipated to include a combination of impact fees and transportation funds, with impact fees collected over time as development occurs.

Council Member Kai asked whether the property required for the Tangerine Farms Extension was dedicated or had to be purchased. **Mr. Burruel** said that it was both.

Vice Mayor Ziegler asked for the completion date for the Tangerine Farms Extension. **Mr. Burruel** said that if everything goes as anticipated, design would start in late February. He said overall design would be close to a year time frame and then the procurement process would begin. He stated that construction is expected to be in FY2028.

Mayor Post asked whether the project would be phased or done all at once. **Mr. Burruel** stated that the project was currently planned as a single build but could be phased if necessary. He noted that phasing could increase overall costs and extend the schedule. Discussion ensued on which portion of the project should be completed first.

Mr. Burruel said that the project would complete the loop from I-10 to I-10. He stated that additional project improvements included lighting and roadway improvements between Moore Road and Clark Farms Boulevard, a signal at Moore Road and Tangerine Farms Extension, and the Bill Gaudette Drive extension. He said staff had coordinated with affected property owners.

- Marana Traffic Interchange. **Council Members** discussed concerns regarding the interchange. **Mr. Burruel** stated that the goal is to optimize existing infrastructure as much as possible until a full reconfiguration can be completed. He said the Design Concept Report for the Marana Road Traffic

Interchange was complete and that the design was underway. He stated that estimated costs included approximately $1 million for design and $9.1 million for construction. He noted continued coordination with Union Pacific Railroad.

Mayor Post asked about the interchange's name. **Mr. Burruel** said that the naming of the road is something for discussion at a later date. **Council Members** and staff discussed naming issues and considerations.

Mayor Post asked for clarification on funding for the project. **Ms. Fairall** said funding negotiations had occurred with The Villages of Tortolita, but had not been finalized.

Mayor Post asked about the timing for the interchange. **Mr. Burruel** stated that additional coordination with ADOT and Union Pacific Railroad would be required before finalizing the schedule. **Vice Mayor Ziegler** asked for a completion date. **Mr. Burruel** said he anticipated an overall construction period of 18 months to 2 years, starting in FY2028.

Clarifying questions were asked about the alignment of the Tangerine Farms Extension and its connection to the Marana Traffic Interchange.

Council Member Comerford and **Council Member Murphy** asked about the frontage road near the Marana Traffic Interchange. **Mr. Burruel** stated he anticipated that the frontage road would be converted from a two-way to a one-way road.

- Tangerine Road Phase 2B Widening. **Mr. Burruel** reported that the project was identified in the first period of the Regional Transportation Authority program and is still tied to the RTANext initiative. He noted ongoing coordination with the Arizona State Land Department and identified drainage challenges associated with the Prospect Wash.

  Council Member Comerford asked about the funding from RTANext for the project. **Mr. Burruel** stated that funding would be determined by the upcoming vote in March 2026.

Mayor Post asked whether, if RTANext did not pass, the Town could redesign the road to the Town's specifications, at a lower price. **Mr. Burruel** stated that the project scope would remain similar and that the current estimate reflects a minimized baseline design.

- Moore Road Traffic Interchange. **Mr. Burruel** stated that this project was identified in the first period of RTANext. He stated that staff were working on a BUILD grant application to assist with funding. He shared a conceptual rendering that was created for the grant in the presentation slides. He said that this interchange is heavily dependent on RTA funds.

  Mayor Post asked about the size of the interchange. **Mr. Burruel** said that the size of the interchange would be determined after further analysis.

  Council Members asked questions regarding funding scenarios with RTANext. **Mr. Burruel** clarified that staff would continue pursuing grant opportunities regardless of the RTA outcome.

  Mayor Post asked about the cost to design the interchange. **Mr. Burruel** said the $20-$25 million range would cover design and planning. Discussion among **Council Members** ensued on how the cost to plan interchanges has changed over time.

  Council Member Cavanaugh asked about the design and whether it is essentially a design that has already been created elsewhere. **Mr. Burruel** said that each site has its own site-specific issues to contend with, including cultural research and connections with the railroad.

- Tangerine Traffic Interchange. **Mr. Burruel** reported that the grade-separated Tangerine Traffic Interchange was identified in the second period of RTANext. He said that interim improvements, including the westbound off-ramp, had been approved by the Council on January 6 and were underway. He provided a construction estimate of approximately $12

million, funded through a combination of impact fees and transportation funds for interim improvements.

Council Members discussed traffic flow improvements at the exit.

Mayor Post asked whether Walmart would need to conduct a comprehensive traffic study for the property they purchased near the Tangerine Traffic Interchange. **Mr. Burruel** said that it would be part of the review process. **Mr. Rozema** pointed out that Walmart may wait a significant amount of time before beginning construction.

- Cortaro Traffic Interchange. **Mr. Burruel** stated that the Cortaro Road Traffic Interchange was identified in the third period of RTANext, with design started on January 12, 2026. Funding included support from the State and a $20.4 million Federal Railroad Administration grant, with a Town match utilizing state funds.

  Vice Mayor Ziegler asked how the Cortaro Traffic Interchange was moved from the 1st phase of RTANext to the third. **Mr. Burruel** and **Mayor Post** explained that the adjustment was made in coordination with the Regional Transportation Authority due to funding availability through ADOT. Discussion followed regarding the impacts of shifting the project timeline.

  Vice Mayor Ziegler expressed concern regarding the timing of the project being moved from an earlier period to a later period.

  Council Member Cavanaugh asked whether, if RTANext did not pass, the state-identified funding would go away. **Mr. Burruel** said that it doesn't completely go away because it is funding allocated to the region. He clarified that the current funding may change.

  Mayor Post asked that Council Members hold off on questions about RTANext funding so that the full discussion can happen at the end of the day.

Discussion ensued among **Council Members** and staff regarding complications with updating the interchange and its relation to RTANext.

Mr. Burruel transitioned to drainage planning and provided an overview of the Barnett Linear Park project. He explained that the primary objective of the project was flood control and removal of FEMA floodplain designations in portions of northwest Marana. He said approximately $30 million had been identified for construction, subject to refinement as design advanced. He stated that additional goals included a paved multi-use trail, connectivity to downtown, neighborhoods, schools, and The Loop, and the incorporation of community amenities such as public art, recreational spaces, and drought-resistant landscaping.

Council Members asked clarifying questions about the location, construction, and surrounding areas of the Barnett Linear Park.

Mr. Burruel outlined coordination requirements for completing Barnett Linear Park. He noted potential utility relocation challenges, including a Kinder Morgan gas line.

Mayor Post and staff discussed ongoing coordination with Pima County on drainage projects regarding potential funding and flood control participation.

Mr. Rozema reemphasized that the project can be done in phases aligned with the stated goals.

[Actual end time was 11:56 AM.]

12:00 PM – 1:00 PM Lunch at Hotel

1:00 PM – 2:30 PM **Water and Water Reclamation Projects and Planning: Update and discussion regarding current and future water/water reclamation infrastructure projects with a focus on North and East Marana**
By: Heidi Lasham

[Actual start time was 1:05 PM.]

Water Director Heidi Lasham outlined current water and water reclamation infrastructure projects, regulatory requirements, long-range planning efforts, and funding challenges.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including images, maps, and diagrams, please see the presentation slides.

Ms. Lasham reviewed major infrastructure projects. She provided an overview of the upcoming phases for the Marana Water Reclamation Facility (WRF), the North Marana Sewer Interceptor Conveyance Capacity Project, the Marana Park Reservoir/Well Project, and the Heritage Park Water and PFAS Treatment Campus.

Ms. Lasham shared a map of proposed PFAS treatment campuses in north, south, and central Marana. She noted that the Town is working with regulators to ensure compliance and that regulatory deadlines had been extended from 2029 to 2031, although further extensions remain uncertain.

Ms. Lasham provided an overview of water long-range planning efforts. She noted that the Sewer Master Plan had previously been presented to Council and that the Water Master Plan will be brought forward in the coming months. She also identified planning challenges, including accommodating growth, ongoing maintenance, regulatory requirements, expansion to town limits, and rising construction costs. She explained that the Town was now planning across the entire Designated Management Area and Town limits, rather than a limited-service area, and presented a map with proposed future WRFs.

Ms. Lasham discussed projected sewer capacity and its relationship to development. She discussed the acknowledgment letters that are shared with developers and capacity assurance letters. **Council Member Comerford** asked if the letters were signed**. Ms. Lasham** said they are signed, so both parties are in acknowledgment. **Mr. Montague** further stated that the Town is working diligently with SAHBA and the builders.

Ms. Lasham stated that flows were tracking at approximately 13 percent annual growth and reviewed three projected "stop gap" thresholds tied to plant capacity utilization. She explained that at

approximately 80 percent capacity, anticipated in May 2027, the Town would stop issuing new capacity assurance letters, while honoring those already issued.

Ms. Lasham stated that at approximately 90 percent capacity, anticipated in April 2028, commercial and industrial connections would pause, while residential developments with existing capacity assurances would continue. She further stated that at approximately 95 percent capacity, projected for October 2028, all new residential connections would pause until the WRF expansion is operational.

Council Members discussed projected timing, proactive communication, and costs relating to sewer capacity and asked clarifying questions throughout the presentation.

Ms. Lasham reviewed future projects needed to keep pace with or get ahead of growth. She identified the Stingray Sewer Interceptor and Sanders 24-inch water line on the northwest side. She discussed planning for a future east side WRF and identified booster stations, reservoirs, and transmission mains needed on the east side.

Ms. Lasham identified funding sources currently utilized, including WIFA loans and grants, water and wastewater capital funds, renewable resources, and impact fees. She noted funding challenges including increased construction costs, rising maintenance and staffing needs, timing of projects relative to growth, cash flow gaps, and limits on impact fees.

Finance Director Yiannis Kalaitzidis discussed debt, debt service, and the potential need to adjust impact fees in future years. He stated that phased debt issuance, capitalized interest, and future impact fee updates may be required to fund the WRF expansion and PFAS compliance projects.

Council Members discussed impact fee comparisons with peer communities, debt exposure, excise tax pledges, and the relationship between infrastructure funding and broader regional transportation funding.

Ms. Lasham and **Mr. Kalaitzidis** concluded the presentation and requested Council feedback and guidance regarding funding strategy and long-range planning priorities.

[Actual end time was 1:35 PM.]

2:30 PM – 2:45 PM Afternoon Break

[The next agenda item began at 1:35 PM, ahead of the scheduled break time. A recess was taken from 2:40 PM to 2:54 PM.]

2:45 PM – 5:00 PM **Discussion regarding options and challenges for funding growth**
By: Yiannis Kalaitzidis

[Actual start time was 1:35 PM.]

Finance Director Yiannis Kalaitzidis provided an overview of project funding needs, debt capacity, and strategic options for funding growth-related infrastructure.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including graphs and diagrams, please see the presentation slides.

Mr. Kalaitzidis outlined the objectives for the discussion, including reviewing current and anticipated projects, identifying the funding sources required for these projects, evaluating strategies to address funding shortfalls, and receiving Council feedback on the Town's long-standing "growth pays for growth" policy.

Mr. Kalaitzidis reviewed non-utility capital projects, including transportation, drainage, the airport, and parks. He noted the funding sources, including the Town and other third-party sources. He explained that transportation impact fee shortfalls existed in the northeast service area, creating general fund exposure, while the northwest impact fee area was anticipated to remain self-supporting.

Mr. Kalaitzidis further discussed the Regional Transportation Authority Next (RTANext) funding and the pending March election. He stated that if the RTANext measure did not pass, it could be placed on the November ballot. He further indicated that if the election was unsuccessful in November, the Town could consider replacing the RTA tax with its own half-cent sales tax.

Council Members and staff discussed RTANext, including regional funding allocations, public transit, ADOT participation, a possible Marana half-cent sales tax, public perception, other outside funding sources, and the Town's ability to move forward with key interchange and roadway projects. **Vice Mayor Ziegler** commented on the number of variables outside the Town's control pending the election outcome.

Mr. Kalaitzidis then reviewed funding needs for major utility projects, including the Water Reclamation Facility expansion, PFAS treatment facilities, and additional water and sewer infrastructure. He presented a recommended layered funding approach that included:

- Utilize available revenues, including user rates and impact fees
- Issue debt
- Update impact fee studies beginning in Summer 2026
- Implement new impact fees in 2028
- Continue pursuing grants, settlements, and other supplemental funding sources

Mr. Kalaitzidis stated that preliminary projections indicated that approximately $107 million in new debt would be required in FY2027 for the Water Reclamation expansion, with payments structured to begin in FY2030. He said an additional debt issuance was anticipated in FY 2029 for PFAS and other water and sewer projects.

Council Members asked clarifying questions throughout the presentation. Discussion ensued on the anticipated rise in impact fee costs, comparisons with other Arizona municipalities, debt issuance, and general fund exposure.

[A break was taken from 2:40 – 2:54 PM.]

Mr. Kalaitzidis outlined three primary options for Council consideration:

- Option 1 – Growth Pays for Growth (Impact Fees Only). Mr. Kalaitzidis said this option would increase impact fees to fully fund future debt and infrastructure needs, with no cap

on the impact fee amount. He said risks included potentially having the highest impact fees in the region, pushback from developers and homebuilders, delayed projects, and continued exposure if growth slowed while existing debt obligations remained.

Council Members and staff discussed the approach of raising impact fees to pay for growth, the risks of stopping/slowing growth, and possible ramifications for developers and home buyers. **Mayor Post** asked for clarification on which impact fees were affected by the SAHBA settlement and when the impact fees can be raised. **Ms. Fairall** said the Town cannot raise the water resources or wastewater impact fees until the settlement ends in March 2028 due to the SAHBA settlement.

- Option 2 – Growth Revenues Are Not Enough. **Mr. Kalaitzidis** explained that in this option, impact fees would be adjusted, but they would be capped at a level deemed acceptable to development. He said shortfalls would be covered through the general fund or other unrestricted revenues. He shared that risks included reduced funding for other Town projects, operational impacts if ongoing revenues were used, creating a precedent for subsidizing growth, and potential resident opposition.

  Mayor Post reiterated that the Town has always believed that growth should pay for growth and that residents should not have to pay for services that won't apply to them. **Mr. Kalaitzidis** talked about how construction sales tax is currently used for transportation.

  Vice Mayor Ziegler said the Council needs to think outside the box and keep its mind open.

  Mr. Kalaitzidis said that staff had sat down and considered all options, even those that were not favorable. He shared some of those ideas, including property tax, saying no to growth, privatizing utilities/giving wastewater back to the county, aggressive debt structuring, special taxing district(s), public/private partnerships, half-cent sales tax, and other special fees. He shared some risks associated with these ideas. **Council Members** discussed the other funding options as **Mr. Kalaitzidis** shared them.

- Option 3 – Limited Use of Special Taxing Districts (CFDs) **Mr. Kalaitzidis** discussed the option of allowing developers to construct and finance certain infrastructure projects through Community Facilities Districts (CFDs). He said risks included administrative complexity, limited applicability to large regional projects, developer resistance, and potential challenges with construction oversight.

Council Members and staff discussed the funding options presented. They discussed:

- Amount of sales tax that comes from each Marana residence
- Developers' potential reactions to raised impact fees
- Fees for large industries to assist in the cost of growth
- Legal restrictions on applying fees or taxes
- Payments for PFAS treatments
- Potential funding from data centers
- Yearly payments for the Tortolita Preserve
- Delaying major projects to pay for immediate needs
- Remodeling of the Ed Honea Marana Municipal Center
- Cost of housing if impact fees rise
- A quarter-cent construction sales tax on large projects
- The unpredictability of construction sales tax

Mr. Kalaitzidis's presentation also outlined the anticipated budget timeline:

- Issue debt for certain projects in Summer 2026
- Begin updating impact fee studies in Summer 2026
- Coordinate with the development community
- Implement updated impact fees in March 2028

[Actual end time was 4:16 PM]

[The meeting recessed at 4:16 PM.]

Thursday, February 12

8:30AM – 9:00AM **Recap of Day One: Possible further discussion regarding transportation and drainage projects, water/water reclamation infrastructure projects, and funding for growth**
By: Terry Rozema

[Actual start time was 8:41 AM.]

Town Manager Terry Rozema opened with a recap of the prior day's discussion regarding funding growth-related infrastructure and ensuring clear direction from Council. He stated that the primary takeaway from the previous day was that Council reaffirmed its long-standing position that growth should continue to pay for growth.

Mr. Rozema also summarized a secondary concept discussed of exploring whether a portion of construction sales tax generated from large-scale commercial or industrial projects could be directed toward infrastructure funding. He said, specifically, Council had discussed the possibility of allocating the fourth cent of the Town's construction sales tax on projects exceeding a certain valuation threshold to help offset infrastructure costs. He requested confirmation from the Council on whether staff should further explore and analyze this concept.

Council Members expressed interest in pursuing additional analysis. They requested that staff develop valuation threshold scenarios (e.g., projects over $100 million), provide historical data on how many projects would have qualified under various thresholds, present multiple options with projected revenue impacts, and outline legal considerations and any statutory limitations.

Council Members also discussed related funding mechanisms, including the interaction between construction sales tax and impact fee offsets; whether targeted adjustments could be structured to affect certain large-scale commercial projects differently, the limitations imposed by the Model City Tax Code, and the inability to impose differential construction tax rates for specific industries under current law. Staff noted that impact fees were established through a statutory study process based on projected growth and

infrastructure costs and cannot be adjusted incrementally without formal analysis.

Mayor Post stated that while there was urgency to evaluate options, the Town had time to conduct careful analysis and did not need to make immediate changes.

[Actual end time was 8:59 AM.]

9:00AM – 10:30AM **Discussion regarding proposed updates to the Council Code of Principles and Ethics-Centered Governance, including the proposed addition of a Policy on Social Media Use for the Town Council; discussion and training on open meeting, public records, and conflict of interest laws**
By: Jane Fairall

[Actual start time was 9:00 AM.]

Town Attorney Jane Fairall provided an overview of the Open Meeting Law, Public Records Law, Conflict of Interest statutes, and the Council Code of Principles and Ethics-Centered Governance.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, please see the presentation slides.

Ms. Fairall stated that the presentation was not related to any recent events and stemmed from prior discussions following the 2024 election and delays due to changes in Council Members.

Ms. Fairall reviewed the purpose of the Open Meeting Law. She stated that public business must be conducted openly and that any uncertainty should be resolved in favor of transparency. She explained that a meeting occurs when a quorum gathers, including via electronic means, to discuss, propose, or take legal action. She cautioned against serial communications that could inadvertently create a quorum.

Mayor Post asked clarifying questions regarding ribbon cuttings and notices of possible quorum. He also asked about agenda requirements. **Ms. Fairall** explained that items must be properly agendized for discussion or action, and that legal action taken on

non-agendized items is null. **Council Members** also discussed the process for adding an item to an agenda.

Ms. Fairall reviewed statutory requirements related to conflicts of interest. She explained that a substantial pecuniary or proprietary interest held by a Council Member or a relative must be disclosed and that the member must refrain from participating. She noted that certain contracts are prohibited entirely, even with disclosure, unless competitively bid.

Council Members discussed potential examples of conflicts of interest, including ownership of adjacent property, prior business relationships, situations involving broad classes of persons, and conflicts involving relatives. **Ms. Fairall** advised that when in doubt, members should consult the Legal Department and err on the side of disclosure. She explained that violations may constitute a class 6 felony or a class 1 misdemeanor, and that penalties are personal to the elected official.

Ms. Fairall summarized the purpose of the Public Records Law and the broad definition of a public record. She explained that most records created or received in the course of Town business are presumed disclosable, subject to limited exceptions such as confidentiality by statute, privacy interests, or the best interests of the state.

Ms. Fairall explained that communications on private devices, including private cell phones, related to public business may be subject to disclosure and that private devices should not be used to shield government activities from the public.

Ms. Fairall reviewed proposed updates to the 2009 Council Code, noting that revisions were primarily minor updates and the addition of a Social Media Use Policy. She explained that enforcement of the Code rests primarily with Council, and that sanctions may include reprimand, formal censure, or loss of assignment.

Ms. Fairall discussed recent litigation involving public officials' use of social media and referenced the 2024 U.S. Supreme Court decision in *Lindke v. Freed*, which established a test for when a public official's social media activity may constitute state action. She stated that the

Town did not provide or maintain official social media accounts for the Council.

Ms. Fairall recommended that Council move into Executive Session to receive legal advice regarding the proposed Social Media Use Policy.

Mayor Post asked for a motion to go into executive session.

Vice Mayor Ziegler moved to go into executive session. Council Member Comerford seconded the motion. Motion passed, 7-0.

[An executive session was held beginning at 9:49 AM and concluding at 10:36 AM.]

10:30AM – 10:45AM Morning Break

[Actual break time was 10:36 AM – 10:48 AM]

10:45AM – 11:15AM **Parks and Recreation Projects and Planning: Parks & Recreation Master Plan 2020-2030 update; discussion regarding future Parks projects; and one-year update of the Marana Aquatic and Recreation Center (MARC) operations**
By: Wayne Barnett

[Actual start time was 10:48 AM]

Parks and Recreation Director Wayne Barnett provided updates on active and upcoming parks projects, the five-year update to the 2020–2030 Parks and Recreation Master Plan, and year-one operations of the Marana Aquatic and Recreation Center (MARC).

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including graphs, plans, and images, please see the presentation slides.

Mr. Barnett shared an update on Honea Heights park improvements, including conversion to a full basketball court, installation of a restroom, addition of a shade canopy, and expanded parking, with construction anticipated in 2026.

Mayor Post asked about the utilization of Honea Heights park. **Mr. Barnett** said he believes the usage will increase after the updates. **Council Member Comerford** asked for clarification on lighting at the park. **Vice Mayor Ziegler** asked about the completion date. **Mr. Barnett** stated that completion was anticipated in late fall.

Mr. Barnett reported that the El Rio disc golf and parking lot design is complete and pending final County permitting. Council Member Comerford asked why Pima County would need to do permitting. **Mr. Barnett** said that the property is part of Pima County and clarified that it is in an IGA.

Mr. Barnett also provided updates on Tangerine Sky Park, Saguaro Bloom, El Rio Preserve, Gladden Farms Pump Track, and renovations of Ora Mae Harn Park. **Council Members** discussed the updates and asked clarifying questions regarding timelines, locations, and park utilization.

Mr. Barnett gave an update on the MARC. He reported current membership of approximately 6,825 with a peak of 10,722. He stated that summer daily attendance averaged 1,500 visitors, with approximately 260,000 total visits year-to-date and an average stay exceeding 1.5 hours. He highlighted expanded programming, including summer day camp and increased room reservations, and indicated that additional lifeguard staffing will be needed to support peak operations.

Mr. Barnett stated that staff are initiating the five-year update to the 2020–2030 Master Plan, which will include public outreach and Council engagement. He identified additional baseball and soccer fields and expanded special interest programming as anticipated priorities.

Council Member Comerford asked what amenities residents have expressed interest in. **Mr. Barnett** reported on recent public feedback requesting additional ball fields, pickleball courts, an outdoor skating rink, an archery range, and tennis courts.

Council Member Cavanaugh asked how the Town is mitigating contamination of the MARC pool. **Mr. Barnett** stated that staff utilize signage and active supervision to mitigate contamination risks.

[Actual end time was 11:24 AM]

11:15AM - 12:00PM **Private Development Projects and Planning: Update and discussion regarding private development projects throughout the Town**

By: Jason Angell

[Actual start time was 11:25 AM.]

Development Services Director Jason Angell presented a town-wide update on development, including sharing growth trends and projected commercial activity.

A copy of the presentation slides is on file with the Town Clerk's Office. For more detailed information, including maps and images, please see the presentation slides.

Mr. Angell shared heat maps that showed areas of development over the next five years. He also provided updates on commercial activity, including 7 Brew Coffee, expansion of the Bill Luke, Everhome Suites, Oro Valley Church of the Nazarene, Banner Health Center at Dove Mountain, the Learning Experience Child Development Center, Robert's Tires & Wheels, Burger King, Chipotle, Clean Freak, Dunkin' Donuts, Idaho Central Credit Union, Brakes Plus, Lightbridge Academy, Encantada Crossroads, Old Marana Storage, and Interlnx.

Council Members asked clarifying questions throughout the presentation regarding project locations, timing, traffic improvements, water capacity, public art, and tenant details. They also discussed the level of retail sales tax generated by defense-related employers and noted that such uses do not generate retail sales tax revenue.

Mr. Rozema reported that the potential Downtown developer had expressed continued interest in moving forward with the downtown project despite pending litigation. He stated that the first three tenants have been preliminarily identified and shared background on the potential tenants. He also said that a potential art project for downtown will be coming before the Council in the future.

Mayor Post expressed appreciation to Council and staff for their participation and preparation for the retreat.

Council Member Comerford stated that although she does not intend to seek reelection, she remains committed to serving the Town through the conclusion of her term.

[Actual end time was 11:50 AM.]

ADJOURNMENT

Mayor Post asked for a motion to adjourn.

Council Member Comerford moved to adjourn the meeting. Council Member Kai seconded the motion. Motion passed, 7-0. The meeting was adjourned at 11:51 AM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the special Town Council meeting/retreat held on February 11-12, 2026. I further certify that a quorum was present.

_____

Jill McCleary, Town Clerk

Council-Regular Meeting **D2**

Meeting Date: 03/03/2026

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: March 3, 2026

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2026-016: Relating to Community Facility Districts; consideration and possible adoption of a resolution ordering and declaring formation of Cascada Community Facilities District (Yiannis Kalaitzidis)

Discussion:

The Town has received an application for the formation of a new Community Facilities District. The Applicant, Pacific International Properties, L.L.P., has worked with Town staff and the Town's consultants to submit an application in accordance with the Town's guidelines on Community Facilities District (CFDs). The Applicant is requesting the formation of the Cascada Community Facilities District (District) for the purpose of asking the District to issue debt to pay for the acquisition of eligible infrastructure.

Staff has reviewed the application and, in accordance with Arizona Revised Statutes, will present relevant information, in a public meeting, on the proposed District and address any questions or concerns from Council.

Council is not obligated to create the District. If Council chooses not to adopt the resolution to form the District during this public hearing, as per A.R.S 48-702, Council shall provide a written basis for not adopting the resolution and shall identify the specific changes needed for the application to be approved.

The development is located on the north-east corner of the Twin Peaks Interchange and will consist of approximately 3,100 residential lots. The development includes public

infrastructure such as utilities, drainage, roads, parks and trails. If the proposed District is formed, some of this infrastructure that directly benefits the proposed District will be acquired by the District, while other elements may be paid by the Applicant or through impact fees.

On January 20, 2026, Council took the first formal action relating to this application by authorizing a District Development, Financing Participation and Intergovernmental Agreement (the CFD Agreement) concerning matters related to, among other things, conditions, terms, restrictions and requirements for public infrastructure and the financing of public infrastructure and subsequent reimbursements or repayments over time from funds derived from the District's bond sales.

The resolution to be considered at this meeting by the Town Council orders and declares the formation of Cascada Community Facilities District, authorizes the taking of certain actions with respect to such formation and establishes or acknowledges several components related to formation required in accordance with the Community Facilities District Act in Arizona law.

The Mayor and Council of the Town of Marana will serve as the Board of Directors of the Cascada Community Facilities District (the "District Board"), the Town Manager will serve as the District Manager, the Town Clerk will act as the District Clerk, the Town Attorney will act as the District Attorney, and other Town officials will act in the same capacity for the District. One or more of the District positions may be contracted by outside personnel.

At this meeting, the Town Council will recess from the Town Council meeting and reconvene as the District Board to adopt a resolution relating to various organizational matters, including ordering a bond and operation and maintenance tax election.

Such resolution will approve on behalf of the District the form of CFD Agreement, order an election to be held on May 19, 2026 to authorize (i) not to exceed $300,000,000 in general obligation bonds over the life of the CFD, and (ii) the levy of a tax for operation and maintenance purposes as described below. The CFD Agreement allows control by the Applicant until the first $100,000,000 in bonds are issued or 25 years, whichever occurs first. It is anticipated that a smaller amount than the $100,000,000 in bonds, if the CFD Board decides to sell them, will be used to acquire public infrastructure constructed by the Applicant, in and for the benefit of the District, including certain infrastructure that must be provided by the Applicant. The remaining bond authorization will be available to fund later public infrastructure projects to the extent they benefit the District. Issuance of any bonds would be at the sole discretion of the CFD Board.

These documents anticipate a target secondary tax rate of $2.80 per $100 of limited assessed valuation, which includes $0.30 per $100 for operation and maintenance expenses. The target tax rate for debt service of $2.50 per $100 of limited assessed valuation will be considered and set by the Cascada CFD Board. The actual rate for debt service could go higher, if for some reason the total limited assessed valuation with the District falls or some other unforeseen event makes it necessary to raise the tax

rate to cover the bond obligations.

In addition to General Obligation bonds, there is the possibility for the applicant to request for the issuance of special assessment bonds to acquire eligible infrastructure, to be issued at the sole discretion of the District Board, if certain condition are met at a future date.

The Applicant's financial obligations under this document include: (a) a letter of credit in the amount of $200,000, due upon formation of the District, with release provisions upon meeting certain funding conditions in the future, the purpose of which is to collateralize the Applicant's obligations to the District to provide for indemnification and payment of District expenses; (b) an annual obligation to pay up to $50,000 in CFD operation and maintenance costs, to the extent such costs are not covered by the $0.30 per $100 operation and maintenance tax; and (c) a deposit of $50,000 with the Town to cover initial costs of the CFD prior to the levy of the $0.30 per $100 operation and maintenance tax which is to be replenished when $25,000 of the $50,000 deposit is expended. The letter of credit may increase to as much as $500,000 in the future. However, the letter of credit may also be released when D.R. Horton assumes all obligations under the CFD Agreement due to the financial wherewithal of D.R. Horton.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2026-016.

Suggested Motion:

I move to adopt Resolution No. 2026-016, ordering and declaring formation of Cascada Community Facilities District.

Attachments

Resolution No. 2026-016

Exhibit - Petition for Formation of District

Cascada CFD Application

Exhibits to Cascada CFD Application

General Plan

Presentation for Cascada CFD Formation

RESOLUTION NO. 2026-016

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF MARANA, ARIZONA, A MUNICIPAL CORPORATION OF ARIZONA, ORDERING AND DECLARING FORMATION OF CASCADA COMMUNITY FACILITIES DISTRICT

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

1. Findings.

a. On a date prior to the date of the adoption hereof, there was presented to us, the governing body of the Town of Marana, Arizona, an incorporated municipality of the State of Arizona (hereinafter called the "Municipality"), (i) a Petition for Adoption of a Resolution Ordering and Declaring Formation of Cascada Community Facilities District (hereinafter referred to as the "Petition"), signed by the entities which, on the date hereof, are the owners of all real property as shown on the assessment roll for State and county taxes for Pima County, Arizona, or, if such persons shown on such assessment roll are no longer the owners of land in Cascada Community Facilities District are the entities which are the successor owners which have become known and have been verified by recorded deed or similar evidence of transfer of ownership to be the owners of such real property being Pacific International Properties, L.L.P. (hereinafter called "Pacific International") and the other entities executing the Petition (hereinafter called, collectively with Pacific International, the "Petitioner") described in the Petition by metes and bounds to be in the community facilities district, the formation of which is prayed for by the Petitioner in the Petition, pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "Act"), and (ii) a completed Application for the Formation of Cascada Community Facilities District by Pacific International (hereinafter referred to as the "Application").

b. The Petitioner has requested the following:

I.

The name of the community facilities district of which formation is prayed pursuant to the Petition to be "Cascada Community Facilities District" (hereinafter called the "District"),

II.

The District to be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among the Petitioner, the Municipality and the District,

III.

The District to contain an area of approximately 623.9 acres of land, more or less, wholly within the corporate boundaries of the Municipality and to be composed of the land included in the parcels described as provided in the Exhibit to the Petition, which is made a part of the Petition for all purposes and is all the land to be included within the boundaries of the District (hereinafter referred to as the "Property"),

IV.

The District to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona

Revised Statutes, as amended; except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona separate and apart from the Municipality; and to be formed for, and to have, all the purposes of a "district" as such term is defined, and as provided, in the Act,

V.

The formation of the District to result in the levy of *ad valorem* taxes to pay costs of improvements constructed by the District and for their operation and maintenance,

VI.

The Clerk of the Municipality to accept the filing of a "General Plan for the Proposed Cascada Community Facilities District" for the District in the form provided in the Application, setting out a general description of the public infrastructure for which the District is proposed to be formed, the general areas to be improved and the estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District (hereinafter referred to as the "General Plan"),

VII.

The District to be governed by a District Board that consists of the members of the governing body, ex officio, only; the Petitioner having waived the right to designate two additional members of the Board of the District, and

VIII.

The Municipality to determine that public convenience and necessity require the adoption of this Resolution.

c. The Petitioner further attested and declared that on the date hereof, as shown on the assessment roll for State and county taxes in Pima County, Arizona, the Property is owned by the Petitioner and shall be benefited from the improvements for which the District is proposed to be formed; that there are no residents on the Property and there shall be no residents within fifty (50) days preceding the first anticipated election of the District; that the District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among the Petitioner, the Municipality and the District; that public convenience and necessity require the adoption of this Resolution; and that the Municipality shall in no way be liable for the payment of any of the costs of the public infrastructure described in the General Plan, nor liable for any liability, debt or obligation of the District.

d. After showing the preceding, the Petitioner respectfully prayed that the Petition be properly filed as provided by law and that, as the Petition is signed by all of the owners of the Property and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the Property, any requirements of posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the adoption of this Resolution are waived, the Municipality, on receipt of the Petition, declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing or election.

e. Pursuant to the Act and Section 9-500.05, Arizona Revised Statutes, as amended, the Municipality, the District and Pacific International are entering into a "development agreement" to specify, among other things, conditions, terms, restrictions and

requirements for "public infrastructure" (as such term is defined in the Act) and the financing of public infrastructure and subsequent reimbursements or repayments over time.

f. With regard to the real property included within the boundaries of the District, the Municipality and Pacific International determined to specify some of such matters in such an agreement, particularly matters relating to the acquisition or construction of certain public infrastructure by the District, the acceptance thereof by the Municipality and the reimbursement or repayment of Pacific International with respect thereto, all pursuant to the Act.

g. Pursuant to the Act and Title 11, Chapter 7, Article 3, Arizona Revised Statutes, as amended, the District, and the Municipality may enter into an "intergovernmental agreement" with one another for joint or cooperative action for services and to jointly exercise any powers common to them and for the purposes of the planning, design, inspection, ownership, control, maintenance, operation or repair of public infrastructure.

h. Pursuant to the Act, the District may also enter into an agreement with Pacific International with respect to the advance of moneys for public infrastructure purposes and the repayment of such advances and to obtain credit enhancement for, and process disbursement and investment of proceeds of, general obligation bonds of the District to be hereafter issued.

i. There was presented to us at a meeting on a date prior to the date of the adoption hereof in connection with the purposes described in paragraphs 1.e. through h. a District Development, Financing Participation and Intergovernmental Agreement (Cascada Community Facilities District), to be dated as of March 1, 2026, or such other date as the Town Manager shall determine (hereinafter referred to as the "Development Agreement"), by and among the Municipality, the District and Pacific International.

j. By a resolution adopted by this Council at such meeting the Development Agreement was approved in substantially the form submitted at such meeting, with such changes, additions, deletions, insertions and omissions, if any, as the Mayor of the

Municipality, with the advice of the Town Manager of the Municipality and the Town Attorney of the Municipality, shall authorize, the execution and delivery of the Development Agreement to be conclusive evidence of the propriety of such documents and the authority of the persons or persons executing the same. The Mayor of the Municipality, with the advice of the Town Manager of the Municipality and the Town Attorney of the Municipality, has been authorized and directed, as provided in such resolution, to execute, and the Town Clerk of the Municipality to attest and deliver, the Development Agreement on behalf of the Municipality.

2. Matters Noticed by the Municipality.

a. The Petitioner seeks formation of the District to exercise the powers and functions set forth in the Act as such powers and functions are modified, waived or restricted pursuant to agreements to be entered into by and among the Municipality, the District and Pacific International.

b. The General Plan and the Application have been filed with the Clerk of the Municipality.

c. The Petition, the Application and all necessary supporting materials have been filed with us, and the showings in the Petition are each noticed by us and are hereby incorporated at this place as if set forth hereat in whole.

d. The purposes for which organization of the District is sought are as described in the Petition and are purposes for which a district created pursuant to the Act may be lawfully formed.

e. The public convenience and necessity require us to adopt this Resolution.

3. Granting of Petition; Formation of District. The Petition attached as the Exhibit hereto and made a part hereof for all purposes is hereby granted, and the District is hereby formed as a district pursuant to the terms and provisions of, and with the powers and authority established by, the Act, subject to the restrictions and modifications set forth in the Petition, with

jurisdiction over the Property and that, as the Petition is signed by the owners of the Property and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the Property, requirements of posting, publication, mailing, notices, hearing and election otherwise required by the Act with respect to formation of the District are hereby found to be unnecessary.

4. District Board and Officers. The District shall be governed by a "District Board" comprised of the members of the governing body of the Municipality, *ex officio*. The Mayor of the Municipality shall be the "Chairperson of the District Board"; the Vice Mayor of the Municipality shall be the "Vice Chairperson of the District Board"; the Town Clerk of the Municipality shall be the "District Clerk"; the Town Treasurer of the Municipality shall be the "District Treasurer"; the Town Manager of the Municipality shall be the "District Manager"; the Finance Director of the Municipality shall be the "District Chief Financial Officer" and the Town Attorney of the Municipality shall be the "District Counsel."

5. District Boundaries and Map. The District boundaries are as described in metes and bounds in the Exhibit to the Petition. A map showing the District boundaries is hereby ordered to be drawn and provided by the District Manager.

6. Dissemination of this Resolution. The Petitioner shall cause a copy of this Resolution to be delivered to the County Assessor and the Board of Supervisors of Pima County, Arizona, and to the Department of Revenue of the State of Arizona.

7. No Liability of or for the Municipality. Neither the Municipality nor the State of Arizona or any political subdivision of either (other than the District) shall be directly, indirectly or morally liable or obligated for the costs of the public infrastructure contemplated by the General Plan and the Development Agreement nor for the payment or repayment of any indebtedness, liability, cost, expense or obligation of the District, and neither the credit nor the taxing power of the Municipality, the State of Arizona or any political subdivision of either (other than the District) shall be pledged therefor.

8. Effect of Resolution. a. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any remaining provisions of this Resolution.

b. All resolutions or parts thereof inconsistent herewith are hereby waived to the extent only of such inconsistency.

PASSED AND ADOPTED by the Common Council and approved by the Mayor of the Town of Marana, Arizona, this 3rd day of March 2026.

….....
Mayor

ATTEST:

.....
Town Clerk

APPROVED AS TO FORM:

.....
Town Attorney

ATTACHMENT:

EXHIBIT -- Conformed Copy of Petition for Adoption of this Resolution

* * *

EXHIBIT

CONFORMED COPY OF PETITION
FOR ADOPTION OF THIS RESOLUTION

EXHIBIT

Cascada Community Facilities District
CFD Formation Petition

PETITION FOR ADOPTION OF A RESOLUTION
ORDERING AND DECLARING
FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT

STATE OF ARIZONA)
COUNTY OF PIMA) ss.
TOWN OF MARANA)

THE UNDERSIGNED OWNER (hereinafter referred to as "*Petitioner*") OF ALL OF THE REAL PROPERTY hereinafter described by metes and bounds, acting pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "*Act*"), respectfully petitions The Honorable Town Council of the Town of Marana, Arizona (hereinafter referred to as the "*Municipality*"), to adopt a resolution (hereinafter referred to as the "*Resolution*") declaring and ordering formation of a community facilities district (hereinafter referred to as the "*District*") and would respectfully request the following with respect thereto:

I.

The name of the District to be "Cascada Community Facilities District,"

II.

The District to be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District,

III.

The District to contain an area of approximately 623.9 acres of land, more or less, wholly within the corporate boundaries of the Municipality and to be composed of the land included in the parcels described by block plats and subdivision maps as provided in Exhibit A hereto, which is made a part hereof for all purposes,

IV.

The District to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona Revised Statutes, as amended; except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Municipality; and to be formed for, and to have, all the purposes of a "district" as such term is defined, and as provided, in the Act,

V.

The formation of the District to result in the levy of ad valorem property taxes and special assessments to pay costs of improvements constructed by the District and for their operation and maintenance,

VI.

Before the Resolution is adopted, the Clerk of the Municipality to accept the filing of a "general plan" (as such term is defined in the Act and hereinafter referred to as the "*General Plan*") for the District setting out a general description of the public infrastructure for which the District is proposed to be formed, the general areas to be improved and the estimated costs of construction or acquisition of the public infrastructure to be financed, constructed, or acquired by the District,

VII

The District will be governed by a District Board that consists of the members of the governing body, ex officio, only; the undersigned hereby waiving the right to designate two additional members of the District Board, and

VIII.

The Municipality to determine that public convenience and necessity require the adoption of the Resolution;

WHEREFORE, Petitioner attests and declares that on the date hereof, as shown on the assessment roll for State and county taxes in Pima County, Arizona, all of the land to be in the District is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to be Petitioner; that there currently are no residents on the land to be in the District and there shall be no residents within fifty (50) days preceding the first anticipated election for the District; that the land to be included in the District shall be benefited from the improvements for which the District is proposed to be formed; that the District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District; that public convenience and necessity require the adoption of the Resolution; and that the Municipality shall in no way be liable for the payment of any of the costs of the public infrastructure described in the General Plan, nor liable for any liability, debt, or obligation of the District;

WHEREFORE, as this Petition is signed by the owners of all the land to be in the District and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the land in the District, any requirements of posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with adoption of the Resolution are waived, and the Municipality may, on receipt of this Petition, adopt

the Resolution to declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing, or election; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Municipality adopt the Resolution and declare and order the District formed without being required to comply with the provisions for posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purposes of organizing the District and to the execution of the purposes for which the District shall be organized be granted as The Honorable Town Council of the Municipality shall deem proper and necessary.

RESPECTFULLY SUBMITTED this 23rd day of FEBRUARY 2026.

FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee
under Trust No. 60,327, and not otherwise

By: Rachel Turnipseed
Name: RACHEL TURNIPSEED
Title: TRUST OFFICER

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 23 day of FEBRUARY 2026 by RACHEL TURNIPSEED, the TRUST OFFICER of Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and not otherwise, on behalf thereof.

Stephanie S. Colomes
Notary Public

My commission expires:
September 25, 2027

STEPHANIE S. COLOMES
Notary Public - State of Arizona
PIMA COUNTY
Commission # 658846
Expires September 25, 2027

Agreed and Consented to:

Pacific International Properties, L.L.P., an Arizona limited liability partnership

By: Alexander S. Law

By: _____
Daniel K. Leung, Authorized Agent

By: Dennis S. Law

By: _____
Daniel K. Leung, Authorized Agent

By: Francis S. Law

By: _____
Daniel K. Leung, Authorized Agent

State of Arizona)
)
County of ~~Pima~~ Maricopa)

The foregoing instrument was acknowledged before me on this 20 day of February 2026, by Daniel K. Leung, the Authorized Agent for Alexander S. Law, Dennis S. Law, and Francis S. Law, the partners of Pacific International Properties, L.L.P., an Arizona limited liability partnership, on behalf thereof.

(Seal)

JAKE LEIDY
Notary Public, Arizona
Maricopa County
My Commission Expires
May 7, 2029
Commission # 683537

_____
Notary Public

Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

By:_____
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 24th day of February, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

_____
Notary Public

(Seal)

CHARITY ANN TERESI
Notary Public - Pima County
Commission No. 663604
My Commission Expires
February 12, 2028

Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

By:_____
Name:_____
Title:_____

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by _____, the _____ of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

_____
Notary Public

(Seal)

Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

By:_____
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

_____
Notary Public

(Seal)

Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

By: _____
Name: Shawna Mosconi
Title: President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 23 day of Feb, 2026 by Shawna Mosconi the President of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

_____
Notary Public

(Seal)

TERESA M. IVES
Notary Public - Arizona
Pima County
Commission # 659966
My Commission Expires January 19, 2028

ATTACHMENT:

EXHIBIT A – Legal Description Of Property To Be Included In The District

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED IN THE DISTRICT

PROJECT NO. 260246
DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19’43” EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED “CASCADA II”;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52’15” WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;

2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;

4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;

6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;

7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;

8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;

9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;

10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;

11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;

12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;

13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;

14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;

15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;

17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;

18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;

19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";

20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;

21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;

22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;

23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;

26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;

27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;

28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;

29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;

30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;

31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;

32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;

33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;

34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;

35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;

36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;

37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;

38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;

39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;

40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;

42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;

43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;

44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

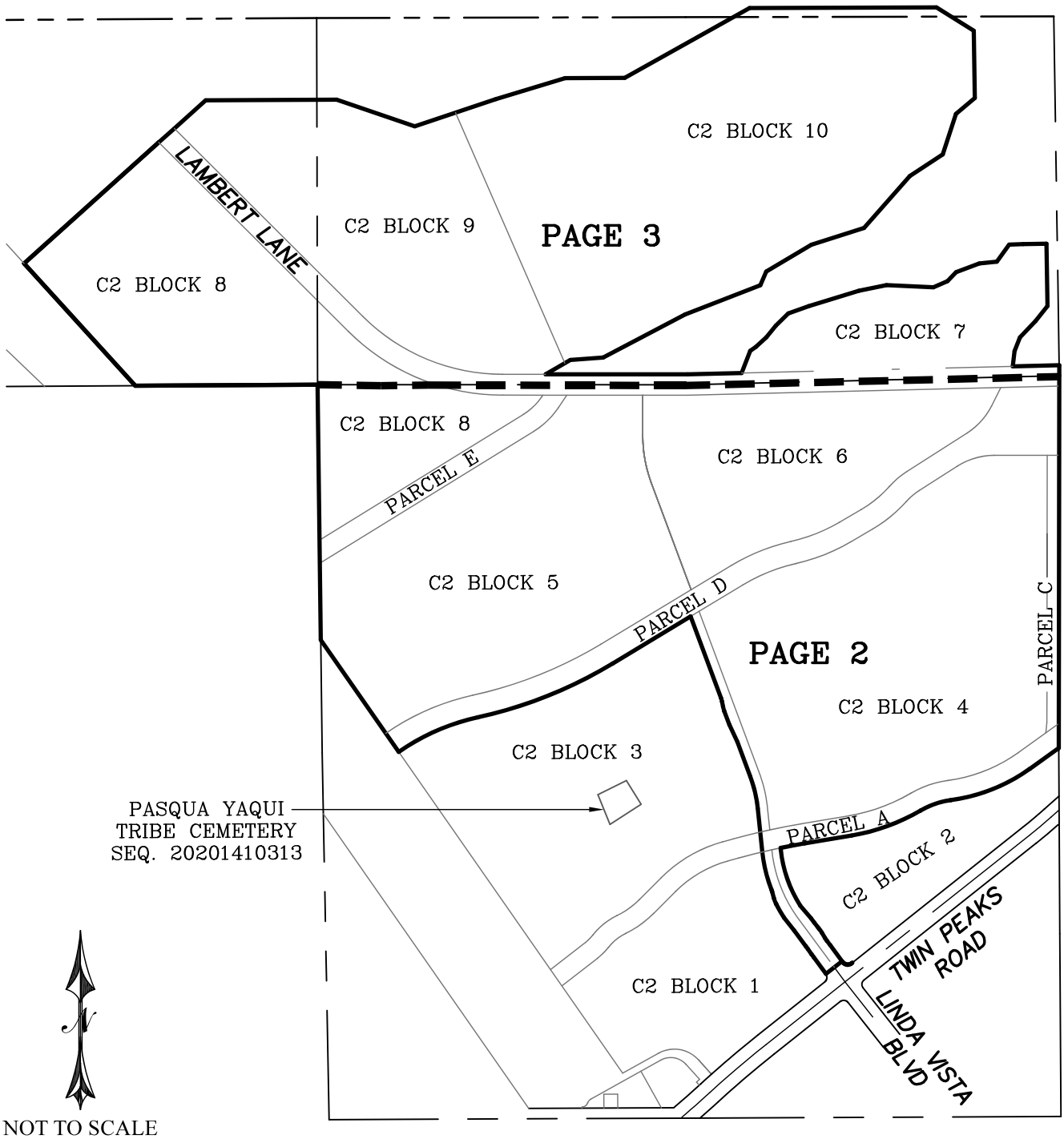
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



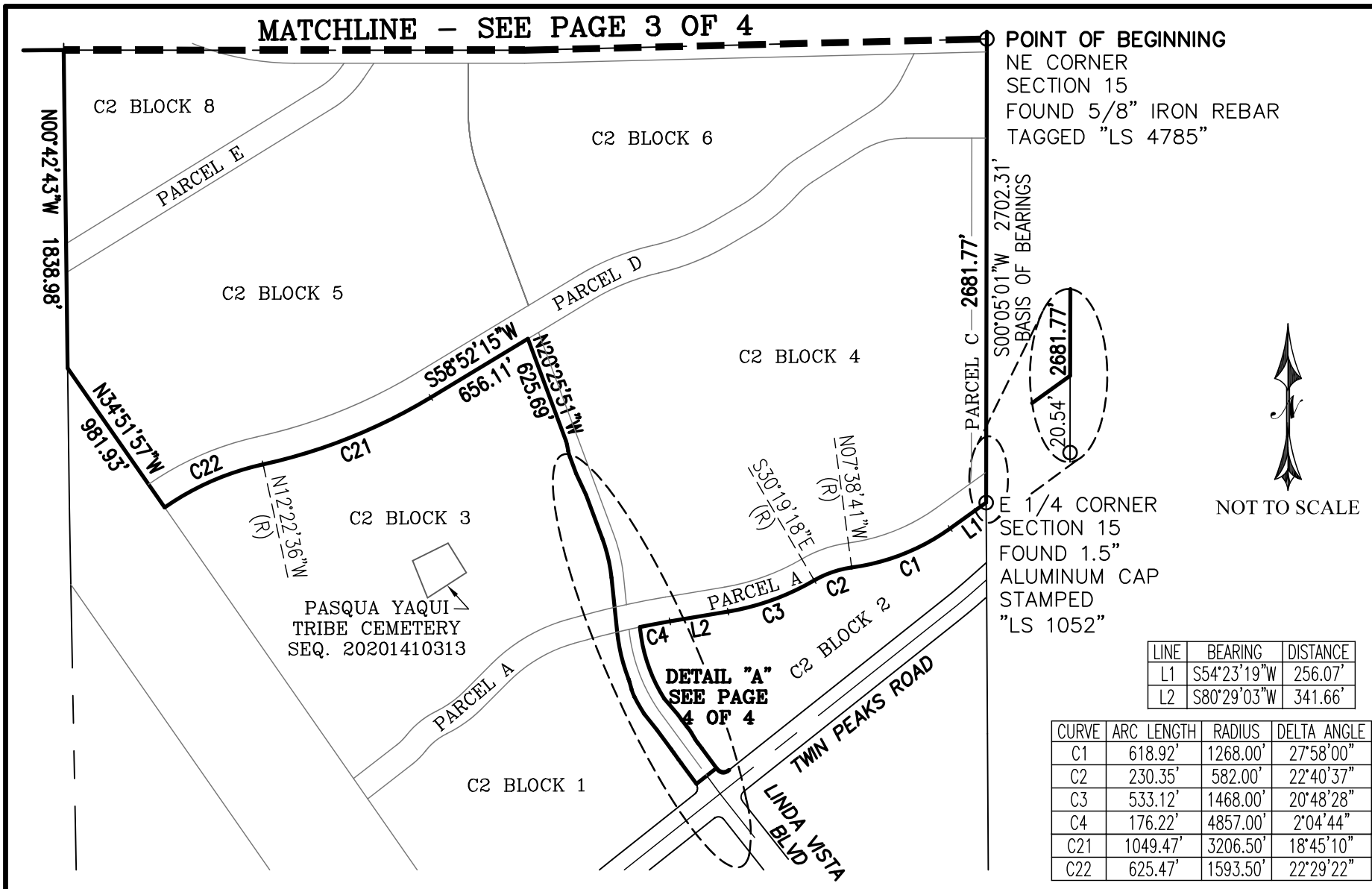
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ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4



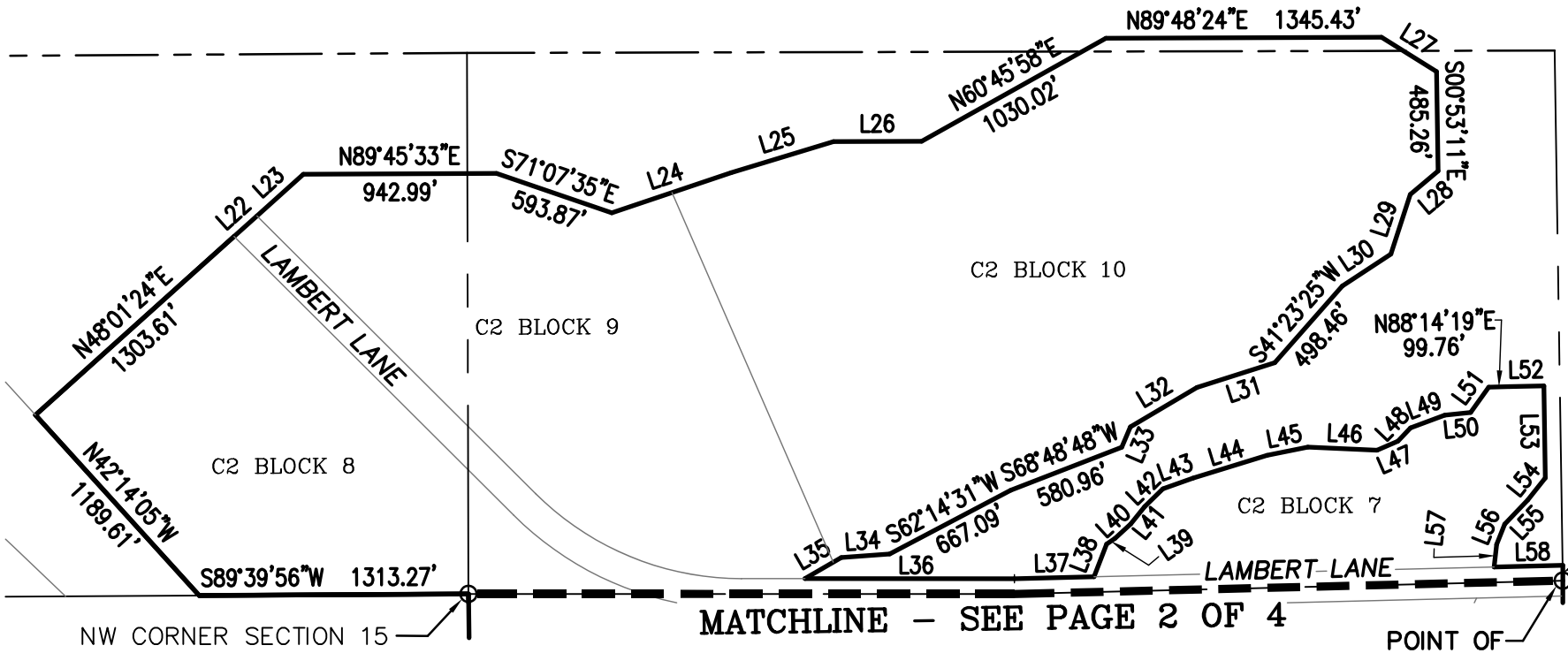
LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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MATCHLINE – SEE PAGE 2 OF 4

NW CORNER SECTION 15
FOUND 2" ALUMINUM
CAP STAMPED
"T12S R12E S9 S10 S16
S15 2016 RLS 58427

POINT OF BEGINNING
NE CORNER
SECTION 15
FOUND 5/8"
IRON REBAR
TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

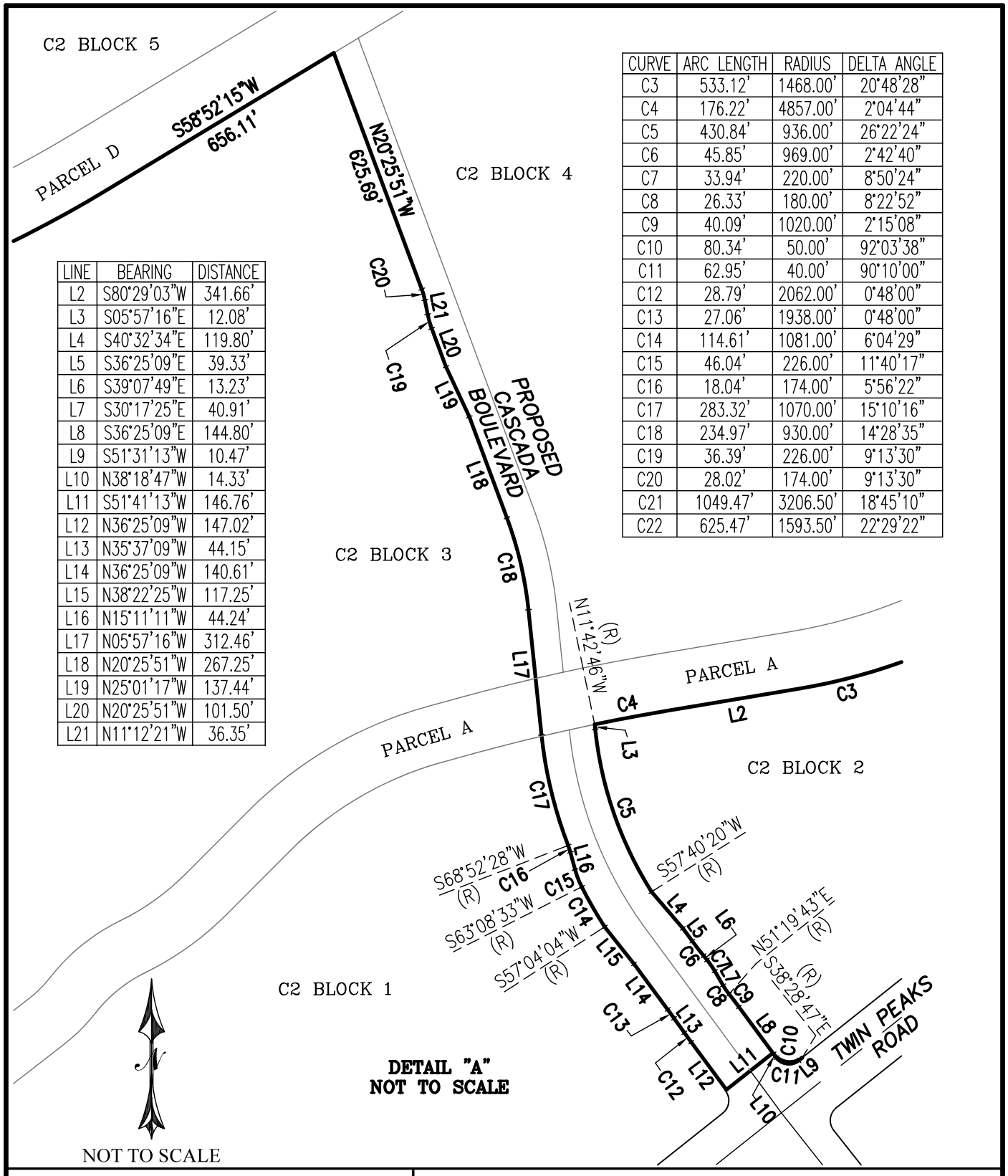
LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

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LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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	Checked By: MS	Page: 4 of 4

APPLICATION FOR THE FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT
MARANA, ARIZONA

TABLE OF CONTENTS

1.0 INTRODUCTION/GENERAL POLICIES 1
- **PROJECT AND DISTRICT OVERVIEW 1**
- **BACKGROUND 2**
- **GENERAL INFORMATION 4**

2.0 APPLICATION 5
- **PETITION IN FAVOR OF FORMATION (SECTION 2.2 OF THE POLICY) 5**
- **APPLICANT INFORMATION (SECTION 2.3 OF THE POLICY) 5**
- **BOARD MEMBER INFORMATION (SECTION 2.4 OF THE POLICY) 6**
- **PROPOSED CFD (SECTIONS 2.5 OF THE POLICY) 6**
- **QUALIFIED ELECTORS AND COUNTY ASSESSOR'S REPORTS 8**
- **PROJECT DESCRIPTION (SECTIONS 2.6 OF THE POLICY) 8**
- **FINANCING PLAN (SECTIONS 2.7 OF THE POLICY) 12**
- **GO BONDS 12**
- **SPECIAL ASSESSMENT BONDS 13**
- **FINANCIAL FEASIBILITY REPORT (SECTIONS 2.8 OF THE POLICY) 14**
- **INSURANCE (SECTIONS 2.9 OF THE POLICY) 16**
- **INDEMNIFICATION (SECTIONS 2.10 OF THE POLICY) 17**
- **OTHER INFORMATION (SECTIONS 2.11 OF THE POLICY) 17**

APPLICATION FOR THE FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT
MARANA, ARIZONA

EXHIBITS

Exhibit A -	Conceptual Land Use Plan
Exhibit B -	Cascada II Specific Plan
Exhibit C -	Cascada Development Agreement
Exhibit D -	CFD Formation Petition
Exhibit E -	CFD General Plan
Exhibit F -	Applicant Resumes
Exhibit G -	Final Plat for Cascada II
Exhibit H -	CFD Boundary Legal Description
Exhibit I -	Pima County Assessor's Ownership Report
Exhibit J -	CFD Title Report
Exhibit K -	Pima County Recorder's Office Qualified Elector Report
Exhibit L -	Sources and Uses of Funds
Exhibit M -	Market Absorption Study
Exhibit N -	Disclosure Statement

APPLICATION FOR THE FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT
MARANA, ARIZONA

1.0 INTRODUCTION/GENERAL POLICIES

This application ("Application") is being submitted by Pacific International Properties, L.L.P., an Arizona limited liability partnership ("Applicant"), to request the formation of a community facilities district (the "District" and/or "CFD") pursuant to Arizona Revised Statutes ("ARS") Section 48-701, *et seq*., as amended ("Act"), for the financing of certain public infrastructure ("Public Infrastructure") relating to the development of Cascada, a master planned residential development ("Project"), located in the Town of Marana, Arizona ("Town"). The Project is currently owned by Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60.327 ("Trust"). The Applicant and Trust have granted an exclusive option to D. R. Horton, Inc., a Delaware corporation ("Horton"), to acquire the Project in phases. Applicant intends to assign all its rights and obligations as Applicant and as "Owner/Developer" under the CFD Development Agreement (as defined below) to Horton (or its land banker) when Horton (or its land banker) acquires the first phase of the Project.

Project and District Overview

The Project is an approximately 623.9-acre master planned community located within the boundaries of the Town. Upon build-out, the Project is estimated to include approximately 3,100 single family residential units. The Applicant requests that all property be contained within the boundaries of the proposed District, as illustrated below.



The Project's conceptual land use plan is attached hereto as **Exhibit A**. Upon formation of the District, the land uses anticipated within the District's boundaries are set forth in the table below.

Table 1
Cascada Community Facilities District
Conceptual Land Use Plan

Description	Acres [1]	Number of Units
Residential	579.7	3,100
Open Space/Misc.	44.2	N/A
Total	623.9	3,100

Source: Applicant

Background

The Project is included in the various phases of development set forth in the Cascada II Specific Plan (the "Cascada Plan"), which was adopted by the Town on October 21, 2025 by Marana Ordinance No. 2025.022 to modify, amend and supersede the prior Specific Plans as to the Project. The Project is subject to the Cascada Specific Plan Development Agreement (the "Cascada Development Agreement"), which was adopted by the Town on November 18, 2025 by Marana Resolution No. 2025-112. The Project will be developed in phases pursuant to the Cascada Plan, as clarified and supplemented by the Cascada Development Agreement.

The Cascada II Specific Plan includes numerous special design features and public amenities, including without limitation, special street standards and an integrated system of trails and several hundred acres of open space featuring, among other things, over 371 acres of natural undisturbed open space and wildlife habitat, which was previously dedicated to Pima County pursuant to the prior Specific Plans; approximately 44.2 acres of drainage ways, including wildlife corridors; approximately 65 acres of recreational open space, to include two (2) public parks, which land was previously dedicated to the Town, and after construction the Public Infrastructure is intended to be acquired by the District; and approximately 19 acres of recreational open space to be transferred to, and maintained by, one or more homeowners associations established by declarations of restrictive covenants recorded over all or part of the Project as required by the Cascada Plan and the Cascada Development Agreement. The Cascada II Specific Plan is attached hereto as **Exhibit B**. The Cascada Development Agreement is attached hereto as **Exhibit C**.

The Applicant intends to utilize general obligation bonds ("GO Bonds") and, if permitted by the District Board, special assessment bonds ("SA Bonds" and together with GO Bonds, the "Bonds") to finance the acquisition or construction of public infrastructure in accordance with the Town of Marana, Arizona Policy Guidelines and Applicable Procedures for the Establishment of Community Facilities Districts (the "CFD Policy Guidelines"), and the direction of the District board. Public Infrastructure that is more local in nature, *e.g.*, local street and public utility lines

[1] Rounded to nearest tenth of an acre.

will be financed with SA Bonds (if permitted by the District board), while Public Infrastructure that benefits the Project more generally will be financed by GO Bonds. If the District board will not permit issuance of SA Bonds, then all Public Infrastructure will be financed by GO Bonds. The pre-established debt service target tax rate for GO Bonds will not be exceeded and will be levied upon all CFD taxable property for any GO Bonds. SA Bond liens will not exceed the value-to-lien ratio described in subparagraph 4.6(g) of the CFD Policy Guidelines and will be levied upon the affected special assessment area.

GENERAL INFORMATION

Pursuant to the CFD Policy Guidelines, an applicant is required to fund a $15,000 application fee at the time of submission of the Application.

As specified in Article 4 of the CFD Policy Guidelines, the Applicant agrees to deposit a non-refundable administrative expense fee in the amount of $50,000 upon the formation of the District to secure the Applicant's obligations to pay costs and expenses incurred in connection with administration, operation, and maintenance of the District. From time to time, the Applicant agrees to replenish these funds in $25,000 increments as requested by the Town. The Applicant's obligation to maintain such security will expire based on the conditions set forth in the CFD Development Agreement.

The Applicant will provide $200,000 in the form of a cash contribution, letter of credit or other reasonably acceptable form of security as required by the District to secure the Applicant's indemnity obligations under the District Development, Financing Participation, Waiver, and Intergovernmental Agreement ("CFD Development Agreement") to be negotiated prior to formation of the District. At the time of submission of the first Report by Applicant (other than the Report for the GO Bonds to establish the target tax rate), Applicant will increase the cash contribution or Indemnity Letter of Credit to $500,000, or provide other reasonably acceptable security as required by the District to secure the Owner's indemnity obligations under the CFD Development Agreement. If Horton (or its land banker) purchases the first phase of the Project and Horton assumes Applicant's indemnity obligations under the CFD Development Agreement, the District will waive the requirement for security for the indemnity obligations under the CFD Development Agreement.

The Applicant will also pay any one-time costs associated with the issuance of the Bonds that are incurred by the Town and not funded out of Bond proceeds. To the extent the Applicant pays expenses related to the issuance of Bonds, such expenditures will be eligible for reimbursement through Bond proceeds to the extent allowable by law. The Applicant further agrees to work collaboratively with the Town staff to provide a reasonable cash contribution, letter of credit, or alternative form of security as an assurance of the Applicant's ability to pay costs and expenses incurred in connection with the administration, operation, and maintenance of the CFD. The Applicant's obligation to maintain such security will expire based on the conditions set forth in the CFD Development Agreement. If Horton (or its land banker) purchases the first phase of the Project and assumes Applicant's obligations to pay O&M Costs under the CFD Development Agreement, the District will waive the requirement for security for payment of O&M Costs under the CFD Development Agreement.

2.0 APPLICATION

The following information is arranged pursuant to the CFD Policy Guidelines. As Section 2.1 of the CFD Policy Guidelines relates to the submission of the CFD Application, it has been excluded from the number system below which follows the order of the CFD Policy Guidelines.

Petition in Favor of Formation (Section 2.2 of the Policy)

A petition in favor of creation of the CFD is attached as **Exhibit D** and the CFD general plan is attached as **Exhibit E**. The petition includes a list of all the parcels in the proposed CFD along with the parcel number and owner names for each parcel. The petition is signed by all the owners of, and those having an interest in, the land area proposed to be included in the CFD. The CFD general plan includes a general description of the public infrastructure to be financed by the District.

Applicant Information (Section 2.3 of the Policy)

Daniel K. Leung is the attorney-in-fact, for the partners of Applicant.

The contact details for Applicant and Daniel K. Leung are as follows:

Pacific International Properties, L.L.P.
8710 North Thornydale Road, Suite 120
Tucson, Arizona 85742
Attention: Daniel K. Leung
Telephone: (520) 408-2300
Email: DLeung@redpointdevelopment.com

Resumes of the Applicant as well as the primary contact for the Applicant are attached hereto as **Exhibit F**. The consultants involved with the Project are included on the following page.

Table 2
Cascada Community Facilities District
Contact Information

Contact	Role	Address	Telephone	Email
Larry Kreis	Applicant Representative	8710 N. Thornydale Rd #120 Tucson, AZ 85742	(520) 408-2300	lkreis@redpointdevelopment.com
Sam Mills	Optionee Representative	6875 N Oracle Rd, Ste 125 Tucson, AZ 85704	(520) 790-6005	shmills@drhorton.com
John Wood	Engineer of Record	190 S. Stratford Dr. #105 Tucson, AZ 85716	(520) 795-7255	john@presidioengineering.com
Greg Anderson	Outside Legal Counsel	3190 E. Via Palomita Tucson, AZ 85718	(520) 349-1676	greg@gjanderson.com

The financing for the private development will be provided from third party purchasers, Applicant equity, third party lending sources, and/or internal cash flow as required. Applicant did not provide evidence of such funding as Horton holds an option to purchase and develop all of the property within the District. The first phase closing of the property is currently scheduled for March 17, 2026. As of February 1, 2026, the Applicant has invested approximately $14.1 million in the Project to fund land acquisition, planning, entitlements, drainage and related costs.

Board member information (Section 2.4 of the Policy)

The Applicant and Trust are not requesting the appointment of two landowner representatives on the Board of the District.

Proposed CFD (Sections 2.5 of the Policy)

Town Development Objectives – Through the development of the Project, the Town will receive valuable Public Infrastructure (*e.g.*, Cascada Boulevard, Lambert Lane, Alma Gitana, and other roadway improvements, water improvements, sewer improvements, drainage ways, and trail systems, parks, and recreational open space), which will assure the Town that development will continue to occur in those areas designated in the Town's General Plan.

The Applicant believes that the proposed CFD structure is an important factor in the current plan to create a master-planned community that provides both required and enhanced Public Infrastructure for the ultimate use and enjoyment of retail homebuyers and other end-users within the Project. Formation of the District and utilization of the proposed financing structure will also result in the accelerated construction of the designated Public Infrastructure, including but not limited to roadway, drainage, water, sewer, trail system, parks, and other amenity improvements, as set forth in Section 2.6, while permitting the ultimate housing product to

remain affordable to homebuyers. The Town will benefit from the formation of the District and use of the CFD financing through the accelerated construction of major Public Infrastructure.

Legal Description and Area Map – The District will include approximately 623.9 acres of land located northwest of Twin Peaks Road along Interstate 10. It will contain Blocks 4 thru 10 of the Final Plat for Cascada II. The Final Plat for Cascada II is attached hereto as **Exhibit G**, and the legal description of the property to be included within the boundaries of the District is attached hereto as **Exhibit H**.

Landowner Interests – The Trust owns one hundred percent (100%) of the real property to be contained within the District, as evidenced in the Pima County Assessor's Report attached hereto as **Exhibit I**. The petition proposing the formation of the District is signed by the Trust, as the landowner of one hundred percent (100%) of the land to be contained within the District. The Applicant or Horton is in the process of obtaining all remaining governmental approvals necessary for both the public and private improvements to be constructed in phase 1 of the Project and to comply with all public procurement requirements applicable to the acquisition of eligible Public Infrastructure in accordance with ARS Title 34, and the Town's public procurement ordinance and regulations, and to develop the infrastructure for phase 1 of the Project. The Applicant or Horton will also submit to the District all necessary documentation required for reimbursement through the CFD.

The following entities have placed liens and/or encumbrances on the Property as evidenced by the title report attached hereto as **Exhibit J**. All lienholders as of the date of the petition, if any, have executed the Petition attached hereto as **Exhibit D** consenting to the formation of the District.

Stewart Title and Trust of Tucson, Inc. as Trustee
3939 East Broadway Boulevard
Tucson, Arizona 85711
Attention: Michelle Jolly
Telephone: (520) 327-7373
Email: Michelle.Jolly@stewart.com

The following persons have an equitable interest in the land area proposed to be included in the CFD. All other equitable interest holders as of the date of the petition have executed the Petition attached hereto as **Exhibit D** consenting to the formation of the District.

Pacific International Property, L.L.P.
8710 North Thornydale Road, Suite 120
Tucson, Arizona 85742
Attention: Daniel K. Leung
Telephone: (520) 408-2300
Email: DLeung@redpointdevelopment.com

D. R. Horton, Inc.
6875 North Oracle Rd, Suite 125
Tucson, Arizona 85704
Attention: Sam Mills
Telephone: (520) 790-6005
Email: shmills@drhorton.com

Qualified Electors and County Assessor's Reports – There are no qualified electors within the proposed District boundaries. The Qualified Electors Reports from the Pima County Recorder's Office is attached hereto as **Exhibit K**. Ownership Reports from Pima County Assessor's Office are attached hereto as **Exhibit I**.

Project Description (Sections 2.6 of the policy)

The Project is anticipated to consist of approximately 3,100 residential lots and over 371 acres of natural undisturbed open space and wildlife habitat, which was previously dedicated to Pima County pursuant to the prior Specific Plans; approximately 44.2 acres of drainage ways, including wildlife corridors; approximately 65 acres of recreational open space, to include two (2) public parks, which land was previously dedicated to the Town, and after construction the Public Infrastructure is intended to be acquired by the District; and approximately 19 acres of recreational open space to be transferred to, and maintained by, one or more homeowners associations established by declarations of restrictive covenants recorded over all or part of the Project by the Cascada Plan and the Cascada Development Agreement. The Public Infrastructure includes, among other things, construction of arterial, collector and local roadways, water and sewer systems, regional drainage facilities, multi-use trail system, parks, and open space.

The estimated Project costs are listed in the tables below. These schedules also include Applicant's estimation as to the Public Infrastructure Projects anticipated to be financed using GO Bonds and SA Bonds and the projected start and completion dates. The GO Bonds will be secured by an *ad valorem* tax placed over all taxable property in the District that will not exceed the pre-established debt service target tax rate and the SA Bond liens will not exceed the value-to-lien ratio described in subparagraph 4.6(g) of the CFD Policy Guidelines.

Table 3
Cascada Community Facilities District
Estimated Public Infrastructure Reimbursement Sources

Infrastructure Description	Total Estimated Costs[2]	Estimated Bond Proceeds	Estimated Unreimbursed Costs
Cascada Blvd	$13.4M	$9.6M	$3.8M
Alma Gitana	$4.4M	$3.3M	$1.1M
Lambert Lane	$15.7M	$11.8M	$3.9M
Twin Peaks	$3.4M	$3.0M	$0.4M
Water Facilities	$8.6M	$7.7M	$0.9M

[2] Estimated Costs in 2025 dollars, subject to change.

District Park South	$10.0M	$8.0M	$2.0M
District Park North	$4.0M	$3.2M	$0.8M
Offsite Sewer	$6.2M	$5.7M	$0.5M
Offsite Water	$6.0M	$5.4M	$0.6M
Public Trail System	$2.0M	$1.8M	$0.2M

All costs not financed using Bonds will be financed using other internal sources. If the Town charges Applicant (or any of its builders) development impact fees for Public Infrastructure constructed or installed at Applicant's (or any of its builders') expense and the Town gives Applicant (or any of its builders) a corresponding credit or reimbursement for such development impact fees, the Public Infrastructure remains eligible for financing through Bonds.

The Applicant will comply with all public procurement requirements applicable to the acquisition of eligible Public Infrastructure, including related engineering and design, in accordance with Title 34 of the Arizona Revised Statutes, and the Town's public procurement code (Marana Town Code Chapter 3-4) and regulations.

Estimated Construction Costs -The table below contains a summary description of the eligible Public Infrastructure identified as of the date of this Application. The eligible Public Infrastructure cost estimates are in 2025 current dollars (uninflated) and will likely increase over time with inflation.

Table 4
Cascada Community Facilities District
Estimated Public Infrastructure Costs and Estimated Phasing Timetable [3]

Infrastructure Description	Estimated Total Costs	Estimated CFD Eligible Costs	Calendar Year Start	Calendar Year Completion
Cascada Blvd Ph 1	$7.3M	$5.2M	2026	2027
Alma Gitana	$4.4M	$3.3M	2026	2027
Twin Peaks Ph 1	$2.6M	$2.3M	2026	2027
Water Facilities	$3.2M	$2.9M	2026	2027
Offsite Sewer Ph 1	$3.1M	$2.8M	2026	2027
Offsite Water Ph 1	$4.0M	$3.6M	2026	2027
Public Trails Ph 1	$0.8M	$0.72M	2027	2027
Cascada Blvd Ph2	$6.1M	$4.4M	2028	2029
Offsite Sewer Ph 2	$1.7M	$1.6M	2028	2029
Offsite Water Ph 2	$2.0M	$1.8M	2028	2029
Public Trails Ph 2	$0.8M	$0.72M	2028	2029
Lambert Lane Ph 1	$4.4M	$3.3M	2029	2030
South Dist. Park	$10.0M	$8.0M	2030	2031
Lambert Lane Ph 2	$11.3M	$8.5M	2030	2031

[3] At the time of filing this Application, the Town/District will not permit special assessment bonds. Therefore, Applicant is currently assuming that that all public infrastructure will be acquired with general obligation bond proceeds and Applicant is not assuming that any public infrastructure will be acquired with special assessment bond proceeds. If the Town/District subsequently permits special assessment bonds, Applicant anticipates that some portion of the in-tract public infrastructure may be acquired with special assessment bonds proceeds.

Twin Peaks Ph 2	$0.8M	$0.7M	2030	2031
Offsite Sewer Ph 3	$1.4M	$1.3M	2030	2031
Public Trails Ph 3	$0.4M	$0.36M	2030	2031
Water Facilities	$5.4M	$4.8M	2033	2034
North District Park	$4.0M	$3.2M	2034	2035

Annual Operations and Maintenance Costs - The District will be established for the financing and acquisition of designated eligible Public Infrastructure. Upon completion of such facilities, the Public Infrastructure will be dedicated to the Town or other respective public agencies. Accordingly, the District is not anticipated to have any costs and/or expenses related to the operation of the District except as expressly provided in the CFD Development Agreement.

The on-going annual administration and operational expenses of the District are anticipated to be approximately $30,000 per year, which includes trustee fees, professional fees, administrative charges, and any necessary third-party services. These costs will be paid with the proceeds of the $0.30 per $100 of limited assessed property value ("Assessed Value") operational tax ("O&M Tax"), assessed to the property contained within the boundaries of the District. To the extent that a shortfall may exist, the Applicant agrees to pay such shortfall pursuant to the CFD Development Agreement up to a cap of $50,000 per year until the O&M Tax assessed by the District after the levy of the O/M Tax at $0.30 per $100.00 of net limited assessed property valuation could first result in collections of $50,000 assuming a 5% delinquency rate.

The revenue to be generated by the O&M Tax is estimated in the table below. The proceeds of this O&M Tax will be utilized by the District for administrative and operational expenses of the District and, to the extent there are excess proceeds, for the maintenance expenses related to the Public Infrastructure in accordance with the CFD Development Agreement.

Table 5
Cascada Community Facilities District
Estimated Operation and Maintenance Revenues[4]

Fiscal Year[5]	Estimated Net Limited Assessed Value[6]	Estimated O&M Funds[7]
2028	3,820,803	$ 11,462
2029	9,666,630	$ 29,000
2030	17,431,165	$ 52,293
2031	25,498,046	$ 76,494
2032	33,370,294	$ 100,111
2033	41,460,952	$ 124,383
2034	49,988,034	$ 149,964
2035	58,859,912	$ 176,580
2036	67,960,718	$ 203,882
2037	77,317,901	$ 231,954

[4] Assumes the Net Limited Assessed Values of existing residential properties will increase 3.0% per year.
[5] Fiscal years and their respective Net Limited Assessed Values are reflective of the typical 12-18 month delay between a home closing and when the new Net Limited Assessed Value is added to the tax rolls.
[6] Assessed values have not been adjusted for inflation. Net limited assessed values are based on 60% of unadjusted sale price.
[7] Assumes a $0.30 *ad valorem* tax rate.

2038	87,199,746	$ 261,599
2039	97,762,729	$ 293,288
2040	103,388,393	$ 310,165

Source: D. R. Horton, Inc.

Utility Providers - Utility services for the Project are available as indicated below. The Applicant expects that all necessary utility services will be available to the Project.

Table 6
Cascada Community Facilities District
Utility Service Providers

Utility Description	Provider
Water Services	Town of Marana
Sewer Services	Pima County
Electric Services	Trico Electric
Telephone	CenturyLink
Cable TV	Comcast
Gas	Southwest Gas
Police	Town
Fire	Northwest Fire District
Trash Services	(Multiple Options are available)

Source: Applicant

The Project's estimated absorption schedule is approximately ten (10) years; however, the actual build out of the Project will be dependent upon the national and Arizona real estate markets in general and the Tucson metropolitan statistical area (MSA) real estate market specifically. Accordingly, it is difficult to estimate with any degree of certainty the timing of sales to homebuilders and the homebuilder's subsequent sale of homes to home buyers. The current estimated absorption schedule related to the sale of homes to third-party home buyers is as follows.

Table 7
Cascada Community Facilities District
Estimated Absorption Schedule

Fiscal Year	Home Sales	Cumulative
2028	144	144
2029	216	360
2030	280	640
2031	275	915
2032	252	1167
2033	250	1417
2034	257	1674
2035	260	1934
2036	260	2194
2037	260	2454
2038	269	2723
2039	282	3005
2040	95	3100

Source: D. R. Horton, Inc.

Financing Plan (Sections 2.7 of the policy)

The financing plan for eligible Public Infrastructure of the District is described below:

General

i) The Town Council, in response to the Petition from Applicant, will consider adopting a resolution declaring its intention to form the District.

ii) Upon formation of the CFD, the District will be governed by a Board of Directors ("District Board") comprised of the members of the Town Council ex officio. The day-to-day responsibilities of the CFD will be performed pursuant to a contract by a third-party firm or by the Town staff as determined by the District Board.

iii) The Applicant will request that the District issue GO Bonds and SA Bonds to finance eligible Public Infrastructure, and other eligible related expenditures pursuant to the Act.

iv) The Landowners will vote to authorize the District to levy a $0.30 O&M Tax over all property contained within the boundaries of the District, to pay administrative and operational expenses of the District.

v) Before issuing any Bonds to finance the acquisition of eligible Public Infrastructure, the Applicant will provide the District staff with all the information needed to prepare a study of the feasibility and benefits of the project as required by the Act. The feasibility study ("Feasibility Report") will be presented to the District Board at a public hearing as required by the Act. If the District Board approves the Feasibility Report, the Applicant and the District staff will proceed with the issuance of Bonds.

GO Bonds

i) The landowners will vote to authorize the District to finance and/or acquire Public Infrastructure in the amount of $300M pursuant to the terms of the CFD Development Agreement.

ii) The GO Bond authorization is anticipated to have the maximum term allowed by the Act.

iii) It is anticipated that the District will issue GO Bonds to finance and acquire eligible Public Infrastructure and costs.

iv) The Applicant requests that the District levy a $2.80 ($2.50 debt service + $0.30 O&M Tax) *ad valorem* tax on the then-current Assessed Value of the property in the District.

v) The estimated GO Bonding capacity, assuming an *ad valorem* tax rate of $2.50 per $100 of Assessed Value for debt service, is provided in the table below. The District's first issuance and sale of GO Bonds is anticipated to occur in fiscal year 2028-2029.

Table 8
Cascada Community Facilities District
Estimated Assessed Value and Potential GO Bonding Capacity[8]

Fiscal Year[9]	Estimated Net Assessed Value[10]	Estimated Cumulative GO Bond Capacity[11]
2028	$ 3,820,803.00	$ 1,315,000
2029	$ 9,666,630.00	$ 3,350,000
2030	$ 17,431,165.00	$ 6,085,000
2031	$ 25,498,046.00	$ 8,980,000
2032	$ 33,370,294.00	$ 11,870,000
2033	$ 41,460,952.00	$ 14,890,000
2034	$ 49,988,034.00	$ 18,120,000
2035	$ 58,859,912.00	$ 21,530,000
2036	$ 67,960,718.00	$ 25,080,000
2037	$ 77,317,901.00	$ 28,785,000
2038	$ 87,199,746.00	$ 32,735,000
2039	$ 97,762,729.00	$ 36,990,000
2040	$ 103,388,393.00	$ 39,625,000

Source: D. R. Horton, Inc.

[8] Assumes the Net Limited Assessed Values of existing residential properties to increase 3.0% per year.
[9] Fiscal years and their respective Net Limited Assessed Values are reflective of the typical 12-18 month delay between a home closing and when the new Net Limited Assessed Value is added to the tax rolls.
[10] Assessed values have not been adjusted for inflation. Net Limited Assessed values are based 60% of unadjusted sale price.
[11] Assumes a $2.50 ad valorem bond tax rate, 5.0% interest rate, amortized over 25 years on a generally straight level debt service basis, and a 97.5% collection rate.

vi) At the tax rate (i.e., $2.50 debt service + $0.30 O&M Tax per $100 of Assessed Value), assuming an average home price of $435,000 (and a net limited assessed value of 80% of the average home sale price), the District portion of the real property tax bill for a homeowner in the District will be approximately $81.20 monthly and $974.40 annually.

SPECIAL ASSESSMENT BONDS

i) Applicant anticipates that SA Bonds will be issued over time to finance, construct and/or acquire public infrastructure required for the CFD that benefits the applicable special assessment area, including, without limitation, local streets and municipal utilities.

ii) The SA Bonds are anticipated to have a maturity of twenty-five (25) years. Publicly offered SA Bonds must be rated in one of the four highest investment grade ratings from Standard & Poor's Corporation, Moody's Investors Service, Inc., or another nationally recognized bond rating service. Alternatively, in an unrated public offering, the Applicant will provide an appraisal prepared by an MAI appraiser showing that the improved land value of each assessed parcel securing the SA Bonds will be no less than the value-to-lien ratio described in subparagraph 4.6(g) of the CFD Policy Guidelines (including the value of constructed or expected to be constructed public improvements if adequate security (performance bond or similar) is in place to ensure that the assets are constructed).

iii) Applicant and/or landowners will cause SA Bond liens to be levied upon the property and such SA Bond liens will be passed on to subsequent property owners. The SA Bond liens may be prepaid in whole or in part at any time by any property owner in accordance with the Town's policies. The District Board will agree to allow SA Bonds in $1,000 denominations in excess of the minimum authorized denominations established by the District Board and/or equivalent mechanism to facilitate the potential prepayment of assessments (if any).

iv) SA Bond assessments are in addition to the maximum $2.50 GO Bond debt service *ad valorem* tax.

Financial Feasibility Report (Sections 2.8 of the policy)

Applicant anticipates that the landowners will vote to authorize GO Bonds in the amount of $300M pursuant to the terms of the Act. In addition to the anticipated special assessments, operational, and other costs of the District, the District will levy an *ad valorem* tax of $2.80 per $100 of Net Assessed Value on the property located within the District ($2.50 for debt service + $0.30 O&M Tax).

A summary of the overlapping property tax rates of the property within the boundaries of the proposed District including the proposed District levy is shown in the table below.

Table 9
Cascada Community Facilities District
Combined Tax Rate of Overlapping Jurisdictions 2025-2026

Overlapping Tax District	2025-2026 Primary Tax Rate	2025-2026 Secondary Tax Rate	2025-2026 Combined Tax Rate
County	4.1943	-	4.1943
Marana District #6	3.2742	2.2026	5.4768
Pima College	1.2176	-	1.2176
County Bonds	-	0.125	0.125
Joint Technical Education	-	0.0500	0.0500
Northwest Fire District	-	3.2042	3.2042
Central Arizona Water Conservation District		0.1400	0.1400
Pima Flood Control	-	0.3289	0.3289
Library	-	0.5579	0.5579
Fire District Assist	-	0.0350	0.0350
Cascada CFD (proposed)	-	2.8000	2.8000
TOTAL	8.6861	9.4436	18.1297

Source: Pima County Assessor's Office

The table below shows the combined tax rates for other competitive master-planned communities for fiscal year 2025-2026.

Table 10
Cascada Community Facilities District
Combined Tax Rate of Competitive Planned Communities 2025-2026

Competitive Planned Communities	2025-2026 Total Tax Rates[12]/[13]
Gladden Farms (Phase I) (Marana, AZ)	$17.88
Gladden Farms (Phase II (Marana, AZ)	$18.13
Saguaro Springs (Marana, AZ)	$18.13
Mandarina (Marana, AZ)	$18.13
Rancho Sahuarita (Pima County, AZ)	$20.24
Rocking K. South (Pima County, AZ)	$20.79

Based on the estimated average home price of $435,000 (and a net limited assessed value of 80% of the average home sale price), the estimated total annual District property tax billing will be $974.40 per residential lot depending on location within the Project, as shown in the table below.

[12] Does not include any estimated special assessment lien equivalent *ad valorem* tax.
[13] Per $100 of net limited assessed property value.

Table 11
Cascada Community Facilities District
Estimated Home Buyer Annual CFD Payment [14]

Home Price	Est. Annual GO Bond Payment[15]	Est. Annual O&M Payment[16]	Est. Total District Payment	Est. per Month District Payment
$415,000	$830.00	$99.60	$929.60	$77.47
$425,000	$850.00	$102.00	$952.00	$79.33
$435,000	$870.00	$104.40	$974.40	$81.20
$445,000	$890.00	$106.80	$996.80	$83.07
$455,000	$910.00	$109.20	$1,019.20	$84.93

Financing Plan for the Private Development in the CFD - The financing of the private development will flow from four sources as circumstances dictate. These sources include sales to third party homebuilders, third party loans, equity capital provided as needed by the principals of the Applicant, and District Bond financing.

Public Infrastructure is expected to be financed by a combination of GO Bonds and SA Bonds with Public Infrastructure that is more local in nature, e.g., local street and public utility lines, financed with SA Bonds (if permitted by the District board), while Public Infrastructure that benefits the Project more generally financed by GO Bonds. If the District board will not permit issuance of SA Bonds, then all Public Infrastructure will be financed by GO Bonds.

A Sources and Uses of Funds necessary for the construction of the public and private infrastructure has been included in **Exhibit L** to this Application.

Market Absorption Study – A market absorption study has been prepared by Zonda, LLC. A copy of the Market Absorption Study is included in **Exhibit M** to this Application.

Equity Contribution - As of February 1, 2026, the Applicant has contributed approximately $14.1 million to cover the costs of land acquisition, due diligence, planning, engineering, financing costs, entitlement and drainage costs. For further additional information related to the timing of additional equity, internal funding and/or third-party borrowing, see the Sources and Uses of Funds attached hereto as **Exhibit L**.

Insurance (Sections 2.9 of the policy)

Insurance coverage will be provided through the Town's Risk Pool. No additional insurance coverage is anticipated to be needed at this time as no external members will be part of the District Board.

[14] Assumes a net limited assessed value of 80% of the average assumed home sale price.
[15] Assumes repayment of CFD general obligation bond indebtedness based upon a $2.50 ad valorem tax rate for debt service.
[16] Assumes a $0.30 ad valorem tax rate for operation and maintenance.

Indemnification (Sections 2.10 of the policy)

The CFD Development Agreement requires that the Applicant, with certain exceptions, indemnify the Town and the District, and their agents, officers, and employees for, from, and against any and all liabilities, claims, costs, and expenses, including attorneys' fees, incurred in any challenge or proceeding to the formation, operation, and administration of the District, the offer and sale of Bonds pursuant to a Feasibility Report submitted by Applicant, and the levying by the District of any tax, assessment, or charge pursuant to a Feasibility Report submitted by Applicant. The Applicant agrees to the indemnification obligation. The Applicant further agrees to work with the Town in relation to requests for financial information that may be required. Upon the assignment of the Applicant's rights and obligations under the CFD Development Agreement to Horton (or its land banker) and the assumption of such rights and obligations by Horton (or its land banker), Applicant will be released from all of its duties, obligations, and liabilities under the CFD Development Agreement.

Other Information (Sections 2.11 of the policy)

Proposed Marketing Plan - The Applicant has entered into an option contract with Horton to acquire the Project in phases. Applicant anticipates that Horton (or other homebuilders) will develop the necessary Public Infrastructure and private infrastructure. The marketing plan of the homes will be at the discretion of Horton or the eventual homebuilders.

Disclosure to Prospective Property Owners - A.R.S. Section 32-2181, *et seq*. requires the disclosure of all property taxes to be paid by a homeowner in the Subdivision Public Report. Prior to the home sale/lot sale, each homebuyer/lot buyer must be supplied a Subdivision Public Report, and the homebuyer/lot buyer must acknowledge by signature that he/she has read and accepted the Subdivision Public Report. In addition to this minimum requirement, the Applicant proposes a more comprehensive program of homebuyer/lot buyer disclosure.

First, all sales contracts with homebuilders after the date of this Application will include a provision that states that the homebuilder agrees to comply with the disclosure requirements of State law referenced above as well as any other requirements that may be imposed by the District Board.

Second, each homebuyer/lot buyer will receive a form detailing the existence of the District, the tax rate, and its financial impact.

Third, receipt of this form will be acknowledged in writing by the homebuyer/lot buyer.

An example of the form of Disclosure Statement for the GO Bonds is attached hereto as **Exhibit N**.

Operating Plan for the District - The District will be established initially for the financing and/or acquisition of designated eligible Public Infrastructure and will have no continuing obligation with respect to the operation and/or maintenance of Public Infrastructure financed and acquired,

once completed, and dedicated to the Town or other public agency. Accordingly, the District is not anticipated to have any costs and expenses related to the operation or maintenance of eligible Public Infrastructure except as expressly provided below. If proceeds of the $0.30 O&M Tax exceed the amount required to pay the District's administrative costs, after maintaining appropriate reserves, such excess tax proceeds may be applied to pay the cost of the maintenance of the Public Infrastructure described in the CFD Development Agreement.

Upon the start of development activities, the on-going administration and operation of the District is anticipated to result in costs of approximately $30,000 per year, which includes trustee fees, professional fees, and administrative charges. These costs will be paid with the proceeds of the $0.30 O&M Tax levied on the property contained within the boundaries of the District.

When the District's administrative costs are fully paid with proceeds of the $0.30 O&M Tax, after maintaining appropriate reserves, the excess tax proceeds may be applied to pay the cost of the maintenance of the Public Infrastructure described in the CFD Development Agreement.

The estimated revenues from the $0.30 O&M Tax rate applied to all the property within the District is set forth in the table on the following page. The proceeds of the O&M Tax will be utilized by the District for administrative and operational expenses of the District, including appropriate reserves, and, to the extent there are excess proceeds, to the maintenance expenses related to the Public Infrastructure described in the CFD Development Agreement.

Table 12
Cascada Community Facilities District
Estimated Operation and Maintenance Revenues

Fiscal Year[17]	Estimated Net Assessed Value[18]	Estimated O&M Funds[19]
2028	$ 3,820,803	$ 11,462
2029	$ 9,666,630	$ 29,000
2030	$ 17,431,165	$ 52,293
2031	$ 25,498,046	$ 76,494
2032	$ 33,370,294	$ 100,111
2033	$ 41,460,952	$ 124,383
2034	$ 49,988,034	$ 149,964
2035	$ 58,859,912	$ 176,580
2036	$ 67,960,718	$ 203,882
2037	$ 77,317,901	$ 231,954
2038	$ 87,199,746	$ 261,599
2039	$ 97,762,729	$ 293,288
2040	$ 103,388,393	$ 310,165

Source: D. R. Horton, Inc.

[17] Fiscal years and their respective Net Limited Assessed Values are reflective of the typical 12-18 month delay between a home closing and when the new Net Limited Assessed Value is added to the tax rolls.
[18] Assessed values have not been adjusted for inflation. Net limited assessed values are based on 60% of unadjusted sale price.
[19] Assumes a $0.30 *ad valorem* tax rate.

District Development and Financing Participation Agreement - The Applicant will continue to work with Town staff and their consultants to finalize the CFD Development Agreement in a manner mutually agreeable to all parties. Applicant anticipates assigning its rights and obligations as Applicant and as "Owner/Developer" under the CFD Development Agreement to Horton (or its land banker) when Horton (or its land banker) acquires the first phase of the Project.

Respectfully submitted this 20th day of February, 2026.

Pacific International Properties, L.L.P., an Arizona limited liability partnership

By: Alexander S. Law

By:_____
Daniel K. Leung, Authorized Agent

By: Dennis S. Law

By:_____
Daniel K. Leung, Authorized Agent

By: Francis S. Law

By:_____
Daniel K. Leung, Authorized Agent

State of Arizona)
)
County of ~~Pima~~ Maricopa)

The foregoing instrument was acknowledged before me on this 20 day of February 2026, by Daniel K. Leung, the Authorized Agent for Alexander S. Law, Dennis S. Law, and Francis S. Law, the partners of Pacific International Properties, L.L.P., an Arizona limited liability partnership, on behalf thereof.

_____
Notary Public

JAKE LEIDY
Notary Public, Arizona
Maricopa County
My Commission Expires
May 7, 2029
Commission # 683537

EXHIBIT A

Cascada Community Facilities District
Conceptual Land Use Plan

Cascada Community Facilities District

CFD
Pima County Property
Pima County Property
10
9
8
7
T.O.M. Property
LAMBERT LANE ALIGNMENT
6
5
CASCADA BLVD.
4
3
ALMA GITANA
CORONA REAL
2
1
11
TWIN PEAKS RD.
OASIS RD.
CAMINO D.
TWIN PEAKS RD.
AVRA VALLEY RD.
INTERSTATE 10 HIGHWAY
INTERSTATE 10
State Trust Land (ASLD)
SANTA CRUZ RIVER
Town of Marana Property
Pascua Yaqui Tribal Property
COACHLINE BLVD.
THE LOOP
TWIN PEAKS RD.
LINDA VISTA BLVD.
Linda Vista Pointe Homes
UNINCORPORATED PIMA COUNTY
TOWN OF MARANA
Bill Luke Marana
Marana Center
MARANA CENTER BLVD.
American Furniture Warehouse
Encantada Twin Peaks Apartments
Tucson Premium Outlets

LEGEND

- EXISTING CASCADA SP BOUNDARIES
- CASCADA II SP AREA
- RESIDENTIAL
- VILLAGE CENTER
- OPEN SPACE / DRAINAGE (OSD)
- FUTURE DISTRICT PARK (T.O.M.)
- UNINCORPORATED PIMA COUNTY JURISDICTIONAL BOUNDARY
- PROPOSED CFD BOUNDARIES

Exhibit A: Conceptual Land Use Plan

NORTH

DO NOT SCALE MAP - FOR REFERENCE ONLY

DATE: 2/3/2026

0 0.25 0.5 1 Mile

EXHIBIT B

Cascada Community Facilities District
Cascada II Specific Plan

20252970201
ORDIN
10/24/2025 09:25:21 AM Page: 1 of 11
Gabriella Cázares-Kelly Recorder
OFFICIAL RECORDS OF PIMA COUNTY, AZ

MARANA ORDINANCE NO. 2025.022

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 752.5 ACRES OF LAND TO ESTABLISH THE CASCADA II SPECIFIC PLAN GENERALLY LOCATED EAST OF INTERSTATE 10 AND NORTH OF TWIN PEAKS ROAD WITHIN A PORTION OF SECTIONS 9, 10, 15, AND 22, TOWNSHIP 12 SOUTH AND RANGE 12 EAST

WHEREAS Pacific International Properties, L.L.P. (the "Property Owners") owns approximately 752.5 acres of land entitled as the Cascada Specific Plan and the Cascada North Specific Plan pursuant to Marana Ordinance Nos. 2006.23 and 2011.31, respectively, located east of Interstate 10 and north of Twin Peaks Road within a portion of Sections 9, 10, 15, and 22, Township 12 South, and Range 12 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized Lazarus & Silvyn, PC to submit an application to rezone the Rezoning Area from SP (Specific Plan) Cascada Specific Plan and SP (Specific Plan) Cascada North Specific Plan to SP (Specific Plan) Cascada II Specific Plan, creating the Cascada II Specific Plan ("this Rezoning"). The Cascada II Specific Plan consolidates approximately 752.5 acres of undeveloped land within the areas regulated by the Cascada Specific Plan and the Cascada North Specific Plan and establishes appropriate land uses and zoning and development regulations; and

WHEREAS the Marana Planning Commission held a public hearing to consider this Rezoning on August 27, 2025, and voted unanimously 6-0 to recommend that the Town Council approve this Rezoning subject to the recommended conditions, except for a traffic-related condition (listed as condition #13 in the staff report for the Planning Commission item) which both Town staff and the Property Owners requested be deleted because the issues are anticipated to be resolved with the completion and approval of the Traffic Impact Analysis for the project; and

WHEREAS the Marana Mayor and Town Council held a public hearing to consider this Rezoning on October 21, 2025, and determined that this Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from SP (Specific Plan) Cascada Specific Plan and SP (Specific Plan) Cascada North Specific Plan to SP

(Specific Plan) Cascada II Specific Plan, creating the Cascada II Specific Plan. The Cascada II Specific Plan, one electronic and one printed copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and is attached as Exhibit A to Marana Resolution No. 2025-098, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Town Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owners and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area shall be in general conformance with the Land Use Concept Plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water (the "water utility") prior to approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) must be accepted by the Northwest Fire District prior to approval of a final plat for any portion of the Rezoning Area.
8. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
9. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
10. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
11. The Property Owners have submitted a detailed Traffic Impact Analysis (TIA) that must be accepted by staff prior to approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area. The property owners may be required to submit an updated TIA or updated traffic studies when warranted by changes to the Rezoning Area or in development surrounding the Rezoning Area. The submitted Traffic Impact Analysis addresses only the first two phases of development of the Rezoning Area. The Property Owners will be required to submit additional traffic analyses prior to development of subsequent phases of the Rezoning Area.
12. The Property Owners must dedicate right-of-way for an ultimate 150-foot right-of-way along the Lambert Lane alignment in accordance with the Town of Marana General Plan, to the extent that the Lambert Lane alignment is contained within the Cascada II Specific Plan area. The right-of-way shall be dedicated at the time of approval of a final plat within the phases of development containing or impacted by the Lambert Lane alignment or upon request by the Town.
13. Any improvements required by the TIA for Arizona Department of Transportation (ADOT) facilities must be accepted by ADOT.

14. Left turns from new driveway intersections at Twin Peaks Road (four in total) will not be permitted, consistent with the TIA. Modifications to median openings, if necessary to prohibit the left-turn movement, will be the responsibility of the Property Owners.

15. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Development Services Department, Planning Division with three bound copies and an electronic copy in PDF format of the Cascada II Specific Plan.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2025.

Jon Post

Mayor Jon Post

ATTEST:

Debbi Thompson-Cer

Jill McCleary, Town Clerk

APPROVED AS TO FORM:

for

Jane Fairall, Town Attorney

MARANA AZ
ESTABLISHED 1977

Exhibit A to Marana Ordinance No. 2025.022

ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705 | Office: 520.398-6651

PROJECT NO. 241744
DATE: October 15, 2025

LEGAL DESCRIPTION

PORTIONS OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, AND FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" AS RECORDED IN SEQUENCE NO. 20122330029 ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5" ALUMINUM CAP STAMPED "LS 1052", FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8" REBAR BEARS NORTH 00°05'01" EAST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°20'15" EAST, A DISTANCE OF 325.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD (180 FEET WIDE) AS DEDICATED PER DOCKET 1321, PAGE 3601 OF OFFICIAL RECORDS OF PIMA COUNTY RECORDERS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TWIN PEAKS ROAD, THE FOLLOWING NINE (9) COURSES:

1) SOUTH 48°23'34" WEST, A DISTANCE OF 140.55 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557", SAME BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,644.00 FEET;

2) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°07'38" AND AN ARC LENGTH OF 198.90 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557";

3) SOUTH 51°31'13" WEST, A DISTANCE OF 1,584.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

4) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

5) NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080";

6) SOUTH 51°41'13" WEST, A DISTANCE OF 150.00 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°41'13" EAST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°50'00" AND AN ARC LENGTH OF 62.72 FEET;

8) SOUTH 51°31'13" WEST, A DISTANCE OF 611.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 7,912.63 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°10'07" AND AN ARC LENGTH OF 437.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE TO SAD BEGINNING BEARS SOUTH 18°21'12" WEST, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORONA REAL STREET (WIDTH VARIES) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID CORONA REAL STREET, THE FOLLOWING FOUR (4) COURSES:

1) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°33'19" AND AN ARC LENGTH OF 12.38 FEET;

2) NORTH 42°05'29" WEST, A DISTANCE OF 127.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 234.50 FEET;

3) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°05'30" AND AN ARC LENGTH OF 315.52 FEET;

4) SOUTH 60°49'01" WEST, A DISTANCE OF 294.88 FEET TO THE WESTERLY LINE OF SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)";

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 3,802.27 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 309.41 FEET TO THE SOUTHWESTERLY LINE OF BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 42°14'05" WEST, A DISTANCE OF 880.21 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE NORTHERLY CORNER OF SAID BLOCK I MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE MOST WESTERLY CORNER OF BLOCK II OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK II, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

3) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 71°25'14" EAST, A DISTANCE OF 310.12 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK II COMMON TO THE NORTHWESTERLY CORNER OF BLOCK III OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK III, THE FOLLOWING SIX (6) COURSES:

1) NORTH 71°25'14" EAST, A DISTANCE OF 304.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY AND SOUTHEASTERLY LINES OF SAID BLOCK III;

THENCE ALONG SAID EASTERLY AND SOUTHEASTERLY LINES, THE FOLLOWING TWELVE (12) COURSES:

1) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

7) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

8) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

9) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

10) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

11) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

12) SOUTH 59°48'46" WEST, A DISTANCE OF 45.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK III, COMMON TO THE SOUTHEASTERLY CORNER OF SAID BLOCK II, MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK II, SOUTH 59°48'46" WEST, A DISTANCE OF 160.15 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK II MARKED BY A TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET TO THE WESTERLY AND NORTHERLY LINES OF BLOCK IV OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID WESTERLY AND NORTHERLY LINES THE FOLLOWING FIFTEEN (15) COURSES:

1) NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

7) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

8) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

9) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

10) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

11) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

12) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
13) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

14) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

15) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

16) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY LINE OF SAID BLOCK IV;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE MOST NORTHERLY CORNER OF C.A. "A-3" OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B";

THENCE ALONG THE EAST LINE OF SAID C.A. "A-3", CONTINUING SOUTH 00°53'11" EAST, A DISTANCE OF 428.59 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 78.48 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15 MARKED BY A 5/8" IRON REBAR TAGGED "PE 4785";

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2,702.31 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

EXCEPTING THEREFROM:

THAT PARCEL OF LAND CONVEYED TO THE PASCUA YAQUI TRIBE PER SPECIAL WARRANTY DEED, RECORDED IN SEQUENCE 20201410313, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, DESCRIBED AS PARCEL NO. 1 ON EXHIBIT "A" THEREOF.

CONTAINING 751.04 ACRES, MORE OR LESS.

PREPARED BY:
Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705 | Office: 520.398-6651

PROJECT NO. 241744
DATE: October 14, 2025

LEGAL DESCRIPTION

BLOCK XIII OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK XIII, SAID CORNER BEING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID BLOCK XIII COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD; NORTH 89°45'18" EAST, A DISTANCE OF 546.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK XIII COINCIDENT WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD, SOUTH 61°59'54" WEST, A DISTANCE OF 401.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7,449.44 FEET; A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 35°53'13" EAST;

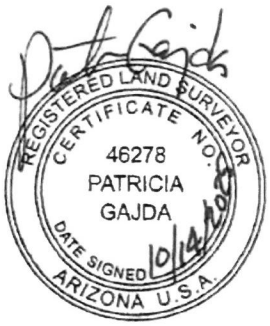
THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°23'43" AND AN ARC LENGTH OF 51.41 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 35°29'30" EAST, SAID POINT BEING AT THE WESTERLY LINE OF SAID BLOCK XIII;

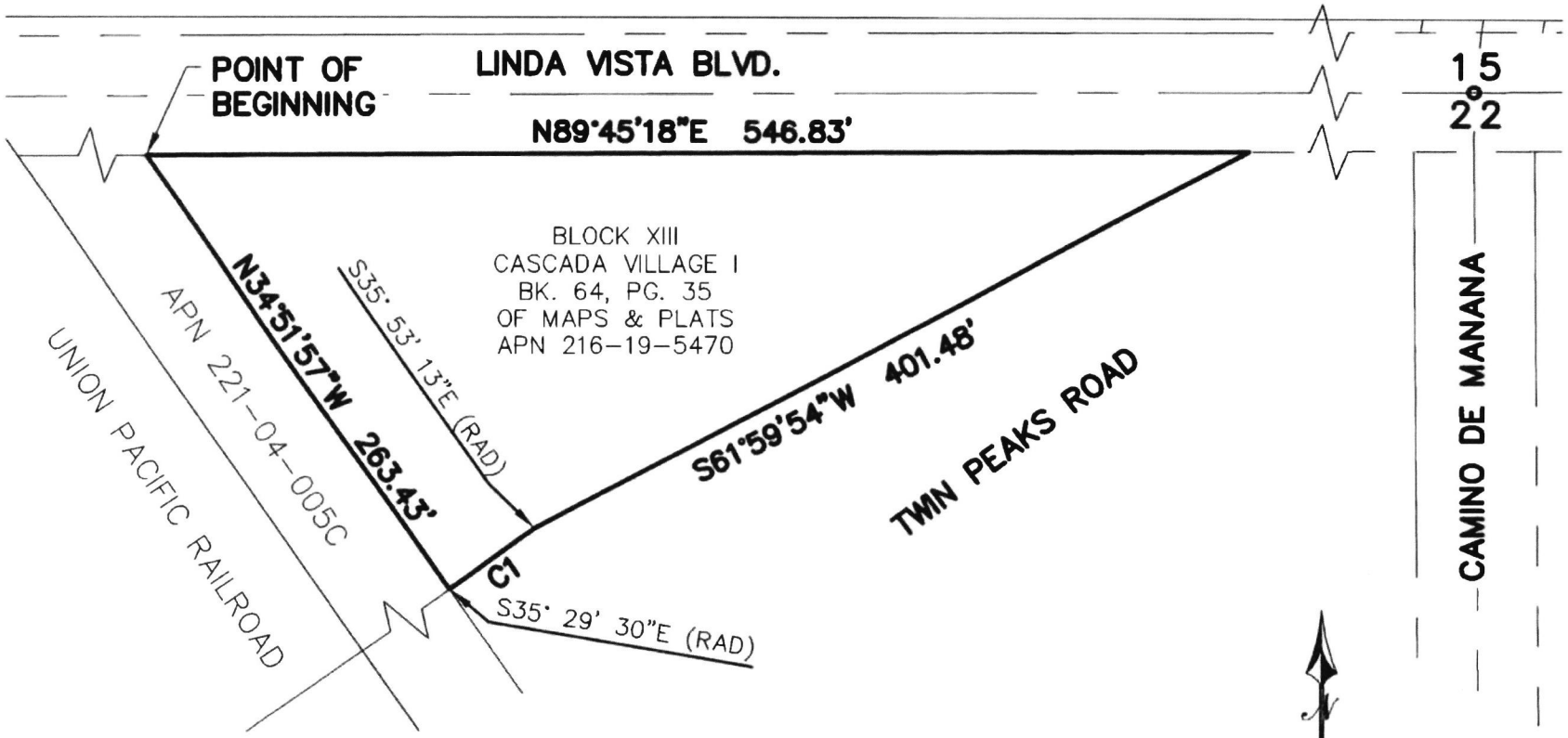
THENCE ALONG SAID WESTERLY LINE, NORTH 34°51'57" WEST, A DISTANCE OF 263.43 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 57,894 SQUARE FEET (1.33 ACRES), MORE OR LESS.

PREPARED BY:
Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS





CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.41'	7449.44'	0° 23' 43"

DEPICTION OF LEGAL DESCRIPTION

ALTA ENVIRONMENTAL & INFRASTRUCTURE

SURVEY – ENGINEERING – GEOTECH – ENVIRONMENTAL

2025 W. RUTHRAUFF ROAD, SUITE 125
TUCSON, ARIZONA 85705
(520) 398-6651

LYING WITHIN THE N.W. 1/4 OF SEC. 22, T.12S., R.12E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No.	Drawn By: MCS	Date: 10/14/25
241744	Checked By: PG	Sheet: 1 of 1

Cascada II Specific Plan

MARANA, ARIZONA 85742

TOWN OF MARANA PROJECT NO.: PCZ2404-001

RELATED CASE NUMBERS: PCZ0401-001 & PCZ1010-001 (PCZ-10035)



RED POINT DEVELOPMENT, INC

8710 North Thornydale Road, Suite 120

Tucson, Arizona 85742

JULY 2025

Law Offices of
Lazarus & Silvyn, P.C.

Project Team

BP CASCADA, LLC (BOURN COMPANIES)

20 East Congress Street, Suite 300

Tucson, Arizona 85701

LAZARUS & SILVYN, PC

5983 East Grant Road, Suite 290

Tucson, Arizona 85712

PRESIDIO ENGINEERING

190 South Stratford Drive, Suite 105

Tucson, Arizona 85716

PSOMAS TRAFFIC ENGINEERING

1745 East River Road, Suite 245

Tucson, Arizona 85719

CMG DRAINAGE

3555 North Mountain Avenue

Tucson, Arizona 85719

Table of Contents

I. INTRODUCTION & POLICY I-1
A. Background I-1
B. Project Overview I-2
C. General Plan Compliance I-3
II. DEVELOPMENT CAPABILITY REPORT II-1
A. Traffic & Circulation II-2
B. Utilities II-5
C. Hydrology II-8
III. LAND USE PROPOSAL III-1
A. Land Use III-2
B. Circulation III-4
C. Open Space III-7
D. Topography & Grading III-9
E. Conceptual Drainage Plan III-10
F. Public Services III-15
G. Cultural, Archaeology & Historic Resources III-17
IV. DEVELOPMENT & DESIGN REGULATIONS IV-1
A. Applicability IV-2
B. Definitions IV-2
C. Permitted Land Uses IV-4
D. Dimensional Standards IV-7
E. Design Standards IV-8
F. Vehicular & Bicycle Parking IV-11
G. Signage IV-12
H. Vegetation & Landscaping IV-12
I. Lighting IV-13
J. Street Cross-Sections IV-13
V. IMPLEMENTATION & ADMINISTRATION V-1
A. Administration & Interpretation V-2
B. Implementation Responsibilities V-2
C. Amendments V-2
D. Phasing V-3

List of Exhibits

EXHIBIT I.A.1: REGIONAL CONTEXT I-1
EXHIBIT I.A.2: EXISTING CASCADA SPECIFIC PLAN BOUNDARIES I-1
EXHIBIT I.B: SPECIFIC PLAN BOUNDARIES I-2
EXHIBIT II.A: TRAFFIC CIRCULATION SYSTEM II-4
EXHIBIT II.B.1: EXISTING SEWER II-5
EXHIBIT II.B.2: EXISTING WATEREXHIBIT II.B.3: EXISTING ELECTRIC POWER II-6
EXHIBIT II.B.4: EXISTING NATURAL GAS II-7
EXHIBIT II.C: EXISTING DRAINAGE CONDITIONS II-10
EXHIBIT III.A: LAND USE CONCEPT III-3
EXHIBIT III.C.1: DRAINAGEWAY TRAIL CROSS-SECTION III-7
EXHIBIT III.C.2: OPEN SPACE, RECREATION & TRAILS CONCEPT III-8
EXHIBIT III.E.1: POST-DEVELOPMENT HYDROLOGY III-11
EXHIBIT III.E.2: CHANNEL CROSS-SECTIONS III-12
EXHIBIT III.F.1: PUBLIC OUTFALL GRAVITY SEWER IMPROVEMENTS III-16
EXHIBIT III.F.2: PUBLIC WATER MASTER PLAN IMPROVEMENTS III-16
EXHIBIT IV.D.1: CONCEPTUAL APPLICATION OF MINIMUM RESIDENTIAL SIDE SETBACK STANDARDS IV-7
EXHIBIT IV.J: CASCADA II STREET CROSS-SECTIONS IV-14
EXHIBIT V: PHASING PLAN V-4

Appendices

APPENDIX A: WASTEWATER CAPACITY LETTERS

APPENDIX B: CULTURAL RESOURCES LETTER

APPENDIX C: SAMPLE ARCHITECTURE & BUILDING MATERIALS

I. INTRODUCTION & POLICY



A. Background

The Cascada and Cascada North Specific Plans ("Cascada Specific Plans" or "Cascada"), located east of Interstate 10 and north of the Twin Peaks Interchange within the Town of Marana (the "Town"), were adopted in 2006 and 2011, respectively. (See *Exhibit I.A.1: Regional Context* and *Exhibit I.A.2: Existing Cascada Specific Plan Boundaries*.)

Apart from Oasis Hills and a portion of Linda Vista Village at Cascada, there has been no development activity within Cascada, although significant portions of the Cascada Specific Plans have been dedicated to public entities for infrastructure, utilities and open space pursuant to the original vision via the Final Block Plats for Cascada and Cascada North ("Final Plats"). With the success of Marana Center, the Tucson Premium Outlets and the development of numerous residential projects along Twin Peaks Road between Linda Vista Boulevard and Tangerine Roads, Cascada is primed to become a regional hub as originally envisioned.

BP Cascada (the "Applicant") is interested in developing approximately 752.5 acres (the "Property") of the 1,562 acres currently subject to the Cascada Specific Plans, as described in the section below.



Exhibit I.A.1: Regional Context

EXHIBIT I.A.2: EXISTING CASCADA SPECIFIC PLAN BOUNDARIES

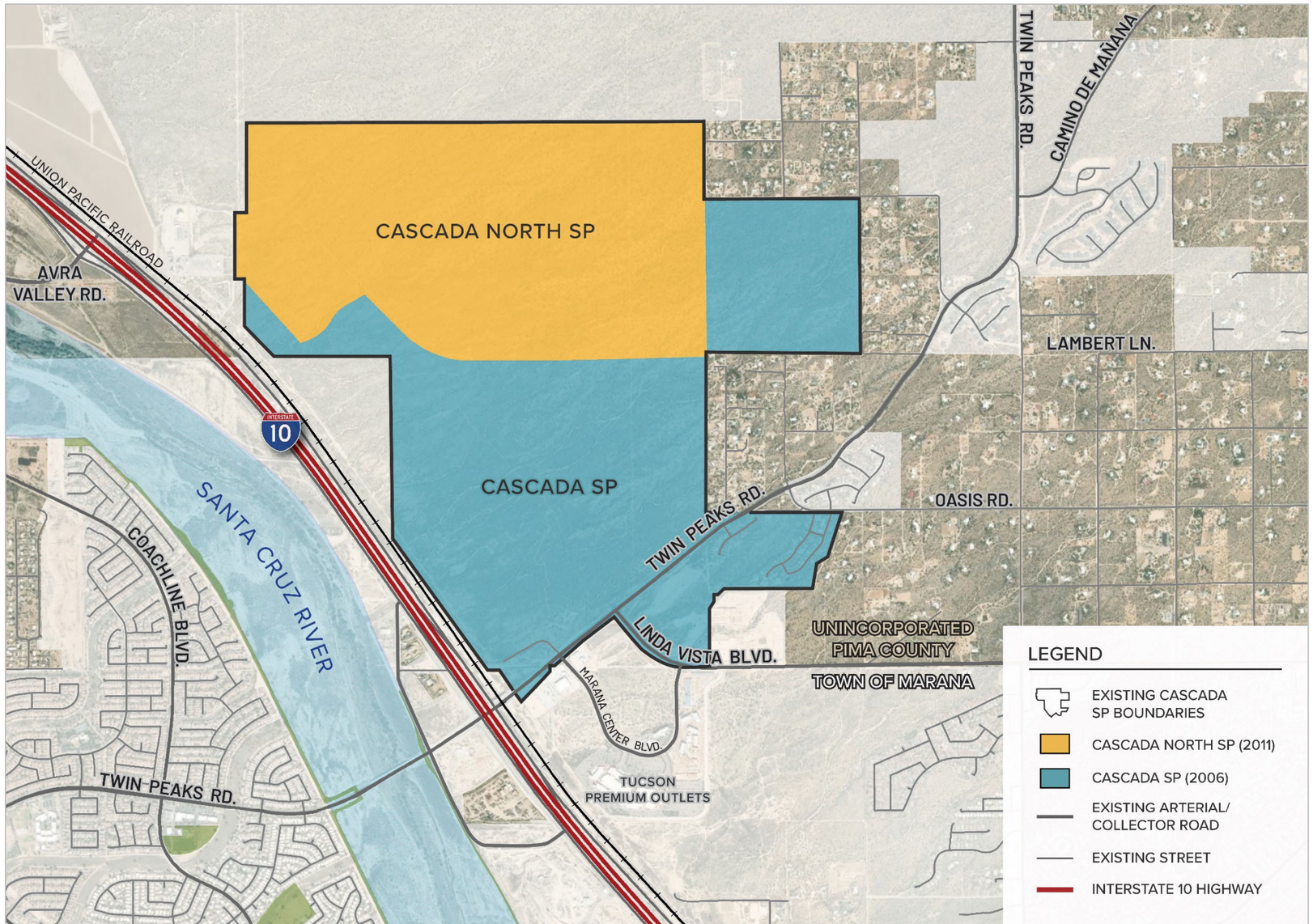


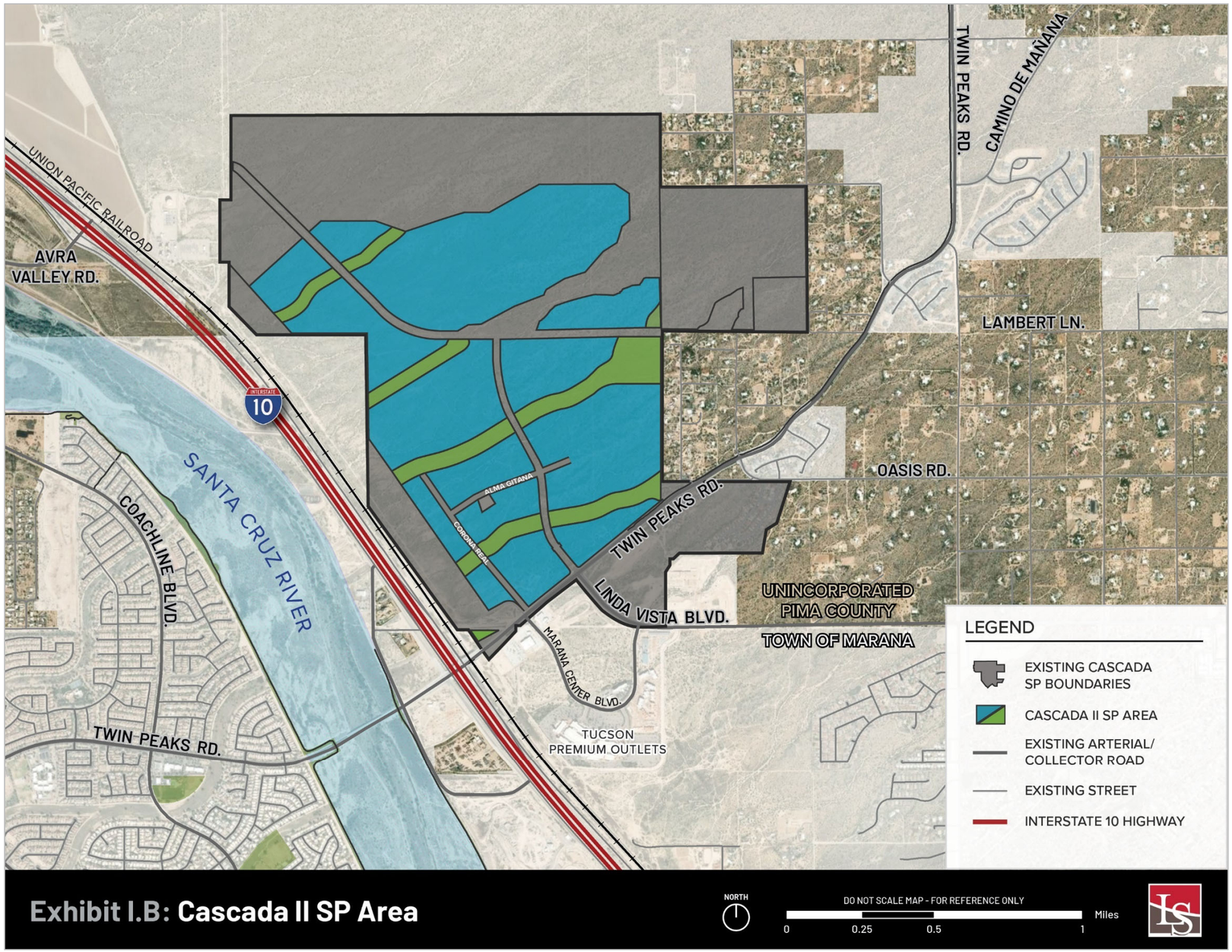
Exhibit I.A.2: Existing Cascada Specific Plan Boundaries

B. Project Overview

The Applicant would like to expand on Cascada's original vision of establishing a sustainable, mixed-use community that respects the Property's natural environment and responds to its physical constraints. Much of the groundwork has already been laid in the Cascada Specific Plans, particularly regarding environmental resources, recreation, drainage and open space. The Applicant intends to use this original framework to support a new and unique vision to develop the Property.

The Applicant proposes to consolidate the remaining developable area from the Cascada Specific Plans into a single plan ("Cascada II Specific Plan" or the "Specific Plan") to support an updated vision for Cascada as a regional master planned mixed-use project (the "Project"). The new Specific Plan creates more flexible land use guidelines that will permit the development of the Property in response to current market conditions. This Specific Plan applies only to the Cascada II Specific Plan area identified in *Exhibit I.B: Cascada II SP Area*. The remaining 810 acres, which have been dedicated to various public entities and/or set aside for specific uses, will continue to be governed by the Cascada Specific Plans, as applicable.

EXHIBIT I.B: SPECIFIC PLAN BOUNDARIES



C. General Plan Compliance

The Property is located within the Tortolita Foothills at the southern end of the General Plan's East Growth Area, which is *"envisioned to become a diverse community of corporate businesses, commercial destinations, and residential uses compatibly integrated with, and that embody the rich natural environment."* While the East Growth Area is largely undeveloped with little infrastructure in place, the extension of Twin Peaks Road has established this area as a regional corridor encouraging commercial, residential and employment uses between Interstate 10 and Tangerine Road.

The Property's current Specific Plan zoning is consistent with its General Plan land use designation, Master Plan Area ("MPA"). The MPA designation is intended for properties planned as a single community with any mix of land uses that are appropriately planned and designed within the context of its environment. This Specific Plan is consistent with the intent of the MPA designation and the vision for the Town's East Growth Area, as well as the goals and policies of *Make Marana 2040*. The following policies from *Make Marana 2040* are relevant and support this Specific Plan.

1. Built Environment

a. Land Use

Policy BE 1-2. Encourage commercial and employment uses in appropriate areas to support residents with local jobs and meet the Town's economic needs.

Policy BE 1-7. Encourage community and regional scale commercial development at appropriate traffic interchanges along Interstate 10 and the planned Interstate 11 freeway corridor.

Policy BE 7-1. Incorporate the full range of uses to support the ultimate build-out population in development proposals for large scale residential areas that support the neighborhood community.

Policy BE 7-3. Plan open space areas within residential areas to accommodate a greater variety of passive and active recreational uses.

Policy BE 8-1. Encourage mixed-use development proposals in appropriate locations, with the scale and intensity compatible with existing and planned uses in the area.

Policy BE 14-2. Promote public and private infrastructure expansion that is timely, financially sound, and coordinated with development activity.

Policy BE 15-2. Consider special taxing districts, such as community facilities districts and improvement districts, to provide necessary infrastructure funding where appropriate.

The Specific Plan embraces and expands upon the sustainable, mixed-use development approach described in the Cascada Specific Plans. Today's understanding of sustainable development balances protection and preservation of the natural environment with higher intensity land uses clustered together in complementary configurations in the most developable portions of a property. Gone are the days of strict separation of land uses where commercial and employment activity centers are located far away from traditional residential neighborhoods. This Specific Plan encourages residential development at higher densities alongside commercial nodes with subtle transitions between land uses. The site development standards included in Section IV of this Specific Plan will limit potentially negative impacts while promoting walkability and easy access to retail, restaurants, services and recreation for those who desire that lifestyle.

The Specific Plan's mixed-use concept provides for increased commercial development opportunities and encourages economic development within the Town. The Project will draw support locally from residents within the Specific Plan area, as well as from the greater northwest area and beyond by attracting travelers along

Interstate 10. In addition, the Project builds upon the activity node in place south of Twin Peaks Road at Marana Center.

In cooperation with the Town, the Applicant is exploring different funding mechanisms (e.g., community facilities district) to provide the necessary regional infrastructure that will support the Project and other future development activity in this area.

b. Transportation

Policy BE 17-3. Encourage mixed land uses that combine residential, commercial, and employment with access to transit, bicycle, and pedestrian improvements.

This Specific Plan promotes a complementary mix of land uses that takes advantage of the Property's location along Interstate 10 and proximity to the Marana Center outlet mall. The Specific Plan promotes the location of higher density residential uses near commercial and employment, with appropriate transitions to lower densities farther away from Twin Peaks Road and the I-10 interchange. All land uses will be linked via a network of vehicular, bicycle and pedestrian ways, all of which were thoughtfully planned in the Cascada Specific Plans.

c. Housing

Policy BE 27-2. Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.

Policy BE 27-4. Encourage the development of apartments, garden homes, court homes, townhomes, condominiums, and attached single-family dwellings in appropriate locations to increase available housing options for price-sensitive rentals.

Policy BE 30-5. Encourage new and innovative housing types that meet the evolving needs of Marana households, and expand housing choices in all neighborhoods.

In response to market demands, this Specific Plan supports an array of housing types, from traditional single-family homes on a variety of lot sizes to townhomes, apartments and other higher density unit types that are new to the local market. The Project also encourages a mixture of ownership and rental opportunities that will attract different lifestyles and life stages at various price points.

2. People & Community – Recreation

Policy PC 20-4. Provide urban spaces that include recreational opportunities, walkways, or trails to serve the community.

Policy PC 21-1. Identify potential locations for future district and community parks in the Parks, Recreation, Trails, and Open Space Master Plan, particularly in underserved areas, in anticipation of future development.

Policy PC 22-3. Ensure that parks and recreational facilities are linked to neighborhoods, schools, and the regional trail network.

Policy PC 22-4. Locate future community and regional parks near major arterials.

Recreation and open space were central features of Cascada, and this Specific Plan continues to afford high priority to community Green Spaces, which includes all open space and recreation areas identified within the Cascada Specific Plans. Significant land area within Cascada was dedicated for public benefit to the Town and the County for

recreation and natural undisturbed open space ("NUOS"), respectively. Nearly 80 acres along Interstate 10 was dedicated to the Town via Final Plat for dual-purpose park and drainage areas. These Green Spaces have been excluded from this Specific Plan's boundaries in acknowledgement of that dedication.

Neighborhood parks, trails and gathering places will be incorporated into the Specific Plan, as planned in Cascada. Nearly 100 acres of wash corridors were platted within Cascada, and although updated drainage analyses will result in modifications to these areas, these corridors will continue to convey stormwater, as well as feature nature trails providing connectivity to walkways and bikeways throughout the Project as part of the overall linear park system.

3. Resources & Sustainability

a. Conservation

Policy RS 11-6. Ensure that development has collective natural undisturbed open spaces and that they are maintained and managed properly by homeowners' associations or other entities.

Policy RS 13-2. Work with developers and regional agencies to incorporate designated natural washes and drainageways within development to accommodate wildlife movement.

The central premise of the Cascada Specific Plans was to create an environmentally sustainable community with meaningful open spaces that preserve important vegetation and accommodate wildlife movement. Approximately 329 acres at the north end of Cascada were dedicated to the County for preservation in perpetuity as NUOS, and this area will continue to be maintained as intended.

While the four east-west washes that were identified on the Final Plat as open space and drainage areas are included as part of this Specific Plan, they will be modified based on advanced drainage analyses. These washes will be maintained by a master association or other designated entity.

b. Energy

Policy RS 15-3. Encourage developers to use native vegetation or shade structures for buildings to increase cooling and reduce the amount of energy that is used for cooling.

Policy RS 15-4. Promote energy-efficient home design and materials in future residential construction.

The Project has been sensitively designed within its desert context and will feature a variety of energy-efficient building and site design elements, such as:

- *Context appropriate landscaping with an abundance of shade trees.*
- *Rainwater directed to landscape areas for plantings and recharge back into the ground.*
- *Various strategies for mitigating the urban heat island effect, including:*
  - *Honoring the Green Spaces identified in the Cascada Specific Plans and set aside by the Final Plats.*
  - *Incorporating shade trees into the landscaping and within parking areas.*
- *High-efficiency LED lighting throughout.*
- *High SEER air conditioning systems.*
- *Low-water-use plumbing fixtures.*
- *Infrastructure to support Electric vehicle ("EV") charging stations as demand grows.*

II. DEVELOPMENT CAPABILITY REPORT



The Development Capability Report ("DCR") sections of the Cascada Specific Plans include analyses of the Property's existing conditions. Since their adoption, very little has changed. There are no changes in the Property's physical characteristics, including its hydrological, geological and topographical features, vegetation and wildlife habitat, cultural resources and viewsheds. However, portions of the DCR, particularly those referring to infrastructure, may be obsolete. The Traffic & Circulation and Utilities sections have been updated in this Specific Plan to reflect current conditions.

A. Traffic & Circulation

1. Existing & Proposed Offsite Streets

- Twin Peaks Road is an existing four to six-lane major arterial that runs adjacent to the Property along the southeast. It continues south from the Property to and beyond Interstate 10. It continues north from the Property to its intersection with Tangerine Road where it becomes Dove Mountain Boulevard.
- Linda Vista Boulevard is an existing two- to four-lane arterial that runs east-west beginning at Twin Peaks Road and continues east into unincorporated Pima County. West of Twin Peaks Boulevard it will continue as Cascada Boulevard, the main spine road through Cascada.
- Marana Center Boulevard is an existing two-lane collector that runs east-west beginning at Twin Peaks Road and continues through the Marana Premium Outlet Center and loops north to its intersection with Linda Vista Boulevard. West of Twin Peaks Boulevard it will continue as Corona Real, an important internal road through Cascada.
- Lambert Lane will be a two-lane east-west road on the north side of the Property that will intersect with Twin Peaks Road on the east side of the Property and continue west to serve the Specific Plan's northwestern blocks.

2. Arterial/Significant Streets within One Mile

- Twin Peaks Road (Arterial, Marana General Plan; Minor Arterial, FHWA Functional Class Map)
- Interstate 10 (Principal Arterial, FHWA Functional Class Map)
- Linda Vista Boulevard (Arterial, Marana General Plan; Urban Major Collector, FHWA Functional Class Map)
- Marana Center Boulevard (Urban Minor Collector)
- Oasis Road (Urban Minor Collector)
- Tiffany Loop (Urban Minor Collector)

3. Existing Bicycle & Pedestrian Ways

- Twin Peaks Road, Linda Vista Boulevard and Marana Center Boulevard are bike routes.
- There are sidewalks and/or multi-use paths on each road.

TABLE II.A: ROADWAY INVENTORY

STREET NAME	FROM	TO	AVERAGE DAILY TRIP (ADT) VOLUME	DATA SOURCE	DATA YEAR	ROADWAY CLASSIFICATION*	R/W WIDTH (FT)	TRAVEL LANES	LOS D DAILY CAPACITY (VPD)**	SPEED LIMIT	BIKE FACILITIES***	PEDESTRIAN FACILITIES
TWIN PEAKS ROAD	TIFFANY LOOP	I-10	19,710	ADOT	2022	MINOR ARTERIAL	250	6	56,805	45	BRW/SS	SIDEWALKS
TWIN PEAKS ROAD	I-10	LINDA VISTA BOULEVARD	29,455	FDS	2025	MINOR ARTERIAL	150	6	56,805	45	BRW/SS	SIDEWALKS
TWIN PEAKS ROAD	LINDA VISTA BOULEVARD	LAMBERT LANE ALIGNMENT	17,423	FDS	2025	MINOR ARTERIAL	150	4	38,430	45	BRW/SS	SIDEWALK EAST SIDE; SIDEWALK, MULTI-USE PATH WEST SIDE
LINDA VISTA BOULEVARD	TWIN PEAKS ROAD	MARANA CENTER BOULEVARD	9,149	FDS	2025	MAJOR COLLECTOR	160	4	36,600	45	BRW/SS	NO
LINDA VISTA BOULEVARD	MARANA CENTER BOULEVARD	HARTMAN LANE	9,489	FDS	2025	MAJOR COLLECTOR	65-160	2-4	21,700 (2) 36,600 (4)	45	NO	NO
MARANA CENTER BOULEVARD	TWIN PEAKS ROAD	LINDA VIATA BOULEVARD	6,881	FDS	2025	MINOR COLLECTOR	110	2-4	21,700 (2) 36,600 (4)	25	BRW/SS	YES
OASIS ROAD	EAST OF TWIN PEAKS ROAD		1,519	PAG	2023	MINOR COLLECTOR	55-95	2	22,400	35	STRIPED SHOULDERS	NO
I-10	NORTH OF TWIN PEAKS ROAD		82,910	ADOT	2023	PRINCIPAL ARTERIAL	400-450	6	NA	75	NO	NO
I-10	SOUTH OF TWIN PEAKS ROAD		84,341	ADOT	2023	PRINCIPAL ARTERIAL	140	6	NA	75	NO	NO

**Roadway classifications from ADOT Functionally Classified Roads Map*
***LOS D Capacities from 2023 FDOT Motor Vehicle Arterial Generalized Service Volume Tables; capacities for Twin Peaks Road assume the provision of right-turn lanes*
****BRW/SS = Bike Route with Striped Shoulder*
FDS = Field Data Services of Arizona

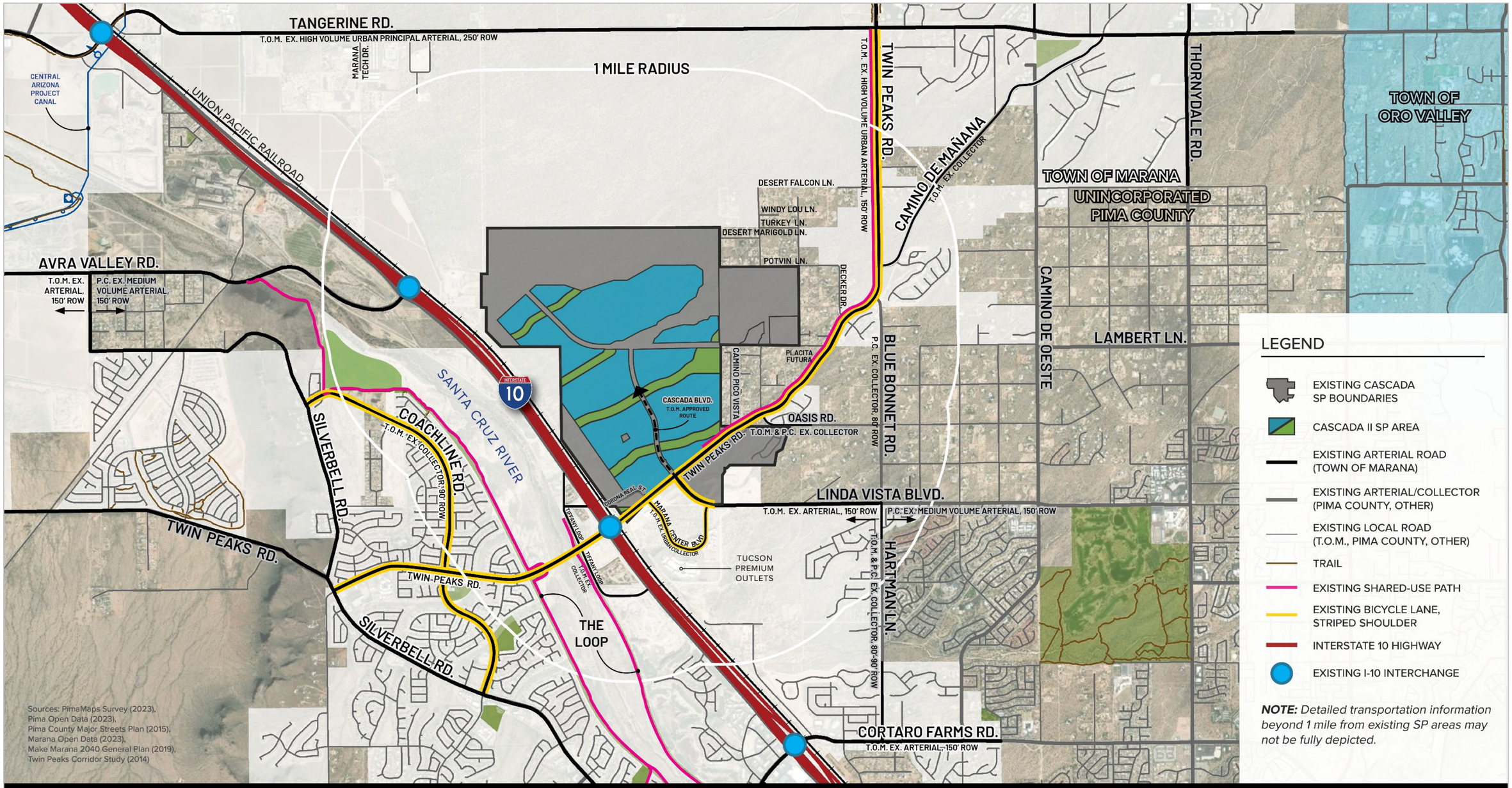


Exhibit II.A: Traffic Circulation System

B. Utilities

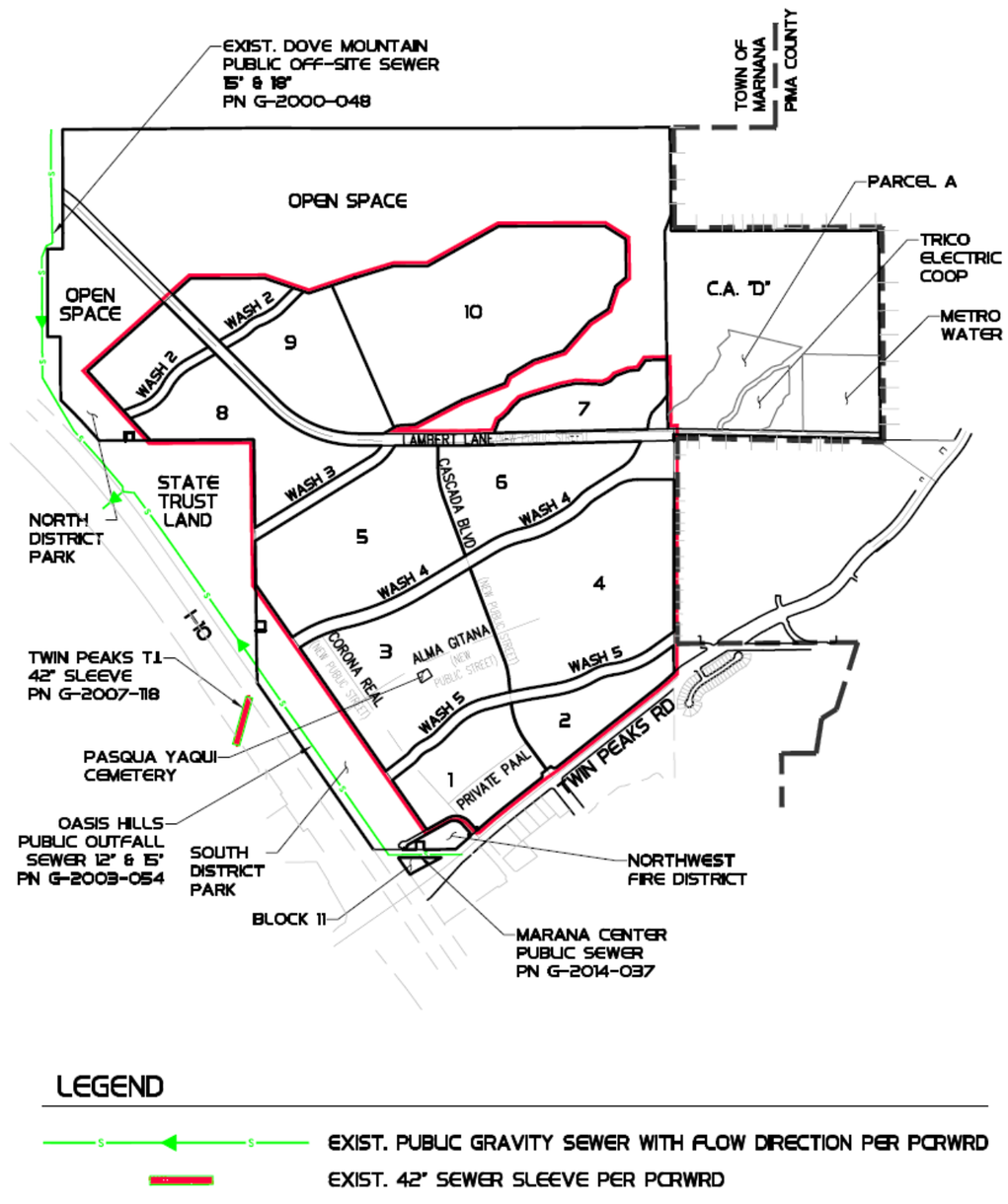
1. Sewer

The Dove Mountain ("DM") Off-Site Sewer Outfall sewer main (Plan No. G-2000-048) provides service to the Dove Mountain/Bajada developments north of the Property by gravity draining to and under I-10 then under the Santa Cruz River (Plan No. G-87-13) where it ties into the Continental Ranch ("CR") gravity sewer system. The CR system delivers sewage to the CR Wastewater Pump Station, which pumps sewer flows to the Ina Road Treatment Plant. The alignment of the DM Outfall Sewer runs adjacent to the west Property boundary to a point where the sewer turns at a southeasterly direction paralleling the Union Pacific Railroad ("UPRR") and extending into Arizona State Trust Land after which it proceeds in a southwesterly direction under the UPRR and I-10.

There is currently available capacity within the Oasis Hills Public Outfall Sewer (Plan No. G-2003-054), which runs parallel to I-10 and offers multiple points of connection to the Project. This main consists of 12-inch and 15-inch pipe and ultimately ties into existing Manhole No. 10 of the DM Outfall Sewer.

Approximate existing sewer alignments are depicted in *Exhibit II.B.1*, and Type 1 sewer capacity letters from Pima County Wastewater Reclamation Department are provided in *Appendix A.*

EXHIBIT II.B.1: EXISTING SEWER



2. Water

The existing Town water system (Z Zone) includes a 16-inch line on the north side of Twin Peaks Road adjacent to Property's southeast corner and a 24-inch line (Y Zone) at the southwest corner of Twin Peaks Road and Marana Center Drive. These two points, shown in *Exhibit II.B.2*, will serve as future connections for the Project.

3. Electric Power

The Property is located within the Trico Electric Cooperative, Inc. ("Trico") service area. Trico has a de-energized underground line running in a north-south direction through the eastern third of the Property along with an existing overhead line extending west into the Property from the projection of Potvin Lane. This overhead line terminates at the intersection with the de-energized underground line.

Additionally, TEP has three existing 138 kV transmission lines and one 138 kV transmission line along the western portion of the Property. One of the existing transmission lines is outside TEP fee-owned property and within an existing 200-foot +/- TEP Easement (Dkt. 6852, Pg. 901), which is located inside the western edge of the Property. One transmission main provides power to the well site located at the southwest corner of the site. See *Exhibit II.B.3: Existing Electric Power* for the locations of these lines.

4. Natural Gas

Southwest Gas Corporation ("SWG") has an existing 4-inch PE natural gas main located offsite and adjacent to the southern boundary of the Property within Twin Peaks Road. *Exhibit II.B.4: Existing Natural Gas* depicts the location of these lines.

EXHIBIT II.B.2: EXISTING WATER

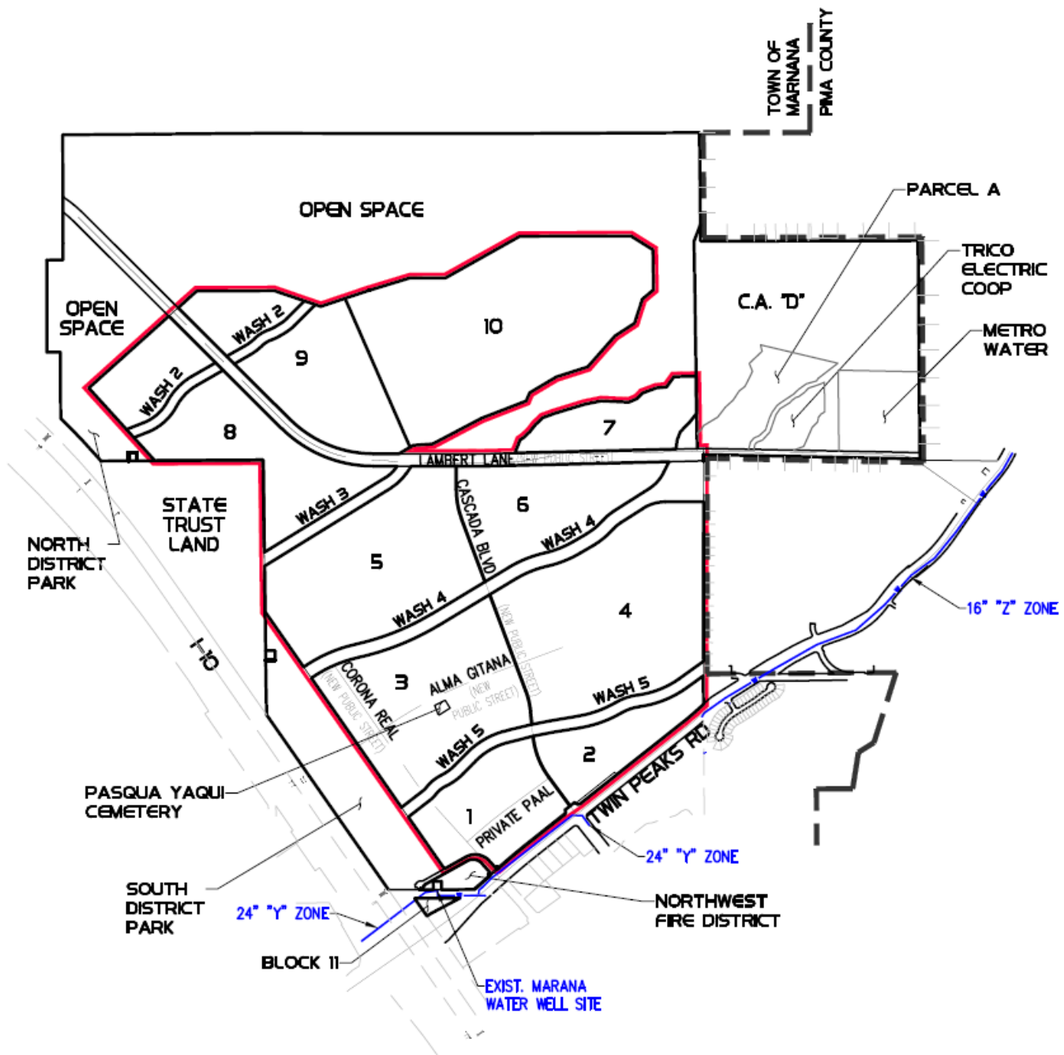
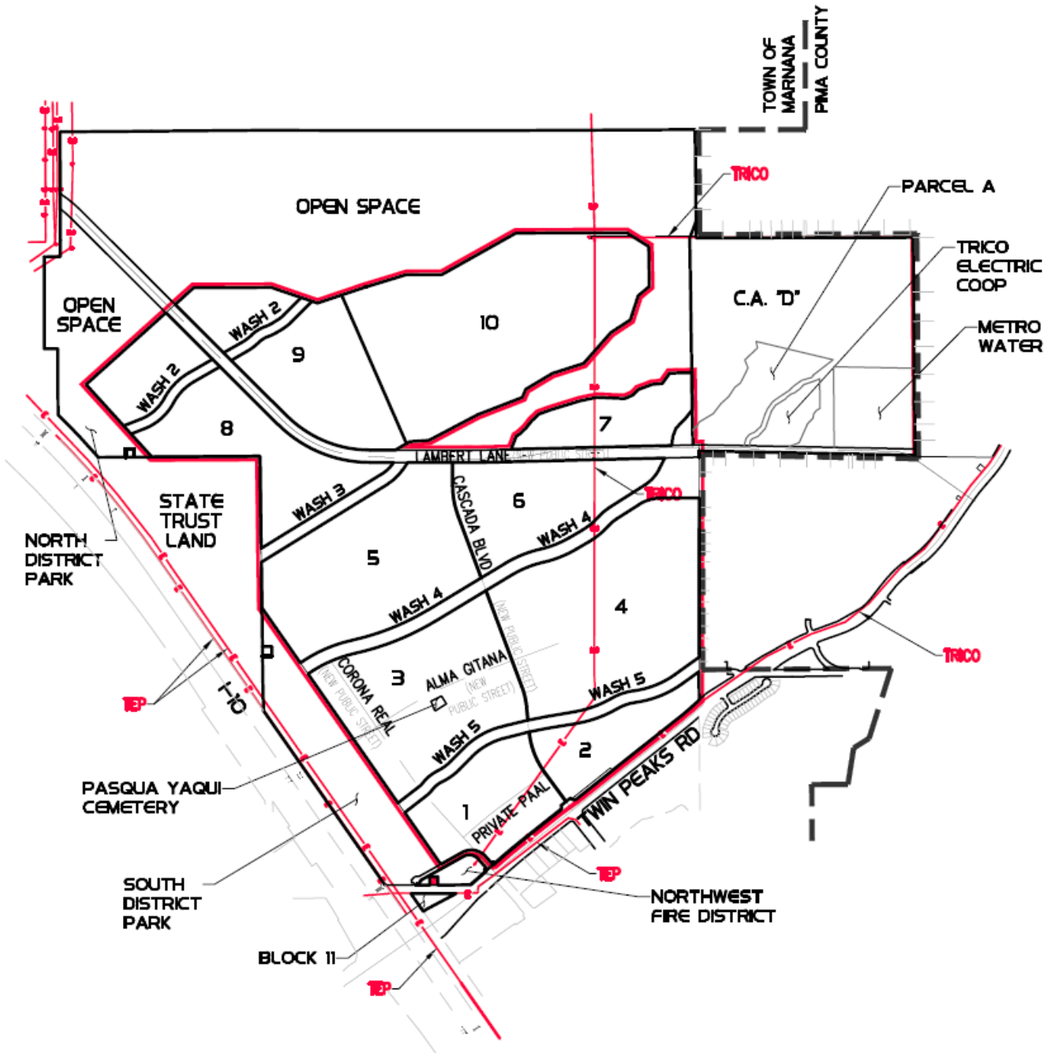


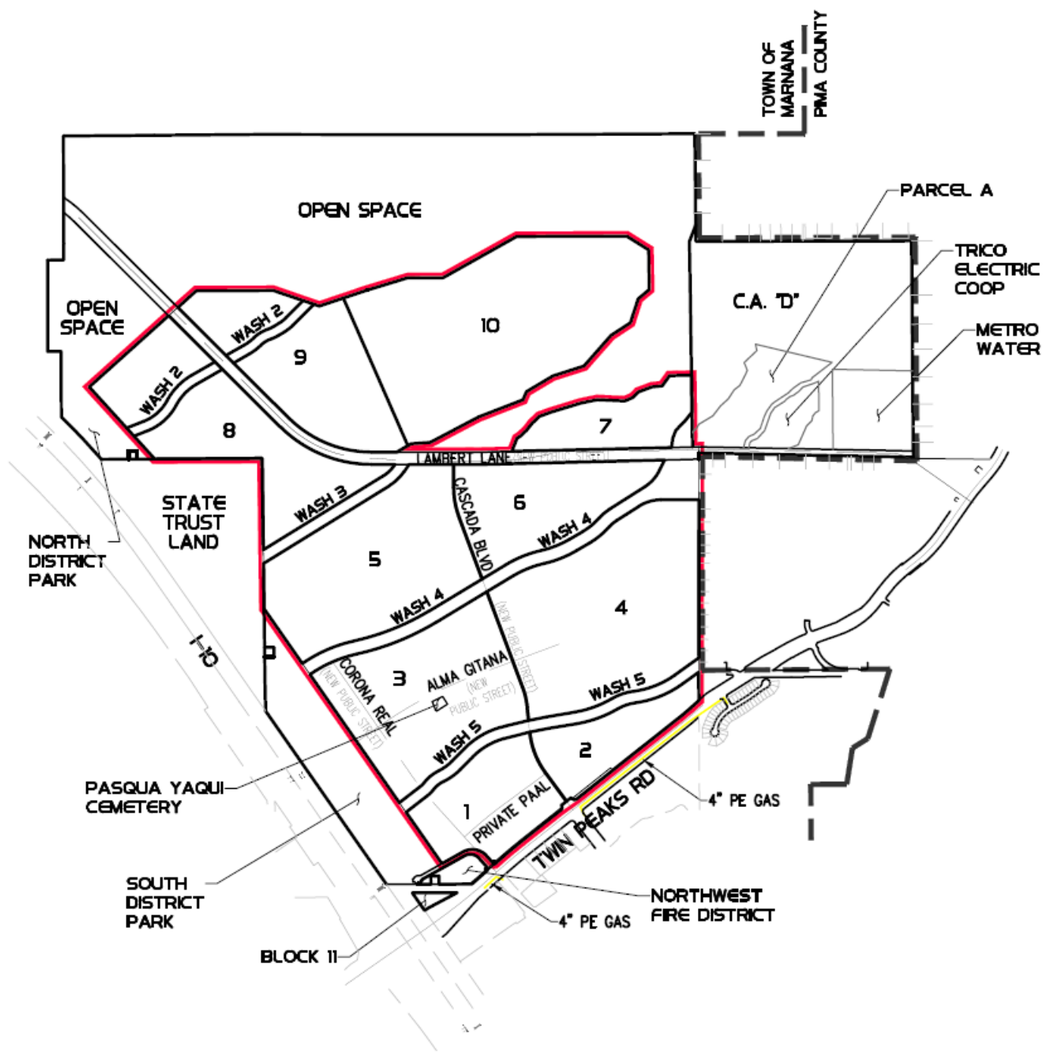
EXHIBIT II.B.3: EXISTING ELECTRIC POWER



LEGEND

EXIST. ELECTRIC (TRICO & TEP)

EXHIBIT II.B.4: EXISTING NATURAL GAS



LEGEND

EXIST. SOUTHWEST GAS

C. Hydrology

The Property is undergoing a Revised Master Drainage Study ("RMDS"), and the results are not yet available. The following description of the Property's hydrology is conservative and consistent with the RMDS, except that watershed boundaries may change, and discharges quantities may be less than in the original study.

1. Offsite Watersheds & Discharge Quantities

The Property is located at the downstream end of several watersheds emanating from the Tortolita Mountain foothills. The principal drainage system affecting the Property is Canada Agua West and Prospect Wash, within which there exists several sub-basin areas that drain toward the site. The drainage basin divides that delineate the boundaries of the major watershed systems have been mapped. *Exhibit II.C: Existing Drainage Conditions* shows the perimeter of all offsite watersheds that affect or are affected by the Property both upstream and downstream to their logical conclusion. These boundaries generally coincide with the boundaries delineated by CMG Drainage Engineering, Inc., as a part of the Tortolita Piedmont Study and Arroyo Engineering, Inc., as a part of the Town of Marana Stormwater Master Plan. Almost all the watershed areas within the Canada Agua West and Prospect Wash basins are undeveloped. At present, there are only isolated areas of low-density, rural housing within the upstream watershed. All the drainage channels emanating from these basins exist in a natural state. They are characteristically defined as having a system of braided low-flow channels that bifurcate and coalesce at numerous points, sometimes making it difficult to define watershed boundaries. Runoff is contained within these low-flow channel systems during the more periodic low-intensity rainfall events. Large flood flows overtop the bank and spread across broad areas as sheet flow. The Property is located within a critical basin.

2. Offsite Features

The most significant man-made features within the Project environment are the Union Pacific Railroad ("UPRR") and Interstate 10, which exist along the southwest border of the Property. The drainage culverts beneath both transportation facilities are inadequate to convey the 100-year peak flow rate. They usually cause backwater ponding behind elevated embankments, but the actual extent of ponding onto the Property is minimal. Flow that cannot be conveyed through the culverts either overtops the UPRR or drains northwesterly along the east side of the UPRR embankment.

3. Onsite Hydrology

The area of the upstream offsite watersheds with a 100-year peak discharge rate of 50 cfs or more and the location of the concentration points for these watersheds are provided on *Exhibit II.C*.

a. Onsite Drainage Flow Conditions

Approximately 90% of the Property is floodplain area due to the low-capacity alluvial channels that characterize the entire drainage system emanating from the Tortolita Mountain Foothills.

b. Areas of Sheet Flooding with Average Depth

Most of the Property is subject to sheet flooding. The depths of flooding in the sheet flow areas range from 0.5 to 1.0 feet.

c. Federally Mapped Floodways and Floodplains

The floodplain areas are shown on *Exhibit II.C*. Areas within the delineated 100-year floodplain limits can be characterized as sheet flooding zones. The depths of flooding in the federally mapped areas range from 0.5 to 1.0 feet. *Exhibit II.C* also shows the federally mapped FEMA floodplain areas on the Property. Panel #04019C 1015L, effective June 16, 2011, is the current FIRM. The FEMA floodplain area is

designated as a Zone AO with flow depths of 1.0 feet and a velocity of 4 to 5 fps. Other areas of the Property are mapped Zone X, which reflects shallow flooding at 0.5 feet or less. These floodplain limits and flooding depths are based on the results of the Tortolita Piedmont Study completed by CMG Drainage Engineering on behalf of the Town.

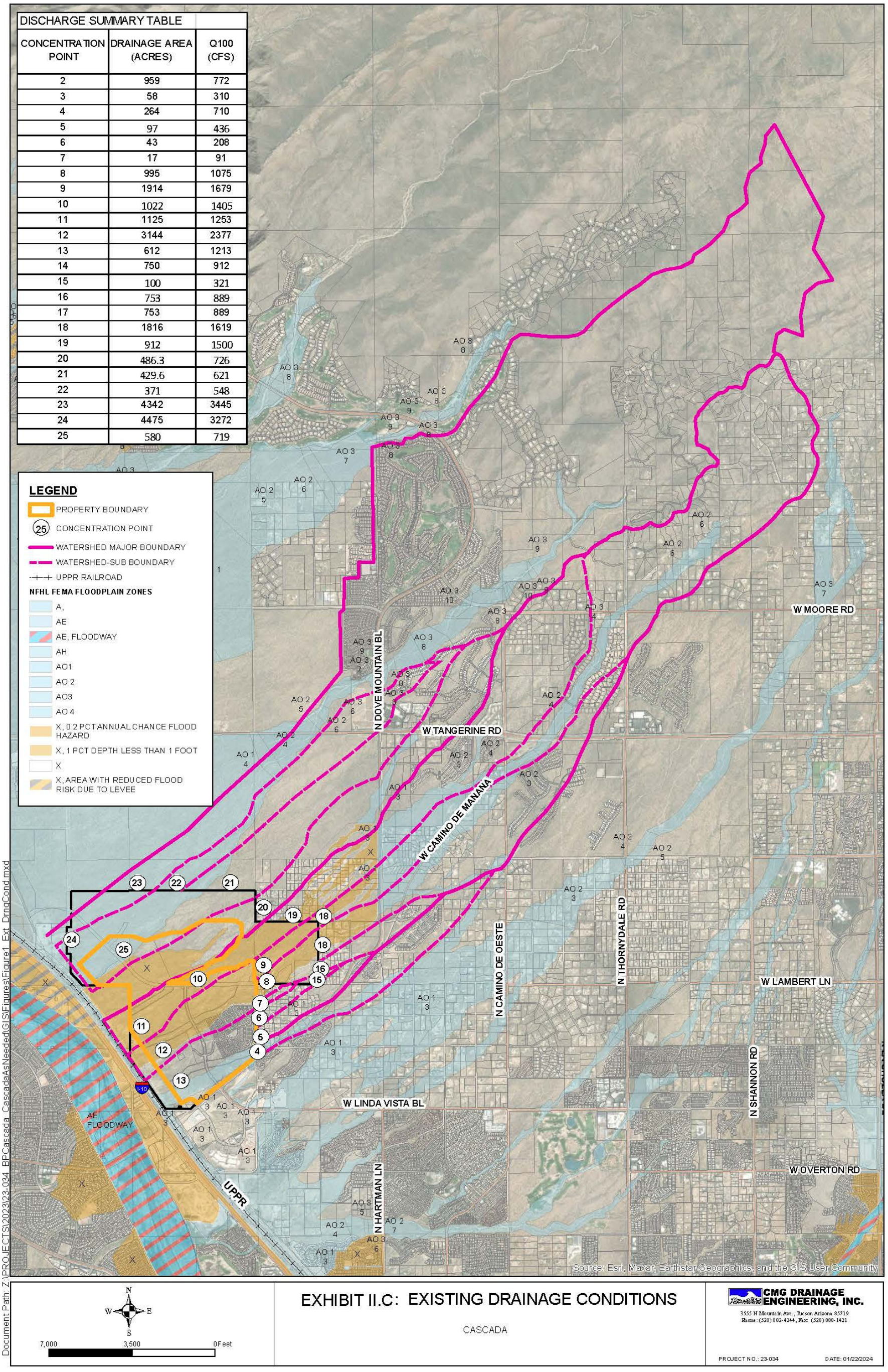
d. 100-Year Peak Discharges Exceeding 50 cfs

The peak discharge rates for all washes having a 100-year event flow of >50 cfs are listed in the table on *Exhibit II.C*.

4. Downstream Drainage Conditions

Runoff along the downstream Property boundary continues to drain as sheet flow until intercepted by the UPRR. Flow concentrates at the existing culvert systems and drains beneath the UPRR until the magnitude of the incoming flow exceeds the capacity of the culverts. Backwater ponding areas develop when the culvert capacity is exceeded then the stormwater either overtops the UPRR or drains northwesterly along the east side of the UPRR to the next culvert location. The Town of Marana Report (Arroyo Engineering, Inc., May 1999) and the Tortolita Piedmont Study completed by CMG Drainage Engineering included a detailed analysis of the flow conditions at the UPRR and Interstate 10. Recent drainage improvements along UPRR and Interstate 10 provide additional drainage capacities to convey upstream runoff.

DISCHARGE SUMMARY TABLE		
CONCENTRATION POINT	DRAINAGE AREA (ACRES)	Q100 (CFS)
2	959	772
3	58	310
4	264	710
5	97	436
6	43	208
7	17	91
8	995	1075
9	1914	1679
10	1022	1405
11	1125	1253
12	3144	2377
13	612	1213
14	750	912
15	100	321
16	753	889
17	753	889
18	1816	1619
19	912	1500
20	486.3	726
21	429.6	621
22	371	548
23	4342	3445
24	4475	3272
25	580	719



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EXHIBIT II.C: EXISTING DRAINAGE CONDITIONS

CASCADA

CMG DRAINAGE ENGINEERING, INC.
3555 N Mountain Ave., Tucson Arizona 85719
Phone: (520) 882-4244, Fax: (520) 888-1421

PROJECT NO.: 23-034 DATE: 01/22/2024

III. LAND USE PROPOSAL



A. Land Use

This Specific Plan is an extension of the vision established by Cascada: balancing mixed-use development with the environment in a sustainable manner. The NUOS contemplated in Cascada is honored in this Specific Plan, and no changes to these areas are proposed. In the areas identified as appropriate for development, this Specific Plan supports higher densities and intensities along Twin Peaks Road closer to the traffic interchange and the I-10 Corridor where there is existing and planned commercial development.

Taking the original Cascada framework and modifying for a new vision, this Specific Plan increases the potential amount of non-residential development and encourages higher residential densities to support the businesses in this growing activity node. The Specific Plan supports a wide range of uses that fall within two primary land use designations: Residential and Village Center. Expanding residential diversity is a key goal of the Specific Plan. As shown on *Exhibit III.A: Land Use Concept*, the portion of the Specific Plan north of the Lambert Lane alignment focuses on residential uses. Building on the success of Marana Center, Tucson Premium Outlets and other development along Twin Peaks Road between I-10 and Tangerine Road, the Specific Plan envisions a mix of uses, including commercial/retail, office and light industrial/employment uses along with greater residential densities south of Lambert Lane, closer to Twin Peaks Road.

Exhibit III.A also depicts a third land use category, Open Space/Drainage ("OS/D"), which includes the four east/west open space/drainage corridors identified within Cascada and defined on the Final Plat. While these OS/D corridor boundaries will be modified with refined hydrological analyses, they will still be designed to include nature trails as part of the overall linear park system, as well as convey stormwater.

Table III.A provides a list of the Specific Plan's 11 blocks (and corresponding Final Plat Block numbers for reference) with the designated land uses and acreages associated with each. Individual block acreages may change based on the hydrological analyses mentioned above. If the analyses demonstrate less OS/D acreage is required for drainage, acreage from the OS/D corridors may be folded into the adjacent Residential or Village Center blocks.

TABLE III.A: SPECIFIC PLAN LAND USES

BLOCK NUMBER	CORRESPONDING FINAL PLAT ID*	LAND USE DESIGNATION**	ACREAGE***
1	C X	VC	36.29
2	C XI	VC	19.91
3	C VI, C XIV & C VII	VC	70.06
4	C IX, C VIII & VILLAGE 1	R/VC	92.3
5	C IV	R	76.95
6	C V	R	42.92
7	CN IV	R	27.9
8	C II & CN I	R	76.58
9	CN II	R	62.88
10	CN III	R	132.59
11	C XIII	OS	1.33
		RESIDENTIAL TOTAL (APPROX.)	419.8
		VILLAGE CENTER TOTAL (APPROX.)	218.57
		OPEN SPACE/DRAINAGE TOTAL	114.13
		SPECIFIC PLAN TOTAL	752.5

**"C" = Cascada Final Plat & "CN" = Cascada North Final Plat*
***"VC" = Village Center, "R" = Residential, and "OS" = Open Space*
**** Rounded to nearest tenth of an acre*

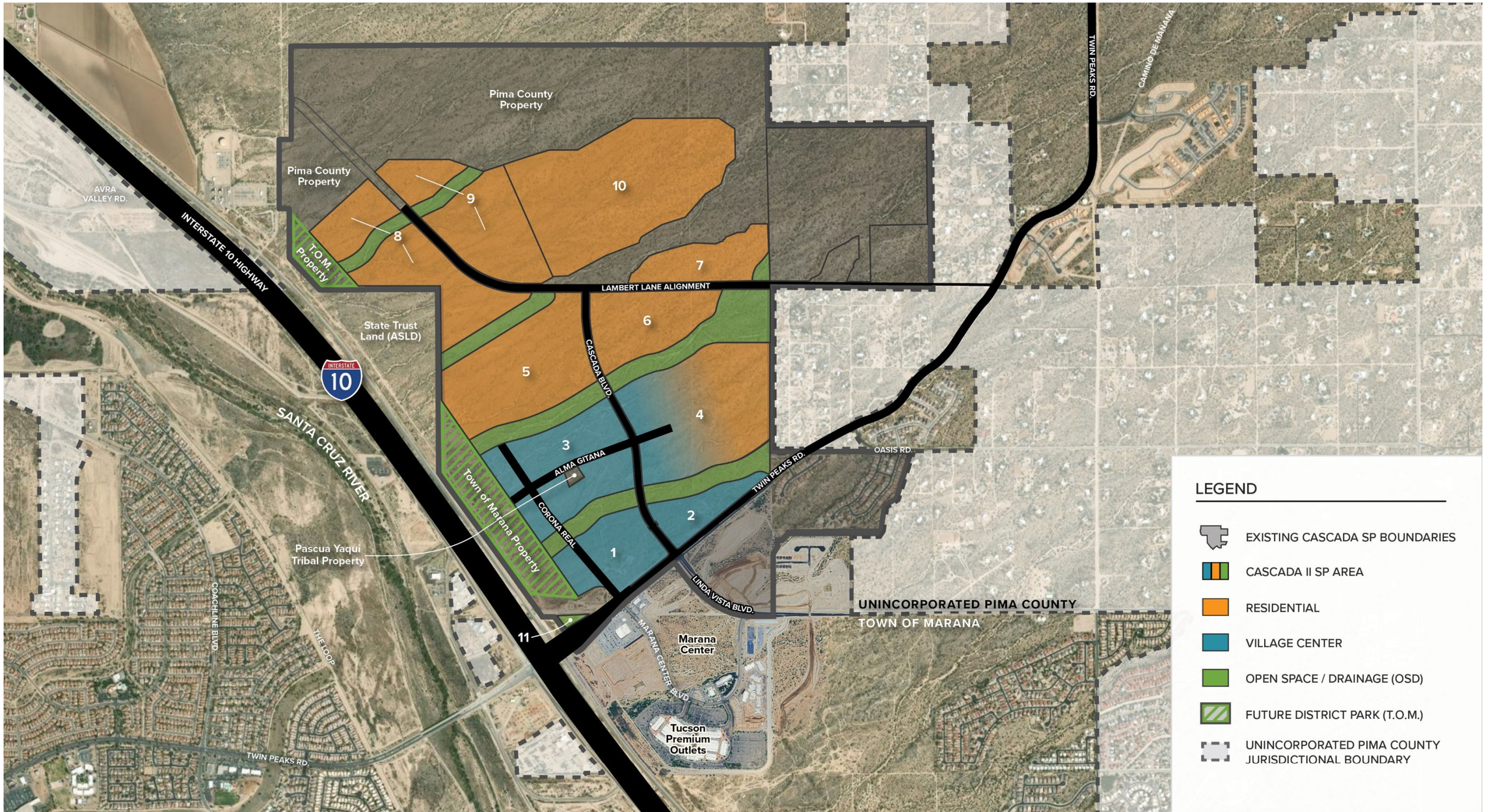


Exhibit III.A: Land Use Concept

B. Circulation

1. General Onsite Circulation

The Specific Plan's general onsite circulation system is illustrated on *Exhibit III.A: Land Use Concept*. Cascada Boulevard is the main spine road through the Specific Plan area. It will be the west leg of the existing Twin Peaks Road/Linda Vista Boulevard intersection. It will ultimately be constructed as a four-lane arterial with a raised median. Bike lanes and sidewalks will be constructed within the 134-foot right-of-way. Because the Project will be phased, Cascada Boulevard can be constructed as two-lane road with the first phase, with the ultimate cross-section described above constructed with the second phase.

Corona Real is expected to be a two-lane roadway with a center turn lane running from Twin Peaks Road to its terminus at Block 3. It will have pedestrian and bike access. Corona Real will be the west leg of the existing Twin Peaks Road/Marana Center Boulevard intersection.

Lambert Lane will be a two-lane roadway from Twin Peaks Road to west of Cascada Boulevard and constructed during late Phase 2 or in Phase 3, as identified in a future TIA.

Alma Gitana, located between Corona Real and Cascada Boulevard, will be constructed as a three-lane roadway.

There are two planned minor access locations serving Block 1 on Twin Peaks Boulevard between Corona Real and Cascada Boulevard. They will be controlled by stop signs on their approach to Twin Peaks Road, and will be limited to right-in, right-out only access due to the raised median on Twin Peaks Road.

There are two planned minor access locations serving Block 2 on Twin Peaks Road north of Cascada Boulevard. They will be controlled by stop signs on their approach to Twin Peaks Road. They will be ¾ access locations as they will be located opposite median openings on Twin Peaks Road and restricted to no left-out movement. The access driveways will have one ingress lane and one egress lane.

2. Projected ADT

The Project has two horizon years, based on phasing information from the Applicant (Phase 1, 2028, and Phase 2, 2033). Trip generation tables for Phases 1 and 2 are provided below in accordance with the Traffic Impact Analysis ("TIA") prepared under separate cover for this Specific Plan. Phase 3 development is not expected to occur in the near future and will require approval of a separate TIA submitted prior to development. For this reason, trip generation estimates for a Phase 3 are not included in this document. The following tables show estimated trip generation for each land use by phase, cumulatively. There will be pass-by trips associated with the commercial uses as well as internal trips between the residential and commercial uses. Internal trips will not use the existing roadway network but may use streets internal to the Specific Plan (e.g. Cascada Boulevard, Alma Gitana, and Corona Real.)

TABLE III.B.2.a: PHASE 1 TOTAL TRIP GENERATION

Proposed Use	Block	Unit	No. Units	Trip Generation					
				Weekday AM		Weekday PM		Avg Weekday	
				In	Out	In	Out	In	Out
Shopping Center	1	1,000 SF	154.053	173		202		3,443	
				116	57	77	125	1,722	1,722
Block 3 LOT A Multi Family	3	Units	189	72		94		1,259	
				17	55	59	35	629	629
Block 3 LOT B Single Family	3	Units	73	51		96		540	
				9	42	64	32	270	270
Village 1 (Block 4) Single Family	4	Units	454	318		595		3,360	
				54	264	398	196	1,680	1,680
Block 4 Multi Family	4	Units	125	48		62		831	
				11	36	39	23	416	416
Subtotal				662		1,048		9,433	
				207	455	637	411	4,717	4,717
Internal Capture				12		82		455	
				6	6	41	41	227	227
External Trips				650		966		8,978	
				201	449	596	370	4,489	4,489
Pass-By				17		39		482	
				11	5	13	25	241	241
New External Trips				**633**		**927**		**8,496**	
				190	**443**	**583**	**344**	**4,248**	**4,248**

TABLE III.B.2.b: PHASE 2 TOTAL TRIP GENERATION

Proposed Use	Block	Unit	No. Units	Trip Generation					
				Weekday AM		Weekday PM		Avg Weekday	
				In	Out	In	Out	In	Out
Shopping Center	1	1,000 SF	142.948	160		187		3,195	
				107	53	71	116	1,597	1,597
Shopping Center	2	1,000 SF	170.609	191		223		3,813	
				128	63	85	139	1,907	1,907
Shopping Center	3	1,000 SF	320.650	359		420		7,167	
				241	119	160	260	3,583	3,583
Block 3 LOT A Multi Family	3	Units	379	126		170		2,455	
				30	96	107	63	1,227	1,227
Block 3 LOT B Single Family	3	Units	146	102		191		1,080	
				17	85	128	63	540	540
Block 4 Multi Family	4	Units	125	42		56		810	
				10	32	35	21	405	405
Block 5 Multi Family	5	Units	225	75		101		1,458	
				18	57	64	37	729	729
Block 5 Single Family	5	Units	371	260		486		2,745	
				44	216	326	160	1,373	1,373
Block 6 Single Family	6	Units	258	181		338		1,909	
				31	150	226	112	955	955
Block 7 Single Family	7	Units	167	117		219		1,236	
				20	97	147	72	618	618
Phase 1 Total				662		1,048		9,433	
				207	455	637	411	4,717	4,717
Subtotal (Phases 1 and 2 Combined)				2,106		3,467		37,364	
				796	1,310	1,922	1,545	18,682	18,682
Internal Capture				30		524		3,714	
				15	15	262	262	1,857	1,857
External Trips				2,076		2,943		33,650	
				781	1,295	1,660	1,283	16,825	16,825
Pass-By				81		254		2,623	
				55	27	89	165	1,311	1,311
New External Trips				**1,995**		**2,690**		**31,027**	
				726	**1,269**	**1,571**	**1,119**	**15,513**	**15,513**

Estimated daily site trips on the Project roadways for Phases 1 and 2 are shown in *Table III.B.2.c*.

TABLE III.B.2.c: NET TRIPS ON MAJOR INTERNAL ROADS FOR PHASES 1 & 2

Internal Site Roadway	Daily Volume (veh/day)	
	Phase 1	Phase 2
Corona Real	2,400	10,900
Cascada Boulevard	6,700	19,100
Alma Gitana	1,800	5,000
Lambert Lane	N/A	1,400

3. Required Roadway & Traffic Control Improvements

Preliminary daily volume estimates indicate that Cascada Boulevard will be constructed with a two-lane cross-section for Phase 1 and will be widened to the ultimate four-lane cross-section for Phases 2 and 3. Alma Gitana will be constructed as a three-lane roadway, and all other roads are anticipated to be constructed as two-lane roads with intersection design per the TIA. Future internal daily traffic volumes are projected to be under or near the LOS D daily volume thresholds of 36,600 vehicles per day ("vpd") (4-lane commercial roadway), 21,700 vpd (2-lane commercial roadway with left turn lanes) and 17,360 vpd (2-lane commercial roadway without left turn lanes).

The Twin Peaks Road/Linda Vista Boulevard/Cascada Boulevard and Twin Peaks Road/Marana Center Boulevard/Corona Real Boulevard intersections will have a fourth leg constructed with the construction of the new roads (Cascada Boulevard and Corona Real). It will be necessary to add signal poles and other infrastructure at the intersections. It may be necessary to extend existing turn lanes at these intersections and restripe the existing pavement.

Roadway improvements will be constructed per recommendations in the TIA for this Project and submitted under separate cover.

4. Offsite Road Improvements

Other recommended improvements are provided in the TIA prepared under separate cover for this Project.

C. Open Space

One of the original premises of the Cascada Specific Plans was to create an environmentally sustainable community with meaningful open spaces that preserve important vegetation and accommodate wildlife movement. This Specific Plan continues to honor the high priority community Green Spaces that were central features of Cascada, including approximately 329 acres at the north end of Cascada that have been dedicated to the County for preservation in perpetuity as NUOS. This acreage has been excluded from this Specific Plan's boundaries in acknowledgement of that dedication. Because nearly 36 percent of Cascada was set aside as NUOS[1], a native plant preservation plan is not required.

Nearly 100 acres of wash corridors were platted within Cascada, and although updated drainage analyses will modify these areas, these corridors will continue to be used to convey stormwater through the Project. The edges of these four east-west washes will be enhanced with 10-foot asphalt multi-use paths as part of the overall linear park system, providing connectivity to other walkways and bikeways throughout the Project. (See *Exhibit III.C.1: Drainageway Trail Cross-Section*.) These washes will be maintained by a master association or other designated entity.

In addition, the Specific Plan will feature sidewalks along all residential streets. Pathway trails or sidewalks linking open spaces between neighborhoods will also be provided.

Neighborhood parks, trails and gathering places will be incorporated into the Specific Plan, as planned in Cascada. Approximately 80 acres along Interstate 10 was dedicated to the Town via Final Plats for dual-purpose park and drainage areas, to be developed as a district park. In addition to the district park amenities, neighborhood parks will be provided within each R-designated block, as indicated in *Table III.C*. Except for acreage requirements, which are provided in *Table III.C*, recreation amenities within residential subdivisions will be designed in compliance with MTC § 17-5-3 and the Town's Subdivision Recreational Area Design Manual. Residential development within VC-designated blocks will comply with Town standards, and the district park acreage will count toward those recreation requirements.

EXHIBIT III.C.1: DRAINAGEWAY TRAIL CROSS-SECTION

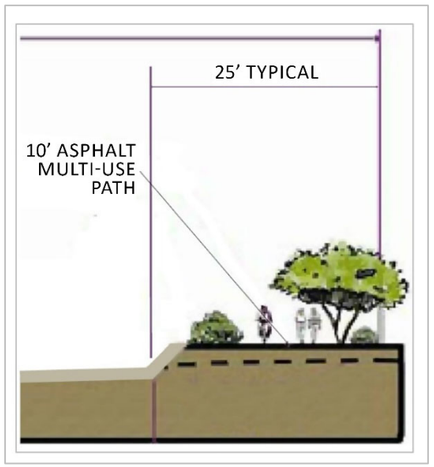


TABLE III.C: NEIGHBORHOOD PARK AREA BY BLOCK

BLOCK NUMBER	APPROX. ACREAGE
4	3
5	3
6	2
7	1
8	3
9	2
10	5
TOTAL	19

Conceptual park and trail locations, which are subject to change at time of development plan/plat submittal, are shown on *Exhibit III.C.2: Open Space, Recreation & Trails Concept*.

[1] Combined acreage of Cascada Specific Plans: 1,562 acres; NUOS set-aside: 560.53 acres (560.53/1562=0.358)

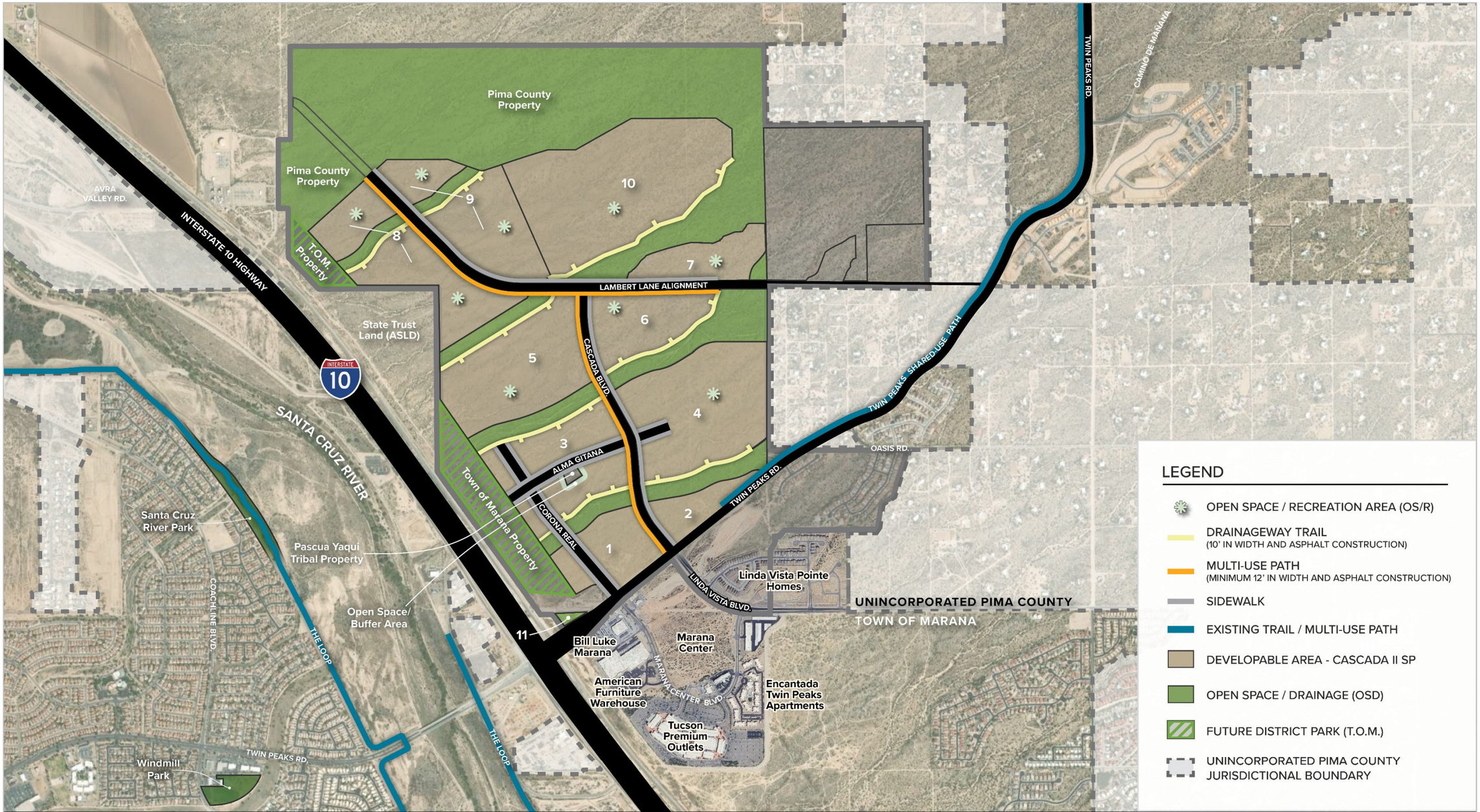


Exhibit III.C.2: Open Space, Recreation & Trails Concept

D. Topography & Grading

1. Land Use Plan Response to Topographic Conditions

Like the Land Use Concept, the grading plan for this Project has been tailored to accentuate the positive qualities of the Property, such as viewsheds and vegetative quality, while also providing a realistic approach to dealing with drainage, access and topography.

The Property slopes from northeast to southwest and contains predominantly sheet flow drainage patterns composed of low-capacity alluvial channels, which flow toward the UPRR and I-10, both of which contain drainage crossings with inadequate capacity. Additionally, the quality of vegetation occurring across the Property generally decreases from northeast to southwest with the poorest quality habitat occurring near I-10. The Property also contains numerous archaeological sites, all of which have been mitigated except for one remaining site on Block X. (Refer to Section III.H, below.)

Several drainageways were established through the previously recorded Block Plat. The four drainageways run from northeast to southwest. The drainageways will terminate east of the UPRR and discharge into both municipal multi-use district park areas and the adjacent State Land parcel. The drainageways will provide for conveyance of runoff as well as mitigation of erosion hazard setbacks and future paths and trails. Grading of existing contours will be used to form the banks of the drainageways. This grading will also ensure that finished floor elevations will be at a minimum of 1 foot above the confined water surface of the 100-year event. Final drainageway geometry and surface treatment will be determined through the processing of the Projects grading and drainage improvement plans.

The district parks will be designed to function as multi-use facilities that will serve as both recreation activities and stormwater management. The stormwater management facilities will provide detention/retention to mitigate the increase of impervious surface generated as a part of the mixed-use development. Additionally, the park areas provide borrow material to be used as fill on the super pads and roadways during construction. The grading activities within the designated areas will include the mass grading for residential/commercial super pads, as well as grading for major roadways, utilities and drainage facilities.

2. Encroachment onto Slope of 15% or Greater

With the exception of the northern portion of Cascada that was dedicated to the County as NUOS, the Property will primarily be mass graded. Even though there are areas onsite with slopes greater than 15%, the predevelopment average cross slope is approximately 7%.

The proposed mass grading will be a variation of the original Cascada Specific Plans and as originally approved in the previous preliminary plat, final plats and mass grading plans for the areas located within this Specific Plan.

E. Conceptual Drainage Plan

The Drainage Plan will be redesigned when the Revised Master Drainage Study is complete. For the moment, the original Master Drainage Study information is conservative and is used in absence of updated results. Estimates of the required volumes for detention and retention were evaluated according to the Pima County Detention and Retention Manual (Equation 3.5). The evaluation assumed an average of 70% impervious area underdeveloped conditions and anticipates reducing developed condition peak flow rates by 10% (as required for critical basin projects per the Pima County Design Standards for Stormwater Detention and Retention 2015).

Exhibit III.E.1: Post-Development Hydrology depicts the conceptual drainage design scheme and identifies the location and preliminary alignment for the primary drainage features that will need to be constructed as a part of this Project.

1. Drainageways

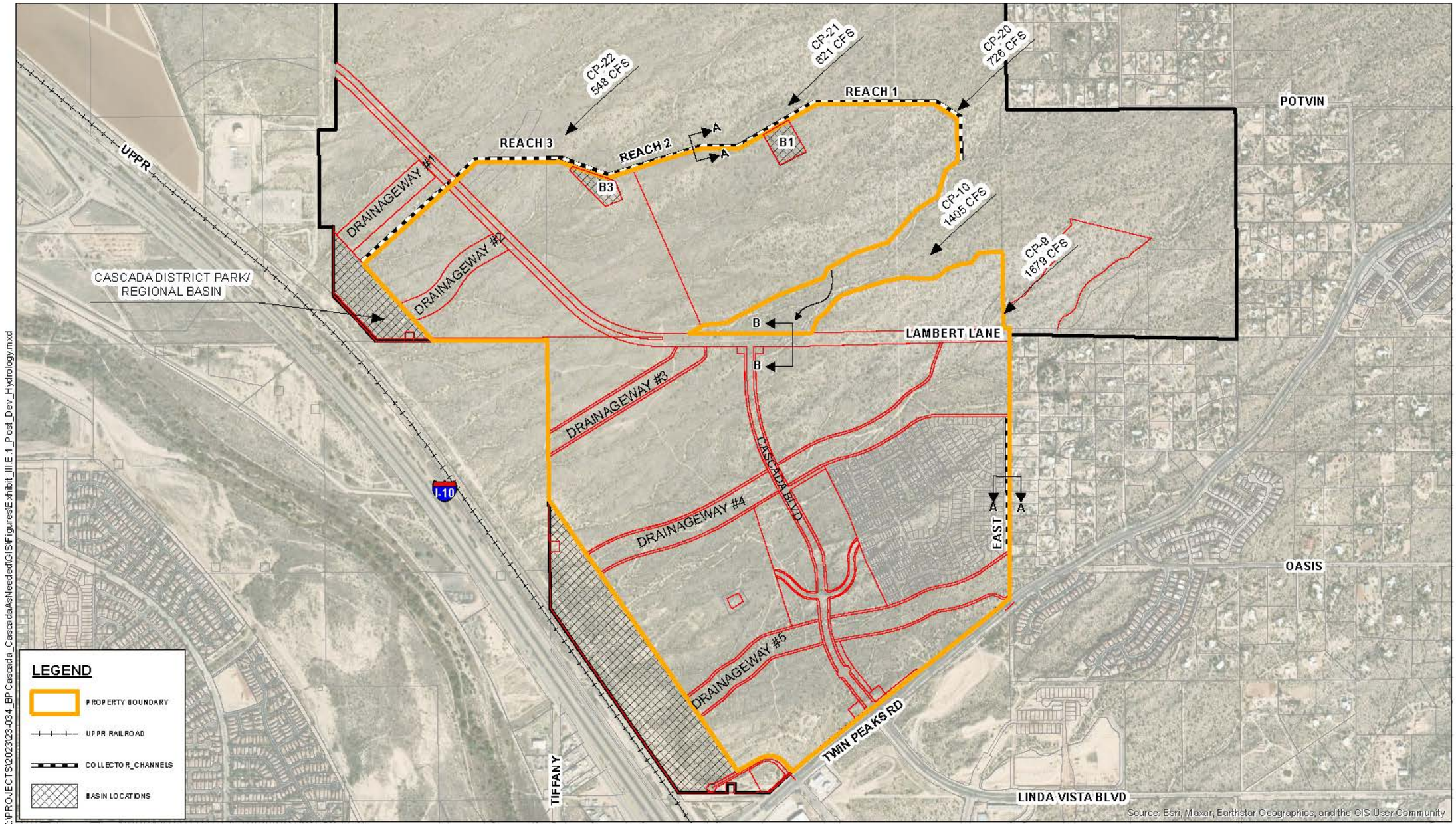
The sheet flow condition that encumbers the Property will necessitate the construction of several interceptor channels along the east Property boundary or along the Lambert Lane alignment. *(See Exhibit III.E.1.)* These interceptor channels will collect stormwater and convey it to one of several channels that will direct flow toward the UPRR. These interceptor channels will require the installation of erosion protection improvements. These improvements may range from the least intensive, which include the installation of grade control structures in combination with lined banks and earthen bottom channels to the most intensive improvements which include the lining of the channel bottom and banks with concrete, grouted rock or soil cement. Combinations of these methods may also be used on the same interceptor channel. These stabilization measures must also be provided to maintain adequate velocity for the sediment conveyance. The interceptor channels are generally aligned parallel to contour so that channel slope will be minimal. The width of the interceptor channels will vary from 15 feet to 50 feet and depths will range from 3 to 6 feet.

Freeboard for the interceptor channels will be provided in accordance with standard Town design procedures.

Interceptor channels are required to gain control of the sheet flow condition and to remove all subdivision lots within the Project from the 100-year floodplain. These interceptor channels will collect and convey stormwater to one of several drainageways that convey stormwater southwesterly toward the UPRR. The cross-section of these drainageways will vary. Most of the channels within drainageways will be constructed of soil cement having a width of 100 to 150 feet. The channels will be approximately 4 feet deep and gently slope up to the block boundaries. On one side of each channel there will be a 12-foot wide maintenance road/ pedestrian path between the bank and lot line. The channel depths will be designed with freeboard in accordance with Town collector-channel standards applicable at the time of development. Proposed concept designs shown in *Exhibit III.E.2* are preliminary and will require additional engineering at the time of development.

The sheet flow runoff from the easterly portions of Canada Agua West (CP-10) will be conveyed within a drainageway between proposed development blocks to Lambert Lane where a gunite-lined interceptor channel (B-B) will receive the flow and discharge it to a roadway culvert.

Constructed drainageways may also be used within the subdivisions to collect street drainage and convey it to one of the natural drainageways or to the downstream Project boundary.



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EXHIBIT III.E.1: POST-DEVELOPMENT HYDROLOGY

CASCADA

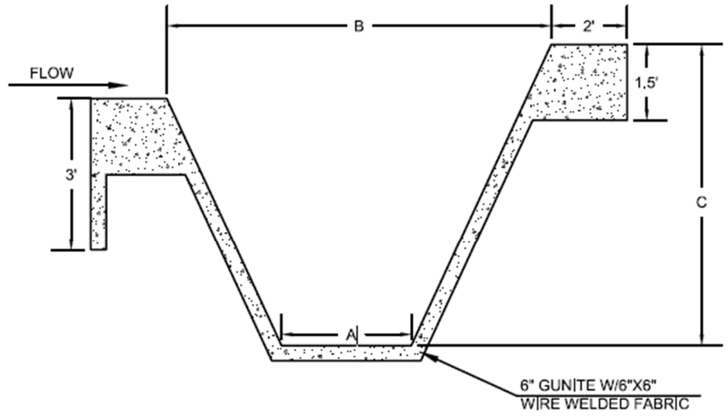
CMG DRAINAGE ENGINEERING, INC.

A gunite-lined interceptor channel (Channel A-A) is proposed along the Project's northern boundary. *(See Exhibit III.E.2: Channel Cross-Sections.)* Reach 1 of this wash receives 726 cfs from CP 20 and has a bottom width of 16 feet and a depth of 4 feet. Reach 2 receives 621 cfs from CP-21, resulting in a total discharge rate within the channel of 1347cfs. Reach 2 has a bottom width of 20 feet and a depth of 5 feet. Reach 3 receives 548 cfs from CP-22, resulting in a total discharge rate within the channel of 1895 cfs. Reach 3 has a bottom width of 25 feet and a depth of 5.5 feet. The stated depths include the required freeboard.

The wash between CP-20 and CP-10 upstream of Lambert Lane will likely remain predominantly a natural drainageway, and sheet flow conditions will prevail within the area. The building pads within the development areas will be elevated one foot or more above flood elevation during grading operations.

At Lambert Lane, an interceptor channel (Channel B-B) is proposed. *(See Exhibit III.E.2.)* This channel will receive CP-10's peak flow rate of 1405 cfs and will convey it to the 5-cell 10-foot x 5-foot concrete box culverts at Lambert Lane. Channel B-B has a 30-foot bottom width and a 6 foot depth, a depth that contains the peak flow and includes adequate freeboard. At the outlet of the Lambert Lane culvert, flow will be released to Drainageway #3 as shown in *Exhibit III.E.1*. Gunite and concrete lined channels will be surface treated with texture color concrete or other approved alternatives to improve their appearance.

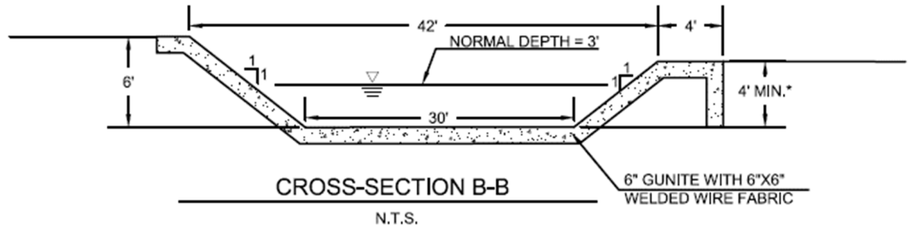
EXHIBIT III.E.2: CHANNEL CROSS-SECTIONS



CROSS-SECTION A-A
INTERCEPTOR CHANNEL
N.T.S.

CHANNEL PARAMETERS

REACH	Q100 CFS	A (FT)	B (FT)	C (FT)	FLOW DEPTH (FT)	VELOCITY (FPS)
1	726	16	24	5.8	2.9	13.4
2	1347	20	30	7.2	3.6	15.7
3	1895	25	36	7.8	3.9	16.8
EAST	734	16	24	5.8	2.9	13.4



CROSS-SECTION B-B
N.T.S.

2. Basins

The portion of the Property within the 700 feet of the UPRR will be set-aside for open space and multi-use opportunities. One of these uses will be stormwater retention/detention. Some of the basins will be constructed within set-aside areas used solely for the purpose of stormwater retention/detention, and these basins are identified on *Exhibit III.E.1: Post-Development Hydrology*. Other basins may be incorporated into the parks.

Drainageways have been established to carry water to retention basins with 400-foot sediment pick-up points prior to entry into the basins. The areas that are set aside solely to function as retention/detention storage will be defined as basins having a significant inflow sediment, which would not be compatible as a multi-use area. Stormwater retention/detention within the parks will be confined to areas where stormwater is accepted from subdivisions having a negligible sediment component. The aesthetic appearance will be improved by re-vegetation along the banks and within the basin bottom where applicable.

Outlet from the basins will be aligned with existing drainage structures beneath the UPRR and 1-10 to facilitate conveyance to the Santa Cruz River to the extent possible. Most of the culverts beneath the UPRR are undersized or blocked by sediment, so the ability to discharge stormwater through these culverts is limited. Erosion control features such as riprap aprons and stormwater dispersion features will be constructed at the downstream Property boundary to maintain existing flow conditions where stormwater passes on to an adjoining property.

Retention storage component will be based on first flush volumes in accordance with Pima County's "Design Standards for Stormwater Detention and Retention." MTC § 17-15-10(L)(i)

Prior to commencement of any grading activities and in accordance with the MTC § 17-6-8(E), a Stormwater Pollution Prevention Plan and NOI for coverage under the AZDPDES Construction General Permit are required and will be prepared and processed.

3. Pad Elevations

The building pads along the natural drainage of Canada Agua West between the east Project boundary and CP-10 will be raised to heights between 18 inches and 2 feet to create the channel banks. The side slopes of the banks will be stabilized with concrete grouted rock or soil cement to protect the adjoining homes from the threat of erosion. The different options will be evaluated further in the master drainage report, and the basis for recommending specific treatments will be discussed therein.

4. Mitigation Techniques for Erosion Protection

The mitigation techniques that are proposed for erosion protection throughout the site will include bank protection, grade control structures, and toe down adequate to resist the threat of sub-surface scouring. The bank protection alternatives will be evaluated in the master drainage report based upon their ability to resist erosion for the hydraulic conditions that exist along each wash.

5. Grade Control Structures

The grade control structures will function to maintain the natural or design channel grade and prevent the development of headcutting, which can propagate upstream. The grade control structures will be constructed below grade with the expectation that 1 to 2 feet of the downstream vertical face may be exposed as a result of future floods. Construction will consist of a vertical trench backfilled with concrete or gabions. Gabions or equivalent will be used where it is highly likely for them to be exposed, but at the same time they must be demonstrated to be able to resist the forces

of flow and scour that may occur along a particular wash. The design details for these grade controls structures will be addressed in the master drainage report.

6. Modified Drainage Patterns

The Project modifies the existing onsite flow patterns of CPs 20, 21 and 22. Sheet flow at depths up to one foot is widespread under existing conditions. Under proposed conditions, the flows are channelized and directed to their Regional Detention Basin. Portions of the Project are located within FEMA Zone AO-1. The gunite lined interceptor channel mentioned above will function to collect flows associated with Zone AO-1. A Conditional Letter of Map Revision ("CLOMR") will be filed with FEMA at the appropriate time to remove this floodplain designation from affected development areas.

Flow patterns at CP-10 are also moderately modified, as runoff is collected by interceptor channel and concentrated at the proposed culvert under Lambert Lane. These flows are returned to a natural open space area downstream of Lambert Lane, then flow to the UPRR culverts, as shown on *Exhibit III.E.1*.

7. FEMA Letters of Map Change

Portions of the Project fall within FEMA's special flood hazard area ("SFHA") on Effective flood insurance rate maps ("FIRMs"). Post construction of improvements in these areas, an application for Letter of Map Revision ("LOMR") will need to follow the CLOMR referenced above. In the event the Project is phased, the CLOMR and LOMR must address the hazards and demonstrate that National Flood Insurance Program ("NFIP") regulations are followed during the phased improvements and be independent of other phases.

F. Public Services

As described in Section II (Development Capability Report), public utilities are readily accessible for extension through the Property. Services will be extended with proper design capacity, as needed, to meet the demands of the Project.

1. Sewer

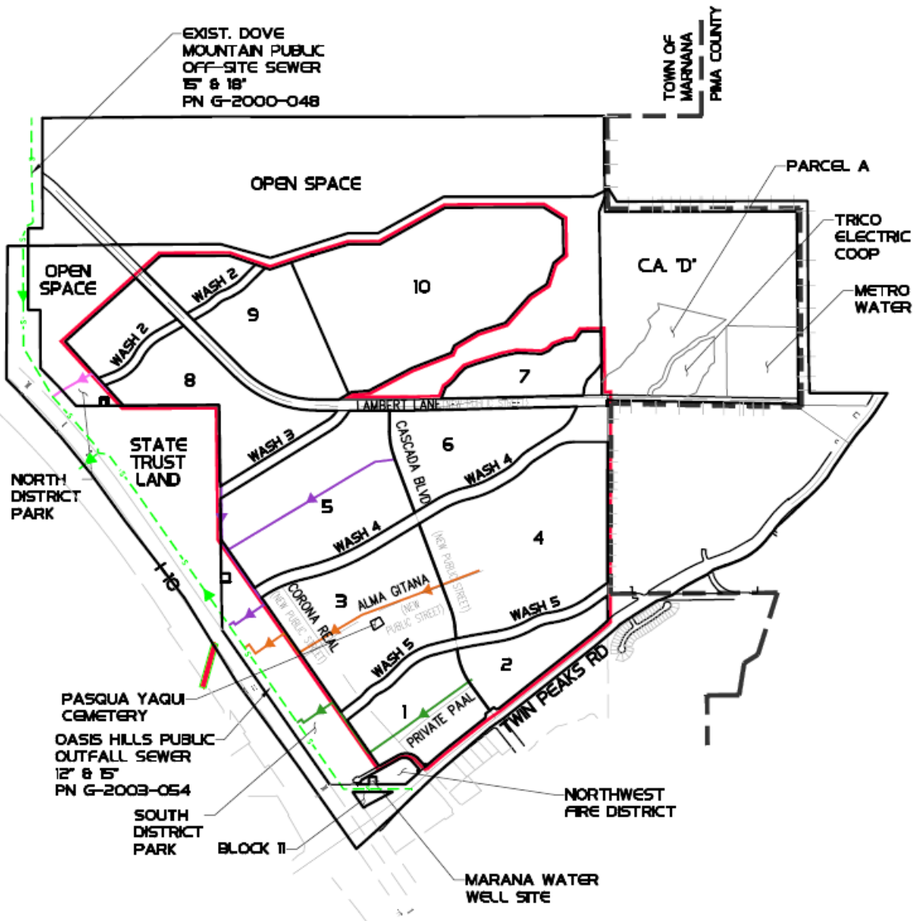
Connection to the existing Oasis Hills Public Outfall Sewer (PN No. G-2003-054) and existing Dove Mountain Public Off-Site Sewer (PN G-2000-048) is proposed. Both sewers run along the Specific Plan's southwestern boundary and will provide public gravity sewer service to the Property. Onsite gravity sewer service will be provided through the construction of 8-inch laterals that will connect directly into the existing 12-inch and 15-inch Oasis Hills Sewer and 18-inch Dove Mountain Sewer. See *Exhibit III.F.1: Public Outfall Gravity Sewer Improvements*.

2. Water

The Property will be served by an expansion of the Town's existing municipal water system, which currently serves "Y" and "Z" Zones in the area adjacent to and east of the Specific Plan. Onsite distribution to the Project may be accomplished through the expansion of the Town's adjacent system See *Exhibit III.F.2: Public Water Master Plan Improvements*. Additional detail for extension of the Town's system along with any offsite source, storage and/or booster augmentation will be established through the preparation of a Water Master Plan ("WMP"). The WMP will be prepared in accordance with the requirements of Marana Water and will be approved prior to any future development/platting within the Project.

Additionally, Metro Water is proposing the installation of a transmission main and forebay facility, called the Northwest Recharge, Recovery and Delivery System ("NRRDS"), within a portion of the northern half of the Specific Plan, as depicted in *Exhibit III.F.2*.

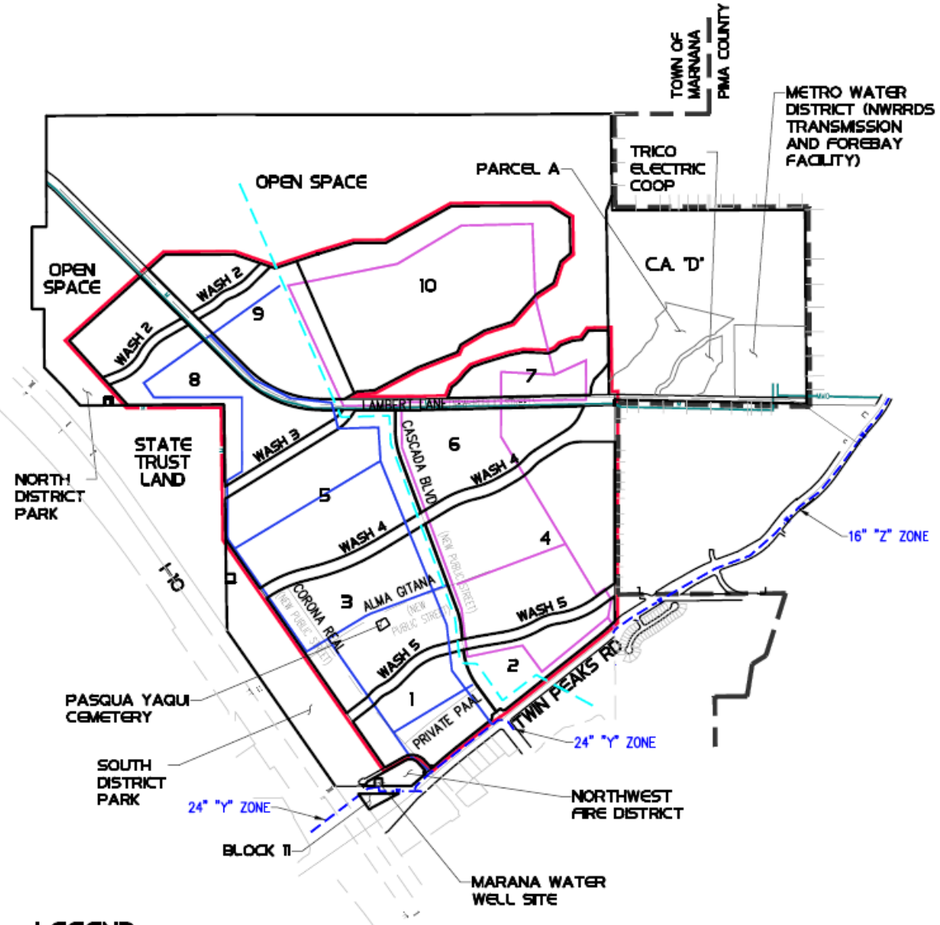
EXHIBIT III.F.1: PUBLIC OUTFALL GRAVITY SEWER IMPROVEMENTS



LEGEND

- PROPOSED 8" BLOCK 1 & 2 GRAVITY SEWER ALIGNMENT AND FLOW DIRECTION
- PROPOSED 8" BLOCK 3 & 4 GRAVITY SEWER ALIGNMENT AND FLOW DIRECTION
- PROPOSED 8" BLOCKS 5, 6 & 7 AND PORTIONS OF BLOCKS 8, 9 & 10 GRAVITY SEWER ALIGNMENT AND FLOW DIRECTION
- PROPOSED 8"PORTIONS OF BLOCKS 8, 9 & 10 GRAVITY SEWER ALIGNMENT AND FLOW DIRECTION

EXHIBIT III.F.2: PUBLIC WATER MASTER PLAN IMPROVEMENTS



LEGEND

- PROPOSED PUBLIC "Z" ZONE WATERMAIN
- PROPOSED PUBLIC "Y" ZONE WATERMAIN
- PROPOSED METRO WATER NRRWDS WATER TRANSMISSION MAIN
- PROPOSED METRO WATER, MARANA WATER AND ORO VALLEY WATER NRRWDS TRANSMISSION MAINS
- ZONE BOUNDARY

3. Gas Service

Natural gas service may be provided in coordination with SWG via an extension from an existing 4-inch PE natural gas main located adjacent to the Property within Twin Peaks Road.

4. Electric Service

The Property is located within the Trico service area, and existing facilities may be extended to serve the Project.

All new electric distribution service lines within the Specific Plan will be placed underground. All existing or new transmission lines located within the TEP Easement (Dkt. 6852, Pg. 901) along the Project's west boundary will be aerial in nature.

G. Cultural, Archaeology & Historic Resources

1. Cultural Resources Surveys

Cultural resources surveys of Cascada were conducted in 2004 identifying multiple archaeological resources. A testing program was conducted by Tierra Right of Way ("Tierra") that included surface collection of artifacts, trenching, recording and mapping. In 2005, Tierra prepared a Historic Properties Treatment Plan for fourteen sites. Between 2008 and 2010, Tierra conducted data recovery at thirteen of those sites. The treatment plan for the remaining archaeological site should be implemented prior to development. (See *Cultural Resources Letter,* included as *Appendix B*.)

2. Pasqua Yaqui Tribal Lands

The Specific Plan surrounds an approximately 1.22-acre parcel of land belonging to the Pascua Yaqui Tribe. This land is currently used as a cemetery for the Yaqui Nation. In addition to accommodating physical access to the Yaqui parcel, the Applicant will provide a 50-foot-wide buffer with fence barrier around the cemetery to ensure protection of this cultural resource.

IV. DEVELOPMENT & DESIGN REGULATIONS



A. Applicability

The standards and guidelines contained with this Specific Plan shall supersede the standards within the Marana Town Code ("MTC"). If an issue, situation or condition arises that is not addressed by this Specific Plan, the Specific Plan shall be administered and interpreted per Section V.A of this Specific Plan.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town including, but not limited to, building, fire and lighting codes current at the time of development.

B. Definitions

1. Building Height

The vertical distance between the finished floor elevation and the highest point of the building, except that:

- Parapet walls and safety railings may exceed the allowable height by up to four (4) feet;
- Ornamental elements (e.g., spires, cupolas, belfries, clock towers and domes) may exceed the allowable height by up to ten (10) feet;
- Solar energy equipment may exceed the allowable height by up to ten (10) feet;
- Chimneys, mechanical penthouses and bulkheads for stairwells, elevator shafts, or skylights, may exceed the allowable height by up to ten (10) feet, provided such features do not exceed 25% of the total roof area of the building on which they are located;
- Mechanical equipment and accessories necessary to the operation or maintenance of the building may exceed the allowable building height by up to six (6) feet, provided such elements:
  - Do not exceed 25% of the total roof area of the building on which they are located;
  - Are concealed by an opaque screen if visible from pedestrian level; and
  - Are located away from the edge of the building a distance equivalent to the height of the elements.

2. Commercial Recreation

A commercial establishment for use by the general public or a private club for members only used for participatory recreational activities. Spectator events at a Commercial Recreation use are incidental. Typical uses include athletic clubs, gymnasiums, tennis courts, and indoor shooting ranges.

3. Craftwork

Any business establishment that produces on the premises articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.

4. Green Spaces

Areas within the Cascada Specific Plans set aside as open space, whether natural, undisturbed, enhanced, and/or used for recreational or drainage purposes that have been excluded from this Specific Plan's boundaries in acknowledgement of that dedication.

5. Land Transportation Service

Provides local or regional passenger or freight transportation by bus, rail, vehicle, or truck with terminal and service facilities. Typical uses include delivery services, bus stations, trucking companies, and taxicab services.

6. Manufacturing

a. General: The assembling, finishing, or compounding of preprocessed materials into a finished product or component. Typical uses include the assembly of automobiles, furniture, cloth goods, and plastic goods and the compounding of chemicals not otherwise classified as hazardous materials.

b. Perishable Goods: The processing and packaging of food products and other goods that are susceptible to spoilage or decay. Typical uses include breweries/microbreweries and wineries, canneries, and bottling plants. (Excludes slaughterhouse.)

c. Precision: The manufacturing, production, or assembly of electronic or precision instruments and products. Typical uses include the manufacturing of scientific, medical, measuring, and optical instruments; audio and video equipment; electronic devices and systems; and batteries.

7. Modular Home

A dwelling unit that is either wholly or in substantial part manufactured at an offsite location to be assembled onsite and complies with the building code adopted by the Town. Modular Home development may be classified as either Multi-Family Residential or Single-Family Residential (as defined in this section), depending on whether development occurs on a single lot (i.e., unplatted) or subdivided into individual lots.

8. Multi-Family Residential

Unplatted residential development consisting of three or more homes on an integrated site or single lot. Multi-family residential ("MFR") development may resemble traditional apartments in which multiple units are integrated vertically or horizontally within a single building (whether under a single ownership entity or a condominium ownership structure), or it may resemble individual single-family (attached or detached) homes that are integrated on a single lot (e.g., Single-Family Rental Homes). MFR is considered a nonresidential use for purposes of applicable development standards.

9. Renewable Energy Generation

A principal use producing commercial power from natural resources, such as sunlight, wind, rain, tides, and geothermal heat that are renewable (naturally replenished). Typical uses are solar, geothermal, natural or methane gases, and wind power.

10. Research and Product Development

The conducting of research of a commercial, industrial, or scientific nature, including analytic, diagnostic, processing, and other types of laboratory services. Typical uses include assaying, commercial testing, and engineering laboratories.

11. Single-Family Rental Home

Unplatted residential development consisting of three or more units resembling single-family attached or detached homes on an integrated site or single lot. Common terms used to describe this type of residential development include "build-for-rent" or "single-family rentals". This type of residential development is considered MFR and is treated as nonresidential use for purposes of determining applicable development standards.

12. Single-Family Residential

Platted residential development consisting of one detached home per individual lot OR a home attached on a horizontal plane to one or more other homes using common wall and/or roof construction (e.g., duplex and/or townhomes). Each home is located on its own lot separated by a line denoting separate ownership of each home.

C. Permitted Land Uses

The Zoning Administrator may permit any use not specifically listed in this section if determined to be similar in nature and/or complementary to other permitted uses within the Specific Plan.

1. Residential

The following uses are permitted within the Residential designation of the Specific Plan:

- Residential, including both Single-Family Residential ("SFR") and Multi-Family Residential ("MFR") uses, and related accessory structures (e.g., detached garage, storage shed)
- Corral or barn (subject to a Conditional Use Permit, "CUP")
- Foster home/adult foster care home, in accordance with State regulations
- Home Occupations, in accordance with MTC § 17-4-3
- Accessory dwelling units, permitted on SFR lots 10,000 square feet ("SF") and greater in size
- Assisted living home, in accordance with State regulations
- Community garden
- Community recreation, parks, playgrounds and trails
- Modular homes
- Place of worship
- Utilities
- Public stable (subject to a CUP)

2. Village Center

a. A minimum of 100 acres of commercial uses will be developed within the VC designation. The following uses are permitted within the VC designation of the Specific Plan:

- All uses permitted in the Town's Village Commercial zone
- All uses permitted in the Residential designation of this Specific Plan
- The following additional uses are permitted:
  - Corporate office with less than 50% gross floor area ("GFA") used for industrial/manufacturing
  - Civic assembly/membership organization
  - Civic/government/emergency services
  - Commercial recreation
  - Donation center
  - Hospital, inpatient or outpatient
  - Laboratory/research and product development
  - Laundry, dry cleaner
  - Schools, public/private/postsecondary/instructional
  - Vehicle rental and sales

b. The following light industrial/employment uses are permitted within the VC designation of the Specific Plan, subject to the use mitigation standards contained in Subsection IV.E.2.j:

- Craftwork
- Television, radio or film studio
- Manufacturing, including:
  - General manufacturing
  - Light manufacturing
  - Perishable goods manufacturing
  - Precision manufacturing
- Personal/commercial storage (indoor storage only)
- Retail establishment with open storage

c. The following uses are permitted within the VC designation of the Specific Plan, subject to a CUP:

- Agricultural, industrial or commercial vehicle sales or lease
- Automobile paint or body shop
- Commercial vehicle service facility
- Construction materials sales
- Corral or barn
- Distribution center
- Land transportation service
- Public stable
- Renewable energy generation
- Special event venue
- Warehouse

d. The following uses are permitted within the VC designation of the Specific Plan, but only as permitted by the applicable MTC sections:

- Energy storage facility, in accordance with MTC § 17-6-11
- Home occupations, in accordance with MTC § 17-4-3
- Kennel/boarding or animal day care, in accordance with MTC § 17-4-3
- Marijuana dispensary, in accordance with MTC § 17-6-8 and State regulations
- Mobile food vendor, in accordance with MTC § 9-13
- Transitional housing, in accordance with MTC § 17-6-12 and State regulations
- Wireless communication facility, in accordance with MTC § 17-18

3. Open Space/Drainage

The following uses are permitted within the OS/D designation of the Specific Plan:

- Drainage improvements and crossings
- Enhanced landscaping
- Shade structures
- Trails
- Trailhead amenities
- Utilities

D. Dimensional Standards

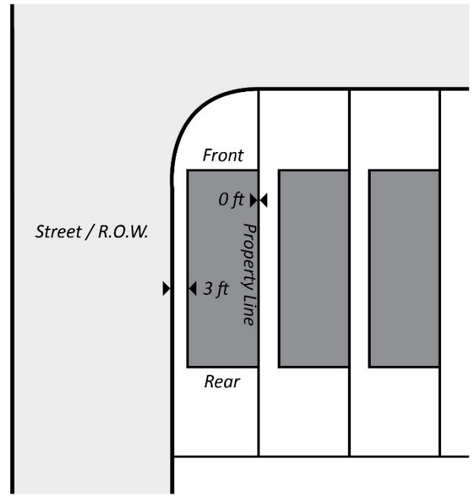
1. Residential

The following dimensional standards apply to all SFR development, as defined in Section IV.B.:

TABLE IV.D.1: RESIDENTIAL DIMENSIONAL STANDARDS

RESIDENTIAL PRODUCT	MIN. LOT AREA (SF)	MIN. LOT WIDTH, DEPTH & FRONTAGE	MAX. BUILDING HEIGHT (FT/STORIES)	MIN. SETBACKS (FT)				MAX. DENSITY	MAX. LOT COVERAGE
				FRONT	SIDE	SIDE YARD IF ADJACENT TO STREET	REAR/ ALLEY		
LOW-DENSITY	2,900	NONE	36/2	10	0 (IN COMPLIANCE WITH BUILDING CODE)	3	10/3	NONE	NONE
MEDIUM-DENSITY	1,500		45/3	5			3		
HIGH-DENSITY	700		45/3	5			3		

EXHIBIT IV.D.1: CONCEPTUAL APPLICATION OF MINIMUM RESIDENTIAL SIDE SETBACK STANDARDS



2. Nonresidential

For purposes of determining the applicable development standards, all permitted uses within the Specific Plan are considered nonresidential except for SFR development, as defined in Section IV.B.

TABLE IV.D.2: NONRESIDENTIAL DIMENSIONAL STANDARDS

DEVELOPMENT TYPE	MAX. DENSITY (RAC)	MIN. SITE AREA (SF)	MAX. BUILDING HEIGHT (FT/STORIES)	MIN. SETBACKS (FT)			MAX. FLOOR AREA RATIO	MAX. SITE COVERAGE
				FRONT	SIDE/STREET	REAR/ALLEY		
MULTI-FAMILY	36	NONE	75/6	10	PER BUILDING CODE/10	10	NONE	NONE
COMMERCIAL	N/A							

E. Design Standards

1. Residential

SFR Projects within the Specific Plan will comply with the Town's Residential Design Standards (MTC § 17-7), except for the following, which supersede the corresponding sections of the MTC:

a. Neighborhood Design Plan Basic Standards (MTC § 17-7-4)

- B (Street Trees):
  - One tree is required for each residential lot. The tree will be provided on the residential lot.
  - Requirement does not apply to lots smaller than 3,000 SF. Applicant will propose alternative plan with subdivision plat/landscape plan submittal.
- C.3: All plants shall be on an underground drip irrigation system unless an alternative best practice is specified by a landscape architect.
- C.4: Walls visible from the public right-of-way and adjacent existing residential development shall not be made of uncolored grey block unless additional design features, such as center score, stacked bond or raked joints are implemented and the wall meets the other design requirements of the Residential Design Standards within the MTC.

b. Residential Design Plan Basic Standards (MTC § 17-7-6)

- A.1.a: There shall be no limit on the number of multi-story homes.
- A.2: Not more than 50% of the lots in a subdivision shall have garages flush with or that project in front of the livable space of the dwelling. (This restriction does not apply to medium- and high-density products.) The Town will consider an alternative approach upon presentation of an acceptable example by the applicant.
- A.3: The Zoning Administrator will approve color schemes, including trim colors, that exceed a light reflectivity value of 70% when the design proposal is consistent with the intent of the illustrative examples provided in *Appendix C* of this Specific Plan.
- B.1 & 4: (*See Specific Plan Subsection E.1.a, above*.)
- E: The Zoning Administrator will approve the use of unpainted metal, including window shades, that has a light reflective value exceeding 70% when the design proposal is consistent with the intent of the illustrative examples provided in *Appendix C* of this Specific Plan.
- F.1-5 (Architectural Variety):
  - For subdivisions with 30 lots or more:
    - The residential design plan shall include at least four different base models with three different front elevations per model; the number of elevations per model may be reduced to two if the residential design plan provides five or more models.
    - No front elevation may be repeated more than one house in every four along a single side of a street.
  - For subdivisions with fewer than 30 lots:
    - The residential design plan shall include at least two different base models with two elevations per model.
    - No two adjacent houses shall display the same elevation.
  - Townhome projects are not subject to MTC § 17-7-6.F.1-5.

2. Nonresidential

Nonresidential Projects within the Specific Plan shall comply with the Town's Multi-Family, Commercial and Industrial Design Standards (MTC § 17-8) with modifications to each section as noted below.

a. Site Layout and Building Orientation (MTC § 17-8-2)

- B.1.a & B.4: Buildings within multi-building developments should be arranged and oriented to frame and/or feature site amenities, such as natural washes, open space, public spaces, outdoor dining, plazas and gathering spaces for pedestrians between buildings or other site amenities, so the building entrance may not necessarily face the primary public street.

b. Circulation and Access (MTC § 17-8-3)

- B.2: The number and location of access driveways shall be approved in accordance with the Town's Traffic Engineering Division standards.

c. Off-Street Loading (MTC § 17-8-5)

- A & B: Service driveways located at the rear or side entrance of a building must be a minimum of 20 feet in width and separate from the circulation system used by shoppers and/or fire lanes. Loading may occur at the front entrance to a building when a rear or side service driveway is not practical.

d. Mechanical Equipment and Ductwork (MTC § 17-8-7)

- A & B: Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views from the pedestrian level. Mechanical equipment, except utility equipment owned by the providers of those utilities, may not be exposed on an exterior wall surface of a building, and must be concealed or screened to the maximum extent practicable.

e. Architectural Character (MTC § 17-8-9) and Parking Structures (MTC § 17-8-10)

These MTC sections are superseded in their entirety by the language below:

- The intent of the Specific Plan is to achieve a distinct character and visual interest using durable and low maintenance materials with diverse colors and textures. This may be achieved by:
  - Breaking up long building walls with projections or recessions;
  - Including arcades or awnings along the portions of the building visible from public street frontage;
  - Providing architectural treatment to the sides and rear of the building, similar to that provided to the front façade;
  - Incorporating public art/murals on building façade.
- Parking structures shall be designed using similar design elements that are complementary to primary buildings onsite.

f. Building Transparency in Commercial Centers (MTC § 17-8-12)

This MTC section is superseded in its entirety by the language below:

- A: Single, free-standing pad site buildings must devote a minimum of 30% of the length of the front facade to windows or transparent entrances.
- B: Multi-tenant commercial centers must devote a minimum of 25% of the length of each tenant space to windows or transparent entrances.
- C: Any individual retail store containing 100,000 square feet or more (gross floor area) must devote a minimum of 10% of the length of the front facade to windows or transparent entrances.

g. Exterior Building Materials and Colors (MTC § 17-8-13)

- C & D: The following materials shall be subject to review and approval by the Zoning Administrator:
  - Untextured or unarticulated tilt-up concrete panels;
  - Prefabricated steel panels;
  - Corrugated metal or plastic;
  - Mirrored or otherwise highly reflective material;
  - Other materials of comparable quality, durability and character that are not already permitted under MTC § 17-8-13(B).

See *Appendix C* for acceptable illustrative examples of how the above building materials may be incorporated into the Specific Plan.

h. Perimeter Landscaping (MTC § 17-8-14)

- C: Buffers shall be designed to be consistent with adjacent right-of-way plant densities and selection.

i. Entryways (MTC § 17-8-15)

- A & B: Prominent focal points and/or distinctive landscape elements will be incorporated into project entries throughout the Specific Plan. For purposes of applying this provision, a "project" may be any size, configuration or combination of land uses, as defined by the Applicant at time of development package submittal.

j. Nuisance Mitigation Standards

To mitigate any potentially negative impacts, all light industrial/employment uses shall be conducted in conformance with MTC § 18-2 (Public Nuisances), in addition to the following use-specific standards:

1) Manufacturing

- All manufacturing activity shall take place within an enclosed building.
- All activity in connection with, and accessory to, the manufacturing use, such as loading areas, docks and platforms, shall be located entirely within a building or on a portion of the lot that is enclosed on all sides by a solid wall or fence at least 6 feet in height.
- The manufacturing of fish or meat products, sauerkraut, sugar beets, vinegar and yeast and the rendering or refining of fats and oils is not permitted.
- Slaughterhouses, meat packing plants, fertilizer yards and plants for the reduction of animal matter is not permitted.

2) Personal/Commercial Storage

- All storage must take place within an enclosed building.

3) Special Event Venue

- Concerts, dances and other similar high-noise activities shall be conducted entirely within an enclosed building or set back from residential uses a minimum of 500 feet. When activity occurs outdoors, the high-noise activity must be directed away from residential areas.
- Parking areas shall be set back from residential uses a minimum of 200 feet.

- A security management plan that describes the method and operation of security within and outside the building, including parking area, must be submitted to the Zoning Administrator for approval.

4) Craftwork

- All activity shall take place within an enclosed building or set back from residential uses a minimum of 200 feet and screened.

5) Retail Establishment with Open Storage

- Outdoor storage materials shall be screened and not visible from residential uses.
- Outdoor lighting shall be directed away from residential uses.
- Outdoor storage may not be located within a street setback area.

6) Television, Radio or Film Studio

- All activity shall take place within an enclosed building.

F. Vehicular & Bicycle Parking

1. Vehicular Parking

Vehicular parking will be provided in accordance with MTC § 17-9-2 (Parking Requirements), except for the following modifications:

- A.1: At least two off-street spaces, one within a fully enclosed garage, shall be provided for SFR uses on lots 5,000 SF or less.
- A.2.c.iv.a: Where the proposed development or uses will be catering to or may likely attract bicyclists, parking areas that exceed 20 vehicle spaces must provide at least one bicycle parking space for every 40 vehicle parking spaces or fraction thereof.
- E.1.b: Each surface parking lot containing more than 150 spaces must divide the parking lot into separate areas, each containing fewer than 150 spaces that are separated by one or more of the following:
  - Landscaped swale.
  - Landscaped pedestrian path not less than 10 feet wide.
  - Primary or accessory building.

2. Bicycle Parking

Bicycle parking will be provided in accordance with MTC § 17-9-4 (Bicycle Parking).

G. Signage

Signage will be designed and permitted in accordance with MTC § 17-10 (Signs). The Applicant will process a sign package at time of development.

Address and unit number signage will be incorporated per Town Addressing requirements.

H. Vegetation & Landscaping

1. Native Plant Protection

Approximately 329 acres at the north end of Cascada were dedicated to the County for preservation in perpetuity as NUOS, and this area will continue to be maintained as intended. This dedication satisfies the Town's native plant preservation ("NPP") and mitigation requirements using the set-aside methodology described in MTC § 17-11-5 (Native Plant Protection). No other NPP inventories, plants or mitigation is required for this Project to fulfill this requirement.

2. Landscape Requirements

The Applicant is still framing their vision for the Project, and landscape design will be key in contributing to the Project's identity. As indicated in previous sections of this Specific Plan, one of the primary goals of the Project is to create a community that has multiple focal points and unique features, even within the same residential block or commercial center. The foundation for the Project's overall design scheme will be achieved by creating a distinct character and visual interest using different themes, diverse colors, textures and scale. This approach will carry over into the Project's landscape treatments using a combination of plant materials chosen from the Town's approved plant list, which are appropriate to the Specific Plan environment.

Except as noted below, landscaping within the Project will be provided in accordance with MTC § 17-11-7 (Landscape Requirements).

a. Landscaping Plans in Specific Plan Areas (MTC § 17-11-7.E.2.c)

- This MTC provision has been deleted. Landscaping within the Specific Plan will be designed in accordance with the vision described above.

b. Landscape Buffer Matrices (MTC § 17-11-7.F.5.a & b)

- To achieve the visual interest described above, the Applicant will utilize different landscape themes at certain focal points throughout the Project. The Specific Plan provides the flexibility to adjust the types and quantities of plant materials in these areas. For example, along a main Project roadway, more trees may be planted than required, which may replace the number of shrubs and groundcover provided in that area. Or a commercial development may create a focal point using a colorful and/or unique cluster of plants (e.g., cactus or flower garden) or public art.
- When veering from the requirements of the plant matrices, the Applicant will submit a landscape proposal for the area to the Zoning Administrator for review prior to formal landscape plan submittal. The Zoning Administrator will assess the proposal for conformance with the vision described in this subsection of the Specific Plan and will accept or recommend substitutions, as deemed applicable.

3. Buffer of Tribal Lands

In addition to accommodating physical access to the Pascua Yaqui parcel, a 50-foot-wide buffer with fence barrier will be provided around the cemetery to ensure protection of cultural resources.

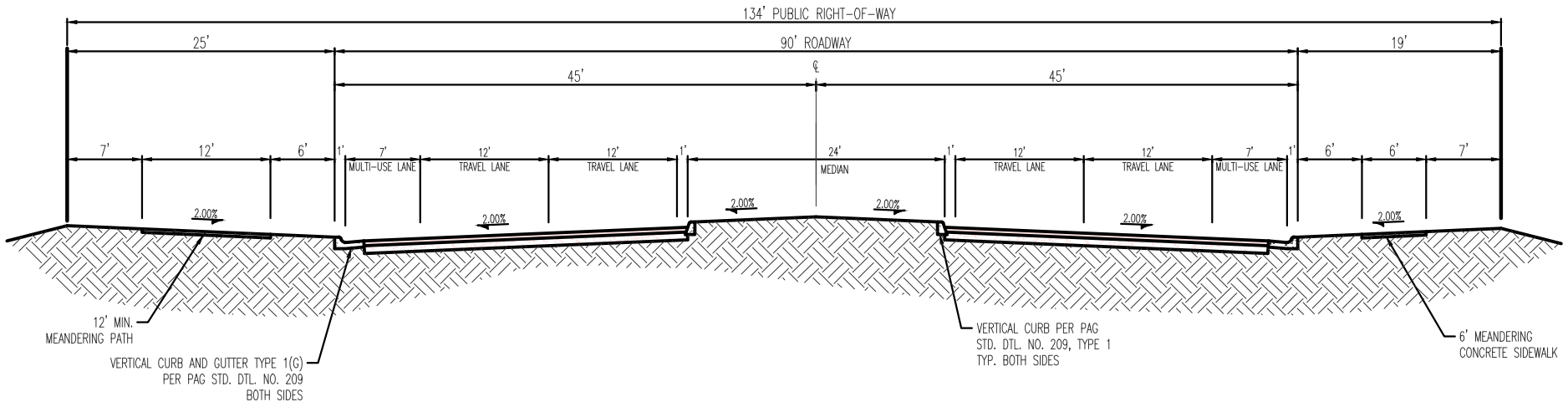
I. Lighting

This Project is committed to "Dark Skies" principles and the Town's Outdoor Lighting Code ("OLC"), which requires shielded lighting that does not spill over onto adjacent properties. A lighting plan will be prepared and submitted with the Project's building permit plans in accordance with the OLC's permit submission requirements.

J. Street Cross-Sections

Roadways within the Specific Plan will be constructed per Town standards except as shown in *Exhibit IV.J*.

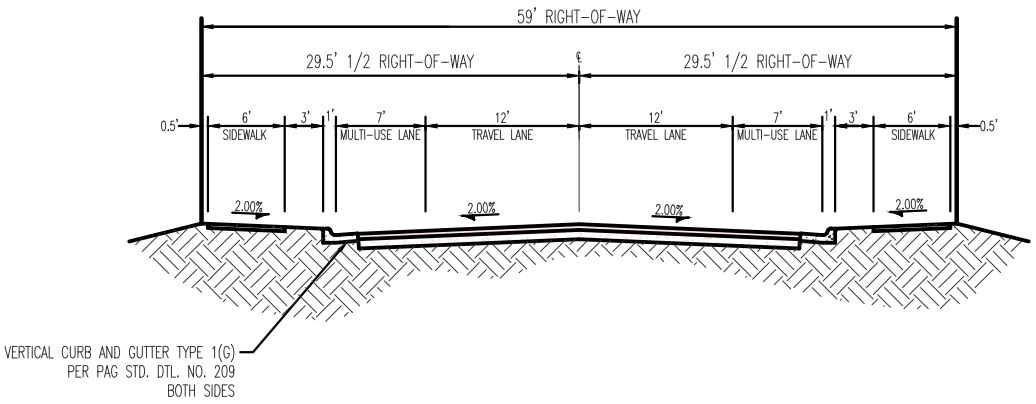
EXHIBIT IV.J: CASCADA II STREET CROSS-SECTIONS



TYPICAL CASCADA BLVD CROSS SECTION (PUBLIC STREET)

N.T.S.

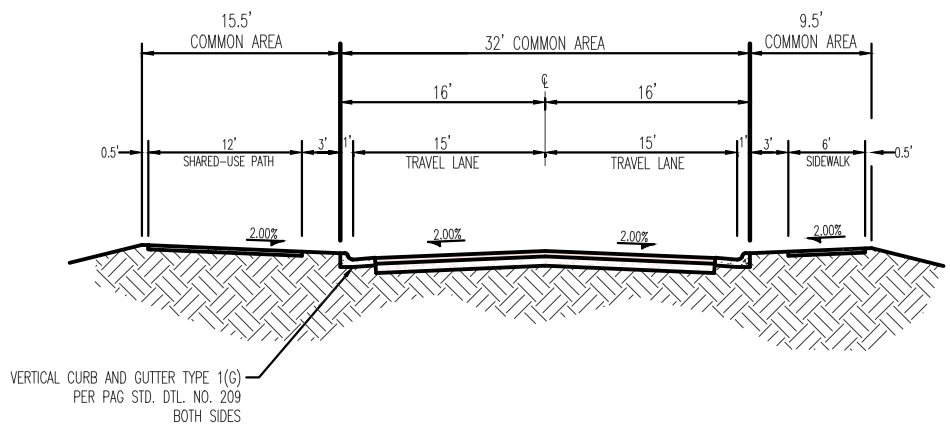
NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.



TYPICAL MINOR COLLECTOR (PUBLIC) CROSS SECTION

N.T.S.

NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.



TYPICAL 2 LANE PRIVATE STREET CROSS SECTION

N.T.S.

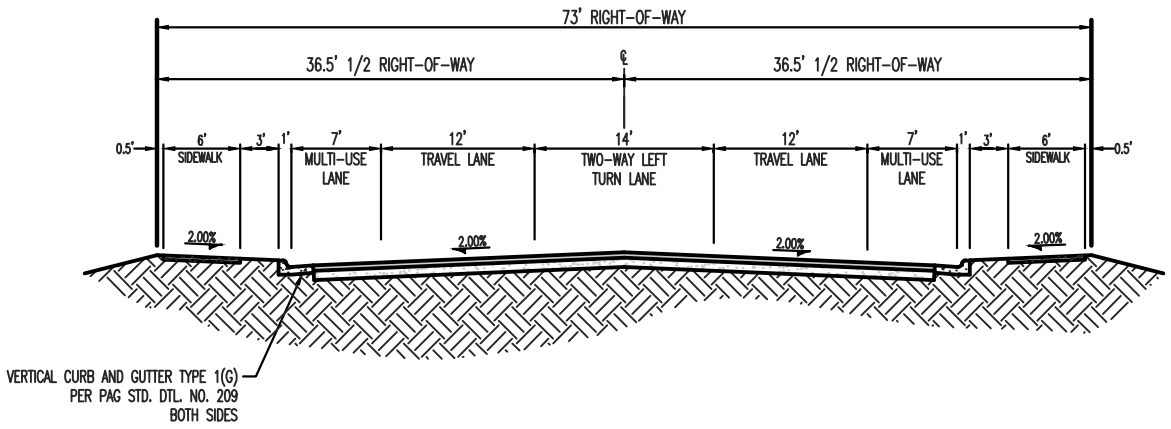
NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.

PROPOSED ROADWAY SECTIONS

N.T.S.

CASCADA II SPECIFIC PLAN AMENDMENT
MARANA, ARIZONA

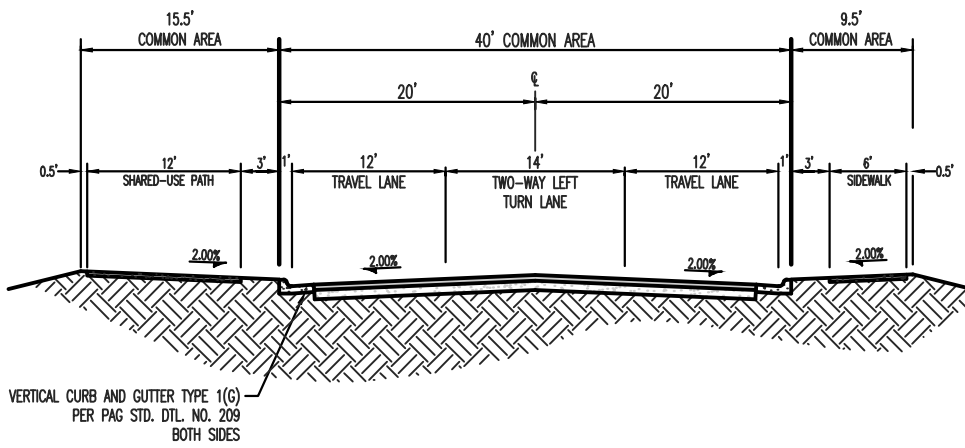
05/19/2025



TYPICAL URBAN COLLECTOR (PUBLIC) CROSS SECTION

N.T.S.

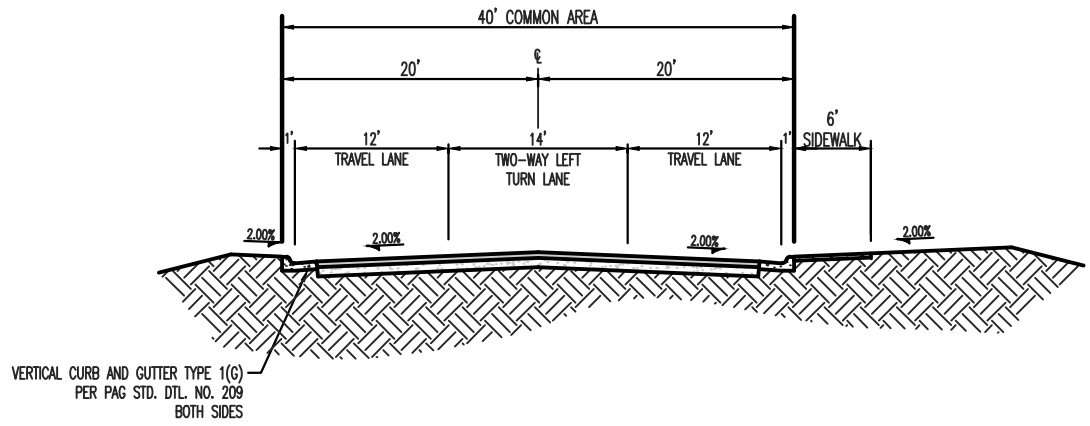
NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.



TYPICAL 3 LANE PRIVATE STREET CROSS SECTION

N.T.S.

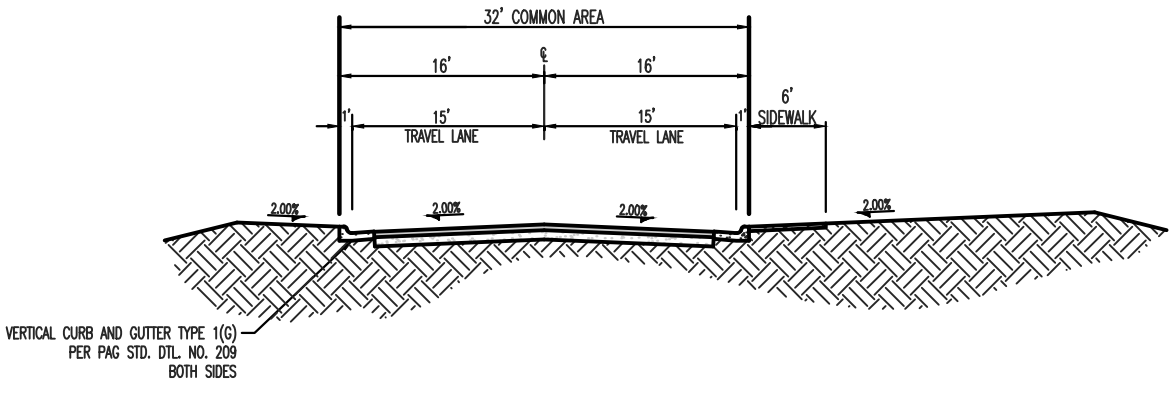
NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.



TYPICAL 3 LANE PRIVATE P.A.A.L. CROSS SECTION

N.T.S.

NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.



TYPICAL 2 LANE PRIVATE P.A.A.L. CROSS SECTION

N.T.S.

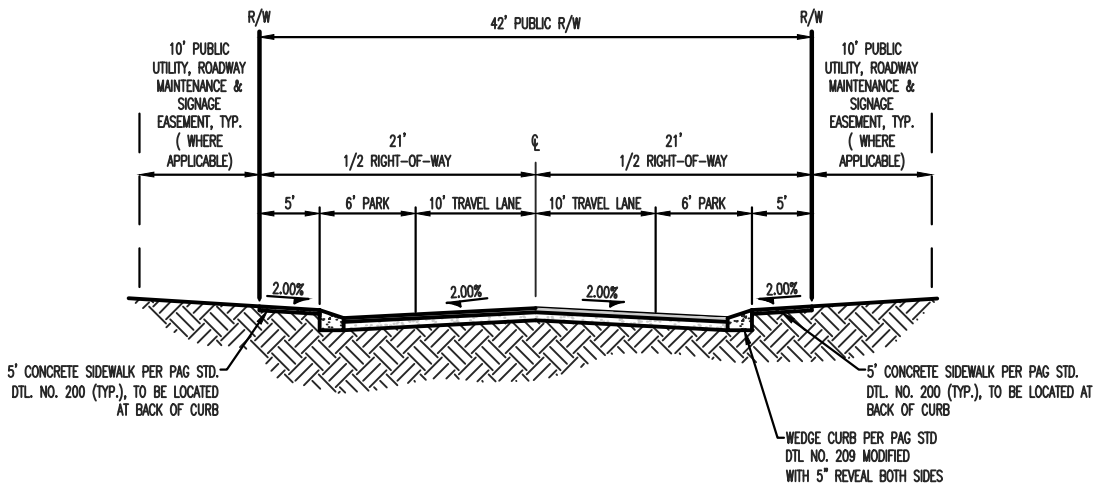
NOTE: THIS CROSS SECTION DOES NOT PROVIDE FOR ON-STREET PARKING NOR DIRECT INDIVIDUAL RESIDENTIAL LOT DRIVEWAY ACCESS.

PROPOSED ROADWAY SECTIONS

N.T.S.

CASCADA II SPECIFIC PLAN AMENDMENT
MARANA, ARIZONA

05/19/2025



TYPICAL PUBLIC RESIDENTIAL STREET CROSS SECTION

N.T.S.

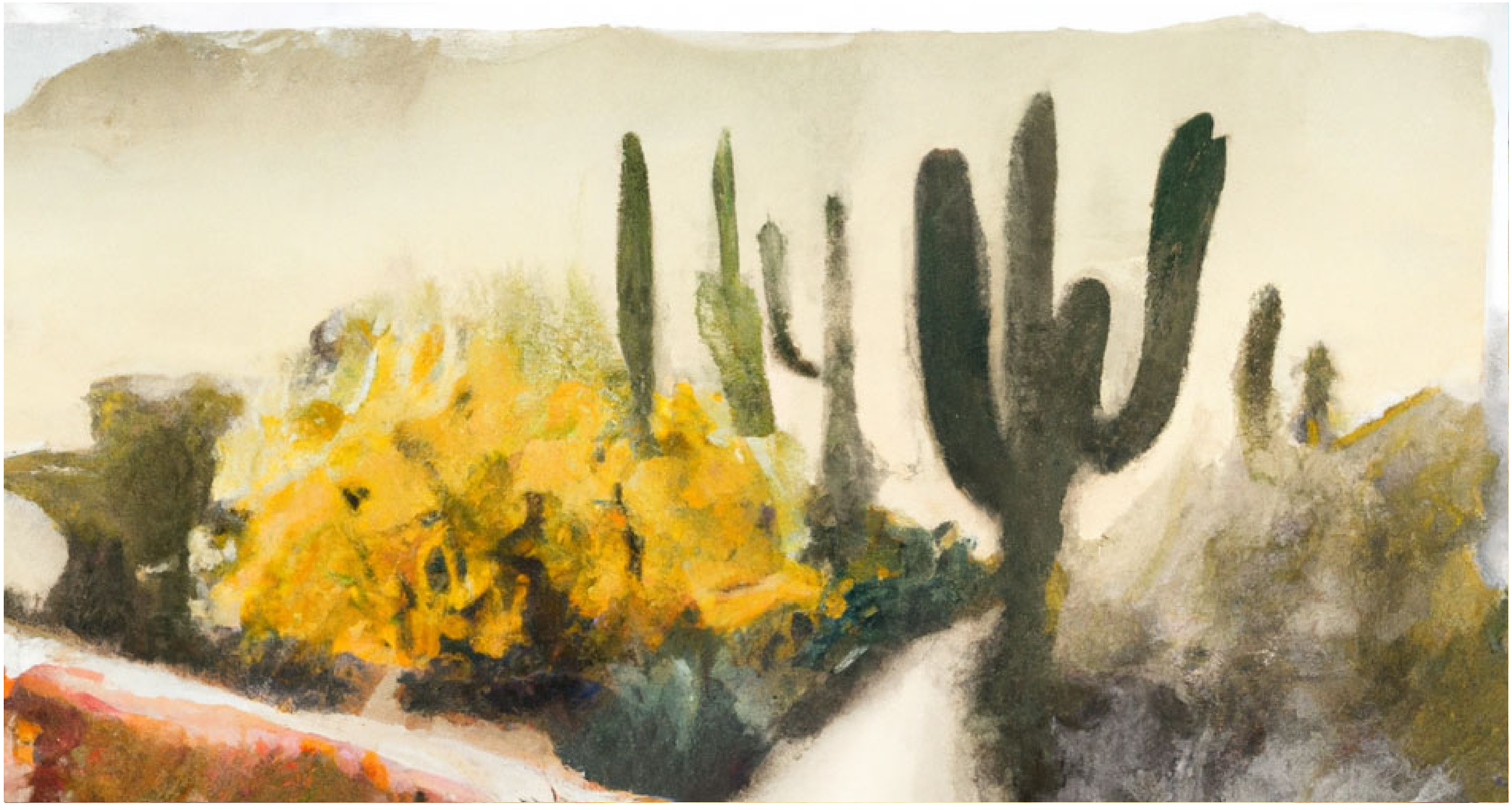
PROPOSED ROADWAY SECTIONS

N.T.S.

CASCADA II SPECIFIC PLAN
AMENDMENT
MARANA, ARIZONA

05/19/2025 SHEET 3 OF 3

V. IMPLEMENTATION & ADMINISTRATION



A. Administration & Interpretation

The Specific Plan shall be administered by the Town's Zoning Administrator, and all implementation decisions shall be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the MTC, the Specific Plan shall control. If the Specific Plan is silent on any issue, and the MTC is consulted, the purpose and intent of the Specific Plan shall control the Zoning Administrator's decision whether and how to apply the MTC. Appeals of any Zoning Administrator interpretation of this Specific Plan may be made to the Board of Adjustment within 15 days of the date of the interpretation. The Specific Plan will not result in the modification or change of any existing Town-adopted building codes.

All subsequent land use and zoning entitlements, including plats and development plan submittals, shall be processed in accordance with established Town development review procedures.

B. Implementation Responsibilities

The three entities responsible for the implementation of improvements within the Specific Plan are the Master Developer, the Builder and the Community Association.

The Master Developer is the entity responsible for ensuring the basic infrastructure facilities, including sewer, water and roads, are planned and constructed to serve the development areas within the Specific Plan in a timely and coordinated manner. They will build the public open space, and private open space will be turned over to the Community Association. Through a self-certification process, the Master Developer shall review and approve all development packages/Project design features, signage applications, and architectural/building plans proposed for the Property prior to Town submittal.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. The Builder is the purchaser of a development area, or portions of a development area and is responsible for building or providing for building within their area(s) of ownership.

The Community Association is the entity responsible for the maintenance and management of all shared private common areas that are not dedicated to the Town. In addition, the Community Association will enforce the Master covenants, conditions and restrictions ("CC&Rs") placed on the properties.

C. Amendments

Amendments to the Specific Plan are categorized as either administrative amendments or substantial amendments.

The Zoning Administrator may approve administrative amendments, as defined in MTC § 17-4-15(D), after written application is made. In addition, the following shall qualify as an administrative amendment to the Specific Plan:

- Blocks 5, 6 and a portion of Block 4 are identified as R (Residential) on *Exhibit III.A: Land Use Concept*. Notwithstanding the areas designated OS/D, these Blocks are each adjacent to one or more Blocks designated as VC (Village Center). The Zoning Administrator may administratively approve the conversion of Blocks 4, 5 and/or 6 from R to VC, subject to review of infrastructure capacity, through the administrative amendment process.

Substantial amendments to the Specific Plan shall be those changes or modifications that would result in a substantial change to the Specific Plan's regulations or the overall intent of the Specific Plan, as defined in MTC § 17-4-15(D)(3). Substantial amendments to the Specific Plan shall be processed in accordance with MTC § 17-3-1.

D. Phasing

It is envisioned that this Project will be developed as a cohesive development, achieved in phases, with an estimated build-out period of 25 years. The development will likely consist of 4 phases, as illustrated in *Exhibit V: Phasing Plan* and described below. (Transportation improvements will be phased per recommendations included in the TIA, submitted under separate cover, and as approved by the Town's Traffic Engineering Division. The TIA includes 3 phases. The third phase in the TIA corresponds to phases 3 and 4 of Specific Plan development.)

The number of residential lots to be built in each phase will be determined at the time of platting. Although Project phasing may change based on market demand, it is anticipated that development will generally progress from south to north, starting with the VC blocks along Twin Peaks Road and concluding with Residential development north of the future Lambert Lane alignment. Infrastructure will be implemented with each phase in cooperation with the Town.

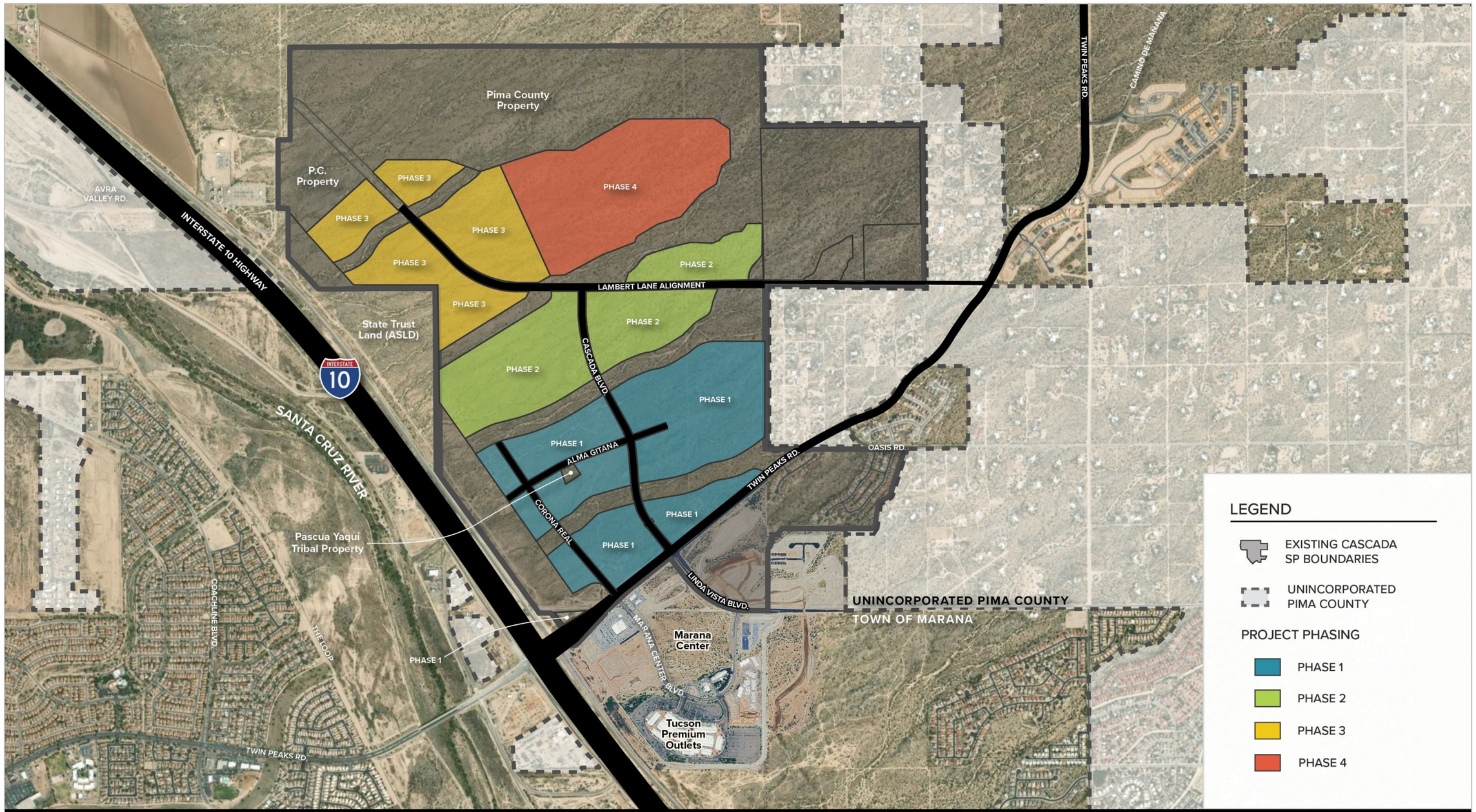


Exhibit V: Phasing Plan

APPENDIX A:

Wastewater Capacity Letters

JACKSON JENKINS
DIRECTOR

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

PH: (520) 724-6500
FAX: (520) 724-9635

May 5, 2023

Tanya Washington
Presidio Engineering, Inc.
190 S Stratford Drive #105
Tucson, Arizona 85716

Sewerage Capacity Investigation No. P23WC00122 Type I

RE: **Cascada Phase 1, Parcels 21619540A, 216195410, 216195420, 216195430, 216195480, 216195530, 216195600, 216195610, 216195620, 216195630, 216195920, 216195930, 216195960, 216195970, 216194410**
Estimated Flow 518,388 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2003-054, downstream from manhole 3495-12.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

JACKSON JENKINS
DIRECTOR

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

PH: (520) 724-6500
FAX: (520) 724-9635

May 5, 2023

Tanya Washington
Presidio Engineering, Inc.
190 S Stratford Drive #105
Tucson, Arizona 85716

Sewerage Capacity Investigation No. P23WC00125 Type I

RE: **Cascada Phase II, Parcels 216195380, 216195390, 21619579C, 219196010**
Estimated Flow 196,120 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2003-054, downstream from manhole 3495-08.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

May 5, 2023

Tanya Washington
Presidio Engineering, Inc.
190 S Stratford Drive #105
Tucson, Arizona 85716

Sewerage Capacity Investigation No. P23WC00126 Type I

RE: **Cascada Phase III, Parcels 216195540, 216195980, 216195990, 216196000, 219195360**
Estimated Flow 372,168 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2000-048, downstream from manhole 3911-13.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

APPENDIX B: Cultural Resources Letter

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

343 West Franklin Street
Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

June 15, 2023

Matt Dickey
Bourn Companies, LLC
20 East Congress, Suite 300
Tucson, Arizona 85701

Re: Cascada Block 10 Archaeological Clearance Status

Dear Mr. Dickey:

The purpose of this letter is to summarize the status of archaeological clearance for Cascada Block 10. Specific archaeological surveys or data recovery projects within or in the immediate vicinity of Block 38 are as follows:

- A cultural resources survey was conducted in the early 1980s by Arizona State Museum for Northern Tucson Basin Survey / Phase II Marana. This survey completely overlapped with Block 10. One site (AZ AA:12:227[ASM]) was identified overlapping with Block 10. (Source: Arizona State Museum Project Registration Form. August 21, 1994)

- The entirety of Block 10, along with the overall proposed Cascada Residential development was re-surveyed in 2004. This survey identified 34 archaeological resources, of which 11 were determined eligible, 11 were determined ineligible, and 12 were recommended for additional eligibility testing. Of the 34 sites, one site, AZ AA:12:227(ASM) was identified within Block 10. (Source: *A Class III Cultural Resource Survey of a 1,260-Acre Parcel in Marana, Pima County, Arizona.* Tierra Right of Way Services, Tucson. ASM Accession Number 2005-706.ASM).

- An archaeological eligibility testing program was conducted in August through September 2004 by Tierra Right of Way at twelve sites within the proposed Cascada Residential Development. This program also included AZ AA:12:227(ASM) located within Block 10. The program included surface collection of all visible artifacts, mechanical trenching, feature recording, and mapping. At AZ AA:12:227(ASM), a total of 660 meters of trench were excavated and 54 cultural features were identified that included 37 pit structures or possible pit structures, nine pits of unknown function, two roasting pits, five possible trash middens, and one cremation burial (Source: *Archaeological Eligibility Testing at Twelve Sites Within the Proposed Cascada Residential Community Development in Marana, Pima County, Arizona*. Report No. 2004-92. Tierra Right of Way Services, Tucson, Arizona).

- In 2005, Tierra Right of Way prepared a Historic Properties Treatment Plan for fourteen sites within the Cascada Residential Development. (Source Historic *Properties Treatment Plan for Fourteen Sites within the Cascada Development in Marana, Pima County, Arizona*. Report No. 2005-67, Tierra Right of Way Services, Tucson). Between 2008 and 2010, Tierra Right of Way conducted data recovery at thirteen sites within the Cascada Residential development area but not at AZ AA:12:227(ASM) (Sources: *The Cascada Archaeological Project: Changing Land Uue and Settlement in the Northern Tucson Basin Volume 1: Historic Sites*. Research Series No. 2, Vol. 1. *The Cascada Archaeological Project: Changing Land Use and Settlement in the Northern*

Tucson Basin Volume 1: Prehistoric Limited Activity, Field House, and Farmstead Sites. Research Series No. 2, Vol. 2. *The Cascada Archaeological Project: Changing Land Use and Settlement in the Northern Tucson Basin Volume 3: Excavations at the Richter Site, AZ AA:12:252(ASM).* Research Series No. 2, Vol. 3, Tierra Right of Way, Tucson.

In summary, the above survey completed by Tierra was conducted by qualified archaeologists and the survey was conducted to current standards. Therefore, no additional archaeological survey is recommended for Block 10. However, one archaeological site (AZ AA:12:227[ASM]) was identified and subjected to eligibility testing. The archaeological testing resulted in the identification of significant cultural resources and the approved Historic Properties Treatment Plan prepared by Tierra Right of Way should be implemented before development of Block 10.

Should you have any questions, please do not hesitate to contact me at (520) 325-9194.

Respectfully,

David M. R. Barr, M. A., RPA Principal Investigator (Arizona Antiquities Act Permit No. 2023-050bl)

APPENDIX C: Sample Architecture & Building Materials

1. Architectural Metal







2. Untextured or unarticulated tilt-up concrete panels







3. Prefabricated steel panels









4. Corrugated metal or plastic











5. Mirrored or otherwise highly reflective materials

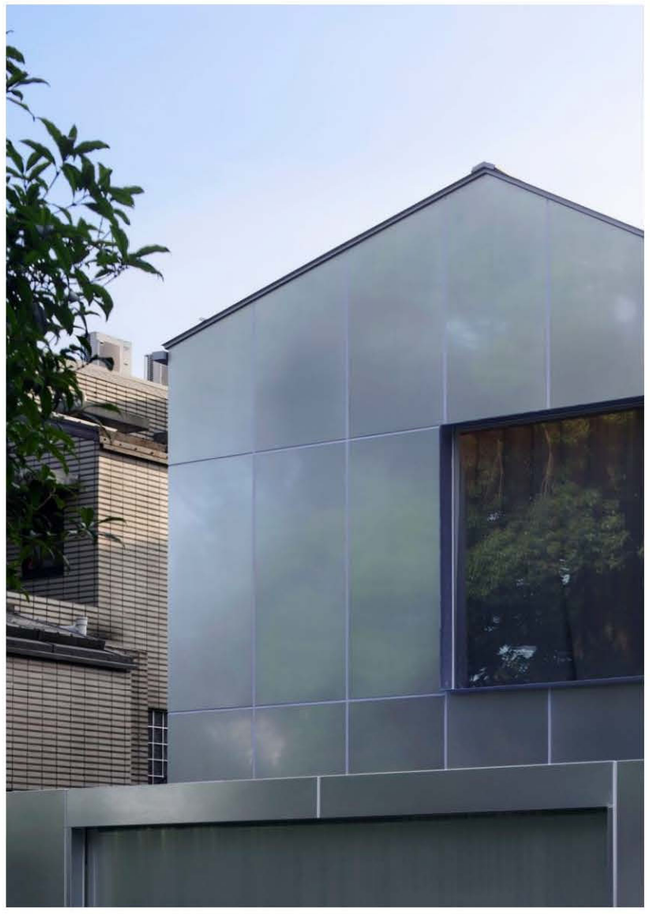






EXHIBIT C

Cascada Community Facilities District
Cascada Development Agreement

MARANA RESOLUTION NO. 2025-112

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED AND RESTATED CASCADA DEVELOPMENT AGREEMENT, A RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT, FOR THE DEVELOPMENT OF APPROXIMATELY 752.5 ACRES OF LAND LOCATED EAST OF I-10 AND NORTH OF TWIN PEAKS ROAD

WHEREAS Pacific International Properties, L.L.P. (the "Developer") is the master developer of approximately 752.5 acres of land located east of I-10 and north of Twin Peaks Road (the "Property"); and

WHEREAS the Property and its development were included in and subject to the provisions of the Cascada Specific Plan, approved via adoption of Marana Ordinance No. 2006.23 on December 5, 2006, recorded in the Office of the Pima County Recorder at Docket 13063 Page 4204 (Sequence 20071020795); and/or the Cascada North Specific Plan, approved via adoption of Marana Ordinance No. 2011.31 on November 15, 2011, recorded in the Office of the Pima County Recorder at Sequence 20113250231 (collectively the "Original Cascada Entitlements"); and

WHEREAS the Town and the Developer's predecessor in interest entered into the Cascada Specific Plan Development Agreement for the property originally included within the Cascada Specific Plan, recorded in the Office of the Pima County Recorder on May 17, 2007, at Docket 13057 Page 673 (Sequence 20070960296) (the "Original Cascada DA"); and

WHEREAS, on October 21, 2025, the Town Council adopted Marana Ordinance No. 2025.022, recorded in the Office of the Pima County Recorder at Sequence 2025970201, approving the Cascada II Specific Plan, which establishes zoning for the Property, which is the 752.5 acres of remaining developable area of the property subject to the Original Cascada Entitlements (the "Revised Development"); and

WHEREAS the Town and the Developer desire to repeal the Original Cascada DA as to the Property and replace it in its entirety with the Amended and Restated Cascada Development Agreement that is the subject of this resolution (the "Agreement"); and

WHEREAS the Town is authorized by A.R.S. § 9-500.05 to enter into a development agreement with a land owner or other person or entity having an interest in real property located within the Town to facilitate development of the property by providing for, among other things, the conditions, terms, restrictions, and requirements for development and public infrastructure and the financing of public infrastructure; and

WHEREAS in approving the Agreement, the Town Council has found and determined that certain activities relating to the Revised Development are economic development activities within the meaning of A.R.S. § 9-500.11, that all expenditures by the Town pursuant to the Agreement constitute the appropriation and expenditure of public monies for and in connection with economic development activities and that it is appropriate to provide the Developer with the reimbursement in the Agreement as an inducement to cause the Developer to construct, own and operate the Revised Development in the Town; and

WHEREAS, on October 7, 2025, the Town adopted a notice of intent to enter into the Agreement, in compliance with A.R.S. § 9-500.11; and

WHEREAS the Town Council finds that the Revised Development will raise more revenue for the Town than the amount of the reimbursements to the Developer within the duration of the Agreement, and an independent third party not financed by the Developer has verified the Town Council's finding that the Revised Development will raise more revenue for the Town than the amount of the reimbursements to the Developer within the duration of the Agreement; and

WHEREAS the Town Council finds that in the absence of the reimbursements to the Developer provided pursuant to the Agreement, the Revised Development would not locate in the Town in the same time, place or manner as it will with the reimbursements to the Developer; and

WHEREAS the Town Council finds that the Amended and Restated Cascada Development Agreement is in the best interest of the Town and its citizens and should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the Amended and Restated Cascada Development Agreement, as set forth on Exhibit A attached to and incorporated within this resolution by this reference, is hereby approved, the Mayor is authorized to execute it for and on behalf of the Town of Marana, and Town staff is authorized to carry out its terms.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of November, 2025.

Mayor Jon Post

ATTEST:

Jill McCleary, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

20253250146
AAG
11/21/2025 10:00:39 AM Page: 1 of 37
Gabriella Cázares-Kelly Recorder
OFFICIAL RECORDS OF PIMA COUNTY, AZ

AMENDED AND RESTATED CASCADA DEVELOPMENT AGREEMENT TOWN OF MARANA, ARIZONA

THIS AMENDED AND RESTATED CASCADA DEVELOPMENT AGREEMENT (this "Agreement") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership (the "Developer"), and FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under trust number 60,327, and not in its corporate capacity (the "Trust"). The Town, the Developer, and the Trust are sometimes collectively referred to in this Agreement as the "Parties," each of which is sometimes individually referred to as a "Party."

RECITALS

A. The Developer is the master developer of approximately 752.5 acres of land located east of I-10 and north of Twin Peaks Road within the corporate limits of the Town as legally described in Exhibit A (the "Property").

B. Title to some of the Property beneficially owned by the Developer is held by the Trust.

C. The Property and its development were included in and subject to the provisions of the Cascada Specific Plan, approved via adoption of Marana Ordinance No. 2006.23 on December 5, 2006, recorded in the Office of the Pima County Recorder at Docket 13063 Page 4204 (Sequence 20071020795); and/or the Cascada North Specific Plan, approved via adoption of Marana Ordinance No. 2011.31 on November 15, 2011, recorded in the Office of the Pima County Recorder at Sequence 20113250231 (collectively the "Original Cascada Entitlements"). The Original Cascada Entitlements collectively master-planned approximately 1,562 acres of property, including the Property.

D. The Town and FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under trust number 60,182, and not in its corporate capacity, entered into the CASCADA SPECIFIC PLAN DEVELOPMENT AGREEMENT for the property originally included within the Cascada Specific Plan, recorded in the Office of the Pima County Recorder on May 17, 2007, at Docket 13057 Page 673 (Sequence 20070960296) (the "Original Cascada DA").

E. The Original Cascada DA implemented the Cascada Specific Plan.

F. The Developer and the Trust are the successors in interest to Fidelity National Title Agency, Inc., as Trustee under trust number 60,182.

G. Since the approval of the Original Cascada Entitlements and the Original Cascada DA, over 330 acres of open space subject to the Original Cascada Entitlements were dedicated to Pima County, along with approximately 65 acres dedicated to the Town of Marana for parks and drainage, pursuant to the Final Plat for Cascada Village I (Lots 1-430), Blocks I-XVII, "A", "B", "C", "D" & Common Areas "A", "B", "C", "D", "E", "F", "G", "H", & "I" recorded in the Office of the Pima County Recorder at Book 64 of Maps and Plats at Page 35 on January 23, 2009 (the "Cascada Village I Plat"). Other portions of the property subject to the Original Cascada Entitlements have been developed for utilities/infrastructure and single-family residential uses.

H. On October 21, 2025, the Town Council adopted Marana Ordinance No. 2025.022, recorded in the Office of the Pima County Recorder at Sequence 2025970201, approving the Cascada II Specific Plan. The Cascada II Specific Plan establishes zoning for the Property, which is the 752.5 acres of remaining developable area of the property subject to the Original Cascada Entitlements (the "Revised Development"). The Revised Development builds on the vision of the Original Cascada Entitlements by continuing its commitment to open space, drainage, and wildlife corridors, while creating a new vision for the developable area to create flexible mixed-use opportunity, new forms of residential living, and other commercial/employment opportunities in this area of the Town.

I. With the approval of the Cascada II Specific Plan and this Agreement, the Original Cascada Entitlements, including any and all related development agreements, shall be modified, amended, and superseded only as to the Property, and the Property shall be developed in phases pursuant to the Cascada II Specific Plan, as clarified and supplemented by this Agreement.

J. Developer and the Town have been working on infrastructure plans for traffic, drainage, and water for the Revised Development (collectively, the "Infrastructure Plans"). The Infrastructure Plans each independently establish phasing assumptions and triggers to require specific infrastructure as clarified and supplemented by this Agreement. The Infrastructure Plans are defined as follows:

i) A Traffic Impact Analysis ("TIA"), which has not yet been approved by the Town; and

ii) A Master Drainage Plan prepared by CMG Drainage Engineering, Inc., sealed on July 19, 2024, and having report number DRA2406-001, approved by the Town on August 7, 2024 ("Drainage Plan"); and

iii) A Water System Master Plan prepared by WestLand Engineering & Environmental Services, sealed on November 18, 2024, and having report number HM2408-001, approved by the Town on December 13, 2024 ("Water Plan").

K. The Town and the Developer desire to establish certain agreements regarding the Revised Development pursuant to A.R.S. § 9-500.05 and certain agreements in connection with development activities for the economic benefit of the Town pursuant to A.R.S.

§ 9-500.11 upon and in accordance with the terms and conditions set forth in this Agreement.

L. The Revised Development is consistent with the Town's long-term economic development strategies and is expected to create a source of significant tax revenue for the Town for many years.

M. The short-term and long-term benefits of the Revised Development offset and outweigh the costs of the reimbursements provided by the Town under this Agreement.

N. The Development is in compliance with the Town's adopted and approved General Plan (as defined in A.R.S. § 9-461).

O. The Town is authorized by A.R.S. § 9-500.05 to enter into a development agreement with a landowner or other person or entity having an interest in real property located within the Town to facilitate development of the property by providing for, among other things, the conditions, terms, restrictions, and requirements for development and public infrastructure and the financing of public infrastructure.

P. In approving this Agreement, the Town Council has found and determined that certain activities relating to the Revised Development are economic development activities within the meaning of A.R.S. § 9-500.11, that all expenditures by the Town pursuant to this Agreement constitute the appropriation and expenditure of public monies for and in connection with economic development activities and that it is appropriate to provide the Developer with the reimbursement in this Agreement as an inducement to cause the Developer to construct, own and operate the Revised Development in the Town.

Q. The Town adopted a notice of intent to enter into this Agreement not less than 14 days before the Town Council approved this Agreement, in compliance with A.R.S. § 9-500.11.

R. The Town Council finds that the Revised Development will raise more revenue for the Town than the amount of the reimbursements to the Developer within the duration of this Agreement.

S. An independent third party not financed by the Developer has verified the Town Council's finding that the Revised Development will raise more revenue for the Town than the amount of the reimbursements to the Developer within the duration of this Agreement.

T. The Town Council finds that in the absence of the reimbursements to the Developer provided pursuant to this Agreement, the Revised Development would not locate in the Town in the same time, place or manner as it will with the reimbursements to the Developer.

U. The Developer will incur out-of-pocket public infrastructure construction costs and will make certain contributions for public infrastructure in the immediate vicinity of and directly benefiting the Revised Development.

V. The reimbursements to the Developer provided pursuant to this Agreement are intended to reimburse the Developer for its out-of-pocket construction costs and contributions for the Required Public Improvements, as described more specifically in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises made in this Agreement, the Parties hereby agree as follows:

Article 1. Effect

As of the Effective Date of this Agreement, the Original Cascada DA is repealed as to the Property and is replaced in its entirety by this Agreement.

Article 2. Background

2.1. Incorporation of the Recitals. The foregoing Recitals are incorporated herein by this reference.

2.2. Proposed Uses. The Revised Development is a sustainable, mixed-use community that respects the Property's natural environment and responds to its physical constraints. Much of the groundwork has already been laid based on the Original Cascada Entitlements, specifically related to environmental resources, recreation, drainage, and open space. The vision is to create a regional, master-planned, mixed-use project that permits flexibility within the land use guidelines to respond to the market as established in the Cascada II Specific Plan.

2.3. Definitions. The following definitions shall apply to this Agreement:

2.3.1. "Additional Storage Tank" is defined in paragraph 7.2 below.

2.3.2. "Affiliate" is defined in paragraph 12.10 below.

2.3.3. "Cascada II Specific Plan" is the rezoning for the Property, approved by the Town pursuant to Marana Ordinance No. 2025.022, including all conditions and stipulations of rezoning and design guidelines associated with it.

2.3.4. "Cascada Village I Plat" is defined in recital G above.

2.3.5. "CO" means certificate of occupancy.

2.3.6. "Construction Sales Tax Revenues" mean those portions of the Town's transaction privilege taxes (currently 4%) generated pursuant to Section 8-415 or 8-416 of the Marana Tax Code from construction contracting or speculative builder activities occurring on the Property. References to sections of the existing Marana Tax Code shall include corresponding sections of successor codes.

2.3.7. "Demanding Party" is defined in paragraph 11.2 below.

2.3.8. "Developer" is defined in the introductory paragraph of this Agreement and in paragraph 3.5 below.

2.3.9. "Development Regulations" is defined in paragraph 3.1 below.

2.3.10. "Drainage Plan" is defined in recital J above.

2.3.11. "Effective Date" is defined in paragraph 12.1 below.

2.3.12. "Infrastructure Plans" is defined in recital J above.

2.3.13. "Initial Development Plan" is defined in paragraph 3.3.1 below.

2.3.14. "Initial Minimum Improvements" is defined in paragraph 3.3.1 below.

2.3.15. "Lender" is defined in paragraph 12.12 below.

2.3.16. "Letter of Credit" is defined in paragraph 5.4.7 below.

2.3.17. "Marana Development Code" is defined in paragraph 3.1 below.

2.3.18. "Original Cascada DA" is defined in recital D above.

2.3.19. "Original Cascada Entitlements" are defined in recital C above.

2.3.20. "Non-Performing Party" is defined in paragraph 11.2 below.

2.3.21. "North Parcel" is defined in paragraph 5.2 below.

2.3.22. "Parcel Developer" means a person or entity who develops one or more individual blocks of the Property and may include the Developer but more likely will be a successor fee title interest holder to the Developer.

2.3.23. "Park Amenities" are defined in paragraph 5.2.1 below.

2.3.24. "Property" is defined in recital A above and legally described in Exhibit A attached to this Agreement.

2.3.25. "Regional Basins" are defined in paragraph 2.3.29 below.

2.3.26. "Regional Channels" are defined in paragraph 2.3.29 below.

2.3.27. "Reimbursement Account" means a separate account within the Town's General Fund or accounted for by an appropriate book or ledger entry designation for the purpose of making Reimbursement Payments (see paragraph 8.3 below)

2.3.28. "Reimbursement Payments" is defined in paragraph 8.4 below.

2.3.29. "Required Public Improvements" means the design and construction of all of the following, as more fully described in the Drainage Plan:

2.3.29.1. The regional detention/retention basins required by the Drainage Plan to be constructed within the Town Park (the "Regional Basins").

2.3.29.2. The regional channels required by the Drainage Plan to be constructed within the Property (the "Regional Channels").

2.3.29.3. Any additional public infrastructure improvements, to the extent agreed upon in writing by the Developer and the Town.

2.3.30. "Required Public Improvement Costs" means all costs, expenses, fees and charges actually incurred and paid by or on behalf of Developer to contractors, architects, engineers, surveyors, governmental agencies, other professionals and consultants, and other third parties for materials, labor, planning, design, engineering, surveying, site excavation and preparation, governmental permits and payments, payment and performance bonds, other professional services, and all other costs and expenses related or incidental to and reasonably necessary for, the acquisition, improvement, construction, installation, or provision of the Required Public Improvements, together with all costs associated with the acquisition of lands, rights-of-way and easements either to be dedicated to the Town or upon which Required Public Improvements are to be constructed; provided, however, that Required Public Improvement Costs shall not include the value of right-of-way dedicated by Developer from the Property or any finance or interest costs incurred by Developer in connection with the design and construction of the Required Public Improvements.

2.3.31. "Revised Development" is defined in recital H above.

2.3.32. "Sales Tax Revenues" means that portion of the Town's transaction privilege taxes (currently 2.5%) generated from the activities listed below occurring on the Property, less the one-half cent increase adopted by Marana Ordinance No. 2021.022 because the proceeds of that increase are dedicated to the design and construction, and fixtures, furniture and equipment, for a new multi-generational Community Center and Aquatic Center.

2.3.32.1. Amusements, exhibitions and similar activities pursuant to Section 8-410 of the Marana Tax Code.

2.3.32.2. Hotels pursuant to Section 8-444 of the Marana Tax Code.

2.3.32.3. Commercial rentals, leasing and licensing pursuant to Section 8-445 of the Marana Tax Code.

2.3.32.4. Restaurants and bars pursuant to Section 8-455 of the Marana Tax Code.

2.3.32.5. Retail sales pursuant to Section 8-460 of the Marana Tax Code.

References to sections of the existing Marana Tax Code shall include corresponding sections of successor codes.

2.3.33. "South Parcel" is defined in paragraph 5.2 below.

2.3.34. "Storage Tank" is defined in paragraph 7.2 below.

2.3.35. "Total Reimbursement Amount" is defined in paragraph 8.1 below, and shall not exceed the Required Public Improvement Costs.

2.3.36. "Town Park" is defined in paragraph 5.2 below.

2.3.37. "Trust" is defined in in the introductory paragraph of this Agreement.

2.3.38. "Water Plan" is defined in recital J above.

Article 3. Development of the Property.

3.1. Development Regulations. The development of the Property shall be governed by the underlying zoning or land use designation and the standards provided for in the Cascada II Specific Plan. The Marana Development Code, including the written rules, regulations, substantive procedures, and policies relating to development of land, adopted or approved by the Mayor and Council (collectively the "Marana Development Code") in effect on the effective date of the Cascada II Specific Plan shall apply to the extent not covered by the Cascada II Specific Plan or this Agreement. In the event of any express conflict, the terms of this Agreement and the Cascada II Specific Plan shall control over the Marana Development Code. For purposes of this Agreement, the underlying zoning or land use designation shall mean full development, exclusive of voluntary limitations or restrictions, under the controlling underlying zoning or land use designation included in the Cascada II Specific Plan, and if not so covered, under the Marana Development Code. The requirements of this paragraph are collectively referred to as the "Development Regulations."

3.2. Development Review. The Property shall be developed in a manner consistent with the Development Regulations and this Agreement, which together establish the basic land uses, and the densities, intensities, and development regulations that apply to the land uses authorized for the Property. Upon the Developer's compliance with the applicable development review and approval procedures and substantive requirements of the Development Regulations, the Town agrees to issue such permits or approvals for the Development as may be requested by the Developer.

3.3. Initial Development Plan. As a condition precedent to the Developer's right to receive and the Town's obligation to make Reimbursement Payments under Article 8 of this Agreement, and not as a separate obligation, the Developer shall prepare and submit to the Town the following:

3.3.1. A development plan (the "Initial Development Plan") for the initial construction of the Development, consisting of at least 50,000 square feet of retail building space and related parking, supporting infrastructure and amenities (the "Initial Minimum Improvements").

3.4. Minimum Construction Obligation. As a condition precedent to the Developer's right to receive and the Town's obligation to make Reimbursement Payments under Article 8 of this Agreement, and not as a separate contractual obligation, the Developer shall obtain building permits for and begin construction of the Initial Minimum Improvements in a manner consistent with the Initial Development Plan.

3.5. Effect of Sale of a Portion of the Property. The Developer anticipates that it will sell all or a portion of the Property to one or more third parties soon after this Agreement is executed, and in any event before the obligations of the Developer under this Agreement are satisfied. Upon that event:

3.5.1. For purposes of the performance of the Developer's obligations relating to the Required Public Improvements, the term "Developer" shall jointly and severally include each and every owner of any portion of the Property, except as otherwise provided in paragraph 12.10 below.

3.5.2. For purposes of entitlement to receive Reimbursement Payments under Article 8 of this Agreement, the "Developer" shall mean that owner of any portion of the Property who incurs all or a portion of the Required Public Improvement Costs.

3.5.3. As each individual block of the Property is sold, the Parcel Developer of that individual block will be required to provide the Town with appropriate subdivision assurances for the completion of subdivision infrastructure required to serve that individual block.

Article 4. Construction of Required Public Improvements

4.1. Required Public Improvements. The Drainage Plan requires construction of the Required Public Improvements for the Revised Development of the Property, consisting of the Regional Basins within the Town Park and the Regional Channels within the Property. The Required Public Improvements will be conveyed to the Town upon completion.

4.2. Timing of Construction of Required Public Improvements. The Revised Development is located within an area or areas defined by the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area (SFHA) and the Developer intends to seek from FEMA modification to or removal from the SFHA. The Revised Development and the Required Public Improvements are intended to be developed in phases as described in the Drainage Plan. As of the Effective Date of this Agreement, a Conditional Letter of Map Revision (CLOMR), Case Number 25-09-0101R, has been accepted by FEMA for phase one of the Revised Development. Construction of the Required Public Improvements must be substantially complete and an effective Letter of Map Revision (LOMR) must be in place for each phase of the Revised Development before the Town will issue a CO for any structure located within the phase in question, pursuant to Marana Town Code Section 17-15-10. If the Town amends the Town Code in the future to allow for a CO to be issued before a LOMR becomes effective, the amended Town Code shall apply to this Agreement. Except as otherwise provided in the prior sentence, the Town's right to withhold any CO is a contract right granted by this Agreement, and is granted notwithstanding any right of the Developer or its successors in interest to receive any CO pursuant to the Marana building codes.

4.3. Required Public Improvements Construction and Reimbursement. As a condition precedent to receiving Reimbursement Payments under Article 8 of this Agreement, the Developer shall, in conjunction with its construction of the Revised Development and in accordance with the State of Arizona (Arizona Revised Statutes Title 34) and the Town (Marana Town Code Chapter 3-4) public infrastructure construction procurement laws and procedures for the applicable project delivery method:

4.3.1. Design and construct the Required Public Improvements; and

4.3.2. Pay all Required Public Improvement Costs as they become due.

4.4. Town Review and Approval of Plans. Except as expressly provided in this Agreement, the development and construction of the Required Public Improvements is subject to the Town's normal plan submittal, review and approval procedures and construction inspection requirements.

Article 5. Park Improvements

5.1. Onsite Private Recreational Facilities. Residential areas within the Revised Development shall be developed in compliance with the recreational area requirements of Marana Town Code Section 17-5-3, in effect as of the Effective Date, except as modified by the Cascada II Specific Plan.

5.2. Town Park. As noted in recital G above, the Cascada Village I Plat dedicated to the Town approximately 65 acres of land west of the Property, designated for a combination of a district park (active and passive) and for the Regional Basins (the "Town Park"). The Town Park land includes approximately 52 acres on the southern end between the Property and I-10 (the "South Parcel") and approximately 13.6 acres on the northern end (the "North Parcel"). The Parties' obligations regarding the Town Park are as follows:

5.2.1. The Town and the Developer shall cooperate in a master planning process for the Town Park to address scope, amenities, budgeting, and other necessary planning items to design amenity spaces consistent with a district park for the portion of the Town Park property to be used for active park space ("Park Amenities"). The Park Amenities shall be consistent with the vision and elements of the Cascada II Specific Plan and shall be generally consistent with the current concept plan as depicted in Exhibit B attached to and incorporated by this reference in this Agreement. The Town and the Developer shall master plan the South Parcel and the North Parcel together. The planning process shall take into account and integrate the Regional Basins in the Town Park.

5.2.2. The Town will design and construct the Park Amenities, and will be responsible for procurement, management, risk management, administration, and operation and maintenance of the project during construction.

5.2.3. Developer will be responsible for the costs of design and construction of the Park Amenities subject to reimbursement pursuant to this Agreement.

5.2.4. Upon completion of the Park Amenities, and acceptance by the Town, the Town shall be responsible for ongoing maintenance of the Park Amenities.

5.3. Timing of Park Amenities. The Town will use its best efforts to substantially complete design and construction of the South Parcel Park Amenities prior to the 1,500th single-family residential building permit issuance, and to substantially complete design and construction of the North Parcel Park Amenities prior to the 2,500th single-family residential building permit issuance.

5.3.1. So long as Developer has complied with the timing and triggers related to its financial responsibility for the Park Amenities, as described in paragraph 5.4 below, the Town will issue building permits and release subdivision assurances pursuant to its normal practices, policies, and procedures, even if the Park Amenities are not substantially complete by the trigger dates set forth in paragraph 5.3 above.

5.3.2. So long as the Town has worked diligently and in good faith to substantially complete the Park Amenities by the trigger dates set forth in paragraph 5.3 above, the Developer shall have no cause of action against the Town for failure to complete the Park Amenities by the trigger dates set forth in paragraph 5.3 above.

5.4. Developer's Financial Responsibility for Park Amenities. Upon completion of the master planning process described in paragraph 5.2.1 above, the Town shall determine the appropriate procurement method for the Park Amenities project. Regardless of the method chosen, the Town will obtain estimates for pre-construction services, if any, and design for the South Parcel Park Amenities and for the North Parcel Park Amenities, as well as estimates for construction of the South Parcel Park Amenities and for construction of the North Parcel Park Amenities.

5.4.1. Prior to the 1,100th single-family residential building permit issuance, the Developer shall pay in cash to the Town the full estimated cost of the pre-construction and design services for the South Parcel Park Amenities.

5.4.2. Prior to the 1,300th single-family residential building permit issuance, the Developer shall pay in cash to the Town the full estimated cost of construction for the South Parcel Park Amenities.

5.4.3. No later than 60 days after final completion of the South Parcel Park Amenities, the Town shall provide to the Developer an itemized statement of Town's actual costs for the South Parcel Park Amenities and a check or invoice representing the difference between the Town's costs and the Developer's payments to the Town. If the Developer's payments to the Town were insufficient to cover the Developer's obligations under this Agreement, the Developer shall pay the Town the balance of the costs as set forth in the invoice within 30 days after the itemized statement and invoice are provided to the Developer. Any amounts unpaid after 30 days shall accrue simple interest at the rate of 10% per year until paid in full.

5.4.4. Prior to the 2,100th single-family residential building permit issuance, the Developer shall pay in cash to the Town the full estimated cost of the pre-construction and design services for the North Parcel Park Amenities.

5.4.5. Prior to the 2,300th single-family residential building permit issuance, the Developer shall pay in cash to the Town the full estimated cost of construction for the North Parcel Park Amenities.

5.4.6. No later than 60 days after final completion of the North Parcel Park Amenities, the Town shall provide to the Developer an itemized statement of Town's actual

costs for the North Parcel Park Amenities and a check or invoice representing the difference between the Town's costs and the Developer's payments to the Town. If the Developer's payments to the Town were insufficient to cover the Developer's obligations under this Agreement, the Developer shall pay the Town the balance of the costs as set forth in the invoice within 30 days after the itemized statement and invoice are provided to the Developer. Any amounts unpaid after 30 days shall accrue simple interest at the rate of 10% per year until paid in full.

5.4.7. In lieu of any of the payments required by paragraphs 5.4.1, 5.4.2, 5.4.4, and 5.4.5 above, the Developer may choose to deposit with the Town one or more irrevocable standby letters of credit in the full anticipated amount of the payment due, naming the Town as beneficiary from a bank or financial institution reasonably acceptable to the Town and in a form reasonably acceptable to the Town (each a "Letter of Credit"). The following banks or financial institutions are approved by the Town: Bank of America, NA, JPMorgan Chase Bank, N.A., Wells Fargo Bank, National Association, KeyBank, N.A., Western Alliance Bank, U.S. Bank, National Association, Mizuho Bank, Ltd., or another financial institution that is a member of the New York Clearing House or a financial institution that is a commercial bank or trust company having a net worth (including affiliates) of at least One Billion and No/100 Dollars ($1,000,000,000.00). If the Developer delivers a Letter of Credit for any payment due, the Town shall provide the Developer with monthly invoices for the work that is covered by the Letter of Credit, together with reasonable supporting information, such as payment applications and conditional lien waivers. The Developer will pay to the Town the amount due under each monthly invoice within 30 days after receipt of the monthly invoice. Any amounts unpaid after 30 days shall accrue simple interest at the rate of 10% per year until paid in full. Additionally, if the Developer fails to timely pay any monthly invoice and the failure continues for 15 days after written notice thereof from the Town to the Developer, the Town may draw upon the entire sum of the Letters of Credit. The amount of any Letter of Credit may be reduced as construction of the Park Amenities is completed. The Developer may request a reduction of any Letter of Credit provided for the Park Amenities no more often than every three months. The Town shall respond to the Developer's request within ten business days. The Town Engineer shall approve the reduction in the amount of a Letter of Credit based on the Town Engineer's reasonable determination of the cost of the remaining work plus a 15% contingency.

5.4.8. The Town and the Developer may revise the development and payment timeline for the Park Amenities set forth in this paragraph 5.4, due to demand, market conditions, and other similar factors. Any new development and payment timeline shall be in writing and signed by the Town and the Developer. The Town Manager is authorized to administratively approve and execute the new development and payment timeline without further Town Council approval.

5.5. Change Orders. Change orders for any phase of pre-construction, design, or construction of the Park Amenities shall only occur for unforeseen conditions that could not

have been anticipated and changes in the scope of the work. A change in scope is an owner-directed change in quality, size, or system.

5.5.1. The Town shall not approve any change orders with respect to unforeseen conditions that could not have been anticipated without the written consent of the Developer, which shall not be unreasonably withheld.

5.5.2. The Town shall not approve any change orders with respect to changes in the scope of the work without the written consent of the Developer. For changes in the scope of work that are necessary to ensure the safety of the public or that are an engineering requirement to properly construct the Park Amenities to Town standards, the Developer's consent shall not be unreasonably withheld. For any other change in the scope of work, the Developer may give or withhold consent in the Developer's sole discretion.

5.6. Development Impact Fee Reimbursement. At the next Town development impact fee update, the Town shall include the design and construction costs of the Park Amenities within the Town's development impact fee program. The Town and Developer agree that once included in the Town's development impact fee program, Developer shall be entitled to impact fee reimbursement for the Park Amenities as provided in A.R.S. §9-463.05. The Town and Developer may enter into a separate development impact fee reimbursement agreement to memorialize their agreement concerning the amount of development impact fee credit applicable to the Revised Development and timing of development impact fee reimbursements.

Article 6. Transportation Improvements

6.1. Developer's Public Roadway Improvement Obligations. As noted in recital J above, the Developer has submitted a Traffic Impact Analysis (TIA) which has not yet been approved by the Town. Marana Ordinance No. 2025.022 provides that the TIA must be accepted by Town Staff prior to approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Property. The TIA identifies the Developer's required roadway improvement obligations, and the timing and triggers for those obligations.

6.2. Phased TIA. The TIA assumes three phases for the Revised Development, but the submitted TIA addresses only the first two phases of the Revised Development. Marana Ordinance No. 2025.022 requires the Developer to submit additional traffic analyses prior to development of subsequent phases of the Revised Development.

6.3. Transportation Improvement by Block. The Parcel Developer of each individual block shall construct any transportation infrastructure required by an individual subdivision assurance agreement pertaining to the resubdivision of a particular block.

Article 7. Water Infrastructure Improvements

7.1. Onsite Potable Water Distribution System. The Parcel Developer of each individual block of the Property shall construct onsite potable water distribution infrastructure

pursuant to standard Town agreements to construct new facilities and standard Town subdivision infrastructure assurance agreements, with any amendments mutually agreed upon between the Town and the Parcel Developer of the individual block.

7.2. Approved Water Plan. The Water Plan requires construction of a total of 1.877 million gallons of storage tank capacity for the Revised Development. Per the Water Plan, the Developer shall construct 910,000 gallons of storage at the Town's Blue Bonnett reservoir site ("Storage Tank"). The Developer shall construct the remaining 967,000 gallons ("Additional Storage Tank") as required in the Water Plan. The Town agrees to reserve space at the Town's Cortaro Ranch Well site as a potential location for the Additional Storage Tank. The Town and Developer acknowledge that no additional source of water/wells nor any additional booster stations will be required for the Revised Development.

Article 8. Town Reimbursement to Developer for Required Public Improvements

8.1. Total Reimbursement Amount. The Town shall make Reimbursement Payments to the Developer for the Developer's Required Public Improvement Costs (the "Total Reimbursement Amount").

8.2. Developer's Quarterly Statement of Costs. The Developer shall submit to the Town a quarterly statement showing the actual Required Public Improvement Costs incurred and contributions paid to date for the Required Public Improvements. With the quarterly statements, the Developer shall provide the Town with verification of tax filing and payment of tax liability to the Arizona Department of Revenue in a form reasonably acceptable to the Town. The Developer shall also provide the Town with invoices or other backup information reasonably requested by the Town to confirm the accuracy of the Developer's quarterly statements of costs.

8.3. Reimbursement Account. The Town shall deposit into the Reimbursement Account 45% of the Sales Tax Revenues (see paragraph 2.3.32 above) and 75% of the Construction Sales Tax Revenues (see paragraph 2.3.6 above) as they are received from the Arizona Department of Revenue, beginning with the first such revenues generated from the Property and ending upon the earlier of the following:

8.3.1. The expiration of this Agreement.

8.3.2. When the Town has fully reimbursed the Developer for the Required Public Improvement Costs.

Notwithstanding paragraph 8.3.1 above, if the Town receives funds after the expiration date of this Agreement for the period prior to the expiration date, the Town shall deposit those funds in the Reimbursement Account. Funds in the Reimbursement Account shall be reimbursed to the Developer pursuant to paragraph 8.4 below.

8.4. Reimbursement Payments. Within 45 days of the Town's receipt from the Developer of the documentation required by paragraph 8.2 above, the Town shall pay to the

Developer all funds in the Reimbursement Account ("Reimbursement Payments"), beginning the first calendar quarter after the later of (i) Town's issuance of the CO for any combination of buildings that are constructed as part of and satisfy the requirement for the Initial Minimum Improvements as shown on the Initial Development Plan (see paragraph 3.3.1 above) or (ii) the Developer's satisfaction of all conditions precedent to receiving Reimbursement Payments as set forth in this Agreement. Any funds accrued in the Reimbursement Account but not yet disbursed to the Developer upon the expiration of this Agreement, or received after the expiration date for the period prior to the expiration date, shall be paid to Developer within 30 days after the expiration of this Agreement, or within 30 days after the Town's receipt of the funds. Reimbursement Payments shall be deemed to be made on account of unreimbursed Required Public Improvement Costs.

8.5. Limitations. During the Term of this Agreement, the Town shall not enter into any agreement or transaction which impairs the rights of Developer under this Agreement, including, without limitation, the right to receive the Reimbursement Payments and the proceeds of the Reimbursement Account in accordance with the procedures established in this Agreement.

8.6. Report. Upon request of the Developer no more often than once per year, the Town shall deliver to the Developer a report of all Sales Tax Revenues and Construction Sales Tax Revenues generated by or attributable to the Development which have been utilized by the Town in determining the amount deposited into the Reimbursement Account, excluding any information as to the particular taxpayer or other personal information that the Town is prohibited by applicable law from providing to Developer, unless the Developer has provided the release described in paragraph 8.7 below. The Town shall provide the requested report within 60 days of the request.

8.7. Multiple Business Locations and Contractors; Release of Tax Information. Since contractors report their transaction privilege taxes on the basis of revenues for all construction work throughout the Town and since some businesses with multiple locations in the Town report their transaction privilege taxes on the basis of revenues for all their locations in the Town, rather than separately for each location, Developer shall require each such contractor to separately report transaction privilege taxes for construction activities occurring on the Property and shall require each such business to separately report transaction privilege taxes for transactions at its business located in the Property. The Developer shall require each such contractor and each such business to execute such documents, waivers, and certificates as required by the Town in order to permit the Town to disclose to the Developer the name and other pertinent information regarding such licensee (except taxpayer identification number or social security number) solely for verification of payment of Sales Tax Revenues and Construction Sales Tax Revenues. If the Developer does not require a contractor or business to execute such documents, waivers, and certificates, it is not a default under this Agreement, but Town will not be required to disclose to the Developer the name and other pertinent information regarding such licensee.

8.8. Change in Construction Sales Tax Laws. If the laws of the State of Arizona are revised in a way that reduces or eliminates Construction Sales Tax Revenues, the Town shall make deposits into the Reimbursement Account from such funding, if any, that the Town receives under then-existing laws of the State of Arizona to replace the reduced or eliminated Construction Sales Tax Revenues, in an amount that is proportional to the Construction Sales Tax Revenues that the Town would have received if the laws of the State of Arizona had not been so revised.

8.9. Sufficiency of Tax Revenues. The Developer acknowledges and understands that the amount of the Sales Tax Revenues and Construction Sales Tax Revenues depends on many factors and may be insufficient to pay all reimbursable Required Public Improvement Costs.

Article 9. Community Facilities District

9.1. Upon request of the Developer, the Town staff shall process any request for a community facilities district (CFD) pursuant to A.R.S. § 48-701, *et seq.* and the Town's Guidelines for Establishment of Community Facilities Districts, and the Town Council shall reasonably consider such request for a CFD.

9.2. The Parties acknowledge and agree that if the CFD is formed and the CFD acquires any public infrastructure by issuance of bonds issued by the CFD, (i) any costs for public infrastructure that are reimbursed to the Developer through Sales Tax Revenues or Construction Sales Tax Revenues pursuant to this Agreement shall not be eligible for reimbursement through issuance of bonds by the CFD; and (ii) any costs for public infrastructure that are credited to the Developer against development impact fees (whether through direct credits or reimbursements) may be eligible for reimbursement to the Developer through issuance of bonds by the CFD, subject to the limitations, terms and provisions of a CFD development agreement that the Town and the Developer will enter into upon formation of the CFD and subject to the eligibility requirements for public infrastructure set forth in A.R.S. §48-701 *et seq*; and (iii) any costs for public infrastructure that are reimbursed to the Developer by the CFD through issuance of bonds may also be eligible for credits against development impact fees (whether through direct credits or reimbursements), subject to the terms of this Agreement. The Parties acknowledge and agree that the Developer's receipt of credits against development impact fees (whether through direct credits or reimbursements) and reimbursement from CFD bond proceeds is not "double-dipping".

Article 10. Payment of Development Impact Fees

10.1. No Waiver or Reduction of Development Impact Fees. Nothing in this Agreement shall be construed as a waiver or reduction of development impact fees properly adopted by the Town pursuant to A.R.S. § 9-463.05 and applicable to the Property.

10.2. Town's Current Development Impact Fees. As of the date of this Agreement (and subject to amendment by the Marana Town Council), the development impact fees that apply to development within the Property are as described in Marana Ordinance No.

2022.029, recorded in the Pima County Recorder's Office at Sequence No. 20230060871, as amended by Marana Ordinance No. 2025.004, recorded in the Pima County Recorder's Office at Sequence No. 20250660210.

Article 11. Cooperation and Alternative Dispute Resolution.

11.1. Appointment of Representatives. To further the commitment of the Parties to cooperate in the progress of the Development, the Town and the Developer each shall designate and appoint a representative to act as a liaison between the Town and its various departments and the Developer. The initial representative for the Town shall be the Development Services Director, and the initial representative for the Developer shall be Larry Kreis or a replacement to be selected by the Developer. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Property.

11.2. Non-Performance; Remedies. If either Party does not perform under this Agreement (the "Non-Performing Party") with respect to any of that Party's obligations under this Agreement, the other Party (the "Demanding Party") shall be entitled to give written notice in the manner prescribed in paragraph 12.29 below to the Non-Performing Party, which notice shall state the nature of the non-performance claimed and make demand that such non-performance be corrected. The Non-Performing Party shall then have (i) twenty days from the date of the notice within which to correct the non-performance if it can reasonably be corrected by the payment of money, or (ii) thirty days from the date of the notice to cure the non-performance if action other than the payment of money is reasonably required, or if the non-monetary non-performance cannot reasonably be cured within thirty days, then such longer period as may be reasonably required, provided and so long as the cure is promptly commenced within thirty days and thereafter diligently prosecuted to completion. If any non-performance is not cured within the applicable time period set forth in this paragraph, then the Demanding Party shall be entitled to begin the mediation and arbitration proceedings set forth in this Article. The Parties agree that due to the size, nature and scope of the Revised Development, and due to the fact that it may not be practical or possible to restore the Property to its condition prior to Developer's development and improvement work, once implementation of this Agreement has begun, money damages and remedies at law will likely be inadequate and that specific performance will likely be appropriate for the non-performance of a covenant contained in this Agreement. This paragraph shall not limit any contract or other rights, remedies, or causes of action that either Party may have at law or in equity.

11.3. Mediation. If there is a dispute under this Agreement which the Parties cannot resolve between themselves, the Parties agree that there shall be a forty-five day moratorium on arbitration during which time the Parties agree to attempt to settle the dispute by nonbinding mediation before commencement of arbitration. The mediation shall be held under the commercial mediation rules of the American Arbitration Association. The matter in dispute shall be submitted to a mediator mutually selected by Developer and the Town. If the Parties cannot agree upon the selection of a mediator within seven days,

then within three days thereafter the Town and the Developer shall request the presiding judge of the Superior Court in and for the County of Pima, State of Arizona, to appoint an independent mediator. The mediator selected shall have at least five years' experience in mediating or arbitrating disputes relating to real estate development. The cost of any such mediation shall be divided equally between the Town and the Developer. The results of the mediation shall be nonbinding on the Parties, and any Party shall be free to initiate arbitration after the moratorium.

11.4. Arbitration. After mediation, as provided for in this Article, any dispute, controversy, claim or cause of action arising out of or relating to this Agreement shall be settled by submission of the matter by both Parties to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, A.R.S. § 12-501 *et seq.*, and judgment upon the award rendered by the arbitrator(s) may be entered in a court having jurisdiction.

Article 12. General Terms and Conditions.

12.1. Term. This Agreement shall become effective upon its execution by all the Parties and the effective date of the resolution or action of the Town Council approving this Agreement (the "Effective Date"). The term of this Agreement shall begin on the Effective Date and, unless sooner terminated by the mutual consent of the Parties, shall automatically terminate and shall thereafter be void for all purposes on the earliest of the following: (a) when the total amount of all Reimbursement Payments (see paragraph 8.4 above) equals the Required Public Improvement Costs and all impact fee reimbursements are complete (see paragraph 5.6 above) or (b) on December 31 immediately following the 20th anniversary of the Effective Date. If the Parties determine that a longer period is necessary for any reason, the term of this Agreement may be extended by written agreement of the Parties.

12.2. Waiver. No delay in exercising any right or remedy shall constitute a waiver of that right or remedy, and no waiver by the Town or the Developer of the non-performance of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

12.3. Attorney's Fees. If any Party brings a lawsuit against any other Party to enforce any of the terms, covenants or conditions of this Agreement, or by reason of any non-performance of this Agreement, the prevailing Party shall be paid all reasonable costs and reasonable attorneys' fees by the other Party, in an amount determined by the court and not by the jury. Nothing in the use of the word "lawsuit" in the preceding sentence shall constitute a waiver of paragraph 11.4 above, requiring disputes to be resolved by binding arbitration.

12.4. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be

removed from the counterparts and attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

12.5. Headings. The descriptive headings of this Agreement are intended to be used to assist in interpreting the meaning and construction of the provisions of this Agreement.

12.6. Recitals. The recitals set forth at the beginning of this Agreement are hereby acknowledged, confirmed to be accurate and incorporated here by reference.

12.7. Exhibits. Any exhibit attached to this Agreement shall be deemed to have been incorporated in this Agreement by reference with the same force and effect as if fully set forth in the body of this Agreement.

12.8. Further Acts. Each of the Parties shall execute and deliver all documents and perform all acts as reasonably necessary, from time to time, to carry out the matter contemplated by this Agreement. Without limiting the generality of the foregoing, the Town shall cooperate in good faith and process promptly any requests and applications for plat or permit approvals or revisions, and other necessary approvals relating to the Development.

12.9. Time Essence. Time is of the essence of each and every obligation by the Town and Developer under this Agreement.

12.10. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties pursuant to A.R.S. § 9-500.05 (D), except that in no event shall this Agreement be binding on or burden the property of (a) a purchaser of a home on the Property or (b) any governmental authority, utility provider, irrigation district, school district, or property owners association. Upon the written request of any party described in section (a) or (b) of the previous sentence, the Parties will execute an instrument in recordable form acknowledging the release of the lien and encumbrance of this Agreement against such property. Developer shall retain the right to receive Reimbursement Payments as provided by paragraph 8.4 of this Agreement regardless of the status of title or ownership of any or all of the Property unless Developer expressly assigns its rights to receive the Reimbursement Payments. No assignment, however, shall relieve either Party of its obligations under this Agreement, except that an assignment by Developer in connection with the transfer of title to all or any portion of the Property shall relieve Developer of any obligation under this Agreement first arising after the effective date of such assignment if and to the extent the transferee agrees in writing to be responsible for the obligation from and after the effective date of such assignment. Any assignment by Developer whereby the transferee assumes all or some of the obligations under this Agreement shall be subject to the approval of the Town, which shall not be unreasonably withheld or delayed, except that Developer may, without the Town's consent, wholly or partially assign this Agreement and some or all of the rights and obligations under this Agreement (and be relieved of said obligations as provided above) to: (a) any Affiliate of Developer, or any entity in which Developer or an Affiliate of Developer is a managing member or managing partner, (b) D.R. Horton, Inc. or any

Affiliate of D.R. Horton, Inc., (c) any entity that concurrently with such assignment enters into a sale and purchase agreement to sell lots or parcels to D.R. Horton, Inc. or any Affiliate of D.R. Horton, Inc., or (d) BP Cascada Partners, LLC or any Affiliate of BP Cascada Partners, LLC. If there are two or more developers under this Agreement, a default by one developer will not necessarily be a default by any other developer. To the extent that the Town has any rights or remedies upon a default by a developer under this Agreement, such remedies may only be enforced against the defaulting developer and Town may not enforce any remedies against any other non-defaulting developer, except that if the developer(s) responsible for the requirements of Article 4 regarding construction of the Required Public Improvements or the requirements of Article 5 regarding funding of the Park Amenities defaults as to the requirements of those articles, the Town may withhold issuance of COs and issuance of building permits and release of subdivision assurances as to all portions of the Property affected by such default. Additionally, this paragraph does not alter the infrastructure obligation requirements as described in the Infrastructure Plans and the Town will require completion of subdivision infrastructure required to serve each block of the Property before release of subdivision assurance agreements for each such block. As used in this paragraph, the term "Affiliate" means any entity that controls, is controlled by, or is under common control with another entity; and "control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of an entity, whither through the ownership of voting securities, by contract or otherwise, and "controlling" and "controlled" shall have meanings correlative thereto. After assignment of rights as provided in this paragraph, the assignee shall receive the right to Reimbursement Payments under Article 8 of this Agreement to the extent of the assignment.

12.11. No Title Encumbrance. Notwithstanding the fact that this Agreement is being recorded in the Official Records of Pima County, it is intended that this Agreement shall not be an encumbrance upon the title of any person or entity purchasing or owning a portion of the Property, and that the terms and conditions of the Agreement are not covenants running with the land and that no person or entity is bound by (or entitled to) the burdens and benefits of this Agreement unless the burdens are expressly assumed by or the benefits are expressly assigned to that person or entity.

12.12. Lender Provisions. Notwithstanding paragraph 12.10 above, the Town is aware that financing for development, construction, and operation of the Revised Development may be provided, in whole or in part, from time to time, by one or more third parties (collectively, "Lender"), and that Lender may request a collateral assignment of this Agreement as part of its collateral for its loan to Developer, including, without limitation, the assignment of Developer's right to receive any Reimbursement Payments as provided by paragraph 8.4 of this Agreement. The Town agrees that such collateral assignments are permissible without the consent of the Town. In the event of non-performance by Developer, the Town shall provide notice of non-performance to any Lender previously identified in writing to the Town at the same time notice is provided to Developer. If a Lender is permitted under the terms of its agreement with Developer to cure the non-

performance and/or to assume Developer's position with respect to this Agreement, the Town agrees to recognize the rights of Lender and to otherwise permit Lender to cure the non-performance and/or to assume such rights and obligations of Developer under this Agreement. Upon written notice from Lender to the Town, the Town will pay any Reimbursement Payments to the Lender until further written revocation notice from the Lender and any payments made by the Town to the Lender as provided herein will be deemed paid to Developer and Town will have no further liability therefor. Nothing contained in this Agreement shall be deemed to prohibit, restrict, or limit in any way the right of a Lender to take title to all or any portion of the Property, pursuant to a foreclosure proceeding, trustee's sale, or deed in lieu of foreclosure. The Town shall, at any time upon request by Developer or Lender, provide to any Lender an estoppel certificate, acknowledgement of collateral assignment, or other document evidencing that this Agreement is in full force and effect, that it has not been amended or modified (or, if appropriate, specifying the amendment or modification), and that no non-performance by Developer exists under this Agreement (or, if appropriate, specifying the nature and duration of any existing non-performance) and certifying to such other matters reasonably requested by Developer or Lender. Upon request by a Lender, the Town will enter into a separate assumption or similar agreement with the Lender consistent with the provisions of this paragraph.

12.13. No Partnership. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the Developer and the Town.

12.14. Third Party Beneficiaries. No term or provision of this Agreement is intended to, or shall be for the benefit of any person, firm, organization or corporation not a party to this Agreement, and no such other person, firm, organization or corporation shall have any right or cause of action under this Agreement. Except as provided in paragraph 12.12 of this Agreement, this Agreement is made and entered into for the sole protection and benefit of the Parties and their permitted assigns, and no person other than the Parties and their permitted assigns shall have any right of action based upon any provision of this Agreement.

12.15. Other Instruments. Each Party shall, promptly upon the request of the other, have acknowledged and delivered to the other any and all further instruments and assurances reasonably request or appropriate to evidence or give effect to the provisions of this Agreement.

12.16. Imposition of Duty by Law. This Agreement does not relieve any Party of any obligation or responsibility imposed upon it by law.

12.17. Entire Agreement. This Agreement, including the attached exhibits, constitutes the entire agreement between the Parties pertaining to the subject matter of this Agreement. All prior and contemporaneous agreements, representation and understanding of the Parties, oral or written, are hereby superseded and merged in this Agreement.

12.18. Amendments. No change or addition shall be made to this Agreement except by a written amendment executed by the Parties. The Parties agree to cooperate and in good faith pursue any amendments to this Agreement that are reasonably necessary to accomplish the goals expressed in the final plats or development plans governing the Property and the Cascada II Specific Plan as amended and superseded by this Agreement. Within ten days after any amendment to this Agreement, it shall be recorded in the office of the Pima County Recorder by and at the expense of the Party requesting the amendment.

12.19. Names and Plans. Subject to customary reservations by the architects and other design professionals of copyrights to plans and specifications, the Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, ideas, designs, and work products of every nature at any time developed, formulated or prepared by or at the instance of the Developer in connection with the Property or any plans; provided, however, that in connection with any conveyance of portions of the infrastructure as provided in this Agreement such rights pertaining to the portions of the infrastructure so conveyed shall be assigned to the extent that such rights are assignable, to the appropriate governmental authority.

12.20. Good Standing; Authority. The Developer represents and warrants to the Town that it is duly formed and validly existing under the laws of the state of Arizona and is authorized to do business in the state of Arizona. The Town represents and warrants to the Developer that it is an Arizona municipal corporation with authority to enter into this Agreement under applicable state laws. Each Party represents and warrants that the individual executing this Agreement on its behalf is authorized and empowered to bind the Party on whose behalf each such individual is signing.

12.21. Severability. If any provision of this Agreement is declared illegal, invalid or unenforceable, in whole or in part, under present or future laws, it shall be severed from the remainder of this Agreement, which shall otherwise remain in full force and effect. In lieu of the illegal, invalid or unenforceable provision, there shall be added automatically as part of this Agreement a provision as similar in terms to the illegal, invalid, or unenforceable provisions as may be possible and still be legal, valid, and enforceable, and this Agreement shall be deemed reformed accordingly. Without limiting the generality of the foregoing, if all or any portion of the payments required by the terms of this Agreement are determined, by a court of competent jurisdiction in a final non-appealable judgment, to be contrary to public policy or otherwise precluded, the parties shall utilize their reasonable, best efforts to promptly restructure and/or amend this Agreement, or to enter into a new agreement to afford the Developer the economic benefits of this Agreement in light of the benefits to the Town.

12.22. Governing Law. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of Arizona, and the Parties agree that any litigation or arbitration shall take place in Pima County, Arizona. Nothing in the use of the word

"litigation" in the preceding sentence shall constitute a waiver of paragraph 11.4 above, requiring disputes to be resolved by binding arbitration.

12.23. Interpretation. This Agreement has been negotiated by the Town and the Developer, and no Party shall be deemed to have drafted this Agreement for purposes of construing any portion of this Agreement for or against any Party.

12.24. Recordation. The Town shall record this Agreement in its entirety in the office of the Pima County Recorder no later than ten days after it has been executed by the Town and the Developer.

12.25. No Developer Representations. Nothing contained in this Agreement shall be deemed to obligate the Town or the Developer to commence or complete any part or all of the development of the Property.

12.26. Approval. If any Party is required pursuant to this Agreement to give its prior written approval, consent or permission, such approval, consent or permission shall not be unreasonably withheld or delayed.

12.27. Force Majeure. If any Party shall be unable to observe or perform any covenant or condition of this Agreement by reason of "force majeure," then the failure to observe or perform such covenant or condition shall not constitute an event of non-performance under this Agreement so long as such Party shall use its commercially reasonable efforts to remedy with all reasonable dispatch the event or condition causing such inability and such event or condition can be cured within a reasonable amount of time. "Force majeure" as used in this paragraph means any condition or event not reasonably within the control of such Party, including without limitation, "acts of God," strikes, lock-outs, or other disturbances of employer/employee relations; acts of public enemies; orders or restraints of any kind of government of the United States or any state or subdivision thereof or any of their departments, agencies, or officials, or of any civil or military authority; insurrection; civil disturbances; riots; epidemics; landslides; lightning; earthquakes; subsidence; fires; hurricanes; storms; droughts; floods; arrests, restraints of government and of people; explosions; and partial or entire failure of utilities. Failure to settle strikes, lock-outs and other disturbances of employer/employee relations or to settle legal or administrative proceedings by acceding to the demands of the opposing party or parties, in either case when such course is, in the judgment of such Party, unfavorable to a Party shall not constitute failure to use its best efforts to remedy such a condition.

12.28. Conflict of Interest. This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

12.29. Notices and Filings. All notices, filings, consents, approvals and other communications provided for in or given in connection with this Agreement shall be validly given, filed, made, transmitted or served if in writing and delivered personally, sent via overnight national courier, or sent by registered or certified United States mail, postage prepaid, if to (or to such other addresses as any Party may from time to time designate in writing and deliver in a like manner):

To the Town:	Town Manager TOWN OF MARANA Marana Municipal Complex 11555 West Civic Center Drive, A3 Marana, Arizona 85653
To Developer:	Larry Kreis PACIFIC INTERNATIONAL PROPERTIES, L.L.P 8710 N. Thornydale Road, Suite 120 Tucson, Arizona 85742
To the Trust:	Rachel Turnipseed FIDELITY NATIONAL TITLE AGENCY, INC. 6245 E. Broadway Blvd., #180 Tucson, Arizona 85711

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date set forth below their representatives' respective signatures.

TOWN:

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Jon Post, Mayor

Date: 11-18-25

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

DEVELOPER:

PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership

By: _____
Daniel K. Leung
Spokesman / Authorized Agent

Date: 11/14/2025

TRUST:

FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under trust number 60,327, and not in its corporate capacity

BY: _____
Rachel Turnipseed
Trust Officer

Date: _____

STATE OF ARIZONA)
ss
County of ~~Pima~~ Maricopa)

The foregoing instrument was acknowledged before me this 14 day of November, 2025 by Daniel K. Leung, Spokesman /Authorized Agent of PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership on its behalf.

(Seal) JUAN RAMIREZ
Notary Public - Arizona
Maricopa County
Commission # 668964
My Commission Expires June 14, 2028

_____
Notary Public

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date set forth below their representatives' respective signatures.

TOWN:

THE TOWN OF MARANA, an Arizona municipal corporation

By:_____
Jon Post, Mayor

Date:_____

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

DEVELOPER:

PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership

By:_____
Daniel K. Leung
Spokesman / Authorized Agent

Date:_____

TRUST:

FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under trust number 60,327, and not in its corporate capacity

BY: Rachel Turnipseed
Rachel Turnipseed
Trust Officer

Date: November 17, 2025

STATE OF ARIZONA)
ss
County of Pima)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Daniel K. Leung, Spokesman /Authorized Agent of PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership on its behalf.

(Seal)

_____
Notary Public

State of Arizona)

ss

County of Pima)

The foregoing instrument was acknowledged before me this 17th day of November, 2025 by Rachel Turnipseed, the Trust Officer for FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under trust number 60,327, and not in its corporate capacity.

(Seal)

Stephanie S. Colomes

Notary Public

STEPHANIE S. COLOMES
Notary Public - State of Arizona
PIMA COUNTY
Commission # 658846
Expires September 25, 2027

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705 | Office: 520.398-6651

PROJECT NO. 241744
DATE: October 15, 2025

LEGAL DESCRIPTION

PORTIONS OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, AND FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" AS RECORDED IN SEQUENCE NO. 20122330029 ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5" ALUMINUM CAP STAMPED "LS 1052", FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8" REBAR BEARS NORTH 00°05'01" EAST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°20'15" EAST, A DISTANCE OF 325.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD (180 FEET WIDE) AS DEDICATED PER DOCKET 1321, PAGE 3601 OF OFFICIAL RECORDS OF PIMA COUNTY RECORDERS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TWIN PEAKS ROAD, THE FOLLOWING NINE (9) COURSES:

1) SOUTH 48°23'34" WEST, A DISTANCE OF 140.55 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557", SAME BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,644.00 FEET;

2) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°07'38" AND AN ARC LENGTH OF 198.90 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557";

3) SOUTH 51°31'13" WEST, A DISTANCE OF 1,584.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

4) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

5) NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080";

6) SOUTH 51°41'13" WEST, A DISTANCE OF 150.00 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°41'13" EAST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°50'00" AND AN ARC LENGTH OF 62.72 FEET;

8) SOUTH 51°31'13" WEST, A DISTANCE OF 611.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 7,912.63 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°10'07" AND AN ARC LENGTH OF 437.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE TO SAD BEGINNING BEARS SOUTH 18°21'12" WEST, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORONA REAL STREET (WIDTH VARIES) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID CORONA REAL STREET, THE FOLLOWING FOUR (4) COURSES:

1) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°33'19" AND AN ARC LENGTH OF 12.38 FEET;

2) NORTH 42°05'29" WEST, A DISTANCE OF 127.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 234.50 FEET;

3) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°05'30" AND AN ARC LENGTH OF 315.52 FEET;

4) SOUTH 60°49'01" WEST, A DISTANCE OF 294.88 FEET TO THE WESTERLY LINE OF SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)";

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 3,802.27 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 309.41 FEET TO THE SOUTHWESTERLY LINE OF BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 42°14'05" WEST, A DISTANCE OF 880.21 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE NORTHERLY CORNER OF SAID BLOCK I MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE MOST WESTERLY CORNER OF BLOCK II OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK II, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

3) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 71°25'14" EAST, A DISTANCE OF 310.12 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK II COMMON TO THE NORTHWESTERLY CORNER OF BLOCK III OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK III, THE FOLLOWING SIX (6) COURSES:

1) NORTH 71°25'14" EAST, A DISTANCE OF 304.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY AND SOUTHEASTERLY LINES OF SAID BLOCK III;

THENCE ALONG SAID EASTERLY AND SOUTHEASTERLY LINES, THE FOLLOWING TWELVE (12) COURSES:

1) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

7) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

8) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

9) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

10) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

11) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

12) SOUTH 59°48'46" WEST, A DISTANCE OF 45.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK III, COMMON TO THE SOUTHEASTERLY CORNER OF SAID BLOCK II, MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK II, SOUTH 59°48'46" WEST, A DISTANCE OF 160.15 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK II MARKED BY A TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET TO THE WESTERLY AND NORTHERLY LINES OF BLOCK IV OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID WESTERLY AND NORTHERLY LINES THE FOLLOWING FIFTEEN (15) COURSES:

1) NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

7) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

8) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

9) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

10) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

11) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

12) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
13) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

14) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

15) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

16) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY LINE OF SAID BLOCK IV;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE MOST NORTHERLY CORNER OF C.A. "A-3" OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B";

THENCE ALONG THE EAST LINE OF SAID C.A. "A-3", CONTINUING SOUTH 00°53'11" EAST, A DISTANCE OF 428.59 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 78.48 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15 MARKED BY A 5/8" IRON REBAR TAGGED "PE 4785";

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2,702.31 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

EXCEPTING THEREFROM:

THAT PARCEL OF LAND CONVEYED TO THE PASCUA YAQUI TRIBE PER SPECIAL WARRANTY DEED, RECORDED IN SEQUENCE 20201410313, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, DESCRIBED AS PARCEL NO. 1 ON EXHIBIT "A" THEREOF.

CONTAINING 751.04 ACRES, MORE OR LESS.

PREPARED BY:
Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705 | Office: 520.398-6651

PROJECT NO. 241744
DATE: October 14, 2025

LEGAL DESCRIPTION

BLOCK XIII OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK XIII, SAID CORNER BEING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID BLOCK XIII COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD; NORTH 89°45'18" EAST, A DISTANCE OF 546.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK XIII COINCIDENT WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD, SOUTH 61°59'54" WEST, A DISTANCE OF 401.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7,449.44 FEET; A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 35°53'13" EAST;

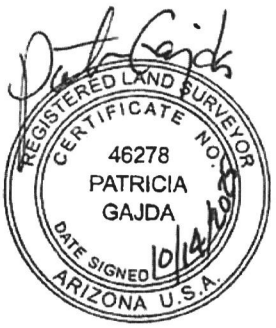
THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°23'43" AND AN ARC LENGTH OF 51.41 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 35°29'30" EAST, SAID POINT BEING AT THE WESTERLY LINE OF SAID BLOCK XIII;

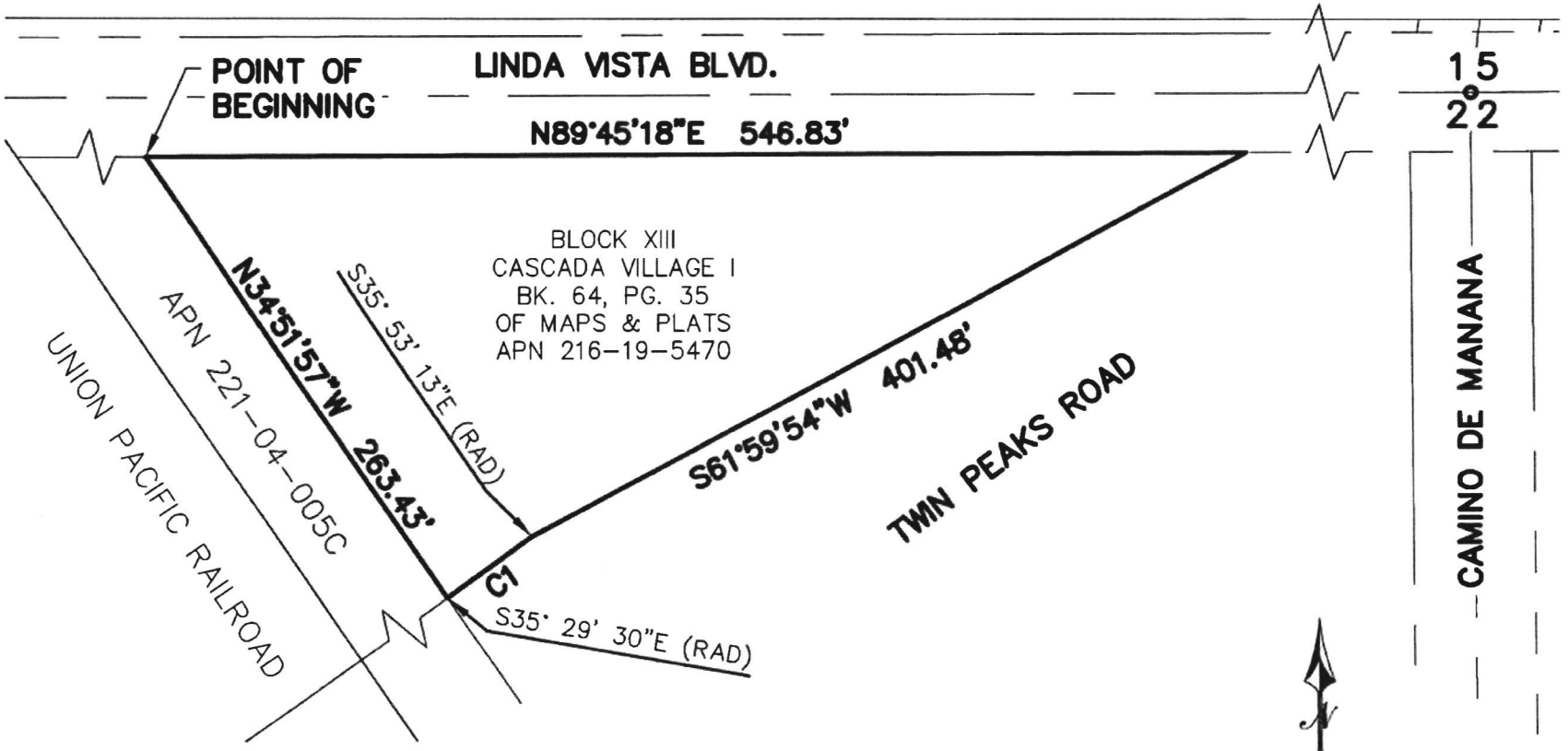
THENCE ALONG SAID WESTERLY LINE, NORTH 34°51'57" WEST, A DISTANCE OF 263.43 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 57,894 SQUARE FEET (1.33 ACRES), MORE OR LESS.

PREPARED BY:
Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS





NOT TO SCALE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.41'	7449.44'	0° 23' 43"

DEPICTION OF LEGAL DESCRIPTION

ALTA ENVIRONMENTAL & INFRASTRUCTURE

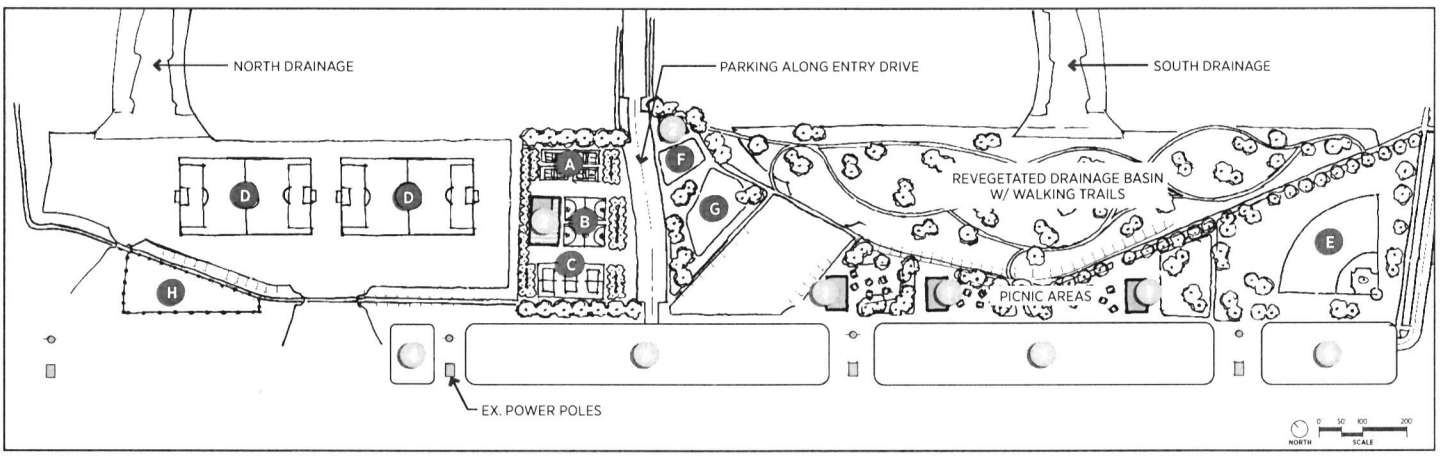
SURVEY – ENGINEERING – GEOTECH – ENVIRONMENTAL

2025 W. RUTHRAUFF ROAD, SUITE 125
TUCSON, ARIZONA 85705
(520) 398-6651

LYING WITHIN THE N.W. 1/4 OF SEC. 22, T.12S., R.12E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

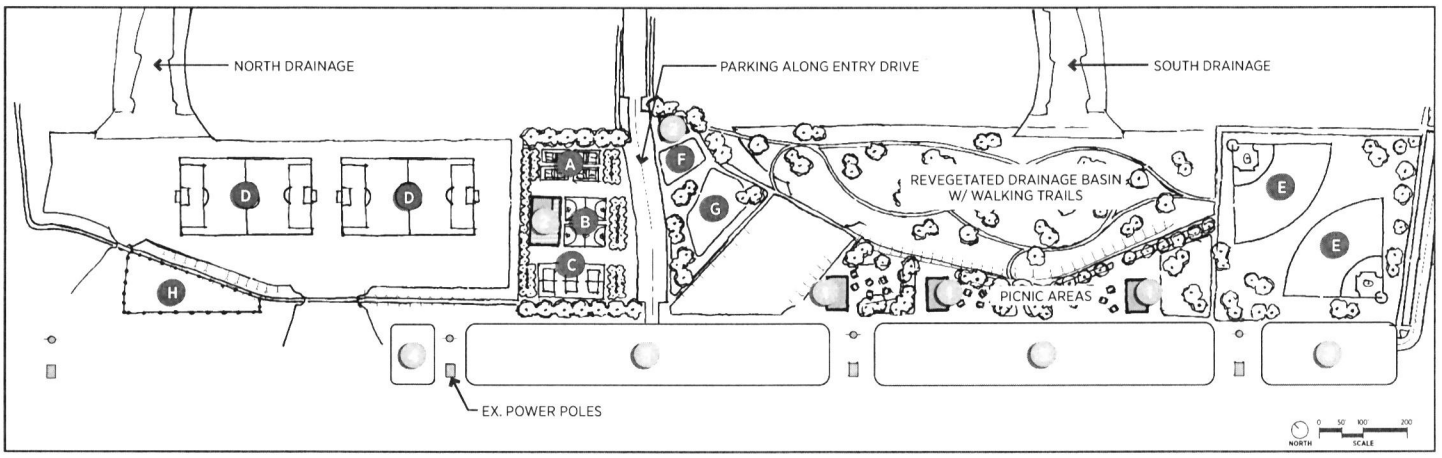
Project No.	Drawn By: MCS	Date: 10/14/25
241744	Checked By: PG	Sheet: 1 of 1

EXHIBIT B
CASCADA PARK AMENITIES CONCEPT PLAN



SITE FEATURES	LIGHTED ACTIVITY AREAS
RAMADA	A PICKLEBALL COURTS
RESTROOM	B BASKETBALL COURTS
PARKING AREA	C VOLLEYBALL COURTS
MAINTENANCE YARD 2500SF - 7500SF	D SOCCER FIELD 300' x 175'
	E BASEBALL / SOFTBALL 225' FOUL LINE
	F PLAY AREA (3-5)
	G PLAY AREA (6-12)
	H DOG PARK

COMMUNITY PARK - CONCEPT



SITE FEATURES	LIGHTED ACTIVITY AREAS
RAMADA	A PICKLEBALL COURTS
RESTROOM	B BASKETBALL COURTS
PARKING AREA	C VOLLEYBALL COURTS
MAINTENANCE YARD 2500SF - 7500SF	D SOCCER FIELD 300' x 175'
	E BASEBALL / SOFTBALL 225' FOUL LINE
	F PLAY AREA (3-5)
	G PLAY AREA (6-12)
	H DOG PARK

COMMUNITY PARK - CONCEPT

EXHIBIT D

Cascada Community Facilities District
CFD Formation Petition

PETITION FOR ADOPTION OF A RESOLUTION
ORDERING AND DECLARING
FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT

STATE OF ARIZONA)
COUNTY OF PIMA) ss.
TOWN OF MARANA)

THE UNDERSIGNED OWNER (hereinafter referred to as "*Petitioner*") OF ALL OF THE REAL PROPERTY hereinafter described by metes and bounds, acting pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "*Act*"), respectfully petitions The Honorable Town Council of the Town of Marana, Arizona (hereinafter referred to as the "*Municipality*"), to adopt a resolution (hereinafter referred to as the "*Resolution*") declaring and ordering formation of a community facilities district (hereinafter referred to as the "*District*") and would respectfully request the following with respect thereto:

I.

The name of the District to be "Cascada Community Facilities District,"

II.

The District to be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District,

III.

The District to contain an area of approximately 623.9 acres of land, more or less, wholly within the corporate boundaries of the Municipality and to be composed of the land included in the parcels described by block plats and subdivision maps as provided in Exhibit A hereto, which is made a part hereof for all purposes,

IV.

The District to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona Revised Statutes, as amended; except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Municipality; and to be formed for, and to have, all the purposes of a "district" as such term is defined, and as provided, in the Act,

V.

The formation of the District to result in the levy of ad valorem property taxes and special assessments to pay costs of improvements constructed by the District and for their operation and maintenance,

VI.

Before the Resolution is adopted, the Clerk of the Municipality to accept the filing of a "general plan" (as such term is defined in the Act and hereinafter referred to as the "*General Plan*") for the District setting out a general description of the public infrastructure for which the District is proposed to be formed, the general areas to be improved and the estimated costs of construction or acquisition of the public infrastructure to be financed, constructed, or acquired by the District,

VII

The District will be governed by a District Board that consists of the members of the governing body, ex officio, only; the undersigned hereby waiving the right to designate two additional members of the District Board, and

VIII.

The Municipality to determine that public convenience and necessity require the adoption of the Resolution;

WHEREFORE, Petitioner attests and declares that on the date hereof, as shown on the assessment roll for State and county taxes in Pima County, Arizona, all of the land to be in the District is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to be Petitioner; that there currently are no residents on the land to be in the District and there shall be no residents within fifty (50) days preceding the first anticipated election for the District; that the land to be included in the District shall be benefited from the improvements for which the District is proposed to be formed; that the District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District; that public convenience and necessity require the adoption of the Resolution; and that the Municipality shall in no way be liable for the payment of any of the costs of the public infrastructure described in the General Plan, nor liable for any liability, debt, or obligation of the District;

WHEREFORE, as this Petition is signed by the owners of all the land to be in the District and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the land in the District, any requirements of posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with adoption of the Resolution are waived, and the Municipality may, on receipt of this Petition, adopt

the Resolution to declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing, or election; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Municipality adopt the Resolution and declare and order the District formed without being required to comply with the provisions for posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purposes of organizing the District and to the execution of the purposes for which the District shall be organized be granted as The Honorable Town Council of the Municipality shall deem proper and necessary.

RESPECTFULLY SUBMITTED this 23rd day of FEBRUARY 2026.

FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee
under Trust No. 60,327, and not otherwise

By: Rachel Turnipseed
Name: RACHEL TURNIPSEED
Title: TRUST OFFICER

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 23 day of FEBRUARY 2026 by RACHEL TURNIPSEED, the TRUST OFFICER of Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and not otherwise, on behalf thereof.

Stephanie S. Colomes
Notary Public

My commission expires:
September 25, 2027

STEPHANIE S. COLOMES
Notary Public - State of Arizona
PIMA COUNTY
Commission # 658846
Expires September 25, 2027

Agreed and Consented to:

Pacific International Properties, L.L.P., an Arizona limited liability partnership

By: Alexander S. Law

By: _____
Daniel K. Leung, Authorized Agent

By: Dennis S. Law

By: _____
Daniel K. Leung, Authorized Agent

By: Francis S. Law

By: _____
Daniel K. Leung, Authorized Agent

State of Arizona)
)
County of ~~Pima~~ Maricopa)

The foregoing instrument was acknowledged before me on this 20 day of February 2026, by Daniel K. Leung, the Authorized Agent for Alexander S. Law, Dennis S. Law, and Francis S. Law, the partners of Pacific International Properties, L.L.P., an Arizona limited liability partnership, on behalf thereof.

(Seal)

JAKE LEIDY
Notary Public, Arizona
Maricopa County
My Commission Expires
May 7, 2029
Commission # 683537

_____
Notary Public

Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

By:_____
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 24th day of February, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

_____
Notary Public

(Seal)

CHARITY ANN TERESI
Notary Public - Pima County
Commission No. 663604
My Commission Expires
February 12, 2028

Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

By:_____
Name:_____
Title:_____

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by _____, the _____ of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

_____
Notary Public

(Seal)

Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

By:_____
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

_____
Notary Public

(Seal)

Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

By: _____
Name: Shawna Mosconi
Title: President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 23 day of Feb, 2026 by Shawna Mosconi the President of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

_____
Notary Public

(Seal)

TERESA M. IVES
Notary Public - Arizona
Pima County
Commission # 659966
My Commission Expires January 19, 2028

ATTACHMENT:

EXHIBIT A – Legal Description Of Property To Be Included In The District

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED IN THE DISTRICT

PROJECT NO. 260246
DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19’43” EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED “CASCADA II”;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52’15” WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;

2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;

4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;

6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;

7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;

8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;

9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;

10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;

11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;

12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;

13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;

14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;

15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;

17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;

18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;

19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";

20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;

21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;

22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;

23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;

26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;

27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;

28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;

29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;

30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;

31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;

32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;

33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;

34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;

35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;

36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;

37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;

38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;

39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;

40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;

42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;

43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;

44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

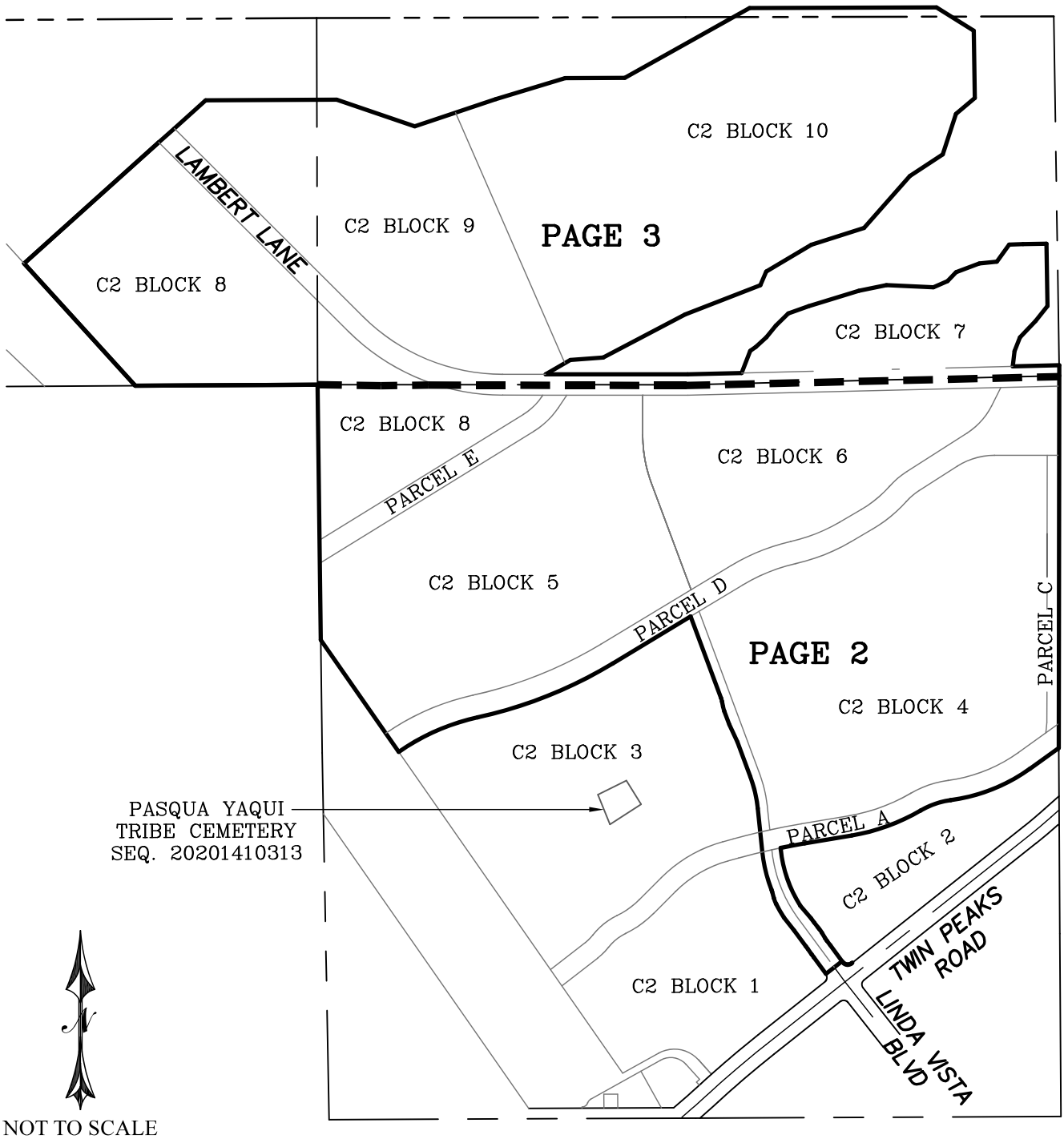
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



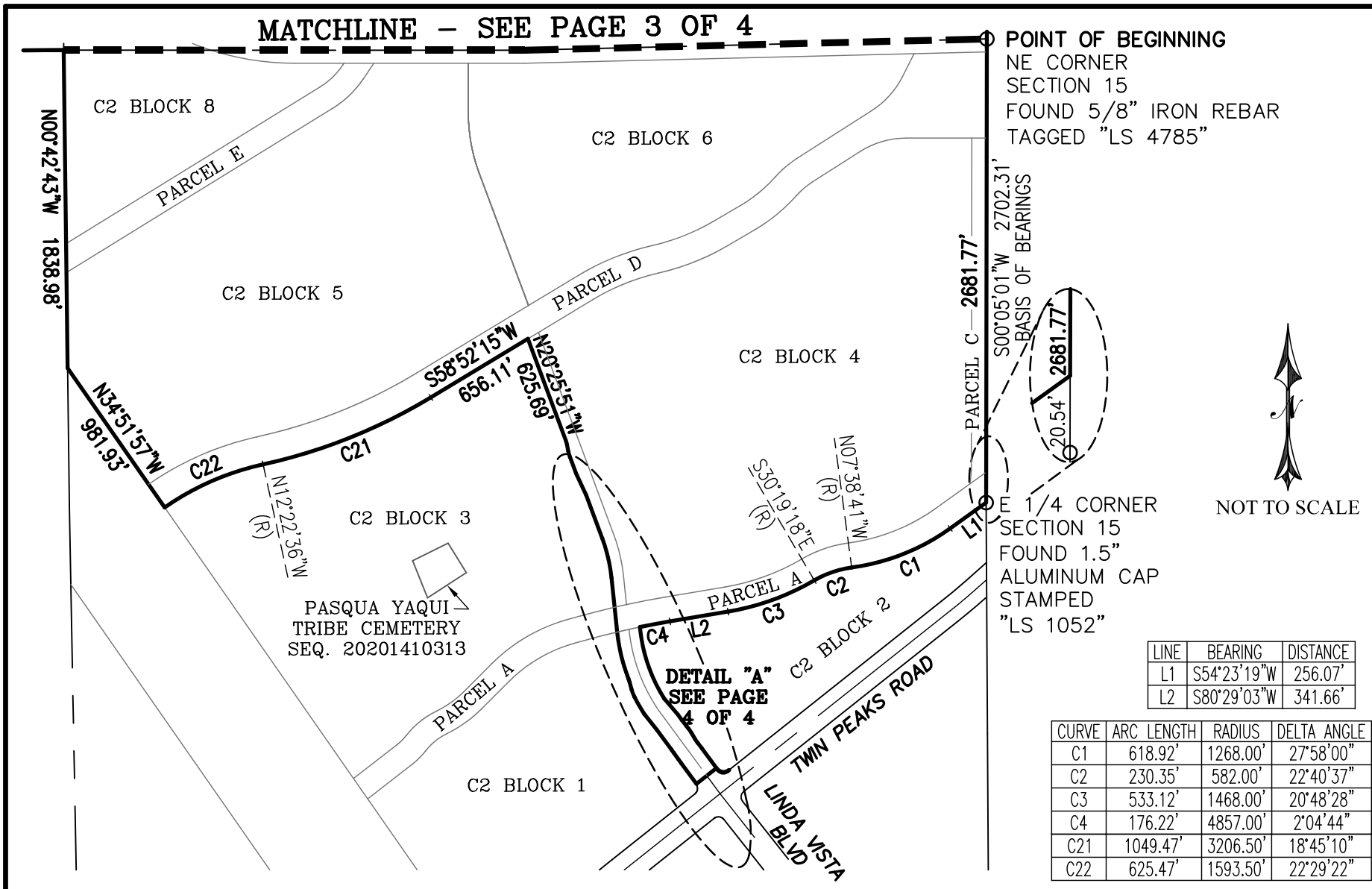
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ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4



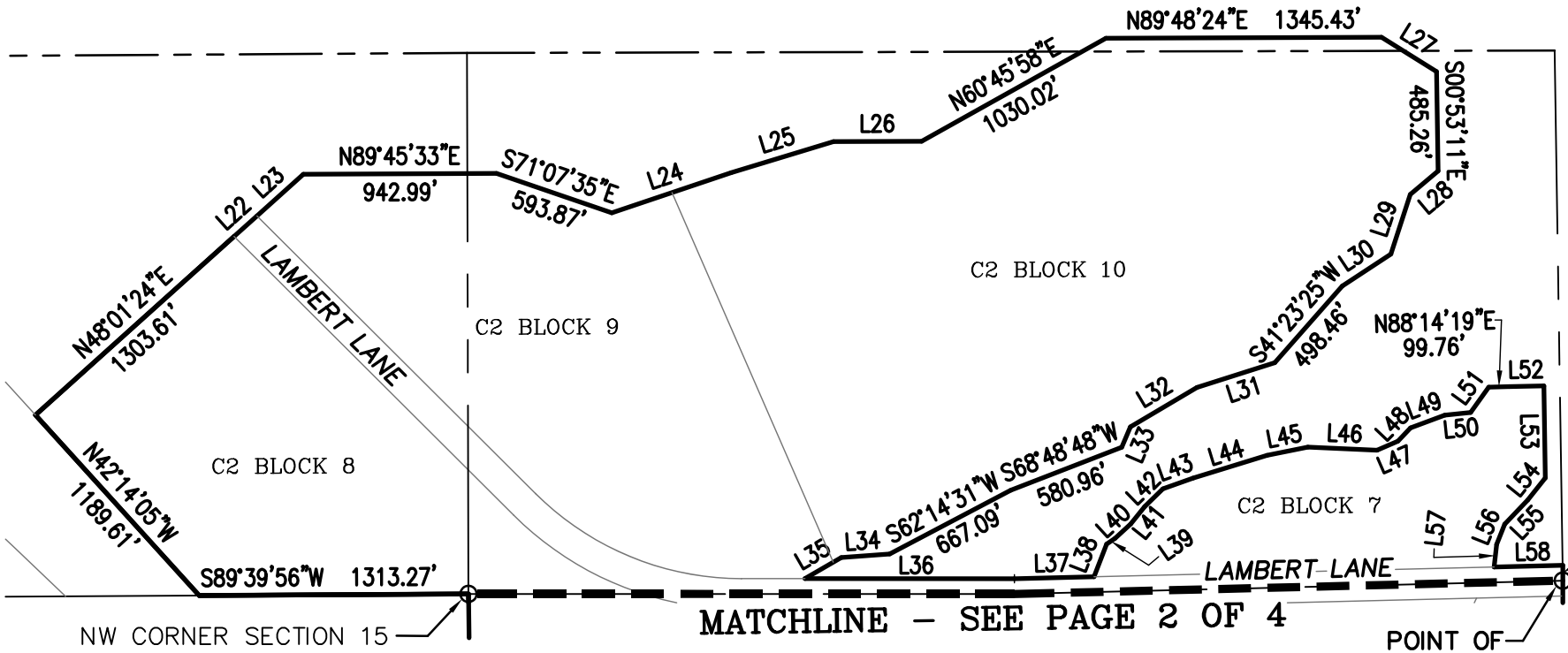
LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

ALTA ENVIRONMENTAL & INFRASTRUCTURE
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PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
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TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
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Date: 02/03/2026



MATCHLINE – SEE PAGE 2 OF 4

NW CORNER SECTION 15
FOUND 2" ALUMINUM
CAP STAMPED
"T12S R12E S9 S10 S16
S15 2016 RLS 58427

POINT OF BEGINNING
NE CORNER
SECTION 15
FOUND 5/8"
IRON REBAR
TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

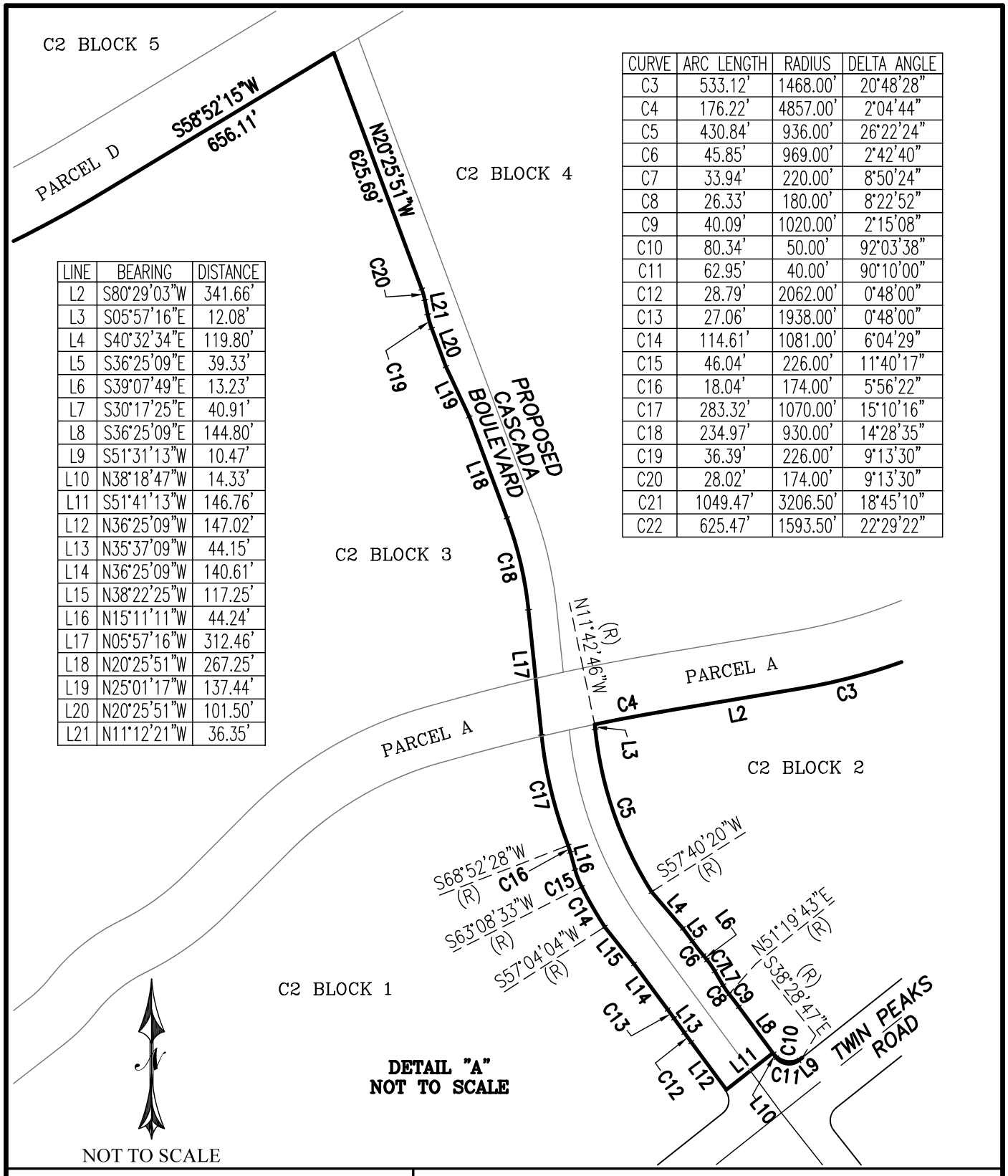
LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246
Drawn By: PG
Checked By: MS
Date: 02/03/2026



LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 4 of 4

EXHIBIT E

Cascada Community Facilities District
CFD General Plan

GENERAL PLAN FOR THE PROPOSED
CASCADA COMMUNITY FACILITIES DISTRICT

To: Town Clerk, Town of Marana, Arizona

For purposes of the hereinafter defined Act, the following is the general plan for the proposed, captioned district (hereinafter referred to as the "*District*"):

I. GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT:

All that area described in Exhibit A hereto and made a part hereof for all purposes shall comprise the area to be benefitted. The public infrastructure improvements shall be constructed in public rights-of-way or easements, or on property to be conveyed to a public entity, located both within and outside the areas described in Exhibit A hereto and shall result in a beneficial use principally to the area described in Exhibit A hereto (or the District's share of any public infrastructure improvements if the District board determines such share is proportionate to the beneficial use of such improvements to the areas described in the Exhibit A hereto).

II. GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR WHICH THE DISTRICT IS PROPOSED TO BE FORMED:

The District is being formed to finance public infrastructure and public infrastructure purposes authorized pursuant to Section 48-701, *et seq*., Arizona Revised Statutes, as amended (hereinafter referred to as the "*Act*"), and such other public infrastructure and public infrastructure purposes as may be approved by the Board of Directors of the District, from time to time, in its sole and absolute discretion, and provided the public infrastructure may include any of the following public infrastructure:

(a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.

(b) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.

(c) Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment, transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.

(d) Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.

(e) Areas for pedestrian, equestrian, bicycle or other nonmotor vehicle use for travel, ingress, egress and parking.

(f) Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.

(g) Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

(h) Public buildings, public safety facilities and fire protection facilities.

(i) Lighting systems.

(j) Traffic control systems and devices including signals, controls, markings and signage.

(k) Equipment, vehicles, furnishings and other personality related to the items listed hereinabove.

(l) Any other public infrastructure now or hereafter included in the definition of "public infrastructure" in the Act.

(m) Operation and maintenance of the items listed hereinabove.

III. ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR ACQUIRED BY THE DISTRICT:

The estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District will not exceed $300,000,000.

Dated: 20th February, 2026

Approved By:

Pacific International Properties, L.L.P.,
an Arizona limited liability partnership,
Beneficiary of Trust No. 60,231

By: Alexander S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

By: Dennis S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

By: Francis S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

ATTACHMENT:

EXHIBIT A – General Area To Be Improved Within The District

EXHIBIT A

GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT

PROJECT NO. 260246
DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19’43” EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED “CASCADA II”;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52’15” WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;

2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;

4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;

6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;

7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;

8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;

9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;

10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;

11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;

12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;

13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;

14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;

15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;

17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;

18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;

19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";

20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;

21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;

22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;

23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;

26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;

27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;

28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;

29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;

30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;

31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;

32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;

33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;

34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;

35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;

36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;

37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;

38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;

39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;

40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;

42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;

43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;

44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

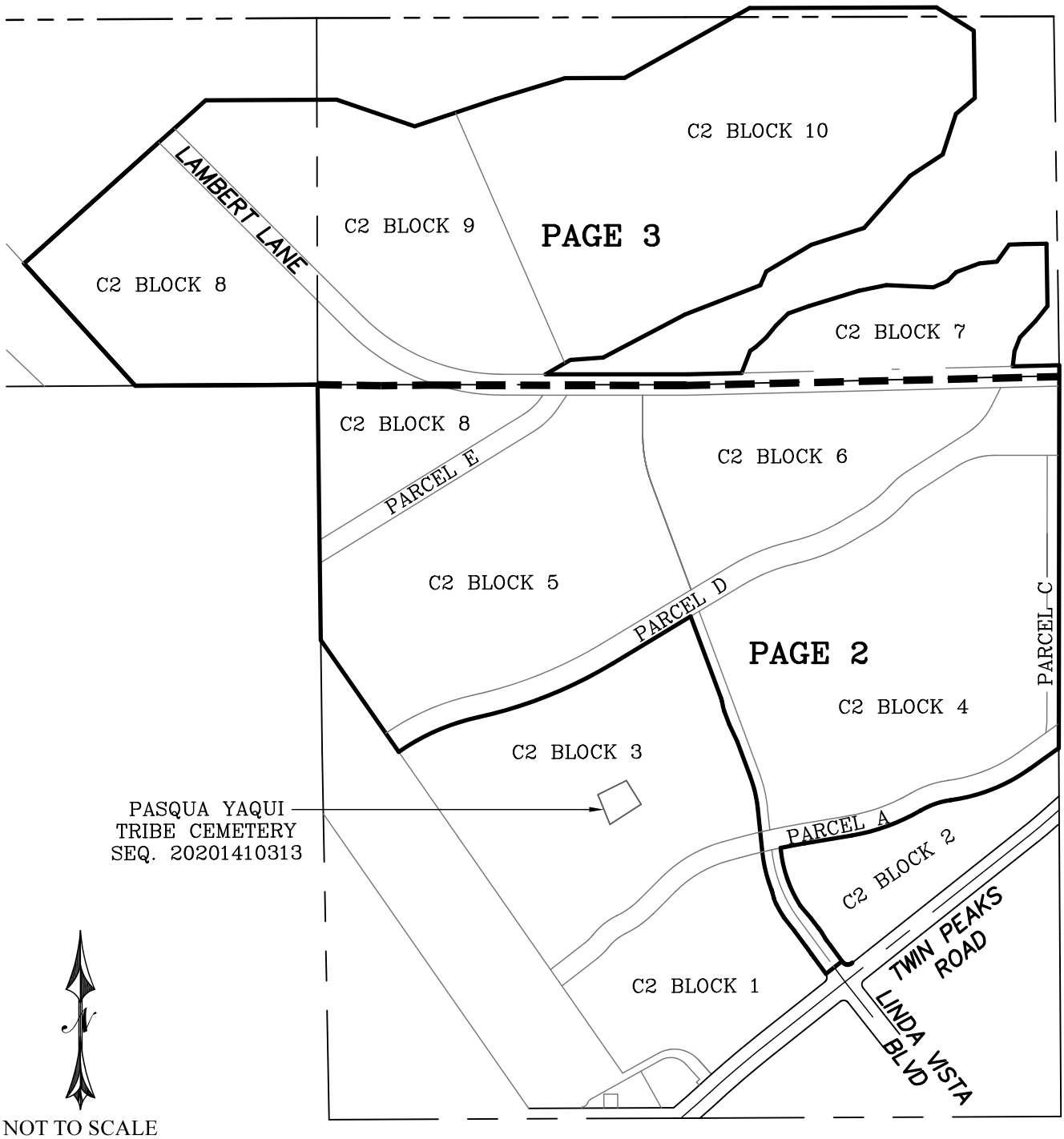
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



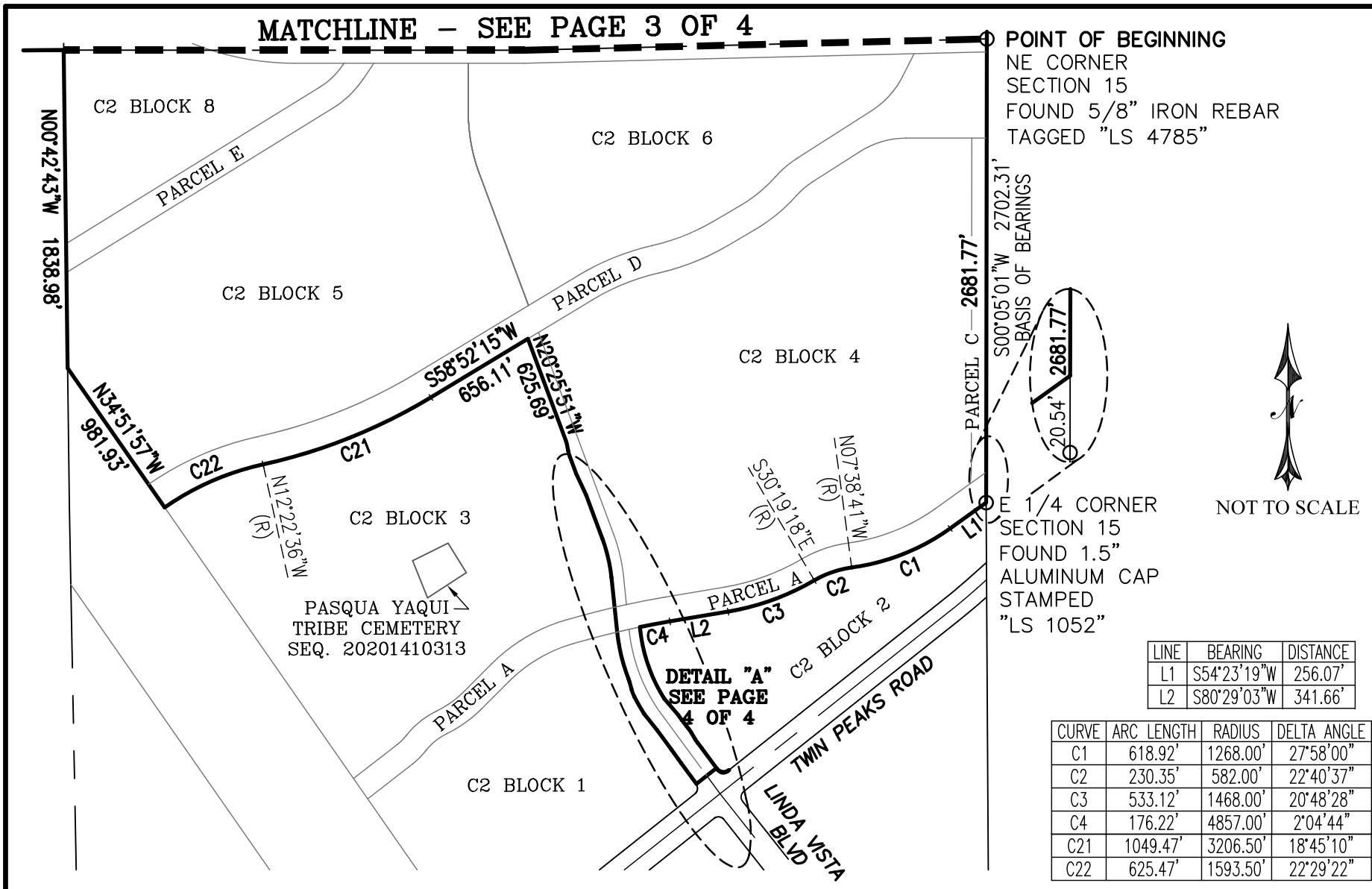
NOT TO SCALE

ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4



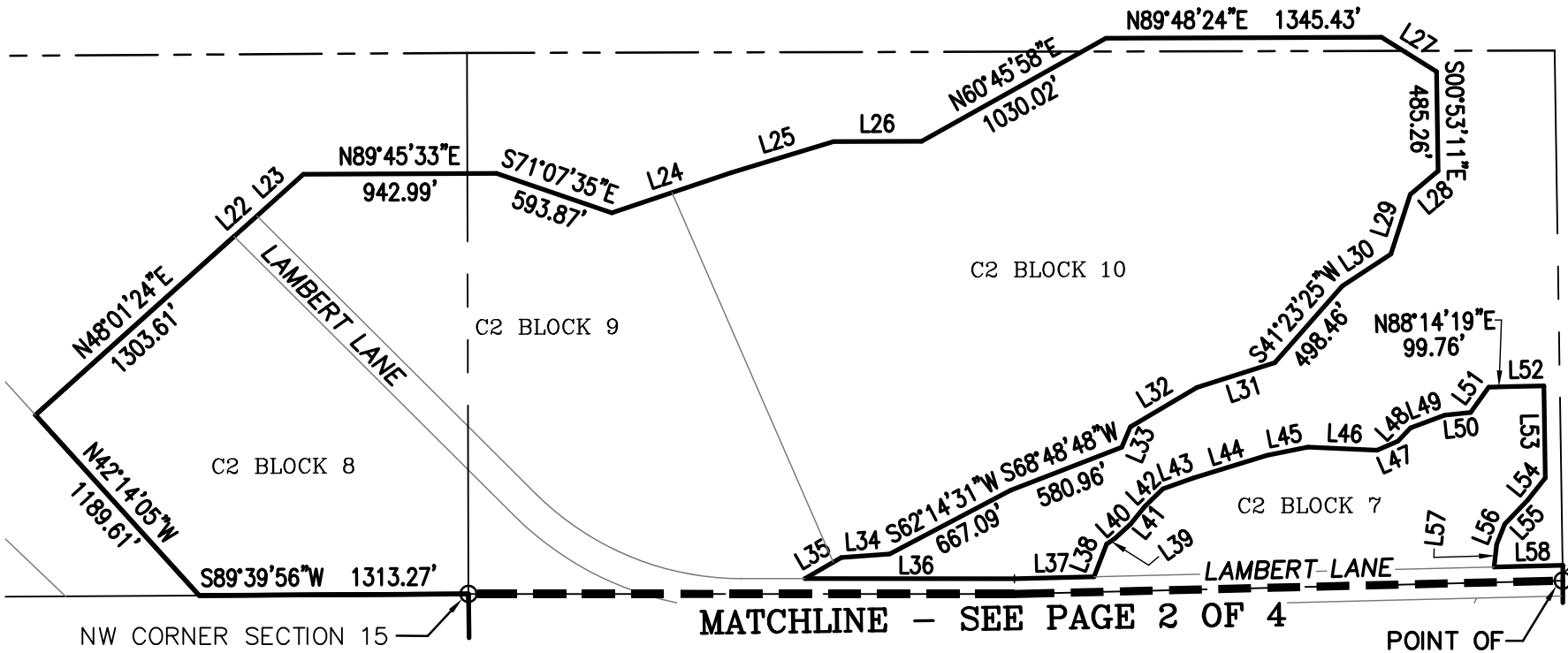
LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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MATCHLINE – SEE PAGE 2 OF 4

NW CORNER SECTION 15
FOUND 2" ALUMINUM
CAP STAMPED
"T12S R12E S9 S10 S16
S15 2016 RLS 58427

POINT OF BEGINNING
NE CORNER
SECTION 15
FOUND 5/8"
IRON REBAR
TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

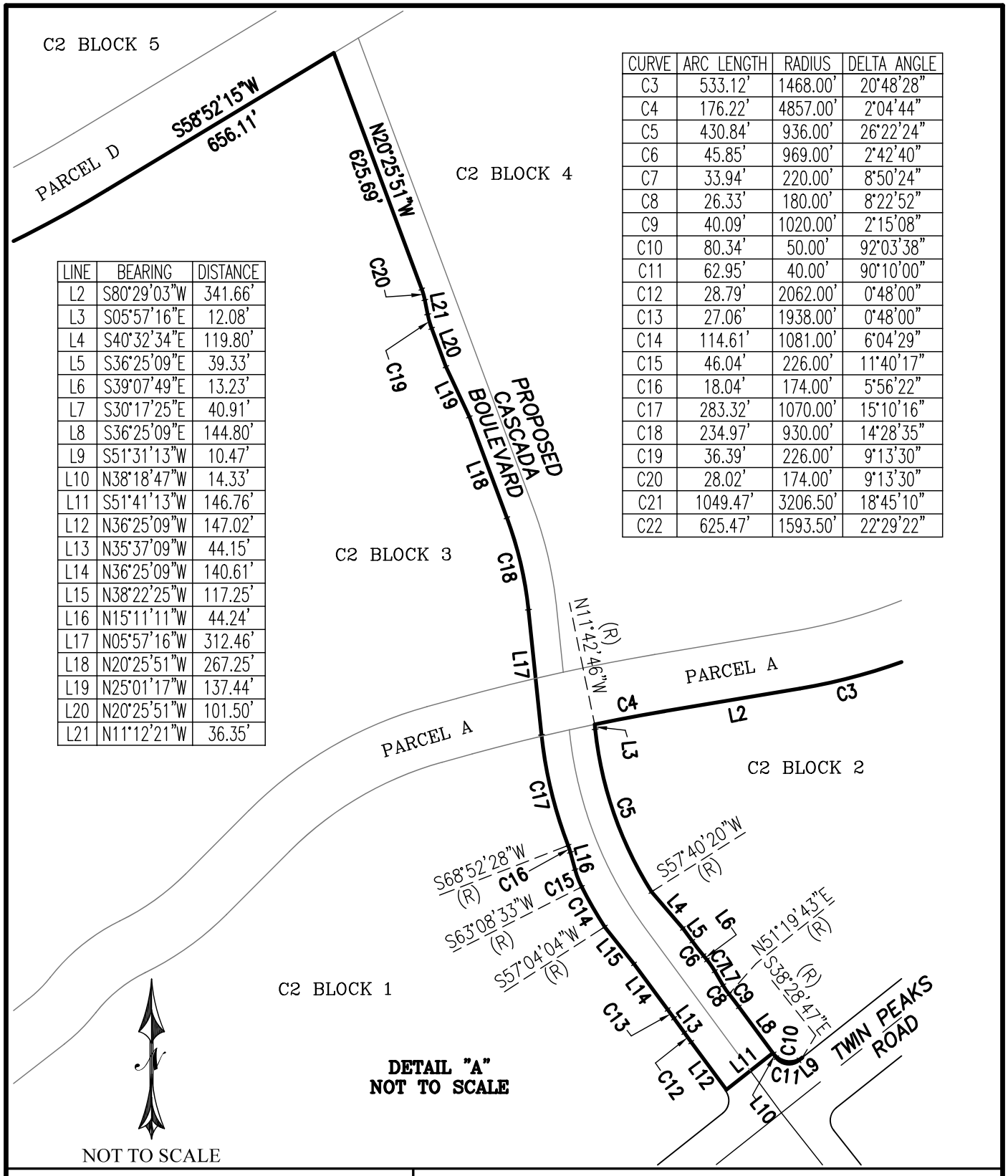
LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. RUTHRAUFF RD., #125
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Project No. 260246
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LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 4 of 4

EXHIBIT F

Cascada Community Facilities District
Applicant Resumes

Red Point Development, Inc. – Company Profile

Company Overview

Red Point Development, Inc. (and its affiliates including New World Homes, Inc., Terrazzo Homes, Inc., Pacific International Properties, L.L.P., and New Era Phoenix, L.L.C.) is a privately owned real estate development firm with substantial experience in Arizona's commercial, residential, office and industrial sectors. Having developed and/or managed over $1 billion in assets, Red Point and its affiliates have successfully planned, entitled, and delivered high-quality projects across growth markets including Phoenix Metro, Casa Grande, Tucson, and Marana, Arizona. Red Point and its affiliates currently hold a diverse real estate portfolio, including land entitled for approximately 7,000 residential lots, 500 acres of commercial-zoned property, and 150,000 square feet of office and retail space.

Mission and Vision

Red Point Development's mission is to combine experience, innovation, and integrity to create communities and projects that balance social, economic, and environmental priorities. The Red Point team envisions thriving neighborhoods and commercial environments that not only serve today's needs but also contribute to the long-term vitality of the surrounding community. The name Red Point is inspired by a climbing term meaning 'the lead climber' or 'a veteran who guides a team to the summit' symbolizing leadership in guiding every project from vision to completion.

Project Portfolio & Experience

Red Point Development has extensive experience in the ownership and design, planning, and construction of residential communities throughout Arizona. Since the early 1990's, the team has developed dozens of high-quality subdivision communities on thousands of acres of land totaling over 15,000 lots. Through its homebuilding affiliate New World Homes, more than 3,500 single-family homes were constructed and sold between 1990 and 2002. Red Point has led the management, planning, construction and/or redevelopment of commercial, industrial, office and mixed-use projects that serve as economic anchors for the surrounding residential communities. A partial list of Red Point's past projects:

• Cascada Master Planned Community — Marana, AZ | 1,454 acres | 3,500 housing units • Copper Leaf Master Planned Community — Maricopa County, AZ | 1,202 acres | 4,500 housing units • Arizona Meadows (2003) – Phoenix, AZ | 283 units • Casa del Rio (1998) – Tucson, AZ | 74 units • Cheatham Farms (2001) – Phoenix, AZ | 827 units • Cheatham South (2005) – Phoenix, AZ | 134 units • Cheatham West (2001) – Phoenix, AZ | 245 units • Desert Sky Ranch (2005) – Maricopa, AZ | 262 units • Desert View (1999) – Tucson, AZ | 87 units • Drexel Heights (2001) – Tucson, AZ | 89 units • Hartman Vistas (2002) – Marana, AZ | 353 units • La Cholla Bluffs (1999) – Tucson, AZ | 50 units • River Terrace (2002) – Tucson, AZ | 76 units • Rosevale (1999) – Tucson, AZ | 137 units • Sahuarita Highlands (2014) – Sahuarita, AZ | 145 units • Sterling Meadows (2015) – Marana, AZ | 59 units • Sunset Farms I–III (2003–2005) – Phoenix, AZ | 355 units combined • Westview Point (2014) – Tucson, AZ | 111 units • Wilmot Shadows (1999) – Tucson, AZ | 81 units • Walgreens – 3200 E. Speedway Blvd, Tucson, AZ | 1.44 acres | 14,000 sq. ft. • Einstein Bros. Bagels Drive-Thru & Retail – 2912 W. Ina Rd, Tucson, AZ | 0.80 acres | 8,000 sq. ft. • Bosa Donuts Drive-Thru & Retail – 4418 E. University Rd, Mesa, AZ | 0.25 acres | 3,000 sq. ft. • Sunnyvale Plaza – 8710 N. Thornydale Rd, Tucson, AZ | 4.95 acres | 15,243 sq. ft. • Le Cota Office Park – 702 E. Bell Rd, Phoenix, AZ | 4.88 acres | 83,119 sq. ft. • New World Plaza – 5055 E. Broadway Blvd, Tucson, AZ | 6.0 acres | 93,994 sq. ft.

Executive Leadership

Daniel Leung, President

A Tucson native and first-generation Asian American, Daniel brings a multifaceted background to his role with professional experience in commercial real estate, hospitality, and land development. He began his career with companies such as Chapman Lindsay Commercial Real Estate, The Four Seasons Hotel Hong Kong, and The Phoenician in Phoenix before joining Red Point. At Red Point Development, starting in 2000, his responsibilities have spanned project management, finance, site evaluation, community planning, permitting, budgeting, construction oversight and executive director roles. He became Red Point's president in 2010.

Daniel holds degrees in Entrepreneurship and Marketing from the University of Arizona's Eller College of Business and an Associate's Degree in Culinary Arts from the Scottsdale Culinary Institute. Committed to community, he has served on the boards of the Tucson Chinese Association and the Tucson Children's Museum. He enjoys cooking, golf, hiking, traveling, gardening, and raising two young sons, Sean and Liam, with his wife Alice.

Lawrence "Larry" Kreis, Vice President

Larry Kreis has over 53 years of experience in the real estate and homebuilding industry. His career began in California, where he spent 20 years as Executive Vice President at Terra Industries, overseeing all aspects of residential development and construction. There, he helped build 2,670 homes and earned two prestigious Pacific Coast Building Conference awards, including a 1986 "Gold Nugget" for best high-density project design.

Since 2006, Larry has served as the Vice President at Red Point Development, managing its land and homebuilding operations. His work includes oversight of policy, permitting, planning, and construction. Larry holds a BA from San Diego State University and a (currently inactive) California contractor's license. Married for 43 years with two grown children, he has also served on multiple HOA and nonprofit boards, including Marana Health Center.

D.R. Horton, Inc. – Company Profile

Company Overview

D.R. Horton, Inc., America's Builder, has been the largest homebuilder by volume in the United States since 2002 and has closed more than 1,200,000 homes in its 47-year history. D.R. Horton has operations in 126 markets in 36 states across the United States and is engaged in the construction and sale of high-quality homes through its diverse product portfolio with sales prices generally ranging from $250,000 to over $1,000,000. In 2025, D.R. Horton closed 83,622 homes in its homebuilding operations, in addition to 3,546 single-family rental homes and 2,433 multi-family rental units in its rental operations. D.R. Horton also provides mortgage financing, title services and insurance agency services for its homebuyers.

Mission

D.R. Horton's mission is to deliver the dream of homeownership to people across the United States by offering a home for every stage of life, by providing diverse housing options from entry-level to luxury. From the first home in 1978 to more than 1,200,000 homes through 2025, the mission remains that same: to deliver quality and affordability across the country. D.R. Horton maintains a customer-centric focus by following in founder Don Horton's motto "Treat the customer like family."

Project Portfolio & Experience

D.R. Horton, Inc. entered the Arizona market in 1997 through its acquisition of Continental Homes. Since that time, they have constructed and sold thousands of homes across the State. Their land team had also managed the development of numerous communities within the various jurisdictions located in Maricopa, Pima, and Pinal Counties. Past key projects that have included Community Facility Districts are:

- Saguaro Bloom (Saguaro Springs CFD), Marana, AZ – 2,064 lots
- Radiance (Radiance CFD), Apache Junction, AZ – 5,500 lots
- Westpark (Westpark CFD), Buckeye, AZ – 369 lots
- Anthem at Merrill Ranch (Anthem at Merrill Ranch CFD), Florence, AZ – 570 lots

Other projects and communities located throughout Southern Arizona include:

Acacia Ridge – Barnett Village – Blackhawk - Casas Del Cerrito - Eagle Crest – Estates at Old Spanish Trail - Fianchetto Farms – Hansen Rige - Miller Ranch - Oasis Hills – Palo Verde Ridge - Ponticello at Pusch Ridge – Rancho Abrego - Rancho Resort – Redford Estates – Roadrunner Estates - Sahuarita Acres - Sahuarita Highlands – San Lucas – Santa Cruz Meadows – Senita Crossing - Shannon Estates – Silverbell Crossings - Sterling Meadows - Sycamore Vista – The Oasis at Rocking K - The Pines – Tierra Linda – Tortolita Ridge – Vahalla Ranch Estates - Valencia Village – Vanderbilt Farms - Vista Del Lago Norte

Executive Leadership

Blake Davis, Tucson Division President

Blake Davis was born and raised in Arizona with a robust homebuilding background spending the last 16 years with D.R. Horton, Inc. with roles including Land Development Project Manager, Land Acquisition Manager, Sales Manager, VP of Operations, City Manager, and Division President. Blake has been involved in developing and building over 15,000 homes throughout Arizona during that time.

Blake holds a Bachelor of Science degree from the W.P. Carey School of Business at Arizona State University. Blake has also been on the board of over 15 different HOA's during his time in real estate and on the board of the Southern Arizona Homebuilders Association for the past three years. Blake enjoys living with his wife in Marana.

Sam Mills, Division Vice President of Land

Sam Mills is a licensed professional engineer and registered land surveyor in the State of Arizona with over 28-years of experience in the field of residential land acquisition, entitlement and development. Sam has designed and managed the construction of a wide variety of projects over that time period from large master-planned communities to small custom lot subdivisions. He has spent the last 6 years with D.R. Horton, Inc. in the role of Vice President of Land overseeing all land related home building operations in Southern Arizona.

Sam holds a Master of Business Administration degree from the Eller College of Management at the University of Arizona and a Bachelor of Science degree from the Fulton College of Engineering and Technology at Brigham Young University. He enjoys participating in triathlons, playing a variety of sports including golf and pickleball, and spending time with his wife and kids. Sam has spent many years coaching softball in the Marana Little League organization including his team that played in the 2023 Junior Little League World Series. This team was awarded the prestigious Marana Branding Iron Award in 2024 and served as the Grand Marshals for the 2024 Marana Founders Day parade.

EXHIBIT G

Cascada Community Facilities District
Final Plat for Cascada II

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS ±773.9 ACRES (33,710,823 S.F.).
2. THE EXISTING ZONING IS "F" PER THE CASCADA NORTH SPECIFIC PLAN, PCZ-10035, PER ORDINANCE NO. 2011.31 AND CASCADA SPECIFIC PLAN PCZ-0401-001, ORDINANCE NO. 2006.23. THE PROPOSED ZONING IS "F" PER THE CASCADA II SPECIFIC PLAN, PCZ2404-001 PER ORDINANCE NO. 2025.022.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.0 MILES.
4. THE TOTAL NUMBER OF NEW BLOCKS PROPOSED WITHIN THIS PLAT IS 10 (TEN).
5. DEVELOPMENT STANDARDS ARE TO BE PER THE CASCADA SPECIFIC II PLAN (PCZ2404-001).
6. THIS DEVELOPMENT WILL COMPLY THE CASCADA SPECIFIC II PLAN (PCZ2404-001). IF AN ISSUE, CONDITION OR SITUATION ARISES THAT IS NOT ADDRESSED OR PROVIDED FOR WITHIN THE RESPECTIVE APPLICABLE SPECIFIC PLANS, THE REGULATIONS OF THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE CURRENT AT THE TIME OF DEVELOPMENT PERMITTING SHALL APPLY.
7. PROJECT AREA TOTALS (SEE SHEET 6 FOR ADDITIONAL DETAILS).
   A. PARCEL AREAS (A, B, C, D, & E): 2,102,334 S.F. (48.2± AC.). PARCEL LAND USE IS FOR DRAINAGE, ACCESS, PUBLIC & PRIVATE UTILITIES.
   B. RIGHT-OF-WAY AREA: 1,065,979 S.F. (24.5± AC.).
   C. BLOCKS 1-10: 30,542,510 S.F. (701.2± AC.).
8. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

(GENERAL NOTES CONTINUED ON SHEET 2)

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 60327 AS RECORDED IN SEQ. NO. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE THE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS, WATER, UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER. SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY:_____ _____
TOWN OF MARANA DATE

ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.

BY:_____ _____
MARANA WATER DIRECTOR DATE

APPROVAL:

BY: _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

_____ _____
MARANA PLANNING MANAGER DATE

_____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS NGS PID CZ0522, BEING A U.S. COAST & GEODETIC SURVEY BENCHMARK STAMPED "H 140 – 1935" SET IN A HEADWALL ON THE EAST SIDE OF THE WESTBOUND FRONTAGE ROAD OF INTERSTATE 10, APPROXIMATELY 1.4 MILES NORTHWEST OF THE TWIN PEAKS INTERCHANGE. SAID ELEVATION BEING 2089.95 FEET (NAVD 88).

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, T-12-S, R-12-E AS SHOWN ON THE FINAL PLAT FOR CAMINO DE MANANA ESTATES RECORDED IN BOOK 27 OF MAPS AND PLATS AT PAGE 79. SAID BEARING BEING: N 89°50'29" E.

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

_____

PATRICIA GAJDA R.L.S. NO. 46278
ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W. RUTHRAUFF RD.
TUCSON, AZ 85705
(520) 398-6651

I HEREBY CERTIFY THAT THE FLOOD PLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

_____

JOHN D. WOOD P.E. NO. 21734

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL INTERIOR GEOMETRY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

_____

JOHN D. WOOD P.E. NO. 21734

RECORDING

NO:_____
FEE:_____

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDIO ENGINEERING, INC.,
ON THIS _____ DAY OF _____, 20___, IN SEQUENCE NO. _____ OF,
PIMA COUNTY RECORDS

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER

BY:_____ _____
DEPUTY DATE

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA PARCELS A, B, C, D, AND E AS SHOWN ON THIS PLAT.

WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

PRIVATE DRAINAGEWAYS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. _____. IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION, AS
TRUSTEE UNDER TRUST NUMBER 60327 ONLY AND NOT OTHERWISE.

BY: _____ DATE: _____
RACHEL TURNIPSEED, TRUST OFFICER

ACKNOWLEDGEMENT

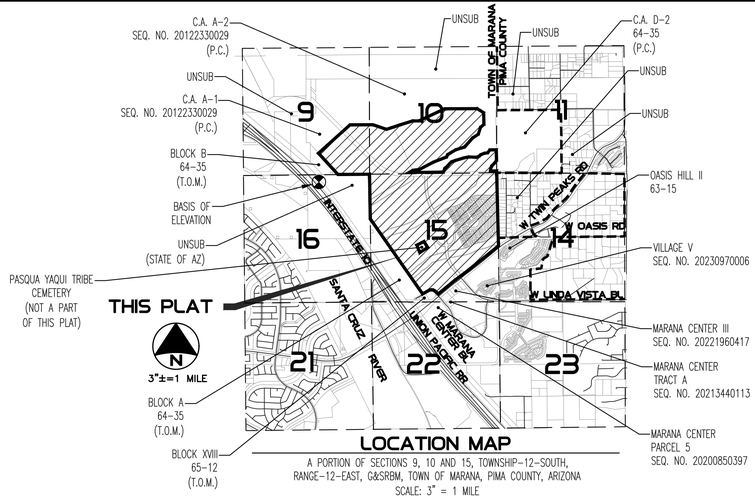
STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

ON THIS _____ DAY OF _____, 20___. BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICIAL, _____ WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60327, AND NOT IN ITS CORPORATE CAPACITY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

BENEFICIARY

PACIFIC INTERNATIONAL PROPERTIES, L.L.P., AN ARIZONA LIMITED LIABILITY PARTNERSHIP
8710 N. THORNYDALE RD. #120
TUCSON, AZ 85742
ATTN: LARRY KREIS
(520) 408-2300



LOCATION MAP

A PORTION OF SECTIONS 9, 10 AND 15, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

ABBREVIATION

AC.	ACRE
AC REBAR/PIPE	ALUMINUM CAPPED
BK	BOOK
BL	BOULEVARD
BM	BENCH MARK
(C)	CALCULATED DIMENSION
C2	INDICATES CASCADA II PLAT (THIS PLAT)
CFS	CUBIC FEET PER SECOND
COR	CORNER
CTR	CENTER
D.A.	DRAINAGE AREA
DKT	DOCKET
DTL.	DETAIL
ESMT	EASEMENT
EXIST.	EXISTING
FND	FOUND
FP	FLOOD PLAIN
FZ3	INDICATES FEMA FLOOD ZONE "A" LIMIT. LINE NUMBER (SEE TABLE ON SHT. 22)
ID	INTERIOR DIAMETER
IR	IRON ROD
L2	INDICATES LINE NUMBER (SEE TABLE ON SHT. 3)
LC	LEAD CAPPED
LS	LAND SURVEYOR
MAG	MAGNETIC
MIN	MINIMUM
M&P	MAPS AND PLATS
N/A	NOT APPLICABLE
OD	OUTSIDE DIAMETER
OIP	OPEN IRON PIN
PAG	PIMA ASSOCIATION OF GOVERNMENTS
PC	PIMA COUNTY
PCP	PLASTIC CAP
P.E.	PROFESSIONAL ENGINEER
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
Q100	100-YR FLOW
(R1)	RECORD VALUE PER RECORD OF SURVEY
(R)	RECORD DIMENSION
(RAD)	RADIAL BEARING
RD	ROAD
RLS	REGISTERED LAND SURVEYOR
RM	ROAD MAPS
R/W	RIGHT-OF-WAY
SEC.	SECTION
SEQ. NO.	INDICATES SEQUENCE NUMBER
S.F.	SQUARE FOOTAGE
SHT.	SHEET
ST	STREET
STD.	STANDARD
SVT	INDICATES SIGHT VISIBILITY TRIANGLE LIMITS
TYP.	TYPICAL
UNSUB	UNSUBDIVIDED
UPRR	UNION PACIFIC RAILROAD

LEGEND

EXISTING — — — — — — RIGHT-OF-WAY LINE — — — — — — PROPOSED

- ○ FOUND 1/2" IR TAGGED PLS 22245 EXCEPT WHERE OTHERWISE NOTED
- ● INDICATES NO. 4 REBAR STAMPED BY R.L.S. 46278
- ◉ INDICATES NO. 4 REBAR TAGGED BY AN ARIZONA R.L.S. TO BE SET UPON COMPLETION OF CONSTRUCTION.
- × INDICATES CALCULATED POINT, NOTHING FOUND OR SET
- INDICATES MARANA TOWN LIMITS
- INDICATES SECTION LINE
- INDICATES QUARTER SECTION LINE
- F.E.M.A. ZONE BOUNDARY
- INDICATES PLAT BOUNDARY
- INDICATES NEW BLOCK LINE
- INDICATES EASEMENT LINE.
- INDICATES CENTERLINE
- [1] INDICATES EASEMENT NOTE (SEE SHT. 4 FOR EASEMENT NOTES)
- INDICATES CONTINUATION OF LINE OR CURVE DATA TO MATCHING SHEET
- PROJECT BENCHMARK
- FLOW DIRECTION
- (1 • 16) REPRESENTS IMAGE OF FOUND SURVEY MONUMENT
- SHEET BREAK LINES
- (A) INDICATES RIGHT-OF-WAY ABANDONMENT NOTE (SEE SHEETS 4 AND 5 FOR R/W NOTES)

SHEET INDEX

SHEET 1 ..... COVER SHEET
SHEET 2 ..... NOTES SHEET
SHEET 3 ..... PROJECT BOUNDARY
SHEETS 4 & 5 ..... EASEMENT RELEASE – R/W ABANDONMENT
SHEET 6 ..... PUBLIC DRAINAGEWAY PARCEL MAP SHEET
SHEET 7 ..... INDEX MAP SHEET
SHEETS 8-20 ..... BLOCK SHEETS
SHEET 21 ..... BLANKET EASEMENT SHEET
SHEET 22 ..... LINE AND CURVE DATA TABLE SHEET

ADMINISTRATIVE ADDRESS:

6456 W TWIN PEAKS RD

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **1** OF 22

Presidio ENGINEERING
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO._____

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-01.DWG CCE TCS500 COLOUR 2/4/2026 1:37:13 PM

GENERAL NOTES CONTINUED

9. ACCORDING TO THE MASTER DRAINAGE REPORT PREPARED BY CMG, DATED JULY 22, 2024 (DRA2406-001), PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN (ZONES A01), (SHADED ZONE X) AND (UNSHADED ZONE X) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04019C1065L EFFECTIVE DATE JUNE 16, 2011. UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ACCEPTED BY FEMA AND A REVISED MAP HAS BEEN SUBMITTED TO THE TOWN OF MARANA, THE ACTIVITIES THAT TAKE PLACE IN THE PROPOSED (ZONE A01) AREA SHALL GO THROUGH THE TOWN OF MARANA FLOODPLAIN PERMITTING PROCESS.
10. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
11. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.
12. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
13. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
14. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
15. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
16. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
17. ALL LOT, BLOCK, RIGHT-OF-WAY AND CENTERLINE MONUMENTS SET ARE TO BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT EFFECTIVE FEBRUARY 22, 2011, AS FOLLOWS: ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
18. PURSUANT TO A.R.S. § 28-7205, THE TOWN OF MARANA BY ITS APPROVAL OF THIS PLAT ABANDONS IN FAVOR OF THE SUBDIVIDER THE EXISTING PUBLIC RIGHTS-OF-WAY, IDENTIFIED FOR ABANDONMENT ON SHEETS 4 AND 5 OF THIS PLAT, AS WERE ORIGINALLY DEDICATED ON THE CASCADA FINAL PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON JANUARY 23, 2009, AT BOOK 64 OF MAPS AND PLAT, PAGE 35, AND BY THE SEPARATE INSTRUMENTS IDENTIFIED ON SHEET 5. PURSUANT TO A.R.S. § 28-7215, THE TOWN OF MARANA FINDS BY ITS ADOPTION OF THE RESOLUTION APPROVING THIS PLAT, THAT THE EXISTING PUBLIC RIGHTS-OF-WAY, IDENTIFIED FOR ABANDONMENT ON SHEETS 4 AND 5 OF THIS PLAT, HAVE NO PUBLIC USE AND NO MARKET VALUE.
19. THE PROPERTY SUBJECT TO THIS FINAL PLAT INCLUDES A SPECIAL FLOOD HAZARD AREA (SFHA) ASSOCIATED WITH THE PLATTED BOUNDARY. A CLOMR, CASE NUMBER 25-09-0101R HAS BEEN ACCEPTED BY FEMA AND A LOMR HAS BEEN SUBMITTED TO FEMA. IF THE SUBMITTED LOMR IS NOT ACCEPTED BY FEMA AND DOES NOT BECOME EFFECTIVE, THEN THE PROPERTY OWNER SHALL SUBMIT AN AMENDED FINAL PLAT THAT INCLUDES THE INFORMATION REQUIRED IN MARANA TOWN CODE SECTION 17-15-10, PARAGRAPH (E), SUBPARAGRAPHS (2), (3), (4) AND (8) PRIOR TO ANY DEVELOPMENT WITHIN THE PLATTED BOUNDARY.
20. PURSUANT TO A.R.S. § 9-402 (E), THE TOWN OF MARANA BY ITS APPROVAL OF THIS PLAT ABANDONS IN FAVOR OF THE SUBDIVIDER ALL PUBLIC UTILITY EASEMENTS (PUE), ALL NO VEHICLE ACCESS EASEMENTS (NVAE), ALL PUBLIC MAINTENANCE, UTILITY, SIGNAGE, LANDSCAPE, SIDEWALK, ACCESS EASEMENTS (MUE), AND ALL EASEMENTS IDENTIFIED FOR RELEASE ON SHEET 4 OF THIS PLAT, AS WERE ORIGINALLY DEDICATED ON THE CASCADA FINAL PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON JANUARY 23, 2009, AT BOOK 64 OF MAPS AND PLAT, PAGE 35.
21. PRIOR TO THE DEVELOPMENT OF ANY BLOCK WITHIN THIS PLAT, ALL PUBLIC RIGHT-OF-WAY NECESSARY TO PROVIDE ACCESS FROM AN EXISTING PUBLIC ROADWAY TO AND THROUGH THE BLOCK SHALL BE ESTABLISHED.
    ALL 30' PUBLIC ROADWAY EASEMENTS ESTABLISHED BY THIS PLAT AND ASSOCIATED WITH SAID BLOCK DEVELOPMENT SHALL BE CONVERTED TO PUBLIC RIGHT-OF-WAY BY EITHER A NEW FINAL PLAT AND/OR SEPARATE INSTRUMENT.
    ADDITIONAL PUBLIC RIGHT-OF-WAY NEEDED TO PROVIDE ACCESS TO OR THROUGH SAID BLOCK DEVELOPMENT SHALL BE DEDICATED BY A NEW FINAL PLAT AND/OR SEPARATE INSTRUMENT.
    ALL NEW PUBLIC RIGHT-OF-WAY SHALL MEET THE MINIMUM WIDTHS AS ESTABLISHED IN THE APPROVED CASCADA II SPECIFIC PLAN (PCZ2404-001) AND AS REQUIRED BY DEVELOPMENT ENGINEERING.
22. PRIOR TO ANY DEVELOPMENT ON BLOCKS 8 AND 9 OF THIS PLAT, WASH 2 SHALL BE DEDICATED IN ACCORDANCE WITH THE LAND USE CONCEPT CONTAINED WITHIN THE APPROVED CASCADA II SPECIFIC PLAN (PCZ2404-001) AND AS REQUIRED BY DEVELOPMENT ENGINEERING.
23. THE COORDINATION AND FINANCIAL EXPENSE OF ALL ARCHAEOLOGICAL-RELATED WORK REQUIRED FOR THE CASCADA II PROJECT INCLUDING, BUT NOT LIMITED TO, THE LAND AREAS TO BE DEDICATED TO THE TOWN OF MARANA WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE RESPECTIVE PROPERTY AND NOT THE TOWN OF MARANA.

☐ NEW EASEMENT KEYNOTES

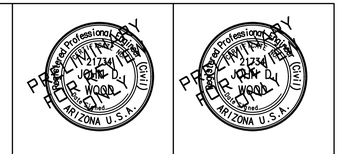
(MASTER LIST)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

SEQ. NO.

Presidio TECHNOLOGIES
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY FOR REVIEW ONLY



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

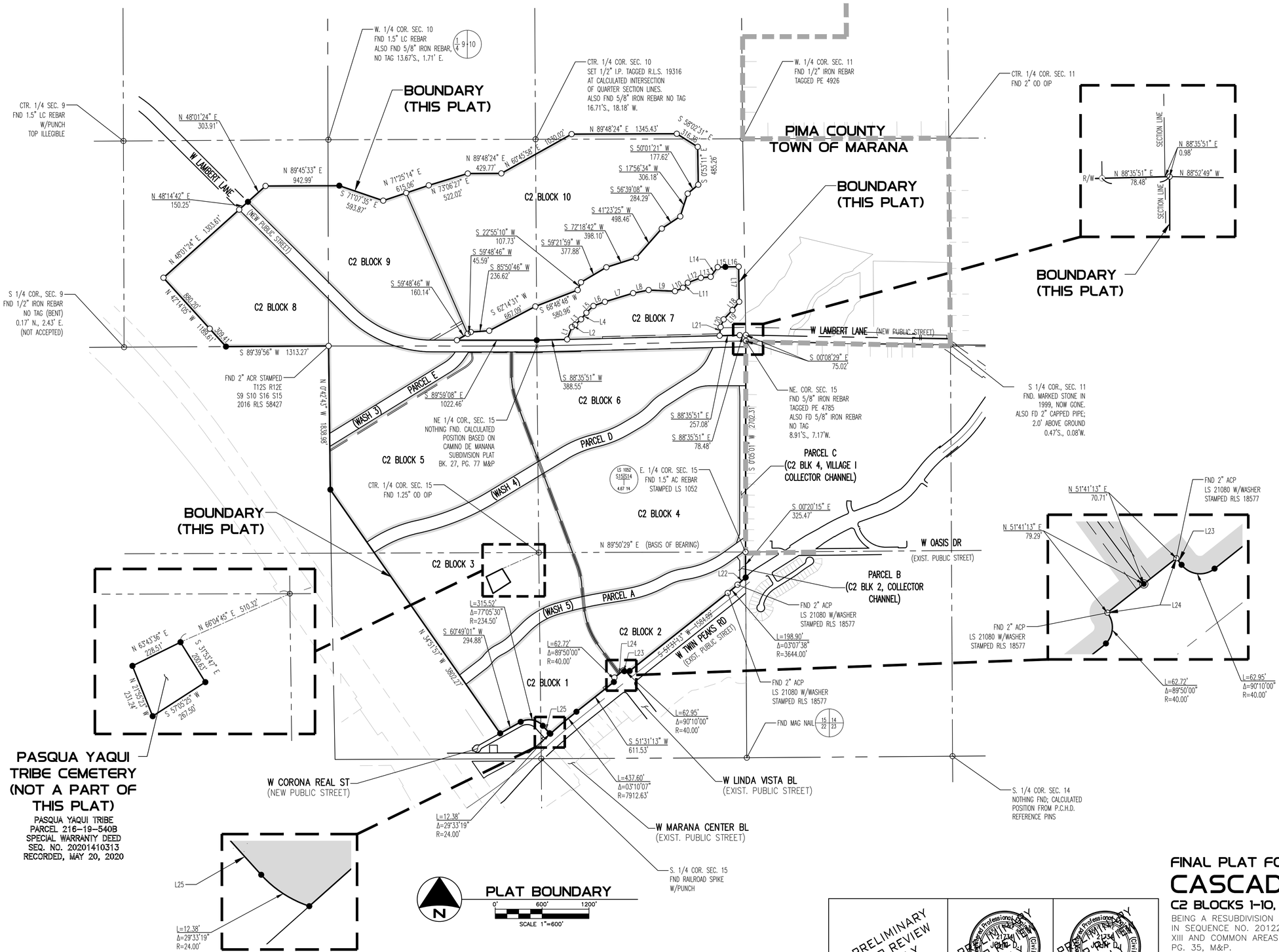
FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **2** OF 22

SEQ. NO.

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BOUNDARY LINE DATA TABLE
MASTER LIST

NUMBER	BEARING	DISTANCE
L1	N 21°03'14" E	170.80'
L2	N 55°25'51" E	50.13'
L3	N 47°28'09" E	102.63'
L4	N 38°49'42" E	108.79'
L5	N 45°48'51" E	124.85'
L6	N 70°15'02" E	156.73'
L7	N 72°55'07" E	377.24'
L8	N 78°38'18" E	202.97'
L9	S 87°24'52" E	338.00'
L10	N 66°29'03" E	111.00'
L11	N 43°38'24" E	89.44'
L12	N 69°29'32" E	178.22'
L13	N 84°09'31" E	126.65'
L14	N 35°42'34" E	152.01'
L15	N 88°14'19" E	99.76'
L16	N 88°55'48" E	169.52'
L17	S 00°53'11" E	448.94'
L18	S 38°31'00" W	137.77'
L19	S 43°36'48" W	163.42'
L20	S 21°36'41" W	105.93'
L21	S 06°38'42" W	110.98'
L22	S 48°23'34" W	140.55'
L23	N 38°18'47" W	14.33'
L24	S 51°41'13" W	150.00'
L25	N 42°05'29" W	127.47'

SEQ. NO.

PRELIMINARY
FOR REVIEW
ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

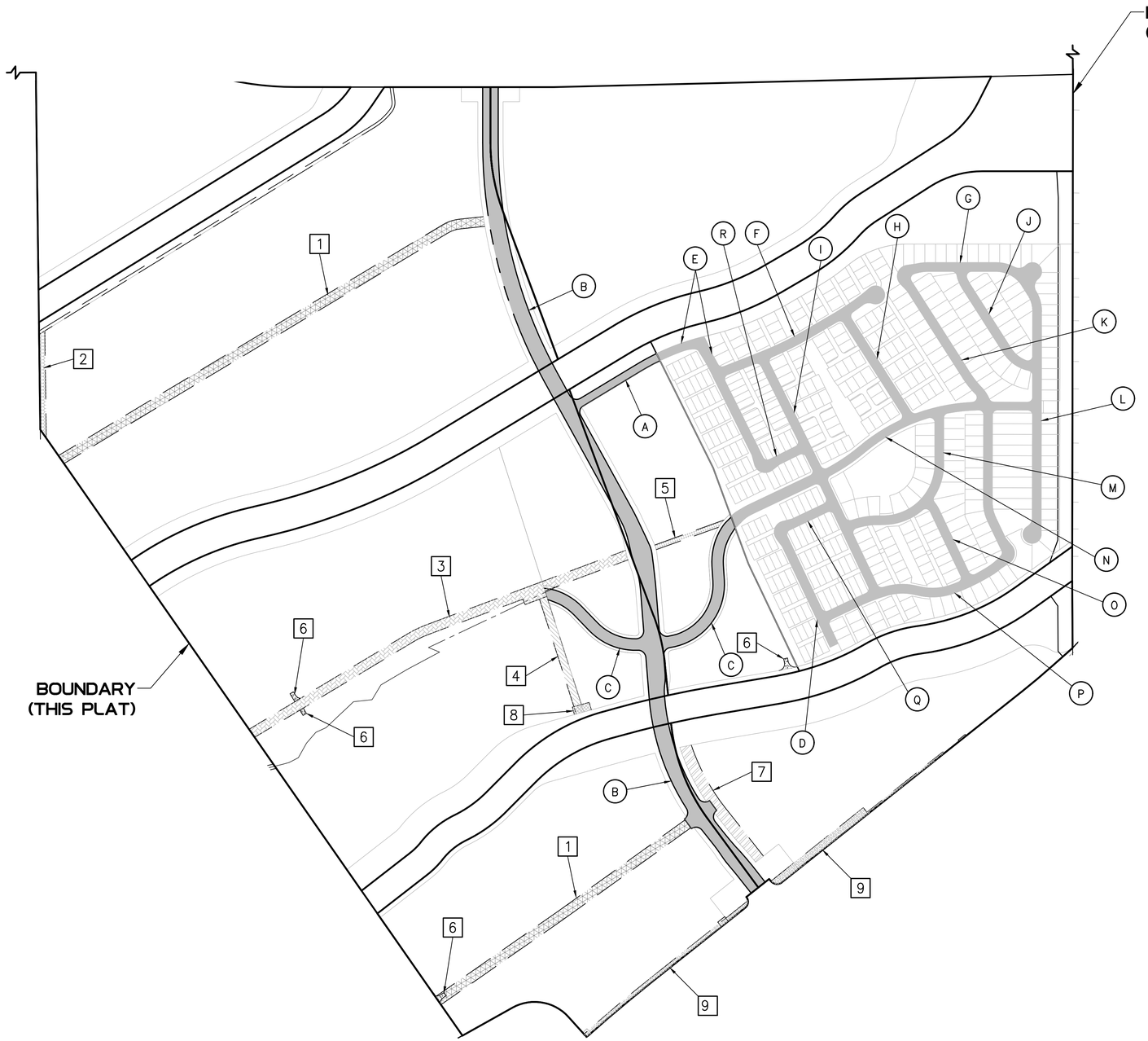
BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
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FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **3** OF 22

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SEQ. NO. _____

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-03.DWG OCE TCS500 COLOUR 2/4/2026 8:54:23 AM



EASEMENT RELEASE & RIGHT-OF-WAY ABANDONMENT DETAIL

SCALE" 1"=300'

EASEMENT RELEASE KEYNOTES

1. EXISTING TEMPORARY 50' PUBLIC UTILITY AND PUBLIC SEWER EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
2. EXISTING PUBLIC UTILITY AND PUBLIC SEWER EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
3. EXISTING 50' PUBLIC UTILITY AND PUBLIC SEWER EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
4. EXISTING 40' PUBLIC SEWER EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
5. EXISTING 25' PUBLIC DRAINAGE EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
6. EXISTING TEMPORARY PUBLIC SEWER EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
7. EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
8. EXISTING PRIVATE DRAINAGE EASEMENT PER BK. 64, PG. 35, M&P RELEASED BY THIS PLAT.
9. EXISTING VARYING WIDTH PUBLIC SLOPE EASEMENT PER DKT. 13413, PG. 2261 & DKT. 13421, PG. 3619 RELEASED BY THIS PLAT.

RIGHT-OF-WAY ABANDONMENT KEYNOTES

A. EXISTING CALLE C'ACERES PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
B. EXISTING CASCADA BLVD PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH PORTIONS OF C2 BLOCKS 1, 2, 3, 4 5, 6 AND C.A. "A" #1 & #2.
C. EXISTING ALMA GITANA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH PORTIONS OF C2 BLOCKS 3 & 4.
D. EXISTING CALLE OSUNA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
E. EXISTING CALLE C'ACERES PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
F. EXISTING CALLE DEL CONVENTO PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
G. EXISTING CALLE JA'EN PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
H. EXISTING CALLE EL PALMITO PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
I. EXISTING CALLE DE LOS CAZADORES PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
J. EXISTING CALLE LOJA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
K. EXISTING CALLE GENIL PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
L. EXISTING CALLE PEINETA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
M EXISTING CALLE TRENZ'ON PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
N. EXISTING ALMA GITANA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
O. EXISTING EL CORCEL PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
P. EXISTING CALLE SAN ROQUE PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
Q. EXISTING CALLE MARBELLA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.
R. EXISTING CALLE BAZA PUBLIC R/W PER BK. 64, PG. 35, M&P ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 4.

(RIGHT-OF-WAY ABANDONMENT KEYNOTES CONTINUED ON SHEET 5)

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I–IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1–430), BLOCKS II, IV–XI, XIII AND COMMON AREAS A–C AND E–I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T–12–S, R–12–E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

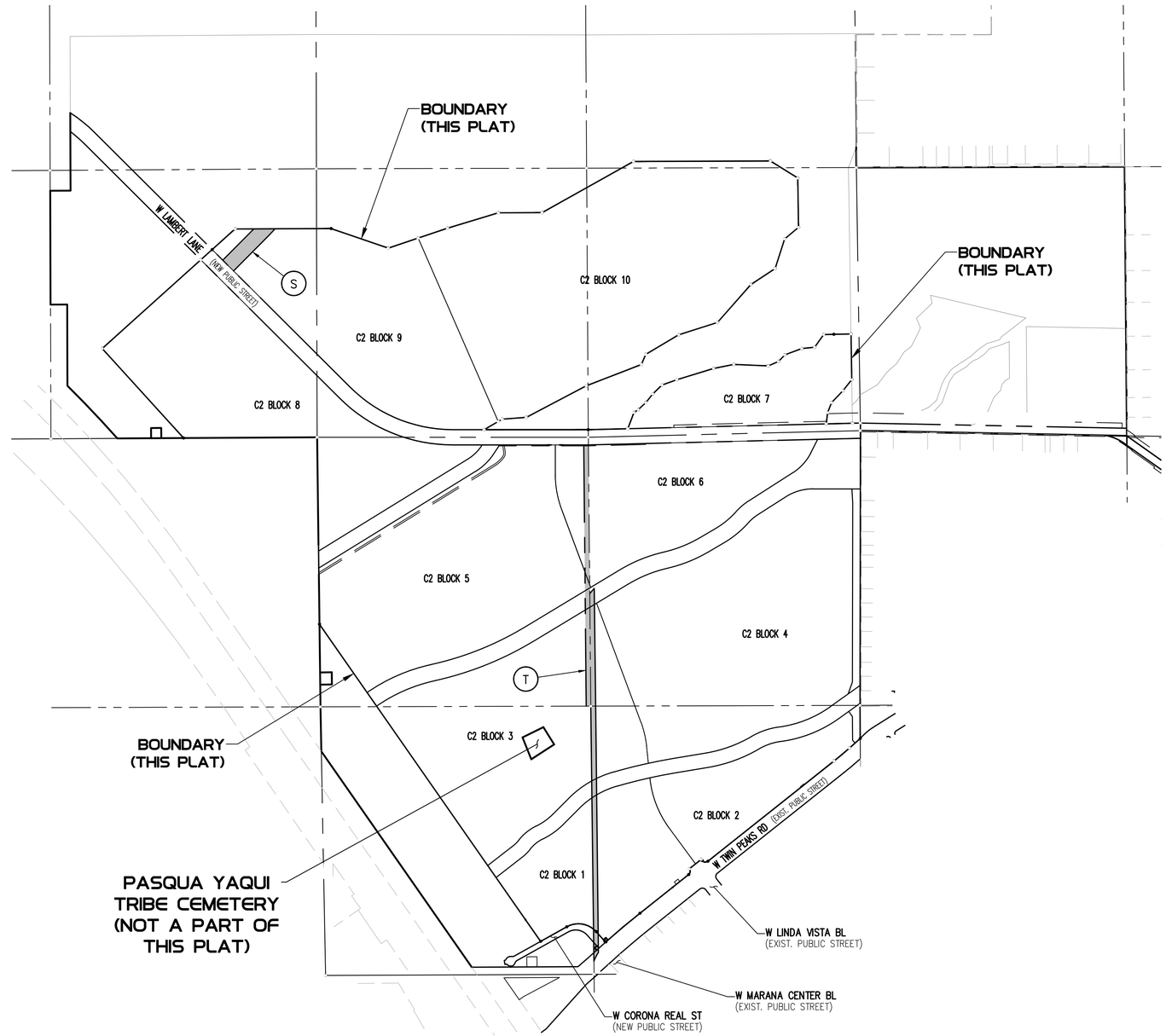
PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **4** OF 22

Presidio PROFESSIONAL SERVICES
Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____

SEQ. NO.

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ADDITIONAL RIGHT-OF-WAY ABANDONMENT DETAIL

SCALE: 1"=600'

RIGHT-OF-WAY ABANDONMENT KEYNOTES CONTINUED

S. EXISTING 150' PUBLIC R/W PER DKT. 8096, PG. 1869 AND DKT. 8527, PG. 359 ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCK 9.

T. EXISTING 45' PUBLIC R/W PER DKT. 8096, PG. 1869 AND DKT. 8527, PG. 359 ABANDONED BY THIS PLAT AND WILL UNIFY WITH C2 BLOCKS 1, 3 5 & 6.

SEQ. NO.

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FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

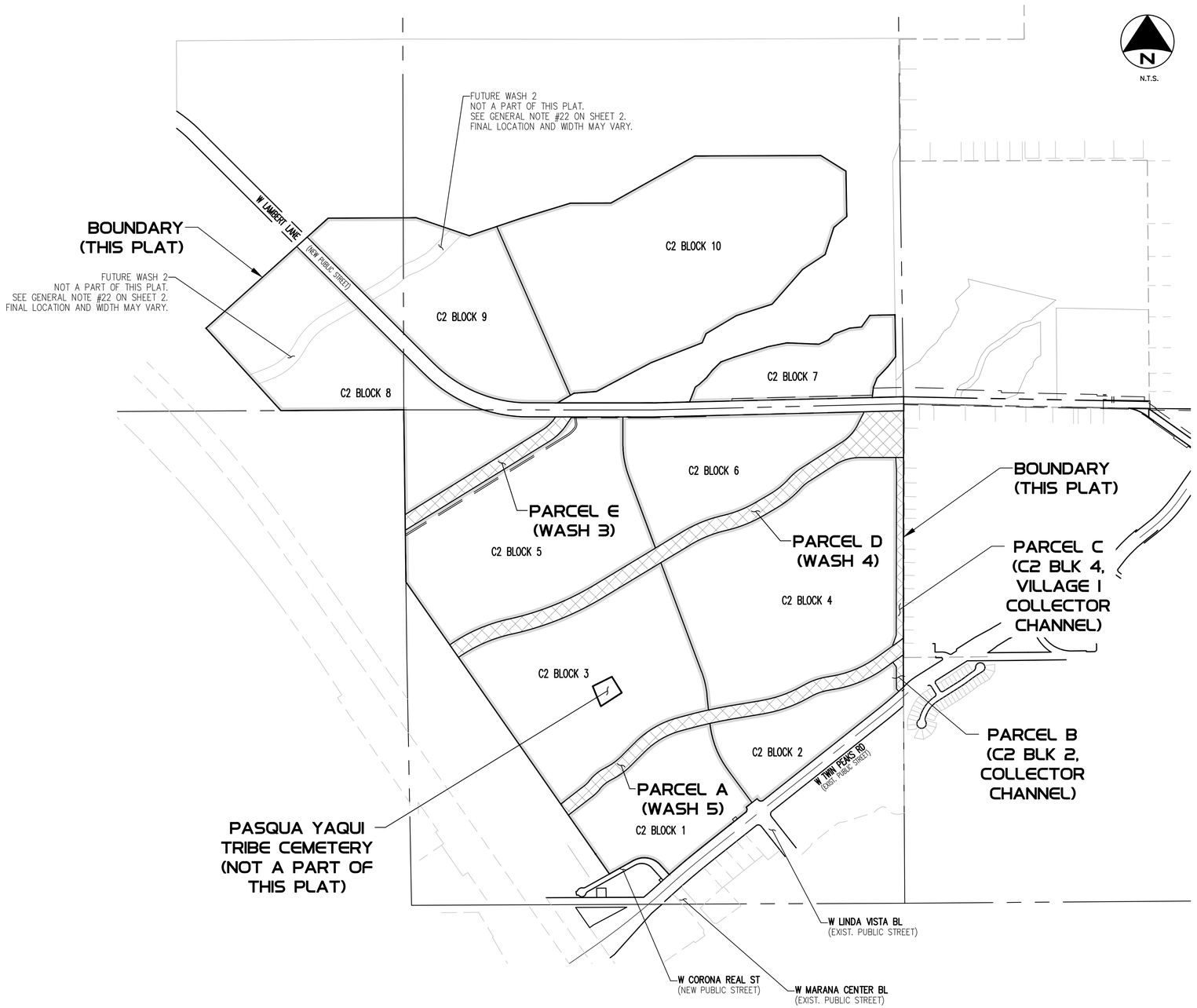
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FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **5** OF 22

SEQ. NO._____

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LEGEND

PARCELS TO BE DEDICATED TO THE TOWN OF MARANA FOR DRAINAGE, ACCESS, PUBLIC & PRIVATE UTILITIES BY THIS PLAT.

PARCEL AREAS THIS PLAT

PARCEL A (WASH 5) – 587,475 S.F. (13.5± AC.)

PARCEL B (C2 BLK2 COLLECTOR CHANNEL) – 27,204 S.F. (0.6± AC.)

PARCEL C (C2 BLK4 VILLAGE I COLLECTOR CHANNEL) – 149,303 S.F. (3.4± AC.)

PARCEL D (WASH 4) – 1,045,955 S.F. (24.0± AC.)

PARCEL E (WASH 3) – 292,397 S.F. (6.7± AC.)

TOTAL AREA THIS PLAT – 2,102,334 S.F. (48.2± AC.)

PUBLIC DRAINAGEWAY PARCEL MAP

SCALE: 1"=600'

NOTE:
PARCELS TO BE DEDICATED TO THE TOWN OF MARANA FOR DRAINAGE, ACCESS, PUBLIC & PRIVATE UTILITIES BY THIS PLAT.

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

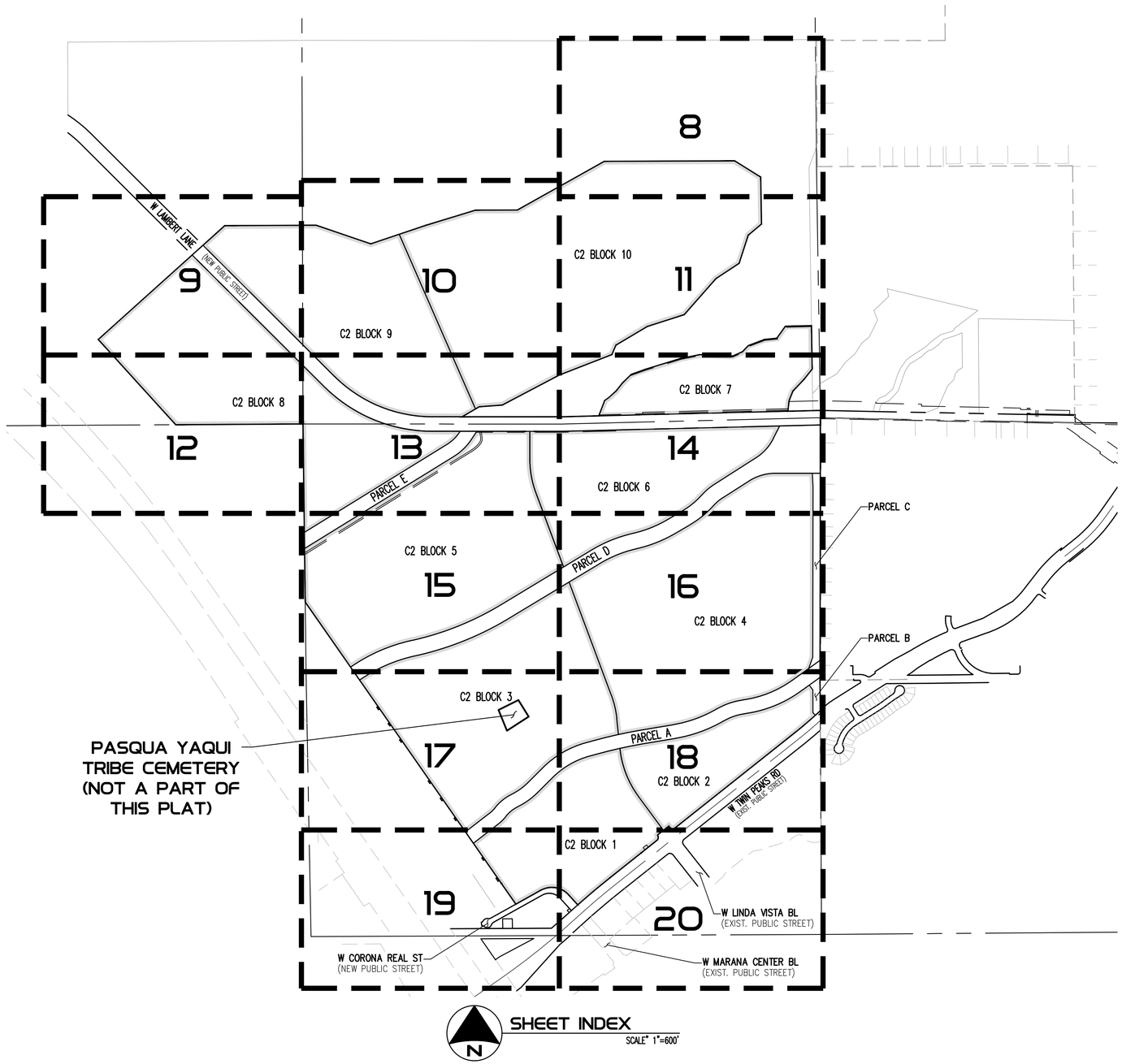
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PRESIDIO JOB No. 123001-01-0106 SHEET **6** OF 22

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SEQ. NO.

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CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

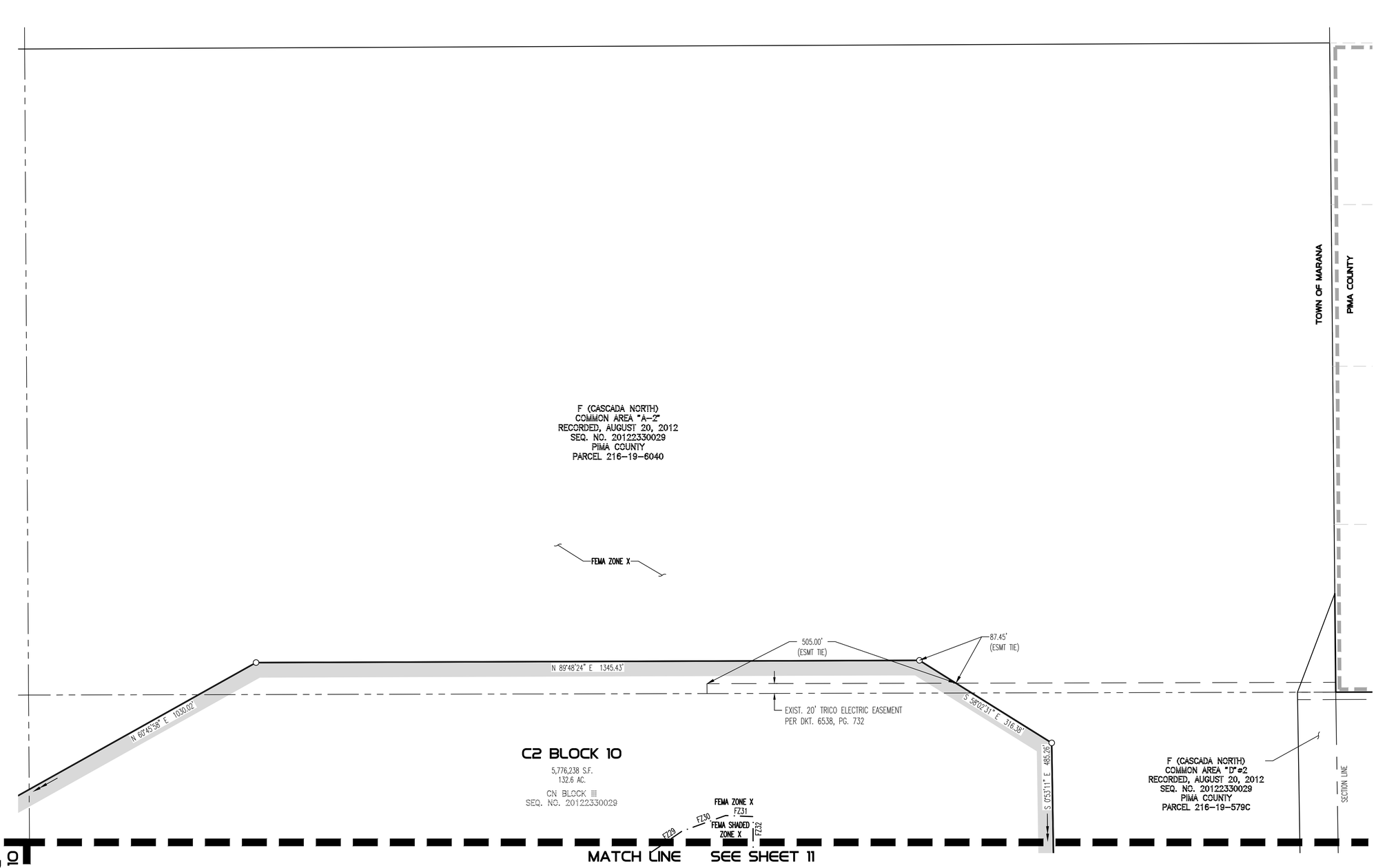
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PRESIDIO JOB No. 123001-01-0106 SHEET **7** OF 22

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SEQ. NO.

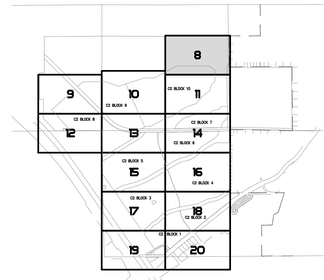
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N

0' 100' 200'

SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

SEQ. NO.

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

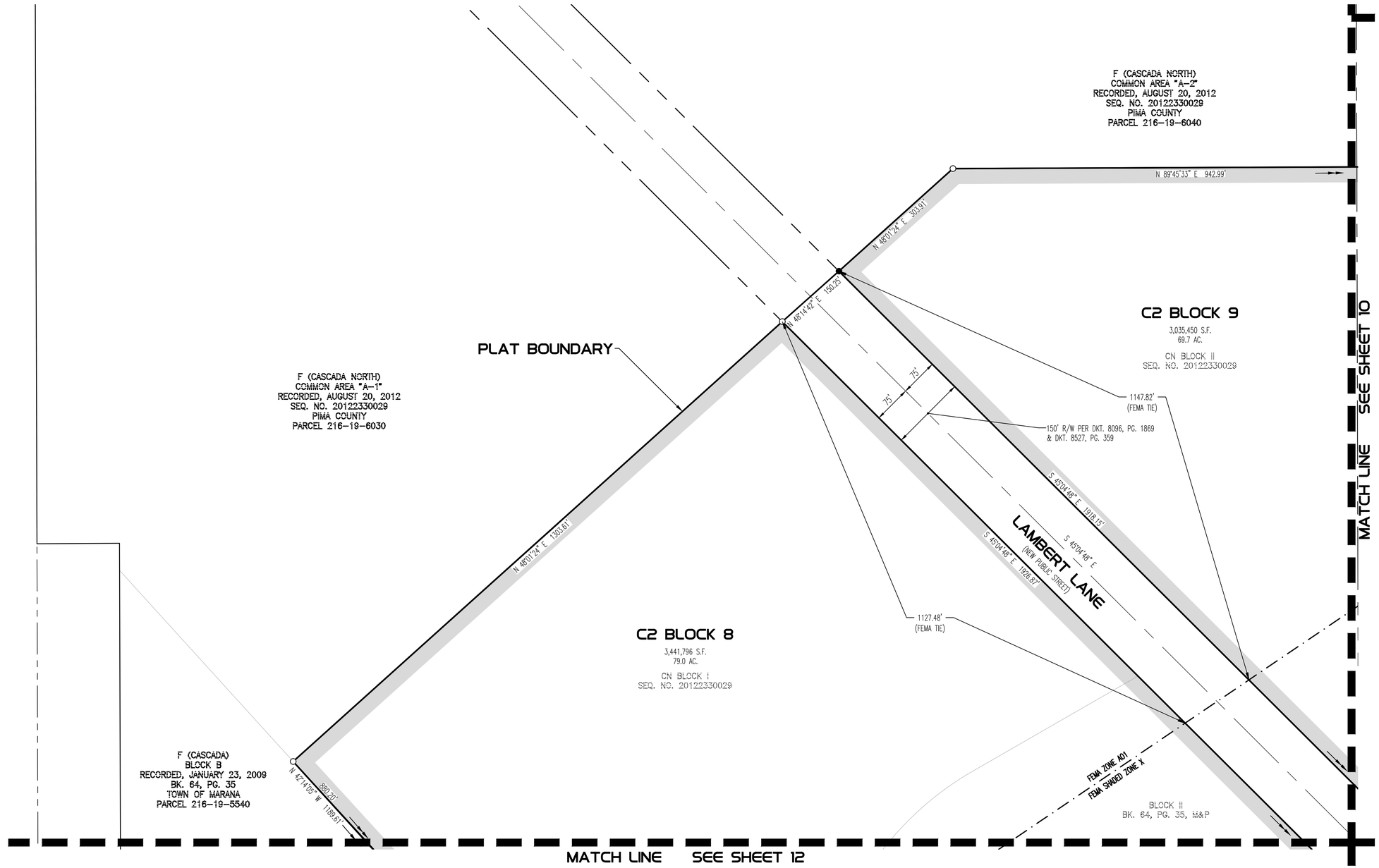
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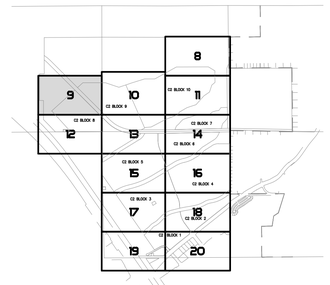
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N

0' 100' 200'

SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

SEQ. NO.

PRELIMINARY FOR REVIEW ONLY

Registered Professional Engineer (Civil) 12234 JOHN D. WOOD ARIZONA U.S.A. Date Signed

Registered Professional Engineer (Civil) 12234 JOHN D. WOOD ARIZONA U.S.A. Date Signed

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

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PRESIDIO JOB No. 123001-01-0106 SHEET **9** OF 22

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MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 13

F (CASCADA NORTH)
COMMON AREA "A-2"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
PIMA COUNTY
PARCEL 216-19-6040

PLAT BOUNDARY

N 89°45'33" E
942.99'

S 71°07'35" E 593.87'

48.77'
(FEMA TIE)

N 71°25'14" E 310.12'

N 71°25'14" E 304.94'

N 73°06'27" E 522.02'

N 89°48'24" E 429.77'

N 60°45'58" E 1033.02'

595.63'
(FEMA TIE)

FEMA ZONE X

FEMA ZONE A01

FEMA ZONE X

FEMA SHADED ZONE X

FZ1 FZ2 FZ3 FZ4 FZ5 FZ6 FZ7 FZ8 FZ9 FZ10 FZ11 FZ12 FZ13 FZ14 FZ15 FZ16 FZ17 FZ18 FZ19 FZ20 FZ21 FZ22 FZ23 FZ42 FZ43 FZ44

C2 BLOCK 9
3,035,450 S.F.
69.7 AC.
CN BLOCK II
SEQ. NO. 20122330029

C2 BLOCK 10
5,776,238 S.F.
132.6 AC.
CN BLOCK III
SEQ. NO. 20122330029

FEMA SHADED ZONE X
(SHALLOW SHEET FLOW AVERAGE
DEPTH LESS THAN 1.0')

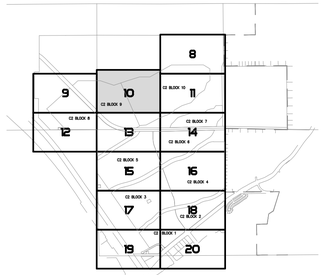
FEMA SHADED ZONE X
(SHALLOW SHEET FLOW AVERAGE
DEPTH LESS THAN 1.0')

S 23°34'33" E 1968.17'

S 45°04'48" E 1918.15'

LAMBERT LANE
(NEW PUBLIC STREET)
150' R/W PER DKT. 8096, PG
1869 & DKT. 8527, PG. 359

N
0' 100' 200'
SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

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FINAL PLAT FOR

CASCADA II

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PRESIDIO JOB No. 123001-01-0106 SHEET **10** OF 22

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MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 14

PLAT BOUNDARY

SECTION LINE

FZ23 FZ24 FZ25 FZ26 FZ27 FZ28 FZ29 FZ30 FZ31 FZ32 FZ33 FZ34 FZ35 FZ36 FZ37 FZ38 FZ39 FZ40 FZ41 FZ42 FZ43 FZ44 FZ45 FZ46 FZ47 FZ48 FZ49 FZ50 FZ51 FZ52 FZ53 FZ54 FZ55

FEMA ZONE X
FEMA SHADED ZONE X

C2 BLOCK 10

5,776,238 S.F.
132.6 AC.

CN BLOCK III
SEQ. NO. 20122330029

N 68°48'48" E 580.96'
N 22°55'10" E 102.73'
N 59°21'59" E 377.88'
N 72°18'42" E 398.10'
N 41°23'25" E 698.46'
N 56°39'08" E 284.29'
N 17°56'54" E 306.18'
N 50°01'21" E 177.62'
S 07°53'11" E 485.26'

216.27'
(FEMA TIE)

Q100=916 CFS

F (CASCADA NORTH)
COMMON AREA "A-2"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
PIMA COUNTY
PARCEL 216-19-6040

FEMA SHADED ZONE X
(SHALLOW SHEET FLOW AVERAGE DEPTH LESS THAN 1.0')

F (CASCADA)
A PORTION OF C.A. "D"#2
MINOR LAND DIVISION
COMMON AREA "D"#2 CASCADA
RECORDED, DECEMBER 3, 2018
NO. 20183370046
TRICO ELECTRIC COOP INC
PARCEL 216-19-579D

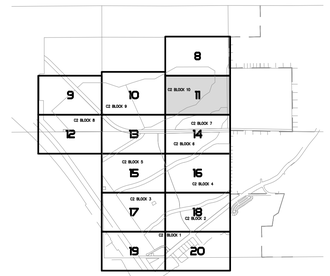
C2 BLOCK 7

1,215,591 S.F.
27.9 AC.

CN BLOCK IV
SEQ. NO. 20122330029

N 78°38'18" E 202.97'
S 87°24'52" E 338.00'
N 66°29'03" E 111.00'
N 43°38'24" E 89.44'
N 69°29'32" E 178.22'
N 84°09'31" E 126.65'
N 35°42'34" E 152.01'
N 88°14'19" E 99.76'
N 88°55'48" E 169.52'
S 00°53'11" E 448.94'

0' 100' 200'
SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

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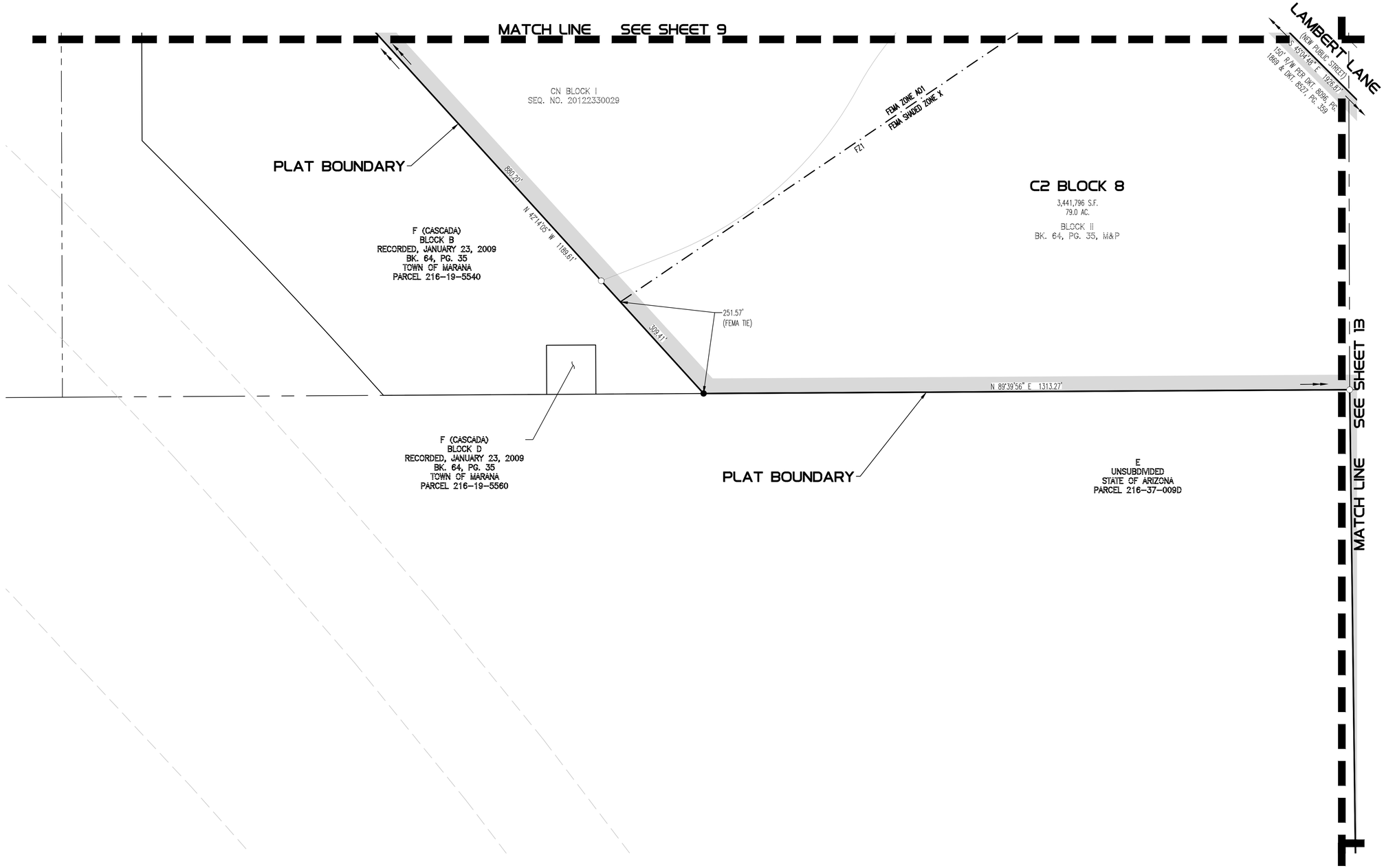
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CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

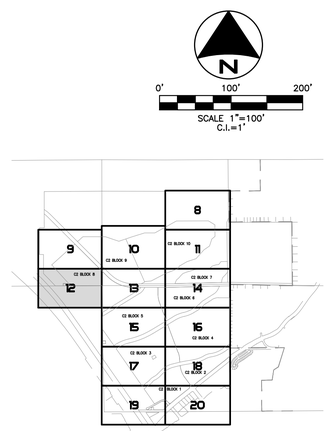
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REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **12** OF 22

SEQ. NO. _____

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-12.DWG OCE TCS500 COLOUR 2/4/2026 9:47:45 AM

MATCH LINE SEE SHEET 10

SEE SHEET 12 MATCH LINE

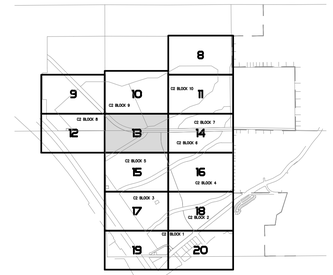
SEE SHEET 14 MATCH LINE

MATCH LINE SEE SHEET 15

N

0' 100' 200'

SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

SEQ. NO.

☐ *NEW EASEMENT KEYNOTES*
(SEE MASTER LIST ON SHEET 2)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

C2 BLOCK 9
3,035,450 S.F.
69.7 AC.
CN BLOCK II
SEQ. NO. 20122330029

C2 BLOCK 10
5,776,238 S.F.
132.6 AC.
CN BLOCK III
SEQ. NO. 20122330029

C2 BLOCK 8
3,441,796 S.F.
79.0 AC.
BLOCK II
BK. 64, PG. 35, M&P

C2 BLOCK 5
3,812,406 S.F.
87.5 AC.
BLOCK IV
BK. 64, PG. 35, M&P

C2 BLOCK 6
2,173,624 S.F.
49.9 AC.
BLOCK V
BK. 64, PG. 35, M&P

PARCEL E (WASH 3)
282,397 S.F.
6.7 AC.

PLAT BOUNDARY

F (CASCADA NORTH)
COMMON AREA "A-2"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
PIMA COUNTY
PARCEL 216-19-6040

W LAMBERT LANE (NEW PUBLIC STREET)

E
UNSUBDIVIDED
STATE OF ARIZONA
PARCEL 216-37-009D

C.A. "A" #3
BK. 64, PG. 35, M&P

C.A. "B" #4
BK. 64, PG. 35, M&P

C.A. "B" #5
BK. 64, PG. 35, M&P

C.A. "E" #1
BK. 64, PG. 35, M&P

C.A. "E" #7
BK. 64, PG. 35, M&P

C.A. "G" #1
BK. 64, PG. 35, M&P

C.A. "G" #2
BK. 64, PG. 35, M&P

EXIST. 15' METRO WATER EASEMENT PER SEQ. NO. 20180220660 AND AS SHOWN ON RECORD OF SURVEY FILED AS SEQ. NO. 20192030204

FEMA SHADED ZONE X
(SHALLOW SHEET FLOW AVERAGE DEPTH LESS THAN 1.0')

150' R/W PER DKT. 8096, PG. 1869 & DKT. 8527, PG. 359

75' R/W PER BK. 64, PG. 35, M&P

75' R/W PER DKT. 8096, PG. 1869 & DKT. 8527, PG. 359

Q100=916 CFS

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **13** OF 22

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-13.DWG OCE TCS500 COLOUR 2/4/2026 9:50:59 AM

MATCH LINE SEE SHEET 11

C2 BLOCK 10

5,776,238 S.F.
132.6 AC.

CN BLOCK III
SEQ. NO.
20122330029

N 68°48'48" E 580.96'

0100-916 CCS

N 62°14'31" E
667.09'

F (CASCADA NORTH)
COMMON AREA "A-2"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
PIMA COUNTY
PARCEL 216-19-6040

PLAT BOUNDARY

N 55°25'51" E
50.13'

N 47°28'09" E
102.63'

N 38°49'42" E
108.79'

N 45°48'51" E
124.85'

N 70°15'02" E
156.73'

N 72°55'07" E 377.24'

N 78°38'18" E
202.97'

C2 BLOCK 7

1,215,591 S.F.
27.9 AC.

CN BLOCK IV
SEQ. NO. 20122330029

S 00°53'11" E
448.94'

SECTION LINE

F (CASCADA NORTH)
COMMON AREA "D-2"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
FIDELITY NATIONAL TITLE
TR 60327
PARCEL 216-19-579C

N 36°11'39" E 127.77'

N 43°36'58" E 163.47'

N 21°38'41" E
105.93'

F (CASCADA NORTH)
COMMON AREA "A-3"
RECORDED, AUGUST 20, 2012
SEQ. NO. 20122330029
FIDELITY NATIONAL TITLE
TR 60327
PARCEL 216-19-6050

N 6°38'42" E
110.98'

NE. COR. SEC. 15
FD 5/8" IRON REBAR
TAGGED PE 4785
ALSO FD 5/8" IRON REBAR
NO TAG
8.91'S., 7.17'W.

257.08'

78.48'

75' R/W PER BK. 64, PG. 35, M&P

S 00°08'29" E
75.02'

N 88°35'51" E
0.98'

R/W N 88°35'51" E
78.48'

N 88°52'49" W

SECTION LINE

BOUNDARY
(THIS PLAT)

S 89°59'08" E
1022.46'

S 88°35'51" W 388.55'

N 2°03'14" E 170.87'

150' R/W PER BK. 64, PG. 35, M&P

1952.27'
N 88°35'51" E 2676.38'

75'

75'

N 88°35'51" E

LAMBERT LANE
(NEW PUBLIC STREET)

S 89°59'08" E
325.37'

N 88°35'51" E 2674.63'
2253.87'

420.77'

75.03'

498.40'

TOWN OF MARANA
PIMA COUNTY

216-33-057B

S 00°05'01" W 2702.31'

216-33-058E

N 26°49'54" E 148.01'

Δ=30°33'53"
L=266.73', R=500.00'

PARCEL D
(WASH 4)

1,045,955 S.F.
24.0 AC.

GR-1
UNSUBDIVIDED

FEMA SHADED ZONE X
(SHALLOW SHEET FLOW AVERAGE
DEPTH LESS THAN 1.0')

C.A. "B" #8
BK. 64, PG. 35, M&P

C2 BLOCK 6

2,173,624 S.F.
49.9 AC.

BLOCK V
BK. 64, PG. 35, M&P

N 57°23'49" E 513.38'

C.A. "A" #5
BK. 64, PG. 35, M&P

Δ=15°40'45"
L=365.97', R=606.50'

Δ=32°36'11"
L=284.51', R=500.00'

N 90°00'00" E 382.13'

N 90°00'00" E
83.00'

N 03°15'29" W
137.25'

210.39'
(FEMA TIE)

75.00'

S 00°05'01" W
97.90'

1932.26'

S 00°05'01" W
1762.28'

C2 BLOCK 4

4,582,992 S.F.
105.2 AC.

C.A. "A" #5
BK. 64, PG. 35, M&P

FZ79

FZ78

FZ77

FZ76

FZ75

FZ74

FZ73

FZ72

FEMA SHADED ZONE X
FEMA ZONE X

C.A. "B" #9
BK. 64, PG. 35, M&P

N 59°38'36" E
180.34'

48.76'
(FEMA TIE)

Δ=17°55'31"
L=761.89', R=843.50'

L=314.89'
Δ=17°55'31"
R=1006.50'

L=121.36'
Δ=15°40'45"
R=443.50'

VILLAGE I - LOTS 1-430

216-33-058B

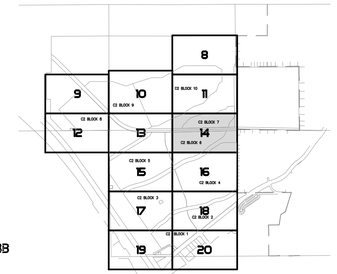
216-33-058C

MATCH LINE SEE SHEET 16

PARCEL C
(C2 BLK 4, VILLAGE I
COLLECTOR CHANNEL)

149,303 S.F.
3.4 AC.

SHEET PLACEMENT INDEX



MATCH LINE SEE SHEET 13

QUARTER SECTION LINE

SEQ. NO.

N
0' 100' 200'
SCALE 1"=100'
C.I.=1'

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **14** OF 22

SEQ. NO._____

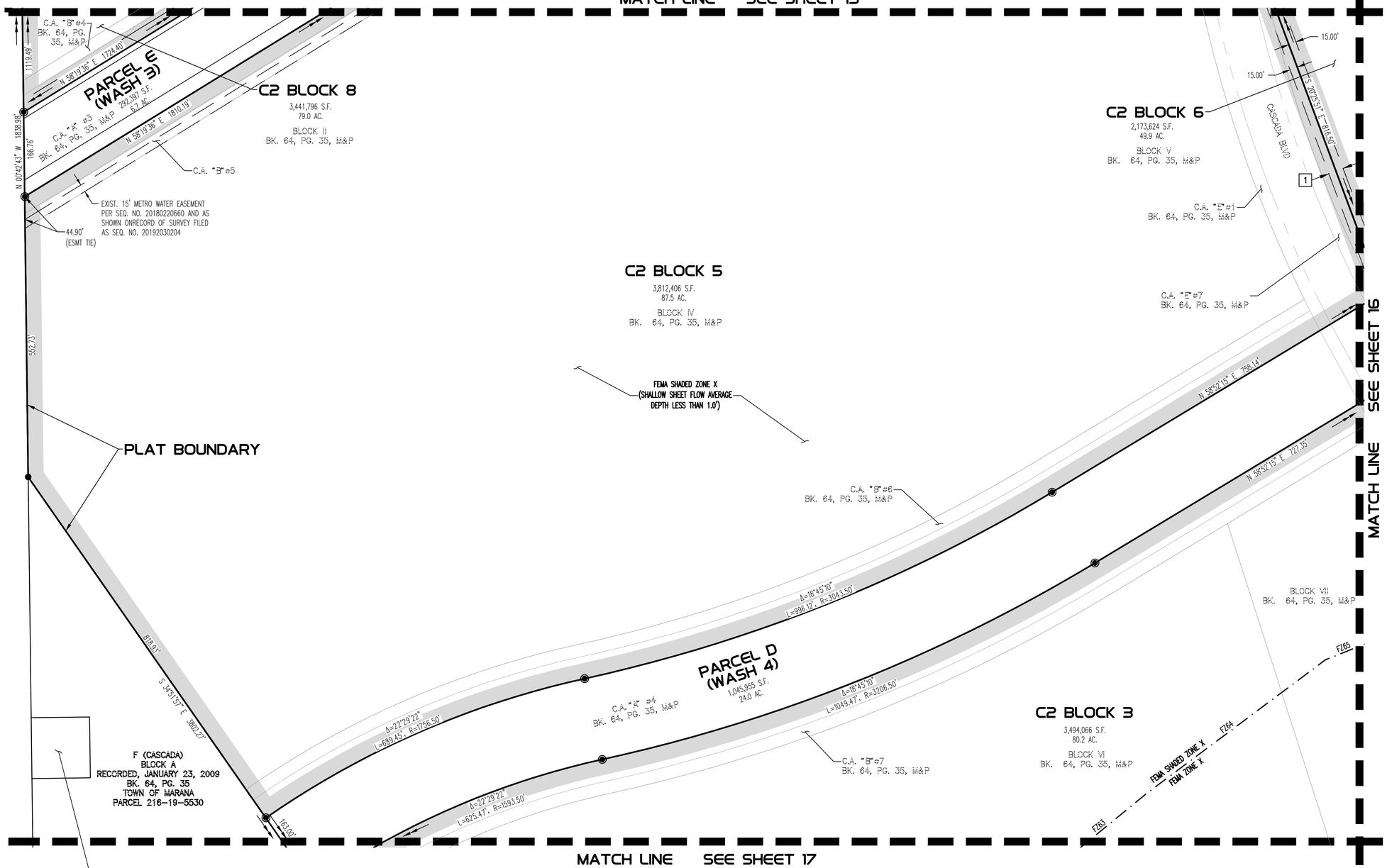
Presidio ENGINEERING INC.
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(520) 795-7255 • Fax (520) 795-6747

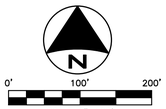
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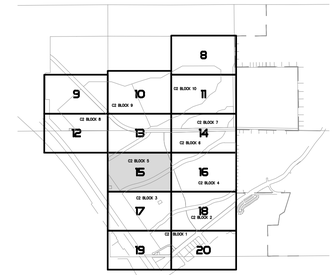
MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 17







SHEET PLACEMENT INDEX

SEQ. NO.

☐ *NEW EASEMENT KEYNOTES*
(SEE MASTER LIST ON SHEET 2)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

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REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
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PRESIDIO JOB No. 123001-01-0106 SHEET **15** OF 22

SEQ. NO._____

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J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-15.DWG OCE TCS500 COLOUR 2/4/2026 10:00:58 AM

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 18

QUARTER SECTION LINE

C2 BLOCK 6
2,173,624 S.F.
49.9 AC.
BLOCK V
BK. 64, PG. 35, M&P

PARCEL D
(WASH 4)
1,045,936 S.F.
24.0 AC.

C2 BLOCK 3
3,494,066 S.F.
80.2 AC.
BLOCK VII
BK. 64, PG. 35, M&P

C2 BLOCK 4
4,582,992 S.F.
105.2 AC.
VILLAGE I
LOTS 1–430
BK. 64, PG. 35, M&P

BLOCK VIII
BK. 64, PG. 35, M&P

PARCEL C
(C2 BLK 4, VILLAGE I
COLLECTOR CHANNEL)
149,303 S.F.
3.4 AC.

PARCEL A
(WASH 5)
587,475 S.F.
13.5 AC.
C.A. "A"#7
BK. 64, PG. 35, M&P

F (CASCADA)
COMMON AREA "B
OASIS HILLS"
RECORDED, OCTOBER 19, 2005
BK. 60, PG. 38
OASIS HILLS HOA
PARCEL 216–34–160A

PLAT BOUNDARY

TOWN OF MARANA
PIMA COUNTY

216–33–0590
216–33–0600
Q100=54 CFS
216–33–061E
216–33–061F
216–33–061D
216–33–062F
Q100=99 CFS
216–33–062E
216–33–062T
216–33–062S
216–33–062R
Q100=475 CFS
216–33–062G
216–33–062W

GR–1
UNSUBDIVIDED

C.A. "B"#8
BK. 64, PG. 35, M&P

C.A. "A"#5
BK. 64, PG. 35, M&P

C.A. "E"#7
BK. 64, PG. 35, M&P

C.A. "E"#1
BK. 64, PG. 35, M&P

C.A. "E"#2
BK. 64, PG. 35, M&P

C.A. "E"#3
BK. 64, PG. 35, M&P

L=314.89'
Δ=17°55'31"
R=1006.50'
N 59°38'36" E
180.34'
L=147.04'
(FEMA TIE)

Δ=17°31'33"
L=380.36', R=1243.50'
N 59°38'36" E 180.34'
Δ=18°17'54"
L=463.15', R=1450.50'
N 58°52'15" E 336.13'
Δ=17°31'33"
L=430.22', R=1406.50'
Δ=18°17'54"
L=413.10', R=1293.50'
N 58°52'15" E 366.93'
N 20°25'51" W
816.50'
N 58°52'15" E
758.14'
N 20°25'51" W
165.88'
N 58°52'15" E
727.35'
15.00'
462.59' (FEMA TIE)
S 20°25'51" E 1244.67'
15.00'
15.00'
1762.28'
1932.26'
S 00°05'01" W 2702.31'
S 19°47'31" W
124.21'
S 54°23'19" W
214.88'
S 54°23'19" W
143.93'
176.08'
75.00'

FZ72
FZ71
FZ70
FZ69
FZ68
FZ67
FZ66
FZ65
FZ114

FEMA SHADED ZONE X
FEMA ZONE X

CALLE CACERES
N. CASCADA BLVD
ALMA GITANA

SHEET PLACEMENT INDEX

0' 100' 200'
SCALE 1"=100'
C.I.=1'

SEQ. NO.

☐ NEW EASEMENT KEYNOTES
(SEE MASTER LIST ON SHEET 2)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

PRELIMINARY
FOR REVIEW
ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1–10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I–IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1–430), BLOCKS II, IV–XI, XIII AND COMMON AREAS A–C AND E–I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T–12–S, R–12–E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

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FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001–01–0106 SHEET **16** OF 22

SEQ. NO._____

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J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN–BLOCK PLAT–16.DWG OCE TCS500 COLOUR 2/4/2026 10:04:41 AM

MATCH LINE SEE SHEET 15

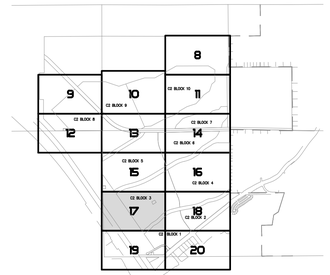
MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 19

N

0' 100' 200'

SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

SEQ. NO.

PARCEL D
(WASH 4)
1,045,955 S.F.
24.0 AC.
C.A. "A" #4
BK. 64, PG. 35, M&P

PLAT BOUNDARY

165.00'

C.A. "B" #7
BK. 64, PG. 35, M&P

L=625.47'
Δ=22°29'22"
R=1593.50'

685.02'
(FEMA TIE)

F763 F762 F761 F760 F759 F758 F757

FEMA SHADED ZONE X
FEMA ZONE X

C2 BLOCK 3
3,494,066 S.F.
80.2 AC.
BLOCK VI
BK. 64, PG. 35, M&P

N 66°04'45" E 510.32'

N 63°43'36" E 228.51'

S 31°53'47" E 200.83'

N 31°55'27" W 231.74'

S 57°05'25" W 267.50'

EXIST. 25' PUBLIC ACCESS EASEMENT PER SEQ. NO. 20182710203 & SEQ. NO. 20182710204

PASQUA YAQUI TRIBE CEMETERY (NOT A PART OF THIS PLAT)
PASQUA YAQUI TRIBE
PARCEL 216-19-540B
SPECIAL WARRANTY DEED
SEQ. NO. 20201410313
RECORDED, MAY 20, 2020

S 34°51'57" E 1011.01'

F (CASCADA)
BLOCK A
RECORDED, JANUARY 23, 2009
BK. 64, PG. 35
TOWN OF MARANA
PARCEL 216-19-5530

767.39'
(ESMT TIE)

C.A. "B" #10
BK. 64, PG. 35, M&P

Δ=19°04'53"
L=202.15', R=607.00'

Δ=26°00'12"
L=223.74', R=493.00'

Δ=14°09'37"
L=75.87', R=307.00'

N 44°55'25" E 221.91'

PARCEL A
(WASH 5)
587,475 S.F.
13.5 AC.

N 57°09'41" E 318.55'

C.A. "A" #6
BK. 64, PG. 35, M&P

Δ=19°04'53"
L=248.77', R=750.00'

Δ=26°00'12"
L=568.85', R=350.00'

Δ=14°09'37"
L=111.27', R=450.00'

N 57°09'41" E 325.98'

F783 F784 F785 F786 F787 F788 F789 F790 F791

FEMA ZONE X
FEMA ZONE AO1

C2 BLOCK 1
1,788,688 S.F.
41.1 AC.
BLOCK X
BK. 64, PG. 35, M&P

Δ=29°40'07"
L=517.80', R=1000.00'

C.A. "B" #11
BK. 64, PG. 35, M&P
L=443.77'
Δ=29°40'07"
R=857.00'

PRELIMINARY FOR REVIEW ONLY

Professional Engineer
JOHN D. WOOD
21734
ARIZONA U.S.A.
Civil
PRELIMINARY NOT FOR CONSTRUCTION

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **17** OF 22

SEQ. NO._____

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(520) 795-7255 • Fax (520) 795-6747

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN-BLOCK PLAT-17.DWG OCE TCS500 COLOUR 2/4/2026 10:08:32 AM

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 20

N 66°04'45" E
510.32'

POC

QUARTER SECTION LINE

C.A. "E"#1
BK. 64, PG. 35, M&P

C.A. "E"#1
BK. 64, PG. 35, M&P

BLOCK VII
BK. 64, PG. 35, M&P

BLOCK VIII
BK. 64, PG. 35, M&P

C.A. "E"#2
BK. 64, PG. 35, M&P

C.A. "E"#2
BK. 64, PG. 35, M&P

C.A. "E"#3
BK. 64, PG. 35, M&P

N 00°23'51" W 1744.67'

L=753.66'
Δ=14°28'35"
R=3000.00'

ALMA GITANA

BLOCK IX
BK. 64, PG. 35, M&P

C.A. "E"#4
BK. 64, PG. 35, M&P

C2 BLOCK 3
3,494,066 S.F.
80.2 AC.
BLOCK XIV
BK. 64, PG. 35, M&P

C2 BLOCK 4
4,582,992 S.F.
105.2 AC.
VILLAGE I
LOTS 1–430
BK. 64, PG. 35, M&P

N. CASCADA BLVD

15.00'
15.00'

1

S 05°57'16" E 163.36'

C.A. "B"#12
BK. 64, PG. 35, M&P

L=231.48'
Δ=02°39'09"
R=5000.00'

N 80°29'03" E 341.61'

Δ=20°46'28"
L=481.19', R=1325.00'

Δ=22°40'37"
L=286.95', R=725.00'

FZ109

FZ110

FZ111

FZ112

L=549.12', R=1125.00'
Δ=27°58'00"

L=112.41'
(FEMA TIE)

Δ=27°58'00"
L=618.92', R=1268.00'

Δ=22°40'37"
L=230.35', R=582.00'

Δ=20°48'28"
L=533.12', R=1468.00'

C.A. "A" #7
BK. 64, PG. 35, M&P

PARCEL A
(WASH 5)
587,475 S.F.
13.5 AC.

PARCEL B
(C2 BLK 2
COLLECTOR
CHANNEL)
27,204 S.F.
0.6 AC.

C.A. "E"#4
BK. 64, PG. 35, M&P

C.A. "B"#10
BK. 64, PG. 35, M&P

Δ=3°07'23"
L=272.53', R=5000.00'

N 74°35'31" E
76.71'

Δ=29°40'07"
L=517.81', R=1000.00'

S 05°57'16" E
143.90'

15.00'
15.00'

L=504.01', R=5000.00'
Δ=5°46'32"

L=489.45', R=4857.00'
Δ=5°46'26"

N 80°29'03" E 341.66'

L=7.63'
(FEMA TIE)

L=240.59'
Δ=02°50'17"
R=4857.00'

C.A. "A" #6
BK. 64, PG. 35, M&P

N 74°35'31" E
76.71'

Δ=2°56'09"
L=248.87', R=4857.00'

N 05°57'16" W
5.19'

Δ=29°40'07"
L=443.77', R=857.00'

C.A. "E"#3
BK. 64, PG. 35, M&P

C.A. "B"#13
BK. 64, PG. 35, M&P

C2 BLOCK 2
1,221,660 S.F.
28.1 AC.
BLOCK XI
BK. 64, PG. 35, M&P

C.A. "E"#4
BK. 64, PG. 35, M&P

C.A. "B"#11
BK. 64, PG. 35, M&P

FZ100

FZ101

FZ102

FZ103

FZ104

FZ105

FZ106

FZ107

FZ108

FZ114

FZ113

FZ139

FZ140

FZ141

FZ138

FZ137

FZ136

FZ135

FZ134

FZ133

FZ132

FZ131

FZ130

FZ129

FZ128

FZ127

FZ126

FZ125

FZ124

FZ123

FZ122

FZ121

FZ120

FZ119

FZ118

FZ117

FZ116

FZ115

FEMA ZONE X

FEMA ZONE AO1

L=531.71'
Δ=30°27'53"
R=1000.00'

L=267.13'
(FEMA TIE)

C2 BLOCK 1
1,788,688 S.F.
41.1 AC.
BLOCK X
BK. 64, PG. 35, M&P

15.00'
15.00'

C.A. "E"#5
BK. 64, PG. 35, M&P

C.A. "G"#4
BK. 64, PG. 35, M&P

C.A. "E"#6
BK. 64, PG. 35, M&P

C.A. "G"#3
BK. 64, PG. 35, M&P

S 35°23'10" E 436.54'

FND 2" ACP
LS 21080

L=62.95'
Δ=90°10'00"
R=40.00'

N 51°41'13" E
70.71'

EXIST. 20' TEMPORARY TRICO ELECTRIC R/W EASEMENT PER DKT. 13892, PG. 4500 TO BE RELEASED UPON EXECUTION OF A LICENSE AGREEMENT WITH TRICO.

133.77'
(FEMA TIE)

N 38°18'47" W
14.33'

N 51°41'13" E
150.00'

W TWIN PEAKS RD

N 51°31'13" E 1584.09'
(EXIST. PUBLIC STREET)
N 51°31'13" E

180' R/W PER DKT. 13421, PG. 3601

N 54°23'19" E
214.88'

46.49'
(FEMA TIE)

S 54°23'19" W
136.15'

176.08'

S 00°05'01" W
2702.31'

N 00°05'01" E
20.54'

E. 1/4 COR. SEC. 15
FND 1.5" AC REBAR
STAMPED LS 1052

LS 1052
515|514
4.67 Y4

S 54°23'19" W
119.92'

256.07'

75.00'

S 54°23'19" W

S 35°36'41" E
62.35'

N 00°20'15" W 325.47'

N 00°20'15" W 233.33'

F (CASCADA)
COMMON AREA "B"
OASIS HILLS
RECORDED, OCTOBER 19, 2005
BK. 60, PG. 38
OASIS HILLS HOA
PARCEL 216–34–160A

S 41°36'26" E
36.81'

L=198.90'
Δ=03°07'38"
R=3644.00'

N 48°23'34" E
67.48'

N 48°23'34" E
73.07'

FND 2" ACP
LS 21080 W/WASHER
STAMPED RLS 18577

533.66' (FEMA TIE)
(FEMA TIE)
370.84'

EXIST. 8.68' X 46' PUBLIC DRAINAGE EASEMENT PER DKT. 13624, PG. 3170 & DKT. 13624, PG. 3186

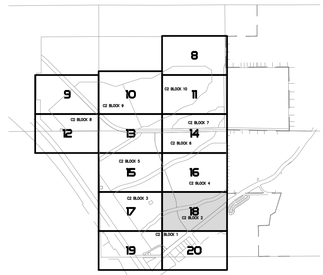
180' R/W PER DKT. 13421, PG. 3601

SECTION LINE

F (CASCADA)
A PORTION OF BLOCK I
LINDA VISTA VILLAGE AT CASCADA
AMENDED FINAL PLAT"
RECORDED, NOVEMBER 22, 2021
SEQ. NO. 20213260195. M&P
PARCEL 216–45–624A

N
0' 100' 200'
SCALE 1"=100'
C.I.=1'

SEQ. NO.



SHEET PLACEMENT INDEX

☐ *NEW EASEMENT KEYNOTES*
(SEE MASTER LIST ON SHEET 2)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1–10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I–IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1–430), BLOCKS II, IV–XI, XIII AND COMMON AREAS A–C AND E–I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T–12–S, R–12–E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506–004, AND RELATED CASE NO. PCZ2404–001
REFERENCE: PRV0806–003 (PRV07075F); PRV1203–001 (PRV–12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001–01–0106 SHEET **18** OF 22

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795–7255 • Fax (520) 795–6747

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN–BLOCK PLAT–18.DWG OCE TCS500 COLOUR 2/4/2026 10:12:23 AM

MATCH LINE SEE SHEET 17

C2 BLOCK 3
3,547,239 S.F.
81.4 AC.
BLOCK VI
BK. 64, PG. 35, M&P

C.A. "A" #6
BK. 64, PG. 35, M&P

N 52°09'41" E
318.55'

N 52°09'41" E 325.99'

FEMA ZONE X
FEMA ZONE A01
FZ82
FZ81
FZ80

C.A. "B" #11
BK. 64, PG. 35, M&P

PARCEL A
(WASH 5)
587,475 S.F.
13.5 AC.

23.89'
(FEMA TIE)

PLAT BOUNDARY

C2 BLOCK 1
1,788,688 S.F.
41.1 AC.
BLOCK X
BK. 64, PG. 35, M&P

N 34°51'57" W 766.44'

L=315.52'
Δ=77°05'30"
R=234.50'

FZ118
FZ117
FZ116
FZ115

FEMA ZONE A01
FEMA ZONE X

N 60°49'01" E 294.88'

F (CASCADA)
BLOCK A
RECORDED, JANUARY 23, 2009
BK. 64, PG. 35
TOWN OF MARANA
PARCEL 216-19-5530

F (CASCADA)
UNSUBDIVIDED
TOWN OF MARANA
PARCEL 216-36-015C

45.27'
(FEMA TIE)

W. CORONA REAL ST
(NEW PUBLIC STREET)

88.5' R/W PER BK.
64, PG. 35 M&P

51' R/W PER BK.
64, PG. 35 M&P

F (CASCADA)
LOT 1, BLOCK XVIII
CASCADA BLOCK XVIII FINAL PLAT
RECORDED MARCH 11, 2010
BK. 65, PG. 12
NORTHWEST FIRE DISTRICT
PARCEL 216-19-5960

MATCH LINE SEE SHEET 20

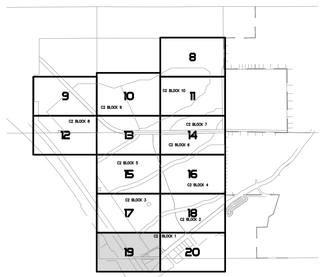
F (CASCADA)
LOT 2, BLOCK XVIII
CASCADA BLOCK XVIII FINAL PLAT
RECORDED MARCH 11, 2010
BK. 65, PG. 12
TOWN OF MARANA
PARCEL 216-19-5970

W TWIN PEAKS RD
(EXIST. PUBLIC STREET)
DKT. 13421, PG. 3801

F (CASCADA)
BLOCK XIII
RECORDED JANUARY 23, 2009
BK. 64, PG. 35
TOWN OF MARANA
PARCEL 216-19-5470

N

0' 100' 200'
SCALE 1"=100'
C.I.=1'



SHEET PLACEMENT INDEX

SEQ. NO.

PRELIMINARY
FOR REVIEW
ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

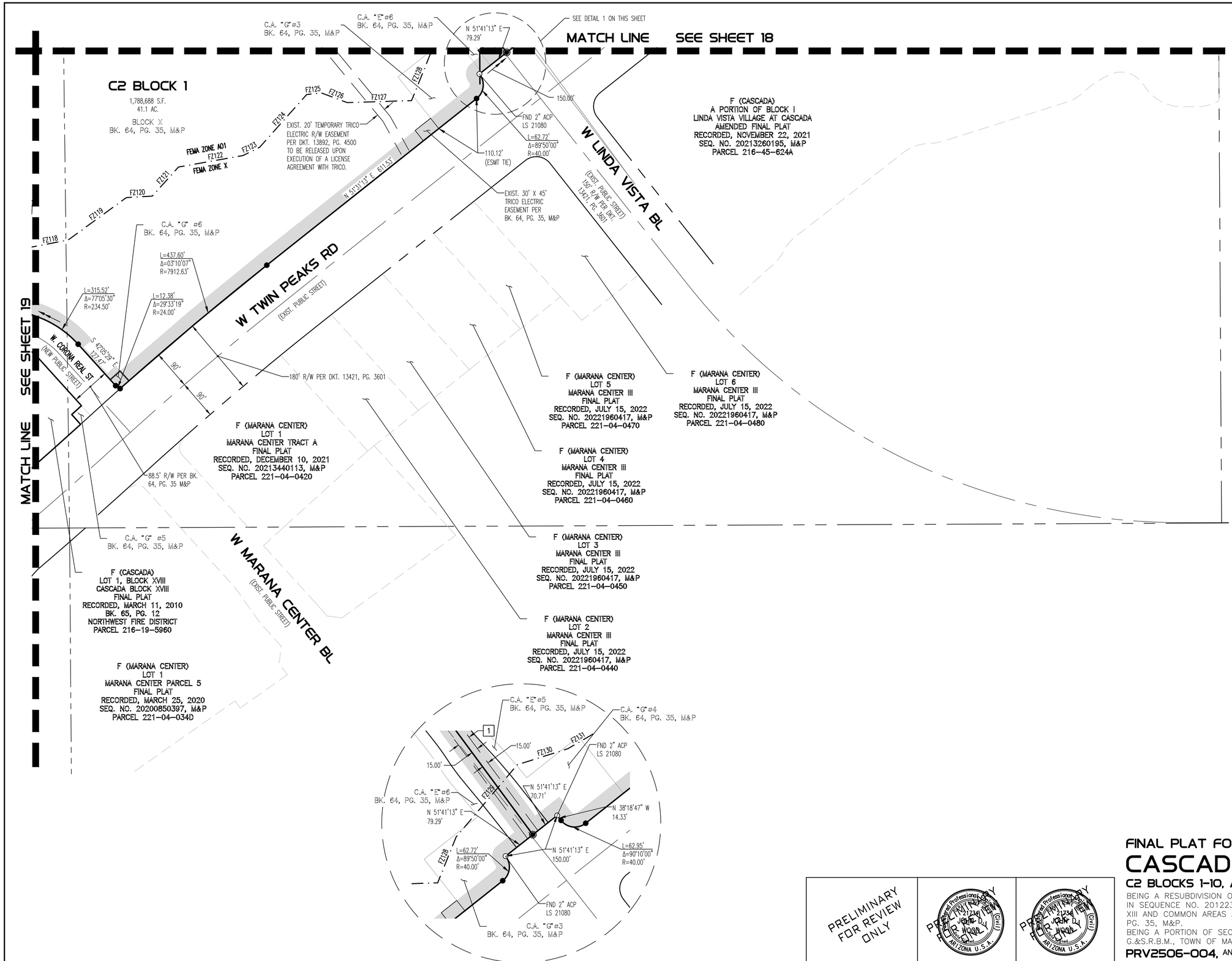
BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **19** OF 22

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SEQ. NO.

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NEW EASEMENT KEYNOTES

(SEE MASTER LIST ON SHEET 2)

1. NEW 30' PUBLIC ACCESS EASEMENT BY THIS PLAT.

PRELIMINARY FOR REVIEW ONLY

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
CASCADA II
C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I-IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1-430), BLOCKS II, IV-XI, XIII AND COMMON AREAS A-C AND E-I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T-12-S, R-12-E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

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REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **20** OF 22

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SEQ. NO. _____

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SCH. B ITEMS

THE FOLLOWING INSTRUMENTS OF RECORD ARE LISTED IN SCHEDULE "B" OF THE CONDITION OF TITLE REPORT, ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 2517496, DATED JULY 08, 2025.

△ INDICATES EASEMENT ITEMS THAT HAVE BEEN PLOTTED ON THIS SHEET AS BLANKET EASEMENTS.

▭ INDICATES EASEMENT ITEMS THAT HAVE BEEN PLOTTED ON OTHER SHEETS WITHIN THIS PLAT.

⬡ INDICATES R/W TO BE ABANDONED/EASEMENTS TO BE RELEASED PER SHEETS 4 & 5 OF THIS PLAT.

⬭ INDICATES UNDEFINED EASEMENT AND/OR REQUIREMENT ITEMS.

◇ INDICATES THAT THE EXCEPTION WILL BE SUPERSEDED BY AN UPDATED ASSURANCE AGREEMENT RECORDED IN CONNECTION WITH THE RECORDING OF THIS PLAT.

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

   PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.

6. ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A, OR IN ABUTTING STREETS, ROADS, AVENUES, ALLEYS, LANES, WAYS OR WATERWAYS, BUT NOTHING IN THIS PARAGRAPH SHALL MODIFY OR LIMIT THE EXTENT TO WHICH THE ORDINARY RIGHT OF AN ABUTTING OWNER FOR ACCESS TO A PHYSICALLY OPEN STREET OR HIGHWAY IS INSURED BY THIS POLICY.

7. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

8. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2025.

9. INTENTIONALLY DELETED.

10. INTENTIONALLY DELETED.

11. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.

12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

13. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED IN BOOK 545 PAGE 23 OF DEEDS AND BOOK 545 PAGE 24 OF DEEDS AND DOCKET 280 PAGE 72 AND BOOK 39 PAGE 790 OF DEEDS AND BOOK 56 PAGE 189 OF DEEDS. (ALL)

14. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (ALL)

15. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN BOOK 64 PAGE 35. (ALL)

16. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN CORTARO MARANA IRRIGATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE, PAID IN FULL)

17. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN CORTARO WATER USERS ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE, PAID IN FULL)

18. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN NORTHWEST FIRE DISTRICT, RECORDED IN DOCKET 12977 PAGE 710. (ALL). (ALL ASSESSMENTS DUE AND PAYABLE, PAID IN FULL)

△19 EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 77, PAGE 234 OF MISCELLANEOUS RECORDS.

20. INTENTIONALLY DELETED.

(21) EASEMENT FOR TELEPHONE AND TELEGRAPH AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 107 PAGE 495, OF MISCELLANEOUS RECORDS. (SECTIONS 15 AND 22)

△22 EASEMENT FOR TELEPHONE AND TELEGRAPH AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 836 PAGE 556. (PORTION OF BLOCK 11–XI OF PARCEL 1)

23. INTENTIONALLY DELETED.

24. INTENTIONALLY DELETED.

25. INTENTIONALLY DELETED.

26. INTENTIONALLY DELETED.

[27] EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION OF ELECTRICITY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 6538 PAGE 732.

28. INTENTIONALLY DELETED.

(29) RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 7649 PAGE 1132; DOCKET 7649 PAGE 1138 AND DOCKET 7649 PAGE 1140. (ALL)

30. INTENTIONALLY DELETED.

31. INTENTIONALLY DELETED (DUPLICATE OF 32).

(32) ANY EXISTING SEWER, GAS, WATER OR SIMILAR PIPELINES, OR CANALS, LATERALS, DITCHES OR FOR ELECTRIC TELEPHONE AND SIMILAR LINES SHALL CONTINUE AS THEY EXISTED PRIOR TO THE AFOREMENTIONED ABANDONMENT PURSUANT TO ARS 28–1903 WITHIN THE ROAD, STREET OR ALLEY ABANDONDED BY RESOLUTION OR ORDINANCE NO. 1987–148 RECORDED IN DOCKET 8096 PAGE 1795 RE–RECORDED IN DOCKET 8511 PAGE 789, AS RESERVED THEREIN OR PURSUANT A.R.S. 28–7210. (BLOCKS 6–VI OF PARCELS 2–II, 7–VII, 10–X AND 14–XIV OF PARCEL 1)

33. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED DEVELOPMENT AGREEMENT, RECORDED IN DOCKET 9038 PAGE 353.

(34) LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN RESOLUTION NO. 1996 –FC 6 RECORDED IN DOCKET 10325 PAGE 1238.

35. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED GENERAL PLAN, RECORDED IN DOCKET 10529 PAGE 1892.

36. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN MARANA ORDINANCE NO. 2006.23, FOR REZONING RECORDED IN DOCKET 12945 PAGE 5279 RE–RECORDED IN DOCKET 13063 PAGE 4204. (ALL)

37. CASCADA SPECIFIC DEVELOPMENT AGREEMENT, AND TOWN OF MARANA, MARANA RESOLUTION NO. 2007–82 RECORDED IN DOCKET 13057 PAGE 671. AND RECORDED IN DOCKET 13057 PAGE 673. (ALL)

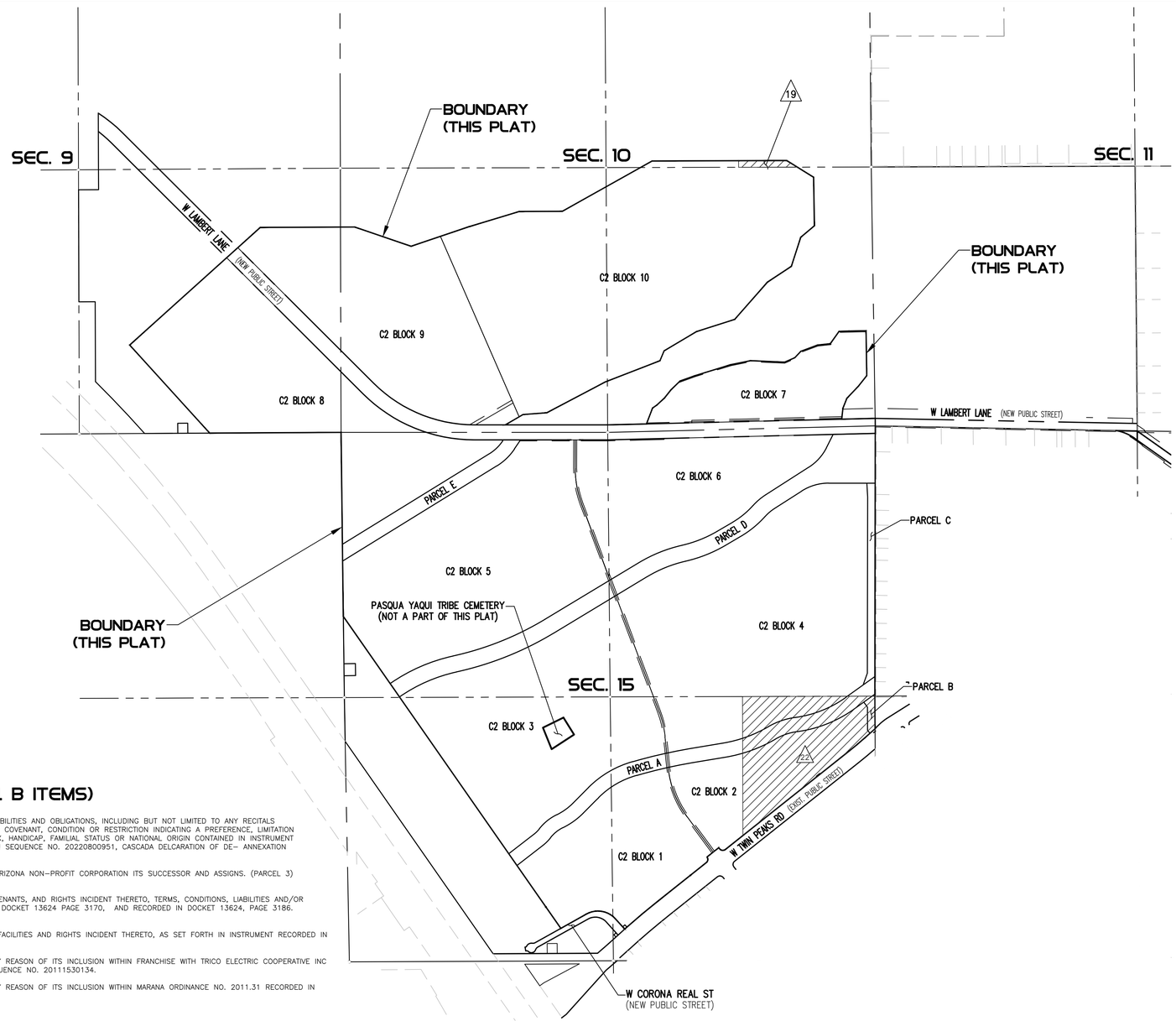
⬡38 EASEMENT FOR SLOPE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 13413 PAGE 2261. AS SHOWN ON FINAL PLAT RECORDED IN BOOK 64 PAGE 35. (BLOCK 6–VI OF PARCELS 2–II, 7–VII, 10–X AND 14–XIV OF PARCEL 1)

⬡39 EASEMENT FOR SLOPE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 13421 PAGE 3619. AS SHOWN ON FINAL PLAT RECORDED IN BOOK 64 PAGE 35. (BLOCK 6–VI OF PARCEL 2, 7–VII, 10–X AND 14–XIV OF PARCEL 1)

40. INTENTIONALLY DELETED.

(41) ASSURANCE AGREEMENT FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WITH PACIFIC INTERNATIONAL PROPERTIES, L.L.P. AN ARIZONA CORPORATION AND FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 60,327, AND TOWN OF MARANA, ARIZONA RECORDED JANUARY 23, 2009 IN DOCKET 13480 PAGE 1380.

(42) ASSURANCE AGREEMENT FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WITH PACIFIC INTERNATIONAL PROPERTIES, L.L.P. AN ARIZONA CORPORATION AND FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 60,327, AND TOWN OF MARANA, ARIZONA RECORDED JANUARY 23, 2009 IN DOCKET 13480 PAGE 1387.



(CONTINUATION OF SCH. B ITEMS)

43. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 13480 PAGE 1394 AND AMENDED IN SEQUENCE NO. 20220800951, CASCADA DELCARATION OF DE– ANNEXATION RECORDED IN SEQUENCE NO. 20240110342.

    NOTE: CASCADA MASTER HOMEONWERS ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION ITS SUCCESSOR AND ASSIGNS. (PARCEL 3)

[44] EASEMENT FOR DRAINAGE EASEMENT AND RESTRICTIVE COVENANTS, AND RIGHTS INCIDENT THERETO, TERMS, CONDITIONS, LIABILITIES AND/OR OBLIGATIONS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 13624 PAGE 3170. AND RECORDED IN DOCKET 13624, PAGE 3186. (BLOCK 11–XI)

[45] EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 13892 PAGE 4500. (BLOCK 10–X OF PARCEL 1)

46. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN FRANCHISE WITH TRICO ELECTRIC COOPERATIVE INC AN ARIZONA NON–PROFIT CORPORATION RECORDED IN SEQUENCE NO. 20111530134.

47. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN MARANA ORDINANCE NO. 2011.31 RECORDED IN SEQUENCE NO. 20113250231. (ALL)

48. INTENTIONALLY DELETED.

49. INTENTIONALLY DELETED.

50. INTENTIONALLY DELETED.

51. INTENTIONALLY DELETED.

[52] EASEMENT FOR PUBLIC ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN SEQUENCE NO. 20182710203 AND SEQUENCE NO. 20182710204 AND IN SEQUENCE NO. 2020140313. (BLOCK 6–VI)

[53] EASEMENT FOR PUBLIC WATER AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN SEQUENCE NO. 20180220660.

54. MATTERS SHOWN ON SURVEY RECORDED IN SEQUENCE NO. 20192030204.

55. INTENTIONALLY DELETED.

56. RIGHTS OF PARTIES IN POSSESSION.

    VESTING NOTE: TITLE IS VESTED IN THE ENTITY SHOWN IN SCHEDULE A, BY INSTRUMENT RECORDED DOCKET 13161 PAGE 3458. TAX NOTE: TAX SHEETS ASSESSOR MAP 1 ASSESSOR MAP 2 ASSESSOR MAP 3.

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IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

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FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1–10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I–IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1–430), BLOCKS II, IV–XI, XIII AND COMMON AREAS A–C AND E–I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T–12–S, R–12–E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506–004, AND RELATED CASE NO. PCZ2404–001
REFERENCE: PRV0806–003 (PRV07075F); PRV1203–001 (PRV–12004F)
FEBRUARY 6, 2026 SCALE:
PRESIDIO JOB No. 123001–01–0106 SHEET **21** OF 22

SEQ. NO.

J:\PROJECTS\123001\01\FINAL BLOCK PLAT\123001 FIN–BLOCK PLAT–21.DWG OCE TCS500 COLOUR 2/4/2026 1:52:56 PM

FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ1	N 55°52'58" E	1978.09'
FZ2	S 38°11'18" W	63.41'
FZ3	S 46°43'25" W	212.14'
FZ4	S 38°34'42" W	183.89'
FZ5	S 34°18'39" W	171.07'
FZ6	S 53°51'08" W	73.03'
FZ7	S 67°06'29" W	32.04'
FZ8	S 04°58'26" W	52.20'
FZ9	S 21°44'51" E	30.63'
FZ10	S 61°51'33" E	180.22'
FZ11	S 81°22'17" E	90.27'
FZ12	N 85°42'05" E	159.02'
FZ13	N 70°14'53" E	107.08'
FZ14	N 50°00'44" E	226.50'
FZ15	N 74°02'06" E	159.20'
FZ16	N 86°23'39" E	425.08'
FZ17	N 66°25'13" E	161.02'
FZ18	N 85°36'42" E	130.69'
FZ19	S 75°09'25" E	167.68'
FZ20	N 74°12'37" E	168.42'
FZ21	N 72°35'23" E	153.05'
FZ22	N 89°59'16" E	139.91'
FZ23	S 83°44'04" E	353.76'
FZ24	N 89°35'56" E	200.64'
FZ25	N 53°15'11" E	275.80'

FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ26	N 30°25'05" E	96.17'
FZ27	N 41°43'07" E	350.80'
FZ28	N 48°59'59" E	489.09'
FZ29	N 55°32'56" E	113.71'
FZ30	N 70°18'18" E	93.79'
FZ31	S 87°43'50" E	55.63'
FZ32	S 00°00'02" W	76.26'
FZ33	S 45°20'25" W	268.25'
FZ34	S 54°48'29" W	149.38'
FZ35	S 36°30'33" W	344.61'
FZ36	S 43°30'03" W	295.66'
FZ37	S 50°47'50" W	259.76'
FZ38	S 34°54'24" W	329.66'
FZ39	S 52°24'53" W	104.74'
FZ40	S 65°16'14" W	118.85'
FZ41	S 54°19'50" W	222.74'
FZ42	S 31°20'17" W	122.71'
FZ43	S 36°07'11" E	47.17'
FZ44	N 74°20'38" E	157.38'
FZ45	N 48°53'09" E	91.15'
FZ46	N 78°52'10" E	243.54'
FZ47	N 63°14'44" E	130.66'
FZ48	N 41°47'59" E	55.58'
FZ49	N 62°38'14" E	173.23'
FZ50	N 44°50'41" E	273.72'

FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ51	N 74°39'18" E	68.49'
FZ52	S 86°19'22" E	75.02'
FZ53	N 87°40'06" E	160.39'
FZ54	N 89°37'23" E	166.96'
FZ55	N 78°47'51" E	51.16'
FZ56	N 47°54'54" E	102.01'
FZ57	N 80°55'50" E	120.76'
FZ58	N 59°26'15" E	227.54'
FZ59	N 42°43'28" E	154.25'
FZ60	N 71°36'27" E	230.06'
FZ61	N 48°50'12" E	222.92'
FZ62	N 67°41'26" E	230.07'
FZ63	N 50°41'48" E	299.45'
FZ64	N 53°12'24" E	439.48'
FZ65	N 68°15'42" E	252.44'
FZ66	N 67°23'03" E	321.32'
FZ67	N 14°21'06" E	132.64'
FZ68	N 63°28'07" E	61.83'
FZ69	S 80°53'55" E	85.10'
FZ70	N 44°26'13" E	801.76'
FZ71	N 34°32'55" E	200.39'
FZ72	N 47°53'00" E	382.98'
FZ73	N 61°55'19" E	96.76'
FZ74	S 83°44'34" E	125.60'
FZ75	S 87°38'21" E	130.98'

FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ76	N 70°07'22" E	108.64'
FZ77	S 84°25'13" E	179.15'
FZ78	N 82°47'34" E	381.30'
FZ79	N 71°57'01" E	103.52'
FZ80	N 79°01'09" E	49.02'
FZ81	N 49°54'46" E	150.88'
FZ82	N 61°48'04" E	103.58'
FZ83	N 85°29'06" E	85.77'
FZ84	N 26°19'36" E	88.85'
FZ85	N 69°24'22" E	95.55'
FZ86	N 85°43'45" E	52.01'
FZ87	N 52°36'50" E	61.67'
FZ88	N 63°25'35" E	163.36'
FZ89	N 54°41'21" E	56.64'
FZ90	N 65°51'17" E	70.54'
FZ91	N 78°10'45" E	98.14'
FZ92	N 58°42'38" E	62.93'
FZ93	N 45°35'30" E	64.59'
FZ94	N 67°23'20" E	50.01'
FZ95	N 89°04'17" E	175.03'
FZ96	N 44°58'02" E	43.53'
FZ97	N 55°10'23" E	38.65'
FZ98	N 83°27'37" E	92.83'
FZ99	N 58°44'39" E	63.11'
FZ100	N 34°46'19" E	42.09'

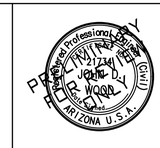
FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ101	N 66°45'23" E	170.57'
FZ102	N 54°42'38" E	226.01'
FZ103	N 29°13'56" E	119.91'
FZ104	N 60°37'48" E	161.09'
FZ105	N 72°05'31" E	71.67'
FZ106	N 53°16'57" E	273.54'
FZ107	N 64°26'38" E	269.50'
FZ108	N 45°01'34" E	74.70'
FZ109	N 56°46'38" E	149.46'
FZ110	N 75°46'53" E	198.14'
FZ111	N 74°08'09" E	116.51'
FZ112	N 63°32'24" E	210.88'
FZ113	N 70°50'49" E	240.58'
FZ114	N 62°52'17" E	133.74'
FZ115	N 45°45'46" E	66.74'
FZ116	N 74°37'10" E	109.53'
FZ117	N 47°04'00" E	268.91'
FZ118	N 79°04'23" E	201.97'
FZ119	N 53°53'50" E	164.54'
FZ120	N 86°42'05" E	59.38'
FZ121	N 41°57'25" E	89.26'
FZ122	N 79°54'45" E	149.25'
FZ123	N 63°47'33" E	42.60'
FZ124	N 41°43'03" E	161.40'
FZ125	N 83°34'06" E	33.87'

FEMA LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ126	S 69°21'31" E	62.93'
FZ127	N 88°12'28" E	146.93'
FZ128	N 21°54'19" E	112.96'
FZ129	N 40°13'45" E	215.73'
FZ130	N 72°20'38" E	121.36'
FZ131	N 59°44'53" E	68.18'
FZ132	N 21°23'00" E	132.52'
FZ133	N 56°43'38" E	37.52'
FZ134	N 75°48'22" E	159.53'
FZ135	N 60°04'47" E	151.94'
FZ136	N 71°10'35" E	101.87'
FZ137	N 42°32'36" E	151.74'
FZ138	N 48°30'32" E	177.80'
FZ139	N 55°20'39" E	117.23'
FZ140	S 87°33'18" E	89.68'
FZ141	S 81°53'32" E	76.84'

SEQ. NO.

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IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR

CASCADA II

C2 BLOCKS 1-10, AND PARCELS A, B, C, D & E

BEING A RESUBDIVISION OF BLOCKS I–IV OF CASCADA NORTH, AS RECORDED IN SEQUENCE NO. 20122330029 AND VILLAGE I (LOTS 1–430), BLOCKS II, IV–XI, XIII AND COMMON AREAS A–C AND E–I OF CASCADA, AS RECORDED IN BK. 64, PG. 35, M&P.
BEING A PORTION OF SEC. 9, 10 AND 15, T–12–S, R–12–E, G.&S.R.B.M., TOWN OF MARANA, PIMA CO., ARIZONA

PRV2506-004, AND RELATED CASE NO. PCZ2404-001
REFERENCE: PRV0806-003 (PRV07075F); PRV1203-001 (PRV-12004F)
FEBRUARY 6, 2026 SCALE: AS SHOWN
PRESIDIO JOB No. 123001-01-0106 SHEET **22** OF 22

SEQ. NO.

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EXHIBIT H

Cascada Community Facilities District
CFD Boundary Legal Description

PROJECT NO. 260246
DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19’43” EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED “CASCADA II”;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52’15” WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;

2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;

4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;

6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;

7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;

8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;

9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;

10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;

11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;

12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;

13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;

14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;

15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;

17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;

18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;

19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";

20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;

21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;

22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;

23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;

26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;

27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;

28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;

29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;

30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;

31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;

32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;

33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;

34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;

35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;

36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;

37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;

38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;

39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;

40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;

42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;

43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;

44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

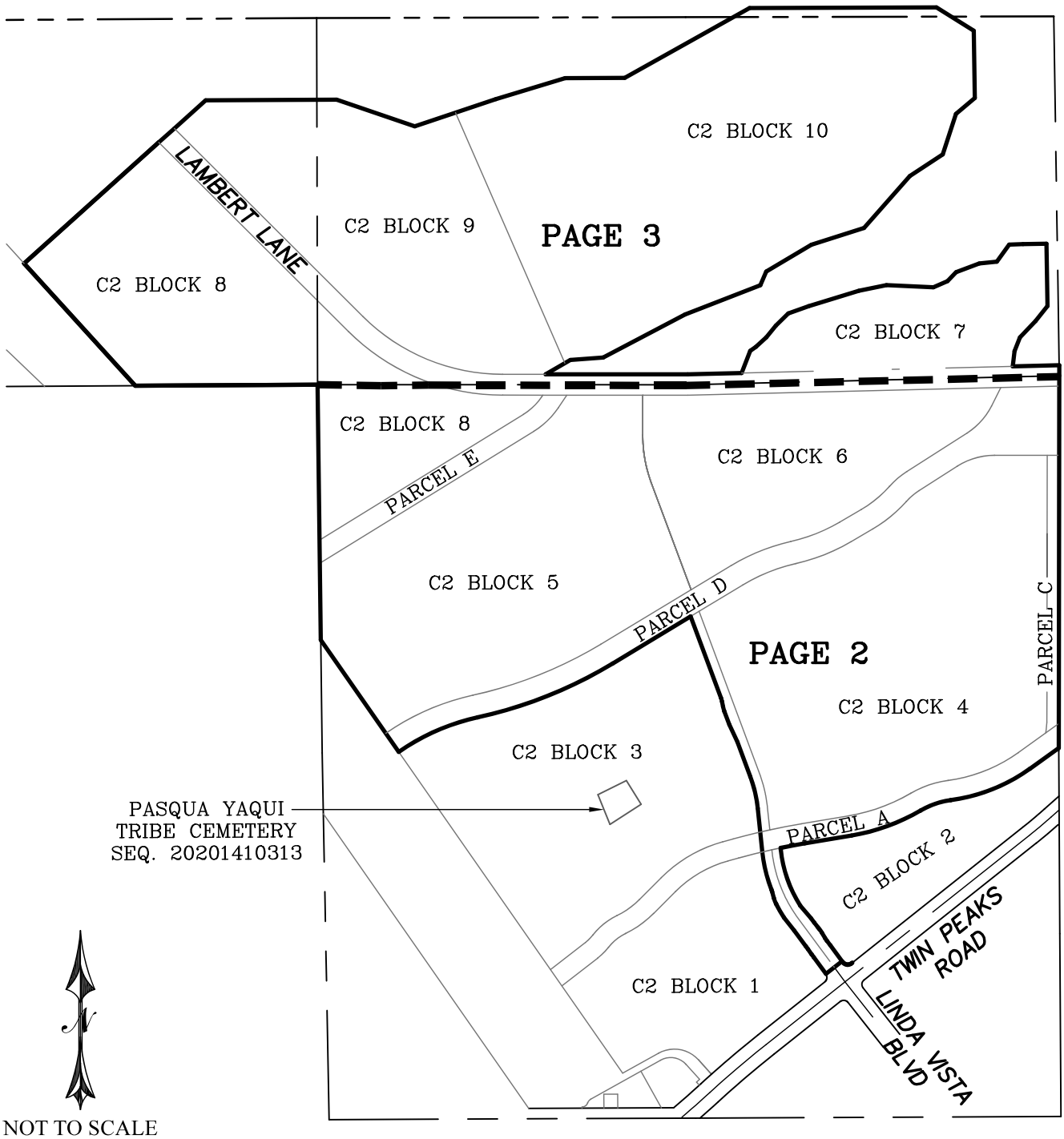
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



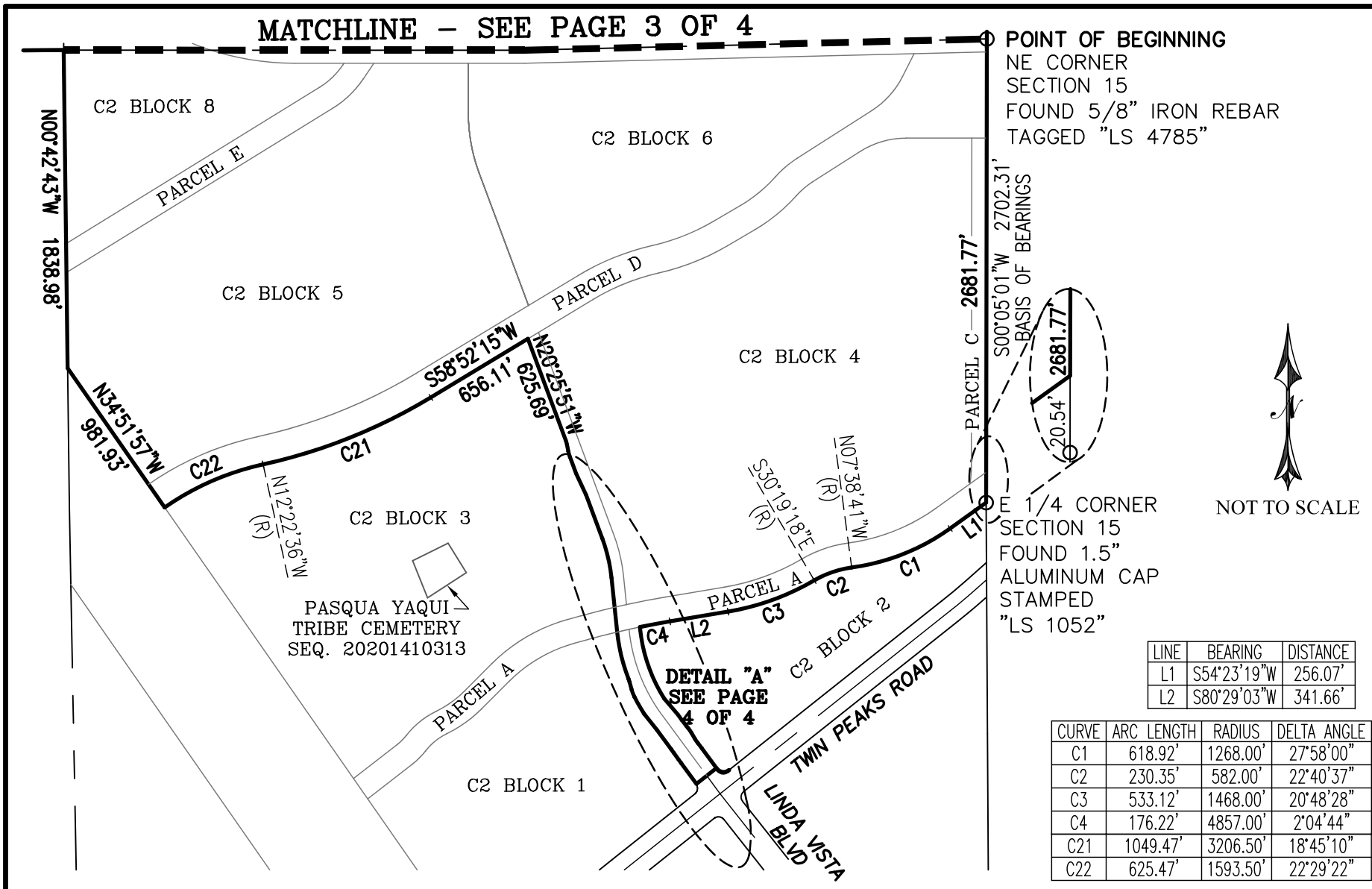
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ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4



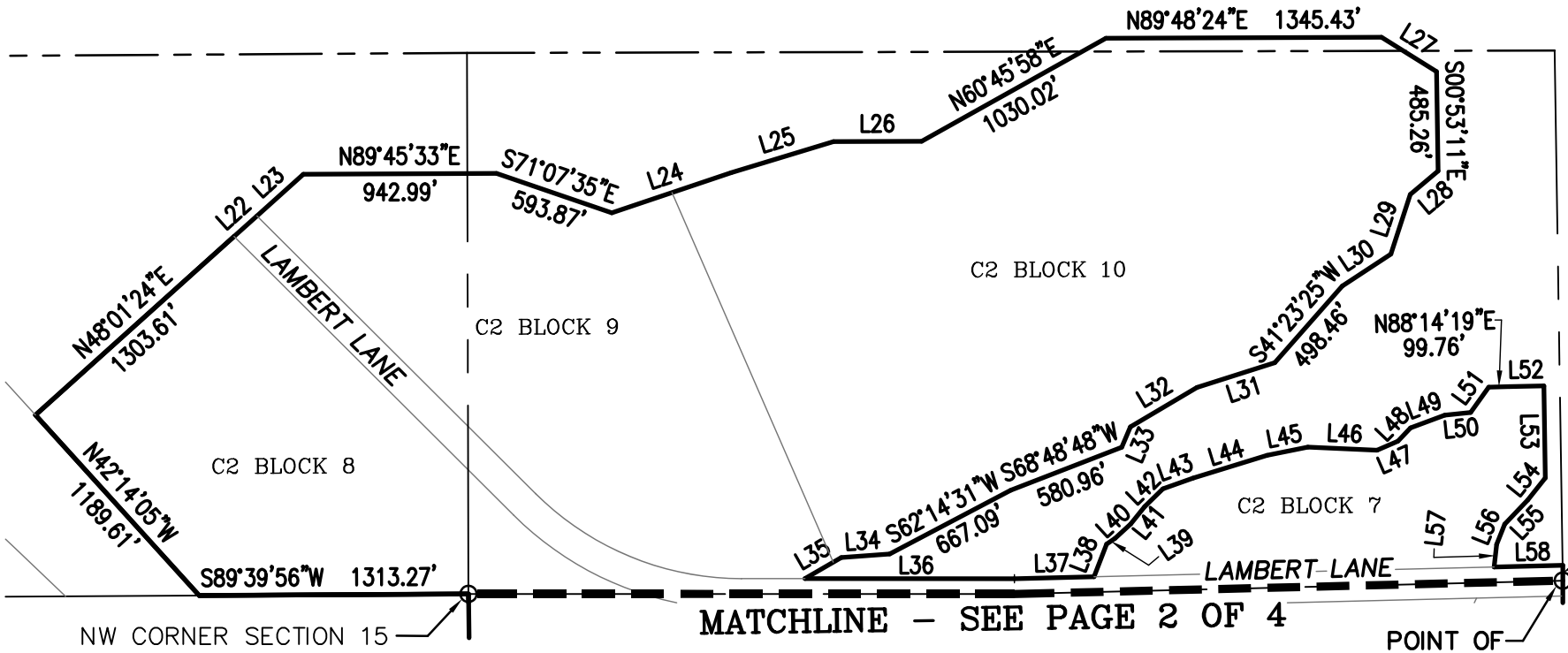
LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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Date: 02/03/2026



MATCHLINE – SEE PAGE 2 OF 4

NW CORNER SECTION 15
FOUND 2" ALUMINUM
CAP STAMPED
"T12S R12E S9 S10 S16
S15 2016 RLS 58427

POINT OF BEGINNING
NE CORNER
SECTION 15
FOUND 5/8"
IRON REBAR
TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

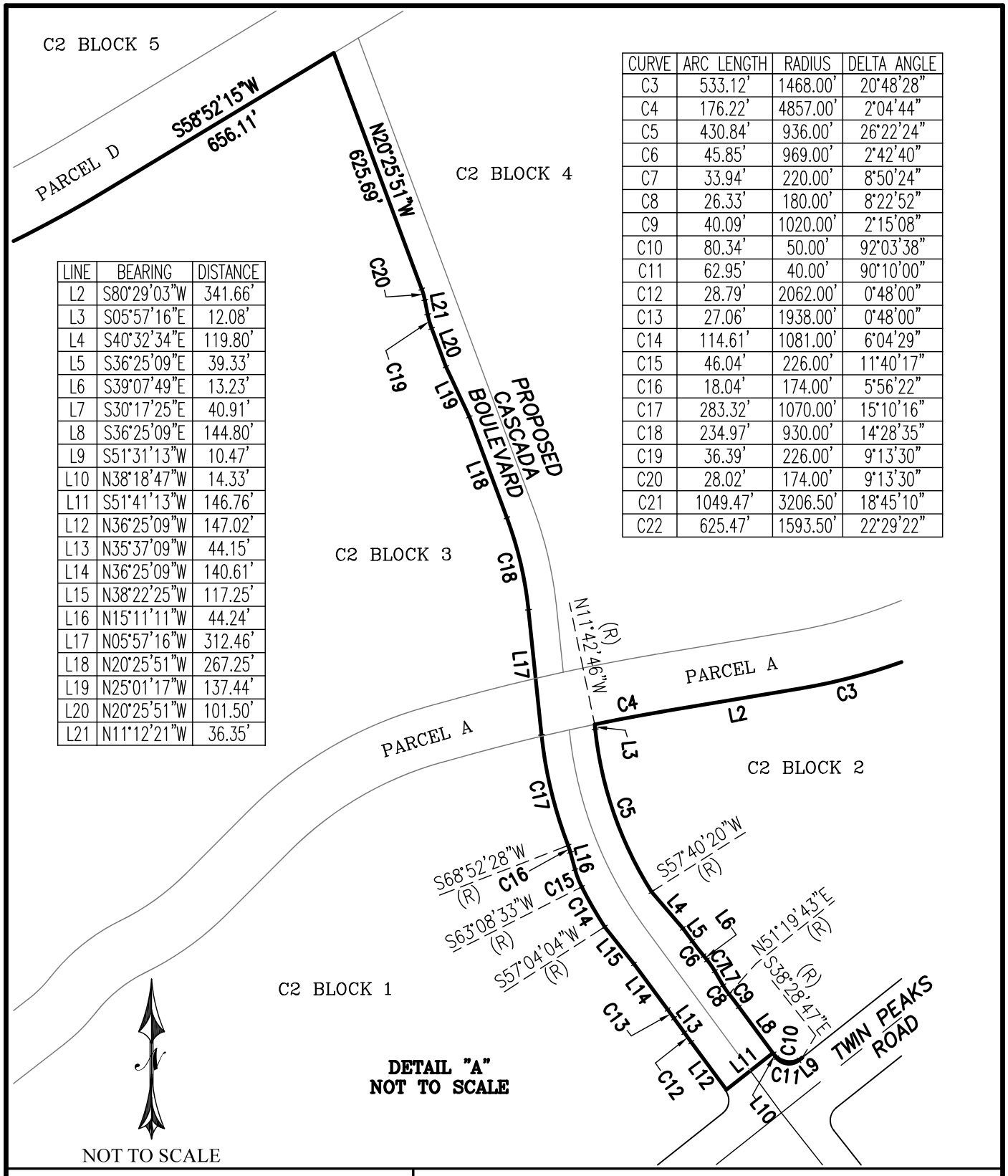
LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

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LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 4 of 4

CASCADA CFD BOUNDARY_Closure Report **Tue Feb 03 10:37:25 2026**

Northing Easting Bearing Distance

22709.299 22650.194

S 00°05'01" W 2681.768

20027.534 22646.285

S 54°23'19" W 256.075

19878.426 22438.100

Radius: 1268.000 Chord: 612.798 Degree: 4°31'07" Dir: Right

Length: 618.924 Delta: 27°58'00" Tangent: 315.756

Chord BRG: S 68°22'19" W Rad-In: N 35°36'41" W Rad-Out: N 07°38'41" W

Radius Point: 20909.290,21699.763

19652.560 21868.446

Radius: 582.000 Chord: 228.848 Degree: 9°50'41" Dir: Left

Length: 230.348 Delta: 22°40'37" Tangent: 116.702

Chord BRG: S 71°01'00" W Rad-In: S 07°38'41" E Rad-Out: S 30°19'18" E

Radius Point: 19075.733,21945.869

19578.118 21652.044

Radius: 1468.000 Chord: 530.200 Degree: 3°54'11" Dir: Right

Length: 533.125 Delta: 20°48'28" Tangent: 269.531

Chord BRG: S 70°04'56" W Rad-In: N 30°19'18" W Rad-Out: N 09°30'50" W

Radius Point: 20845.302,20910.917

19397.494 21153.559

S 80°29'03" W 341.658

19341.012 20816.603

Radius: 4857.000 Chord: 176.208 Degree: 1°10'47" Dir: Left

Length: 176.218 Delta: 2°04'44" Tangent: 88.119

Chord BRG: S 79°19'36" W Rad-In: S 09°38'03" E Rad-Out: S 11°42'46" E

Radius Point: 14552.512,21629.447

19308.376 20643.443

S 05°57'16" E 12.077

19296.364 20644.696

Radius: 936.000 Chord: 427.051 Degree: 6°07'17" Dir: Left

Length: 430.844 Delta: 26°22'24" Tangent: 219.308

Chord BRG: S 19°08'28" E Rad-In: N 84°02'44" E Rad-Out: N 57°40'20" E

Radius Point: 19393.461,21575.646

18892.923 20784.724

S 40°32'34" E 119.800

18801.884 20862.596

S 36°25'09" E 39.329

18770.236 20885.946

Radius: 969.000 Chord: 45.848 Degree: 5°54'46" Dir: Left

Length: 45.852 Delta: 2°42'40" Tangent: 22.930

Chord BRG: S 37°46'29" E Rad-In: N 53°34'51" E Rad-Out: N 50°52'11" E

Radius Point: 19345.520,21665.695

18733.997 20914.030

S 39°07'49" E 13.234

18723.731 20922.382

Radius: 220.000 Chord: 33.910 Degree: 26°02'37" Dir: Right

Length: 33.944 Delta: 8°50'24" Tangent: 17.006

Chord BRG: S 34°42'37" E Rad-In: S 50°52'11" W Rad-Out: S 59°42'35" W

Radius Point: 18584.892,20751.725

18695.856 20941.691

S 30°17'25" E 40.91

18660.531 20962.325

Radius: 180.000 Chord: 26.307 Degree: 31°49'52" Dir: Left

Length: 26.330 Delta: 8°22'52" Tangent: 13.189

Chord BRG: S 34°28'51" E Rad-In: N 59°42'35" E Rad-Out: N 51°19'43" E

Radius Point: 18751.320,21117.752

18638.846 20977.218

Radius: 1020.000 Chord: 40.092 Degree: 5°37'02" Dir: Right

Length: 40.094 Delta: 2°15'08" Tangent: 20.050

Chord BRG: S 37°32'43" E Rad-In: S 51°19'43" W Rad-Out: S 53°34'51" W

Radius Point: 18001.496,20180.860

18607.059 21001.649

S 36°25'09" E 144.80

18490.539 21087.615

Radius: 50.000 Chord: 71.971 Degree: 114°35'30" Dir: Left

Length: 80.338 Delta: 92°03'38" Tangent: 51.831

Chord BRG: S 82°26'58" E Rad-In: N 53°34'51" E Rad-Out: N 38°28'47" W

Radius Point: 18520.223,21127.850

18481.082 21158.962

S 51°31'13" W 10.471

18474.567 21150.765

Radius: 40.000 Chord: 56.651 Degree: 143°14'22" Dir: Right

Length: 62.948 Delta: 90°10'00" Tangent: 40.117

Chord BRG: N 83°23'47" W Rad-In: N 38°28'47" W Rad-Out: N 51°41'13" E

Radius Point: 18505.880,21125.876

18481.081 21094.490

N 38°18'47" W 14.331

18492.326 21085.606

S 51°41'13" W 146.760

18401.341 20970.453

N 36°25'09" W 147.020

18519.646 20883.169

Radius: 2062.000 Chord: 28.794 Degree: 2°46'43" Dir: Right

Length: 28.794 Delta: 0°48'00" Tangent: 14.397

Chord BRG: N 36°01'09" W Rad-In: N 53°34'51" E Rad-Out: N 54°22'51" E

Radius Point: 19743.832,22542.450

18542.935 20866.237

N 35°37'09" W 44.150

18578.825 20840.524

Radius: 1938.000 Chord: 27.062 Degree: 2°57'23" Dir: Left

Length: 27.062 Delta: 0°48'00" Tangent: 13.531

Chord BRG: N 36°01'09" W Rad-In: S 54°22'51" W Rad-Out: S 53°34'51" W

Radius Point: 17450.145,19265.111

18600.713 20824.610

N 36°25'09" W 140.609

18713.860 20741.132

N 38°22'25" W 117.247

18805.780 20668.347

Radius: 1081.000 Chord: 114.556 Degree: 5°18'01" Dir: Right

Length: 114.609 Delta: 6°04'29" Tangent: 57.358

Chord BRG: N 29°53'42" W Rad-In: N 57°04'04" E Rad-Out: N 63°08'33" E

Radius Point: 19393.461,21575.646

18905.093 20611.251

Radius: 226.000 Chord: 45.957 Degree: 25°21'08" Dir: Right

Length: 46.037 Delta: 11°40'17" Tangent: 23.098

Chord BRG: N 21°01'19" W Rad-In: N 63°08'33" E Rad-Out: N 74°48'49" E

Radius Point: 19007.194,20812.873

18947.991 20594.765

N 15°11'11" W 44.240

18990.687 20583.176

Radius: 174.000 Chord: 18.029 Degree: 32°55'43" Dir: Left

Length: 18.037 Delta: 5°56'22" Tangent: 9.027

Chord BRG: N 18°09'21" W Rad-In: S 74°48'49" W Rad-Out: S 68°52'28" W

Radius Point: 18945.106,20415.252

19007.818 20577.558

Radius: 1070.000 Chord: 282.496 Degree: 5°21'17" Dir: Right

Length: 283.323 Delta: 15°10'16" Tangent: 142.495

Chord BRG: N 13°32'24" W Rad-In: N 68°52'28" E Rad-Out: N 84°02'44" E

Radius Point: 19393.461,21575.646

19282.463 20511.419

N 05°57'16" W 312.461

19593.238 20479.005

Radius: 930.000 Chord: 234.349 Degree: 6°09'39" Dir: Left

Length: 234.974 Delta: 14°28'35" Tangent: 118.116

Chord BRG: N 13°11'33" W Rad-In: S 84°02'44" W Rad-Out: S 69°34'09" W

Radius Point: 19496.763,19554.023

19821.402 20425.521

N 20°25'51" W 267.253

20071.844 20332.230

N 25°01'17" W 137.441

20196.386 20274.098

N 20°25'51" W 101.503

20291.504 20238.666

Radius: 226.000 Chord: 36.348 Degree: 25°21'08" Dir: Right

Length: 36.387 Delta: 9°13'30" Tangent: 18.233

Chord BRG: N 15°49'06" W Rad-In: N 69°34'09" E Rad-Out: N 78°47'39" E

Radius Point: 20370.395,20450.450

20326.476 20228.758

N 11°12'21" W 36.350

20362.128 20221.695

Radius: 174.000 Chord: 27.985 Degree: 32°55'43" Dir: Left

Length: 28.015 Delta: 9°13'30" Tangent: 14.038

Chord BRG: N 15°49'06" W Rad-In: S 78°47'39" W Rad-Out: S 69°34'09" W

Radius Point: 20328.314,20051.012

20389.053 20214.067

N 20°25'51" W 625.687

20975.382 19995.655

S 58°52'15" W 656.110

20636.192 19434.023

Radius: 3206.500 Chord: 1044.795 Degree: 1°47'13" Dir: Right

Length: 1049.473 Delta: 18°45'10" Tangent: 529.471

Chord BRG: S 68°14'50" W Rad-In: N 31°07'45" W Rad-Out: N 12°22'36" W

Radius Point: 23380.968,17776.359

20248.987 18463.627

Radius: 1593.500 Chord: 621.463 Degree: 3°35'44" Dir: Left

Length: 625.471 Delta: 22°29'22" Tangent: 316.814

Chord BRG: S 66°22'43" W Rad-In: S 12°22'36" E Rad-Out: S 34°51'57" E

Radius Point: 18692.520,18805.171

19999.973 17894.234

N 34°51'57" W 981.932

20805.640 17332.904

N 00°42'43" W 1838.979

22644.477 17310.055

S 89°39'56" W 1313.274

22636.809 15996.803

N 42°14'05" W 1189.613

23517.598 15197.183

N 48°01'24" E 1303.607

24389.488 16166.306

N 48°14'42" E 150.253

24489.548 16278.395

N 48°01'24" E 303.912

24692.814 16504.328

N 89°45'33" E 942.989

24696.777 17447.309

S 71°07'35" E 593.869

24504.670 18009.249

N 71°25'14" E 615.059

24700.641 18592.252

N 73°06'27" E 522.015

24852.328 19091.743

N 89°48'24" E 429.768

24853.778 19521.508

N 60°45'58" E 1030.017

25356.815 20420.335

N 89°48'24" E 1345.431

25361.356 21765.758

S 58°02'31" E 316.381

25193.896 22034.187

S 00°53'11" E 485.257

24708.697 22041.693

S 50°01'21" W 177.623

24594.577 21905.581

S 17°56'34" W 306.185

24303.283 21811.256

S 56°39'08" W 284.292

24147.003 21573.773

S 41°23'25" W 498.463

23773.044 21244.198

S 72°18'42" W 398.103

23652.085 20864.916

S 59°21'59" W 377.881

23459.536 20539.771

S 22°55'10" W 107.734

23360.307 20497.815

S 68°48'48" W 580.956

23150.347 19956.127

S 62°14'31" W 667.093

22839.656 19365.801

S 85°50'46" W 236.623

22822.516 19129.799

S 59°48'46" W 205.734

22719.067 18951.966

S 89°59'08" E 1022.461

22718.811 19974.427

N 88°35'51" E 388.554

22728.322 20362.865

N 21°03'14" E 170.803

22887.722 20424.225

N 55°25'51" E 50.125

22916.163 20465.500

N 47°28'09" E 102.631

22985.540 20541.130

N 38°49'42" E 108.791

23070.291 20609.341

N 45°48'51" E 124.846

23157.307 20698.866

N 70°15'02" E 156.729

23210.267 20846.376

N 72°55'07" E 377.244

23321.074 21206.979

N 78°38'18" E 202.970

23361.060 21405.971

S 87°24'52" E 338.004

23345.812 21743.631

N 66°29'03" E 111.000

23390.101 21845.412

N 43°38'24" E 89.436

23454.825 21907.135

N 69°29'32" E 178.219

23517.261 22074.059

N 84°09'31" E 126.648

23530.151 22200.049

N 35°42'34" E 152.010

23653.582 22288.774

N 88°14'19" E 99.764

23656.649 22388.491

N 88°55'48" E 169.518

23659.814 22557.980

S 00°53'11" E 448.938

23210.930 22564.924

S 38°31'00" W 137.768

23103.136 22479.130

S 43°36'48" W 163.416

22984.822 22366.408

S 21°36'41" W 105.931

22886.337 22327.392

S 06°38'42" W 110.979

22776.104 22314.550

N 88°35'51" E 335.560

22784.317 22650.009

S 00°08'29" E 75.018

22709.299 22650.194

Closure Error Distance> 0.00000

Total Distance> 33772.833

Polyline Area: 27179187 sq ft, 623.948 acres

EXHIBIT H

CFD BOUNDARY LEGAL DESCRIPTION

C2 Blocks 4 through 10, according to the Final Plat for "Cascada II" C2 Blocks 1-10, & Common Area "A" (#1-#3) being a resubdivision of Blocks I-IV of Cascada North, as recorded in Sequence No. 20122330029 and Village I (Lots 1 – 430), Blocks II, IV-XI, XIII and Common Areas A-C and E-I of Cascada, as recorded in Bk. 64, Pg. 35, M&P. Being a portion of Sections 9, 10, and 15, T-12-S, R-12-E, G.&S.R.B.M., Town of Marana, Pima Co., Arizona as recorded at Sequence Number 2025_____ in the office of the Recorder, Pima County , Arizona.

EXHIBIT I

Cascada Community Facilities District
Pima County Assessor's Ownership Report

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216190060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190350	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190370	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190400	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190410	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190500	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190490	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190480	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190470	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190460	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190450	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190440	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190510	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190520	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190530	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190540	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190550	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190560	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190570	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190640	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190620	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190580	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190650	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190660	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190670	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190680	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190690	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190700	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190710	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192670	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192680	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192690	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216192720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192710	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192700	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192740	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192730	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192760	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192770	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192780	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192790	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192800	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192450	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192440	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192410	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192400	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192460	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192470	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192480	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192490	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192500	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192510	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194350	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192580	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192570	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192560	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192550	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192540	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192530	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192520	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192810	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192820	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192830	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192840	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192850	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192860	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192870	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192880	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192660	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192650	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192640	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192620	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216194120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194050	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194040	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194030	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194020	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193970	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193960	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193950	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193940	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193930	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193920	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193910	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193900	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193890	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193880	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193870	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193780	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193790	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193800	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193810	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193820	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193830	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193840	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193850	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193860	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192890	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192900	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192910	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192920	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192930	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192940	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192950	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192960	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192970	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193020	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193030	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193040	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193050	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216193230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193770	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193760	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193740	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193730	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193710	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193700	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193690	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193680	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193670	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193660	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193540	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193550	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193560	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193570	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193580	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193620	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193640	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193650	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193410	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193440	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193450	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193460	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193470	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193480	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193490	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193500	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193510	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193520	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193530	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193400	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193370	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193350	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216193290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191690	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191680	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191670	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191900	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191910	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191920	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191930	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191890	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191880	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191870	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191860	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191820	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191830	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191840	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216191850	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191810	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191800	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191790	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191780	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191740	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191760	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191770	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191730	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191710	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191700	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191940	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191950	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191960	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191970	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192020	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192030	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192040	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192050	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192370	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192350	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216192190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191640	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191650	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191660	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191620	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191580	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191550	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216191560	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191570	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191540	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191530	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191520	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191490	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191500	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191510	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191480	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191470	FIDELITY NATIONAL TITLE TR 60327	ATTN: RED POINT DEVELOPMENT INC	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191460	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191440	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191450	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191410	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191400	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191370	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191350	FIDELITY NATIONAL TITLE TR 60327	ATTN: RED POINT DEVELOPMENT INC	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190730	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190740	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190760	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190770	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190780	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190790	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190800	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190810	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190820	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190860	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190850	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190840	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190830	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190870	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190880	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190890	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190900	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190910	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190960	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190950	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190940	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190930	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190920	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190970	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216190990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216191010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191050	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191040	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191030	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191020	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216191120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195130	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195120	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195110	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195100	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194480	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194490	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195140	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194500	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194470	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194510	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194460	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194450	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194520	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194440	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194530	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195150	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195340	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195160	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194690	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194680	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194370	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194700	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194710	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195250	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194740	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195260	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194770	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194760	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194580	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195230	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194620	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194640	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194570	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195220	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195210	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194650	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194660	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194670	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195240	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194540	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195170	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194550	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195180	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194560	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195190	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT I: PIMA COUNTY ASSESSOR'S OWNERSHIP REPORT
(as of January 30, 2026)

Parcel ID	Parcel Owner	Attention	Address	City / State
216195200	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194970	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194400	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194960	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194950	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195020	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195040	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194940	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195330	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194930	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195030	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194830	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195280	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194800	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194410	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194730	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194780	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195270	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194820	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194890	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194810	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194790	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194920	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195320	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194910	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195310	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194900	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194850	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194860	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195060	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195070	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195080	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195090	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194870	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194840	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195290	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216194880	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195300	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195720	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195750	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195540	TOWN OF MARANA	MARANA MUNICIPAL COMPLEX	11555 W CIVIC CENTER DR	MARANA AZ
216195980	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195360	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195990	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216196000	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195590	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195380	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195390	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216196010	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195530	TOWN OF MARANA	MARANA MUNICIPAL COMPLEX	11555 W CIVIC CENTER DR	MARANA AZ
216195600	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195610	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195420	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195430	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ
216195630	FIDELITY NATIONAL TITLE TR 60327	ATTN: PACIFIC INTERNATIONAL PROP LLP	8710 N THORNYDALE RD STE 120	TUCSON AZ

EXHIBIT J

Cascada Community Facilities District
CFD Title Report

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title & Trust of Tucson
3939 E Broadway Blvd
Tucson, AZ 85711

STEWART TITLE GUARANTY COMPANY
INCORPORATED
1908
TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title & Trust of Tucson
Issuing Office:	3939 E Broadway Blvd, Tucson, AZ 85711 (520) 327-7373
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	2834933
Issuing Office File Number:	2834933
Property Address:	Blocks II, IV,V, VIII, IX, of Cascada and Blocks I, II, III and IV of Cascada North and lots 1-430 and CA A-I of Cascada Village I, 000 vacant land, Tucson, AZ 85715
Revision Number:	1ST
Title Officer:	Theresa Aune
Escrow Officer:	Michelle Jolly

1. Commitment Date: February 12, 2026 at 8:00AM

2. Policy to be issued: **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy
Proposed Insured: D.R. Horton, Inc.

(b) 2021 ALTA® Loan Policy - Standard
Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and its sole beneficiary, Pacific International Properties, L.L.P., an Arizona limited liability partnership as to Parcels 1, 2, 3 and 4;

Town of Marana AND Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and its sole beneficiary, Pacific International Properties, L.L.P., an Arizona limited liability partnership, as to Parcel 5.

5. The Land is described as follows:

See Exhibit "A" Attached Hereto

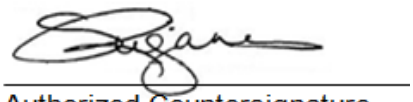
6. The Deed of Trust to be insured and the assignments thereof, if any are described as follows:

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2834933

PARCEL 1:

Blocks II, IV, V, VIII, IX of CASCADA, according to Book 64 of Maps, Page 35, records of Pima County, Arizona.

EXCEPT that portion deeded to the Pascua Yaqui Tribe recorded May 20, 2020 in Sequence No. 20201410313.

PARCEL 2:

Blocks I, II, III, and IV of CASCADA NORTH, according to Sequence No.20122330029, records of Pima County, Arizona.

PARCEL 3:

Lots 1 through 430, Common Areas A, B, C, D, E, F, G, H and I of CASCADA VILLAGE I, according to Book 64 page 35.

PARCEL 4:

(LEGAL DESCRIPTION TO BE PROVIDED)
Common Area A-3, A-4, A-5, A-6 and A-7 of CASCADA, VILLAGE I according to Book 64 of Maps, Page 35, records of Pima County.

PARCEL 5:

(LEGAL DESCRIPTION TO BE PROVIDED)
All of Cascada Boulevard and All of Lambert Lane adjacent to Block V of CASCADA, VILLAGE according to Book 64 of Maps, Page 35, records of Pima County.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2834933

Requirements

The County Recorder may not accept documents for recording which do not comply with Arizona Revised Statutes 11-480 which, among other things, requires the following:

a. Print must be ten-point type (pica) or larger.
b. Margins of at least one-half inch along the left and right sides, one-half inch across the bottom, and on the first page at least two inches on top for recording and return address information.
NOTE: Nothing must be contained in the margin areas, including initials)
c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

Due to changes in Arizona Revised Statutes the County Recorder may not accept for recording any documents containing any more than five numbers that are reasonably identifiable as being part of an individual's Social Security Number, Credit Card, Charge Card or Debit Card Numbers, Retirement Account Numbers, Savings, Checking or Securities Entitlement Account Numbers.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. PAY 1st Installment 2025 taxes, now delinquent, under Parcel No. 216-19-5980 Block 1 of Parcel 2

6. PAY 1ST Installment 2025 taxes, now delinquent. 216-19-0060 THROUGH 216-19-1360 (LOTS 1 THROUGH 131 PARCEL 3)

7. USUAL PRELIMINARY INSPECTION report by an employee of the Company. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination.

8. FURNISH the Company with proper Certificate by the Owner itemizing all Leases, identifying Lessee, date of Lease, Terms and any Options to Renew. SAID CERTIFICATE SHALL ALSO STATE THAT NONE OF THE LEASES REFERRED TO THEREIN CONTAINS A FIRST RIGHT OF REFUSAL OR OPTION TO PURCHASE. Upon receipt and approval by the Company, Exception No. 52 of Schedule B will be limited to those parties identified in the Certificate.
NOTE: If any leases are to be subordinated THE FORM OF SUBORDINATION MUST BE APPROVED by the Company PRIOR TO CLOSE OF ESCROW.

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9. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Pacific International Properties, L.L.P., an Arizona limited liability partnership for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination.

10. FURNISH currently certified copy of a Resolution of the Board of Directors of Town of Marana, authorizing the execution and delivery by the proper officers of all instruments required to consummate this transaction. Said certification must be by an officer other than the officer(s) authorized to sign and must state that the Resolution has not been revoked.

11. FURNISH currently certified copy of a Resolution of the Board of Directors of Cascada Homeowners Association, authorizing the execution and delivery by the proper officers of all instruments required to consummate this transaction. Said certification must be by an officer other than the officer(s) authorized to sign and must state that the Resolution has not been revoked.

12. Cascada Master Homeowners Association, as to Parcel 4 to D.R. Horton, Inc., a Delaware corporation.

    COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.

13. RECORD Deed from Town of Marana AND Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and its sole beneficiary, Pacific International Properties, L.L.P., an Arizona limited liability partnership, as to Parcel 5. to D.R. Horton, Inc., a Delaware corporation

    COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.

14. RECORD Deed from Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and its sole beneficiary, Pacific International Properties, L.L.P., an Arizona limited liability partnership as to Parcels 1, 2 and 3 to Pacific International Properties, L.L.P., an Arizona limited liability partnership

    COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.

    COMPLIANCE with Section 33-404 A.R.S., which states essentially that the names and addresses of the beneficiaries under a trust must appear on the face of any conveyance of Real Property wherein the Grantor or Grantee is named Trustee.

15. RECORD Deed from Pacific International Properties, L.L.P., an Arizona limited liability partnership to D. R. Horton Inc., a Delaware corporatio

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COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a document is exempt, the Exemption Code must appear on the face of the document.

COMPLIANCE with Section 33-404 A.R.S., which states essentially that the names and addresses of the beneficiaries under a trust must appear on the face of any conveyance of Real Property wherein the Grantor or Grantee is named Trustee.

Pacific International Properties, L.L.P., an Arizona limited liability partnership
BY: Daniel K. Leung, spokesman and/ or authorized agent

PLEASE NOTE: Copies of supporting documents are hyperlinked into the title commitment. Please scroll through Requirements, Exceptions and Notes after the Title Requirements. Look for the underlined words colored in blue. Click on said blue words, if a new window opens up, click on the open button, otherwise the document will appear.

TAX STATUS NOTE:

Year: 2025
Parcel 1 Tax Sheets: SEE ATTACHED

Year 2025
Parcel 2 Tax Sheets: SEE ATTACHED

Year 2025
Parcel 3 Tax sheets: SEE ATTACHED

Year: 2025
Parcels 4 Tax Sheets SEE ATTACHED

(Property tax notices are mailed on or about September 1st for the tax year due. First half taxes are due October 1st of the tax year shown and delinquent November 1st of that same year. Second half taxes are due March 1st of the following year and delinquent May 1st of the following year.)

Escrow personnel MUST verify any delinquent taxes information with the Pima County Treasurer's office at 520-724-8341.

STREET ADDRESS NOTE:

According to the Pima County Assessor's Office, the purported street address of the subject property is disclosed as follows: Blocks II, IV,V, VIII, IX, of Cascada and Blocks I, II, III and IV of Cascada North and lots 1-430 and CA A-I of Cascada Village I, 000 vacant land, Tucson, AZ 85715

This information is provided as a courtesy, and no liability is assumed as to its accuracy. If no address is shown, it means the Assessor does not disclose one.

CHAIN OF TITLE (24 month) VESTING NOTE:

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The subject property is currently vested in the party(ies) shown in Schedule A, Paragraph 4, by instrument recorded January 23, 2026 in Sequence No. 20260230340,(Parcel 1,2 and 3) and Prior and Sequence No. 20260230338,records of Pima County, Arizona.
The subject property is currently vested in the party(ies) shown in Schedule A, Paragraph 4, by instrument recorded and recorded October 16, 2007, in Docket 13161 page 3458, (Parcel 4) of Pima County, Arizona.
.

NOTE: This transaction does not qualify for a short term Re-Issue Rate.

POLICY NOTE:

Unless specified otherwise on Schedule A, ALTA 2006 coverage policy(s) will be issued in connection with this transaction.

WIRING NOTE:

Arizona Revised Statutes Section 6-483 regulates the disbursement of funds by escrow agents. Funds received by via wire transfer may be disbursed upon receipt. Other types of payments may delay closing of your transaction. You should contact your escrow officer directly to obtain wiring instructions.

SEARCH NOTE:

All searches required pursuant to issuance of this commitment for title insurance were performed through a dedicated title plant, including a search of the geographically posted indices affecting the subject real property and any matters disclosed in the general index relating to the parties being insured herein. Accordingly those matters, if any, are shown herein.

LENDER NOTE (Only applies to Purchase Money Loans):

The name(s) of the proposed buyers in this transaction has (have) not been searched in the public records and this commitment does not reflect matters such as liens, proceedings or decrees, which do not specifically describe the land which is referred to in this commitment. If any do exist, they may affect the title or impose liens or encumbrances upon the land herein described.

Any loan policy issued pursuant to the terms hereof that insures the loan securing a purchase money obligation on residential property will insure that such matters, if any, are subordinate to the lien being insured herein.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2834933

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

NOTE: Exceptions 1 through 8, inclusive and as shown below, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

3. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

7. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

9. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2026.

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10. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.

11. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

12. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof, recorded in Book 545 page 23 of Deeds and Book 545 page 24 of Deeds, and Docket 280 page 72, and Book 39 page 790 of Deeds ,and Book 56 page 189 of Deeds.

13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision, recorded in Book 64 page 35 and in Sequence No. 20122330029, and release of public easement recorded in Sequence No. 20252240215.

14. Liabilities and obligations imposed upon said land by reason of its inclusion within Cortaro Marana Irrigation District.

15. Liabilities and obligations imposed upon said land by reason of its inclusion within Cortaro Water Users Association.

16. Liabilities and obligations imposed upon said land by reason of its inclusion within Resolution No. 2007-001, Northwest Fire District, recorded in Docket 12977 page 710.

THE FOLLOWING ITEMS AFFECTS PARCELS 1, 2 AND 3:

17. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision, recorded in Book 64 page 35 and in Sequence No. 20122330029.

18. Easement for electric transmission lines and rights incident thereto, as set forth in instrument recorded in Docket 2329 page 260. and recorded in Docket 13426 page 20 As shown on Final Plat recorded in Book 64 page 365

19. Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded in Book 77 page 234 of Miscellaneous Records.

20. Easement for right of way for electric transmission line or system and rights incident thereto, as set forth in instrument recorded in Book 103 page 278 of Miscellaneous Records.

21. Easement for telephone and telegraph and rights incident thereto, as set forth in instrument recorded in Book 107 page 495.

22. Easement for telephone and telegraph and rights incident thereto, as set forth in instrument recorded in Docket 836 page 556.

23. Easement for ingress and egress and rights incident thereto, as set forth in instrument recorded in Docket 2901 page 590 and Docket 2901 page 591; recorded in Docket 2479 page 1.

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24. Easement for electric transmission or distribution of electricity and rights incident thereto, as set forth in instrument recorded in Docket 6538 page 732. Easement for ingress and egress and rights incident thereto, as set forth in instrument recorded in Docket 5019 page 19.

25. Easement for right of way and rights incident thereto, as set forth in instrument recorded in Docket 6401 page 590.

26. Easement to Tucson Electric Power Company, an Arizona corporation rights incident thereto, as set forth in instrument recorded in Docket 6852 page 901.

27. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1132.

28. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1134.

29. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1136.

30. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1138.

31. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1140.

32. Any private rights or easements within the road, street or alley abandoned by Resolution or Ordinance No. 1987-143 recorded in Docket 8096 page 1795 and re-recorded in Docket 8511 page 790, as reserved therein or pursuant A.R.S. 28-7210.

33. Easement for roadway and rights incident thereto, as set forth in instrument recorded in Docket 8096 page 1868. and recorded in Docket 8096 page 1795 re-recorded in Docket 8511 page 789

34. Terms and conditions as contained in instrument entitled Development Agreement, recorded in Docket 9038 page 353.

35. Matters shown on survey recorded in Book 8 of Maps, Page 29.

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36. Liabilities and obligations imposed upon said land by reason of its inclusion within Resolution No. 1996 -FC 6 recorded in Docket 10325 page 1238.

37. Terms and conditions as contained in instrument entitled General Plan, recorded in Docket 10529 page 1892.

38. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance No. 2006.23 recorded in Docket 12945 page 5279 re-recorded in Docket 13063 page 4204, Amended in Sequence No. 20253250146.

39. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Resolution No. 2007-82 recorded in Docket 13057 page 671.

40. Terms and conditions as contained in instrument entitled Cascada Specific Development Agreement, Town of Marana, recorded in Docket 13057 page 673.

41. Easement for slope and rights incident thereto, as set forth in instrument recorded in Docket 13413 page 2261.

42. Assurance Agreement for the construction of subdivision improvements with Pacific International Properties, L.L.P. an Arizona corporation and Fidelity National Title Agency Inc., an Arizona corporation as Trustee under Trust No. 60,327, and Town of Marana, Arizona recorded January 23, 2009 in Docket 13480 page 1387.

43. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 13480 page 1394 and amended in Sequence No. 20220800951.
NOTE: Cascada Master Homeowners Association, an Arizona non-profit corporation its successor and assigns.

44. Liabilities and obligations imposed upon said land by reason of its inclusion within Franchise with Trico Electric Cooperative Inc an Arizona non-profit corporation recorded in Sequence No. 20111530134

45. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance No. 2011.31 recorded in SequenceNo. 20113250231., Amended in Sequence No. 20253250146.

46. Liabilities and obligations imposed upon said land by reason of its inclusion within Resolution recorded in Sequence No. 20151140235.

47. Easement for underground electric transmission and distribution facilities and rights incident thereto, as set forth in instrument recorded in Sequence No. 20172120563.

48. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Sequence No. 20172120564.

49. Easement for access and rights incident thereto, as set forth in instrument recorded in Sequence No. 20172120565.

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50. Easement for public access easement and rights incident thereto, as set forth in instrument recorded in Sequence No. 2020140313.

51. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance No. 2025.022 recorded in Sequence No. 20252970201.

THE FOLLOWING ITEMS AFFECT PARCELS 4 AND 5:

52. Easement for right of way for electric transmission line or system and rights incident thereto, as set forth in instrument recorded in Book 103 page 278 of Miscellaneous Records.

53. Easement for telephone and telegraph and rights incident thereto, as set forth in instrument recorded in Book 107 page 495.

54. Easement for telephone and telegraph and rights incident thereto, as set forth in instrument recorded in Docket 836 page 556.

55. Easement for ingress and egress and rights incident thereto, as set forth in instrument recorded in Docket 5019 page 19.

56. Easement for right of way and rights incident thereto, as set forth in instrument recorded in Docket 6401 page 590.

57. Easement to Tucson Electic Power Company, an Arizona corporation rights incident thereto, as set forth in instrument recorded in Docket 6852 page 901.

58. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1132.

59. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1134.

60. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1136.

61. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1138.

62. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference,

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limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 7649 page 1140.

63. Any private rights or easements within the road, street or alley abandoned by Resolution or Ordinance No. 1987-143 recorded in Docket 8096 page 1795 and re-recorded in Docket 8511 page 790, as reserved therein or pursuant A.R.S. 28-7210.

64. Easement for roadway and rights incident thereto, as set forth in instrument recorded in Docket 8096 page 1868. and recorded in Docket 8096 page 1795 re-recorded in Docket 8511 page 789

65. Terms and conditions as contained in instrument entitled Development Agreement, recorded in Docket 9038 page 353.

66. Matters shown on survey recorded in Book 8 of Maps, Page 29.

67. Terms and conditions as contained in instrument entitled General Plan, recorded in Docket 10529 page 1892.

68. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance No. 2006.23 recorded in Docket 12945 page 5279 re-recorded in Docket 13063 page 4204.

69. Liabilities and obligations imposed upon said land by reason of its inclusion within Resolution No. 2007-001 recorded in Docket 12977 page 710.

70. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Resolution No. 2007-82 recorded in Docket 13057 page 671.

71. Terms and conditions as contained in instrument entitled Cascada Specific Development Agreement, Town of Marana, recorded in Docket 13057 page 673.

72. Easement for slope and rights incident thereto, as set forth in instrument recorded in Docket 13413 page 2261.

73. Assurance Agreement for the construction of subdivision improvements with Pacific International Properties, L.L.P. an Arizona corporation and Fidelity National Title Agency Inc., an Arizona corporation as Trustee under Trust No. 60,327, and Town of Marana, Arizona recorded January 23, 2009 in Docket 13480 page 1380. and partial release recorded in Sequence No. 20190180099.

74. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Docket 13480 page 1394 and amended in Sequence No. 20220800951.
NOTE: Cascada Master Homeonwers Association, an Arizona non-profit corporation its successor and assigns.

75. Liabilities and obligations imposed upon said land by reason of its inclusion within Franchise with Trico Electric Cooperative Inc an Arizona non-profit corporation recorded in Sequence No. 20111530134

76. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance N0. 2011.31 recorded in SequenceNo. 20113250231.

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77. Liabilities and obligations imposed upon said land by reason of its inclusion within Resolution recorded in Sequence No. 20151140235.

78. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Sequnce No. 20172120564.

79. Matters shown on survey recorded in Sequence No. 20192030204

80. Easement for public access easement and rights incident thereto, as set forth in instrument recorded in Sequence No. 2020140313.

81. Liabilities and obligations imposed upon said land by reason of its inclusion within Marana Ordinance No. 2025.022 recorded in Sequence No. 20252970201

82. Deed of Trust given to secure the original amount of $3,000,000.00, and any other amounts payable under the terms thereof
Dated: December 15, 2025
Trustor: Pacific International Properties, L.L.P., an Arizona limited liability partnership
Trustee: Stewart Title and Trust of Tucson Inc., an Arizona corporation
Beneficiary: D. R. Horton Inc., a Delaware corporation
Recorded: January 23, 2026, in Sequence No. 20260230339 (said land and other property)

TAX STATUS NOTE:

Year: 2025
Parcel 1 Tax Sheets: SEE ATTACHED

Year 2025
Parcel 2 Tax Sheets: SEE ATTACHED

Year 2025
Parcel 3 Tax sheets: SEE ATTACHED

Year: 2025
Parcels 4 Tax Sheets SEE ATTACHED

(Property tax notices are mailed on or about September 1st for the tax year due. First half taxes are due October 1st of the tax year shown and delinquent November 1st of that same year. Second half taxes are due March 1st of the following year and delinquent May 1st of the following year.)

Escrow personnel MUST verify any delinquent taxes information with the Pima County Treasurer's office at 520-724-8341.

STREET ADDRESS NOTE:

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According to the Pima County Assessor's Office, the purported street address of the subject property is disclosed as follows: Blocks II, IV,V, VIII, IX, of Cascada and Blocks I, II, III and IV of Cascada North and lots 1-430 and CA A-I of Cascada Village I, 000 vacant land, Tucson, AZ 85715

This information is provided as a courtesy, and no liability is assumed as to its accuracy. If no address is shown, it means the Assessor does not disclose one.

CHAIN OF TITLE (24 month) VESTING NOTE:

The subject property is currently vested in the party(ies) shown in Schedule A, Paragraph 4, by instrument recorded January 23, 2026 in Sequence No. 20260230340,(Parcel 1,2 and 3) and Prior and Sequence No. 20260230338,records of Pima County, Arizona.
The subject property is currently vested in the party(ies) shown in Schedule A, Paragraph 4, by instrument recorded and recorded October 16, 2007, in Docket 13161 page 3458, (Parcel 4) of Pima County, Arizona.

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EXHIBIT K

Cascada Community Facilities District
Pima County Recorder's Office Qualified Elector Report

Public Service Center Building
240 N. Stone Ave., 1st Floor
Tucson, AZ 85701

Doc. Recording: (520) 724-4350
Voter Registration: (520) 724-4330

PIMA COUNTY
RECORDER'S OFFICE

Mailing Address:
PO Box 3145
Tucson, AZ 85702-3145

Social: @PimaRecorder
Web: recorder.pima.gov

GABRIELLA CÁZARES-KELLY, Recorder

CERTIFICATION OF QUALIFIED ELECTORS

I, GABRIELLA CÁZARES-KELLY, Recorder for Pima County, Arizona, hereby certify that as of February 23, 2026, there are **0 qualified** active electors residing in the following parcels:

216-19-0060	216-19-0360	216-19-0660	216-19-2500	216-19-4300
216-19-0070	216-19-0370	216-19-0670	216-19-2510	216-19-4290
216-19-0080	216-19-0380	216-19-0680	216-19-4350	216-19-4280
216-19-0090	216-19-0390	216-19-0690	216-19-4340	216-19-4270
216-19-0100	216-19-0400	216-19-0700	216-19-4330	216-19-4260
216-19-0110	216-19-0410	216-19-0710	216-19-4320	216-19-4250
216-19-0120	216-19-0420	216-19-2670	216-19-2580	216-19-4240
216-19-0130	216-19-0430	216-19-2680	216-19-2570	216-19-4230
216-19-0140	216-19-0500	216-19-2690	216-19-2560	216-19-4220
216-19-0150	216-19-0490	216-19-2720	216-19-2550	216-19-4210
216-19-0160	216-19-0480	216-19-2710	216-19-2540	216-19-4200
216-19-0170	216-19-0470	216-19-2700	216-19-2530	216-19-4190
216-19-0180	216-19-0460	216-19-2750	216-19-2520	216-19-4180
216-19-0190	216-19-0450	216-19-2740	216-19-2810	216-19-4170
216-19-0200	216-19-0440	216-19-2730	216-19-2820	216-19-4160
216-19-0210	216-19-0510	216-19-2760	216-19-2830	216-19-4150
216-19-0220	216-19-0520	216-19-2770	216-19-2840	216-19-4140
216-19-0230	216-19-0530	216-19-2780	216-19-2850	216-19-4130
216-19-0240	216-19-0540	216-19-2790	216-19-2860	216-19-4120
216-19-0250	216-19-0550	216-19-2800	216-19-2870	216-19-4110
216-19-0260	216-19-0560	216-19-2450	216-19-2880	216-19-4100
216-19-0270	216-19-0570	216-19-2440	216-19-2660	216-19-4090
216-19-0280	216-19-0640	216-19-2430	216-19-2650	216-19-4080
216-19-0290	216-19-0630	216-19-2420	216-19-2640	216-19-4070
216-19-0300	216-19-0620	216-19-2410	216-19-2630	216-19-4060
216-19-0310	216-19-0610	216-19-2400	216-19-2620	216-19-4050
216-19-0320	216-19-0600	216-19-2460	216-19-2610	216-19-4040
216-19-0330	216-19-0590	216-19-2470	216-19-2600	216-19-4030
216-19-0350	216-19-0580	216-19-2480	216-19-2590	216-19-4020
216-19-0340	216-19-0650	216-19-2490	216-19-4310	216-19-4010

Public Service Center Building
240 N. Stone Ave., 1st Floor
Tucson, AZ 85701

Doc. Recording: (520) 724-4350
Voter Registration: (520) 724-4330

PIMA COUNTY
RECORDER'S OFFICE

Mailing Address:
PO Box 3145
Tucson, AZ 85702-3145

Social: @PimaRecorder
Web: recorder.pima.gov

GABRIELLA CÁZARES-KELLY, Recorder

216-19-4000	216-19-3040	216-19-3550	216-19-1670	216-19-2080
216-19-3990	216-19-3050	216-19-3560	216-19-1900	216-19-2070
216-19-3980	216-19-3060	216-19-3570	216-19-1910	216-19-2060
216-19-3970	216-19-3070	216-19-3580	216-19-1920	216-19-2100
216-19-3960	216-19-3080	216-19-3590	216-19-1930	216-19-2110
216-19-3950	216-19-3090	216-19-3600	216-19-1890	216-19-2120
216-19-3940	216-19-3100	216-19-3610	216-19-1880	216-19-2150
216-19-3930	216-19-3110	216-19-3620	216-19-1870	216-19-2140
216-19-3920	216-19-3120	216-19-3630	216-19-1860	216-19-2130
216-19-3910	216-19-3130	216-19-3640	216-19-1820	216-19-2360
216-19-3900	216-19-3140	216-19-3650	216-19-1830	216-19-2370
216-19-3890	216-19-3150	216-19-3410	216-19-1840	216-19-2380
216-19-3880	216-19-3160	216-19-3420	216-19-1850	216-19-2390
216-19-3870	216-19-3170	216-19-3430	216-19-1810	216-19-2350
216-19-3780	216-19-3180	216-19-3440	216-19-1800	216-19-2340
216-19-3790	216-19-3190	216-19-3450	216-19-1790	216-19-2330
216-19-3800	216-19-3200	216-19-3460	216-19-1780	216-19-2320
216-19-3810	216-19-3210	216-19-3470	216-19-1740	216-19-2310
216-19-3820	216-19-3220	216-19-3480	216-19-1750	216-19-2300
216-19-3830	216-19-3230	216-19-3490	216-19-1760	216-19-2260
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216-19-3030	216-19-3540	216-19-1680	216-19-2090	216-19-1620

Public Service Center Building
240 N. Stone Ave., 1st Floor
Tucson, AZ 85701

Doc. Recording: (520) 724-4350
Voter Registration: (520) 724-4330

PIMA COUNTY
RECORDER'S OFFICE

Mailing Address:
PO Box 3145
Tucson, AZ 85702-3145

Social: @PimaRecorder
Web: recorder.pima.gov

GABRIELLA CÁZARES-KELLY, Recorder

216-19-1610	216-19-1240	216-19-1050	216-19-5250	216-19-5020
216-19-1600	216-19-1250	216-19-1040	216-19-4720	216-19-5040
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GABRIELLA CÁZARES-KELLY, Recorder

216-19-5540	216-19-5990	216-19-5380	216-19-5530	216-19-5420
216-19-5980	216-19-6000	216-19-5390	216-19-5600	216-19-5430
216-19-5360	216-19-5590	216-19-6010	216-19-5610	216-19-5630

as recorded in the Pima County Recorder's Office and identified for tax purposes by the Pima County Assessor's Office with the listed property owner as Fidelity National Title Tr 60327, Attn: Pacific International Properties, LLP. The attached document includes a legal description of the subject properties.

Gabriella Cázares-Kelly
Pima County Recorder
Dated: February 23, 2026

EXHIBIT L

Cascada Community Facilities District
Sources and Uses of Funds

Cascada
Community Facilities District
Sources and Uses of Funds
Public Infrastructure Construction

	Totals	To Date	2026	2027	2028	2029	2030
Sources of Funds							
Equity / Cash Flow / Loans (1)	$ 42,520,000.00	$ -	$ 8,040,000.00	$ 12,060,000.00	$ 3,701,000.00	$ 5,489,000.00	$ 6,695,000.00
CFD Funds GO (Net) (2)	$ 16,980,000.00	$ -	$ -	$ -	$ 1,315,000.00	$ 2,035,000.00	$ 2,735,000.00
Total Sources	$ 59,500,000.00	$ -	$ 8,040,000.00	$ 12,060,000.00	$ 5,016,000.00	$ 7,524,000.00	$ 9,430,000.00
Uses of Funds							
Public Improvements (3)	$ 59,500,000.00	$ -	$ 8,040,000.00	$ 12,060,000.00	$ 5,016,000.00	$ 7,524,000.00	$ 9,430,000.00
Total Uses	$ 59,500,000.00	$ -	$ 8,040,000.00	$ 12,060,000.00	$ 5,016,000.00	$ 7,524,000.00	$ 9,430,000.00
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Source: Applicant

Footnotes:

(1) All improvements will be funded with internal funds, project cash flow, and/or third party and/or related party loans.

(2) Represents the net construction proceeds related to the issuance of general obligation bonds. It is anticipated that general obligation bonds will be issued over time as the secondary assessed valuation of the district increases with the construction of homes.

(3) Public improvement costs shown are the estimated CFD Eligble Costs

Cascada
Community Facilities District
Sources and Uses of Funds
Public Infrastructure Construction

	2031	2032	2033	2034	2035	2036	2037
Sources of Funds							
Equity / Cash Flow / Loans (1)	$ 6,535,000.00	$ -	$ -	$ -	$ -	$ -	$ -
CFD Funds GO (Net) (2)	$ 2,895,000.00	$ -	$ 2,400,000.00	$ 2,400,000.00	$ 3,200,000.00	$ -	$ -
Total Sources	$ 9,430,000.00	$ -	$ 2,400,000.00	$ 2,400,000.00	$ 3,200,000.00	$ -	$ -
Uses of Funds							
Public Improvements (3)	$ 9,430,000.00	$ -	$ 2,400,000.00	$ 2,400,000.00	$ 3,200,000.00	$ -	$ -
Total Uses	$ 9,430,000.00	$ -	$ 2,400,000.00	$ 2,400,000.00	$ 3,200,000.00	$ -	$ -
Net Cash Flow	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Source: Applicant

Footnotes:

(1) All improvements will be funded with internal funds, project cash flow, and/or third party and/or related party loans.

(2) Represents the net construction proceeds related to the issuance of general obligation bonds. It is anticipated that general obligation bonds will be issued over time as the secondary assessed valuation of the district increases with the construction of homes.

(3) Public improvement costs shown are the estimated CFD Eligble Costs

EXHIBIT M

Market Absorption Study

Zonda Advisory



Cascada

Prepared for:

D.R. Horton

February 2026

February 14, 2026

D.R. Horton
3580 W. Ina Road, Suite 100
Tucson, AZ 85741
Attn: Sam Mills

RE: Cascada Market Study

Dear Representatives:

Zonda Advisory is pleased to present this market analysis and absorption forecast for the proposed Cascada community. We have evaluated the Tucson Market and its surrounding competitive areas and presented our findings in the following report. Zonda Advisory has reviewed financial projections utilized in sizing the proposed Bond issuance and the Development's ability to meet the debt service requirements of such Bonds, including absorption rates, valuation, growth, and inflation rates, and has evaluated the same in comparison to current and projected market conditions for the Tucson Market and the Cascada Competitive Market Area.

Evan Forrest, Senior Vice President, prepared this report in collaboration with Tim Sullivan, Chief Advisory Officer, and Haley Krohn, Senior Consultant. Zonda Advisory (previously noted under Metrostudy) has analyzed residential market conditions since 1975, using its proprietary lot-by-lot survey, and has been active in the State of Arizona since the early 2000s.

Please feel free to contact us at your earliest convenience with any comments or questions regarding this report or any other matter relevant to your real estate market research needs.

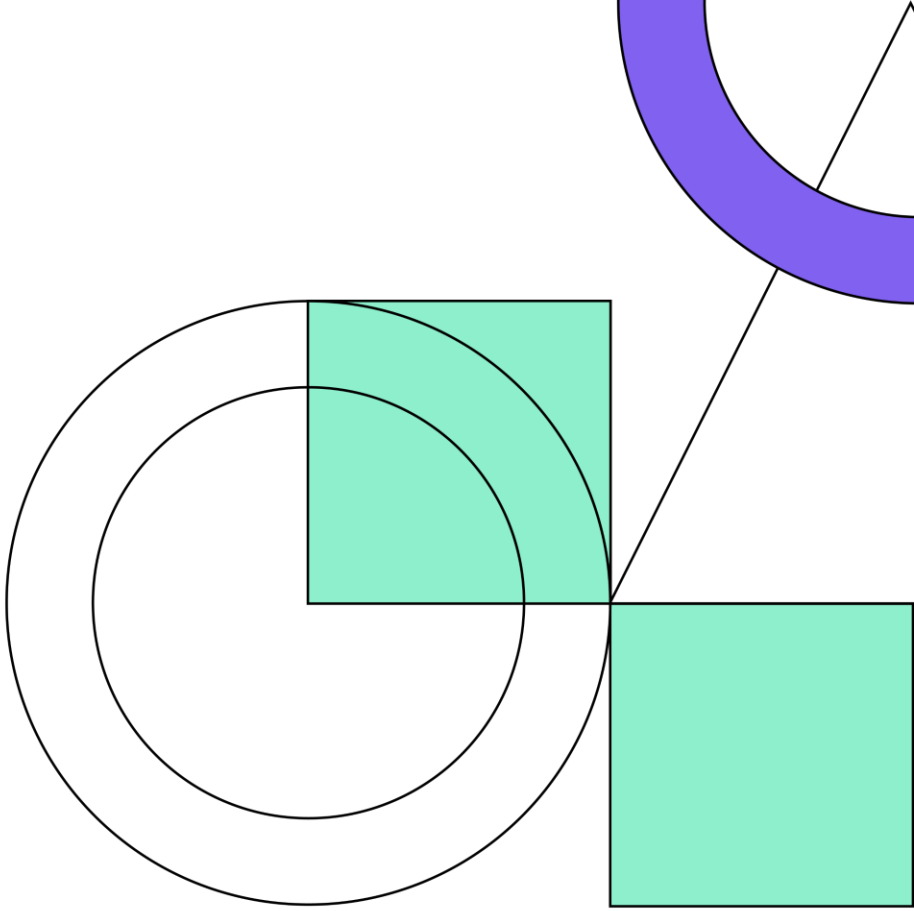
Respectfully Submitted,

Zonda Advisory

Zonda Advisory

Executive Summary	4
Introduction	15
Housing Market Forecast and Analysis	23
Competitive Market Analysis	27
For-Sale Market Conclusions	35
Appendix	40

Executive Summary



Project Overview

Executive Summary

The purpose of this report is to provide D.R. Horton (“The Client”) with an overview of the Tucson Market (“The Market”, “Tucson Market”) economy and the competitive market area (“CMA”, “Cascada CMA”) surrounding the Subject Property (“Cascada”) to provide insights about the positioning and absorption potential of the product within the Subject Property. The proposed community will include open space and a variety of housing products, totaling +/- 3,100 attached and detached units. The Subject Property is located in and around the Interstate 10 and Twin Peaks Road, within Tucson, Pima County, Arizona. This report will include an analysis of the for-sale residential components of the Subject Property.

Zonda Advisory analyzed the competitive position of the for-sale product offering in the Competitive Market Area relative to other for-sale communities in the Tucson Market Area. We have collected and reviewed data on the activity levels of new and resale for-sale housing. Zonda Advisory compiled data on the Tucson Market economy, including demographics for the overall Market and the CMA. Based on this data and research, Zonda Advisory has provided its conclusions regarding the marketability, competitive positioning, product mix, and absorption levels that should be achievable within the Subject Property’s boundaries.

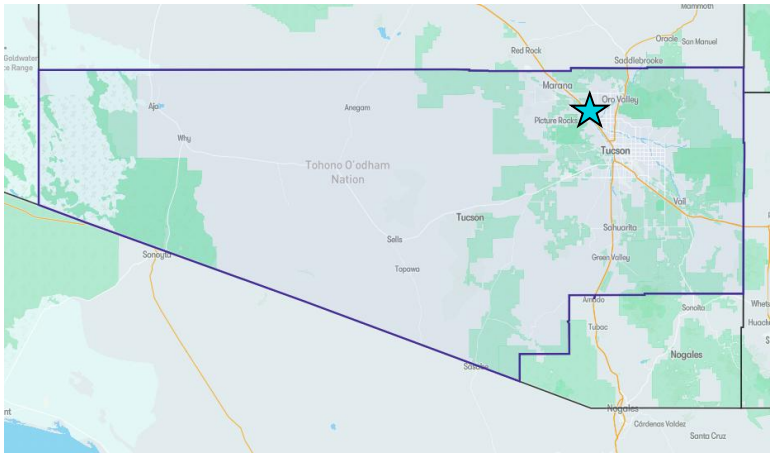


Zonda Satellite: September 2025

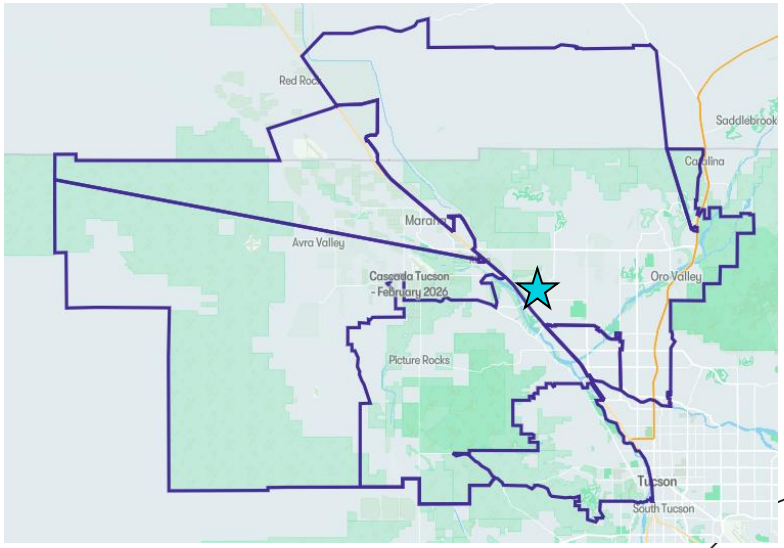
Market Area and CMA Definitions

Introduction

- **Tucson Market:** The Tucson Market (Tucson Market) includes all of Pima County.



- **Cascada CMA:** The Competitive Market Area ("CMA") for the housing analysis has been defined to encompass a territory that includes a portion of the Tucson housing market. The boundary is positioned around competitive developments surrounding the Interstate 10 corridor. The CMA boundary includes competitive developments that are comparable to the Subject Property's product types being proposed. The boundary considers drive times, school districts, county lines, infrastructure, and other socioeconomic factors.



Socioeconomic Overview

Executive Summary

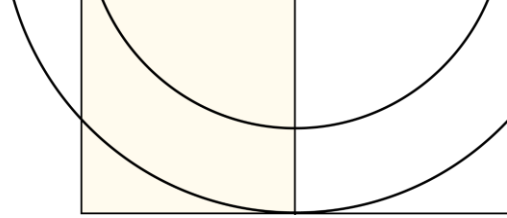
As of December 2025, employment figures by the U.S. Bureau of Labor Statistics showed that the Tucson Market decreased year-over-year ("YOY"). The growth rate generally slowed but remained positive for 36 consecutive months before beginning to decline slightly in April 2024. Tucson Market employers recorded a 1,900 annual job decrease (-0.5% YoY) in their payrolls over the past twelve months ending in December. Total employment levels in the Market ended at 403,000 workers.

The Other Services (+1,000 jobs and 3.9% job share, Educational & Health Services (+3,500 jobs and 18.8% job share), Financial Activities (+300 jobs and 4.4% job share), and Leisure & Hospitality (+700 jobs and 11.4% job share) sectors had the most growth in job creation in the Market over the past twelve months, while all other sectors experienced job losses. Wholesale Trade (-400 jobs and 1.9% share), Professional & Business Services (-1,800 jobs and 10.7% share), and Information (-200 jobs and 1.2% share) experienced the largest net losses in job growth.

The unemployment rate in the Tucson Market (Pima County) was 4.1% as of December 2025, up from 3.4% a year earlier and below the pre-pandemic rate. The Market's unemployment rate was just above the Statewide rate (4.0%) and below the National rate (4.4%). When comparing rates across Arizona, Pima County is toward the bottom of the spectrum.

With convenient access to various outdoor recreation, a favorable business climate, and better attainability than the Phoenix Market to the north, the population of the Tucson Market is expected to continue to grow, with current estimates expecting the area to reach over 1,100,000 people by 2029. The Tucson market is expected to grow at an annual rate of 2.9% over the next five years, whereas the CMA is expected to outpace the Market, with 4.4% growth over the same period. This will point to continued strong demand within the CMA should homes be delivered to market. Household formations are expected to increase by 3.8% (0.7% annually) over the next five years, outpacing population growth. The CMA is expected to grow slightly faster, totaling 5.2% growth, which is faster than population growth, alluding to the need for more housing to be offered within the CMA due to demand expectations. The CMA is older in age and more affluent than the Market overall, with a median age of 45 years (Tucson Market = 41) and a median household income of $90,476 (Tucson Market = $71,612).

The largest percentage increases within the CMA are projected in the 65-74 and 75-84 age groups, with estimated increases of 0.7% (+/- 3,531 new residents) and 1.7% (+/- 5,551 new residents), respectively. The 65-74 segment holds the highest population share among those aged 25 and older (14.8%). In total the 55+ age ranges are expected to see a population increase of over 9,500 new residents over the next five years. Regarding household incomes within the CMA, the most significant gains are forecasted for the $200,000+ income range, adding over 8,300 households over the next five years. These factors align directly with the product and building strategy described to Zonda.



Tucson Market

Executive Summary

Over the past fifteen years, the Tucson housing market has steadily climbed in sales volume and pricing. During this time, the market was underbuilt as homebuilders remained cautious after the lessons from the Great Recession. The COVID-19 pandemic squeezed an already tight housing supply to low levels, accelerating pent-up demand and pushing home prices and annual starts to levels not experienced since 2006. A strong economic base, steady in-migration, and historically supply-restricted housing on the resale side have widened the gap between owning and renting. The escalation of inflation and mortgage interest rate hikes in March 2022 drew attention to this gap. Monthly payments increased for potential homebuyers, reducing the attainability of homes and slowing sales as they hoped for price adjustments. As a result, new home sales contracts found a bottom in Spring 2023 before beginning to rebound throughout 2023 and 2024 before showing declines in 2025. Overall sales contracts through December have fallen 6.6% year over year, but have shown an increase in annual contract sales during November and December. This potentially foreshadows a stabilization of the market as we move into 2026. The Tucson Market has demonstrated resilience amid uncertainty.

Annual starts are down 22.0% compared to 4Q24 and are down 15.8% from 3Q25 to 4Q25. With the decrease in sales, annual starts are expected to remain low and potentially flatten over the next quarter or two. Annual closings are down 22.6% compared to 4Q24 and down 9.1% quarter-over-quarter. As closings are generally a few quarters behind starts, it is expected for closings to continue decreasing. Annual detached starts are down 24.2% (2,613 starts), averaging 97.7% of all starts over the last five years. Annual detached closings are down 22.1%% (3,266 closings) and should continue to decrease in the coming quarters to align with starts. Attached annual starts are up 108.6% at 121 through 4Q25, with closings down 58.1% (26 closings). In total, closings are expected to continue trending downward, as closings usually lag starts by a few quarters.

The single-family detached market experienced an 8.7% increase in Vacant Developed Lots (“VDL”), up from 6,335 home sites in 4Q24 to 6,889 home sites at the end of 4Q25. VDL's months-of-supply increased to 31.6 from 22.1 in 4Q24. That number is being inflated by slower-moving and/or dormant lots that are 85-94 and 95 feet wide and larger (172.0 and 123.0 MOS). Alternatively, the attached market experienced a 0.8% decrease in Vacant Developed Lots, remaining relatively flat, from 126 in 4Q24 to 125 in 4Q25. VDL’s months-of-supply decreased to 12.4 months from 26.1 one year prior.

Annual lot deliveries through 4Q25 totaled 3,287 home sites (detached accounting for 96.3% of deliveries), an 0.3% increase from the 3,277 annual lots delivered in 4Q24. Lot deliveries in 4Q25 were 20.2% above the pace of home production (2.734 starts), and VDL months-of-supply increased to 30.8 months from 22.1 months one year prior in 4Q24.

Cascada CMA

Executive Summary

Historically, the areas in and around the CMA have experienced strong new housing demand, particularly for a more diverse product offering. In recent years, there has been a heavy push northwest, where a strong drive for master-planned communities and attainable price points has defined the fringe of the developed metro area. Over the past 10 years, an average of 42.1% of all new home closings in the Tucson Market have occurred in this CMA, with 40.0% over the past five years when lots were available for sale. As of 4Q25, the closings share has fallen to 34.7%, however with the increase in sales contracts, this share is expected to rise into 2026 and beyond.

Annual new-home sales in the CMA bottomed in April 2023, with 811 reported contract sales. Over the remainder of 2023, annual sales increased as the spring selling season returned to more seasonal numbers. By December 2023, contract sales had recovered by 35.5% to 1,083 total reported sales and remained relatively steady throughout 2024, ending the year with 1,054 annual sales (-2.7%). 2025 saw declines throughout the year, ending December with 1,009 reported sales, down 4.3% year-over-year, and a decrease in actively selling neighborhoods (down 4.9% year-over-year). However, similar to the Market, the CMA is experiencing an increase in annual contract sales since potentially finding a bottom in September at 934 before rising to 1,009 by December, an increase of 8.0%. Further, average sales per neighborhood increased to 2.8 in December, a level last experienced during the prime spring selling season in 2024.

Over the past ten years, 42.1% of new home closings in the Market have occurred in this CMA; that rate has decreased slightly to 40.0% over the past five years. In 4Q25, the annual closing market share was 34.7%, a slight decrease from 35.5% the previous year. The annual starts market share increased from 34.7% in 4Q24 to 36.1% in 4Q25, just below the five-year average of 37.7%. The CMA has the potential to increase its market share in the coming years, driven by the development of the Subject Property and the continued growth of multiple master-planned communities in the CMA (e.g., Dove Mountain, Rancho Vistoso, Gladden Farms, and Mandarina). The CMA had 918 single-family detached and 68 single-family attached home starts through the four quarters ended 4Q25 (986 total annual starts). With a shortage of attached product offerings in the CMA, detached product has averaged 99.3% of all starts over the past five years.

Annual lot deliveries through 4Q25 totaled 1,430 home sites (detached accounted for 95.5% of deliveries), a 19.4% increase from the 1,198 delivered in 4Q24. Lot deliveries in 4Q25 were 45.0% above the pace of home production, and VDL months-of-supply increased to 33.5 months from 22.8 months one year prior in 4Q24.

335 new detached lots were delivered in the fourth quarter of 2025, compared with 370 in the fourth quarter of 2024, while attached lots were none. Months of VDL supply in detached products increased to 35.7 months compared to 22.5 months in 4Q24, and months of VDL in attached products rose from 0.0 months in 4Q24 to 3.9 months in 4Q25.

Market Forecast

Executive Summary

Since the pandemic, the housing market has undergone diverse changes. Initially, an unexpected housing rally occurred, pushing inventory to historic lows and driving down mortgage rates, making housing more attainable and desirable. Coupled with pent-up demand and underbuilding since the Great Recession, home sales increased, with starts and closings peaking in 2021 before declining due to reduced availability, rising material, labor, and land costs, and rising mortgage rates. Despite trends in 2022 and 2023, fundamental demand-supply imbalances persist in 2026. Additionally, home styles and product offerings have begun to change to offer products more in-line with todays consumers as homebuilders design new product.

As inflation rose above the preferred 2.0%, the Federal Reserve has focused on controlling inflation, keeping mortgage rates elevated. This policy continued throughout 2025 and into 2026. Many economic measurements have been correcting themselves, albeit at different paces, which has kept mortgage rates and inflation elevated. These policy moves have resulted in sustained higher mortgage rates, further reducing housing attainability as consumer sensitivities to price gains in recent years have impacted buyers' ability to purchase a home. Homebuilders combated these higher mortgage rates with 'rate buydowns' that assisted in sales but didn't resolve the higher mortgage rates and homebuyers' perception. As homebuyers saw monthly payments rise, the Federal Reserve enacted a 50-basis-point rate cut in September 2024, which drove mortgage rates to 6.09% by mid-September and shifted the focus to inflation and potential softness in employment. The Federal Reserve continued making rate cuts, implementing one rate cut each in September, October, and December 2025, and has signaled that further rate cuts may come at a slower pace given current concerns about market stability; however, greater market clarity is needed. This has brought mortgage rates down to 6.09% as of mid-February 2026. According to Zonda's January 2026 survey, rates appear to increase traffic. January's demand outlook showed some improvement, with just over half of builders reporting that demand was on track with their expectations; however, more clarity is needed in the market.

Despite an increasing but still limited housing supply, demand has remained strong in the Tucson Market, as evidenced by relatively stable annual contract sales and minimal declines through November of 2025. The increasing housing inventory in the resale market over the past few years has seen more listings priced similarly to new homes, reducing their desirability and attainability. On the new-home side, homebuilders have seen sales contracts, starts, and closings experience downward pressure for much of 2025. Presently, annual sales contracts through December 2025 are estimated to be 6.6% lower than those in December 2024. Additionally, contract sales appear to have found a trough with annual contract sales increasing in November and December 2025, potentially setting the stage to see more stability in 2026 than in 2025. Without a full recession and job losses, this process continues to create a potential reserve of homebuyers who will wait for lower mortgage rates, more attainable housing, and economic certainty. While higher mortgage rates have priced out some potential buyers, others are still waiting to move up, leveraging cash and rolling over equity from higher-cost markets. This process will need to work itself out to determine the true extent of the demand-supply imbalance. **As the market returns to equilibrium and the potential for further declines in mortgage rates emerges, homebuyers will look towards more economic certainty throughout 2026.**

Market Forecast (cont.)

Executive Summary

The highest short-term risk for builders is an increase in standing inventory and potential decreases in forecasted sales, which will result in aggressive incentives, potential price decreases, and signal further downward trends in the market. Which doesn't appear to be the driving factor in the market currently. Price strategies vary: many are offering rate buydowns, a few are lowering prices, altering their products, and others are maintaining prices but offering incentives that can be applied to the home. As a result, closing prices have remained steady, with only limited decreases, although more "goods" are typically included in the price (e.g., options and upgrades, mortgage rate buydowns). As of Zonda's January 2026 survey of national homebuilders. Almost four-fifths offered buydowns. Incentives remained widespread in January, with almost 80% of builders reporting the use of rate buydowns. Approximately 55% of builders offered buydowns in the 4% range. Beyond the 4% range, roughly an additional 20% of builders reported offering buydowns at the low- to mid-5% range. Overall, incentives remain a core tool for supporting buyer qualification. Builder commentary supported that point, with respondents noting that 2/1 buydowns are popular and that the high-4%s appear to be a sweet spot for enabling purchases.

Generally, markets with a positive migratory trend, restricted supply, and a strong labor market are expected to have the best housing market conditions in the future. Locally, the Market remains attractive in the long term. Relocation buyers from expensive coastal markets are willing to purchase homes at the increased levels, while native/long-term residents and relocations from other traditional, more attainable market areas, are becoming increasingly frustrated with living costs. Shifting home-buying demands include the need for new home designs that accommodate working remotely, featuring dedicated work and study areas, exercise spaces, outdoor community amenities, and arrangements that support multi-generational household sharing. Additionally, there are increased requirements for improved in-home technology (for work and school-related purposes) and enhanced in-home wellness standards (related to health). All are further influenced by the continued advancement of the millennial generation entering life stages that encourage home ownership, and the beginning of Generation Z entering the early homebuying years.

The Tucson Market's new housing levels saw a +/-22.0% decrease in new home starts and a +/-14.4% decrease in annual new home closings from 2024 volume levels to 2025. Annual reported sales appear to have bottomed in 2025, before seeing increases in annual contract sales in November and December 2025, potentially pointing to a stabilizing and reviving market. Zonda expects that closings will steady in 2026 at around +/-1.0% compared to the end of 2025. This will result in closings following the trends established by sales and starts, as starts and closings align with each other. The outstanding questions for 2026 are: when inflation will reach the Federal Reserve's targets, how far mortgage rates will decline, when the building cycle will improve, what effect tariffs could have on the construction industry, and what price adjustments could occur.

Market and CMA Closing Forecasts

	10-Yr Avg	2025	2026F	2027F	2028F	2029F	2030F	2031F	2032F	2033F	2034F	2035F
Market	2,948	3,026	2,996	3,026	3,086	3,156	3,235	3,315	3,398	3,483	3,570	3,570
CMA	1,243	1,143	1,079	1,171	1,213	1,281	1,302	1,346	1,371	1,421	1,446	1,447
CMA %	42%	38%	36%	39%	39%	41%	40%	41%	40%	41%	41%	41%

Market Forecast (cont.)

Executive Summary

The Subject Property and the CMA have the following positive features:

- Easy access to Interstate 10 offers short travel time to major attractions and employment centers throughout the Tucson Market, as well as a direct path into Phoenix to the north.
- Cascada will benefit from a strong marketing window in proximity to Interstate 10.
- The Subject Property is in proximity to Tucson International Airport, Roche Tissue Diagnostics, the Municipal Complex in North Marana, Northwest, and Oro Valley Healthcare centers, and the Amazon Fulfillment Center located in the Silverbell and Ina area, providing employment opportunities for its residents.
- The Tucson Market is a desirable retirement destination due to its scenic setting near the base of Mt Lemmon, Mica Mountain, and Saguaro National Park, abundant golf courses, a more relaxed pace than Phoenix, and more attainable housing.
- Marana has historically appreciated over the past twenty years, with an average of 4%-5% for new homes and slightly higher for new homes on gross numbers. However, the price-per-square-foot appreciation rate is closer to 3%-4%, which should be expected at the Subject Site. Additionally, Marana has typically commanded a premium over the Tucson market: the new-home premium ranges from 5% to 7%, while the resale market maintains a stronger premium of 18% to 20% over Tucson.
- The Subject Property is in one of the highest demand areas of the Tucson market, consistently obtaining over 40% of the total Market with an average of 42.1% of the total Market over the last ten years. Zonda's projections could thusly appear to be conversative as a result.
- The largest percentage increases within the CMA are projected in the 65-74 and 75-84 age groups, with estimated increases of 0.7% (+/- 3,531 new residents) and 1.7% (+/- 5,551 new residents), respectively. In total the 55+ age ranges are expected to see a population increase of over 9,500 new residents over the next five years. Regarding household incomes within the CMA, the most significant gains are forecasted for the $200,000+ income range, adding over 8,300 households over the next five years. These factors align directly with the product and building strategy described to Zonda.

Market Forecast (cont.)

Executive Summary

- The Subject Property will appeal to an array of homebuyers with several different product lines that will help the growth of the Subject Property, community, and growth of the CMA.

- The Subject Property's planned market entry will coincide with other larger projects completing or getting closer to buildout allowing the Subject Property to act as a replacement product and obtain significant market share within the CMA.

Some potential challenges and concerns associated with the project are:

- Economic Influenced Events, as discussed in the market forecast.

- Traffic noise from Interstate 10 may present some limited trade-off concerns for some potential homebuyers.

- The competitive area has multiple active and future community options to choose from, most of which are also part of a master planned community that will provide competition for the Subject Property over the life of the development. Identifying and attracting potential buyers for the Subject site will remain a key strategy, leveraging its location along major arterials.

- National homebuilders perform notably better in the CMA and Tucson. DR Horton, the largest homebuilder in the country, is likely to build the majority of the project. Selecting a complementary builder will be important for attracting more homebuyers to the project. This is a minor concern given the ability of DR Horton and other larger national homebuilders to continue to work within the same communities.

- All homebuilders today are impacted by the challenging mix of labor and material shortages, delays in development processes, and extended build times. These circumstances could widen the gap between initial demand (lot sales and sales contracts) and the realized demand (home completions and closings).

Market Forecast (cont.)

Executive Summary

Absorption projections:

Based on the proposed product offerings and trends in the surrounding CMA, Zonda Advisory believes the Subject Property has the potential to absorb up to 345 +/- homes during its anticipated future peak year. This rate is based upon projected growth of the Market and upon forecasted levels of home production in the Market, CMA capture rate of the Market, and the Subject Property's capture rate within the CMA.

Product Type[3]	Builders	Average Close Price[1]	Unit Mix[2]		2026				2027				2028				2029				2030				2031				2032				2033				2034				2035			
			Lots	%	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Townhomes 24'	1	$360,500	250	8.1%					12	12	12	12	18	18	18	18	18	18	18	18	18	18	18	4																				
SFD 40'	2	$414,575	931	30.0%					12	12	12	12	12	12	12	12	12	12	12	12	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
SFD 50'	2	$458,350	718	23.2%					10	12	12	10	10	12	12	10	10	12	12	10	15	15	15	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
SFD 60'	2	$589,675	345	11.1%						6	6	6	6	6	6	6	6	6	6	6	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8
AA 35'	1	$381,600	435	14.0%													12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
AA 40'	1	$434,600	273	8.8%													7	7	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7
AA 50'	1	$490,250	148	4.8%													4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total			3,100	100.0%	0	0	0	0	34	42	42	40	46	48	48	46	69	71	72	69	88	90	90	77	73	75	75	73	73	75	75	73	73	75	75	73	73	75	75	73	73	75	75	73
					0				158				188				281				345				296				296				296				296				296			

Notes:

[1] Average Close Price was calculated as the average among a representative sampling of builder floor plans (if available) selling as base prices with a lot premium average and option/upgrade package estimate based on all currently available information regarding the Subject Property as provided by the Developer and homebuilder(s), and an analysis within the competitive market.

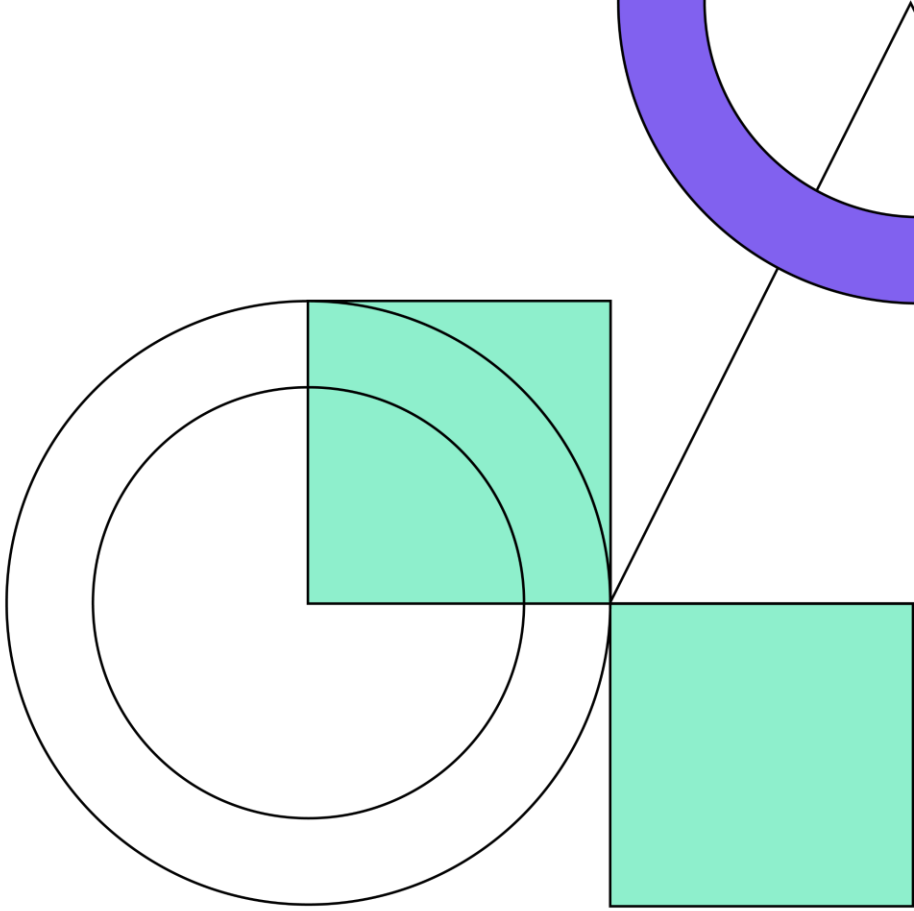
[2] Product lines and unit mix are based upon current and preliminary information from the Developer and any known homebuilder(s). Market entry may need to be adjusted based on development timelines.

[3] Product type information provided by the Developer and future homebuilder(s), where possible.

Product Type[3]	Builders	Average Close Price[1]	Unit Mix[2]		2036				2037				2038				2039				2040				2041				2042				2043				2044				2045				2046			
			Lots	%	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
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AA 50'	1	$490,250	148	4.8%	4	4	4	4	4	4	4	4	4																															
Total			3,100	100.0%	73	75	75	73	73	75	75	73	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					296				296				56				0				0				0				0				0				0				0			

Additional information utilized in this analysis and our conclusions for the Subject Property are included within the context of the report beginning on the next page, as well as in the Appendix.

Introduction



Pictures Of Subject Property

Introduction

The purpose of this report is to provide D.R. Horton (“The Client”) with an overview of the Tucson Market (“The Market”, “Tucson Market”) economy and the competitive market area (“CMA”, “Cascada CMA”) surrounding the Subject Property (“Cascada”) to provide insights about the positioning and absorption potential of the product within the Subject Property. The proposed community will include open space and a variety of housing products, totaling +/- 3,100 attached and detached units. The Subject Property will include amenities, including community trails, open space, pocket parks, and a main amenity center featuring a pool, playground, sport courts, pickleball courts, dog park, lawn areas, ramadas, tot lot, splash pad, fitness center, picnic/bbq areas, corn hole & ping pong competition areas. Additionally, the community is planned to include soccer and baseball fields, restroom facilities for residents, basketball courts, additional play areas, and scenic walking trails. The Subject Property is located at Interstate 10 and Twin Peaks Road, within Tucson, Pima County, Arizona.



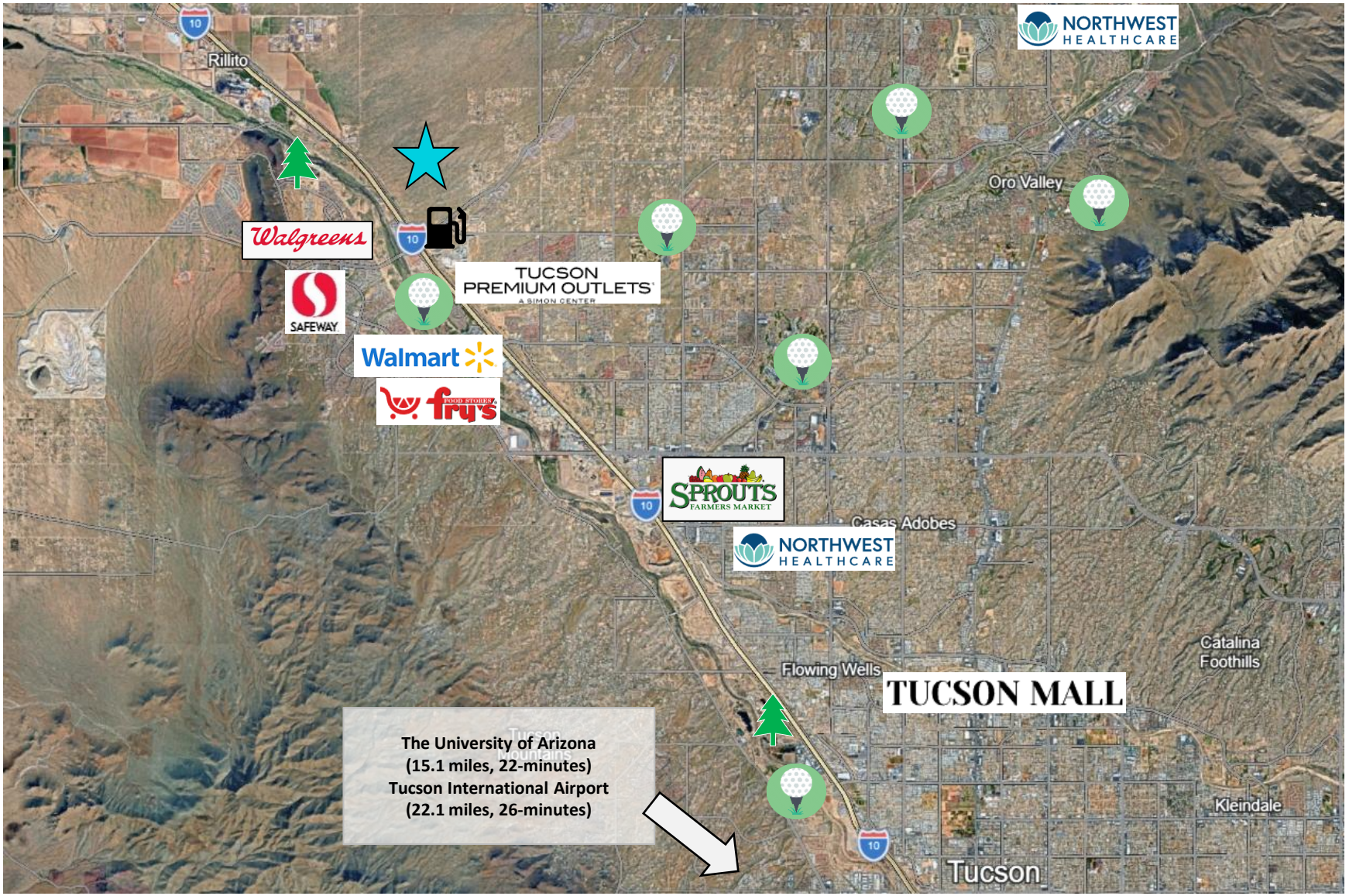




Zonda Satellite: December 2025

Property Overview and Services/Amenities Maps

Introduction



Surrounding Services and Amenities

Introduction

The Subject Property is located at Interstate 10 and Twin Peaks Road in Tucson, Pima County, Arizona. The distances and directions mentioned below are based off the intersection of Twin Peaks Road and Linda Vista Boulevard.

There are several grocery stores within a short distance of the Subject Property. Safeway and Walmart Supercenter are both 2.6 miles away (6-minutes), Fry's is 3.3 miles (8-minutes), and Sprouts is 6.3 miles south (10-minutes).

There are more than 10 gas stations within 5 miles. The closest is Quick Trip located on the south end of the Subject Property at the intersection of W Twin Peaks Rd and Marana Center Blvd.

The Tucson Premium Outlets are just south of the Subject Property (0.7 miles) with over 60 dining, shopping, and service establishments including brands like Kate Spade, Lucky Brand, Nike, and more. The Tucson Mall is 11.7 miles southeast (19-minutes) with more than 170 establishments featuring fashion, sportswear, and kid-friendly favorites.

Many golf courses are within 5-20 minutes of the Subject Property. Quarry Pines Golf Club (2.7 miles), Crooked Tree Golf Course (4.2 miles), The Club at Tucson National (6.3 miles), El Conquistador Golf (7.9 miles), and Silverbell Golf Course (10.8 miles). Further, 9.0 miles to the north are the Dove Mountain Golf Courses, including Gallery Golf Club, The Golf Club at Dove Mountain, and Highlands at Dove Mountain.

Local eateries within Tucson are about 2.5 miles away, with more sit-down options heading south on Interstate 10.

The Subject Property is surrounded with opportunities for outdoor recreation. In the vicinity of the Subject Property, there is access to the Tortolita Mountain Park/Wild Burro Trailheads. Naranja Park (9.1 miles east) features sports fields, cycling lanes, skateboarding facilities, picnic areas, and a dog park. El Rio Preserve and Neighborhood Park are 3.0 miles west, Sweetwater Wetlands Park and Trailhead are 9.5 and 11.8 miles south, Saguaro National Park is 18.4 miles southeast, and Mt Lemmon is 56.6 miles east.

The Northwest Medical Center is 8.3 miles south of the site with emergency services and 287 beds. Oro Valley Hospital is 10.7 miles northeast with emergency services and 176 beds. There is a NextCare Urgent Care center 3.2 miles south.

There are several major employment centers supporting residences of this CMA. These include Roche Tissue Diagnostics, the Municipal Complex in North Marana, Northwest and Oro Valley Healthcare centers, and the Amazon Fulfillment Center located in the Silverbell and Ina area.

Surrounding Services and Amenities

Introduction

Tucson International Airport provides ease of access for flights throughout the United States and International locales. The airport is located 22.1 miles south of the Subject Property (roughly a 25-30-minute drive).

Saguaro National Park offers scenic drives and miles of hiking trails for its visitors and features ancient petroglyphs at the Signal Hill Trail. The Park is split into two districts; the Rincon Mountain District (east) is 35.2 miles away and the Tucson Mountain District (west) is 16.7 miles.

The University of Arizona, renowned for its programs in astronomy, space sciences, and management information systems, is 15.1 miles south in Tucson (22-minutes).



The Sabino Canyon Recreation Area (20.1 miles east) is known for its swimming holes, waterfalls, and rock cliffs situated in a desert setting. Visitors love it for jogging, hiking, wildlife viewing, photography and more.

The site is served by the Marana Unified School District, which is ranked 154th among 289 school districts in the State of Arizona (according to Schooldigger.com). The schools serving the site are:

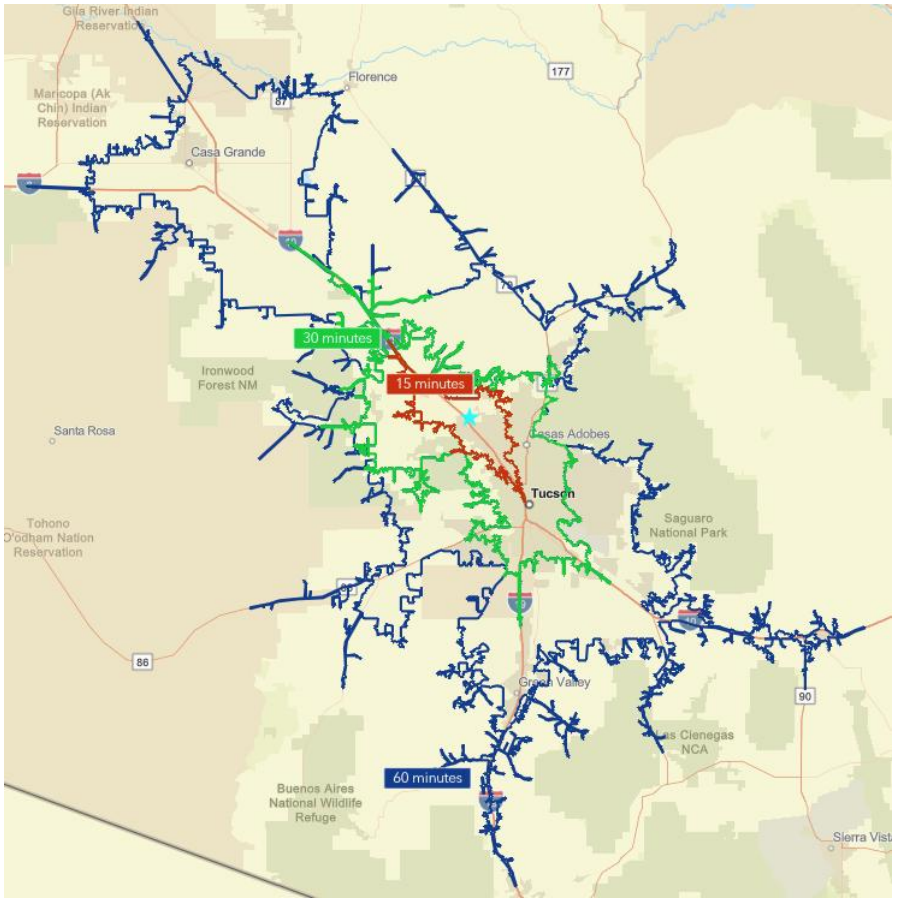
- Degrazia Elementary School: KG-6; 396 students, with an individual rank of 558 out of 909 schools.
- Tortolita Middle School: 7-8, 512 students, with an individual rank of 314 out of 552 schools.
- Mountain View High School: 9-12; 1,827 students, with an individual rank of 126 out of 721 schools.

Site Drive – Time Analysis Map

Introduction

Access to employment is available via Interstate 10 which provides access into Tucson to the south and Phoenix to the north.

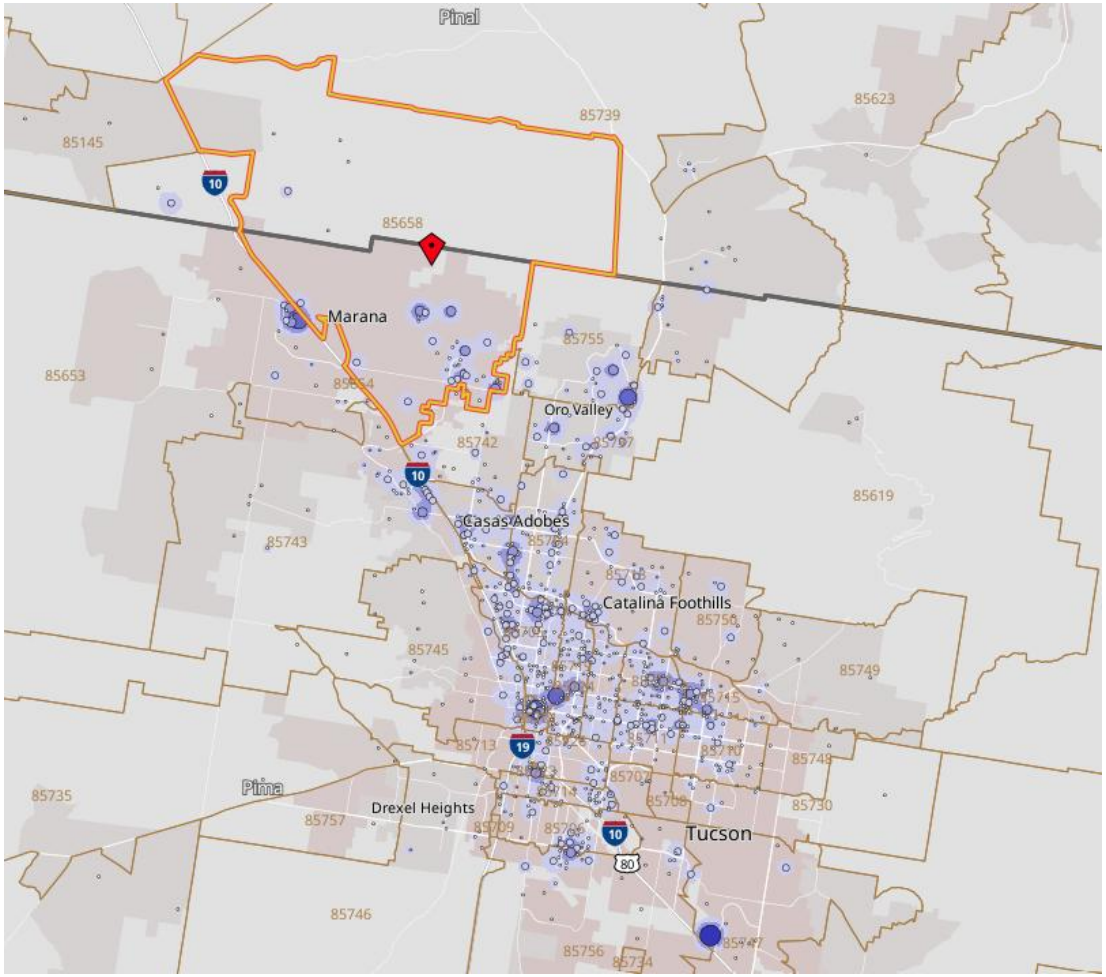
With these and local transit routes, all locations within Tucson are within a 15-45-minute drive, and Phoenix is in within about a 90-minute drive (minus high traffic volume time periods).

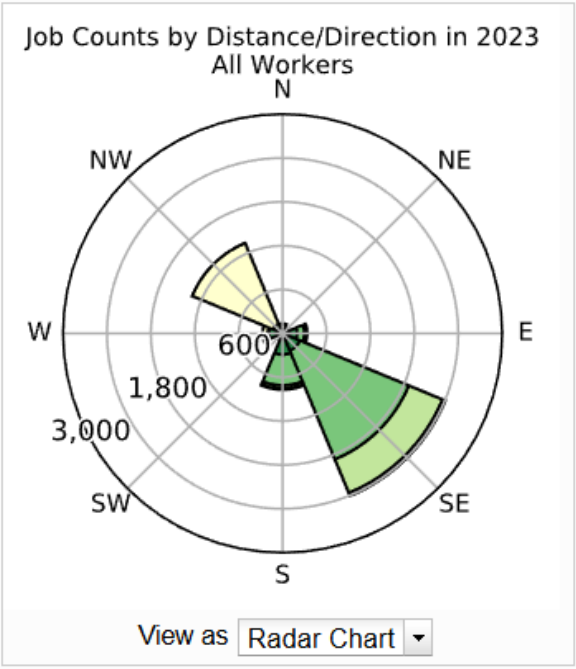


Employment Location Map

Introduction

Currently, 60.2% of residents within the CMA commute less than 25 miles daily, while 39.8% of residents commute between 25 and 50 miles.





Jobs by Distance - Home Census Block to Work Census Block

	2023 Count	2023 Share
Total All Jobs	5,405	100.0%
Less than 10 miles	1,082	20.0%
10 to 24 miles	2,171	40.2%
25 to 50 miles	678	12.5%
Greater than 50 miles	1,474	27.3%

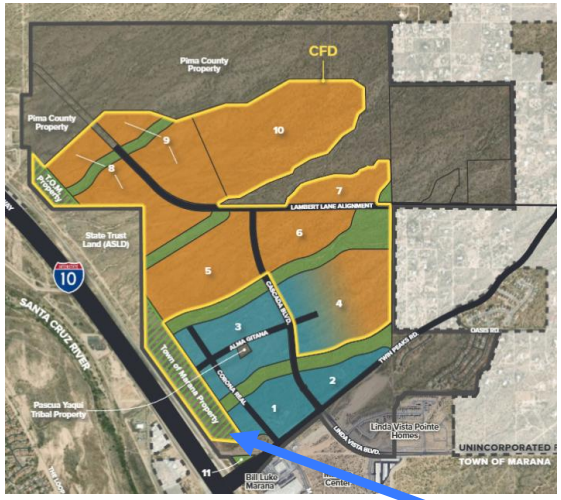
Subject Property Site Map

Introduction

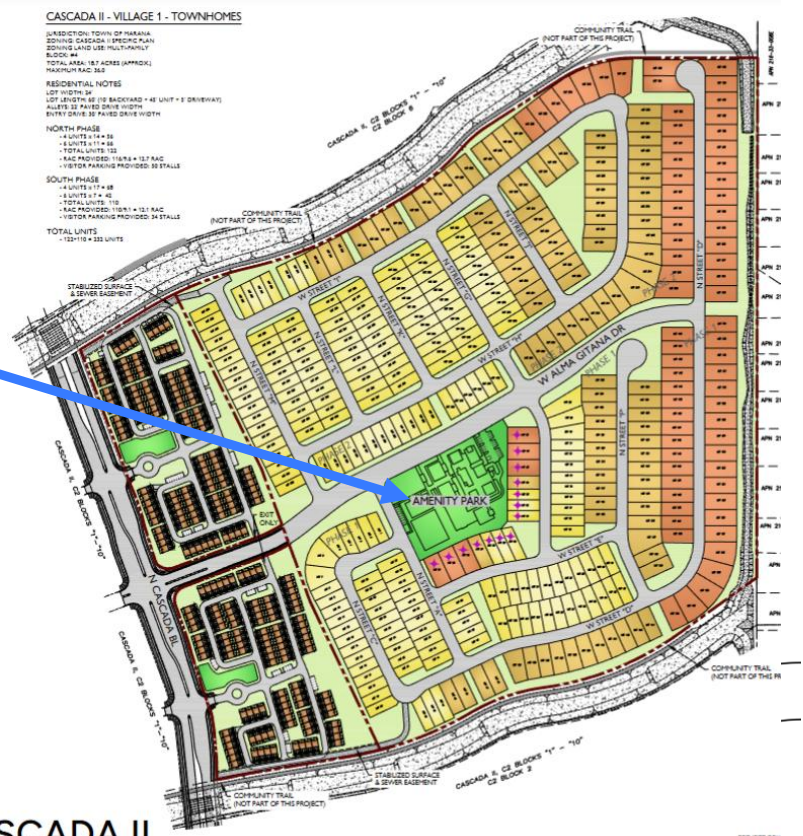
The District is planned to consist of multiple product lines totaling 3,100 attached and detached units to be built by a minimum of two homebuilders. Closings are scheduled to begin in 2027. The Subject Property is located at Interstate 10 and Twin Peaks Road, within Tucson, Pima County, Arizona.

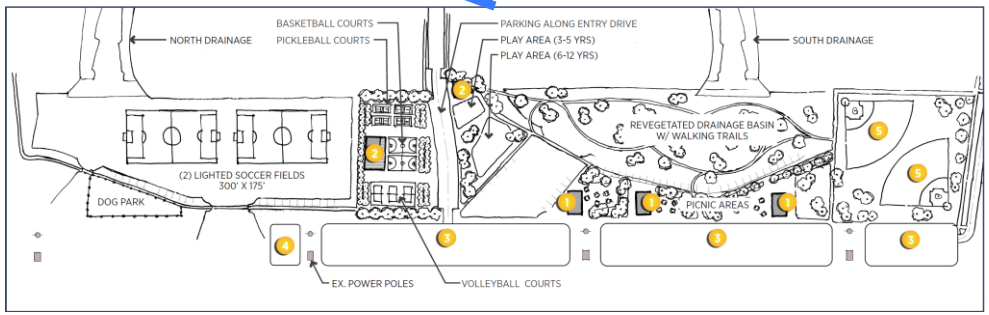
The Subject Property will include amenities, including community trails, open space, pocket parks, and a main amenity center featuring a pool, playground, sport courts, pickleball courts, dog park, lawn areas, ramadas, tot lot, splash pad, fitness center, picnic/bbq areas, corn hole & ping pong competition areas. Additionally, the community is planned to include soccer, volleyball, and baseball fields; restroom facilities for residents; basketball courts; additional play areas; and scenic walking trails. Some of the potential concepts are shown below, but are subject to change upon development.

The report's narrative ends with an Exhibit Package included in the Appendix. This package provides additional exhibits and information to analyze the Market and determine conclusions.

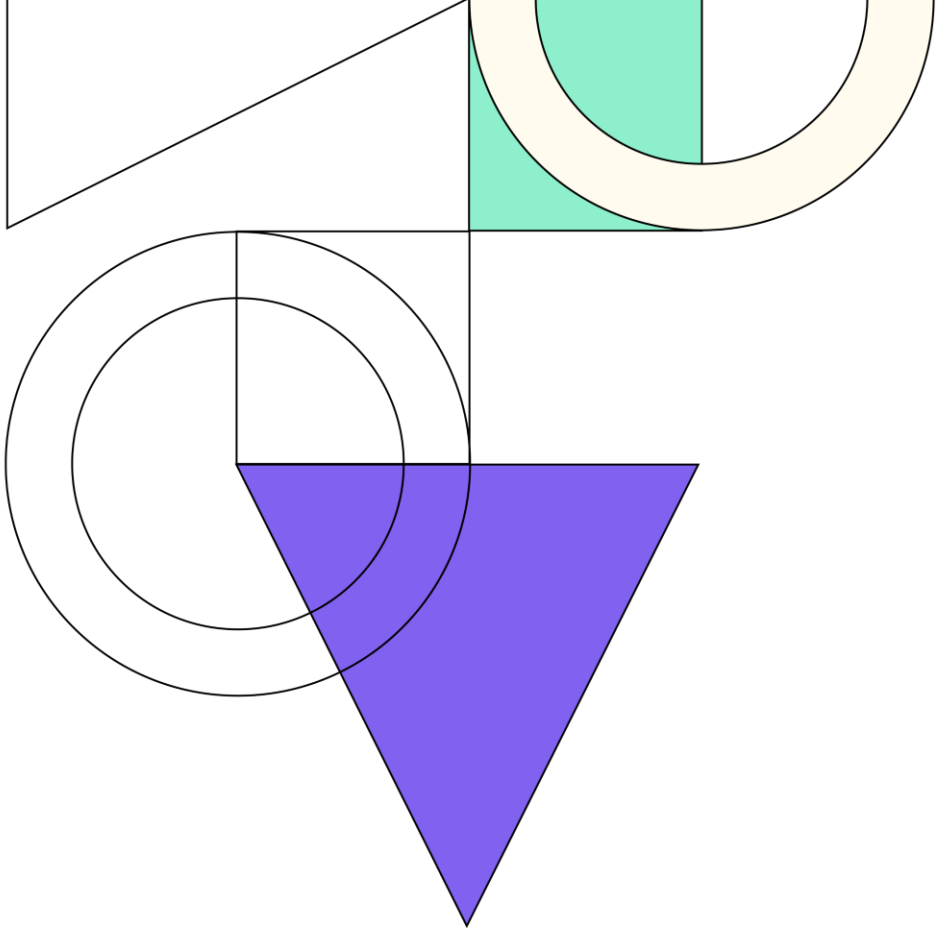








CASCADA II

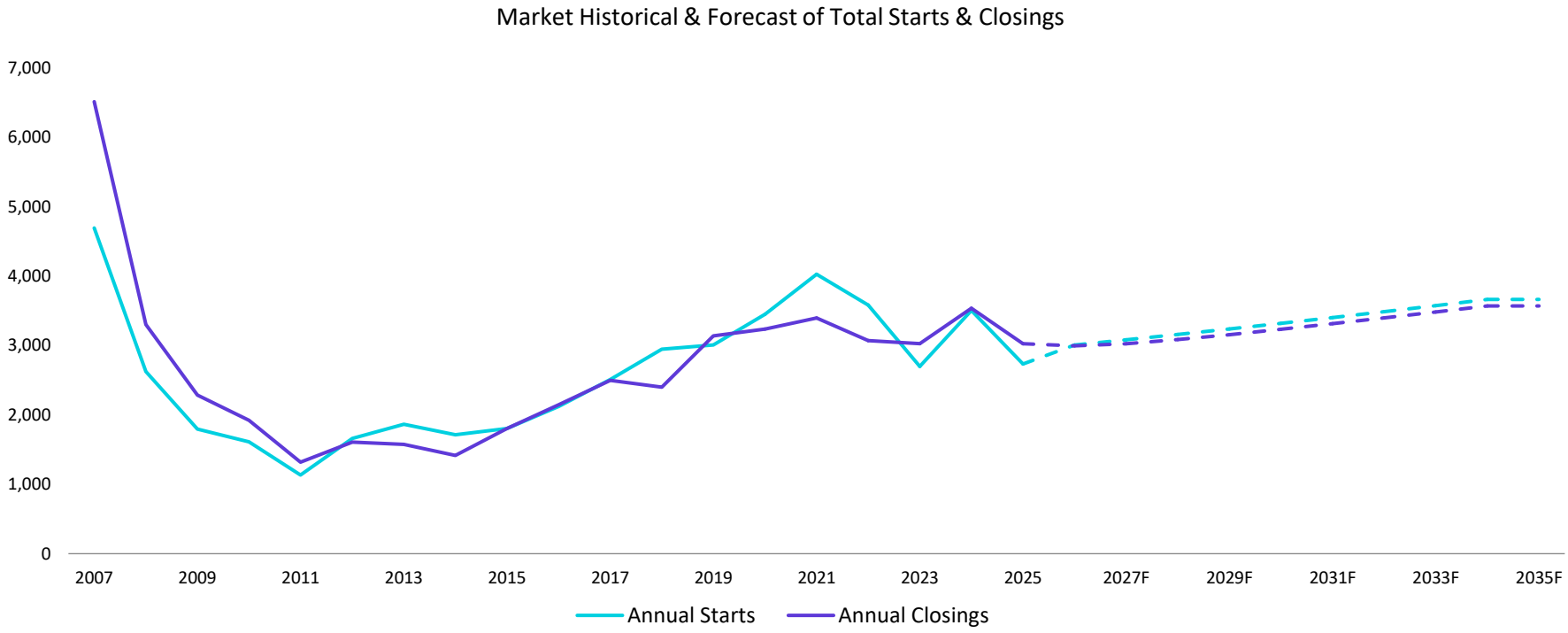


Housing Market Forecast and Analysis

Market Forecast

Housing Market Forecast and Analysis

The Tucson Market's new housing levels saw a +/-22.0% decrease in new home starts and a +/-14.4% decrease in annual new home closings from 2024 volume levels to 2025. Annual reported sales appear to have bottomed in 2025, before seeing increases in annual contract sales in November and December 2025, potentially pointing to a stabilizing and reviving market. Zonda expects that closings will steady in 2026 at around +/-1.0% compared to the end of 2025. This will result in closings following the trends established by sales and starts, as starts and closings align with each other. The outstanding questions for 2026 are: when inflation will reach the Federal Reserve's targets, how far mortgage rates will decline, when the building cycle will improve, what effect tariffs could have on the construction industry, and what price adjustments could occur.



Ongoing Market Influences

Housing Market Statistics and Analysis

- Inflation is trending down but remains above the Federal Reserve's 2.0% target at 2.4% for overall inflation in January 2026 as the economy continues to shift. Rates are down from one year ago at 2.9% and are down 6.4% since the peak in June 2022 (9.1%). Consumers face high costs for food, energy, rent, and other goods.

- With the tightening of borrowing costs, mortgage interest rates have risen sharply in the past few years, with a 30-year FRM rising from 3.22% in January 2022 to 7.79% in late October 2023 and declining to 6.96% at the end of January 2025. The Federal Reserve has begun making rate cuts, implementing one rate cut each in September, October, and December 2025, and has signaled that further rate cuts may come at a slower pace given current concerns about market stability; however, greater market clarity is needed. This has brought mortgage rates down to 6.09% as of mid-February 2026. According to Zonda's January 2026 survey, rates appear to provide some lift in traffic. January's demand outlook showed some improvement, with just over half of builders reporting that demand was on track with their expectations. This was double the share seen in December and the highest share of "on track" responses since April 2024. As a reminder, though, part of this improvement reflects a moving goalpost, as many builders have lowered their projections.

- Population growth is slowing. Migration inflow has slowed as housing affordability concerns elevate. At the same time, the overall net population, like the nation, has declined with rising death counts, fewer births, and a stalled international inflow due to the pandemic. Despite slowing migration, Arizona is projected to grow at a 5.4% annual rate over the next five years, according to Precisely projections. Tucson is expected to grow at a slightly lower rate of 2.3%.

- Geopolitical uncertainty. The Russian-Ukrainian conflict and related conflicts in the Middle East, along with Western responses, have continued to cause global economic uncertainty, increasing the risk of recessionary pressures worldwide.

- Job growth has been varied over the past few years, with it slowing in 2025 nationally. National employment data for 2025 showed an increasingly inconsistent picture. While the economy grew during most of the year, it experienced net job losses in three separate months and the unemployment rate rose to the highest level in years. These mixed signals reflect both slowing job creation and rising unemployment, especially among younger workers, even as sectors like health care continue to add positions. Locally, job growth shifted from negative in the first half of 2025 to positive in the second half of 2025. However, economic uncertainty still exists. Moreover, national immigration policy could further complicate the construction sector.

Ongoing Market Influences (continued)

Housing Market Statistics and Analysis

- The lack of quality resale supply, despite rising listings in the resale market, however minimal, has seen prices be similar or above new homes, keeping attainability and supply limited. This will provide an opportunity for savvy homebuilders and developers to gain market advantage.

- While still early in the Market, with many communities considering the option but only a few actively open, the rise of Build-for-Rent ("BFR") community development figures to delay and shift some demand away from home purchases. This may be a welcome addition if it bridges renting and buying. Given the current market, the BFR impact will be delayed with signals of increasing demand on the horizon.

- Continued attainability challenges in the for-sale market. If the attainability relief doesn't materialize in the for-sale market via lower interest rates or higher-density housing, more potential buyers may be forced to remain renters. This will cause rents to rise. Attainability issues are further pressing the need to replan projects to bring higher-density products to the market, whether they are attached or detached.

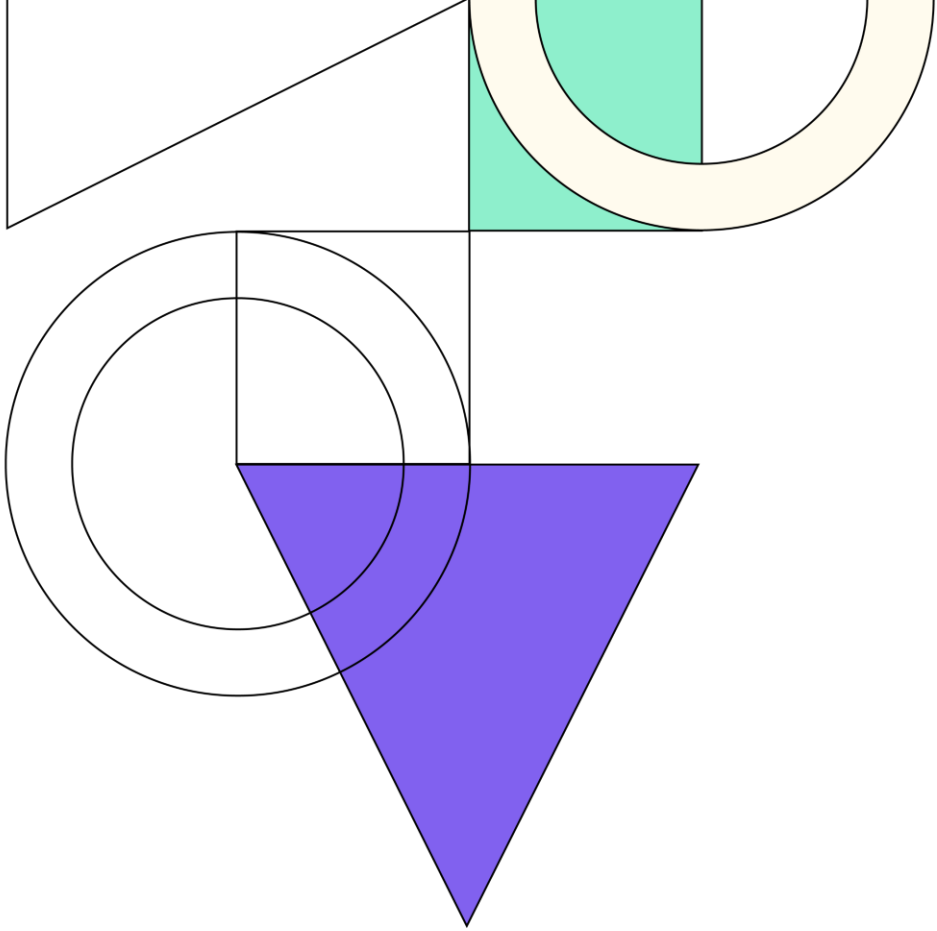
- Millennial demand continues to enter the market. This generation is now in traditional home-buying ages (life cycle/families). With little to no debt and lower mortgage rates, it will continue expanding its share of the buyer population in the coming years.

- Consumers are taking on more debt, with excess savings depleted. The excess savings brought about by pandemic changes have been worked through nationally. While higher-income households still have high savings levels, household finances for lower- and middle-income households are strained. Consumers account for 70% of overall economic growth, so any cracks in consumer pocketbooks are worth monitoring.

- Trade and tariff policy will exacerbate already high costs. Economists on both the left and right have expressed concerns about potential consequences. Rising import costs can drive inflationary pressures as businesses pass them on to consumers. Tariffs disrupt established supply chains and could harm U.S. industries reliant on exports. The current national policy will cause further disruption, uncertainty, and loss of trust, eroding consumer confidence in the market.

- Confidence remains the main issue. For the fourth consecutive month, consumer confidence was noted as the primary holdup for buyers. In January, the share of builders responding that consumers were inactive due to confidence concerns edged up slightly to 22%. A handful of builder comments suggested that immigration-related uncertainty has weighed on international buyer participation. The labor market was cited as another top concern.

- Stock market volatility.



Competitive Market Analysis

CMA Ten – Year Forecast & Market Capture

Competitive Market Analysis

To review the most competitive master-planned communities and subdivisions within the CMA, Zonda Advisory combined data from its quarterly survey database with field research. During this research, various developments and site locations were inspected, and sales agents and developers were interviewed. Over the past decade, the CMA has continued to obtain a substantial portion of the Tucson Market.

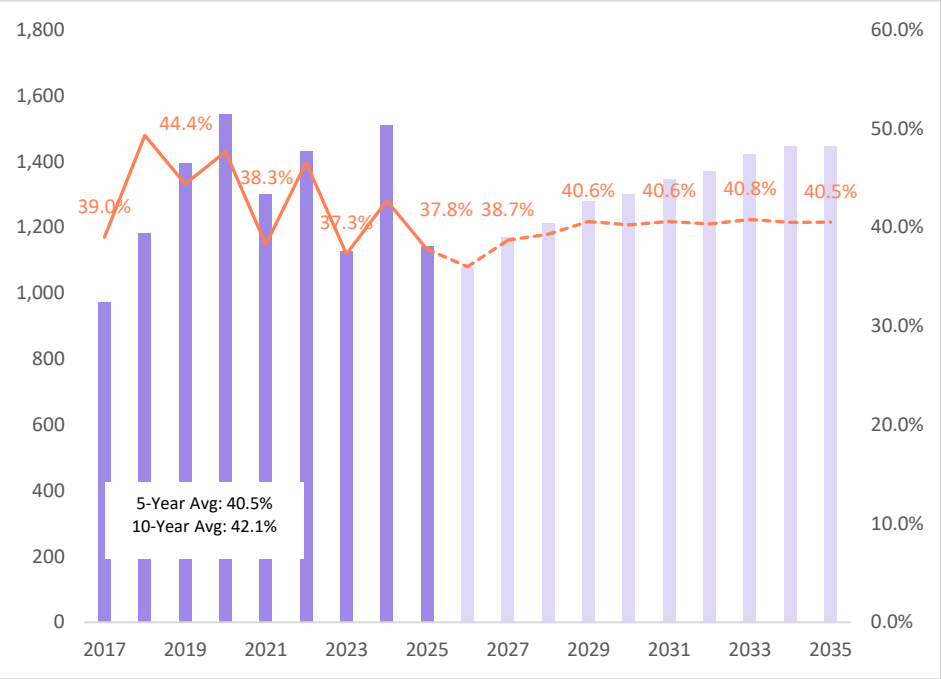
- Annual closing volume peaked in early 2007 at 1,976 before declining to 1,497 by 1Q08, a decrease of 24.2% as the effects of the Great Recession began to take effect.

- By the start of 2010, annual closings had decline 736.% from the peak and ended 2010 up slightly.

- Closings began to decline again in 2011, reaching a low of 452 annual closings in 4Q11.
- Throughout this period, the CMA had seen starts and closings, market share increase, and finally breaking 40% market share by 2013.

- New home closings saw increases over the next few years until 2014 when the CMA experienced a slight slowdown with starts foreshadowing this slowdown starting in late 2013. Both starts and closings picked up slowly heading into 2015 and experiencing general stability in 2016.

- 2018 saw the CMA reach 1,183 annual closings as the CMA continued to maintain the 40% plus market share within the Tucson market. Proving demand and that product was needed within the CMA.



CMA Ten – Year Forecast & Market Capture (cont.)

Competitive Market Analysis

- 2019 saw continued increases in closings as market share peaked at 48.0% of the total Tucson Market, well above recent years.

- The CMA saw annual closings continue to increase on a quarterly basis until 2020, with a peak of 1,556 annual closings in 3Q20 before seeing a slight slowdown in annual closings over the next few years.

- Between 2021 and the start of 2024, annual closings decreased to 1,100 and a 36.7% market share. Over the next two years, annual closings increased to 1,510 in 4Q24, then declined to 1,143 in 4Q25. This also saw the annual closing market share decline to 34.7%. Annual starts, however, appear to have found a bottom two quarters prior and currently obtain 36.1% market share, leading to a potential increase in market share for observed closings in 2026 and through the life of the Subject Property.

A well-balanced supply of finished lots is estimated at 18-22 months. The current months-of-supply of 33.5 indicates an overstocked market, though the number is inflated by slower-moving and/or dormant lots. This number is also increased by a recent quarterly lot delivery that was one of the largest over the last ten years, and hasn't started closing homes currently and will likely decline over the next few quarters. The CMA has a 10-year average of 25.4 MOS and a 5-year average of 22.0. As evidenced by the CMA's actively selling neighborhoods, lots are in demand, and competition will remain strong when those lots are supplied to the CMA.

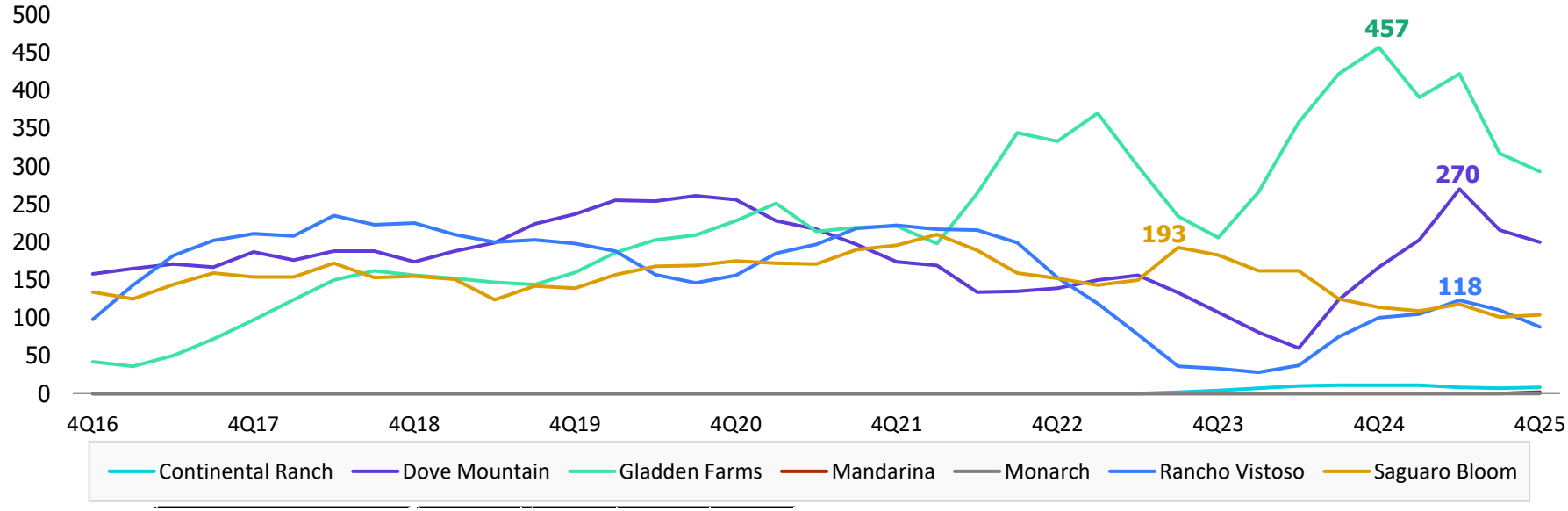
The previous page illustrates the CMA's historical and projected closing volumes and market capture rates. Actual annual closings within the CMA are shown in the solid purple columns from 2016 through 2025. The solid orange line represents the CMA's capture of all annual closings within the Market. A housing forecast for 2026 through 2035 is provided, as shown in the light purple columns. Further discussion of these figures is provided in the following pages, with a focus on the CMA's Housing and Lot Supply Build-out model. The forecasted annual closing totals are derived from the Market housing forecasts. Zonda Advisory believes that as the market's new housing activity progresses, the CMA will gain and then stabilize market share as development moves towards the Subject Property when homes are offered for sale. This, in turn, will increase demand for commercial properties and create employment opportunities.

The following exhibits show that the CMA comprises planned communities with a mix of single- and multiple-builder-controlled developments. Additionally, individual project volumes fluctuate annually based on the community's life stage (introduction, growth, maturity, and closeout) and the timing of lot delivery and availability in each community.

CMA Communities Historical Trends & Peak

Competitive Market Analysis

Gladden Farms (293 closings, 25.6% capture rate), Dove Mountain (200 closings, 17.5% capture rate), and Saguaro Bloom (104 closings, 9.1% capture rate) have been the most active communities in the CMA in terms of velocity through 4Q25. The CMA has historically supported multiple communities with strong demand. Note that Gladden Farms is nearly built out, along with Dove Mountain and Rancho Vistoso.



MPCs	Built-Out	Lots Remain	VDL	Home Inv	Ann Starts Capture	Historical Capture Peak & Qtr		Ann Close Capture	Historical Capture Peak & Qtr	
Continental Ranch	99.5%	4	0	4	0.4%	3.3%	4Q08	0.7%	2.9%	2Q09
Dove Mountain	82.6%	901	430	114	16.1%	19.4%	1Q16	17.5%	20.0%	1Q17
Gladden Farms	92.9%	263	217	46	15.1%	30.1%	3Q23	25.6%	30.3%	4Q24
Mandarina	0.1%	2,525	495	52	5.5%	5.5%	4Q25	0.2%	0.2%	4Q25
Monarch	0.0%	1,400	524	17	1.7%	1.7%	4Q25	0.0%	0.0%	4Q06
Rancho Vistoso	88.1%	442	199	57	8.9%	22.7%	2Q17	7.7%	21.8%	3Q17
Saguaro Bloom	76.4%	514	202	72	12.8%	16.8%	2Q21	9.1%	17.1%	3Q17
Combined Total	---	6,049	2,067	362						

CMA Communities Product Mix

Competitive Market Analysis

Single-family 50'-59' (5,258 units, 26.9% product share), single-family 40'-49' (4,053 units, 20.8% product share), and single-family 60'-69 (3,470 units, 17.8% product share) have been the most prominent product types in the CMA of the largest active communities through 4Q25. While attached product is growing, supply remains limited positioning Cascada to capture demand with its townhome offerings.

Product Type	Subject Property	Selected Communities	Continental Ranch	Dove Mountain	Gladden Farms	Mandarina	Monarch	Rancho Vistoso	Saguaro Bloom
First Closing	1Q27	---	N/A	N/A	N/A	4Q25	4Q24	N/A	4Q13
Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TH's/Duplex	8.1%	0.6%	0.0%	0.0%	0.0%	4.6%	0.0%	0.0%	0.0%
< 30'	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
30' - 39'	14.0%	4.5%	3.3%	0.0%	0.0%	33.7%	0.0%	0.0%	0.0%
40' - 49'	38.8%	20.8%	39.1%	8.3%	35.7%	2.4%	37.6%	33.4%	6.7%
50' - 59'	27.9%	26.9%	12.6%	37.6%	35.5%	0.0%	17.4%	16.1%	48.1%
60' - 69'	11.1%	17.8%	45.0%	25.1%	16.8%	0.0%	8.7%	9.8%	31.7%
70' - 79'	0.0%	6.1%	0.0%	6.6%	9.5%	0.0%	0.0%	12.1%	2.4%
80' - 99'	0.0%	4.2%	0.0%	9.9%	2.4%	0.0%	0.0%	5.9%	0.0%
> 100'	0.0%	7.3%	0.0%	12.4%	0.0%	0.0%	0.0%	21.2%	0.0%
Unknown/Future	0.0%	11.8%	0.0%	0.0%	0.0%	59.4%	36.4%	1.6%	11.0%
Built Out %	0.0%	---	99.5%	82.6%	92.9%	0.1%	0.0%	88.1%	76.4%

1 - Subject Property is based on the estimated total number of lots, as provided by the Client.

2 - All percentages represent the total product segmentation of each MP unless otherwise indicated. Includes all built-out, active, and future lots as of 3Q25.

Lot Supplies

Competitive Market Analysis

Through the end of 4Q25, there were 2,755 vacant developed lots and an estimated 4,257 undeveloped future lots in actively selling communities within the CMA. In addition, future projects moving through the development process will continue to enter the market in the next decade, pending entitlement approvals, development financing, and land development. These proposed future communities have an additional 13,278 potential lots (many are conceptual and remain raw land). Based on the pace of 1,143 new homes closed in the CMA through 4Q25, the lots identified in the active communities equate to 6.1 years of potential supply. The proposed future lots represent an additional 11.6 years of potential supply.

To understand market supply in the years ahead, we have projected the build-out of remaining lots in active CMA communities and estimated the lots for future projects. This build-out model helps identify when demand for lots and new-home options in the Market will no longer be met within the CMA, given the currently active developments. This is a comprehensive list of all known lots in this CMA, featuring larger communities and grouping smaller-scale communities. Projected absorptions for 2026 through 2035 are based on reasonable absorption projections of their remaining supply based on past performance and the community stage (introduction, growth, mature, close-out).

In our model, we have listed the competitive communities with their current housing trends, build-out percentage (highlighted in blue), historical absorption, projected annual absorption, and projected growth in the CMA, product segmentation, location strength analysis, and overall anticipated position within the CMA housing market segment.

Known future planned communities are represented within the model. All reasonable efforts have been made to determine the conceptual plans for these future communities. Still, many of these communities, even those fully platted, could face delays of one kind or another, changes in product segmentation to reflect market conditions, financing constraints, and other factors that could affect their market-entry timeline. It is important to remember that many are still conceptual, undefined communities as we seek a broader view of future lot supply within the CMA.

At the bottom of the exhibit, in purple, we have listed the CMA community's combined annual closings, as well as their combined historical and projected closing totals. These totals represent the CMA totals based on these community absorptions and further track the forecasted CMA capture rate of closings within the overall Market. This has been done in coordination with Zonda Advisory's Tucson Market housing forecast, also represented in purple. The Market's actual and projected annual closings are also provided.

CMA Projected Buildout Model

Competitive Market Analysis

	CMA Selected MPCs	Total New Housing: Lot Del	Ann St	Ann Cl	Hm Inv	VDL Inv	Future[1]	Built-Out %	Actual Historical Closings Volume: 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Projected Closings Volume: 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Beyond
	Cascada	0	0	0	0	0	3,100	0.0%	0	0	0	0	0	0	0	0	0	0	0	158	188	281	345	296	296	296	296	296	648
	Subject Capture of the CMA	0%	0%	0%	0%	0%	73%	---	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	15%	22%	26%	22%	22%	21%	20%	20%	---
Active Development	Continental Ranch	0	4	8	4	0	0	99.5%	0	0	0	0	0	0	0	4	11	8	**4**										0
Active Development	Dove Mountain	0	159	200	114	430	357	82.6%	158	187	174	237	256	174	139	107	167	200	225	225	225	200	**26**						0
Active Development	Gladden Farms	0	149	293	46	217	0	92.9%	42	97	156	160	228	221	333	206	457	293	150	**113**									0
Active Development	Mandarina	549	54	2	52	495	1,978	0.1%	0	0	0	0	0	0	0	0	0	2	75	100	125	150	175	225	225	250	250	250	700
Active Development	Monarch	541	17	0	17	524	859	0.0%	0	0	0	0	0	0	0	0	0	0	50	125	150	150	200	250	250	150	**75**		0
Active Development	Rancho Vistoso	2	88	88	57	199	186	88.1%	98	211	225	198	156	222	153	33	100	88	100	100	100	100	**42**						0
Active Development	Saguaro Bloom	0	126	104	72	202	240	76.4%	134	154	155	139	175	196	152	183	114	104	125	125	125	100	**39**						0
Active Development	Other (Combined)[4]	338	389	448	203	688	637	90.9%	393	325	473	660	728	487	653	596	661	448	350	200	200	200	200	200	175	150	150	**151**	0
	Active Summary	1,430	986	1,143	565	2,755	4,257	79.1%	825	974	1,183	1,394	1,543	1,300	1,430	1,129	1,510	1,143	1,079	988	925	900	682	675	650	550	475	401	700
Future Development	Arboles Viejos	0	0	0	0	0	1,857	0.0%	0	0	0	0	0	0	0	0	0	0								**50**	75	100	1,632
Future Development	Ranch House	0	0	0	0	0	3,200	0.0%	0	0	0	0	0	0	0	0	0	0							**50**	150	200	200	2,600
Future Development	Villages of Tortolita	0	0	0	0	0	1,000	0.0%	0	0	0	0	0	0	0	0	0	0					**25**	100	100	100	100	100	475
Future Development	Other (Combined)[4]	0	0	0	0	0	4,121	0.0%	0	0	0	0	0	0	0	0	0	0		**25**	100	100	250	275	275	275	300	350	2,171
	Future Summary	0	0	0	0	0	13,278	0.0%	0	0	0	0	0	0	0	0	0	0	0	183	288	381	620	671	721	871	971	1,046	7,526
	CMA								825	974	1,183	1,394	1,543	1,300	1,430	1,129	1,510	1,143	1,079	1,171	1,213	1,281	1,302	1,346	1,371	1,421	1,446	1,447	NA
	Market								2,147	2,497	2,399	3,141	3,237	3,397	3,071	3,027	3,537	3,026	2,996	3,026	3,086	3,156	3,235	3,315	3,398	3,483	3,570	3,570	NA
	CMA Capture of Market:								**38.4%**	**39.0%**	**49.3%**	**44.4%**	**47.7%**	**38.3%**	**46.6%**	**37.3%**	**42.7%**	**37.8%**	**36.0%**	**38.7%**	**39.3%**	**40.6%**	**40.3%**	**40.6%**	**40.3%**	**40.8%**	**40.5%**	**40.5%**	**NA**

Notes:

[1-] Future lot counts are based on currently known breakouts of lots already identified within the Competitive Market Area. This figure may increase/decrease as future development parcel plans are realized.

[2-] 2026 forecast is based on the actual preliminary housing trends through the fourth quarter of 2025 (based on Zonda's lot-by-lot survey) with projected results for the following quarters based on current activity and Zonda Advisory's research.

[3-] Information including total lots, closing pace and market entry time frames are estimated for all future communities based on information collected from developers and planners. Some of these future communities may have additional lot counts and sizes as several have not yet been platted. There may be additional future communities currently unknown at this time that enter the market during this time period; some of the communities listed may utlimately not enter the market. Actual lot counts and product type may prove different than information collected at this time.

[4-] Other (Combined) represent the combined total of remaining CMA subdivisions identified at this time, both within Active and Future segments.

This model tracks a moving target with numerous variables and requires periodic revision as existing and emerging competition evolve. The CMA finished 2025 with a Market closing capture rate of 37.8%, just below the 5-year average of 40.5%**. Given the push for value and attainability, demand is expected to continue, which should further fuel this growing area.** Furthermore, given the "work from home" norms resulting from COVID-19, concerns about commute times to employment that were previously observed should continue to decline, and the CMA may see additional gains in capture over time. If some of the replacement communities fail to gain traction, due to challenges many developers/landowners face in trying to secure entitlements, water, services, and financing, the potential for existing communities to gain market volume exists.

Demand Analysis

Competitive Market Analysis

Assessing housing demand and market capture is an iterative process involving numerous variables that are constantly changing. We have approached demand using our projected new-home closings forecast for the Market. We accounted for demand by reviewing all active and future lots within the CMA and all previously discussed variables, generating a supply-based CMA capture rate (as noted in the build-out model). From there, we reviewed the ratio of currently active to future planned lots, the transition of communities to build-out, and plausible timelines for new communities. We then reviewed demographic and economic trends, as well as the outlook for new housing supply availability. We projected a CMA capture rate of 39.8% on average over the next 10 years, consistent with market demand. We then calculated a potential demand variance of +/-3.5% to account for unknown factors that could cause the market to move either positively or negatively from our estimate. This demand analysis is consistent with historical trends and projected upward growth within the CMA. While these figures provide a realistic view of the market based on our experience, such demand models are the most useful points of discussion.

	CMA														
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Actual					Forecast									
Market Closings Projections[1]	3,397	3,071	3,027	3,537	3,026	2,996	3,026	3,086	3,156	3,235	3,315	3,398	3,483	3,570	3,570
Total CMA Capture[2]	1,300	1,430	1,129	1,510	1,143	1,079	1,171	1,213	1,281	1,302	1,346	1,371	1,421	1,446	1,447
	38.3%	46.6%	37.3%	42.7%	37.8%	36.0%	38.7%	39.3%	40.6%	40.3%	40.6%	40.3%	40.8%	40.5%	40.5%
Active Communitity Capture[3]	1,300	1,430	1,129	1,510	1,143	1,079	988	925	900	682	675	650	550	475	401
	100%	100%	100%	100%	100%	100%	84%	76%	70%	52%	50%	47%	39%	33%	28%
Future Community Capture[4]	0	0	0	0	0	0	183	288	381	620	671	721	871	971	1,046
	0%	0%	0%	0%	0%	0%	16%	24%	30%	48%	50%	53%	61%	67%	72%
Subject Property[5] Closings & Capture	0	0	0	0	0	0	158	188	281	345	296	296	296	296	296
	0%	0%	0%	0%	0%	0%	13%	15%	22%	26%	22%	22%	21%	20%	20%
Potential Demand Variance[6]															
CMA @ 36.3% Capture	NA	NA	NA	NA	NA	7	-74	-94	-137	-129	-144	-139	-158	-151	-152
CMA @ 43.3% Capture	NA	NA	NA	NA	NA	217	138	122	84	97	88	99	86	99	98

Notes:

[1] Annual closings for 2021 to 2025 are based on the deed closing results for the Market. Future annual closings between 2026 through 2035 are forecasted by Zonda Advisory. This level of sales can only be achieved if the housing market fundamentals continue to improve and homebuilders offer appropriately priced product in locations with price ranges in demand by the homebuying public.

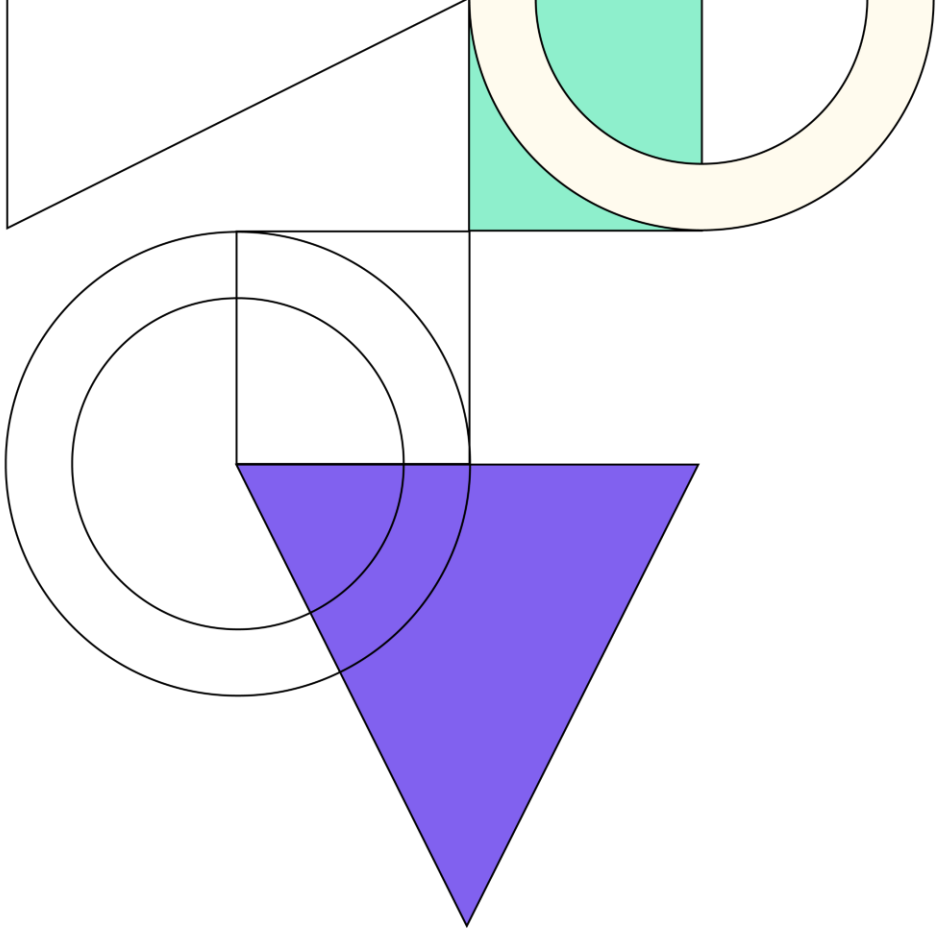
[2] Includes all annual closings within the CMA per Zonda Advisory. Market share percentages between 2021 and 2025 are actual capture rates. Future closings within this segment were forecasted based on estimated capture rates that follow established start production and closing trends which are consistent with those listed in previous exhibits.

[3] The combined total of all currently active selling communities' related closings within the CMA. 2021 through 2025 figures are actual capture counts, therefore equal 100%. Future closings with this segment were forecasting based on historical and anticipated absorption of these same communities within the CMA up until their completion.

[4] The combined total of all currently future planned communities and their closings within the CMA. Years 2021 through 2025 will not have any activity since these communities are yet to enter the market. Future closings within this segment were forecasted based on estimated market entry for each community and anticipated absorption given what is currently known about each potential community. As with any future plans, all estimates are subject to change. Given today's current housing development environment, it is possible that some of these communities may never be fully realized, may enter the market at another time than projected, and/or that additional communities currently unknown may enter the market over the next ten years.

[5] Based on the absorption analysis for the Subject Property, as shown within the build-out model.

[6] Zonda Advisory acknowledges the possibilities of a variance in demand brought on by unforeseen circumstances such as interest rates spikes, gaps in lot deliveries and the ebb and flow of consumer confidence brought on by a variety of factors. Therefore, we have shown a +/- 3.5% variance from the average capture rate.



For-Sale Market Conclusions

Absorption

Conclusions

The Subject Property should continue supporting CMA's demand with its product offerings and price points. It offers ease of access to employment centers within a growing and substantial portion of the Tucson Market. Zonda Advisory believes the Subject Property will perform well within the CMA. **Based on this review of the competitive market area and the District's information regarding the Subject Property, lot deliveries, and product concepts, Zonda Advisory has forecast an absorption schedule for the community (outlined in the exhibit below), which we believe is reasonable and supported by this report.**

Product Type[3]	Builders	Average Close Price[1]	Unit Mix[2]		2026				2027				2028				2029				2030				2031				2032				2033				2034				2035			
			Lots	%	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Townhomes 24'	1	$360,500	250	8.1%					12	12	12	12	18	18	18	18	18	18	18	18	18	18	18	4																				
SFD 40'	2	$414,575	931	30.0%					12	12	12	12	12	12	12	12	12	12	12	12	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
SFD 50'	2	$458,350	718	23.2%					10	12	12	10	10	12	12	10	10	12	12	10	15	15	15	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
SFD 60'	2	$589,675	345	11.1%						6	6	6	6	6	6	6	6	6	6	6	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8	8	9	9	8
AA 35'	1	$381,600	435	14.0%													12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
AA 40'	1	$434,600	273	8.8%													7	7	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7	7	8	8	7
AA 50'	1	$490,250	148	4.8%													4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total			3,100	100.0%	0	0	0	0	34	42	42	40	46	48	48	46	69	71	72	69	88	90	90	77	73	75	75	73	73	75	75	73	73	75	75	73	73	75	75	73	73	75	75	73
					0				158				188				281				345				296				296				296				296				296			

Notes:

[1] Average Close Price was calculated as the average among a representative sampling of builder floor plans (if available) selling as base prices with a lot premium average and option/upgrade package estimate based on all currently available information regarding the Subject Property as provided by the Developer and homebuilder(s), and an analysis within the competitive market.

[2] Product lines and unit mix are based upon current and preliminary information from the Developer and any known homebuilder(s). Market entry may need to be adjusted based on development timelines.

[3] Product type information provided by the Developer and future homebuilder(s), where possible.

Product Type[3]	Builders	Average Close Price[1]	Unit Mix[2]		2036				2037				2038				2039				2040				2041				2042				2043				2044				2045				2046			
			Lots	%	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Townhomes 24'	1	$360,500	250	8.1%																																									
SFD 40'	2	$414,575	931	30.0%	24	24	24	24	24	24	24	24	19																																	
SFD 50'	2	$458,350	718	23.2%	18	18	18	18	18	18	18	18	19																																	
SFD 60'	2	$589,675	345	11.1%	8	9	9	8	8	9	9	8	7																																	
AA 35'	1	$381,600	435	14.0%	12	12	12	12	12	12	12	12	3																																	
AA 40'	1	$434,600	273	8.8%	7	8	8	7	7	8	8	7	4																																	
AA 50'	1	$490,250	148	4.8%	4	4	4	4	4	4	4	4	4																																	
Total			3,100	100.0%	73	75	75	73	73	75	75	73	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					296				296				56				0				0				0				0				0				0				0			

Absorption

Conclusions

Based on this product offering and trends in the surrounding CMA, Zonda Advisory believes that Subject Property has the potential to absorb up to 345 homes in its peak year, assuming the homes are supplied to the market. With the current scheduled lot delivery, anticipated continued sales and home closings, and market factors, we estimate that the full build-out of the Subject Property will occur by 2038, barring any significant setbacks.

Based on current economic and competitive conditions, land availability, and the area's established history, Zonda Advisory estimates that the CMA's future capture rate will keep market share steady through the forecast period. Zonda Advisory believes that the Subject Property development has the potential to capture between 13.0% and 26.0% of the CMA's total home closings in the future, which seems reasonable given previous capture rates by similar-sized communities, completion of previous large communities, limited other large competitive communities known at this time, and past performance within the Tucson Market. If the Market achieves greater volumes than those forecasted by Zonda Advisory, absorption potential would increase. On the other hand, if a down cycle occurs within our current projection, Market volumes may fall out of pace, potentially resulting in lower absorption. Finally, should other communities build out earlier than expected or run short on available lots, capture rates would also increase (at the same time, if other competition emerges sooner than expected, capture rates could decline).

For-Sale Home Price Positioning

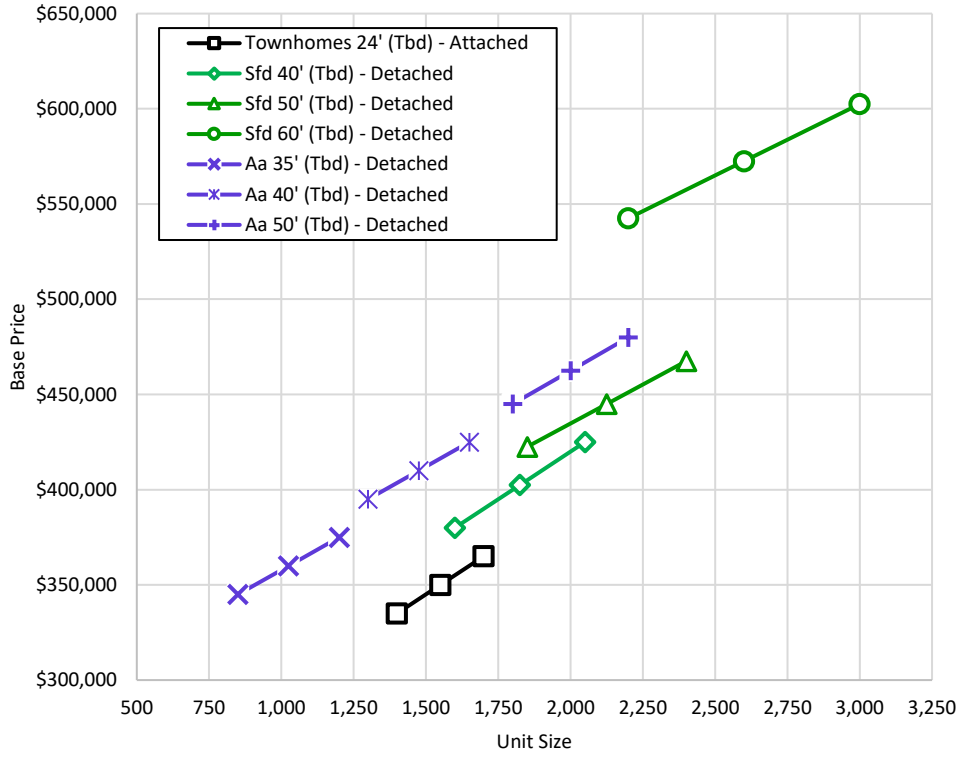
Conclusions

Zonda Advisory has evaluated the CMA with respect to price positioning, absorption levels, and market share. The recommendations and conclusions of Zonda Advisory regarding estimated pricing for the Subject Property, based on current market conditions and competition, are set forth below. We have used plan and pricing information for community product offerings, based on the developer's assumptions and plans, and coupled with fieldwork to evaluate the competitive area. Pricing for future releases may need to be adjusted as the Market continues to evolve.

These prices represent the current base price for all for-sale product lines within the Subject Property. These base prices were compared with those of other competitive offerings within the CMA. Past deed records were reviewed to calculate average closing prices, and values for lot premiums and options/upgrades were estimated based on field data collected from interviews with sales agents and a review of deed records—premiums varied by product line and target consumer. Lot premium values are typically based on orientation, size, topography, and the quality of views and open space behind the home site. Typical options/upgrades include adding and finishing basements, as well as improving kitchens, bathrooms, and flooring, all offered by the homebuilder. These additional options and upgrades will help the Subject Property generate substantial additional revenue. Details for the For-Sale Home Pricing Positioning Program are shown on the following pages.

For-Sale Home Price Positioning

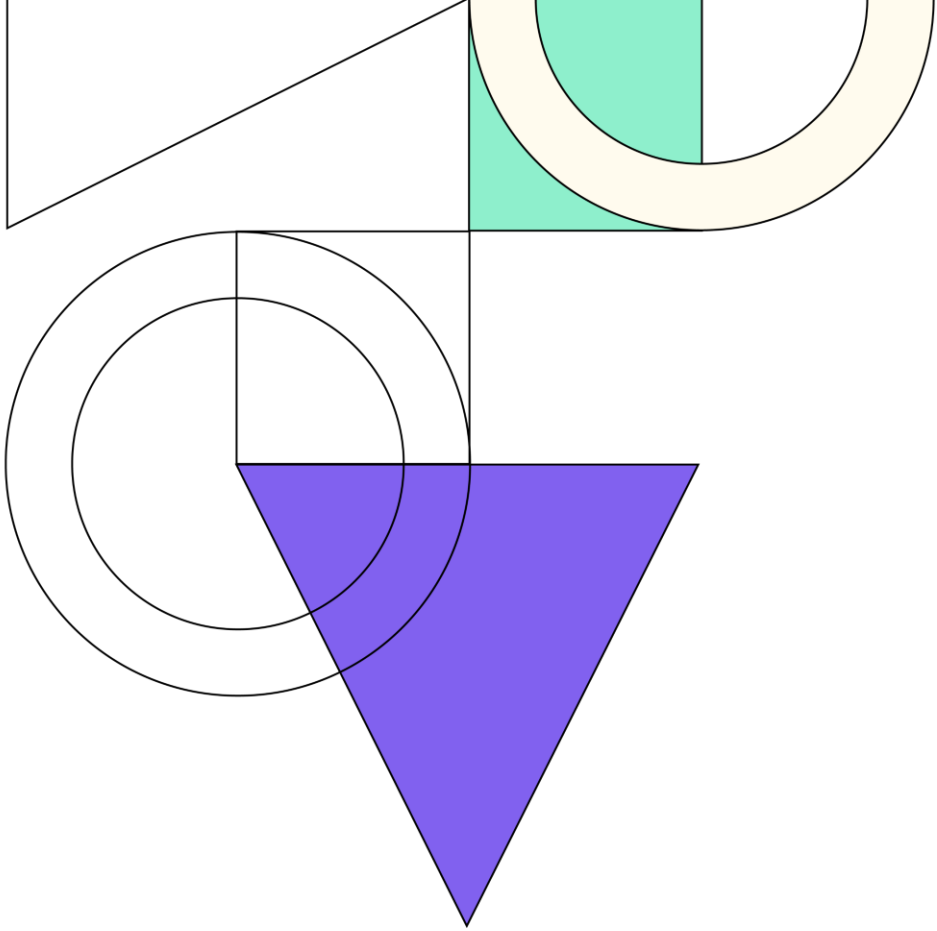
Conclusions



Subject Property Product Details		Size (SF)	Base Price	Base $/SF	Typical Spending — Options / Upgrades	Typical Spending — Lot Premiums	Estimated Closing Price	Est. Closing $/SF
A	**TOWNHOMES 24' | TBD | CASCADA | MARANA**							
Product:	Townhomes	1,400	$335,000	$239	$6,700	$3,350	$345,050	$246
Configuration:	Attached	1,550	$350,000	$226	$7,000	$3,500	$360,500	$233
Lot Dimension:	24'	1,700	$365,000	$215	$7,300	$3,650	$375,950	$221
		1,550	$350,000	$227	$7,000	$3,500	$360,500	$233
B	**SFD 40' | TBD | CASCADA | MARANA**							
Product:	Single Family	1,600	$380,000	$238	$7,600	$3,800	$391,400	$245
Configuration:	Detached	1,825	$402,500	$221	$8,050	$4,025	$414,575	$227
Lot Dimension:	40' Wide Lot	2,050	$425,000	$207	$8,500	$4,250	$437,750	$214
		1,825	$402,500	$222	$8,050	$4,025	$414,575	$228
C	**SFD 50' | TBD | CASCADA | MARANA**							
Product:	Single Family	1,850	$422,500	$228	$8,450	$4,225	$435,175	$235
Configuration:	Detached	2,125	$445,000	$209	$8,900	$4,450	$458,350	$216
Lot Dimension:	50' Wide Lot	2,400	$467,500	$195	$9,350	$4,675	$481,525	$201
		2,125	$445,000	$211	$8,900	$4,450	$458,350	$217
D	**SFD 60' | TBD | CASCADA | MARANA**							
Product:	Single Family	2,200	$542,500	$247	$10,850	$5,425	$558,775	$254
Configuration:	Detached	2,600	$572,500	$220	$11,450	$5,725	$589,675	$227
Lot Dimension:	60' Wide Lot	3,000	$602,500	$201	$12,050	$6,025	$620,575	$207
		2,600	$572,500	$223	$11,450	$5,725	$589,675	$229
E	**AA 35' | TBD | CASCADA | MARANA**							
Product:	Single Family	850	$345,000	$406	$17,250	$3,450	$365,700	$430
Configuration:	Detached	1,025	$360,000	$351	$18,000	$3,600	$381,600	$372
Lot Dimension:	35' Wide Lot	1,200	$375,000	$313	$18,750	$3,750	$397,500	$331
		1,025	$360,000	$357	$18,000	$3,600	$381,600	$378
F	**AA 40' | TBD | CASCADA | MARANA**							
Product:	Single Family	1,300	$395,000	$304	$19,750	$3,950	$418,700	$322
Configuration:	Detached	1,475	$410,000	$278	$20,500	$4,100	$434,600	$295
Lot Dimension:	40' Wide Lot	1,650	$425,000	$258	$21,250	$4,250	$450,500	$273
		1,475	$410,000	$280	$20,500	$4,100	$434,600	$297
G	**AA 50' | TBD | CASCADA | MARANA**							
Product:	Single Family	1,800	$445,000	$247	$22,250	$4,450	$471,700	$262
Configuration:	Detached	2,000	$462,500	$231	$23,125	$4,625	$490,250	$245
Lot Dimension:	50' Wide Lot	2,200	$480,000	$218	$24,000	$4,800	$508,800	$231
		2,000	$462,500	$232	$23,125	$4,625	$490,250	$246

--- Notes ---

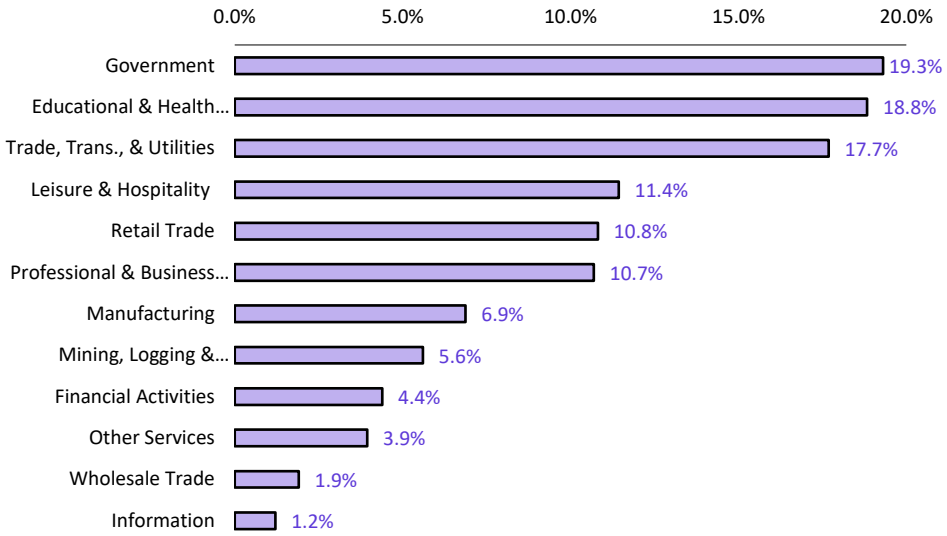
1. Product prices and plan information for the Subject Property are based on all currently available information regarding the Subject Property as provided by the developer and identified homebuilder. Additional assumptions and estimates have been included based on an analysis within the CMA to determine the most likely additional product information.
2. Average Prices for the Subject Property are based on all currently available information regarding the Subject Property, as provided by the developer and homebuilder. Plan information used was based on product provided by the Client.
3. All information is based on current market conditions. Pricing at the Subject Property's release may need adjustment. Zonda Advisory estimates a long-term 3.0% annual average increase in pricing within the CMA over time.

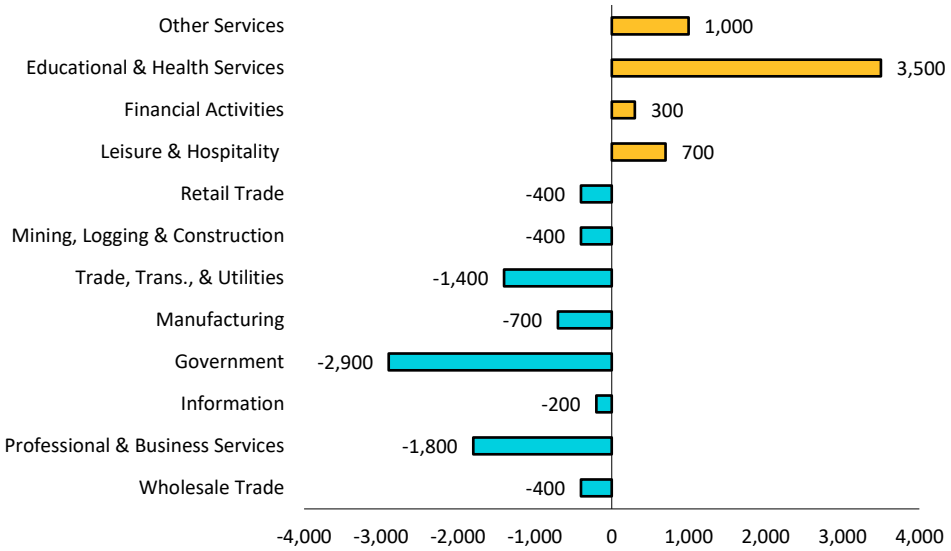


Appendix

Employment and Job Growth

Economic Overview





Ranked by Current Industry Sector Capture

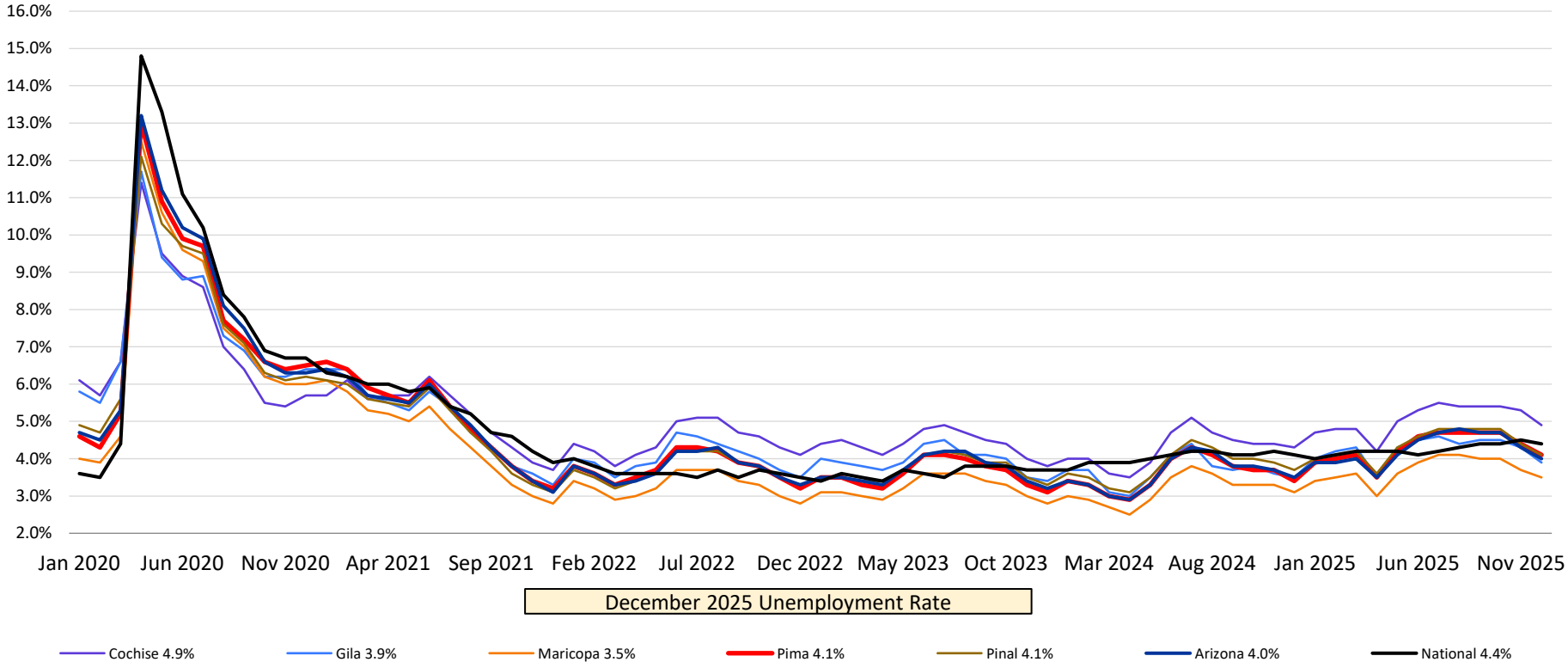
Sector	Dec 2025	Dec 2024	Net Jobs 1-Yr	Net Jobs 3-Yr	Net Jobs 5-Yr	Capture %	YOY %
Government	77,800	80,700	-2,900	-400	2,400	19.3%	-3.6%
Educational & Health Services	75,900	72,400	3,500	7,900	8,100	18.8%	4.8%
Trade, Trans., & Utilities	71,300	72,700	-1,400	-2,300	1,300	17.7%	-1.9%
Leisure & Hospitality	46,100	45,400	700	1,000	10,500	11.4%	1.5%
Retail Trade	43,600	44,000	-400	-1,200	1,000	10.8%	-0.9%
Professional & Business Services	43,100	44,900	-1,800	-6,100	-4,300	10.7%	-4.0%
Manufacturing	27,700	28,400	-700	-100	200	6.9%	-2.5%
Mining, Logging & Construction	22,600	23,000	-400	300	2,700	5.6%	-1.7%
Financial Activities	17,700	17,400	300	-1,200	-1,400	4.4%	1.7%
Other Services	15,900	14,900	1,000	1,300	3,400	3.9%	6.7%
Wholesale Trade	7,700	8,100	-400	-100	600	1.9%	-4.9%
Information	4,900	5,100	-200	-500	0	1.2%	-3.9%
Total Non-Farm	403,000	404,900	-1,900	-100	22,900	100.0%	-0.5%

Unemployment Trends

Economic Overview

To further break down the economic characteristics of the area, Zonda Advisory has provided a historical look at select county unemployment rates, as well as against the state and national rates. As some rates begin to fall, there are additional factors to consider when reviewing unemployment rate trends. These include fewer people looking for work and demographic shifts as workers who delayed retirement during the recession now begin to leave the workforce, leaving job openings to fill.

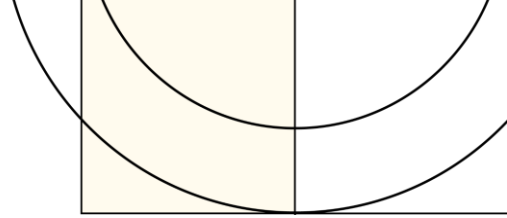
The red line represents Pima County, where the Subject Property is located. Through December, the county's unemployment rate stood at 4.1%, above the State (4.0%) and below the National (4.4%) rates.



Source: U.S. Bureau of Labor Statistics
Note: October 2025 data unavailable due to the 2025 lapse in appropriations per the BLS

Population and Households

Demographic Overview



Tucson MSA	2020 Census	Total Population 2024 Estimate	2029 Projection
Population	1,045,175	1,069,414	1,100,777
Total Numerical Change	---	24,239	31,363
Total Percent Change	---	2.3%	2.9%
Annual Number Change	---	6,060	6,273
Annual Percent Change	---	0.6%	0.6%
Households	427,975	441,087	457,864
Total Numerical Change	---	13,112	16,777
Total Percent Change	---	3.1%	3.8%
Annual Number Change	---	3,278	3,355
Annual Percent Change	---	0.8%	0.7%
Average Household Size	2.4	2.4	2.4

Source: Zonda/U.S. Census Bureau

Cascada CMA	2020 Census	Total Population 2024 Estimate	2029 Projection
Population	244,967	256,508	267,674
Total Numerical Change	---	11,541	11,166
Total Percent Change	---	4.7%	4.4%
Annual Number Change	---	2,885	2,233
Annual Percent Change	---	1.2%	0.9%
Households	101,545	107,026	112,543
Total Numerical Change	---	5,481	5,517
Total Percent Change	---	5.4%	5.2%
Annual Number Change	---	1,370	1,103
Annual Percent Change	---	1.3%	1.0%
Average Household Size	2.4	2.4	2.4
Share of Market			
Population	23.4%	24.0%	24.3%
Households	23.7%	24.3%	24.6%

Source: Zonda/U.S. Census Bureau

Age Distribution

Demographic Overview

Tucson MSA	2020 Census		2024 Estimate		2029 Projection	
Age Group	**Total**	**%**	**Total**	**%**	**Total**	**%**
0-24	310,732	29.7%	308,928	28.9%	298,108	27.1%
25-34	134,142	12.8%	142,226	13.3%	145,717	13.2%
35-44	119,743	11.5%	122,620	11.5%	127,597	11.6%
45-54	114,221	10.9%	117,014	10.9%	120,840	11.0%
55-64	137,755	13.2%	132,463	12.4%	127,516	11.6%
65-74	133,532	12.8%	137,946	12.9%	149,453	13.6%
75-84	70,227	6.7%	81,791	7.6%	99,545	9.0%
85+	24,823	2.4%	26,426	2.5%	32,001	2.9%
	1,045,175	100.0%	1,069,414	100.0%	1,100,777	100.0%
Annual Change						
0-24	-	-	-451	-0.1%	-2,164	-0.7%
25-34	-	-	2,021	1.5%	698	0.5%
35-44	-	-	719	0.6%	995	0.8%
45-54		-	698	0.6%	765	0.6%
55-64	-	-	-1,323	-1.0%	-989	-0.8%
65-74	-	-	1,104	0.8%	2,301	1.6%
75-84	-	-	2,891	3.9%	3,551	4.0%
85+	-	-	401	1.6%	1,115	3.9%
Median Age	41.0		41.0		43.0	

Source: Zonda/U.S. Census Bureau

Cascada CMA	2020 Census		2024 Estimate		2029 Projection	
Age Group	**Total**	**%**	**Total**	**%**	**Total**	**%**
0-24	65,556	26.8%	66,556	25.9%	65,727	24.6%
25-34	28,142	11.5%	30,498	11.9%	30,634	11.4%
35-44	28,103	11.5%	29,514	11.5%	30,563	11.4%
45-54	27,496	11.2%	28,699	11.2%	29,952	11.2%
55-64	34,757	14.2%	34,134	13.3%	33,044	12.3%
65-74	35,968	14.7%	37,899	14.8%	41,430	15.5%
75-84	18,221	7.4%	21,736	8.5%	27,287	10.2%
85+	6,724	2.7%	7,472	2.9%	9,037	3.4%
	244,967	100.0%	256,508	100.0%	267,674	100.0%
Annual Change						
0-24	-	-	250	0.4%	-166	-0.3%
25-34	-	-	589	2.0%	27	0.1%
35-44	-	-	353	1.2%	210	0.7%
45-54		-	301	1.1%	251	0.9%
55-64	-	-	-156	-0.5%	-218	-0.6%
65-74	-	-	483	1.3%	706	1.8%
75-84	-	-	879	4.5%	1,110	4.7%
85+	-	-	187	2.7%	313	3.9%
Median Age	45.0		45.0		46.0	

Source: Zonda/U.S. Census Bureau

Household Income

Demographic Overview

Tucson MSA	2020 Census		2024 Estimate		2029 Projection	
Annual Household Inc.	Total HH	%	Total HH	%	Total HH	%
Household income: Less than 25k	74,825	17.5%	69,753	15.8%	57,813	12.6%
Household income: 25k - 50k	92,594	21.6%	87,748	19.9%	75,502	16.5%
Household income: 50k - 75k	73,746	17.2%	72,224	16.4%	69,494	15.2%
Household income: 75k - 100k	55,835	13.0%	58,518	13.3%	56,897	12.4%
Household income: 100k - 125k	39,684	9.3%	43,890	10.0%	47,309	10.3%
Household income: 125k - 150k	26,449	6.2%	30,412	6.9%	36,715	8.0%
Household income: 150k - 200k	31,684	7.4%	35,912	8.1%	47,425	10.4%
Household income: Above 200k	33,158	7.7%	42,630	9.7%	66,709	14.6%
	427,975	100.0%	441,087	100.0%	457,864	100.0%
Household income: Average	**$91,601**		**$100,131**		**$120,025**	
Household Income: Median	**$65,219**		**$71,612**		**$86,478**	

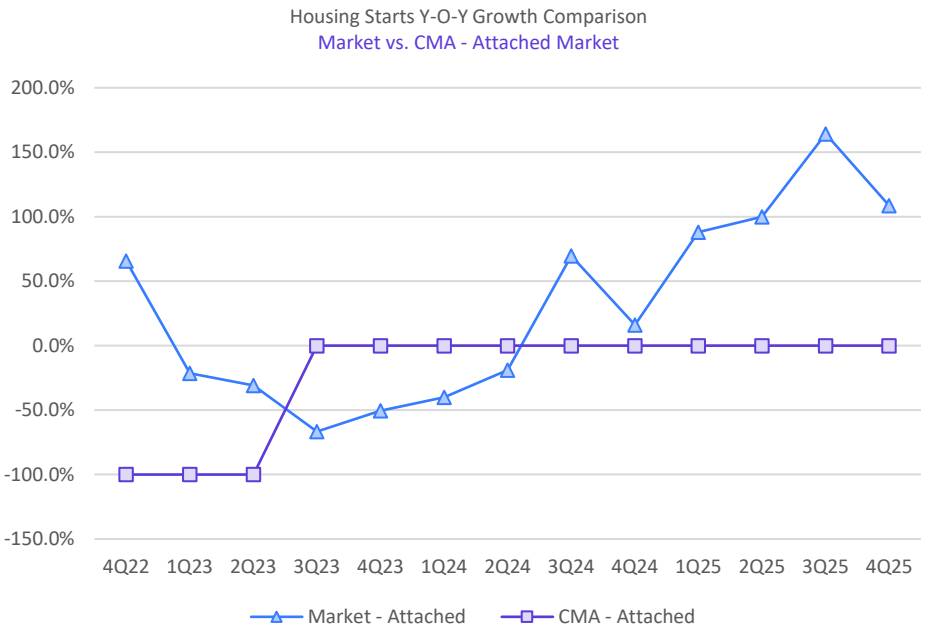
Source: Zonda/U.S. Census Bureau

Cascada CMA	2020 Census		2024 Estimate		2029 Projection	
Annual Household Inc.	Total HH	%	Total HH	%	Total HH	%
Household income: Less than 25k	11,739	11.6%	11,424	10.7%	9,508	8.4%
Household income: 25k - 50k	17,136	16.9%	16,012	15.0%	13,258	11.8%
Household income: 50k - 75k	17,072	16.8%	16,873	15.8%	15,513	13.8%
Household income: 75k - 100k	14,317	14.1%	14,925	13.9%	13,377	11.9%
Household income: 100k - 125k	12,113	11.9%	12,713	11.9%	13,413	11.9%
Household income: 125k - 150k	7,617	7.5%	9,242	8.6%	10,395	9.2%
Household income: 150k - 200k	10,556	10.4%	11,703	10.9%	14,562	12.9%
Household income: Above 200k	10,995	10.8%	14,134	13.2%	22,517	20.0%
	101,545	100.0%	107,026	100.0%	112,543	100.0%
Household income: Average	**$110,553**		**$118,701**		**$140,862**	
Household Income: Median	**$0**		**$90,476**		**$109,219**	

Source: Zonda/U.S. Census Bureau

Housing Starts Activity - Attached

Housing Market Overview – New Home Production



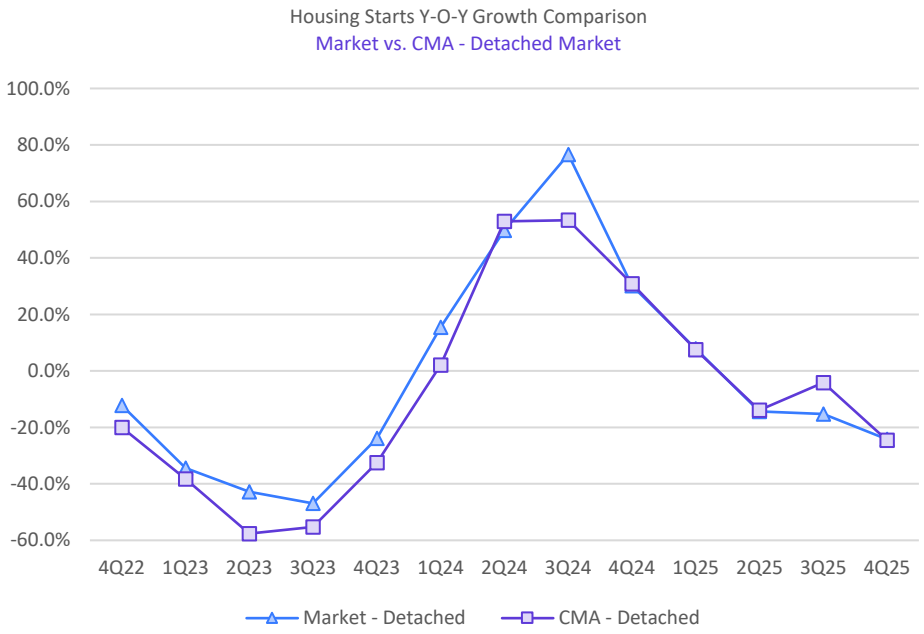
Attached Market Comparison

	Market - Attached		CMA - Attached	
Quarter	Ann Starts	% YOY Growth	Ann Starts	% YOY Growth
4Q21	61	*	3	*
1Q22	89	*	3	*
2Q22	84	*	3	*
3Q22	99	*	0	*
4Q22	101	65.6%	0	-100.0%
1Q23	70	-21.3%	0	-100.0%
2Q23	58	-31.0%	0	-100.0%
3Q23	33	-66.7%	0	---
4Q23	50	-50.5%	0	---
1Q24	42	-40.0%	0	---
2Q24	47	-19.0%	0	---
3Q24	56	69.7%	0	---
4Q24	58	16.0%	0	---
1Q25	79	88.1%	0	---
2Q25	94	100.0%	0	---
3Q25	148	164.3%	64	---
4Q25	121	108.6%	68	---
Hist. Avg.	76	29.5%	8	---

	Market - Attached		CMA - Attached	
Quarter	Ann Starts	% YOY Growth	Ann Starts	% YOY Growth
4Q23	50	-50.5%	0	---
4Q24	58	16.0%	0	---
4Q25	121	108.6%	68	---
Hist. Avg.	76	29.5%	8	-100.0%

Housing Starts Activity - Detached

Housing Market Overview – New Home Production



Detached Market Comparison

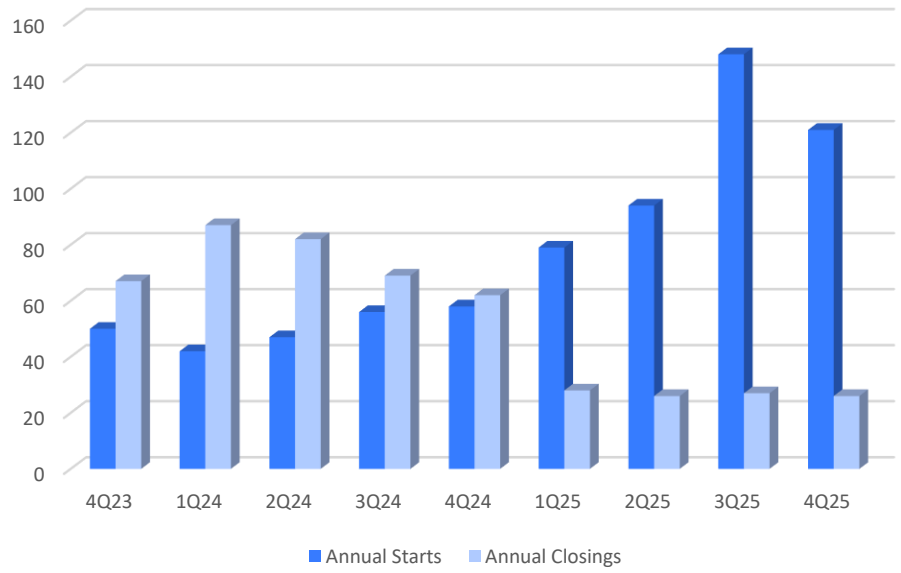
	Market - Detached		CMA - Detached	
Quarter	Ann Starts	% YOY Growth	Ann Starts	% YOY Growth
4Q21	3,966	*	1,724	*
1Q22	4,115	*	1,758	*
2Q22	4,141	*	1,892	*
3Q22	3,897	*	1,705	*
4Q22	3,482	-12.2%	1,378	-20.1%
1Q23	2,698	-34.4%	1,086	-38.2%
2Q23	2,370	-42.8%	802	-57.6%
3Q23	2,069	-46.9%	763	-55.2%
4Q23	2,649	-23.9%	930	-32.5%
1Q24	3,115	15.5%	1,108	2.0%
2Q24	3,550	49.8%	1,227	53.0%
3Q24	3,655	76.7%	1,170	53.3%
4Q24	3,447	30.1%	1,217	30.9%
1Q25	3,358	7.8%	1,191	7.5%
2Q25	3,039	-14.4%	1,056	-13.9%
3Q25	3,099	-15.2%	1,121	-4.2%
4Q25	2,613	-24.2%	918	-24.6%
Hist. Avg.	3,251	-2.6%	1,238	-7.7%

	Market - Detached		CMA - Detached	
Quarter	Ann Starts	% YOY Growth	Ann Starts	% YOY Growth
4Q23	2,649	-23.9%	930	-32.5%
4Q24	3,447	30.1%	1,217	30.9%
4Q25	2,613	-24.2%	918	-24.6%
Hist. Avg.	3,251	-2.6%	1,238	-7.7%

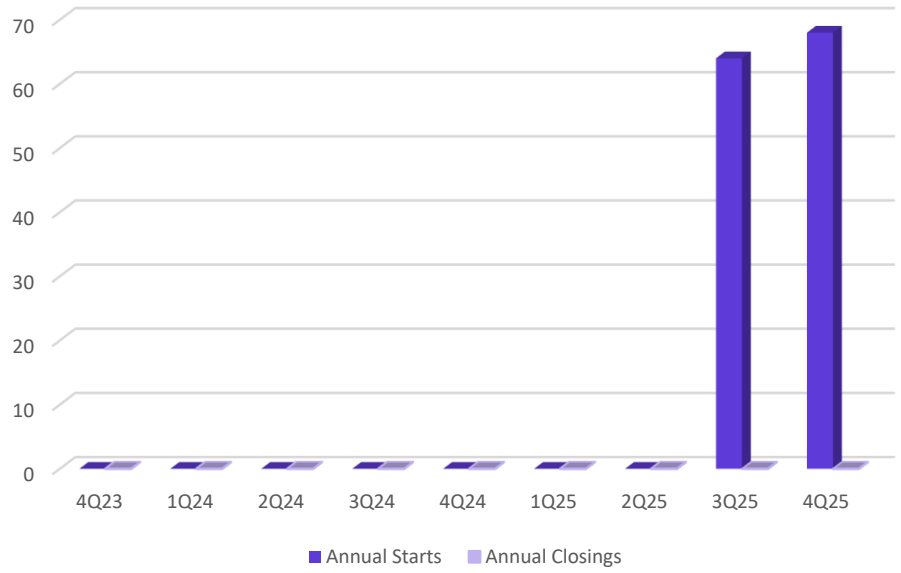
New Housing Starts and Closings Activity Comparison - Attached

Housing Market Overview – New Home Production

Attached Annual Starts & Closings - Market



Attached Annual Starts & Closings - CMA



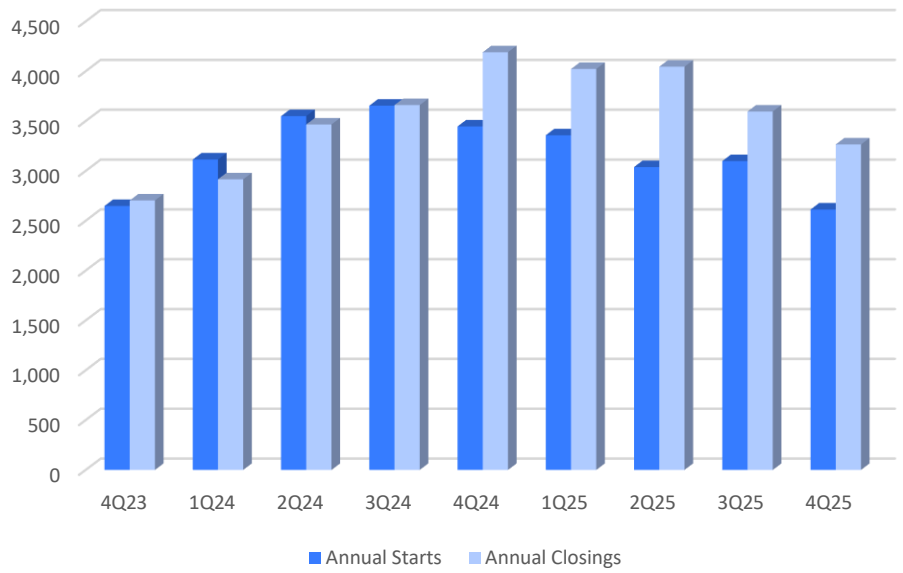
Attached Starts and Closings Comparison Table

	Market - Attached					CMA - Attached					
Quarter	Annual Starts	Annual Closings	Housing Inv	VDL Inv	Future Lots	Quarter	Annual Starts	Annual Closings	Housing Inv	VDL Inv	Future Lots
4Q23	50	67	76	86	1,265	4Q23	0	0	0	26	321
1Q24	42	87	41	83	1,265	1Q24	0	0	0	26	321
2Q24	47	82	45	129	1,220	2Q24	0	0	0	26	321
3Q24	56	69	46	129	1,208	3Q24	0	0	0	26	321
4Q24	58	62	72	126	1,270	4Q24	0	0	0	26	385
1Q25	79	28	92	126	1,246	1Q25	0	0	0	26	385
2Q25	94	26	113	126	1,240	2Q25	0	0	0	26	385
3Q25	148	27	167	129	1,231	3Q25	64	0	64	26	381
4Q25	121	26	167	125	1,231	4Q25	68	0	68	22	381
9 Qtr Hist. Avg.	77	53	91	118	1,242	9 Qtr Hist. Avg.	15	0	15	26	356

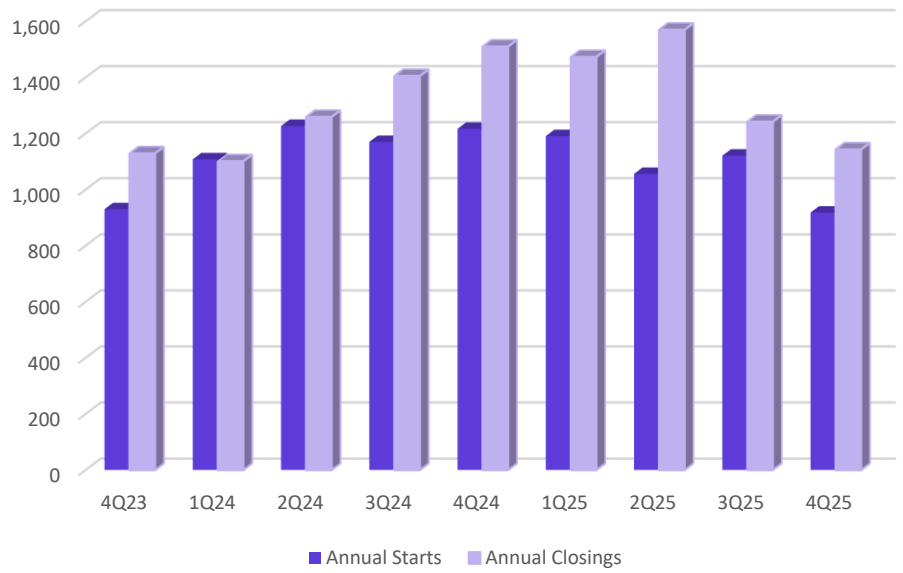
New Housing Starts and Closings Activity Comparison - Detached

Housing Market Overview – New Home Production

Detached Annual Starts & Closings - Market



Detached Annual Starts & Closings - CMA



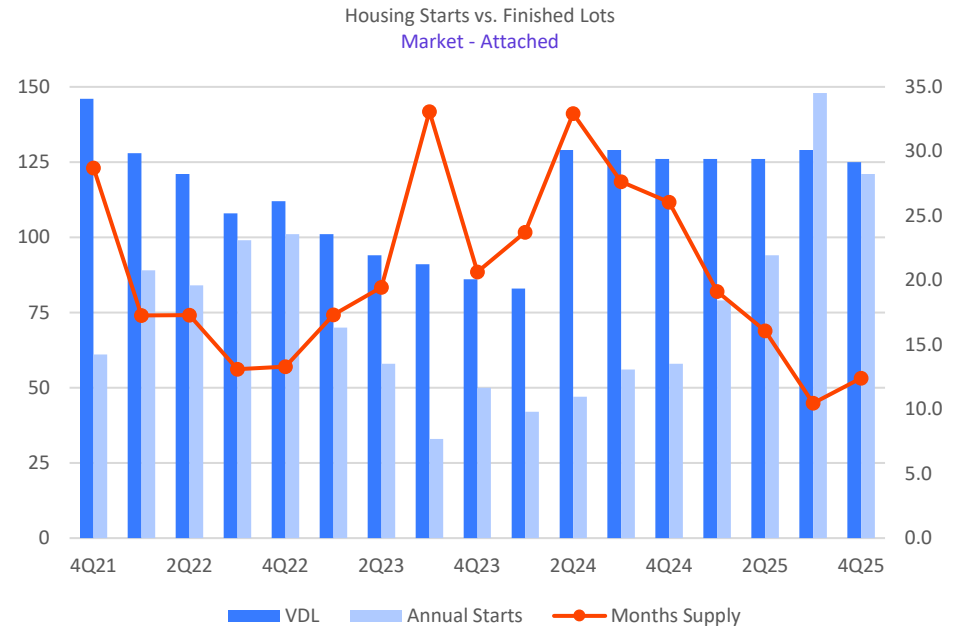
Detached Starts and Closings Comparison Table

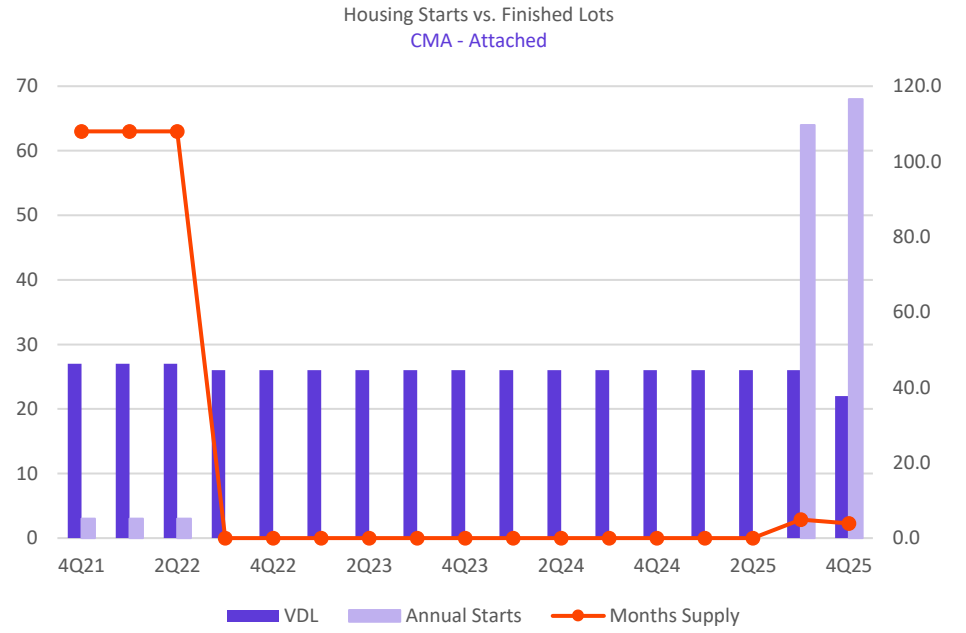
	Market - Detached				
Quarter	Annual Starts	Annual Closings	Housing Inv	VDL Inv	Future Lots
4Q23	2,649	2,704	2,902	6,603	83,499
1Q24	3,115	2,916	2,660	6,490	82,831
2Q24	3,550	3,466	2,681	5,917	82,402
3Q24	3,655	3,661	2,090	6,437	82,137
4Q24	3,447	4,191	2,158	6,335	81,668
1Q25	3,358	4,023	1,995	6,221	81,228
2Q25	3,039	4,046	1,674	6,028	80,665
3Q25	3,099	3,596	1,593	6,292	80,837
4Q25	2,613	3,266	1,505	6,889	79,803
9 Qtr Hist. Avg.	3,169	3,541	2,140	6,357	81,674

	CMA - Detached				
Quarter	Annual Starts	Annual Closings	Housing Inv	VDL Inv	Future Lots
4Q23	930	1,129	1,015	2,304	25,010
1Q24	1,108	1,101	972	2,469	24,535
2Q24	1,227	1,259	998	2,245	24,470
3Q24	1,170	1,405	631	2,293	24,447
4Q24	1,217	1,510	722	2,285	24,394
1Q25	1,191	1,473	690	2,131	24,264
2Q25	1,056	1,570	484	1,939	24,254
3Q25	1,121	1,242	510	2,573	23,380
4Q25	918	1,143	497	2,733	23,061
9 Qtr Hist. Avg.	1,104	1,315	724	2,330	24,202

Vacant Developed Lots and Months of Supply - Attached

Lot Supply

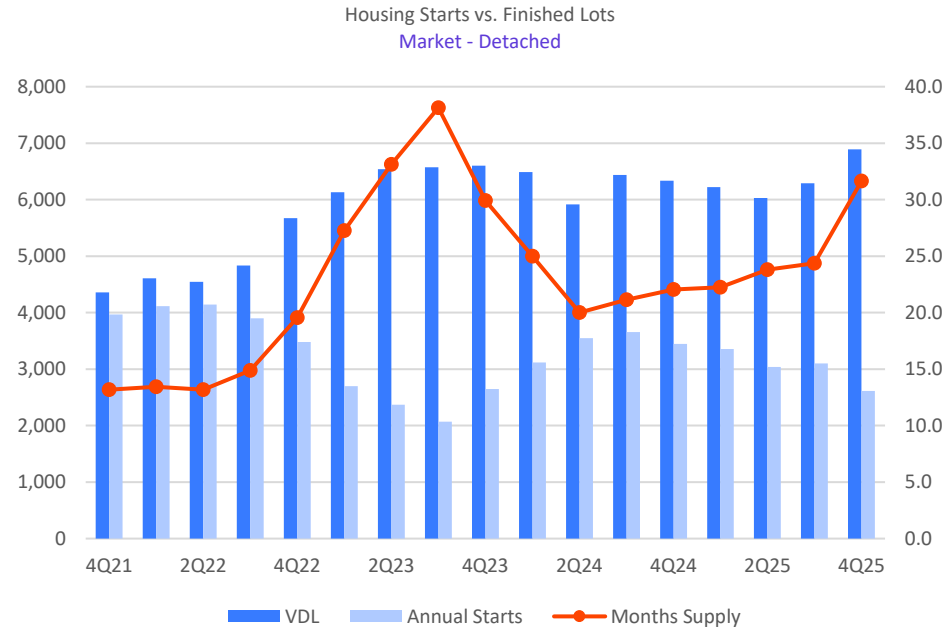


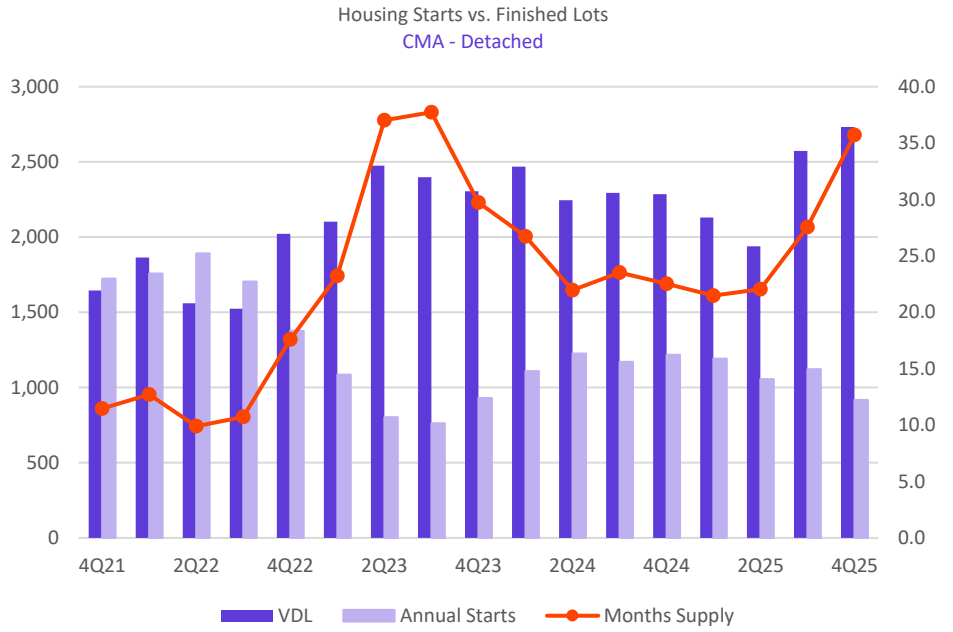


Quarter	Market - Attached			CMA - Attached		
	VDL	Annual Starts	Months Supply	VDL	Annual Starts	Months Supply
4Q22	112	101	13.3	26	0	---
4Q23	86	50	20.6	26	0	---
4Q24	126	58	26.1	26	0	---
4Q25	125	121	12.4	22	68	3.9
Hist. Avg	115	76	18.2	26	8	37.5

Vacant Developed Lots and Months of Supply - Detached

Lot Supply

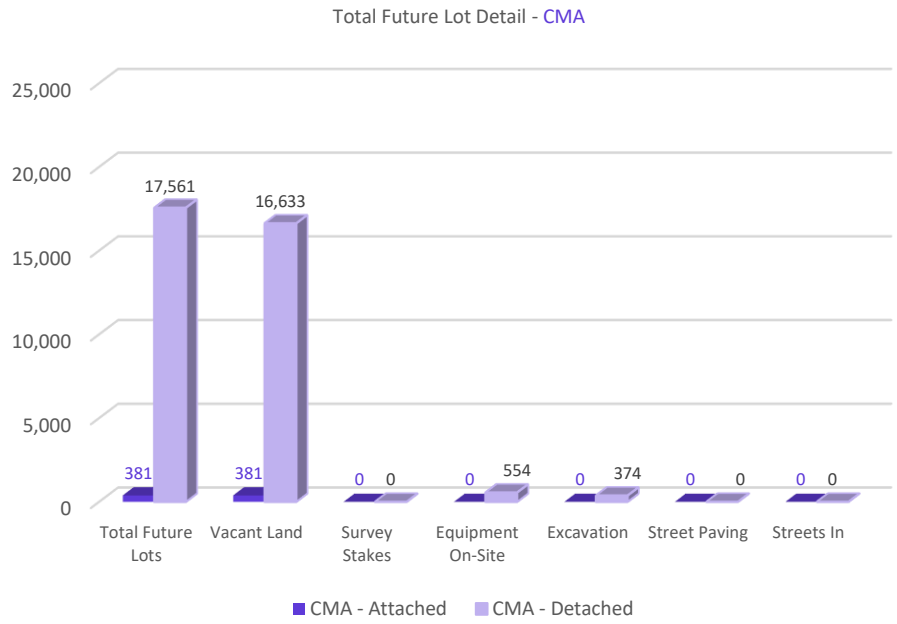




Quarter	Market - Detached			CMA - Detached		
	VDL	Annual Starts	Months Supply	VDL	Annual Starts	Months Supply
4Q22	5,672	3,482	19.5	2,022	1,378	17.6
4Q23	6,603	2,649	29.9	2,304	930	29.7
4Q24	6,335	3,447	22.1	2,285	1,217	22.5
4Q25	6,889	2,613	31.6	2,733	918	35.7
Hist. Avg	5,910	3,251	21.8	2,151	1,238	20.8

Development Status of Future Lots and Future Supply

Future Lot Supply



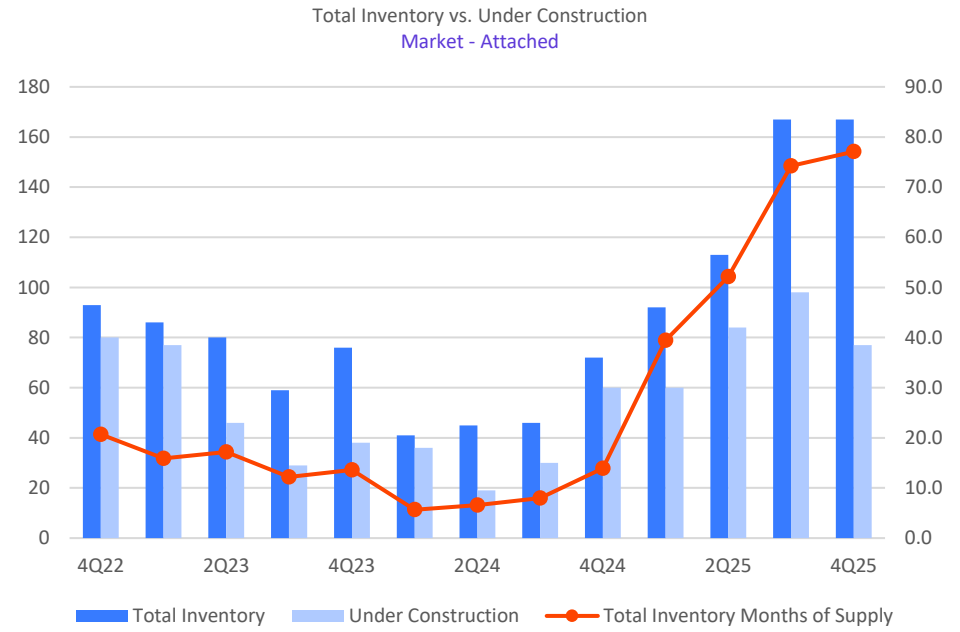
Future Lot Detail

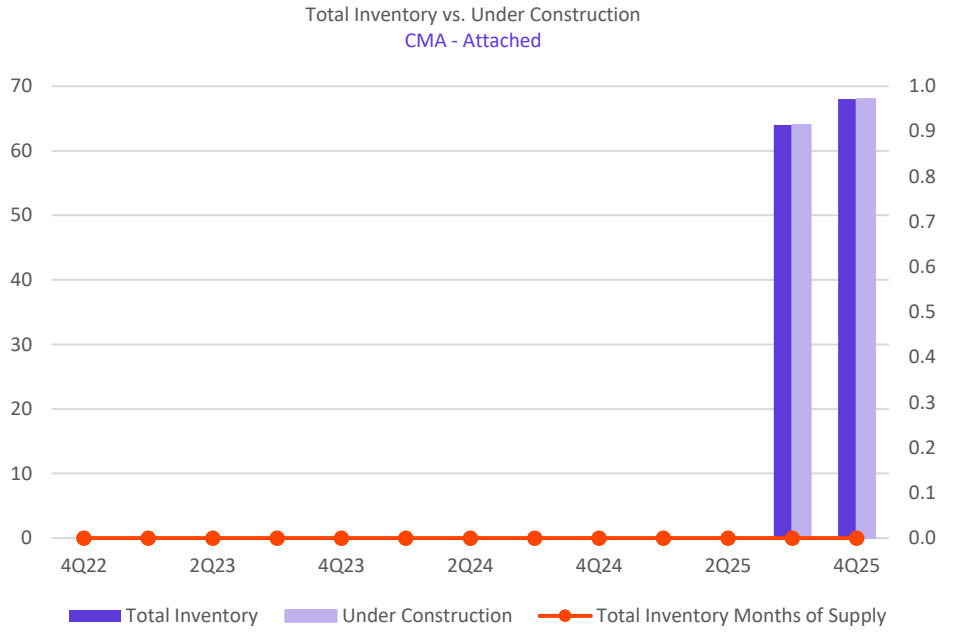
4Q25	Market - Attached		CMA - Attached	
Total Future Lots	1,231	100.0%	381	100.0%
Vacant Land	1,231	100.0%	381	100.0%
Survey Stakes	0	0.0%	0	0.0%
Equipment On-Site	0	0.0%	0	0.0%
Excavation	0	0.0%	0	0.0%
Street Paving	0	0.0%	0	0.0%
Streets In	0	0.0%	0	0.0%
In-Process	0	0.0%	0	0.0%

	Market - Detached		CMA - Detached	
Total Future Lots	74,303	100.0%	17,561	100.0%
Vacant Land	71,329	96.0%	16,633	94.7%
Survey Stakes	0	0.0%	0	0.0%
Equipment On-Site	1,154	1.6%	554	3.2%
Excavation	1,627	2.2%	374	2.1%
Street Paving	193	0.3%	0	0.0%
Streets In	0	0.0%	0	0.0%
In-Process	2,974	4.0%	928	5.3%

Total Housing Inventory - Attached

Housing Inventory

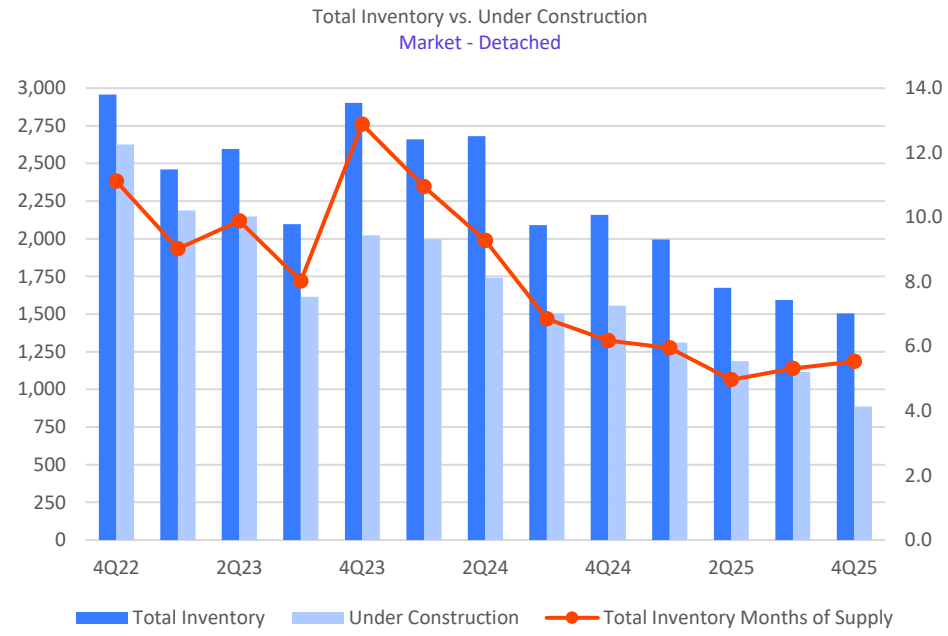


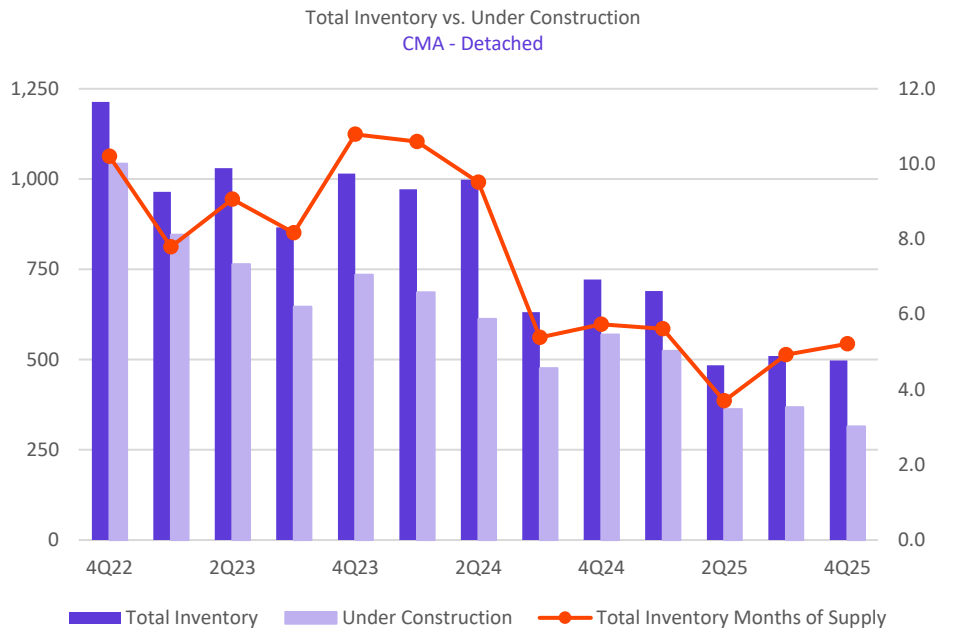


	Market - Attached					CMA - Attached				
Quarter	Finished Vacant	Under Construction	Models	Total Inventory	Total Inventory Months of Supply	Finished Vacant	Under Construction	Models	Total Inventory	Total Inventory Months of Supply
4Q22	13	80	0	93	20.7	0	0	0	0	0.0
4Q23	38	38	0	76	13.6	0	0	0	0	---
4Q24	12	60	0	72	13.9	0	0	0	0	---
4Q25	90	77	0	167	77.1	0	68	0	68	---
Hist. Avg	31	56	0	87	27.4	0	10	0	10	---

Total Housing Inventory - Detached

Housing Inventory



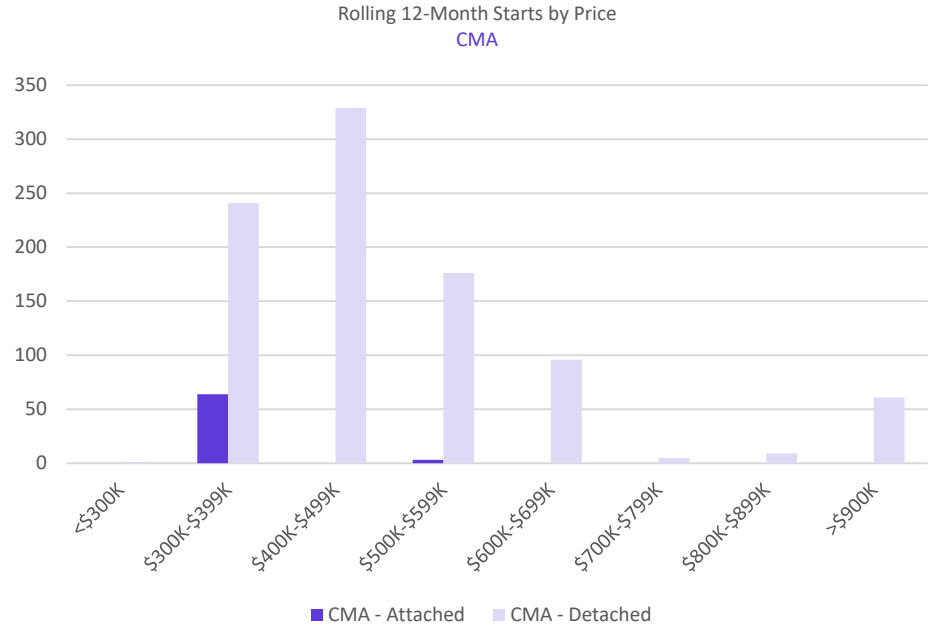


	Market - Detached					CMA - Detached				
Quarter	Finished Vacant	Under Construction	Models	Total Inventory	Total Inventory Months of Supply	Finished Vacant	Under Construction	Models	Total Inventory	Total Inventory Months of Supply
4Q22	228	2,625	104	2,957	11.1	133	1,043	38	1,214	10.2
4Q23	740	2,023	139	2,902	12.9	231	735	49	1,015	10.8
4Q24	456	1,555	147	2,158	6.2	99	569	54	722	5.7
4Q25	492	887	126	1,505	5.5	145	315	37	497	5.2
Hist. Avg	443	1,685	132	2,259	8.1	158	611	45	815	7.4

12-Month Starts by Price

Price Distribution





Market 12-Month Annual Starts by Price Segment

4Q25	<$300K	$300K-$399K	$400K-$499K	$500K-$599K	$600K-$699K	$700K-$799K	$800K-$899K	>$900K
Market - Attached	19	99	0	3	0	0	0	0
Market - Detached	109	1,156	780	321	115	12	22	99
Total	128	1,255	780	324	115	12	22	99
Market Share								
Attached Market	15.7%	81.8%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%
Detached Market	4.2%	44.2%	29.8%	12.3%	4.4%	0.5%	0.8%	3.8%

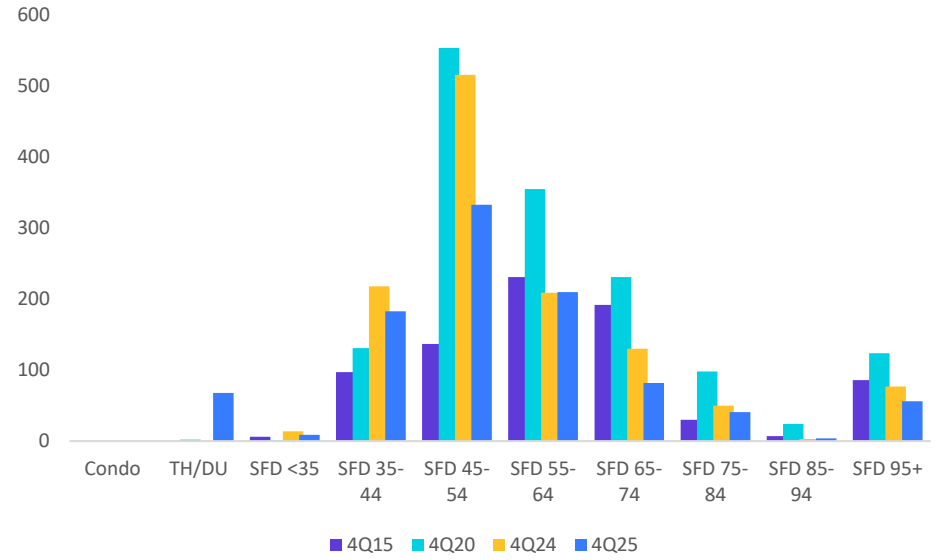
CMA 12-Month Annual Starts by Price Segment

4Q25	<$300K	$300K-$399K	$400K-$499K	$500K-$599K	$600K-$699K	$700K-$799K	$800K-$899K	>$900K
CMA - Attached	0	64	0	3	0	0	0	0
CMA - Detached	1	241	329	176	96	5	9	61
Total	1	305	329	179	96	5	9	61
Market Share								
CMA - Attached	0.0%	95.5%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%
CMA - Detached	0.1%	26.3%	35.8%	19.2%	10.5%	0.5%	1.0%	6.6%

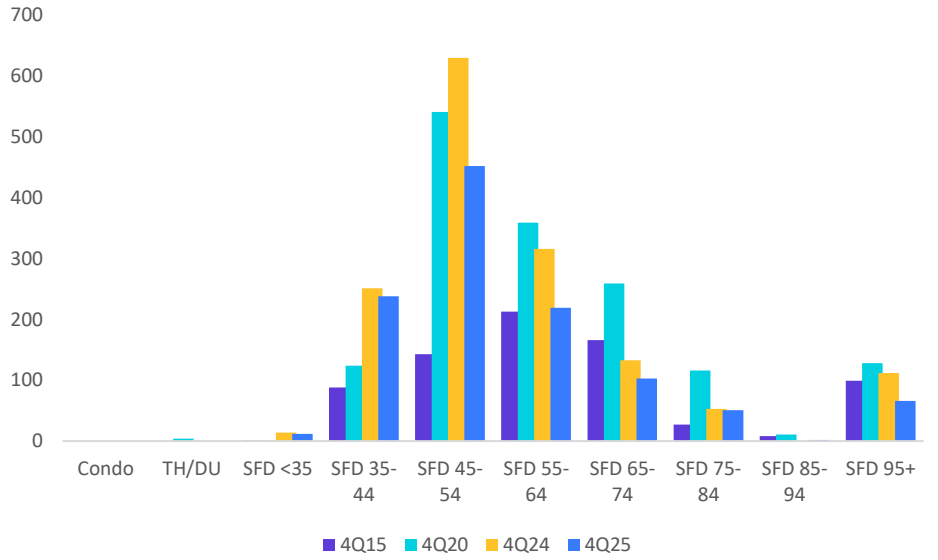
CMA Product Distribution – Annual Starts and Closings

Product Distribution

Product Distribution by Density (Product Type and Lot Frontage in Ft.)
CMA - Annual Starts



Product Distribution by Density (Product Type and Lot Frontage in Ft.)
CMA - Annual Closings



CMA Annual Starts by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	6	97	137	231	192	30	7	86	**786**
4Q20	0	2	1	131	554	355	231	98	24	124	**1,520**
4Q24	0	0	14	218	516	209	130	50	3	77	**1,217**
4Q25	0	68	9	183	333	210	82	41	4	56	**986**
Market Share											
4Q15	0.0%	0.0%	0.8%	12.3%	17.4%	29.4%	24.4%	3.8%	0.9%	10.9%	**100%**
4Q20	0.0%	0.1%	0.1%	8.6%	36.4%	23.4%	15.2%	6.4%	1.6%	8.2%	**100%**
4Q24	0.0%	0.0%	1.2%	17.9%	42.4%	17.2%	10.7%	4.1%	0.2%	6.3%	**100%**
4Q25	0.0%	6.9%	0.9%	18.6%	33.8%	21.3%	8.3%	4.2%	0.4%	5.7%	**100%**

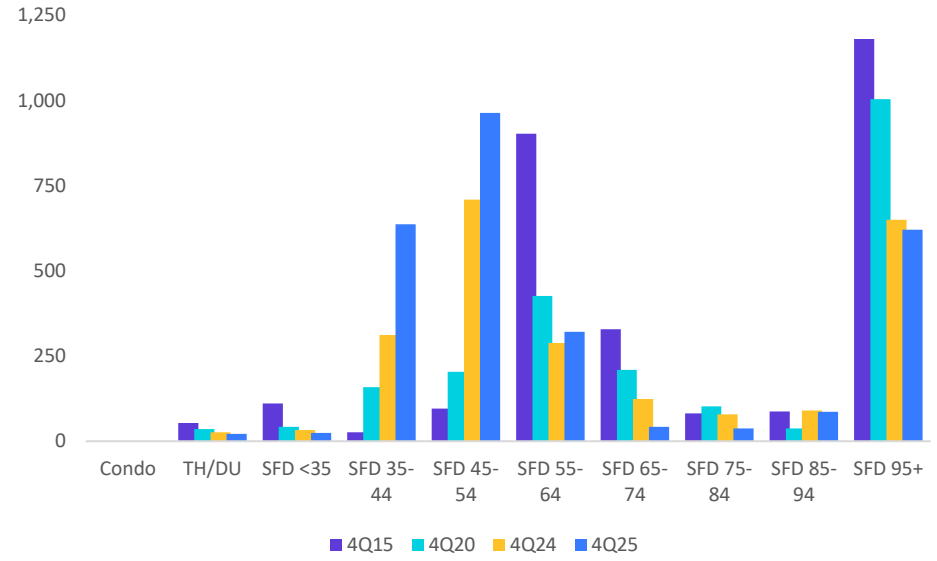
CMA Annual Closings by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	1	88	143	213	166	27	8	99	**745**
4Q20	0	4	1	124	541	359	259	116	11	128	**1,543**
4Q24	0	0	14	251	630	316	133	53	1	112	**1,510**
4Q25	0	0	12	238	452	219	103	51	2	66	**1,143**
Market Share											
4Q15	0.0%	0.0%	0.1%	11.8%	19.2%	28.6%	22.3%	3.6%	1.1%	13.3%	**100%**
4Q20	0.0%	0.3%	0.1%	8.0%	35.1%	23.3%	16.8%	7.5%	0.7%	8.3%	**100%**
4Q24	0.0%	0.0%	0.9%	16.6%	41.7%	20.9%	8.8%	3.5%	0.1%	7.4%	**100%**
4Q25	0.0%	0.0%	1.0%	20.8%	39.5%	19.2%	9.0%	4.5%	0.2%	5.8%	**100%**

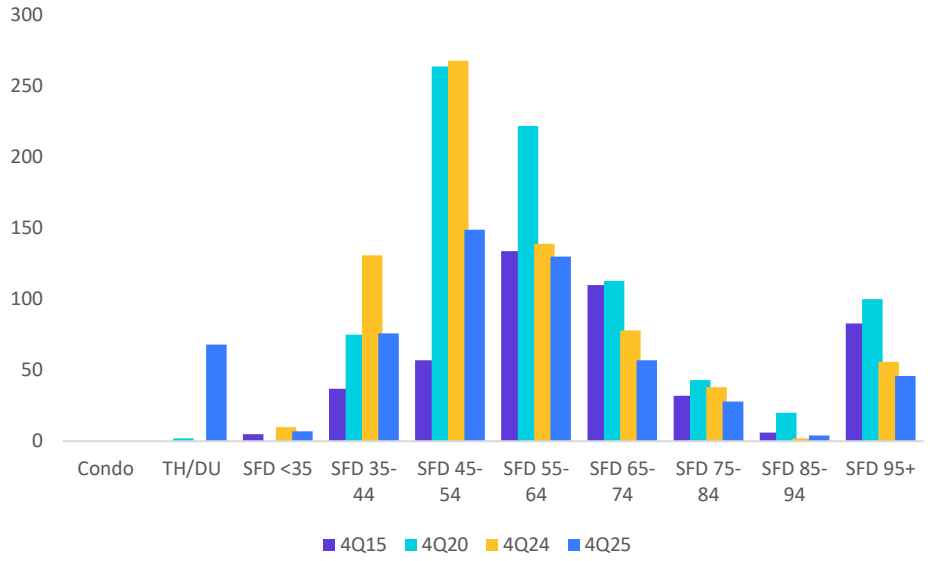
CMA Product Distribution – Vacant Developed Lots and Total Inventory

Product Distribution

Product Distribution by Density (Product Type and Lot Frontage in Ft.)
CMA - VDL



Product Distribution by Density (Product Type and Lot Frontage in Ft.)
CMA - Total Inventory



CMA Vacant Developed Lots by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	54	111	26	96	903	329	82	87	1,181	**2,869**
4Q20	0	36	42	159	204	426	209	102	38	1,004	**2,220**
4Q24	0	26	33	312	709	288	124	79	90	650	**2,311**
4Q25	0	22	24	637	964	321	42	38	86	621	**2,755**
Market Share											
4Q15	0.0%	1.9%	3.9%	0.9%	3.3%	31.5%	11.5%	2.9%	3.0%	41.2%	**100%**
4Q20	0.0%	1.6%	1.9%	7.2%	9.2%	19.2%	9.4%	4.6%	1.7%	45.2%	**100%**
4Q24	0.0%	1.1%	1.4%	13.5%	30.7%	12.5%	5.4%	3.4%	3.9%	28.1%	**100%**
4Q25	0.0%	0.8%	0.9%	23.1%	35.0%	11.7%	1.5%	1.4%	3.1%	22.5%	**100%**

CMA Total Inventory by Product Type/Lot Size

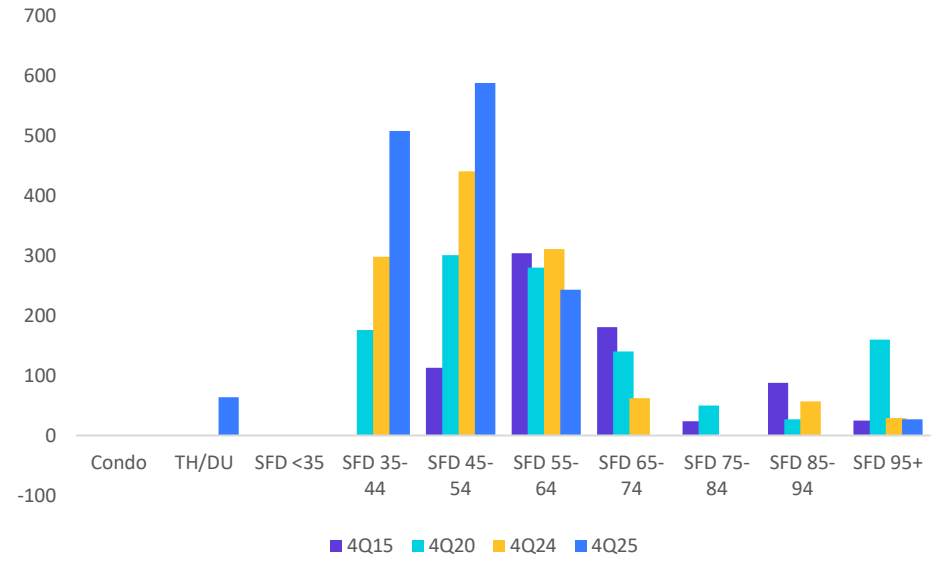
Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	5	37	57	134	110	32	6	83	**464**
4Q20	0	2	0	75	264	222	113	43	20	100	**839**
4Q24	0	0	10	131	268	139	78	38	2	56	**722**
4Q25	0	68	7	76	149	130	57	28	4	46	**565**
Market Share											
4Q15	0.0%	0.0%	1.1%	8.0%	12.3%	28.9%	23.7%	6.9%	1.3%	17.9%	**100%**
4Q20	0.0%	0.2%	0.0%	8.9%	31.5%	26.5%	13.5%	5.1%	2.4%	11.9%	**100%**
4Q24	0.0%	0.0%	1.4%	18.1%	37.1%	19.3%	10.8%	5.3%	0.3%	7.8%	**100%**
4Q25	0.0%	12.0%	1.2%	13.5%	26.4%	23.0%	10.1%	5.0%	0.7%	8.1%	**100%**

CMA Product Distribution – Annual Deliveries and Finished Vacant Inventory

Product Distribution

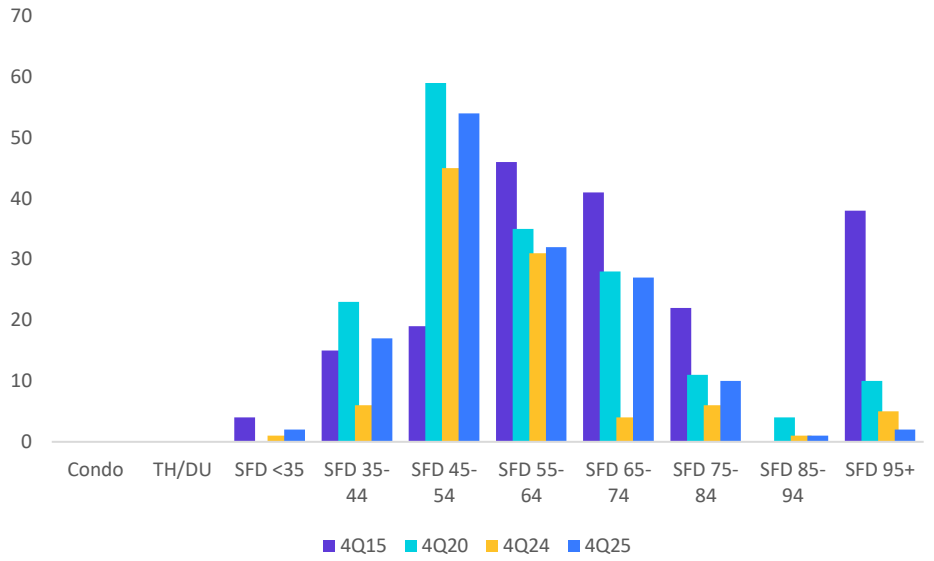
Product Distribution by Density (Product Type and Lot Frontage in Ft.)

CMA - Annual Lot Deliveries



Product Distribution by Density (Product Type and Lot Frontage in Ft.)

CMA - Finished Vacant Inventory



CMA Annual Lot Deliveries by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	0	0	113	304	181	24	88	25	**735**
4Q20	0	0	-1	176	301	280	140	50	27	160	**1,133**
4Q24	0	0	0	298	441	311	62	0	57	29	**1,198**
4Q25	0	64	0	508	588	243	0	0	0	27	**1,430**
Market Share											
4Q15	0.0%	0.0%	0.0%	0.0%	15.4%	41.4%	24.6%	3.3%	12.0%	3.4%	**100%**
4Q20	0.0%	0.0%	-0.1%	15.5%	26.6%	24.7%	12.4%	4.4%	2.4%	14.1%	**100%**
4Q24	0.0%	0.0%	0.0%	24.9%	36.8%	26.0%	5.2%	0.0%	4.8%	2.4%	**100%**
4Q25	0.0%	4.5%	0.0%	35.5%	41.1%	17.0%	0.0%	0.0%	0.0%	1.9%	**100%**

CMA Finished Vacant Inventory by Product Type/Lot Size

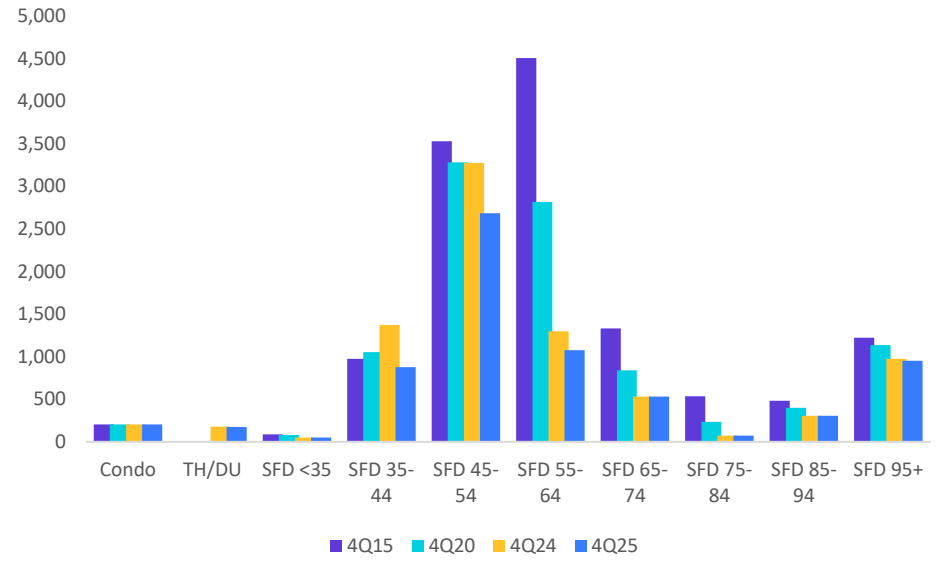
Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	4	15	19	46	41	22	0	38	**185**
4Q20	0	0	0	23	59	35	28	11	4	10	**170**
4Q24	0	0	1	6	45	31	4	6	1	5	**99**
4Q25	0	0	2	17	54	32	27	10	1	2	**145**
Finished Vacant Lots Share of Total Inventory											
4Q15	0.0%	0.0%	0.9%	3.2%	4.1%	9.9%	8.8%	4.7%	0.0%	8.2%	**40%**
4Q20	0.0%	0.0%	0.0%	2.7%	7.0%	4.2%	3.3%	1.3%	0.5%	1.2%	**20%**
4Q24	0.0%	0.0%	0.1%	0.8%	6.2%	4.3%	0.6%	0.8%	0.1%	0.7%	**14%**
4Q25	0.0%	0.0%	0.4%	3.0%	9.6%	5.7%	4.8%	1.8%	0.2%	0.4%	**26%**

CMA Product Distribution – Known Future Units & Future Lots Under Development

Product Distribution

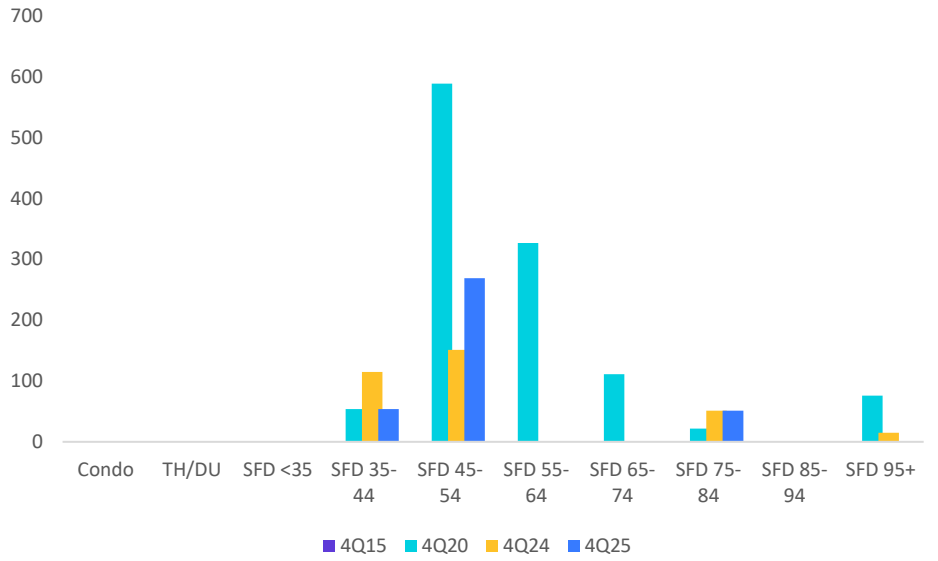
Product Distribution by Density (Product Type and Lot Frontage in Ft.)

CMA - Future Known Units



Product Distribution by Density (Product Type and Lot Frontage in Ft.)

CMA - Future Lots Under Development



CMA Future Known Units by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	206	0	88	975	3,531	4,505	1,330	534	483	1,224	**26,535**
4Q20	206	0	80	1,055	3,280	2,817	841	234	400	1,137	**23,422**
4Q24	206	179	49	1,371	3,272	1,299	532	71	306	975	**24,779**
4Q25	206	175	49	875	2,684	1,075	532	71	306	950	**23,442**
Market Share											
4Q15	0.8%	0.0%	0.3%	3.7%	13.3%	17.0%	5.0%	2.0%	1.8%	4.6%	**100%**
4Q20	0.9%	0.0%	0.3%	4.5%	14.0%	12.0%	3.6%	1.0%	1.7%	4.9%	**100%**
4Q24	0.8%	0.7%	0.2%	5.5%	13.2%	5.2%	2.1%	0.3%	1.2%	3.9%	**100%**
4Q25	0.9%	0.7%	0.2%	3.7%	11.4%	4.6%	2.3%	0.3%	1.3%	4.1%	**100%**

CMA Future Lots Under Development (Excavation + Paving + Streets) by Product Type/Lot Size

Quarter	Condo	TH/DU	SFD <35	SFD 35-44	SFD 45-54	SFD 55-64	SFD 65-74	SFD 75-84	SFD 85-94	SFD 95+	Total
4Q15	0	0	0	0	0	0	0	0	0	0	**0**
4Q20	0	0	0	54	589	327	111	22	0	76	**1,179**
4Q24	0	0	0	115	151	0	0	51	0	15	**332**
4Q25	0	0	0	54	269	0	0	51	0	0	**374**
Market Share											
4Q15	---	---	---	---	---	---	---	---	---	---	**---**
4Q20	0.0%	0.0%	0.0%	4.6%	50.0%	27.7%	9.4%	1.9%	0.0%	6.4%	**100%**
4Q24	0.0%	0.0%	0.0%	34.6%	45.5%	0.0%	0.0%	15.4%	0.0%	4.5%	**100%**
4Q25	0.0%	0.0%	0.0%	14.4%	71.9%	0.0%	0.0%	13.6%	0.0%	0.0%	**100%**

New, Resale, and Foreclosure by Housing Type - CMA

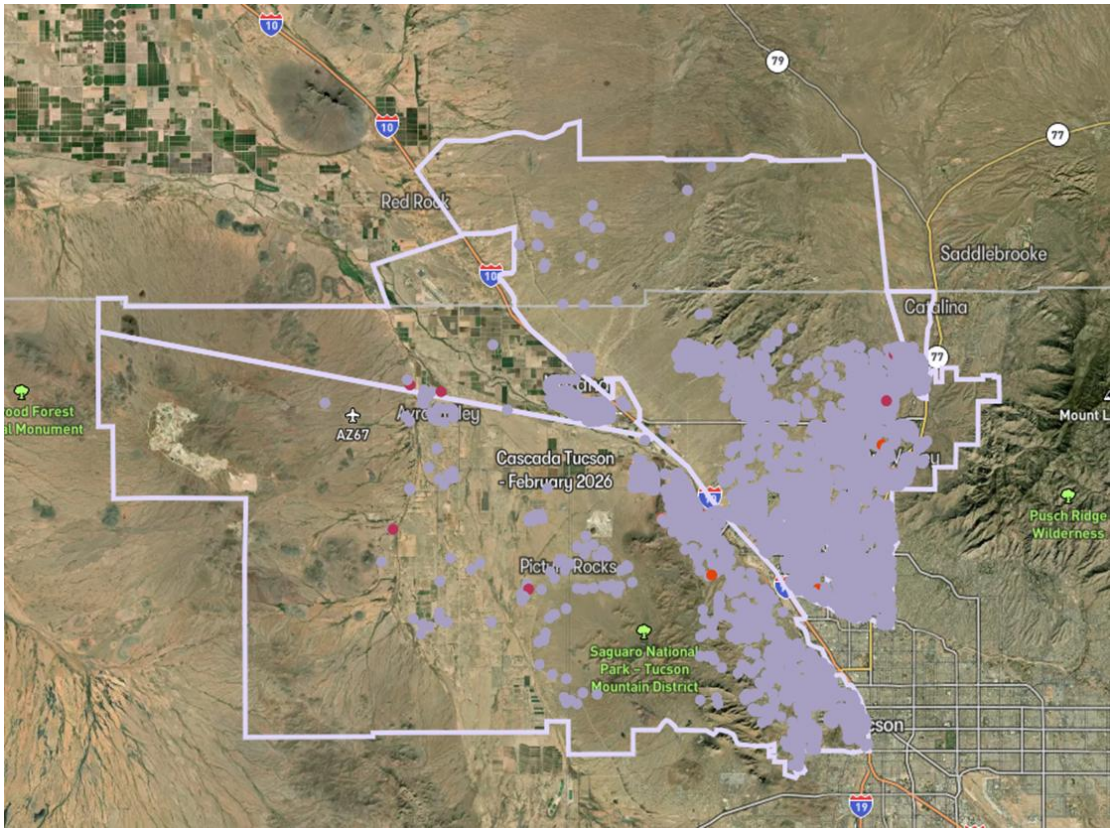
Resale Activity

New, Resale, and Foreclosure By Housing Type

CMA

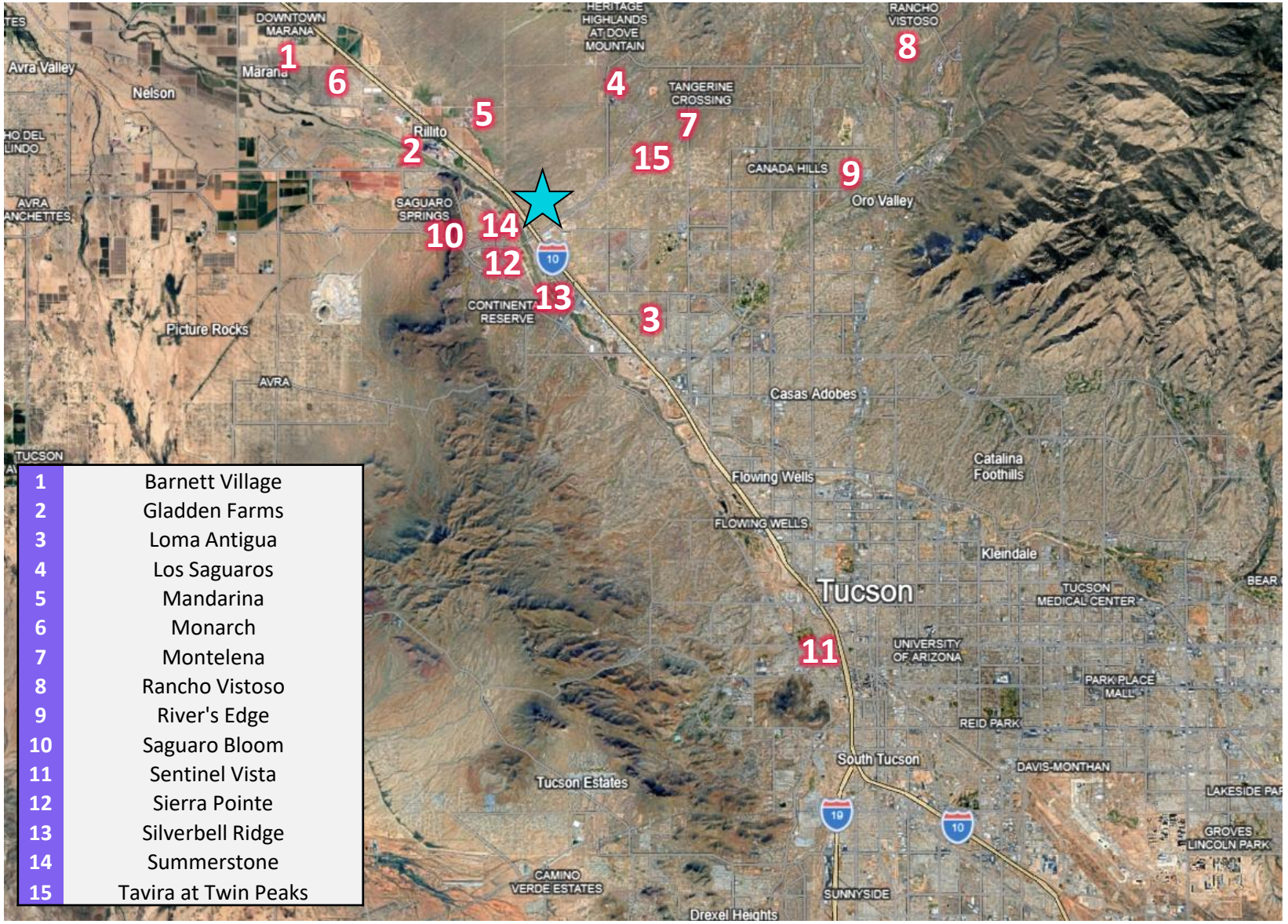
Date Range: 1/1/2025 - 12/31/2025

	Single Family				TH/Plex/Other			Condominium			Total
Transaction Type	Count	Avg Price	Avg SF	Avg Lot SF	Count	Avg Price	Avg SF	Count	Avg Price	Avg SF	Count
New	895	$493,908	2,103	49,912	0	---	---	1	$328,000	1,338	896
Regular Resale	6,055	$513,231	1,992	22,924	29	$431,821	1,539	833	$310,309	1,300	6,917
Foreclosure	83	$337,063	1,858	33,481	1	$315,000	1,476	3	$326,300	1,560	87
Selection Totals	**7,033**	**$508,693**	**2,004**	**23,132**	**30**	**$427,927**	**1,537**	**837**	**$310,387**	**1,301**	**7,900**

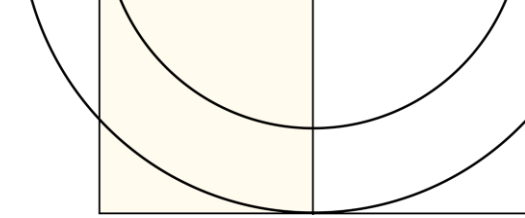


CMA Comparable Subdivisions Map

Competitive Market Comparables & Positioning



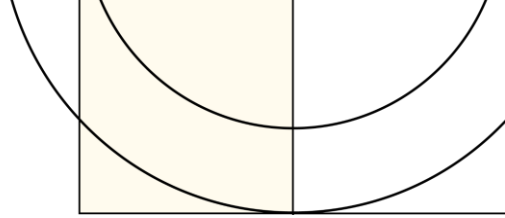
1	Barnett Village
2	Gladden Farms
3	Loma Antigua
4	Los Saguaros
5	Mandarina
6	Monarch
7	Montelena
8	Rancho Vistoso
9	River's Edge
10	Saguaro Bloom
11	Sentinel Vista
12	Sierra Pointe
13	Silverbell Ridge
14	Summerstone
15	Tavira at Twin Peaks



CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

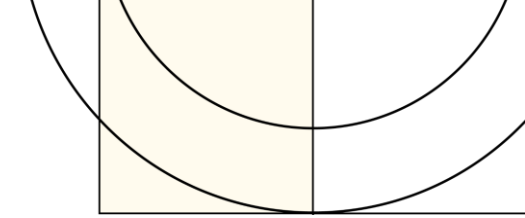
Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	Incentives: Price Reduction	Incentives: Options/ Upgrades	Typical Spending: Options / Upgrades	Typical Spending: Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	Pymt Impacting: Mo. HOA	Pymt Impacting: Base Tax	Pymt Impacting: Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
1 **Coronet at Gladden Farms/Tradition | D.R. Horton | Gladden Farms | Marana | Detached - 3,600 OR 40x90 | Expected Sell-Out By 03/32 at 1.69 per mo.**																	
Contracts / Sales Pace / SP L3M: 31 / 1.7 / 1.0	1,330	3/2	1	2	$367,900	$0	$0	$7,358	$2,500	$377,758	$284	$0	$130	1.0%	0.0%	$2,289	$91,550
Annual Starts / L12M Start Rate: 15 / 1.3	1,536	3/2	1	2	$379,900	$0	$0	$7,598	$2,500	$389,998	$254	$0	$130	1.0%	0.0%	$2,359	$94,348
Annual Closings / L12M Closing Rate: 16 / 1.3	1,654	4/2	1	2	$390,900	$0	$0	$7,818	$2,500	$401,218	$243	$0	$130	1.0%	0.0%	$2,423	$96,912
Total Units / Occupancy / Occ. Rate: 157 / 27 / 17%	1,967	4/2.5	2	2	$410,900	$0	$0	$8,218	$2,500	$421,618	$214	$0	$130	1.0%	0.0%	$2,539	$101,576
	2,227	4/2.5	2	2	$425,900	$0	$0	$8,518	$2,500	$436,918	$196	$0	$130	1.0%	0.0%	$2,627	$105,073
	2,542	5/3	2	2	$450,900	$0	$0	$9,018	$2,500	$462,418	$182	$0	$130	1.0%	0.0%	$2,773	$110,902
	1,876				$404,400	$0	$0	$8,088	$2,500	$414,988	$229	$0	$130	1.0%	0.0%	$2,502	$100,060
2 **Saguaro Bloom/Mesquite/Tradition | D.R. Horton | Saguaro Bloom | Marana | Detached - 5,750 OR 50x115 | Expected Sell-Out By 02/27 at 4.00 per mo.**																	
Contracts / Sales Pace / SP L3M: 340 / 4.0 / 3.0	1,331	3/2	1	2	$355,900	$0	$0	$7,118	$2,500	$365,518	$275	$0	$107	1.0%	0.0%	$2,193	$87,710
Annual Starts / L12M Start Rate: 38 / 3.2	1,331	3/2	1	2	$375,900	$0	$0	$7,518	$2,500	$385,918	$290	$0	$107	1.0%	0.0%	$2,309	$92,366
Annual Closings / L12M Closing Rate: 34 / 2.8	1,558	3/2	1	2	$368,900	$0	$0	$7,378	$2,500	$378,778	$243	$0	$107	1.0%	0.0%	$2,268	$90,737
Total Units / Occupancy / Occ. Rate: 388 / 340 / 88%	1,815	4/2	1	2	$421,900	$0	$0	$8,438	$2,500	$432,838	$238	$0	$107	1.0%	0.0%	$2,577	$103,076
	1,909	5/2	1	2	$428,900	$0	$0	$8,578	$2,500	$439,978	$230	$0	$107	1.0%	0.0%	$2,618	$104,706
	1,963	4/2.5	2	2	$410,900	$0	$0	$8,218	$2,500	$421,618	$215	$0	$107	1.0%	0.0%	$2,513	$100,515
	2,264	4/2.5	2	2	$425,900	$0	$0	$8,518	$2,500	$436,918	$193	$0	$107	1.0%	0.0%	$2,600	$104,007
	2,519	5/3	2	2	$457,900	$0	$0	$9,158	$2,500	$469,558	$186	$0	$107	1.0%	0.0%	$2,786	$111,457
	1,836				$405,775	$0	$0	$8,116	$2,500	$416,391	$234	$0	$107	1.0%	0.0%	$2,483	$99,322
3 **Barnett Village/Tradition | D.R. Horton | Marana | Detached - 6,000 OR 50x120 | Expected Sell-Out By 08/26 at 4.43 per mo.**																	
Contracts / Sales Pace / SP L3M: 215 / 4.4 / 4.0	1,423	3/2	1	2	$367,900	$0	$0	$7,358	$2,500	$377,758	$265	-$6,000	$45	1.2%	0.0%	$2,257	$90,290
Annual Starts / L12M Start Rate: 43 / 3.6	1,569	4/2	1	2	$373,900	$0	$0	$7,478	$2,500	$383,878	$245	-$6,000	$45	1.2%	0.0%	$2,293	$91,724
Annual Closings / L12M Closing Rate: 48 / 4.0	1,615	3/2	1	2	$399,900	$0	$0	$7,998	$2,500	$410,398	$254	-$6,000	$45	1.2%	0.0%	$2,448	$97,936
Total Units / Occupancy / Occ. Rate: 251 / 210 / 84%	1,701	4/2	1	2	$386,900	$0	$0	$7,738	$2,500	$397,138	$233	-$6,000	$45	1.2%	0.0%	$2,371	$94,830
	1,760	4/2	1	2	$380,900	$0	$0	$7,618	$2,500	$391,018	$222	-$6,000	$45	1.2%	0.0%	$2,335	$93,397
	1,825	4/2	1	2	$409,900	$0	$0	$8,198	$2,500	$420,598	$230	-$6,000	$45	1.2%	0.0%	$2,508	$100,326
	1,856	4/2.5	1	2	$392,900	$0	$0	$7,858	$2,500	$403,258	$217	-$6,000	$45	1.2%	0.0%	$2,407	$96,264
	1,909	5/3	1	2	$413,900	$0	$0	$8,278	$2,500	$424,678	$222	-$6,000	$45	1.2%	0.0%	$2,532	$101,282
	2,039	4/3	1	3	$459,900	$0	$0	$9,198	$2,500	$471,598	$231	-$6,000	$45	1.2%	0.0%	$2,807	$112,273
	2,068	4/2	1	2	$424,900	$0	$0	$8,498	$2,500	$435,898	$211	-$6,000	$45	1.2%	0.0%	$2,598	$103,910
	2,101	4/2	1	2	$454,900	$0	$0	$9,098	$2,500	$466,498	$222	-$6,000	$45	1.2%	0.0%	$2,777	$111,078
	2,221	5/3	1	2	$439,900	$0	$0	$8,798	$2,500	$451,198	$203	-$6,000	$45	1.2%	0.0%	$2,687	$107,494
	2,230	3/3	1	2	$429,900	$0	$0	$8,598	$2,500	$440,998	$198	-$6,000	$45	1.2%	0.0%	$2,628	$105,105
	2,264	4/2.5	2	2	$431,900	$0	$0	$8,638	$2,500	$443,038	$196	-$6,000	$45	1.2%	0.0%	$2,640	$105,582
	2,418	4/2.5	2	2	$438,900	$0	$0	$8,778	$2,500	$450,178	$186	-$6,000	$45	1.2%	0.0%	$2,681	$107,255
	2,431	4/3	1	2	$488,900	$0	$0	$9,778	$2,500	$501,178	$206	-$6,000	$45	1.2%	0.0%	$2,980	$119,202
	2,578	4/3	1	2	$505,900	$0	$0	$10,118	$2,500	$518,518	$201	-$6,000	$45	1.2%	0.0%	$3,082	$123,264
	2,626	5/3	1	2	$507,900	$0	$0	$10,158	$2,500	$520,558	$198	-$6,000	$45	1.2%	0.0%	$3,094	$123,742
	2,697	5/3	2	2	$460,900	$0	$0	$9,218	$2,500	$472,618	$175	-$6,000	$45	1.2%	0.0%	$2,813	$112,512
	2,070				$430,005	$0	$0	$8,600	$2,500	$441,105	$217	-$6,000	$45	1.2%	0.0%	$2,628	$105,130



CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

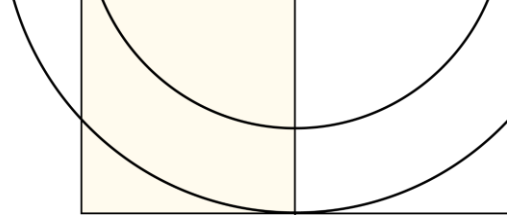
Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	Incentives: Price Reduction	Incentives: Options/ Upgrades	Typical Spending: Options / Upgrades	Typical Spending: Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	Pymt Impacting: Mo. HOA	Pymt Impacting: Base Tax	Pymt Impacting: Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
4 Saguaro Bloom/Palo Brea/Tradition | D.R. Horton | Saguaro Bloom | Marana | Detached - 6,050 OR 55x110; 65x110; 75x110 | Expected Sell-Out By 07/26 at 9.21 per mo.																	
Contracts / Sales Pace / SP L3M: 1,371 / 9.2 / 54.3	1,331	3/2	1	2	$355,900	$0	$0	$7,118	$2,500	$365,518	$275	$0	$107	1.0%	0.0%	$2,193	$87,710
Annual Starts / L12M Start Rate: 61 / 5.1	1,423	3/2	1	2	$425,900	$0	$0	$8,518	$2,500	$436,918	$307	$0	$107	1.0%	0.0%	$2,600	$104,007
Annual Closings / L12M Closing Rate: 50 / 4.2	1,536	3/2	1	2	$370,900	$0	$0	$7,418	$2,500	$380,818	$248	$0	$107	1.0%	0.0%	$2,280	$91,202
Total Units / Occupancy / Occ. Rate: 1,422 / 261 / 18%	1,697	4/2	1	2	$386,900	$0	$0	$7,738	$2,500	$397,138	$234	$0	$107	1.0%	0.0%	$2,373	$94,927
	1,823	4/2	1	2	$446,900	$0	$0	$8,938	$2,500	$458,338	$251	$0	$107	1.0%	0.0%	$2,722	$108,896
	2,051	4/2	1	2	$468,900	$0	$0	$9,378	$2,500	$480,778	$234	$0	$107	1.0%	0.0%	$2,850	$114,018
	2,168	4/3	1	3	$503,900	$0	$0	$10,078	$2,500	$516,478	$238	$0	$107	1.0%	0.0%	$3,054	$122,167
	2,224	5/3	1	2	$488,900	$0	$0	$9,778	$2,500	$501,178	$225	$0	$107	1.0%	0.0%	$2,967	$118,675
	2,273	4/3	1	3	$513,900	$0	$0	$10,278	$2,500	$526,678	$232	$0	$107	1.0%	0.0%	$3,112	$124,495
	2,431	4/3	1	2	$511,900	$0	$0	$10,238	$2,500	$524,638	$216	$0	$107	1.0%	0.0%	$3,101	$124,029
	2,444	5/3	1	3	$533,900	$0	$0	$10,678	$2,500	$547,078	$224	$0	$107	1.0%	0.0%	$3,229	$129,151
	2,577	4/3	1	2	$526,900	$0	$0	$10,538	$2,500	$539,938	$210	$0	$107	1.0%	0.0%	$3,188	$127,522
	2,738	5/3	2	2	$530,900	$0	$0	$10,618	$2,500	$544,018	$199	$0	$107	1.0%	0.0%	$3,211	$128,453
	2,055				$466,592	$0	$0	$9,332	$2,500	$478,424	$238	$0	$107	1.0%	0.0%	$2,837	$113,481
5 Springwood at Gladden Farms/Americana | Lennar | Gladden Farms | Marana | Detached - 4,800 OR 40x120 | Expected Sell-Out By 09/28 at 3.18 per mo.																	
Contracts / Sales Pace / SP L3M: 46 / 3.2 / 4.7	1,264	3/2	1	2	$330,990	$0	$0	$0	$3,000	$333,990	$264	$0	$87	1.1%	0.0%	$2,012	$80,480
Annual Starts / L12M Start Rate: 42 / 3.5	1,425	3/2	1	2	$347,990	$0	$0	$0	$3,000	$350,990	$246	$0	$87	1.1%	0.0%	$2,110	$84,400
Annual Closings / L12M Closing Rate: 39 / 3.3	1,880	4/2.5	2	2	$363,990	$0	$0	$0	$3,000	$366,990	$195	$0	$87	1.1%	0.0%	$2,202	$88,089
Total Units / Occupancy / Occ. Rate: 148 / 39 / 26%	2,114	5/2.5	2	2	$377,990	$0	$0	$0	$3,000	$380,990	$180	$0	$87	1.1%	0.0%	$2,283	$91,317
	1,671				$355,240	$0	$0	$0	$3,000	$358,240	$221	$0	$87	1.1%	0.0%	$2,152	$86,072
6 Sunstone at Gladden Farms/Destiny | Lennar | Gladden Farms | Marana | Detached - 5,400 OR 45x120 | Expected Sell-Out By 02/26 at 4.14 per mo.																	
Contracts / Sales Pace / SP L3M: 132 / 4.1 / 1.3	1,232	3/2	1	2	$322,990	$0	$0	$0	$3,000	$325,990	$265	$0	$87	1.1%	0.0%	$1,966	$78,635
Annual Starts / L12M Start Rate: 37 / 3.1	1,391	3/2	1	2	$329,990	$0	$0	$0	$3,000	$332,990	$239	$0	$87	1.1%	0.0%	$2,006	$80,249
Annual Closings / L12M Closing Rate: 56 / 4.7	1,400	3/2	1	2	$338,990	$0	$0	$0	$3,000	$341,990	$244	$0	$87	1.1%	0.0%	$2,058	$82,325
Total Units / Occupancy / Occ. Rate: 135 / 126 / 93%	1,411	3/2	1	2	$347,990	$0	$0	$0	$3,000	$350,990	$249	$0	$87	1.1%	0.0%	$2,110	$84,400
	1,630	4/2	1	2	$398,990	$0	$0	$0	$3,000	$401,990	$247	$0	$87	1.1%	0.0%	$2,404	$96,160
	2,208	4/2.5	2	3	$419,990	$0	$0	$0	$3,000	$422,990	$192	$0	$87	1.1%	0.0%	$2,525	$101,002
	2,685	4/3.5	2	3	$476,990	$0	$0	$0	$3,000	$479,990	$179	$0	$87	1.1%	0.0%	$2,854	$114,145
	1,708				$376,561	$0	$0	$0	$3,000	$379,561	$231	$0	$87	1.1%	0.0%	$2,275	$90,988
7 Los Saguaros | Lennar | Dove Mountain | Marana | Detached - 10,500 OR 75x140 | Expected Sell-Out By 06/26 at 3.30 per mo.																	
Contracts / Sales Pace / SP L3M: 91 / 3.3 / 4.7	2,183	3/2	1	4	$558,990	$0	$0	$0	$3,000	$561,990	$257	-$7,000	$123	0.9%	0.0%	$3,246	$129,833
Annual Starts / L12M Start Rate: 29 / 2.4	2,405	3/2.5	1	3	$649,990	$0	$0	$0	$3,000	$652,990	$272	-$7,000	$123	0.9%	0.0%	$3,751	$150,058
Annual Closings / L12M Closing Rate: 35 / 2.9	2,856	3/3	1	3	$602,990	$0	$0	$0	$3,000	$605,990	$212	-$7,000	$123	0.9%	0.0%	$3,490	$139,612
Total Units / Occupancy / Occ. Rate: 106 / 77 / 73%	3,172	4/3.5	1	3	$647,990	$0	$0	$0	$3,000	$650,990	$205	-$7,000	$123	0.9%	0.0%	$3,740	$149,614
	2,654				$614,990	$0	$0	$0	$3,000	$617,990	$237	-$7,000	$123	0.9%	0.0%	$3,557	$142,279



CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

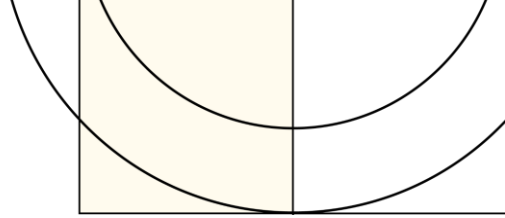
Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	Incentives: Price Reduction	Incentives: Options/ Upgrades	Typical Spending: Options / Upgrades	Typical Spending: Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	Pymt Impacting: Mo. HOA	Pymt Impacting: Base Tax	Pymt Impacting: Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
8 Mandarina/Signature | Meritage Homes | Mandarina | Marana | Detached - 4,600 OR 40x115 | Expected Sell-Out By 01/32 at 1.48 per mo.																	
Contracts / Sales Pace / SP L3M: 8 / 1.5 / 1.3	1,480	3/2	1	2	$361,340	$0	$0	$0	$3,000	$364,340	$246	-$4,000	$80	1.3%	0.0%	$2,241	$89,640
Annual Starts / L12M Start Rate: 24 / 2.0	1,562	3/2	1	2	$367,230	$0	$0	$0	$3,000	$370,230	$237	-$4,000	$80	1.3%	0.0%	$2,276	$91,038
Annual Closings / L12M Closing Rate: 2 / 0.2	2,211	4/3	2	2	$411,840	$0	$0	$0	$3,000	$414,840	$188	-$4,000	$80	1.3%	0.0%	$2,541	$101,621
Total Units / Occupancy / Occ. Rate: 115 / 2 / 2%	2,384	4/2.5	2	2	$424,740	$0	$0	$0	$3,000	$427,740	$179	-$4,000	$80	1.3%	0.0%	$2,617	$104,682
	1,909				$391,288	$0	$0	$0	$3,000	$394,288	$213	-$4,000	$80	1.3%	0.0%	$2,419	$96,745
9 Fieldstone at Gladden Farms/Signature | Meritage Homes | Gladden Farms | Marana | Detached - 4,800 OR 40x120 | Expected Sell-Out By 02/26 at 2.62 per mo.																	
Contracts / Sales Pace / SP L3M: 92 / 2.6 / 0.3	1,327	3/2	1	2	$359,330	$0	$0	$0	$3,000	$362,330	$273	$0	$87	0.8%	0.0%	$2,085	$83,391
Annual Starts / L12M Start Rate: 8 / 0.7	1,562	4/2	1	2	$359,490	$0	$0	$0	$3,000	$362,490	$232	$0	$87	0.8%	0.0%	$2,086	$83,427
Annual Closings / L12M Closing Rate: 32 / 2.7	1,869	3/3	2	2	$369,490	$0	$0	$0	$3,000	$372,490	$199	$0	$87	0.8%	0.0%	$2,141	$85,633
Total Units / Occupancy / Occ. Rate: 96 / 92 / 96%	2,220	4/3	2	2	$397,490	$0	$0	$0	$3,000	$400,490	$180	$0	$87	0.8%	0.0%	$2,295	$91,809
	1,745				$371,450	$0	$0	$0	$3,000	$374,450	$221	$0	$87	0.8%	0.0%	$2,152	$86,065
10 Summerstone | Meritage Homes | Tucson | Detached - 4,800 OR 40x120 | Expected Sell-Out By 10/27 at 3.74 per mo.																	
Contracts / Sales Pace / SP L3M: 72 / 3.7 / 2.7	1,326	3/2	1	2	$350,490	$0	$0	$0	$3,000	$353,490	$267	$0	$73	1.2%	0.0%	$2,152	$86,092
Annual Starts / L12M Start Rate: 47 / 3.9	1,480	3/2	1	2	$362,490	$0	$0	$0	$3,000	$365,490	$247	$0	$73	1.2%	0.0%	$2,223	$88,915
Annual Closings / L12M Closing Rate: 48 / 4.0	1,562	3/2	1	2	$372,490	$0	$0	$0	$3,000	$375,490	$240	$0	$73	1.2%	0.0%	$2,282	$91,268
Total Units / Occupancy / Occ. Rate: 150 / 62 / 41%	1,787	4/2	1	2	$390,490	$0	$0	$0	$3,000	$393,490	$220	$0	$73	1.2%	0.0%	$2,388	$95,502
	1,539				$368,990	$0	$0	$0	$3,000	$371,990	$244	$0	$73	1.2%	0.0%	$2,261	$90,444
11 Mandarina/Premier | Meritage Homes | Mandarina | Marana | Detached - 5,400 OR 45x120 | Expected Sell-Out By 12/36 at 1.11 per mo.																	
Contracts / Sales Pace / SP L3M: 6 / 1.1 / 0.7	1,832	4/2	1	2	$400,340	$0	$0	$8,007	$5,000	$413,347	$226	-$4,000	$80	1.3%	0.0%	$2,532	$101,267
Annual Starts / L12M Start Rate: 27 / 2.3	2,027	4/3	1	2	$410,440	$0	$0	$8,209	$5,000	$423,649	$209	-$4,000	$80	1.3%	0.0%	$2,593	$103,711
Annual Closings / L12M Closing Rate: 0 / 0.0	2,575	5/3	2	2	$451,740	$0	$0	$9,035	$5,000	$465,775	$181	-$4,000	$80	1.3%	0.0%	$2,843	$113,706
Total Units / Occupancy / Occ. Rate: 151 / 0 / 0%	2,932	5/3.5	2	3	$449,990	$0	$0	$9,000	$5,000	$463,990	$158	-$4,000	$80	1.3%	0.0%	$2,832	$113,282
	2,342				$428,128	$0	$0	$8,563	$5,000	$441,690	$193	-$4,000	$80	1.3%	0.0%	$2,700	$107,992



CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	— Incentives — Price Reduction	Options/ Upgrades	— Typical Spending — Options / Upgrades	Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	— Pymt Impacting — Mo. HOA	Base Tax	Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
12 Saguaro Reserve II | Mattamy Homes | Dove Mountain | Marana | Detached - 5,715 OR 45x127; 55x127; 65x127 | Expected Sell-Out By 07/27 at 6.21 per mo.																	
Total Units/Remaining: 242 / 114	1,735	2/2	1	2	$409,000	$0	$0	$8,180	$5,000	$422,180	$243	$0	$69	1.2%	0.0%	$2,552	$102,079
Contracts: 128	1,815	2/2	1	2	$421,000	$0	$0	$8,420	$5,000	$434,420	$239	$0	$69	1.2%	0.0%	$2,624	$104,958
Sales Pace Overall: 6.2	1,837	3/2	1	2	$545,000	$0	$0	$10,900	$5,000	$560,900	$305	$0	$69	1.2%	0.0%	$3,368	$134,713
Sales Pace L3M: 7.7	2,000	3/2	1	2	$451,000	$0	$0	$9,020	$5,000	$465,020	$233	$0	$69	1.2%	0.0%	$2,804	$112,157
	2,105	3/2	1	3	$492,000	$0	$0	$9,840	$5,000	$506,840	$241	$0	$69	1.2%	0.0%	$3,050	$121,995
	2,120	4/3	1	2	$469,000	$0	$0	$9,380	$5,000	$483,380	$228	$0	$69	1.2%	0.0%	$2,912	$116,476
	2,205	3/2.5	1	3	$505,000	$0	$0	$10,100	$5,000	$520,100	$236	$0	$69	1.2%	0.0%	$3,128	$125,114
	2,491	4/3	1	2	$535,000	$0	$0	$10,700	$5,000	$550,700	$221	$0	$69	1.2%	0.0%	$3,308	$132,313
	2,496	3/2.5	1	2	$627,000	$0	$0	$12,540	$5,000	$644,540	$258	$0	$69	1.2%	0.0%	$3,860	$154,389
	2,559	3/3	1	3	$599,000	$0	$0	$11,980	$5,000	$615,980	$241	$0	$69	1.2%	0.0%	$3,692	$147,670
	2,594	3/2.5	1	4	$571,000	$0	$0	$11,420	$5,000	$587,420	$226	$0	$69	1.2%	0.0%	$3,524	$140,952
	2,769	4/3.5	1	3	$639,000	$0	$0	$12,780	$5,000	$656,780	$237	$0	$69	1.2%	0.0%	$3,932	$157,269
	3,056	4/3.5	1	4	$683,000	$0	$0	$13,660	$5,000	$701,660	$230	$0	$69	1.2%	0.0%	$4,196	$167,827
	3,548	5/3.5	1	3	$729,000	$0	$0	$14,580	$5,000	$748,580	$211	$0	$69	1.2%	0.0%	$4,472	$178,865
	2,381				$548,214	$0	$0	$10,964	$5,000	$564,179	$239	$0	$69	1.2%	0.0%	$3,387	$135,484
13 Silverbell Ridge | Mattamy Homes | Tucson | Detached - 6,050 OR 55x110																	
Contracts / Sales Pace / SP L3M: - / - / -	1,719	2/2	1	2	$425,000	$0	$0	$8,500	$25,000	$458,500	$267	$0	$0	0.0%	0.0%	$2,223	$88,912
Annual Starts / L12M Start Rate: 1 / 0.1	1,837	3/2	1	2	$445,000	$0	$0	$8,900	$25,000	$478,900	$261	$0	$0	0.0%	0.0%	$2,322	$92,867
Annual Closings / L12M Closing Rate: 0 / 0.0	2,066	3/2	1	3	$485,000	$0	$0	$9,700	$25,000	$519,700	$252	$0	$0	0.0%	0.0%	$2,519	$100,779
Total Units / Occupancy / Occ. Rate: 55 / 0 / 0%	2,066	3/2.5	1	2	$523,000	$0	$0	$10,460	$25,000	$558,460	$270	$0	$0	0.0%	0.0%	$2,707	$108,296
	1,922				$469,500	$0	$0	$9,390	$25,000	$503,890	$262	$0	$0	0.0%	0.0%	$2,443	$97,714
14 Montelena | Mattamy Homes | Marana | Detached - 7,200 OR 60x120 | Expected Sell-Out By 09/26 at 3.42 per mo.																	
Contracts / Sales Pace / SP L3M: 54 / 3.4 / 3.3	2,278	3/2.5	1	3	$537,000	$0	$0	$50,000	$25,000	$612,000	$269	-$32,220	$69	1.2%	0.0%	$3,668	$146,734
Annual Starts / L12M Start Rate: 50 / 4.2	2,471	3/2.5	1	3	$560,000	$0	$0	$50,000	$25,000	$635,000	$257	-$33,600	$69	1.2%	0.0%	$3,804	$152,145
Annual Closings / L12M Closing Rate: 39 / 3.3	2,686	4/3.5	1	3	$591,000	$0	$0	$50,000	$25,000	$666,000	$248	-$35,460	$69	1.2%	0.0%	$3,986	$159,438
Total Units / Occupancy / Occ. Rate: 81 / 39 / 48%	2,927	4/2.5	2	3	$614,000	$0	$0	$50,000	$25,000	$689,000	$235	-$36,840	$69	1.2%	0.0%	$4,121	$164,848
	3,291	5/4.5	2	3	$665,000	$0	$0	$50,000	$25,000	$740,000	$225	-$39,900	$69	1.2%	0.0%	$4,421	$176,846
	2,731				$593,400	$0	$0	$50,000	$25,000	$668,400	$247	-$35,604	$69	1.2%	0.0%	$4,000	$160,002
15 Tavira at Twin Peaks | Mattamy Homes | Marana | Detached - 7,200 OR 60x120 | Expected Sell-Out By 09/27 at 3.12 per mo.																	
Contracts / Sales Pace / SP L3M: 14 / 3.1 / 2.0	2,236	3/2.5	1	3	$542,000	$0	$0	$81,300	$20,000	$643,300	$288	-$32,520	$98	1.2%	0.0%	$3,849	$153,971
Annual Starts / L12M Start Rate: 19 / 1.6	2,488	3/2.5	1	3	$578,000	$0	$0	$86,700	$20,000	$684,700	$275	-$34,680	$98	1.2%	0.0%	$4,091	$163,627
Annual Closings / L12M Closing Rate: 0 / 0.0	2,651	4/3.5	1	3	$604,000	$0	$0	$90,600	$20,000	$714,600	$270	-$36,240	$98	1.2%	0.0%	$4,265	$170,602
Total Units / Occupancy / Occ. Rate: 75 / 0 / 0%	2,882	4/3.5	1	3	$631,000	$0	$0	$94,650	$20,000	$745,650	$259	-$37,860	$98	1.2%	0.0%	$4,446	$177,844
	3,046	4/3.5	1	3	$654,000	$0	$0	$98,100	$20,000	$772,100	$253	-$39,240	$98	1.2%	0.0%	$4,600	$184,014
	2,661				$601,800	$0	$0	$90,270	$20,000	$712,070	$269	-$36,108	$98	1.2%	0.0%	$4,250	$170,012



CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	Incentives: Price Reduction	Incentives: Options/ Upgrades	Typical Spending: Options / Upgrades	Typical Spending: Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	Pymt Impacting: Mo. HOA	Base Tax	Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
16 Vistoso Canyon Estates/Cactus | Pulte Homes | Rancho Vistoso | Tucson | Detached - 6,000 OR 50x120 | Expected Sell-Out By 06/26 at 2.90 per mo.																	
Contracts / Sales Pace / SP L3M: 85 / 2.9 / 2.7	1,841	2/2	1	2	$469,990	$0	$0	$23,500	$5,000	$498,490	$271	$0	$184	1.2%	0.0%	$3,107	$124,298
Annual Starts / L12M Start Rate: 29 / 2.4	1,993	3/2	1	2	$481,990	$0	$0	$24,100	$5,000	$511,090	$256	$0	$184	1.2%	0.0%	$3,181	$127,254
Annual Closings / L12M Closing Rate: 33 / 2.8	2,006	3/2	1	2	$488,990	$0	$0	$24,450	$5,000	$518,440	$258	$0	$184	1.2%	0.0%	$3,224	$128,978
Total Units / Occupancy / Occ. Rate: 101 / 72 / 71%	2,271	4/3	1	2	$507,990	$0	$0	$25,400	$5,000	$538,390	$237	$0	$184	1.2%	0.0%	$3,341	$133,658
	2,028				$487,240	$0	$0	$24,362	$5,000	$516,602	$256	$0	$184	1.2%	0.0%	$3,214	$128,547
17 Vistoso Canyon Estates/Canyon | Pulte Homes | Rancho Vistoso | Tucson | Detached - 7,500 OR 60x125 | Expected Sell-Out By 12/26 at 1.87 per mo.																	
Contracts / Sales Pace / SP L3M: 55 / 1.9 / 1.0	2,261	3/2.5	1	2	$551,990	$0	$0	$27,600	$5,000	$584,590	$259	$0	$184	1.2%	0.0%	$3,612	$144,496
Annual Starts / L12M Start Rate: 21 / 1.8	2,450	3/2.5	1	2	$574,990	$0	$0	$28,750	$5,000	$608,740	$248	$0	$184	1.2%	0.0%	$3,754	$150,161
Annual Closings / L12M Closing Rate: 24 / 2.0	2,582	4/2.5	1	2	$587,990	$0	$0	$29,400	$5,000	$622,390	$241	$0	$184	1.2%	0.0%	$3,834	$153,363
Total Units / Occupancy / Occ. Rate: 78 / 50 / 64%																	
	2,431				$571,657	$0	$0	$28,583	$5,000	$605,240	$249	$0	$184	1.2%	0.0%	$3,734	$149,340
18 Vistoso Canyon Estates/Majesty | Pulte Homes | Rancho Vistoso | Oro Valley | Detached - 8,750 OR 70x125 | Expected Sell-Out By 03/27 at 1.09 per mo.																	
Contracts / Sales Pace / SP L3M: 32 / 1.1 / 2.0	2,669	4/2.5	1	3	$628,990	$0	$0	$31,450	$5,000	$665,440	$249	$0	$184	1.2%	0.0%	$4,087	$163,462
Annual Starts / L12M Start Rate: 22 / 1.8	2,851	4/3.5	1	3	$644,990	$0	$0	$32,250	$5,000	$682,240	$239	$0	$184	1.2%	0.0%	$4,185	$167,403
Annual Closings / L12M Closing Rate: 12 / 1.0	3,148	3/2.5	1	3	$672,990	$0	$0	$33,650	$5,000	$711,640	$226	$0	$184	1.2%	0.0%	$4,357	$174,300
Total Units / Occupancy / Occ. Rate: 48 / 19 / 40%																	
	2,889				$648,990	$0	$0	$32,450	$5,000	$686,440	$238	$0	$184	1.2%	0.0%	$4,210	$168,388
19 Saguaro Reserve at Dove Mountain/Majesty | Pulte Homes | Dove Mountain | Marana | Detached - 9,375 OR 75x125 | Expected Sell-Out By 12/28 at 1.27 per mo.																	
Contracts / Sales Pace / SP L3M: 4 / 1.3 / 1.3	2,473	3/2.5	1	3	$631,990	$0	$0	$157,998	$100,000	$889,988	$360	-$18,960	$66	1.3%	0.0%	$5,345	$213,791
Annual Starts / L12M Start Rate: 3 / 0.3	2,669	4/2.5	1	3	$647,990	$0	$0	$161,998	$100,000	$909,988	$341	-$19,440	$66	1.3%	0.0%	$5,463	$218,536
Annual Closings / L12M Closing Rate: 0 / 0.0	2,732	3/2.5	1	2	$644,990	$0	$0	$161,248	$100,000	$906,238	$332	-$19,350	$66	1.3%	0.0%	$5,441	$217,646
Total Units / Occupancy / Occ. Rate: 48 / 0 / 0%	2,859	4/3.5	1	3	$665,990	$0	$0	$166,498	$100,000	$932,488	$326	-$19,980	$66	1.3%	0.0%	$5,597	$223,874
	2,683				$647,740	$0	$0	$161,935	$100,000	$909,675	$340	-$19,432	$66	1.3%	0.0%	$5,462	$218,462
20 Desert Bloom at Monarch | Richmond American Homes | Monarch | Marana | Detached - 6,000 OR 50x120; 60x120 | Expected Sell-Out By 03/53 at 0.37 per mo.																	
Contracts / Sales Pace / SP L3M: 1 / 0.4 / 0.4	2,070	4/3	1	2	$489,990	$0	$0	$9,800	$2,500	$502,290	$243	$0	$54	0.8%	0.0%	$2,816	$112,623
Annual Starts / L12M Start Rate: 8 / 0.7	2,070	3/2	1	2	$504,990	$0	$0	$10,100	$2,500	$517,590	$250	$0	$54	0.8%	0.0%	$2,900	$115,987
Annual Closings / L12M Closing Rate: 0 / 0.0	2,310	4/3	1	2	$514,990	$0	$0	$10,300	$2,500	$527,790	$228	$0	$54	0.8%	0.0%	$2,956	$118,231
Total Units / Occupancy / Occ. Rate: 122 / 0 / 0%	2,700	3/2.5	2	2	$574,990	$0	$0	$11,500	$2,500	$588,990	$218	$0	$54	0.8%	0.0%	$3,292	$131,690
	2,288				$521,240	$0	$0	$10,425	$2,500	$534,165	$235	$0	$54	0.8%	0.0%	$2,991	$119,633
21 River's Edge | Richmond American Homes | Tucson | Detached - 6,600 OR 55x120 | Expected Sell-Out By 05/26 at 2.80 per mo.																	
Total Units/Remaining: 21 / 12	1,917	3/2	1	3	$654,990	$0	$0	$13,100	$2,500	$670,590	$350	$0	$55	0.8%	0.0%	$3,775	$151,016
Contracts: 9	2,262	3/2.5	1	3	$629,990	$0	$0	$12,600	$2,500	$645,090	$285	$0	$55	0.8%	0.0%	$3,634	$145,357
Sales Pace Overall: 2.8	2,506	3/2.5	1	2	$654,990	$0	$0	$13,100	$2,500	$670,590	$268	$0	$55	0.8%	0.0%	$3,775	$151,016
Sales Pace L3M: 2.3																	
	2,228				$646,657	$0	$0	$12,933	$2,500	$662,090	$301	$0	$55	0.8%	0.0%	$3,728	$149,130

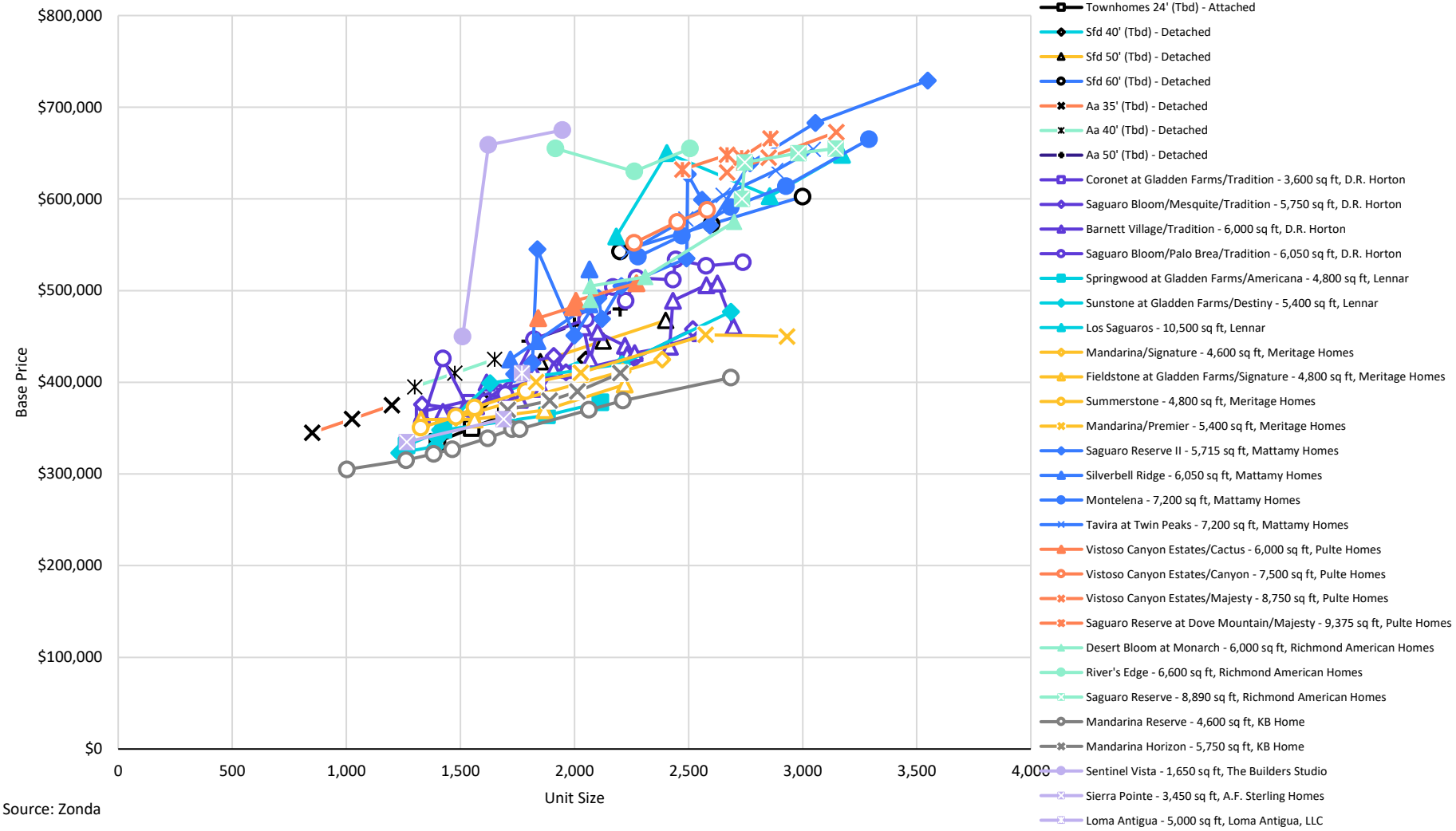
CMA Comparable Subdivisions Detail

Competitive Market Comparables & Positioning

Project / Project Detail	Size (SF)	Bd/Ba	Level	Pkg	Base Price	Incentives: Price Reduction	Incentives: Options/ Upgrades	Typical Spending: Options / Upgrades	Typical Spending: Lot Premiums	Estimated Closing Price	Est. Closing $/SF	Closing $/ Incentive	Pymt Impacting: Mo. HOA	Pymt Impacting: Base Tax	Pymt Impacting: Addl Taxes	80.0% 6.1% Mo.Pmt.	35.0% Qualifying Income
22 Saguaro Reserve | Richmond American Homes | Dove Mountain | Marana | Detached - 8,890 OR 70x127 | Expected Sell-Out By 06/27 at 1.14 per mo.																	
Total Units/Remaining: 49 / 19	2,734	3/2.5	1	3	$599,990	$0	$0	$12,000	$2,500	$614,490	$225	$0	$66	1.5%	0.0%	$3,813	$152,525
Contracts: 30	2,747	3/2.5	1	3	$639,990	$0	$0	$12,800	$2,500	$655,290	$239	$0	$66	1.5%	0.0%	$4,062	$162,477
Sales Pace Overall: 1.1	2,982	3/2.5	1	3	$649,990	$0	$0	$13,000	$2,500	$665,490	$223	$0	$66	1.5%	0.0%	$4,124	$164,965
Sales Pace L3M: 1.3	3,145	3/2.5	1	3	$654,990	$0	$0	$13,100	$2,500	$670,590	$213	$0	$66	1.5%	0.0%	$4,155	$166,209
	2,902				$636,240	$0	$0	$12,725	$2,500	$651,465	$225	$0	$66	1.5%	0.0%	$4,039	$161,544
23 Mandarina Reserve | KB Home | Mandarina | Marana | Detached - 4,600 OR 40x115 | Expected Sell-Out By 08/28 at 3.66 per mo.																	
Contracts / Sales Pace / SP L3M: 9 / 3.7 / 3.7	1,003	2/2	1	2	$304,990	$0	$0	$6,100	$2,500	$313,590	$313	$0	$80	1.3%	0.0%	$1,927	$77,077
Annual Starts / L12M Start Rate: 2 / 0.2	1,262	3/2	1	2	$314,990	$0	$0	$6,300	$2,500	$323,790	$257	$0	$80	1.3%	0.0%	$1,987	$79,480
Annual Closings / L12M Closing Rate: 0 / 0.0	1,383	3/2	1	2	$321,990	$0	$0	$6,440	$2,500	$330,930	$239	$0	$80	1.3%	0.0%	$2,029	$81,162
Total Units / Occupancy / Occ. Rate: 122 / 0 / 0%	1,465	3/2	1	2	$326,990	$0	$0	$6,540	$2,500	$336,030	$229	$0	$80	1.3%	0.0%	$2,059	$82,364
	1,620	3/2	1	2	$338,990	$0	$0	$6,780	$2,500	$348,270	$215	$0	$80	1.3%	0.0%	$2,131	$85,247
	1,727	3/2	1	2	$348,990	$0	$0	$6,980	$2,500	$358,470	$208	$0	$80	1.3%	0.0%	$2,191	$87,650
	1,760	3/2	1	2	$348,990	$0	$0	$6,980	$2,500	$358,470	$204	$0	$80	1.3%	0.0%	$2,191	$87,650
	2,063	3/2.5	2	2	$369,990	$0	$0	$7,400	$2,500	$379,890	$184	$0	$80	1.3%	0.0%	$2,317	$92,696
	2,212	3/2.5	2	2	$379,990	$0	$0	$7,600	$2,500	$390,090	$176	$0	$80	1.3%	0.0%	$2,377	$95,099
	2,685	4/2.5	2	2	$404,990	$0	$0	$8,100	$2,500	$415,590	$155	$0	$80	1.3%	0.0%	$2,528	$101,107
	1,718				$346,090	$0	$0	$6,922	$2,500	$355,512	$218	$0	$80	1.3%	0.0%	$2,174	$86,953
24 Mandarina Horizon | KB Home | Mandarina | Marana | Detached - 5,750 OR 50x115 | Expected Sell-Out By 11/27 at 2.44 per mo.																	
Contracts / Sales Pace / SP L3M: 6 / 2.4 / 2.4	1,708	3/2	1	2	$369,990	$0	$0	$7,400	$2,500	$379,890	$222	$0	$80	1.3%	0.0%	$2,317	$92,696
Annual Starts / L12M Start Rate: 1 / 0.1	1,891	3/2	1	2	$379,990	$0	$0	$7,600	$2,500	$390,090	$206	$0	$80	1.3%	0.0%	$2,377	$95,099
Annual Closings / L12M Closing Rate: 0 / 0.0	2,013	3/2	1	2	$389,990	$0	$0	$7,800	$2,500	$400,290	$199	$0	$80	1.3%	0.0%	$2,438	$97,502
Total Units / Occupancy / Occ. Rate: 60 / 0 / 0%	2,201	4/2.5	1	2	$409,990	$0	$0	$8,200	$2,500	$420,690	$191	$0	$80	1.3%	0.0%	$2,558	$102,308
	1,953				$387,490	$0	$0	$7,750	$2,500	$397,740	$205	$0	$80	1.3%	0.0%	$2,423	$96,902
25 Sentinel Vista | The Builders Studio | Tucson | Detached - 1,650 OR 30x55 | Expected Sell-Out By 08/31 at 0.09 per mo.																	
Contracts / Sales Pace / SP L3M: 5 / 0.1 / -	1,510	3/2	2	2	$449,995	$0	$0	$0	$0	$449,995	$298	$0	$50	0.8%	0.0%	$2,547	$101,862
Annual Starts / L12M Start Rate: 3 / 0.3	1,623	3/2.5	2	2	$658,938	$0	$0	$0	$0	$658,938	$406	$0	$50	0.8%	0.0%	$3,706	$148,230
Annual Closings / L12M Closing Rate: 0 / 0.0	1,947	3/2.5	2	2	$675,000	$0	$0	$0	$0	$675,000	$347	$0	$50	0.8%	0.0%	$3,795	$151,795
Total Units / Occupancy / Occ. Rate: 11 / 5 / 45%																	
	1,693				$594,644	$0	$0	$0	$0	$594,644	$350	$0	$50	0.8%	0.0%	$3,349	$133,962
26 Sierra Pointe | A.F. Sterling Homes | Tucson | Detached - 3,450 OR 30x115 | Expected Sell-Out By 07/26 at 0.52 per mo.																	
Contracts / Sales Pace / SP L3M: 24 / 0.5 / 1.0	1,265	3/2	1	2	$334,900	$0	$0	$0	$0	$334,900	$265	$0	$33	0.8%	0.0%	$1,875	$74,984
Annual Starts / L12M Start Rate: 4 / 0.3	1,689	3/2.5	2	2	$359,900	$0	$0	$0	$0	$359,900	$213	$0	$33	0.8%	0.0%	$2,012	$80,482
Annual Closings / L12M Closing Rate: 8 / 0.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Units / Occupancy / Occ. Rate: 27 / 23 / 85%																	
	1,477				$347,400	$0	$0	$0	$0	$347,400	$239	$0	$33	0.8%	0.0%	$1,943	$77,733
27 Loma Antigua | Loma Antigua, LLC | Tucson | Detached - 5,000 OR 50x100 | Expected Sell-Out By 05/27 at 0.38 per mo.																	
Contracts / Sales Pace / SP L3M: 8 / 0.4 / -	1,770	4/2	1	2	$410,000	$0	$0	$0	$0	$410,000	$232	$0	$0	0.8%	0.0%	$2,254	$90,167
Annual Starts / L12M Start Rate: 0 / 0.0																	
Annual Closings / L12M Closing Rate: 5 / 0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Units / Occupancy / Occ. Rate: 14 / 7 / 50%																	
	1,770				$410,000	$0	$0	$0	$0	$410,000	$232	$0	$0	0.8%	0.0%	$2,254	$90,167

CMA Price Position Graph – New Home Base Prices

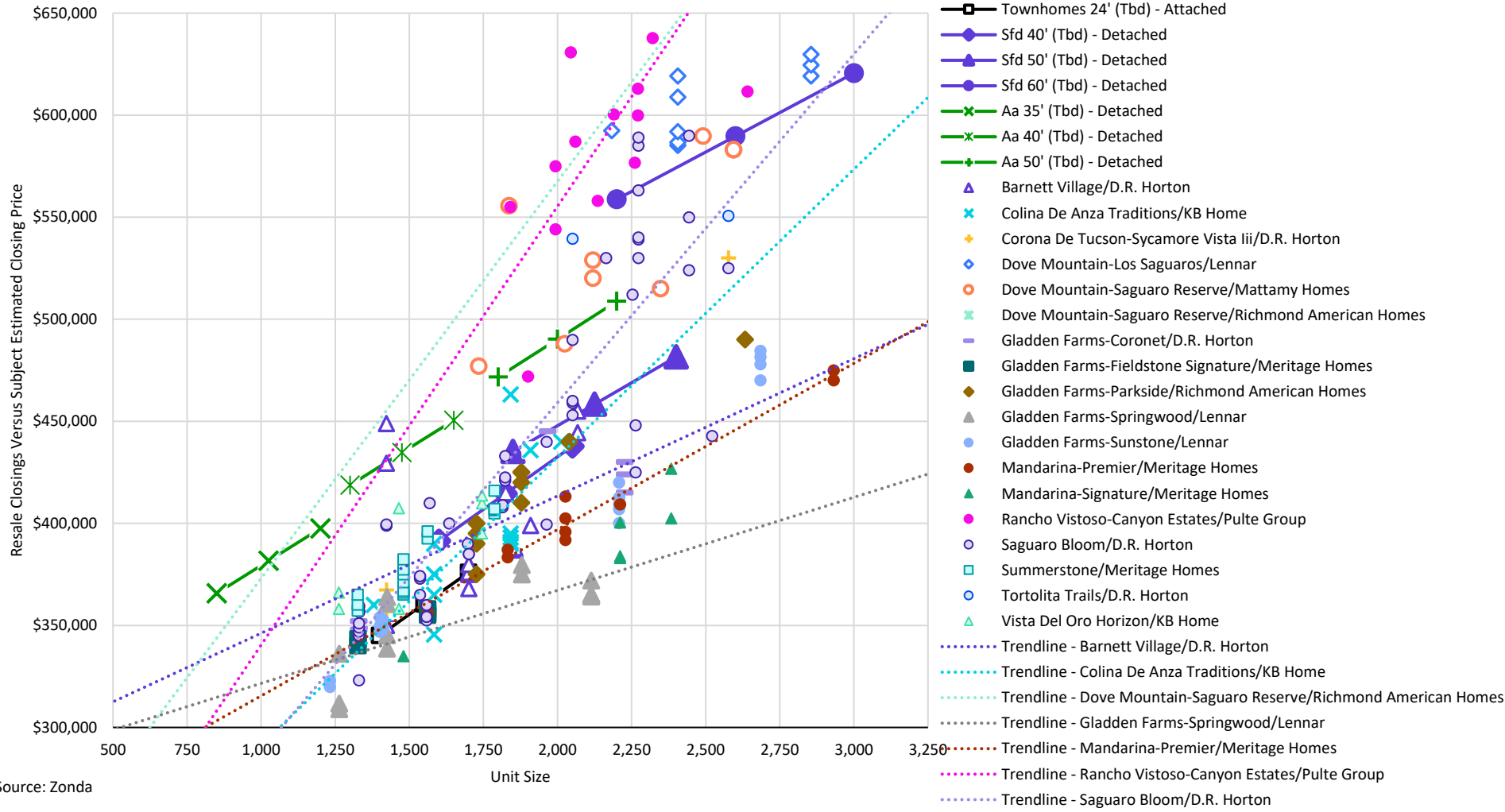
Competitive Market Comparables & Positioning



Source: Zonda

CMA Price Position Graph – New Home Closing Prices

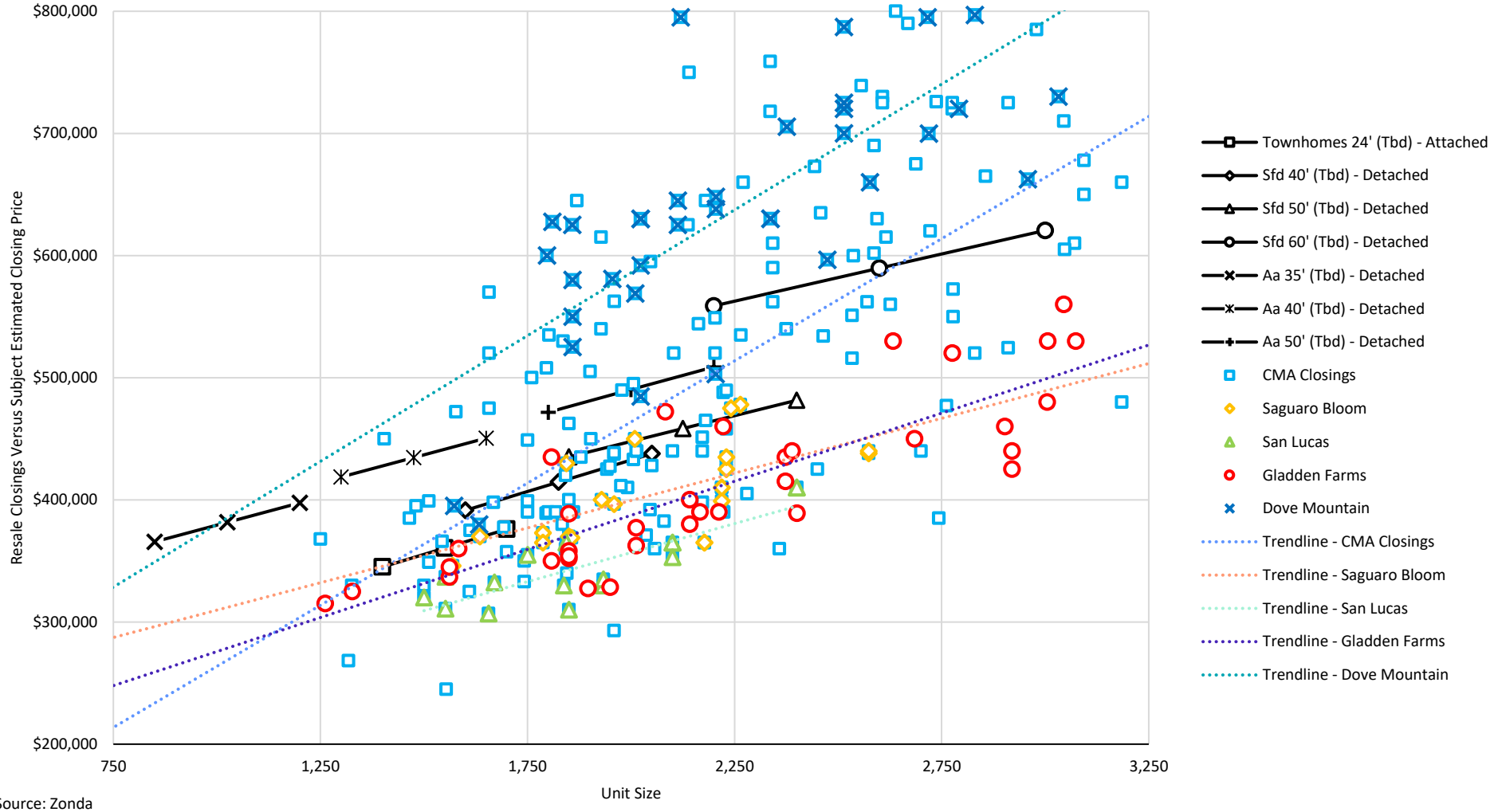
Competitive Market Comparables & Positioning



Source: Zonda

CMA Price Position Graph – Resale Home Closing Prices

Competitive Market Comparables & Positioning



Source: Zonda

Historical Average Price Changes

Competitive Market

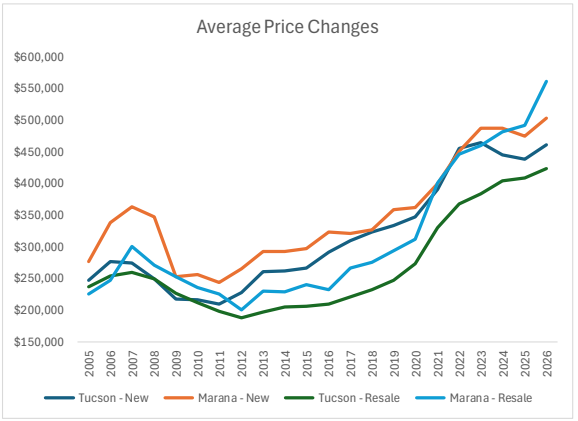
Marana has historically appreciated over the past twenty years, with an average of 4%-5% for new homes and slightly higher for new homes on gross numbers. However, the price-per-square-foot appreciation rate is closer to 3%-4%, which should be expected at the Subject Site. Additionally, Marana has typically commanded a premium over the Tucson market, with the new-home premium ranging from 5% to 7%, while the resale market maintains a stronger premium of 18% to 20% over Tucson.

Avg. Price - New Homes

Type/Year	Tucson - New	% Change	Marana - New	% Change	Marana Premium
2005	$ 247,132		$ 276,487		11.9%
2006	$ 276,749	12.0%	$ 338,133	22.3%	22.2%
2007	$ 274,355	-0.9%	$ 363,288	7.4%	32.4%
2008	$ 249,905	-8.9%	$ 347,519	-4.3%	39.1%
2009	$ 218,091	-12.7%	$ 252,683	-27.3%	15.9%
2010	$ 216,554	-0.7%	$ 256,962	1.7%	18.7%
2011	$ 210,157	-3.0%	$ 243,861	-5.1%	16.0%
2012	$ 227,658	8.3%	$ 265,937	9.1%	16.8%
2013	$ 260,927	14.6%	$ 292,494	10.0%	12.1%
2014	$ 262,655	0.7%	$ 292,774	0.1%	11.5%
2015	$ 266,162	1.3%	$ 297,152	1.5%	11.6%
2016	$ 291,782	9.6%	$ 323,486	8.9%	10.9%
2017	$ 309,487	6.1%	$ 321,816	-0.5%	4.0%
2018	$ 323,165	4.4%	$ 327,325	1.7%	1.3%
2019	$ 334,170	3.4%	$ 358,358	9.5%	7.2%
2020	$ 347,242	3.9%	$ 362,828	1.2%	4.5%
2021	$ 390,893	12.6%	$ 399,899	10.2%	2.3%
2022	$ 455,622	16.6%	$ 450,948	12.8%	-1.0%
2023	$ 464,743	2.0%	$ 487,945	8.2%	5.0%
2024	$ 445,368	-4.2%	$ 487,849	0.0%	9.5%
2025	$ 438,976	-1.4%	$ 474,643	-2.7%	8.1%
2026	$ 461,831	5.2%	$ 503,831	6.1%	9.1%
Five		3.6%		4.9%	6.1%
Ten		4.9%		4.7%	5.0%
Fifteen		5.5%		5.1%	7.5%

Avg. Price - Resale Homes

Type/Year	Tucson - Resale	% Change	Marana - Resale	% Change	Marana Premium
2005	$ 236,722		$ 225,841		-4.6%
2006	$ 253,963	7.3%	$ 247,409	9.6%	-2.6%
2007	$ 259,622	2.2%	$ 300,286	21.4%	15.7%
2008	$ 249,286	-4.0%	$ 271,217	-9.7%	8.8%
2009	$ 226,763	-9.0%	$ 252,791	-6.8%	11.5%
2010	$ 212,432	-6.3%	$ 235,818	-6.7%	11.0%
2011	$ 198,854	-6.4%	$ 225,144	-4.5%	13.2%
2012	$ 187,748	-5.6%	$ 200,523	-10.9%	6.8%
2013	$ 197,582	5.2%	$ 229,921	14.7%	16.4%
2014	$ 205,149	3.8%	$ 229,357	-0.2%	11.8%
2015	$ 205,966	0.4%	$ 240,521	4.9%	16.8%
2016	$ 209,504	1.7%	$ 233,078	-3.1%	11.3%
2017	$ 221,284	5.6%	$ 266,157	14.2%	20.3%
2018	$ 232,672	5.1%	$ 276,220	3.8%	18.7%
2019	$ 246,939	6.1%	$ 294,234	6.5%	19.2%
2020	$ 273,560	10.8%	$ 312,476	6.2%	14.2%
2021	$ 330,610	20.9%	$ 400,939	28.3%	21.3%
2022	$ 368,231	11.4%	$ 447,043	11.5%	21.4%
2023	$ 383,892	4.3%	$ 460,473	3.0%	19.9%
2024	$ 404,215	5.3%	$ 481,481	4.6%	19.1%
2025	$ 408,791	1.1%	$ 491,516	2.1%	20.2%
2026	$ 423,980	3.7%	$ 561,053	14.1%	32.3%
Five		5.2%		7.1%	22.6%
Ten		7.4%		9.4%	20.7%
Fifteen		5.3%		6.6%	18.0%

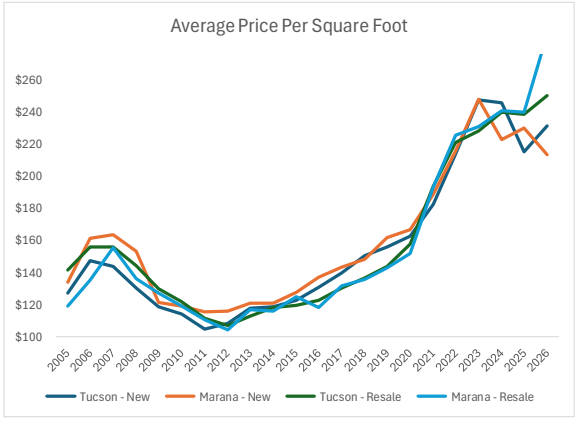


Avg. Price/Square Foot - New Homes

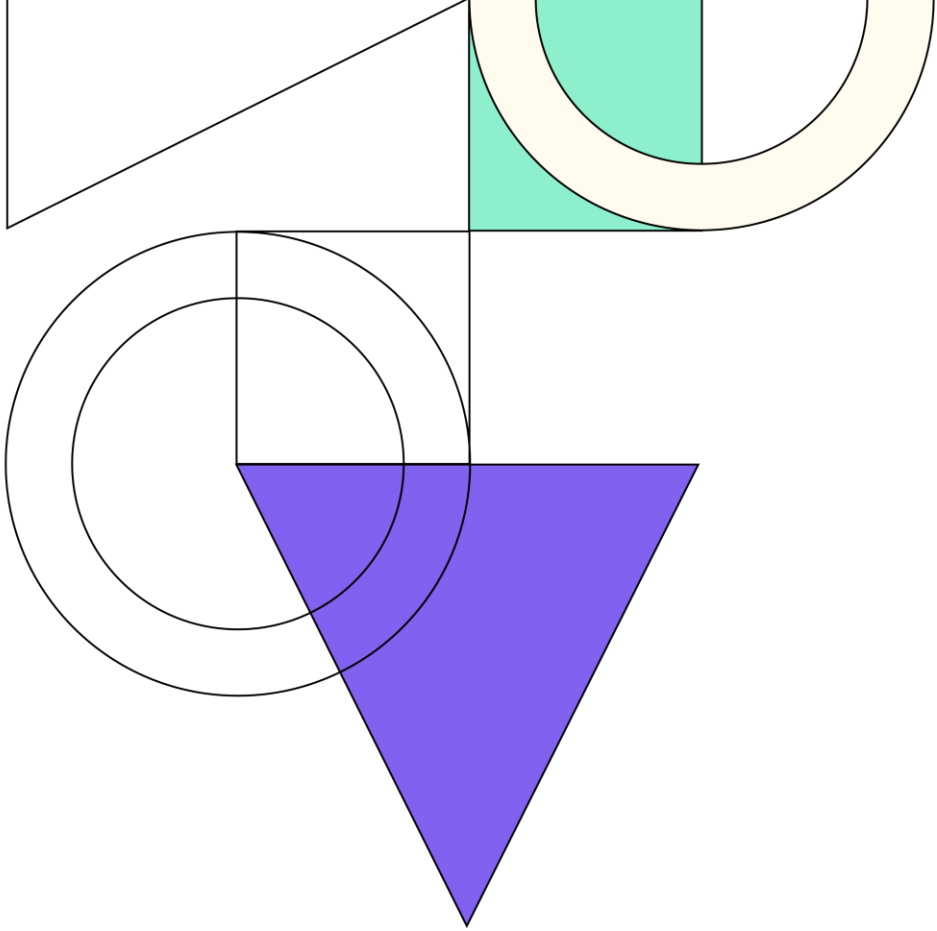
Type/Year	Tucson - New	% Change	Marana - New	% Change	Marana Premium
2005	$ 127		$ 134		5.4%
2006	$ 147	15.9%	$ 161	20.3%	9.4%
2007	$ 144	-2.5%	$ 163	1.4%	13.8%
2008	$ 130	-9.2%	$ 153	-6.4%	17.3%
2009	$ 119	-8.9%	$ 121	-20.7%	2.2%
2010	$ 114	-3.8%	$ 119	-2.0%	4.2%
2011	$ 105	-8.2%	$ 115	-2.9%	10.1%
2012	$ 108	3.4%	$ 116	0.3%	6.8%
2013	$ 118	8.8%	$ 121	4.4%	2.5%
2014	$ 119	0.8%	$ 121	0.0%	1.8%
2015	$ 123	3.2%	$ 128	5.6%	4.2%
2016	$ 131	6.7%	$ 137	7.1%	4.6%
2017	$ 140	6.9%	$ 143	4.6%	2.4%
2018	$ 150	7.5%	$ 148	3.6%	-1.3%
2019	$ 156	3.8%	$ 162	9.1%	3.7%
2020	$ 163	4.2%	$ 167	3.1%	2.6%
2021	$ 182	12.0%	$ 189	13.0%	3.5%
2022	$ 214	17.3%	$ 216	14.3%	0.9%
2023	$ 247	15.8%	$ 248	15.0%	0.1%
2024	$ 245	-0.8%	$ 223	-10.2%	-9.3%
2025	$ 215	-12.4%	$ 230	3.2%	6.8%
2026	$ 231	7.6%	$ 213	-7.1%	-7.8%
Five		5.5%		3.0%	-1.9%
Ten		6.2%		4.9%	0.1%
Fifteen		5.6%		4.4%	1.4%

Avg. Price - Resale Homes

Type/Year	Tucson - Resale	% Change	Marana - Resale	% Change	Marana Premium
2005	$ 141		$ 119		-15.7%
2006	$ 156	10.2%	$ 135	13.3%	-13.4%
2007	$ 156	-0.2%	$ 156	15.2%	0.0%
2008	$ 144	-7.4%	$ 136	-12.6%	-5.7%
2009	$ 130	-9.9%	$ 127	-6.4%	-2.0%
2010	$ 122	-6.2%	$ 119	-6.5%	-2.4%
2011	$ 112	-8.4%	$ 111	-7.0%	-0.8%
2012	$ 107	-4.0%	$ 104	-5.9%	-2.7%
2013	$ 113	5.6%	$ 117	12.2%	3.3%
2014	$ 118	4.4%	$ 116	-0.8%	-1.9%
2015	$ 120	1.3%	$ 125	7.8%	4.4%
2016	$ 123	2.7%	$ 118	-5.3%	-3.7%
2017	$ 130	6.0%	$ 132	11.2%	1.0%
2018	$ 136	4.8%	$ 136	3.1%	-0.7%
2019	$ 144	5.4%	$ 143	5.4%	-0.6%
2020	$ 157	9.5%	$ 152	6.3%	-3.6%
2021	$ 194	23.0%	$ 193	27.3%	-0.2%
2022	$ 221	14.1%	$ 225	16.6%	1.9%
2023	$ 228	3.1%	$ 231	2.4%	1.3%
2024	$ 240	5.2%	$ 240	4.2%	0.3%
2025	$ 239	-0.5%	$ 240	-0.2%	0.6%
2026	$ 250	4.8%	$ 288	20.1%	15.3%
Five		5.3%		8.6%	3.9%
Ten		7.5%		9.6%	1.5%
Fifteen		5.7%		7.0%	1.0%



Source: Black Knight



Appendix: Methodology

Methodology

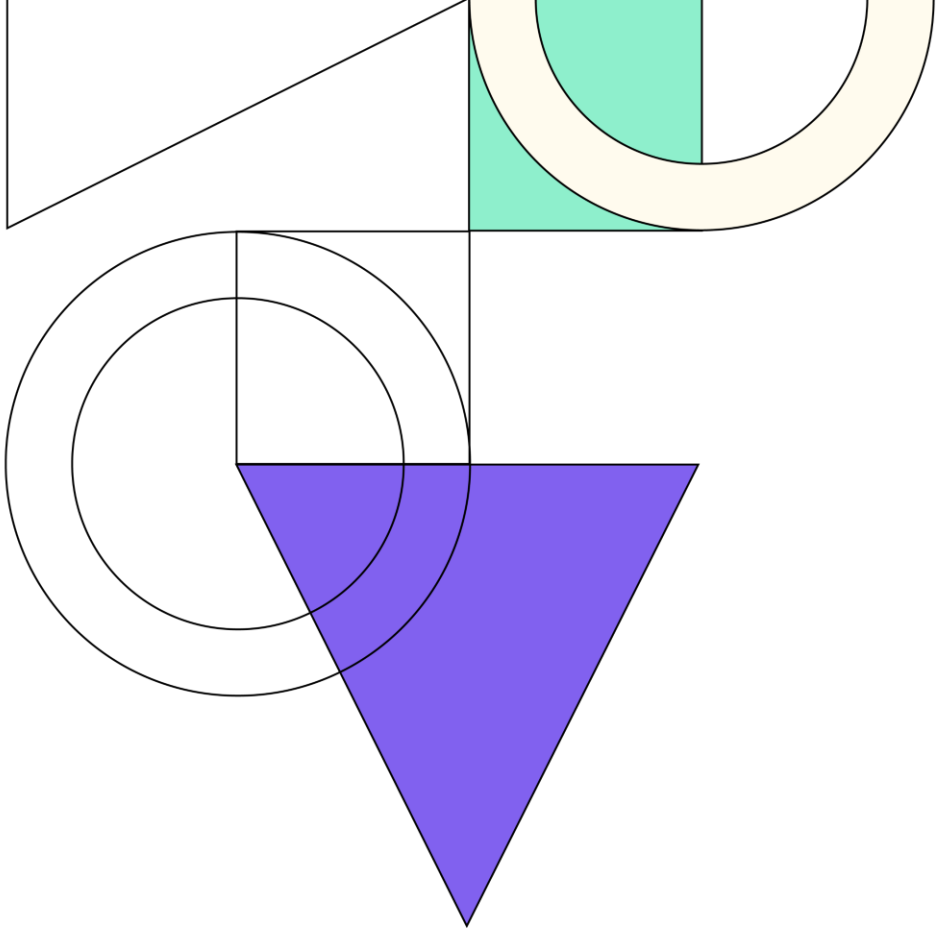
Appendix

The Tucson Market and the CMA were analyzed by evaluating historical trends in housing supply, demographics, employment, and household formation to determine economic expansion trends and associated levels of housing demand. Further, to supplement the data indicating increasing demand from surrounding areas into the broader Market area, we reviewed nearby major employment centers and known workforce commuting patterns.

The Zonda housing survey monitors the supply of detached and attached homes on a quarterly basis. Our survey tracks all condominium, townhome, duplex, and single-family construction activity. The survey allows us to accurately track the size of the total market, as well as supply and demand within the sub-markets. Further, it helps us establish the depth of the market and the scope of the competition. In this study, Zonda Advisory supplemented the quarterly data with specific fieldwork needed to analyze the Competitive Market Area within the overall Market.

Definitions

- **Annual Starts:** The number of homes started during the last four quarters. A "start" occurs when a slab or foundation is initiated.
- **Annual Closings:** The number of homes closed during the last four quarters. A "closing" occurs when a home is moved into and occupied. Zonda tracks move-ins, as they are a better indicator of demand than deed deliveries.
- **Square Footage:** All measures of a home size are in terms of air-conditioned space.
- **Models:** Must be fully finished, furnished, and decorated.
- **Finished Vacant:** Construction is complete, the site is clean, but there is no evidence of occupancy.
- **Finished Vacant Months of Supply:** F/V months of supply is calculated by dividing the number of F/V homes by the current annual closings pace; and then multiplying by twelve to yield months.
- **Vacant Developed Lots:** Also referred to as "VDL" and "Finished Lots"; a lot on a recorded plat with streets and utilities in place, ready for construction of a new home.
- **Vacant Developed Lots Months of Supply:** VDL months-of-supply is calculated by dividing the number of VDL by the current annual starts pace; and then multiplying by twelve to yield months.
- **Future Lots:** Lots that are platted, but not yet developed.



Appendix: Disclaimer

Disclaimer

Appendix

It is understood by D.R. Horton ("Client") that Zonda can make no guarantees about the recommendations in this study, primarily because these recommendations must be based on and, in some cases, inferred from facts discovered by Zonda during the course of the study. To protect the Client and to assure that Zonda's research results will continue to be accepted as objective and impartial by the business community, it is understood that Zonda's fee for this study is in no way dependent upon the specific conclusions reached or the nature of the advice given in this report.

Reasonable efforts have been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by Zonda through its independent research, general industry knowledge, and consultations with the Client and its representatives. No responsibility is assumed for inaccuracies in reporting by the Client, its agents and representatives, or any other data source used in preparing or presenting this study. This report is based on market-wide information current as of the end of 4Q25, and Zonda has not undertaken any updates to its research effort since that date. While every reasonable effort was made to collect this information, and it is deemed reliable, it cannot be guaranteed for accuracy.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates, or opinions are not offered as predictions or as assurances that events will occur or that a specific price will be provided or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, Zonda makes no warranty or representation that any of the projected values or results in this study will actually be achieved.

Zonda
Advisory

Thank you!

Zonda

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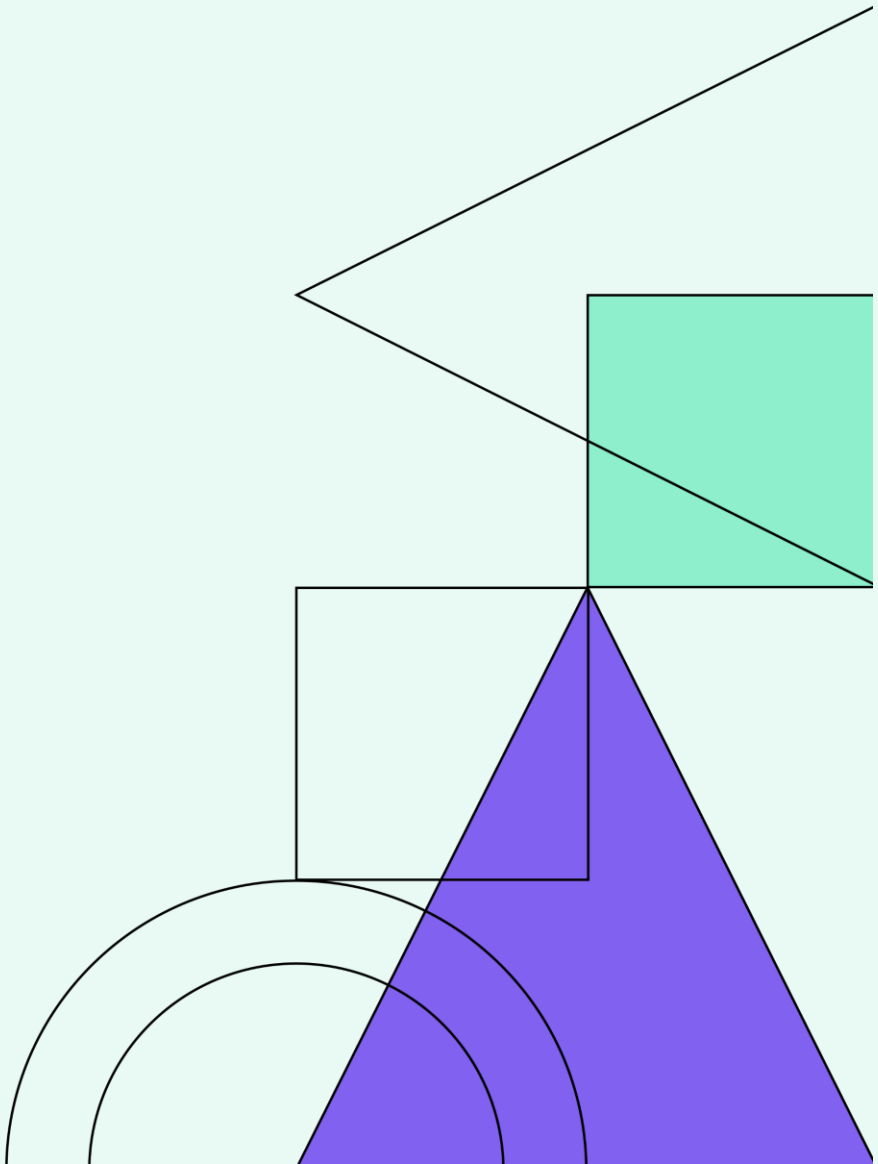


EXHIBIT N

Cascada Community Facilities District
Disclosure Statement

EXHIBIT N

FORM OF DISCLOSURE STATEMENT

CASCADA COMMUNITY FACILITIES DISTRICT
DISCLOSURE STATEMENT

A community facilities district ("CFD") has been established at the development known as "Cascada". The CFD has financed and, in the future will finance, certain public infrastructure improvements, which will result in a property tax liability for each property owner within Cascada resulting from being in the CFD.

BACKGROUND

On September 30, 1988, the Arizona Community Facilities District Act became effective. This provision in State law was created to allow Arizona municipalities to form CFDs for the primary purpose of financing the acquisition, construction, installation, operation, and/or maintenance of public infrastructure improvements, including water and sewer improvements.

HOW THE CFD WORKS

On _____, 202_, the Mayor and Council of the Town of Marana, Arizona (the "Town"), formed the CFD which includes all of the residential property in Cascada. An election was held on _____, 202_, at which time the owners of the property within the CFD voted to authorize up to $300,000,000 of *ad valorem* tax bonds to be issued over time by the CFD to finance the acquisition or construction of public infrastructure improvements. The proceeds of separate special assessment revenue bonds will be used to finance acquisition or construction of public infrastructure improvements benefitting principally designated areas within the CFD. Such improvements have been or will be dedicated to the Town after acquisition or construction of such public infrastructure by the CFD. The Town will operate and maintain such improvements.

WHAT WILL BE FINANCED?

The CFD has been established to finance through the issuance of *ad valorem* tax bonds up to $300,000,000 in public infrastructure improvements within or benefiting the Cascada community, including financing costs related to such improvements. In addition, the CFD may finance through the issuance of special assessment bonds public infrastructure improvements within or benefitting principally designated areas within the CFD, including financing costs related to such improvements The initial bond issue is expected to be approximately $_____. The proceeds of this bond issue are currently expected to be utilized to finance the engineering, design, and construction of public infrastructure. In addition, it is anticipated that approximately $_____ in bonds will be issued over the next approximately _____ years for

future phases of infrastructure at Cascada. Thereafter, any remaining bond authorization would be available for issuance to finance other improvements.

AD VALOREM TAXES OF THE CFD

General obligation bonds and the CFD's operation and maintenance expenses are paid from *ad valorem* taxes levied against all property within the CFD. Your share of the *ad valorem* tax bond payments and expenses are included as part of your regular Pima County property tax statement and are separately shown in addition to taxes levied by the Town of Marana and other political subdivisions.

SPECIAL ASSESSMENTS OF THE CFD

Special assessment bonds are paid from special assessment payments secured by a special assessment lien on each benefited lot. Special assessment liens pertaining to construction of the initial public infrastructure for _____ are estimated to range from $_____ to _____ per benefited residential lot (current dollars). Special assessment liens may vary depending upon the size of the lot, benefits estimated to be received by each lot, the public improvements to be financed, and the financing terms of each special assessment bond. Bills for the repayment of the special assessment bonds as well as the applicable administrative charges are sent out twice a year and may be billed separately from your regular Pima County property tax bill. The CFD may, in each year, determine to have some or all of that year's special assessment installment payments collected by the Pima County Treasurer as part of, and pursuant to the procedures for collection of, *ad valorem* property taxes. Failure to timely pay any special assessment installment will result in the acceleration of the entire special assessment amount and the foreclosure sale of the benefited lot.

BENEFITS TO RESIDENTS

The bond issues by the CFD will benefit all residents within Cascada by providing public improvements. This benefit was taken into account by the Owner in connection with establishing the price of the lot on which your home is to be located. Each resident of the CFD will participate in the repayment of the bonds in the form of an additional property tax to the current property taxes assessed by other governmental entities. This added tax may be deductible for purpose of calculating federal and state income taxes.

PROPERTY OWNERS' TAX LIABILITY

The obligation to retire the *ad valorem* tax bonds will become the responsibility of any property owner in the CFD through the payment of *ad valorem* property taxes collected by the Pima County Treasurer in addition to all other property tax payments. **(PLEASE NOTE THAT AT THIS TIME, OTHER THAN GLADDEN FARMS COMMUNITY FACILITIES DISTRICT, GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT, SAGUARO SPRINGS COMMUNITY FACILITIES**

DISTRICT, AND MANDARINA COMMUNITY FACILITIES DISTRICT, NO OTHER AREA WITHIN THE BOUNDARIES OF THE TOWN IS SUBJECT TO A PROPERTY TAX LEVIED BY ANY OTHER COMMUNITY FACILITIES DISTRICT.) Beginning in fiscal year 202_, the CFD levied a tax rate of not to exceed $2.80 per $100.00 of net limited assessed property valuation to provide for repayment of the general obligation bonds and the payment of certain administrative expenses associated therewith and to provide for the expenses of the CFD and of operation and maintaining the infrastructure it finances.

Although the level of the tax rate is not limited by law, the tax rate of the CFD is not expected to exceed $2.80 per $100.00 of net limited assessed property valuation for as long as any general obligation bonds are outstanding. **(There can be no guarantee that tax rates will not be increased to provide for repayment in the future.)**

The obligation to retire the special assessment bonds issued to finance the acquisition of the completed public infrastructure benefitting principally a specific assessment area will be the responsibility of all property owners in that assessment area through the collection of installments of assessment liens levied against each lot by the CFD. The CFD may, in each year, determine to have some or all of that year's special assessment installment payments collected by the Pima County Treasurer as part of, and pursuant to the procedures for collection of, ad valorem property taxes.

IMPACT OF ADDITIONAL CFD PROPERTY TAX AND ASSESSMENTS

The following shows the total <u>estimated</u> annual CFD taxes including the CFD general obligations bonds, CFD operational and maintenance tax for repayment of expected CFD general obligation bonds, and CFD special assessment bonds.

Market Value of Residence (1)	Net Limited Value of Residence	Estimated Annual General Obligation and Expense Payment (2)	Estimated Annual Special Assessment Payment (3)	Estimated Total Annual CFD Tax Payment (4)
$300,000	$240,000	$672		
$350,000	$280,000	$784		
$400,000	$320,000	$896		
$450,000	$360,000	$1,008		
$500,000	$400,000	$1,120		
$550,000	$440,000	$1,232		
$600,000	$480,000	$1,344		

<u>Footnotes</u>

(1) Market value is not the same as net limited assessed value as reported by the County Assessor. For purposes of this table, a conservative ratio of 80% has been assumed.

(2) General obligation bond debt service and operations and maintenance expenses assuming a $2.80 increase in the ad valorem property tax rate per $100 of net limited assessed property valuation. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.

(3) Represents the repayment of special assessment bonds assuming a $_____ per lot special assessment lien. Special assessment bond terms assume a ___% interest rate, 25-year amortization period, capitalized interest, 10% reserve fund and issuance expenses. To the extent that the bond terms vary from these assumptions, the payment amount will fluctuate. This figure does not include any administrative charges which may be charged by the CFD and/or third-party administrators, if any.

(4) All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the Town of Marana or other political subdivisions and are in addition to any assessments or fees imposed by any homeowners association.

_____

*Assumptions:

A. Assumes residential property assessment ratio will remain at 10%.

B. Tax amount is computed by multiplying the tax rate per $100 of assessed value by net limited assessed property value times the assessment ratio.

Additional information regarding the description of infrastructure improvements to be financed by the CFD, bond issue public disclosure documents and other documents and agreements (including a copy of this Disclosure Statement) are available for review in the Town of Marana Town Clerk's office.

[Signatures on following page]

Your signature below acknowledges that you have read this disclosure document at the time you made your decision to purchase property at Cascada and you signed your purchase contract and that you understand the property you are purchasing will be taxed to pay the CFD bonds described above.

Date: _____ _____, 20___

Signature: _____
Printed Name:_____

Signature: _____
Printed Name:_____

Parcel No: _____
Lot No. _____
Street Address:_____
Marana, Arizona

EXHIBIT E

Cascada Community Facilities District
CFD General Plan

GENERAL PLAN FOR THE PROPOSED
CASCADA COMMUNITY FACILITIES DISTRICT

To: Town Clerk, Town of Marana, Arizona

For purposes of the hereinafter defined Act, the following is the general plan for the proposed, captioned district (hereinafter referred to as the "*District*"):

I. GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT:

All that area described in Exhibit A hereto and made a part hereof for all purposes shall comprise the area to be benefitted. The public infrastructure improvements shall be constructed in public rights-of-way or easements, or on property to be conveyed to a public entity, located both within and outside the areas described in Exhibit A hereto and shall result in a beneficial use principally to the area described in Exhibit A hereto (or the District's share of any public infrastructure improvements if the District board determines such share is proportionate to the beneficial use of such improvements to the areas described in the Exhibit A hereto).

II. GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR WHICH THE DISTRICT IS PROPOSED TO BE FORMED:

The District is being formed to finance public infrastructure and public infrastructure purposes authorized pursuant to Section 48-701, *et seq*., Arizona Revised Statutes, as amended (hereinafter referred to as the "*Act*"), and such other public infrastructure and public infrastructure purposes as may be approved by the Board of Directors of the District, from time to time, in its sole and absolute discretion, and provided the public infrastructure may include any of the following public infrastructure:

(a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.

(b) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.

(c) Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment, transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.

(d) Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.

(e) Areas for pedestrian, equestrian, bicycle or other nonmotor vehicle use for travel, ingress, egress and parking.

(f) Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.

(g) Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

(h) Public buildings, public safety facilities and fire protection facilities.

(i) Lighting systems.

(j) Traffic control systems and devices including signals, controls, markings and signage.

(k) Equipment, vehicles, furnishings and other personality related to the items listed hereinabove.

(l) Any other public infrastructure now or hereafter included in the definition of "public infrastructure" in the Act.

(m) Operation and maintenance of the items listed hereinabove.

III. ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR ACQUIRED BY THE DISTRICT:

The estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District will not exceed $300,000,000.

Dated: 20th February, 2026

Approved By:

Pacific International Properties, L.L.P.,
an Arizona limited liability partnership,
Beneficiary of Trust No. 60,231

By: Alexander S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

By: Dennis S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

By: Francis S. Law, Partner

By: _____
Daniel K. Leung, Atty-in-Fact

ATTACHMENT:

EXHIBIT A – General Area To Be Improved Within The District

EXHIBIT A

GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT

PROJECT NO. 260246
DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19’43” EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED “CASCADA II”;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52’15” WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;

2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";

3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;

4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;

2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;

4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;

5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;

6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;

7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;

8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;

9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;

10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;

11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;

12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;

13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;

14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;

15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;

17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;

18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;

19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";

20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;

21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;

22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;

23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;

26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;

27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;

28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;

29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;

30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;

31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;

32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;

33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;

34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;

35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;

36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;

37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;

38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;

39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;

40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;

42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;

43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;

44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

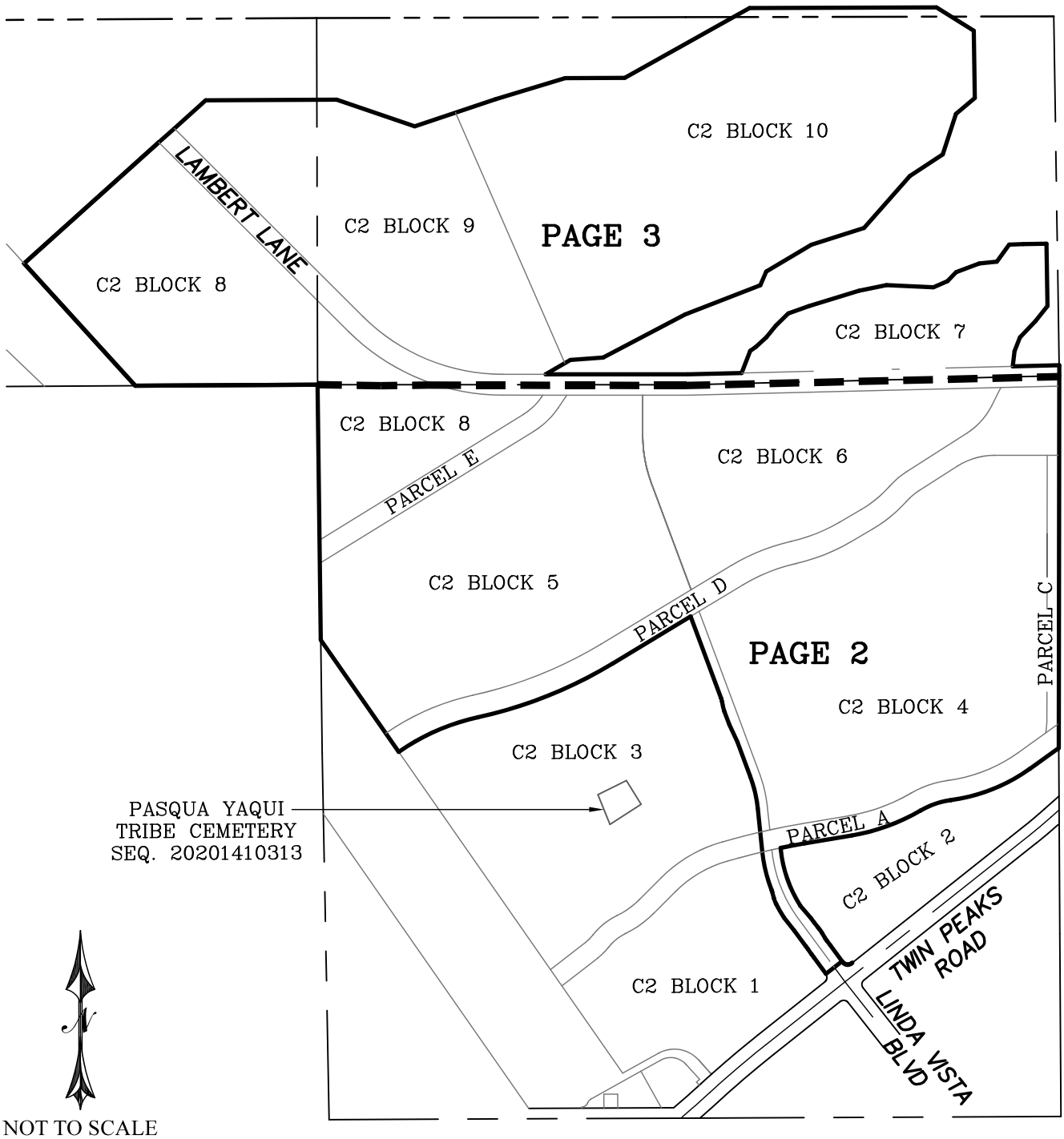
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



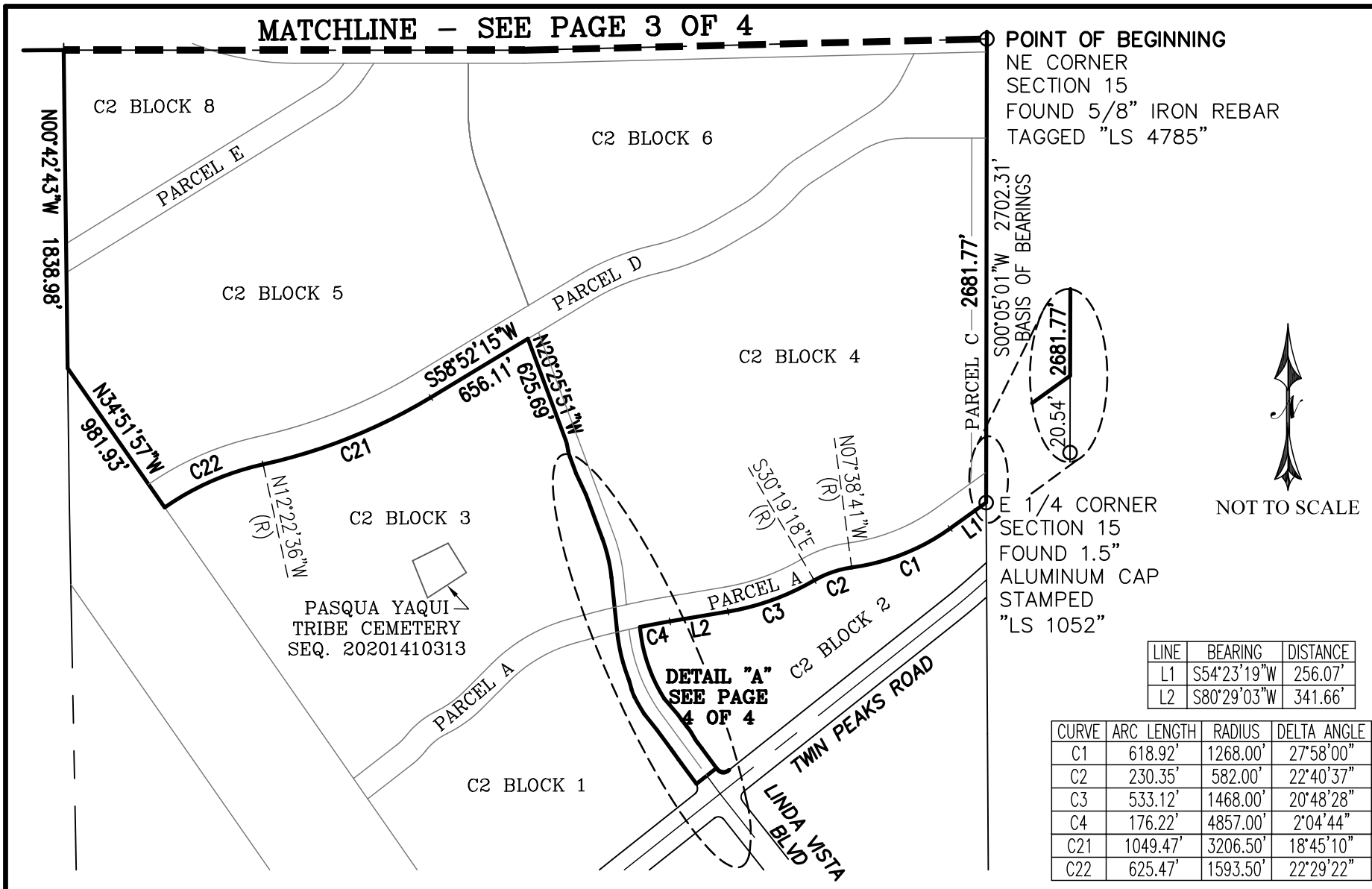
NOT TO SCALE

ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II",
LOCATED WITHIN SECTIONS 9, 10 AND 15,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4



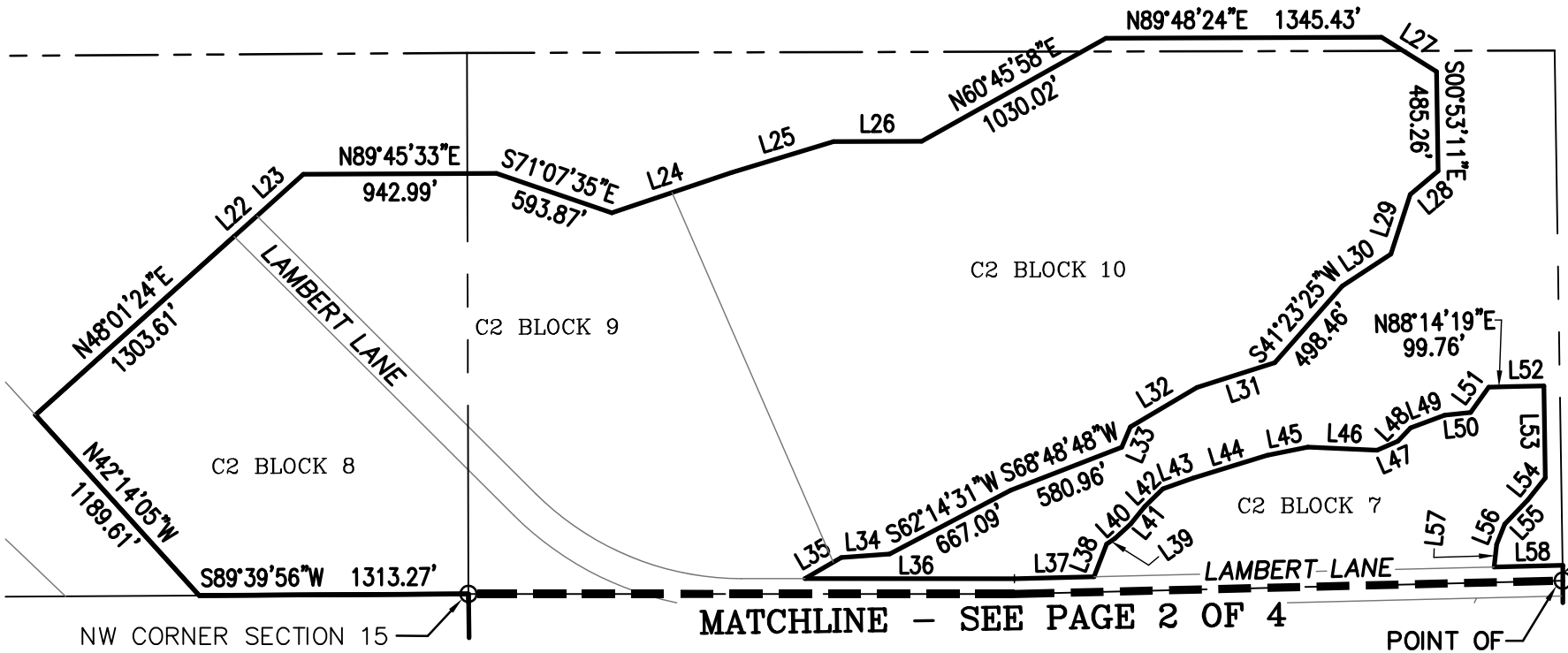
LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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MATCHLINE – SEE PAGE 2 OF 4

NW CORNER SECTION 15
FOUND 2" ALUMINUM
CAP STAMPED
"T12S R12E S9 S10 S16
S15 2016 RLS 58427

POINT OF BEGINNING
NE CORNER
SECTION 15
FOUND 5/8"
IRON REBAR
TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

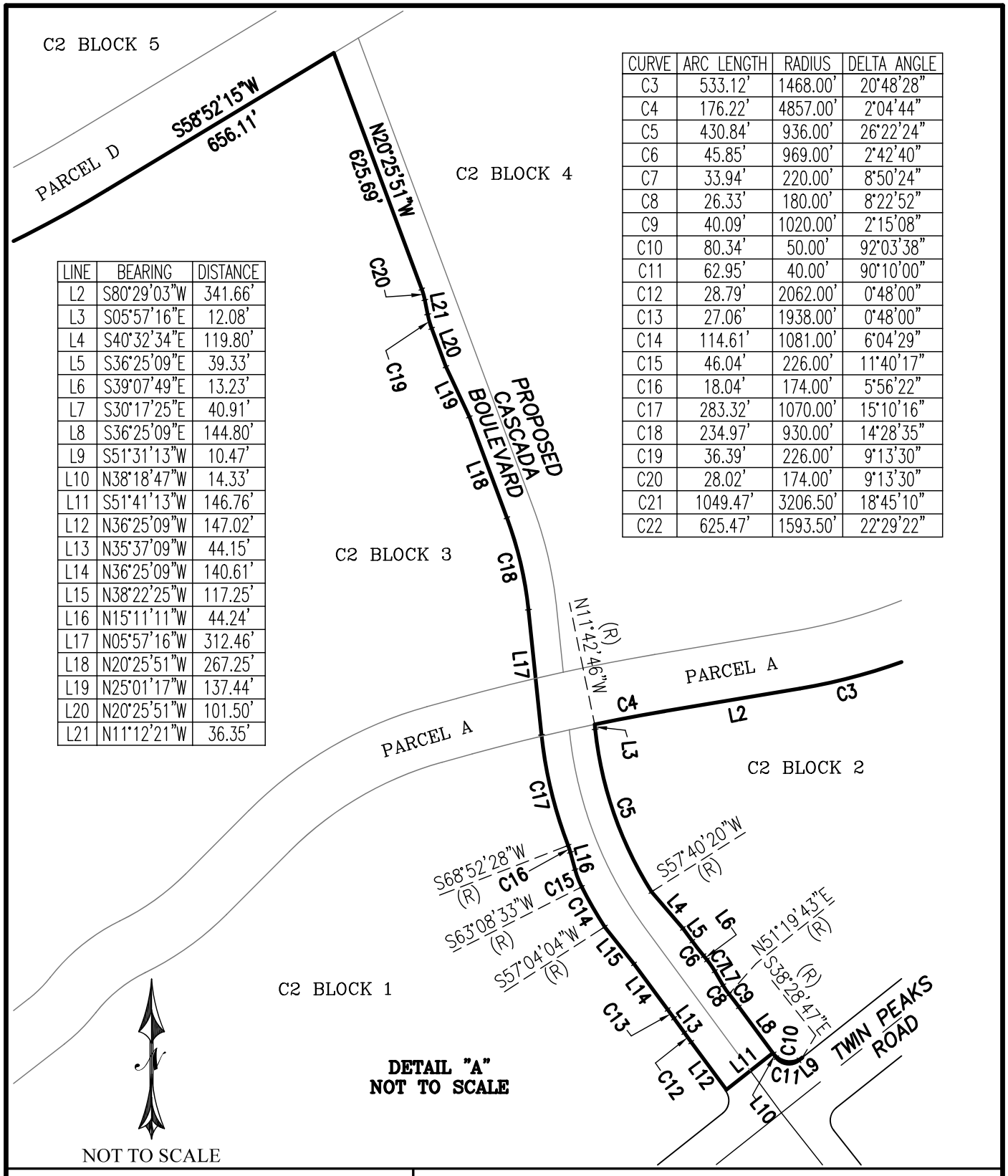
LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

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LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

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MARANA AZ

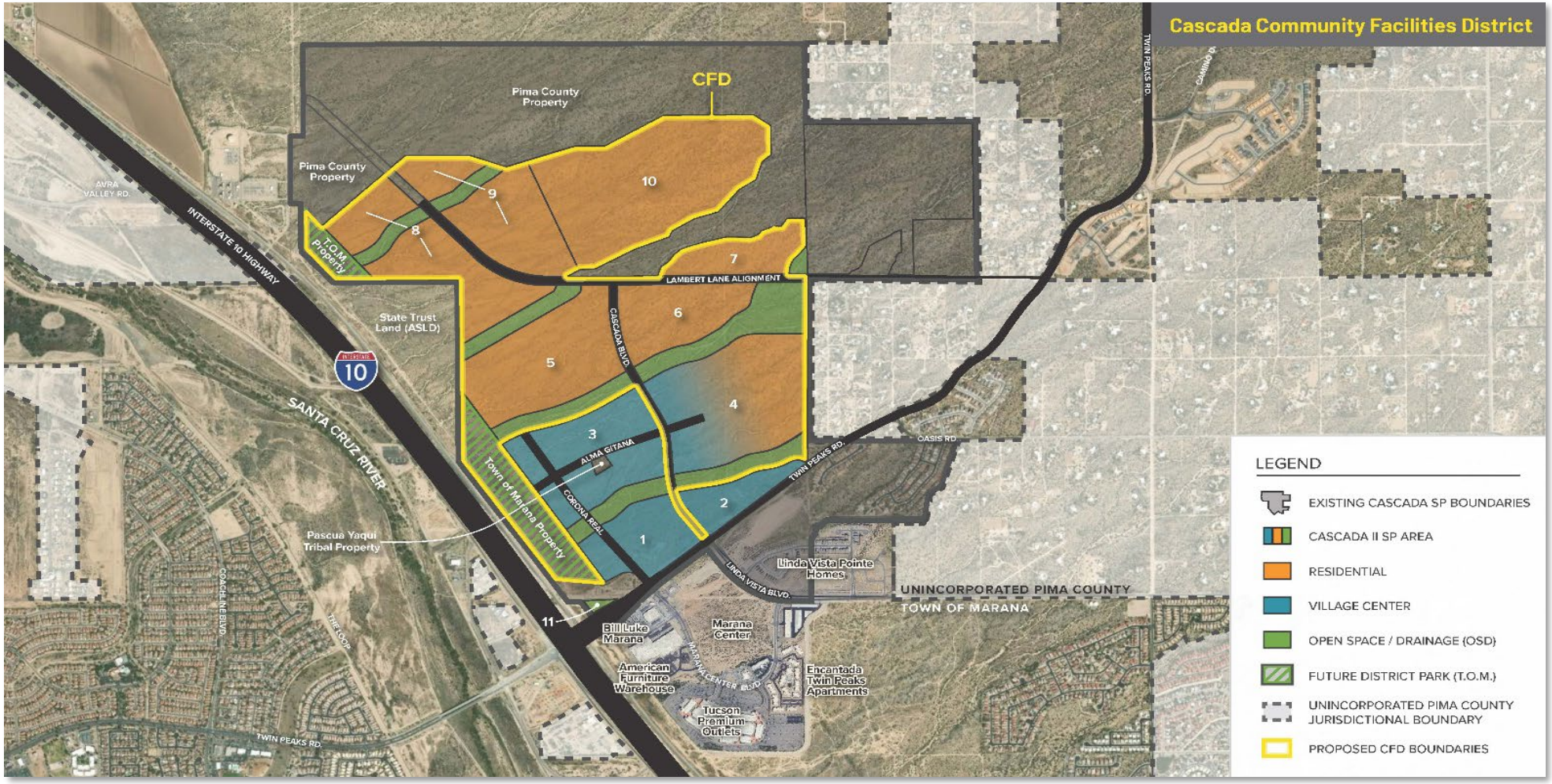
Overview of Cascada Community Facilities District

March 3, 2026

STIFEL | Public Finance

Location

- Cascada lies within the Town of Marana in Pima County, Arizona. The site is approximately 623.9 acres and is located east of Interstate 10 and north of Twin Peaks Road in the southeastern portion of the Town.



Summary Points

STIFEL | Public Finance

- Town Staff has received the Developer's submission of the final application for formation of the District (together with the Town-required $15,000 application fee). The Council may, at this meeting, adopt a resolution declaring formation of the District and authorizing the taking of certain actions with respect to such formation.

- The CFD Agreement:

  1. **Allows control by the Developer until the first $100,000,000 in bonds are issued or 25 years pass**, whichever occurs first.

  2. It is anticipated the first $100,000,000 in bonds, if the CFD Board decides to issue them, will be used to acquire from the Developer public infrastructure constructed by it, in and for the benefit of the District, including certain infrastructure addressed in Exhibit B to the CFD Agreement, which must be provided by the Developer.

  3. The CFD Agreement provides for the issuance of General Obligation Bonds (i.e., bonds payable from a property tax levy) and Special Assessment Bonds (i.e., bonds payable from special assessments) to acquire public infrastructure, solely at the discretion of the CFD Board, and the issuance of Special Assessment Bonds is contingent on satisfaction of several conditions.

  4. **Includes a target secondary tax rate of $2.80 per $100 of limited assessed valuation, which includes $0.30 per $100 for operation and maintenance expenses.**

     - The actual rate for payment of debt service on the bonds could go higher, if for some reason the total assessed valuation within the District falls or some other unforeseen event makes it necessary to raise the tax rate to cover the bond debt service.

  - The Developer's financial obligations include:

    a) **A letter of credit in the amount of $200,000**, which has been issued and is being held by the District.

       i. It is expected that D.R. Horton will assume all obligations under the CFD Development Agreement. At such time (and only at such time) the letter of credit will be released due to the financial wherewithal of D.R. Horton.

    b) **An annual obligation to pay up to $50,000 in CFD operation and maintenance costs.**

    c) **A deposit of $50,000 with the Town to cover initial costs of the CFD** prior to the $0.30 per $100 operation and maintenance tax which is to be replenished when $25,000 of the $50,000 deposit is expended.

Cost to Taxpayers

- Based on a home price of $435,000 and a $2.80 total property tax rate, it is estimated that the total annual District property tax billing will be $974 per residential lot depending on location within the Project, as show in the table below:

Home Price	Est. Annual GO Bond Payment *(a)*	Est. Annual O&M Payment *(b)*	Est. Total District Payment	Est. per Month District Payment
$415,000	$830.00	$99.60	$929.60	$77.47
$425,000	$850.00	$102.00	$952.00	$79.33
$435,000	$870.00	$104.40	$974.40	$81.20
$445,000	$890.00	$106.80	$996.80	$83.07
$455,000	$910.00	$109.20	$1,019.20	$84.93

(a) Assumes repayment of CFD general obligation bond indebtedness based upon a $2.50 ad valorem tax rate for debt service.
(b) Assumes a $0.30 ad valorem tax rate for operation and maintenance.

- Special Assessment Bonds may be considered in the future. Such bonds will be dependent upon the type of public infrastructure improvements, amount of assessment, economic conditions and the ability to collect through the normal tax / assessment collection process.

Infrastructure

- As of 2/1/2026, the Developer has invested approximately $14.1 million in the project to fund land acquisition, planning, entitlements, drainage and related costs

- The table below shows the infrastructure projects expected to be reimbursed or acquired by future bond issuances:

Cascada Community Facilities District
Estimated Public Infrastructure Reimbursement Sources ($ millions)

Infrastructure Description	Total Estimated Costs *(a)*	Estimated Bond Proceeds (Eligible Costs)	Estimated Unreimbursed Costs
Cascada Blvd	$13.400	$9.600	$3.800
Alma Gitana	4.400	3.300	1.100
Lambert Lane	15.700	11.800	3.900
Twin Peaks	3.400	3.000	0.400
Water Facilities	8.600	7.700	0.900
District Park South	10.000	8.000	2.000
District Park North	4.000	3.200	0.800
Offsite Sewer	6.200	5.700	0.500
Offsite Water	6.000	5.400	0.600
Public Trail System	2.000	1.800	0.200
Total	**$73.700**	**$59.500**	**$14.200**

(a) Estimated Costs in 2025 dollars, subject to change.

Homebuilder and Ownership

STIFEL | Public Finance

- D.R. Horton represents developer/homebuilder
- The first phase closing of the property is currently scheduled for March 17, 2026

Estimated Absorption Schedule

Fiscal Year	Home Sales	Cumulative
2028	144	144
2029	216	360
2030	280	640
2031	275	915
2032	252	1,167
2033	250	1,417
2034	257	1,674
2035	260	1,934
2036	260	2,194
2037	260	2,454
2038	269	2,723
2039	282	3,005
2040	95	3,100

Source: D. R. Horton, Inc.

Next Steps

- Record documents in real property records.
- Coordinate with government agencies regarding mapping the district and preparing for future tax levy.
- Work with Town staff to coordinate bond election to be held in May 2026.

Disclosure

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