

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Arizona Well Registration Database

Source: Department of Water Resources

Telephone: 602-771-8535

The Wells database contains all wells registered in the state.

Water Well Information

Agency: Department of Environmental Quality

Telephone: 602-771-2300

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Arizona Geological Survey

Telephone: 520-770-3500

This database contains Oil and Gas wells in the State of Arizona. Includes all wells that have been permitted by the State Oil and Gas Conservation Commission (OGCC). Gas wells include natural gas, helium, and carbon dioxide wells.

RADON

State Database: AZ Radon

Source: Arizona Radiation Regulatory Agency

Telephone: 602-255-4845

State Indoor Radon Survey

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

Appendix 13.6
Interview Documentation and Records Requests

Phase I Site Owner Questionnaire

 TRILEAF		Contact Record	
Project Number:		783331	
Project Name:		Diamond Bell	
Date Completed		March 9, 2026	
Representative Name/Title:		Manuel Padilla	
Company Name:		-	
Phone Number:		(520) 490-1147	
Fax Number:		-	
Email Address:		Manpad777@gmail.com	
Site Address:		15949 W. Diamond Bell Ranch Road	
City, State, Zip Code:		Arivaca, Arizona 85736	
From:		Nathaniel Fritz (314) 681-5210	

***** **“Subject Property” refers directly to the lease or purchase area only** *****

As part of the ASTM E 1527-21 Phase I ESA standard, the current owner of the Subject Property is to be questioned regarding the current and past uses of the Subject Property. The responses to these questions may be answered “to the best of your knowledge.” This questionnaire is to be used as a supplement to Trileaf’s independent research and is used to fulfill the obligations of All Appropriate Inquiry. If the answer to the question is unknown, please write “unknown” or provide the contact information for a party who may be able to answer the question.

1. How long have you or your company owned the Subject Property?

4 Years (2022)

2. Approximately when was the tower or building(s) constructed?

No structure currently

3. Is there a Subject Property manager associated with the Subject Property? (if so, may we have a contact number for that person?)

Themselves

Site Owner Questionnaire

Page 2

4. What is the acreage of the proposed purchase (or lease) parcel?

A little over 1 acre

5. Is the building/tower compound connected to sanitary sewer and/or municipal water supply?

No

6. What is the Subject Property used for?

Currently just unimproved land

7. What was the Subject Property used for prior to your purchase?

Land has never had any structures built on it

8. What are the adjacent properties used for?

Residences are located to the southwest

9. Has the Subject Property or adjoining properties ever been used for industrial purposes?

No

10. Have there been any gas stations, repair shops, dry cleaning, printing companies, dumps, or recycling centers in the area or on the Subject Property?

No

11. Have there been any automotive or industrial batteries, pesticides, or paints stored on the Subject Property?

No

12. Have there been any 55-gallon drums stored on the Subject Property?

No

Site Owner Questionnaire

Page 3

13. Has there been any fill dirt brought to the Subject Property? (If yes, was the fill dirt brought from a clean source?)

No

14. Have there been any pits, ponds or waste treatment lagoons on the Subject Property?

No

15. Has there been any stained soil on the Subject Property?

No

16. Have there been any storage tanks on the Subject Property (aboveground or underground)? If so, how many gallon/contents of each? Have you ever noticed any vent pipes or fill pipes sticking out of the ground on or near the Subject Property?

No

17. Have/Has there been water-containing contaminant(s) ever reported?

No

18. Have you ever been informed of any hazardous substances, petroleum products, or environmental violations with respect to the Subject Property or any facilities located on the Subject Property?

No

19. Are there any previous environmental site assessments (E.g. Phase I ESA, etc.), environmental audit reports, or environmental permits on the Subject Property (tower compound/lease area)?

No

20. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings regarding hazardous substances or petroleum products involving the Subject Property?

No

21. Is there any discharge water (other than sanitary waste or normal storm water) coming to or from the Subject Property?

No

Site Owner Questionnaire

Page 4

22. Is the Subject Property connected to sanitary sewer and/or municipal water supply? If not, where are any septic tanks, lines, or drain fields located?

No

23. Has there been any waste material dumped, buried, or burned on the Subject Property?

No

24. Are there any transformers, capacitors, or hydraulic equipment located on the Subject Property? (If so, are there any records indicating the presence of polychlorinated biphenyls, also known as *PCBs*?)

No

Owner Name: Manuel Padilla

Date Completed: March 9, 2026

From: hewlett.stacy@azdeq.gov on behalf of [RecordsCenter - AZDEQ](#)
To: [Nathaniel Fritz](#)
Subject: Re: NEW Record Request | User : Nathaniel Fritz
Date: Thursday, February 26, 2026 12:04:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your request. We will begin processing the request in the order it was received. If you have any questions, please call the ADEQ Records Center Front Desk: 602-771-4380. The ADEQ Records Center is experiencing an increase in records requests and is working to fulfill all requests as expeditiously as possible. We appreciate your patience while we provide excellent service to all our customers!

On Thu, Feb 26, 2026 at 10:51 AM <DoNotReply@azdeq.gov> wrote:



NEW RECORD REQUEST

First Name: Nathaniel

Last Name: Fritz

Company: Trileaf Corporation

Address: 1515 Des Peres Road

City: St. Louis

State: Missouri

Zip: 63131

Phone#: 314-681-5210

E-mail: n.fritz@trileaf.com

Confirm E-mail: n.fritz@trileaf.com

Records Information: Good morning, On behalf of Rocky Mountain Towers, INC., Trileaf Corporation is conducting a Phase I Environmental Site Assessment on the property located at: Site Address: 15949 W. Diamond Bell Ranch Road, Pima County, Arivaca, Arizona 85736 To complete this process, we must conduct a brief records review with a local government representative in regard to any previous environmental conditions (petroleum spills, hazardous waste, etc.) or emergency responses to the property. Specific records we are looking for include, but are not limited to, the following: ?
Emergency responses related to hazardous waste

cleanup (non-medical emergencies) ? closure reports and soil or groundwater sampling reports ? Inspection reports ? Reports of groundwater and/or soil contamination ? Complaints from the public ? Storage tank closure reports and/or site assessments Please find attached an aerial photograph to assist in your review. If you have any questions or concerns, please feel free to contact me. Thank you,

How Would You Like to Review the Records? Scan and Send Digitally (fee may apply)

Thank you,



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



Contact Office of Emergency Management

Please use the form below to tell us how we can be of assistance.

****Fields marked with an asterisk (*) are required and must be completed before submitting.****

First Name Nathaniel

Last Name Fritz

Email n.fritz@trileaf.com

Address 1515 Des Peres Road

City St. Louis

State MO

ZIP Code 63131

Phone 314-681-5210

Please type the topic or subject of your message: Emergency Management Records Request

Your Message Good morning,

 On behalf of Rocky Mountain Towers, INC., Trileaf Corporation is conducting a Phase I Environmental Site Assessment on the property located at:

 Site Address: 15949 W. Diamond Bell Ranch Road, Pima County, Arivaca, Arizona 85736

 To complete this process, we must conduct a brief records review with local emergency management representatives in regard to any previous environmental conditions (petroleum spills, hazardous waste, etc.) or emergency responses to the property. Specific records we are looking for include, but are not limited to, the following:

- Emergency responses related to hazardous waste cleanup (non-medical emergencies) – closure reports and soil or groundwater sampling reports
- Inspection reports
- Reports of groundwater and/or soil contamination
- Complaints from the public
- Storage tank closure reports and/or site assessments

If you have any questions or concerns, please feel free to contact

Would you like a response? Yes

Appendix 13.7
Sampling Results (N/A)

Appendix 13.8
User Questionnaire



ASTM PHASE I E 1527-21
USER QUESTIONNAIRE

Property: 15949 W. Diamond Bell Ranch Road, Arivaca, AZ 85736

As the User of a Phase I Environmental Assessment, you are required to answer the following questions about the Property to the best of your knowledge. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete. (Please insert space as needed.)

(1.) Environmental liens that are filed or recorded against the *subject property* (40 C.F.R. § 312.25).

Did a search of *land title records* (or judicial records where appropriate, see **Note 1** below) identify any *environmental liens* filed or recorded against the *subject property* under federal, tribal, state, or local law? No

NOTE 1—In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that *environmental liens* and *AULs* be filed in judicial records rather than in *land title records*. In such cases judicial records shall be searched for *environmental liens* and *AULs*.

(2.) Activity and use limitations that are in place on the *subject property* or that have been filed or recorded against the *subject property*.

Did a search of *land title records* (or judicial records where appropriate, see **Note 1** above) identify any *AULs*, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *subject property* and/or have been filed or recorded against the *subject property* under federal, tribal, state or local law? No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 C.F.R. § 312.28).

Do you have any specialized knowledge or experience related to the *subject property* or nearby *properties*? For example, are you involved in the same line of business as the current or former *occupants* of the *subject property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? No

(4.) Relationship of the purchase price to the fair market value of the *subject property* if it were not contaminated (40 C.F.R. § 312.29).

Does the purchase price being paid for this *subject property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *subject property*? N/A - no sale occurring - we have a lease at fair market value

(5.) Commonly known or reasonably ascertainable information about the *subject property* (40 C.F.R. § 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *subject property* that would help the *environmental professional* to identify conditions indicative of *releases* or threatened *releases*? For example,

- (a.) Do you know the past uses of the *subject property*? No
- (b.) Do you know of specific chemicals that are present or once were present at the *subject property*? No
- (c.) Do you know of spills or other chemical *releases* that have taken place at the *subject property*? No
- (d.) Do you know of any environmental cleanups that have taken place at the *subject property*? No

(6.) The degree of obviousness of the presence or likely presence of contamination at the *subject property*, and the ability to detect the contamination by appropriate investigation (40 C.F.R. § 312.31).

Based on your knowledge and experience related to the *subject property*, are there any *obvious* indicators that point to the presence or likely presence of *releases* at the *subject property*? No

Name Sarah Neace, Director, Rocky Mountain Towers (Print)

Signature Sarah Neace Relationship to Property Tower owner, lessee Date 3/11/26

Return this form to: Taylor Blackburn via email: t.blackbourn@trileaf.com

Appendix 13.9
Title Report



100 Corporate Drive, Suite 305, Lebanon, NJ 08833

Phone (908) 849-3011 Fax (908) 849-7981

www.ustitlesolutions.com

REPORT OF TITLE
Full 30 Year Title Report
U.S. Title Solutions File No. UST82053
Reference No. Diamond Bell
Site Name: Diamond Bell Stagecoach

Prepared For: GALT Wireless -

Premises: 15949 W. Diamond Bell Ranch Road, Arivaca, AZ 85736

Parcel: 301654700

County: Pima

REPORT POWERED BY LAND-IT™

This Report of Title is for informational purposes only. It is not a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, or any form of title insurance. This report is issued exclusively for the benefit of the applicant therefore, and may not be relied upon by any other person. The liability of U.S. Title Solutions is limited to the amount of the fee paid therefore.

U.S. TITLE SOLUTIONS
File No. UST82053 Reference No. Diamond Bell

REPORT OF TITLE
SCHEDULE - I

1. **DATE OF REPORT :** December 24, 2025
2. **SCOPE OF SEARCH:** Beginning **November 17, 1995** and extending through **November 17, 2025**, a search of the land records for the jurisdiction where the property is located was conducted and we have reported what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments; liens and UCCs; and other matters commonly recorded or filed in the County records.
3. **THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:**

Fee Simple
4. **TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:**

Manuel Padilla Jr., an unmarried man
5. **SOURCE OF TITLE :**

Warranty Deed made by Jeffrey Baker and Jennifer Baker, husband and wife, **Dated** July 11, 2023, **Recorded** July 14, 2023, in [Instrument No: 20231950410.](#)
6. **PROPERTY IS IDENTIFIED AS FOLLOWS :**

Parcel ID : [301654700](#)
Tax Year : 2025
Status : Paid
Amount : \$50.61
7. **THE LAND REFERRED TO IN THIS REPORT IS SET FORTH ON SCHEDULE - II ATTACHED HERETO**

U.S. TITLE SOLUTIONS
File No. UST82053 Reference No. Diamond Bell

REPORT OF TITLE
SCHEDULE - II

(LEGAL DESCRIPTION)

Lot 8, of DIAMOND BELL RANCH-TUCSON UNIT NO. 7, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 26 of Maps and Plats at page 71 thereof.

U.S. TITLE SOLUTIONS
File No. UST82053 Reference No. Diamond Bell

REPORT OF TITLE
SCHEDULE - III

The items set forth herein are intended to provide you with notice of matters affecting title to the land described in Schedule - II of this Report. Any statement of facts or matters which an accurate survey of the land would disclose, rights of tenants or parties in possession under unrecorded leases and easements or claims of easements not shown by the public record are not included in this report. No liability is assumed for items not indexed or mis-indexed in the County Records.

1. MORTGAGES, DEEDS OF TRUST AND UCCs

None found within period searched.

2. JUDGMENTS AND LIENS

None found within period searched.

3. COVENANTS AND RESTRICTIONS

- 3.1 Declaration of Restrictions by Transamerica Title Insurance Company of Arizona, an Arizona corporation, as Trustee, **Dated** May 29, 1970, **Recorded** August 21, 1970, in [Book 3815, Page 351.](#)

Notes: Please see:

1. Declaration of Restrictions in [Book 3975, Page 403.](#)
2. Amended Declaration of Restrictions in [Book 5103, Page 545.](#)
3. Amended Declaration of Restrictions in [Book 8620, Page 1593.](#)

4. EASEMENTS AND RIGHTS OF WAY

- 4.1 Resolution and Order by Board of Supervisors of Pima County to Public, **Dated** October 04, 1971, **Recorded** October 12, 1971, in [Book 4099, Page 1346.](#)

Notes: Providing For the Abandonment of Utility Easement

- 4.2 Patent by The United States of America to Sylvester E. Gates, **Recorded** May 15, 1939, in [Book 218, Page 551.](#)

Notes: Coal, water and mineral rights reserved.

5. OTHER RECORDED DOCUMENTS

- 5.1 Diamond Bell Ranch Tucson Unit NO. 7 **Recorded** October 08, 1974, in [Book 26, Page 71.](#)

U.S. TITLE SOLUTIONS
File No. UST82053 Reference No. Diamond Bell

REPORT OF TITLE
SCHEDULE - III

- 5.2 Resolution and Order No. 1974-33 between Board of Supervisors of Pima County and Public, **Dated** March 04, 1974, **Recorded** March 19, 1974, in [Book 4726, Page 316.](#)
- 5.3 Diamond Bell Ranch Tucson Unit No. 7 Bock 2 Thru 8 **Recorded** October 26, 1972, in [Book 24, Page 11.](#)
- 5.4 Diamond Bell Ranch Tucson Unit 7 Lots **Recorded** August 07, 1970, in [Book 20, Page 86.](#)
- 6. **OTHER UNRECORDED DOCUMENTS**
 - 6.1 [GIS Map](#)
 - 6.2 [Property Card](#)

U.S. TITLE SOLUTIONS
File No. UST82053 Reference No. Diamond Bell

REPORT OF TITLE
SCHEDULE - V

(OWNERSHIP HISTORY)

1. Beneficiary Deed made by Manuel Padilla Jr. to Alyssa Monique Morales, **Dated** July 13, 2023, **Recorded** July 14, 2023, in [Instrument No: 20231950411](#).
2. Warranty Deed made by Jeffrey Baker and Jennifer Baker, husband and wife to Manuel Padilla Jr., an unmarried man, **Dated** July 11, 2023, **Recorded** July 14, 2023, in [Instrument No: 20231950410](#).
3. Quit Claim Deed made by State of Arizona to Jeffrey L. Baker and Jennifer M. Baker, husband and wife, as joint tenants with rights of survivorship, **Dated** June 03, 2021, **Recorded** June 03, 2021, in [Instrument No: 20211540231](#).
4. Treasurer's Deed made by Beth Ford, Treasurer of Pima County, State of Arizona to State of Arizona, **Dated** July 08, 2019, **Recorded** December 16, 2019, in [Instrument No: 20193500918](#).
5. Quit Claim Deed made by Jack E. Lane to West Winds East, LLC, an Arizona Limited Liability company, **Dated** December 30, 2008, **Recorded** January 02, 2009, in [Book 13466, Page 33](#).
6. Disclaimer Deed made by Adrienne Sue Lane to Jack E. Lane, the spouse, **Dated** March 02, 2005, **Recorded** March 28, 2005, in [Book 12518, Page 4507](#).
7. Warranty Deed made by Timberline Land and Cattle, Inc., a Nevada corporation to Jack E. Lane, a married man, as his sole and separate property, **Dated** March 14, 2005, **Recorded** March 28, 2005, in [Book 12518, Page 4505](#).
8. Special Warranty Deed made by CSK Sun Joint Venture, an Arizona Joint venture partnership to Timberline Land and Cattle, Inc., a Nevada corporation, **Dated** April 21, 1994, **Recorded** April 27, 1994, in [Book 9780, Page 1716](#).

2026 | Parcel Number: 301-65-4700

Property Address

Street Number	Street Direction	Street Name	Location
15949	W	DIAMOND BELL RANCH RD	Pima County

Contact Information

Property Owner Information

PADILLA MAUEL JR
5311 S HILDRETH AVE
TUCSON AZ
85746 -2211

Property Description

DIAMOND BELL RANCH TUCSON UNIT NO 7 RESUB LOT 8

Noticed Valuation Data

Property Appraiser: Bob Putman Phone: (520) 724-8153

Valuation Year	2026	2025	2024	2023	2022	2021
Full Cash Value	\$19,828	\$19,828	\$2,100	\$2,100	\$2,100	\$2,100
Land FCV	\$19,828	\$19,828	\$2,100	\$2,100	\$2,100	\$2,100
Improvement FCV	\$0	\$0	\$0	\$0	\$0	\$0
Limited Value	\$2,313	\$2,203	\$2,098	\$1,998	\$1,903	\$2,100
Limited Assessed	\$347	\$330	\$315	\$300	\$285	\$315
Assessment Ratio	15%	15%	15%	15%	15%	15%
Property Class	VACANT/AG/GOLF (2)	VACANT/AG/GOLF (2)	VACANT/AG/GOLF (2)	VACANT/AG/GOLF (2)	VACANT/AG/GOLF (2)	VACANT/AG/GOLF (2)
Parcel Use	0023	0023	0013	0013	0013	9500
Parcel Use Desc.	VACANT COMMERCIAL RURAL SUBDIVIDED	VACANT COMMERCIAL RURAL SUBDIVIDED	VACANT RESIDENTIAL RURAL SUBDIVIDED	VACANT RESIDENTIAL RURAL SUBDIVIDED	VACANT RESIDENTIAL RURAL SUBDIVIDED	STATE VACANT LAND
Tax Area	5101	5101	5101	5101	5101	5101

Property Information

Section	34
Town	16
Range	10E
Map & Plat	26 / 71
Block	0
Tract	
Lot	00008
Land Measure	49571F
Group Code	000
Census Tract	4305
Use Code	0023 (VACANT COMMERCIAL RURAL SUBDIVIDED)
File ID	1
Date of Last Change	01/04/2024

Sales Information

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20231950410	1	6/2023	Vacant Land	\$25,000	\$28,039	Y	W1 LJC

Valuation Area 5101

District Supervisor: JENNIFER ALLEN District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
80	4101042	08003351	26071	18

Recording Information

Sequence No.	Docket	Page	Date Recorded	Type
20231950410	0	0	07/14/2023	WTDEED
20231950411	0	0	07/14/2023	BTDEED
20211540231	0	0	06/03/2021	QCDEED
20193500918	0	0	12/16/2019	DEED
20090010014	13466	33	01/02/2009	QCDEED
20050590884	12518	4505	03/28/2005	WTDEED
94084555	9780	1716	04/27/1994	WTDEED

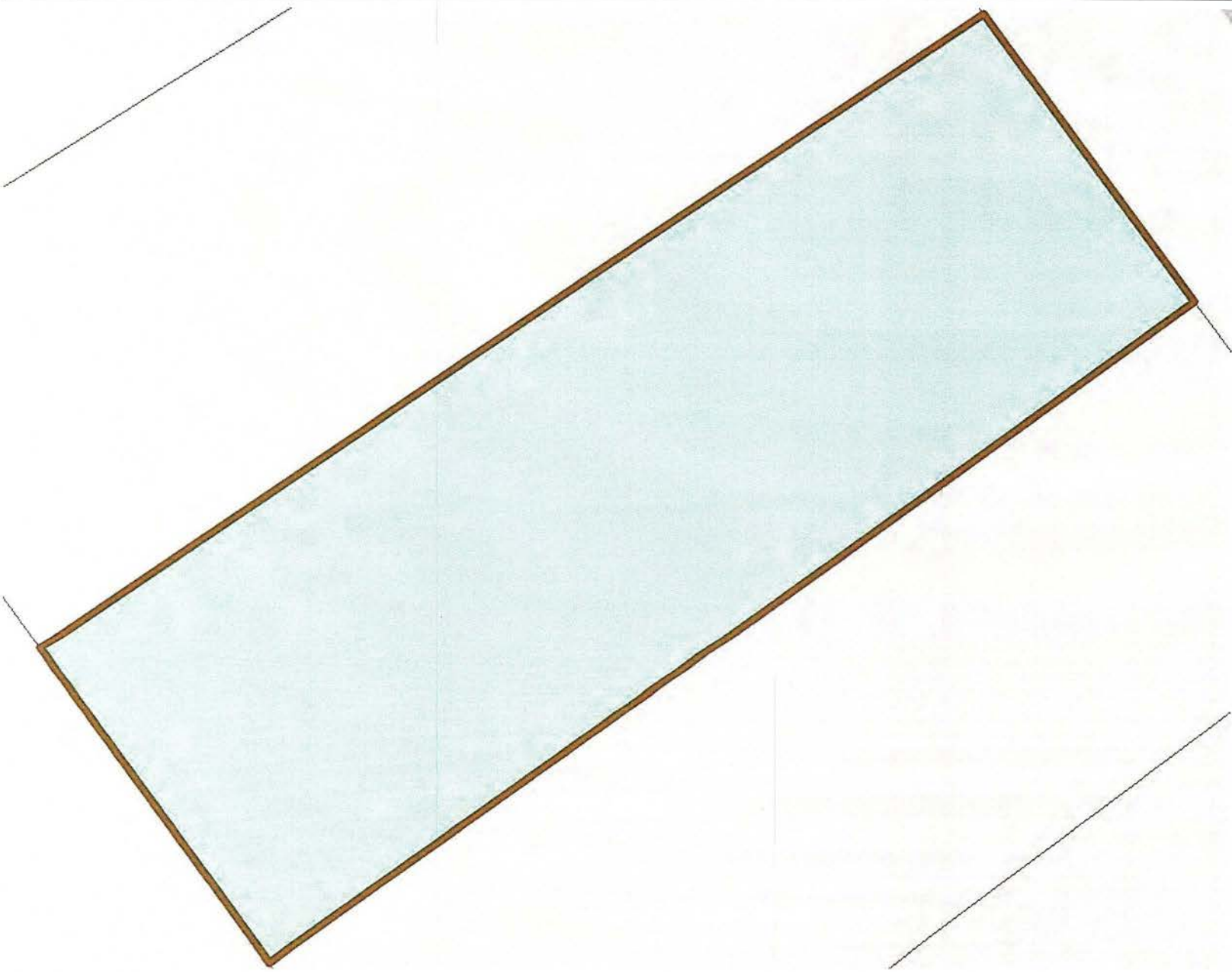
Notes

2025N: Update use code from 0013 to 0023 (commercial zoning). No change to class/ratio.	Created: 01/04/2024 Modified: 01/04/2024
SQ20231950411 Beneficiary Deed from Manuel Padilla Jr	Created: 09/26/2023 Modified: 09/26/2023
TY 2023 CHANGE OF ADDRESS FORM RETURNED BY PARCEL OWNER AND UPDATED INFORMATION CONFIRMED AT THIS TIME	Created: 08/03/2022 Modified: 08/03/2022
ALTERNATE ADDRESS FOUND. ABLE TO FORWARD NOV.	Created: 07/25/2022 Modified: 07/25/2022
2021 exempt by SQ20211540231 dated 6/2/2021 use code change 9500>0013 (2021 212 days taxable)(2022 365 days taxable Rule B)(2022 updated thru secondary value)	Created: 07/27/2021 Modified: 08/11/2021
TRCNo 2106922: partial gov tax exempt	Created: 08/03/2021 Modified: 08/03/2021
TRCNo 2002560: gov. exempt 100%	Created: 07/10/2020 Modified: 07/10/2020
TRCNo 1907483: partial gov. exempt	Created: 07/10/2020 Modified: 07/10/2020
2020 exempt by SQ20193500918 per 42-16258 use code change 0013 to 9500 (349 taxable days for 2019, 00 taxable days for 2020 rule b) 2021 through secondary value rule A	Created: 02/18/2020 Modified: 02/18/2020

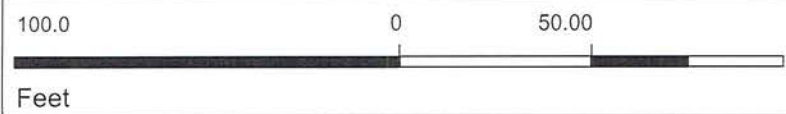
PimaMaps Print

Legend

☐ Parcels



Notes:

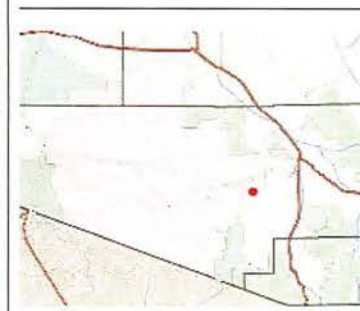


This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

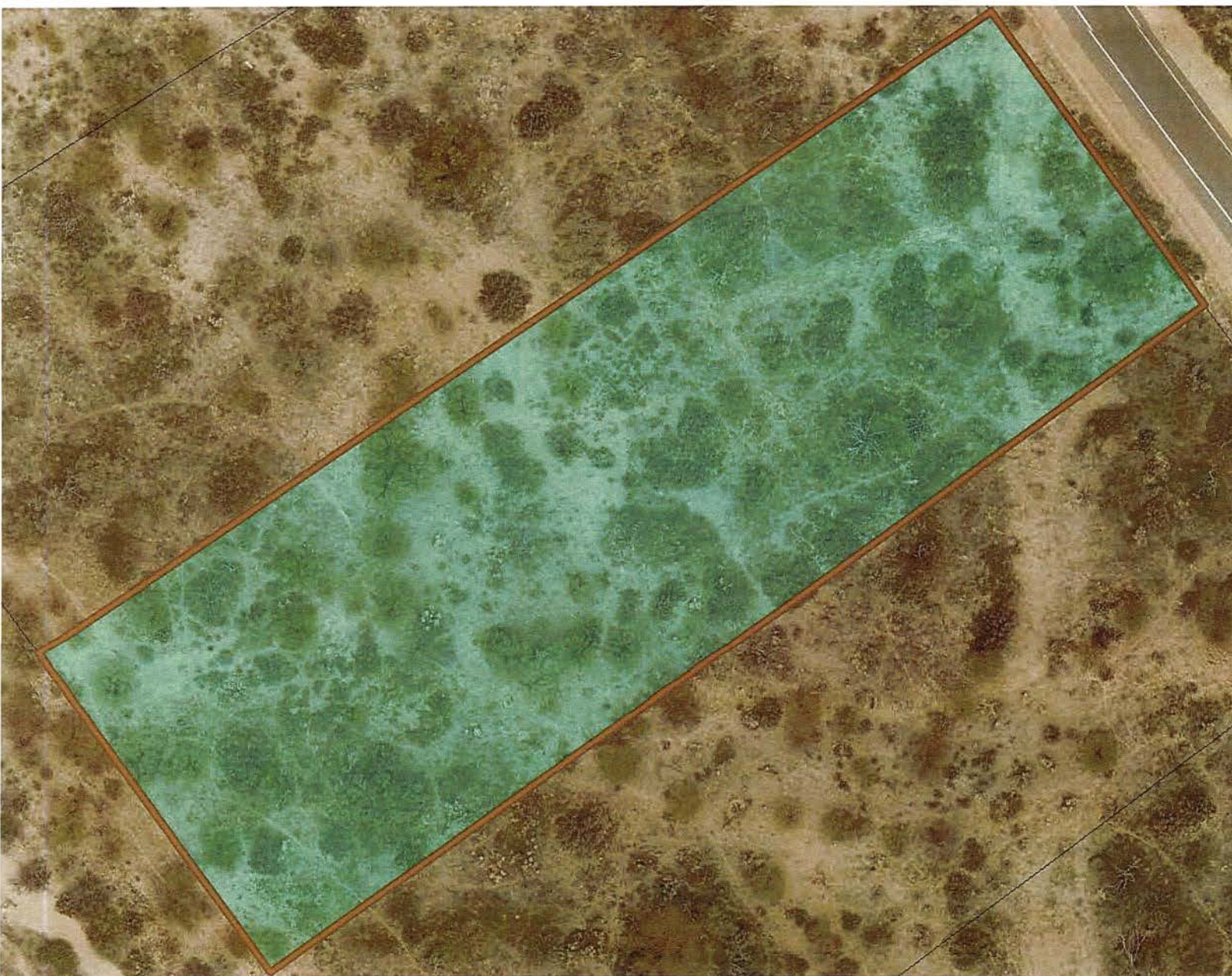
PimaMaps Print

Legend

☐ Parcels



Notes:



100.0 0 50.00

Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

12/22/2025

Real Estate Tax : 301654700 As Of Date: 12/18/2025

Property Details

TAXPAYER NAME/ADDRESS [Update Mailing Address](#)

PADILLA MAUEL JR
5311 S HILDRETH AVE
TUCSON AZ 85746-2211

COUPONS SENT ?

Y

PROPERTY ADDRESS

15949 W DIAMOND BELL RANCH
RD

PROPERTY TYPE

REAL ESTATE

LEGAL DESCRIPTION

DIAMOND BELL RANCH TUCSON UNIT NO 7 RESUB LOT 8

AREA

5101

Account Balance Due Summary

2025 Due Dates

② Having trouble paying?

\$0.00 *

PAY	TAX YEAR	<u>CERT NO.</u> ⁽¹⁾	INTEREST DATE	INTEREST PERCENT	AMOUNT	INTEREST	FEES	<u>PENALTIES</u> ⁽¹⁾	TOTAL DUE
No data available in table									
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*The balance due amount is subject to additional fees, penalties, and interest.

Yearly Payment History

+ / -

2025

STATE CODE

301654700

TAX YEAR	TOTAL TAX	TRC NO ¹	TAX STATEMENT
2025	50.61		 2025 Tax Statement

PAYMENT		FEES					PENALTIES		ASSIGNEE			
EFFECTIVE DATE	INSTALL NO	TAX DUE	TAX PAID	INTEREST PAID	<u>PAID</u>	CAGR DUES PAID	<u>PAID</u>	CERTIFICATE DUE	REDEMPTION PAID	REDEMPTION FEE PAID	INTEREST PAID	TOTAL PAID
11/04/2025	1	50.61	50.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.61
		50.61	50.61	0.00	0.00	0.00	0.00		0.00	0.00	0.00	50.61
TOTAL REMAINING												\$ 0.00

20231950410

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Manuel Padilla Jr.
5311 S. Hildreth Ave
Tucson, AZ 85746

75100248-JEC

07/14/2023 02:55 PM Page 1 of 1

eRECORDED IN OFFICIAL RECORDS OF PIMA COUNTY, AZ
Gabriella Cázares-Kelly, Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

Jeffery Baker and Jennifer Baker, husband and wife

do/does hereby convey to

Manuel Padilla Jr., an unmarried man

the following real property situated in Pima County, Arizona:

Lot 8, of DIAMOND BELL RANCH-TUCSON UNIT NO. 7, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 26 of Maps and Plats at page 71 thereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

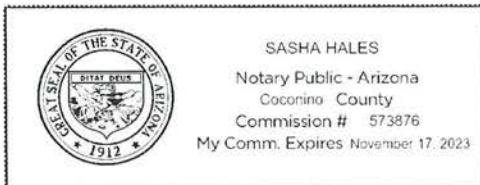
DATED: July 11, 2023

Jeffery Baker
Jeffery Baker

Jennifer Baker
Jennifer Baker

State of Arizona }
County of Coconino } ss.

The foregoing instrument was acknowledged before me this 13th day of July, 2023, by Jeffery Baker and Jennifer Baker.



Sasha Hales
NOTARY PUBLIC
My commission expires: 11/17/2023

This notarial act involved the use of communication technology

DIAMOND BELL RANCH-TUCSON,
Unit #7

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as Trustee, being the owner of all of the following described premises, situated within the County of Pima, State of Arizona, to-wit:

Lots 1 through 436 inclusive, DIAMOND BELL RANCH-TUCSON, Unit #7, a subdivision of Section 35 and part of the East half of Section 34, Township 16 South, Range 10 East, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 20 of Maps, page 1 thereof,

and desiring to establish the nature of the use and enjoyment thereof, doet hereby declare said premises subject to the following express covenants, stipulations and restrictions as the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to said premises and with each part and parcel thereof.

1. All lots shall be designated as residential home sites.
2. All dwellings shall install water flush toilets and all bathrooms, toilets or sanitary conveniences shall be inside the buildings permitted hereunder.
3. No permanent structure shall be erected, altered, placed or permitted to remain on any of the lots other than single family dwellings having at least 1,000 square feet of living area exclusive of attached garage or carport, and/or stable for the purposes of boarding any horse or horses allowable on the said premises.
4. No building shall be located on any building site less than 30 feet from the front lot line, nor less than 10 feet from any side lot line, nor less than 10 feet from any rear lot line. Provided, however, no structure may be placed or erected in any easement as shown on the plat.
5. If the setbacks, because of the terrain, create an excessive hardship an appeal to the developer can be made for a variance. However, the decision of the developer is final.
6. No elevated tanks of any kind shall be erected, placed or permitted upon any of said lots, and any tanks used in connection with any residential construction on said property, including tanks for the storage of gas and fuel oil, must be buried or walled in or kept screened by adequate planting to conceal it from neighboring tracts, roads and streets.
7. No solid wall or fence over three (3) feet in height shall be erected or maintained nearer to the front street line of any of the lots in DIAMOND BELL RANCH-TUCSON, Unit #7, other than the front walls of the building erected on such lot. No side or rear fence, and no side or rear wall, other than the wall of the building constructed on any of said lots shall be more than six (6) feet in height. No wire or metal fence shall be constructed other

DIAMOND BELL RANCH-TUCSON,
Unit #7

than woven wire fences around gardens. No "For-Sale" or advertising signs of any nature shall be erected or displayed on such lots without prior written approval of DIAMOND BELL RANCH-TUCSON, a Joint Venture, who shall act until 75% of the lots have been sold by the Trustee, and then by a Committee elected by the majority of the then owners of lots in DIAMOND BELL RANCH-TUCSON, Unit #7 shall serve. In the event no such Committee is in existence under either manner of appointment or election, or in the event such Committee fails to approve or disapprove such "For-Sale" signs and/or advertising signs within fifteen (15) days after written request so to do, then such approval by the Committee will not be needed. DIAMOND BELL RANCH-TUCSON, a Joint Venture, or the Committee shall have the right to refuse to approve any such plans or specifications which are not suitable or desirable in it's opinion for aesthetic or other reasons.

8. Lot planning and building design:

a. The site plan, development, and building design must be respective of the fact that it exists in the Southwestern part of Arizona, with its unique design determinants. For this reason, the following is established and shall be the basic criteria used in reviewing design submittals.

1. Harmony and compatability with adjacent and neighboring structures.
2. Contemporary architecture, manifesting an awareness of the Arizona climate and history is encouraged.
3. Selected designs based on historic styles of architecture prevalent outside the region of the Southwestern United States will not be permitted.

b. It is the intent of DIAMOND BELL RANCH-TUCSON, a Joint Venture, that all new or remodeled buildings, fences, walls, enclosures, ramadas and all other structures erected in DIAMOND BELL RANCH-TUCSON, Unit #7, be compatible and harmonious throughout the subdivision. Therefore, it shall be required that plans and specifications for all new and remodeled buildings, fences, wall, enclosures, ramadas and all other structures be submitted to, and reviewed by, a registered architect, appointed by DIAMOND BELL RANCH-TUCSON, a Joint Venture, and written approval be obtained from said architect prior to the start of any construction operations for said structures. Two sets of drawings and other documents, as required by said architect, sufficiently complete to fix, describe and illustrate the location on the lot, and the size and character of the proposed construction shall be submitted to said architect, and no structure of any kind, the drawings and other documents of which have not received the written approval of said architect, or which does not comply with such approved plans and specification, shall be erected, placed or maintained on any lot. Approval of said drawings and documents shall be evidenced by the written endorsement of said architect on one set of said submitted drawings and documents which shall be returned to the owner of the lot. One set of said submitted drawings and documents shall be retained permanently by DIAMOND BELL RANCH-TUCSON, a Joint Venture. No changes or deviations in or from said approved drawings and documents shall be made without the written approval of said architect being first had. The said architect nor DIAMOND BELL RANCH-TUCSON, a Joint Venture, shall not be responsible for any structural defects in said construction nor in any building or structure erected according to said approved drawings and documents.

DIAMOND BELL RANCH-TUCSON,
Unit #7

9. Until such time as sewers may be available, all bathrooms, toilets, or sanitary conveniences shall be connected to septic tanks and cesspools or leach fields constructed in accordance with requirements and standards of county and state laws, rules and regulations and in accordance with sound engineering, safety and health practices. No outside portable lavatories, outside toilets or open plumbing shall be allowed.
10. The owners of all homes in DIAMOND BELL RANCH-TUCSON, Unit #7, shall keep their lots clear of all debris, garbage and trash at all time, and if any owners fail to keep their lots cleaned of such debris, garbage and trash, the DIAMOND BELL RANCH-TUCSON, a Joint Venture, may cause the same to be cleaned, if necessary, and charge the cost of same to the owner of such lot. Recording of a notice of such damages in the office of the Pima County Recorder shall constitute a lien against said lot or lots which lien shall continue until released of record.
11. No animals, livestock or poultry of any kind except horses shall be raised, bred or kept on any lot, except that dogs and cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. No business of any kind or character whatsoever, or any other type, shall be conducted in, on or from any residence on said lots or any part thereof, except a doctor's office in his home.
12. Horse privileges will be allowed provided that not more than two (2) horses are kept on any one lot and that same are confined to the rear portion of the lot and that good sanitary and fencing conditions are maintained and that a stable and/or shelter is provided for said horses.
13. Private passenger automobiles and pickup trucks may be parked on the front or side lines of any lot. Trucks larger than the pickup class and vehicles and equipment other than described above shall not be kept on any lot or street except in a private garage or except in an area that may be designated by the Developers. No motor vehicle which is under repair or not in operating condition shall be placed or permitted to remain on the street, or streets, or any portion of any lot or lots, unless where it is within an enclosed garage or structure.
14. No noxious or offensive activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
15. Failure to enforce any of the restriction, rights, reservations, limitations contained herein shall not in any event be construed to be a waiver thereof or consent to any further or succeeding breach or violation thereof. Upon the breach of any of said restrictions, anyone owning land in such subdivision may bring a proper action in the proper court to enjoin or restrain said violation, or to collect damages or other dues on account thereof.
- The foregoing restrictions and covenants run with the land and shall be binding on all persons owning any of the said lots in DIAMOND BELL RANCH-TUCSON, Unit #7, until January 1, 1997, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the lots in said DIAMOND BELL RANCH-TUCSON, Unit #7, it is agreed to change the said covenants in whole or in part.
- Notwithstanding anything to the contrary herein stated and until 75% of the said lots have been sold (and conveyed), DIAMOND BELL RANCH-TUCSON, a Joint Venture, the Developer above referred to, may cause the within restrictions and covenants to be altered, deleted or otherwise changed.

DIAMOND BELL RANCH-TUCSON,
Unit #7

When 75% of the said lots have been sold (and conveyed) and prior to January 1, 1997, then a majority of the Committee, if in existence pursuant to paragraph #7 hereinabove, may cause the within restrictions and covenants to be altered, deleted or otherwise changed.

Deeds of conveyance of said property, or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds, or any part thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator, provided, however, that a violation of these restrictive covenants, or any one or more of them shall not affect the lien of a mortgage now of record or which hereafter may be placed of record upon said lots.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of its duly authorized officers, this 29th day of May, 1970.

TRANSAMERICA TITLE INSURANCE COMPANY
OF ARIZONA, as Trustee under Trust No. 5997
only and not otherwise.

By LYNN E. BYRNE, Assistant Trust Officer

STATE OF ARIZONA)) ss:
County of Pima)

Before me this 20th day of May, 1970, personally appeared LYNN F. RIZIK, who acknowledged himself to be a ¹⁹⁵¹Trust Officer of Transamerica Title Insurance Company of Arizona, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

Notary Public

My Commission Expires: _____

BOOK 3815 PAGE 354

PURSUANT TO SEC. 804 (C) TITLE VIII OF THE CIVIL RIGHTS
ACT OF 1968, 42 USC 3601, ET SEQ. RESTRICTIONS HEREIN,
ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL
ORIGIN ARE DELETED OR OMITTED.
When recorded MAIL TO:
TRANSAMERICA TITLE INSURANCE CO.
P. O. Drawer 13028
Phoenix, Arizona 85002
ATTN: Benny Gonzales
Trust No. 95894

DIAMOND BELL RANCH-TUCSON,
Unit #7

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA,
an Arizona corporation, as Trustee, being the owner of all of the following described
premises, situated within the County of Pima, State of Arizona, to-wit:

Lots 1 through ⁴¹⁶~~426~~ inclusive, DIAMOND BELL RANCH-
TUCSON, Unit #7, a subdivision of Section 35 and part
of the East half of Section 34, Township 16 South, Range
10 East, Pima County, Arizona, according to the plat
of record in the office of the Pima County Recorder in
Book 20 of Maps, page 8 thereof,

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare
said premises subject to the following express covenants, stipulations and restrictions
as the use and enjoyment thereof, all of which are to be construed as restrictive covenants
running with the title to said premises and with each part and parcel thereof.

1. All lots shall be designated as residential home sites.
2. All dwellings shall install water flush toilets and all bathrooms, toilets or
sanitary conveniences shall be inside the buildings permitted hereunder.
3. No permanent structure shall be erected, altered, placed or permitted to
remain on any of the lots other than single family dwellings having at least 1,000 square
feet of living area exclusive of attached garage or carport, and/or stable for the purposes
of boarding any horse or horses allowable on the said premises.
4. No building shall be located on any building site less than 30 feet from the
front lot line, nor less than 10 feet from any side lot line, nor less than 10 feet from any
rear lot line. Provided, however, no structure may be placed or erected in any easement
as shown on the plat.
5. If the setbacks, because of the terrain, create an excessive hardship an appeal
to the developer can be made for a variance. However, the decision of the developer is
final.
6. No elevated tanks of any kind shall be erected, placed or permitted upon
any of said lots, and any tanks used in connection with any residential construction on said
property, including tanks for the storage of gas and fuel oil, must be buried or walled in
or kept screened by adequate planting to conceal it from neighboring tracts, roads and streets.
7. No solid wall or fence over three (3) feet in height shall be erected or main-
tained nearer to the front street line of any of the lots in DIAMOND BELL RANCH-TUCSON,
Unit #7, other than the front walls of the building erected on such lot. No side or rear fence,
and no side or rear wall, other than the wall of the building constructed on any of said lots
shall be more than six (6) feet in height. No wire or metal fence shall be constructed other

THIS INSTRUMENT BEING RE-RECORDED FOR THE PURPOSE OF CHANGING THE LEGAL DESCRIPTION

BOOK ~~3815~~ PAGE ~~351~~

BOOK 3875 PAGE 403

4

DIAMOND BELL RANCH-TUCSON,
Unit #7

than woven wire fences around gardens. No "For-Sale" or advertising signs of any nature shall be erected or displayed on such lots without prior written approval of DIAMOND BELL RANCH-TUCSON, a Joint Venture, who shall act until 75% of the lots have been sold by the Trustee, and then by a Committee elected by the majority of the then owners of lots in DIAMOND BELL RANCH-TUCSON, Unit #7 shall serve. In the event no such Committee is in existence under either manner of appointment or election, or in the event such Committee fails to approve or disapprove such "For-Sale" signs and/or advertising signs within fifteen (15) days after written request so to do, then such approval by the Committee will not be needed. DIAMOND BELL RANCH-TUCSON, a Joint Venture, or the Committee shall have the right to refuse to approve any such plans or specifications which are not suitable or desirable in its opinion for aesthetic or other reasons.

8. Lot planning and building design:

a. The site plan, development, and building design must be respective of the fact that it exists in the Southwestern part of Arizona, with its unique design determinants. For this reason, the following is established and shall be the basic criteria used in reviewing design submittals.

1. Harmony and compatibility with adjacent and neighboring structures.
2. Contemporary architecture, manifesting an awareness of the Arizona climate and history is encouraged.
3. Selected designs based on historic styles of architecture prevalent outside the region of the Southwestern United States will not be permitted.

b. It is the intent of DIAMOND BELL RANCH-TUCSON, a Joint Venture, that all new or remodeled buildings, fences, walls, enclosures, ramadas and all other structures erected in DIAMOND BELL RANCH-TUCSON, Unit #7, be compatible and harmonious throughout the subdivision. Therefore, it shall be required that plans and specifications for all new and remodeled buildings, fences, wall, enclosures, ramadas and all other structures be submitted to, and reviewed by, a registered architect, appointed by DIAMOND BELL RANCH-TUCSON, a Joint Venture, and written approval be obtained from said architect prior to the start of any construction operations for said structures. Two sets of drawings and other documents, as required by said architect, sufficiently complete to fix, describe and illustrate the location on the lot, and the size and character of the proposed construction shall be submitted to said architect, and no structure of any kind, the drawings and other documents of which have not received the written approval of said architect, or which does not comply with such approved plans and specification, shall be erected, placed or maintained on any lot. Approval of said drawings and documents shall be evidenced by the written endorsement of said architect on one set of said submitted drawings and documents which shall be returned to the owner of the lot. One set of said submitted drawings and documents shall be retained permanently by DIAMOND BELL RANCH-TUCSON, a Joint Venture. No changes or deviations in or from said approved drawings and documents shall be made without the written approval of said architect being first had. The said architect nor DIAMOND BELL RANCH-TUCSON, a Joint Venture, shall not be responsible for any structural defects in said construction nor in any building or structure erected according to said approved drawings and documents.

DIAMOND BELL RANCH-TUCSON,
Unit #7

9. Until such time as sewers may be available, all bathrooms, toilets, or sanitary conveniences shall be connected to septic tanks and cesspools or leach fields constructed in accordance with requirements and standards of county and state laws, rules and regulations and in accordance with sound engineering, safety and health practices. No outside portable lavatories, outside toilets or open plumbing shall be allowed.

10. The owners of all homes in DIAMOND BELL RANCH-TUCSON, Unit #7, shall keep their lots clear of all debris, garbage and trash at all time, and if any owners fail to keep their lots cleaned of such debris, garbage and trash, the DIAMOND BELL RANCH-TUCSON, a Joint Venture, may cause the same to be cleaned, if necessary, and charge the cost of same to the owner of such lot. Recording of a notice of such damages in the office of the Pima County Recorder shall constitute a lien against said lot or lots which lien shall continue until released of record.

11. No animals, livestock or poultry of any kind except horses shall be raised, bred or kept on any lot, except that dogs and cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. No business of any kind or character whatsoever, or any other type, shall be conducted in, on or from any residence on said lots or any part thereof, except a doctor's office in his home.

12. Horse privileges will be allowed provided that not more than two (2) horses are kept on any one lot and that same are confined to the rear portion of the lot and that good sanitary and fencing conditions are maintained and that a stable and/or shelter is provided for said horses.

13. Private passenger automobiles and pickup trucks may be parked on the front or side lines of any lot. Trucks larger than the pickup class and vehicles and equipment other than described above shall not be kept on any lot or street except in a private garage or except in an area that may be designated by the Developers. No motor vehicle which is under repair or not in operating condition shall be placed or permitted to remain on the street, or streets, or any portion of any lot or lots, unless where it is within an enclosed garage or structure.

14. No noxious or offensive activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

15. Failure to enforce any of the restriction, rights, reservations, limitations contained herein shall not in any event be construed to be a waiver thereof or consent to any further or succeeding breach or violation thereof. Upon the breach of any of said restrictions, anyone owning land in such subdivision may bring a proper action in the proper court to enjoin or restrain said violation, or to collect damages or other dues on account thereof.

The foregoing restrictions and covenants run with the land and shall be binding on all persons owning any of the said lots in DIAMOND BELL RANCH-TUCSON, Unit #7, until January 1, 1997, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the lots in said DIAMOND BELL RANCH-TUCSON, Unit #7, it is agreed to change the said covenants in whole or in part.

Notwithstanding anything to the contrary herein stated and until 75% of the said lots have been sold (and conveyed), DIAMOND BELL RANCH-TUCSON, a Joint Venture, the Developer above referred to, may cause the within restrictions and covenants to be altered, deleted or otherwise changed.

DIAMOND BELL RANCH-TUCSON,
Unit #7

When 75% of the said lots have been sold (and conveyed) and prior to January 1, 1997, then a majority of the Committee, if in existence pursuant to paragraph #7 hereinabove, may cause the within restrictions and covenants to be altered, deleted or otherwise changed.

Deeds of conveyance of said property, or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds, or any part thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator, provided, however, that a violation of these restrictive covenants, or any one or more of them shall not affect the lien of a mortgage now of record or which hereafter may be placed of record upon said lots.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of its duly authorized officers, this 29th day of May, 1970.

TRANSAMERICA TITLE INSURANCE COMPANY
OF ARIZONA, as Trustee under Trust No. 5891
only and not otherwise.

By [Signature]
LYNN E. RIZIK, Assistant Trust Officer

STATE OF ARIZONA)
) ss:
County of Pima)

Before me this 29th day of May, 1970, personally appeared LYNN E. RIZIK, who acknowledged himself to be a Trust Officer of Transamerica Title Insurance Company of Arizona, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

[Signature]
Notary Public

My Commission Expires: 11/14/74

286339 Fee 2.00

INDEXED	COPIES	BLANK

TRANSAMERICA TITLE INS. CO.
1974 APR-15 PM 2-05
3975-406
BOOK 3975 PAGE 406

[Signature]
Notary Public

TRANSAMERICA TITLE INS. CO.
3975-406
BOOK 3975 PAGE 406

INDEXED	COPIES	BLANK

- 4 -
BOOK 3975 PAGE 406

COUNTY OF PIMA

Witness my hand and Official Seal.

Indexed	Paged	Blotted

FORM 4-12

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

IDA MAE SMYTH
County Recorder

By *[Signature]*
Deputy

No. 75839

Book 5103

Page

Date: SEP 16 75 3:15 PM

Request of:

TRANSAMERICA TITLE INSURANCE COMPANY

Fee:

2.00

WHEN RECORDED RETURN TO:

CONTINENTAL SERVICE CORPORATION

112 N. 1st Ave

Phoenix, Arizona 85001

Attn: Dan Robledo

AMENDED DECLARATION OF RESTRICTIONS

THIS AMENDED DECLARATION is made this 12th day of September, 1975, by SOUTHWEST PROPERTIES, INC., hereinafter called "DECLARANT", as present owner of the beneficial interest in CONTINENTAL SERVICE CORPORATION, an Arizona corporation, (formerly known as TRANSAMERICA TITLE COMPANY), Trust No. 95891, being properly authorized so to act by the terms of the Trust, and CONTINENTAL SERVICE CORPORATION, as TRUSTEE thereunder, hereinafter called "TRUSTEE", solely as bare legal title holder and not personally and acting at the proper direction of said beneficiary. DECLARANT executes this amended Declaration of Restrictions, Covenants, Conditions and Reservations, to run with the real property herein described for the purposes as hereinafter set forth.

WHEREAS, the DECLARANT is the beneficial owner of the following real property:

Lots 388 through 402 and approximately one-half of Lot 387, lying in the North and West portion of said Lot, inclusive, DIAMOND BELL RANCH - TUCSON, UNIT NO. 7, according to the plat thereof in the Office of the County Recorder of Pima County, State of Arizona, in Book 20 of Maps, Page 86 thereof;

WHEREAS, the DECLARANT is desirous to amend the Declaration of Restrictions recorded in the Office of the County Recorder of Pima County, State of Arizona, in Docket 3975, Pages 403 to 406, thereof, on the following real property:

Lots 1 through 416, inclusive, DIAMOND BELL RANCH - TUCSON, UNIT NO. 7, according to the plat of record thereof in the Office of the County Recorder of Pima County, State of Arizona, in Book 20 of Maps, Page 86 thereof;

WHEREAS, the DECLARANT is desirous to amend the Declaration of Restrictions recorded in the Office of the County Recorder of Pima County, State of Arizona, in Docket 3815, Page 351 to 354 thereof, on the following real property:

Lots 1 through 436, inclusive, DIAMOND BELL RANCH - TUCSON UNIT NO. 7, according to the plat of record thereof in the Office of the County Recorder of Pima County, State of Arizona, in Book 20 of Maps, Page 86 thereof.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the DECLARANT hereby deletes Lots 388 through 402 and approximately one half of Lot 387 lying in the North and West portion of said Lot, inclusive, from both aforesaid Declarations of Restrictions;

THAT all other Restrictions, Covenants and Conditions as of record in the aforesaid Declarations of Restrictions remain in full force and effect.

BOOK 5103 PAGE 545

IN WITNESS WHEREOF, SOUTHWEST PROPERTIES, INC., an Arizona corporation, has caused its corporate name and seal to be hereunto affixed by its officers hereunto duly authorized this 12th day of September, 1975.

SOUTHWEST PROPERTIES, INC., an Arizona corporation, as Beneficiary under Trust No. 95891, duly authorized

By: Clifford L. Wolfswinkel

RATIFIED AND APPROVED:

CONTINENTAL SERVICE CORPORATION, an Arizona corporation, (formerly TRANSAMERICA TITLE COMPANY), as TRUSTEE, solely as bare legal title holder, and not personally

BY Carroll
Trust Officer

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

Before me this 15 day of September, 1975, personally appeared DAN ROBLEDO, who acknowledged himself to be a Trust Officer of CONTINENTAL SERVICE CORPORATION, and that he as such officer, being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

Amestina P. Garcia
Notary Public

My Commission Expires: 10/29/78

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

Before me this 12th day of September, 1975, personally appeared Clifford L. Wolfswinkel, who acknowledged himself to be President of Southwest Properties, Inc., an Arizona corporation, and that he as such officer, being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as President, by himself as such officer.

Clifford L. Wolfswinkel
Notary Public

My Commission Expires: July 29, 1979

MIKE BOYD, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

09/12/89
15:52:00

W
MARILYN SUE DYE
PICKUP

TUCSON	AZ	85701	6 PAGES	AT		\$	5.00
			CONVERSION FEE				3.00
NO. OF PAGES: 006			0 AFFIDAVIT	AT	2.00 EACH		.00
SEQUENCE: 89114395			0 COPIES	AT	1.00 EACH		.00
DOCKET: 08620	PAGE: 1593		0 POSTAGE	AT	1.00 EACH		.00
			0 SEARCHES	AT	10.00 EACH		.00

RECORDING TYPE: AMENDED RESTRICTION
GRANTOR: DIAMOND BELL RANCH UNIT 10 L 1-209 +
GRANTEE: RESTRICTIONS

TOTAL 8.00

CEO
DEPUTY RECORDER

2005 REC4 AMOUNT PAID \$ 8.00
AMOUNT DUE \$.00

PICKUP

THE ABOVE SPACE FOR RECORDERS USE ONLY
TO BE RECORDED AS PART OF DOCUMENT

DO NOT DETACH CERTIFICATE FROM DOCUMENT

8620 1593

DIAMOND BELL RANCH
Units 3-13

AMENDMENTS TO DECLARATIONS OF RESTRICTIONS

The following letters, identified as "Exhibit A" and "Exhibit B", empower the DIAMOND BELL RANCH CIVIC ASSOCIATION, INC., to enforce the restrictive covenants of the units and lots in Diamond Bell Ranch subdivision as listed and identified in "Exhibit C."

8620 1594



EXHIBIT A

August 28, 1989

Diamond Bell Ranch Civic
Association, Inc.
P. O. Box 600
Sasabe Star Route
Tucson, Arizona 85736

Dear Mr. Powers:

As per your request and as an addition to my letter to Mr. Biglin dated June 14, 1984, Southwest Properties, Inc. hereby bestows and designates the Diamond Bell Ranch Civic Association, Inc. to appoint an architectural control committee for all units except Unit 14 in Diamond Bell Ranch to approve all building plans submitted for architectural review. Of course, the building plans must conform with the Declaration of Restrictions which are recorded.

Please deliver a copy of this letter as well as the one you received from Nationwide Resources to the Pima County Building Department with a request that the Architectural Committee approval be on plans before a building permit is issued.

Sincerely,

SOUTHWEST PROPERTIES, INC.

David Wolfswinkel
Vice President

DW:mt

8620 1595

SOUTHWEST PROPERTIES, INC.

1855 East Southern Avenue Suite 205 Mesa, Arizona 85204 602-969-8000

EXHIBIT A continued

Diamond Bell Ranch Civic
Association, Inc.
August 28, 1989

STATE OF ARIZONA)
)
County of Maricopa)

On this the 28th day of August, 1989, before me, the undersigned Notary Public, personally appeared David Wolfswinkel, Vice President of Southwest Properties, Inc., an Arizona Corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

My Commission Expires July 9, 1993

8620 1596

EXHIBIT B

NATIONWIDE RESOURCES CORPORATION

General Office / 3939 East Broadway / Tucson, Arizona 85711
MORTON FREEDMAN, Broker / (602) 323-7777

September 7, 1989

Diamond Bell Ranch
Civic Association, Inc.
P.O. Box 600
Sasabe Star Route
Tucson, AZ 85736

Dear Mr. Powers:

As per your request and as an addition to my letter to Mr. Biglin dated May 21, 1984, Nationwide Resources hereby bestows and designates the Diamond Bell Ranch Civic Association, Inc. to appoint an architectural control committee for all units except Unit 14 in Diamond Bell Ranch to approve all building plans submitted for architectural review of course, the building plans must conform with the Declaration of Restrictions which are recorded.

Please deliver a copy of this letter as well as the one you received from Southwest Properties, Inc. to the Pima County Building Department with a request that the Architectural Committee approval be on all plans before a building permit is issued.

Sincerely,



Harold (Bud) Freedman
Executive Vice President

Subscribed and Sworn to before me this 7th day of Sept. 1989.



Notary Public, State of Arizona
My commission expires 10-10-89
(Seal)

 NATIONAL ASSOCIATION OF REALTORS

HF:b3:m

8620 1597

EXHIBIT C

The Units and Lots covered in Exhibits A and B include the following, with the Book and Page where the Deed Restrictions of each are recorded in the Pima County Recorder's Office:

Unit 3, Lots 1-409 inclusive, Book 3647, Page 515.

Unit 4, Lots 1-514 and Block 1, Book 3665, Page 107.

Unit 5, Lots 1-521 inclusive, Book 3686, Page 79.

Unit 6, Lots 1-435 inclusive, Book 3723, Page 366.

Unit 7, Lots 1-416 inclusive, Book 3975, Page 403.

Amendment to exclude Lots 388-402 and one-half of 377,
Book 5103, Page 545.

Unit 8, Lots 1-385 inclusive, Book 3815, Page 355.

Unit 9-A, Lots 1-57 inclusive, Book 3820, Page 415.

Unit 9, Lots 58-375 inclusive, Book 3964, Page 812.

Unit 10, Lots 1-209 inclusive, Book 3894, Page 55.

Unit 11, Lots 1-448 inclusive, Book 3918, Page 300.

Unit 12, Lots 1-401 inclusive, Book 4024, Page 523.

Unit 13, Lots 1-216 inclusive, Book 4129, Page 713.

RESOLUTION AND ORDER
PROVIDING FOR THE ABANDONMENT OF
UTILITY EASEMENT
IN DIAMOND BELL RANCH
UNDER PROCEEDINGS NO. 1828

WHEREAS, the petition for the abandonment of easements, more particularly described as follows:

All of the 15 foot utility easement within the Northwesterly 7.50 feet of Lot 393 and the Southeasterly 7.50 feet of Lots 394, 395 and 396 of Diamond Bell Ranch Tucson, Unit 7, Lots 1 thru 416 and Block 1, a subdivision of Pima County, Arizona, according to the map or plat of said subdivision of record in the office of the County Recorder of Pima County, Arizona in Book 20 of Maps and Plats at page 86;
TOGETHER WITH the 5 foot aerial or overhead easements on each side of said utility easement, all as dedicated by said map or plat.

comes on regularly for hearing this 4th day of October, 1971, and the said petition and all opposition, objections, and the necessity for public use having been considered and no land adjoining said easement is left without access to an established public road, and the Board being fully advised in the premises;

IT IS HEREBY RESOLVED that we, the Board of Supervisors of Pima County, in regular meeting assembled do grant the petition filed herein for the abandonment, as described above, as requested in said petition and do hereby vacate and abandon said easement, expressly excepting from this abandonment any and all rights of way or easements, of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, and for electric, telephone, and similar lines and appurtenances shall continue as they existed prior to the disposal or abandonment aforesaid.

It is further resolved that the interests of Pima County, Arizona, in the lands described above are hereby disposed of as follows:

Title to the land abandoned shall vest in the owners of the land abutting said vacated easement.

IT IS HEREBY ORDERED that the above described easement be and is hereby abandoned, subject to the above exceptions and that the Clerk of the Board of Supervisors record this Resolution and Order, together with a map of said abandonment, Proceedings No. 1828, in the office of the County Recorder of Pima County, Arizona.

BOOK 4899 PAGE 1346

RESOLUTION AND ORDER
UNDER PROCEEDINGS NO. 1828
PAGE 2

DONE BY ORDER OF THE Board of Supervisors the day and year above written.

Dennis Weaney
Chairman, Board of Supervisors of
Pima County

ATTEST:

Ella B. Hanna
Clerk, Board of Supervisors of
Pima County



Fee 1.00
INDEXED CORRESP. 800-100
State of Arizona
County of Pima } ss
I hereby certify that the within instru-
ment was filed for record as required
of PIMA COUNTY HIGHWAY DEPT.
09/11 OCT 12 PM 4 35
Book 4099 Page 1341-1347
Witness my hand and official seal
this 10th day of September 2012
By Dennis Weaney
Deputy

83947

BOOK 4099 PAGE 1347

Lot 14 in Block 17 of Buell's Addition to the City of Tucson, Pima County, Arizona, according to the map of said addition of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 4 thereof,

The grantors herein hereby affirm the fact that they were husband and wife on May 25, 1920, the date of deed into Victor F. Palmer, Trustee, which deed is of record in the office of the County Recorder of Pima County, Arizona, in Book 77 of Deeds of Real Estate at Page 320, and the said grantor, Victor F. Palmer, hereby declares that neither he nor his wife ever had any interest in said property; that he was acting merely and solely as trustee to take and hold title to said property as a temporary convenience to his ultimate grantee, Consolidated National Bank of Tucson, Arizona; that there were no other beneficiaries involved in said transaction than his grantee, Consolidated National Bank of Tucson.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise appertaining, and all the estate, right, title interest and claim whatsoever, of the said parties of the first part, either in law or equity, in possession or expectancy to the only proper use, benefit and behoof of the said party of the second part his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and delivered in the presence of } Victor F. Palmer (SEAL)
Mercedes S Palmer (SEAL)

California
STATE OF ~~ARIZONA~~

City and County of San Francisco } ss.

Before me, FRANK L. OWEN, a Notary Public in and for the City and County of San Francisco, State of ~~Arizona~~ on this day personally appeared VICTOR F. PALMER and Mercedes S. PALMER, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of March, A. D. 1939.

(NOTARY SEAL)

Frank L. Owen
Notary Public.

(My Commission Expires Nov. 22, 1941)

Filed and recorded at request of H. C. Tovrea May 15 at 11:07 AM 1939.

#5313

COMPARED
Read by Y
Read to W

Anna Sullinger, County Recorder,

By Josephine Benton, Deputy

GENERAL LAND OFFICE:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862).

IN TESTIMONY WHEREOF, I, Franklin D. Roosevelt.

President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed. GIVEN under my hand, at the City of Washington, the TWELFTH day of AUGUST in the year of our Lord one thousand nine hundred and THIRTY-EIGHT and of the Independence of the United States the one hundred and SIXTY-THIRD.

By the President: Franklin D. Roosevelt

By Jeanne Kavanagh, Secretary.

Evelyn S Adams

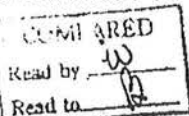
(SEAL)

Recorder of the General Land Office.

RECORDED: Patent Number 1098407.

Filed and recorded at request of Sylvester E. Gates May 15 at 12:16 PM 1939

#5341



Anna Sullinger, County Recorder,

By Josephine Benton, Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made the 6th day of May in the year of our Lord, One Thousand Nine Hundred and Thirty-nine (1939) between ORA J. WOODS and EULAH M. WOODS, his wife, the parties of the first part and JAMES N. DYER and FLORENCE C. DYER, his wife, the parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN and no/100 DOLLARS, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released and quit-claimed, and by these presents do convey, remise, release and quit-claim unto the said parties of the second part, and to their heirs and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real estate and property situated in the County of Pima, State of Arizona, to-wit:

APPROVALS

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED AS TO FORM & CONTENTS

PIMA COUNTY ENGINEER _____ DATE _____
PIMA COUNTY PLANNING DIRECTOR _____ DATE _____
PIMA COUNTY DEPARTMENT OF SANITATION _____ DATE _____

BOARD OF SUPERVISORS

I, ELISA B. HANNA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 7TH DAY OF DECEMBER, 1974.

ELISA B. HANNA _____ DATE 12-8-74
CLERK, BOARD OF SUPERVISORS

NOTES

- 1. AREA OF SUBDIVISION = 1174 ACRES
- 2. TOTAL NUMBER OF LOTS = 15
- 3. 0 INDICATES A 1/4 CORNER SET AT ALL LOT CORNERS TAGGED 1144
- 4. 2 INDICATES AN EXISTING SURVEY MONUMENT
- 5. BASIS OF MEASUREMENT: EAST LINE OF SECTION 1, T.17S, R.10E, BETWEEN NORTHEAST CORNER, SECTION 1 & NORTHWEST CORNER, SECTION 6, T.17S, R.10E, SAND BEARING BEING NORTH
- 6. (1) INDICATED CURVE = SEE CURVE DATA TABLE
- 7. UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER, U-48 OR AS IT MAY BE AMENDED
- 8. ALL STREETS WILL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED STREETS, PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR
- 9. DEVELOPMENT PLANS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR FOR LOTS 1 THRU 15
- 10. ALL UTILITY FACILITIES LOCATED WITHIN THE PROPOSED RIGHTS-OF-WAY THAT MAY HAVE TO BE RELOCATED DUE TO THIS DEVELOPMENT WILL BE MOVED AT NO EXPENSE TO PIMA COUNTY
- 11. MINIMUM LOT SIZE: 43,560 SQUARE FEET
- 12. THE LOTS INDICATED ON THIS PLAT SHALL NOT BE FURTHER SPLIT OR SUBDIVIDED WITHOUT THE APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS
- 13. ALL ROADS ON OR ADJACENT TO THE SUBDIVISION WILL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS AS PER STANDARDS COMMITTEE CONSTRUCTION PLANS WILL BE SUBMITTED TO THE ZONING INSPECTOR FOR REVIEW & APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FROM THE ZONING INSPECTOR

RECORDING DATA

STATE OF ARIZONA 005
COUNTY OF PIMA
THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, IN BOOK 26 OF MAPS AND PLATS AT PAGE 71, THEREOF, ON THIS THE 14TH DAY OF OCT., 1974, AND AT P.M.

IDA MAE SMITH
PIMA COUNTY RECORDER
Gale Sanders
DEPUTY COUNTY RECORDER

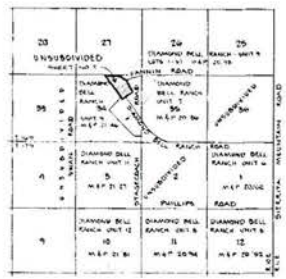
CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY OF LAND SHOWN ON THIS PLAT HAS BEEN COMPLETED UNDER MY DIRECTION, THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT A PERFORMANCE BOND HAS BEEN POSTED FOR THEIR EVENTUAL INSTALLATION

ROBERT L. FRAZER _____ REGISTRATION NUMBER 1144
REGISTERED LAND SURVEYOR



SCALE: 1"=100'



LOCATION MAP

SECTION 34, T.16S, R.10E, GORHAM
PIMA COUNTY, ARIZONA
SCALE: 1"=1 MILE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC, ALL RIGHTS OF WAY SHOWN HEREON, INCLUDING ALL STREETS, ALLEYS, AND EASEMENTS, UTILITY EASEMENTS AND EASEMENTS HEREON ARE DEDICATED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS.

UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER, U-48 OR AS IT MAY BE AMENDED. WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY WAIVE PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA
AN ARIZONA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT NO. 95891

TRUST OFFICER

STATE OF ARIZONA 005
COUNTY OF PIMA
ON THIS THE 14TH DAY OF OCTOBER, 1974, BEFORE ME, Philip G. Babin, the undersigned officer, personally appeared JAMES C. Babin, who acknowledged himself to be the TRUST OFFICER FOR TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND THAT HE AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS TRUST OFFICER.

ALL COMMISSIONS EXPIRES

MAP 324
ZONE CB-1

DIAMOND BELL RANCH
TUCSON UNIT NO. 7

COMMERCIAL LOTS 1 THRU 15

BEING A RESUBDIVISION OF DIAMOND BELL RANCH TUCSON UNIT NO. 7, BLOCKS 3 THRU 7, RECORDED OCTOBER 20, 1972, IN MAPS & PLATS, BOOK 24, PAGE 11, THIS BEING A RESUBDIVISION OF DIAMOND BELL RANCH TUCSON UNIT NO. 7, LOTS 383 THRU 405, REC. AUG. 7, 1970, MAPS & PLATS, BK. 20, PG. 80.

CO 12-71-96 JANUARY 1974 73-385
REVISED 6-1-74
blanton & co. ARCHITECTS ~ ENGINEERS TUCSON, ARIZONA
CO 12-71-96 73-385 SHEET 1 OF 2 SHEETS

MAP 324 ✓

BOOK 26 PAGE 71

BOOK 26 PAGE 71



STATE OF ARIZONA I hereby certify that the within No. 21658
COUNTY OF PIMA was filed for record to Public Use, Title of Arizona Book 4726 Page 316-317
Date: 1974 MAR 19 AM 11 24
County Recorder Request of
By: [Signature] Fee: 1.00
RESOLUTION AND ORDER NO. 1974 - 33
PROVIDING FOR THE ABANDONMENT OF
SIPAPU AVENUE AND ALLEY IN
DIAMOND BELL RANCH TUCSON #7
UNDER PROCEEDINGS NO. 1997

WHEREAS, the petition for the abandonment of a street and alley, more particularly described as follows:

All of Sipapu Avenue in Blocks 3 and 4 and all of the alley in Block 4 in Diamond Bell Ranch Tucson Unit No. 7, Blocks 3 thru 8 on record at the Pima County Recorder's Office in Book 24 at Page 11 of Maps and Plats;
ALSO
All of the un-named cul-de-sac and all of the alley in Block 7.

comes on regularly for hearing this 4th day of March, 1974, and the said petition and all opposition, objections, and the necessity for public use having been considered and no land adjoining said street and alley is left without access to an established public road, and the Board being fully advised in the premises;

IT IS HEREBY RESOLVED that we, the Board of Supervisors of Pima County, in regular meeting assembled do grant the petition filed herein for the abandonment, as described above, as requested in said petition and do hereby vacate and abandon said street and alley, expressly excepting from this abandonment any and all rights of way or easements, of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, and for electric, telephone, and similar lines and appurtenances shall continue as they existed prior to the disposal or abandonment aforesaid.

It is further resolved that the interests of Pima County, Arizona, in the land described above are hereby disposed of as follows:

Title to the land abandoned shall vest in the owners of the land abutting such vacated portion to the same extent that the land included within the street and alley, at the time the street and alley were acquired for public use was a part of the adjacent land.

IT IS HEREBY ORDERED that the above described street and alley be and are hereby abandoned, subject to the above exceptions and that the Clerk of the Board of Supervisors record this Resolution and Order, together with a map of said abandonment Proceedings No. 1997 in the office of the County Recorder of Pima County, Arizona.

BOOK 4726 PAGE 316

RESOLUTION AND ORDER NO. 1974 -
UNDER PROCEEDINGS NO. 1997
PAGE 2

DONE BY ORDER OF THE Board of Supervisors the day and year above written.

E.S. B. O'Fallon
Chairman, Board of Supervisors of
Pima County

ATTEST: 
Charles P. Hanna
Clerk, Board of Supervisors of
Pima County

BOOK 4726 PAGE 317

NOTES

1. AREA OF SUBDIVISION = 75.91 ACRES
2. LENGTH OF STREETS = 0.06 MILE
3. 9. REPRESENTS A 1/2" IRON PIN SET AT ALL LOT CORNERS TAGGED 1124.
4. 9. REPRESENTS A STANDARD SURVEY MONUMENT SET AND STAMPED 1124.
5. 9. REPRESENTS AN EXISTING SURVEY MONUMENT.
6. THE DEVELOPER DOES NOT INTEND TO PAVE THE STREETS IN ACCORDANCE WITH PIMA COUNTY STANDARDS.
7. ALL STREETS WILL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS FOR DIRT STREETS. PRIOR TO ISSUANCE OF ANY PERMITS BY THE JONING INSPECTOR.
8. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 1, T-17-S, R-10-E, BETWEEN NORTHEAST CORNER SECTION 1 & NORTHWEST CORNER SECTION 6, T-17-S, R-10-E, SAID BEARING BEING NORTH.
9. UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER 01-40 OR AS IT MAY BE AMENDED.

APPROVALS

David D. Lisco 5/18/72
PIMA COUNTY ENGINEER DATE

Robert L. Frazer 10-25-72
PIMA COUNTY PLANNING DIRECTOR DATE

E. H. Drake 10-18-72
PIMA COUNTY DEPARTMENT OF SANITATION DATE

BOARD OF SUPERVISORS

I, ELBA B. HANNA, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THIS THE 16TH DAY OF MAY 1972.

Elba B. Hanna 10/26/72
CLERK, BOARD OF SUPERVISORS DATE

CERTIFICATION OF SURVEY

I, HEREBY CERTIFY THAT THE SURVEY OF LAND AS SHOWN ON THIS PLAT HAS BEEN COMPLETED UNDER MY DIRECTION, AND THAT THE MONUMENTS ACTUALLY EXIST AS SHOWN HEREON, OR A BAND HAS BEEN POSTED FOR THEIR EVENTUAL INSTALLATION.

Robert L. Frazer
ROBERT L. FRAZER - REGISTRATION NO. 1124

Feb. 11, 1972

MAP 324
ZONE TR



LOCATION MAP
SECTION 34, T-17-S, R-10-E, PIMA COUNTY, ARIZONA
SCALE 1\"/>

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS OF WAY SHOWN HEREON, INCLUDING ALL STREETS AND ALLEYS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY, ITS OFFICERS, EMPLOYEES AND AGENTS, SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LAND NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER WHETHER SURFACE FLOOD OR RAINFALL.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT NO. _____

TRUST OFFICER

STATE OF ARIZONA SS.
COUNTY OF PIMA

ON THIS THE _____ DAY OF _____, 1972, BEFORE ME
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER FOR TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND THAT HE AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS TRUST OFFICER.

NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF ARIZONA SS. RECORDING DATA FEE \$10.00
COUNTY OF PIMA NO. 94779

THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, IN BOOK 24 OF MAPS AND PLATS AT PAGE 11 THEREOF, ON THIS THE 26TH DAY OF OCTOBER 1972, AT 3:10 P.M.

BY Beth Stepha DEPUTY
IDA MAE SMYTH - COUNTY RECORDER

DIAMOND BELL RANCH TUCSON UNIT No. 7
BLOCKS 2 THRU 8

BEING A RESUBDIVISION OF LOTS 383 THRU 405 DIAMOND BELL RANCH TUCSON UNIT No. 7 RECORDED AUG. 7, 1970 MAPS AND PLATS BOOK 20 PAGE 86

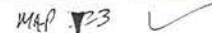
MARCH 1972 71-10

blanton & co
ARCHITECTS - ENGINEERS
TUCSON, ARIZONA

C61P-71-96 SHEET 1 OF 2 SHEETS

✓ MAP 323

BOOK 24 PAGE 11





10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1
10	9	8	7	6	5	4	3	2	1	10	9	8	7	6	5	4	3	2	1	10	9																		

0301C41030

THE INVESTIGATOR, RECENTLY ADVISED THAT THE FBI AND NEW YORK POLICE WERE CURRENTLY CONDUCTING AN INVESTIGATION OF THE ALLEGED CONNECTIONS OF THE SUBJECT TO THE LATTER PART OF THE 1960S AND EARLY PART OF THE 1970S. THE INVESTIGATOR STATED THAT THE FBI AND NEW YORK POLICE WERE CURRENTLY CONDUCTING AN INVESTIGATION OF THE ALLEGED CONNECTIONS OF THE SUBJECT TO THE LATTER PART OF THE 1960S AND EARLY PART OF THE 1970S. THE INVESTIGATOR STATED THAT THE FBI AND NEW YORK POLICE WERE CURRENTLY CONDUCTING AN INVESTIGATION OF THE ALLEGED CONNECTIONS OF THE SUBJECT TO THE LATTER PART OF THE 1960S AND EARLY PART OF THE 1970S.

207
MAINTAINING THE RECORDS COMPANY OF ALICIA, IN ORDER
TO BE ABLE TO LOCATE THE RECORDS OF THE COMPANY
AND TO BE ABLE TO LOCATE THE RECORDS OF THE COMPANY
AND TO BE ABLE TO LOCATE THE RECORDS OF THE COMPANY

LIFE OF JOURNALS

THE UNITED STATES DISTRICT COURT OF THE DISTRICT OF COLUMBIA
DOES hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the Department of Justice.

[illegible]

RECORDING DATA

STATE OF ARIZONA
COUNTY OF PIMA
111 30500
No. 11 4994
THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF TRANSAMERICA LIFE
INSURANCE COMPANY OF AMERICA AND AMERICAN ASSOCIATION, IN WHOLE
AND PARTS OF PAUL S. C. JEROME, AS TRUSTEE
2021-10-08 August 1981, at 3:32 P. M.

01- Franklin Buchanan - WHITE
 02- WAS SUTHERLAND RECORDS

BOARD OF SUPERVISORS

1. USA & CANADA, (HERE AT THE BOARD OF SUPERVISORS, REEDY CREDIT
TOWNSHIP THAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF MINN
CREDIT AGENCY ON THIS THE 5th DAY OF September, 1910.

John D. Hancock 8-7-70
CLINT, BARD OF DIMENSIONS
MALE

DIAMOND RIFLE RANCH

NOV 21 1991

UNIT 7 LOTS, TURNPIKE AND RIVER I
MUSCULI

BEING A SUBDIVISION OF SECTION 35 AND

A PORTION OF THE EAST 1/2 OF SECTION 34

16-S, R.-10-E., G. & S.R.B. & M.
PIMA COUNTY ARIZONA

DATE 1970

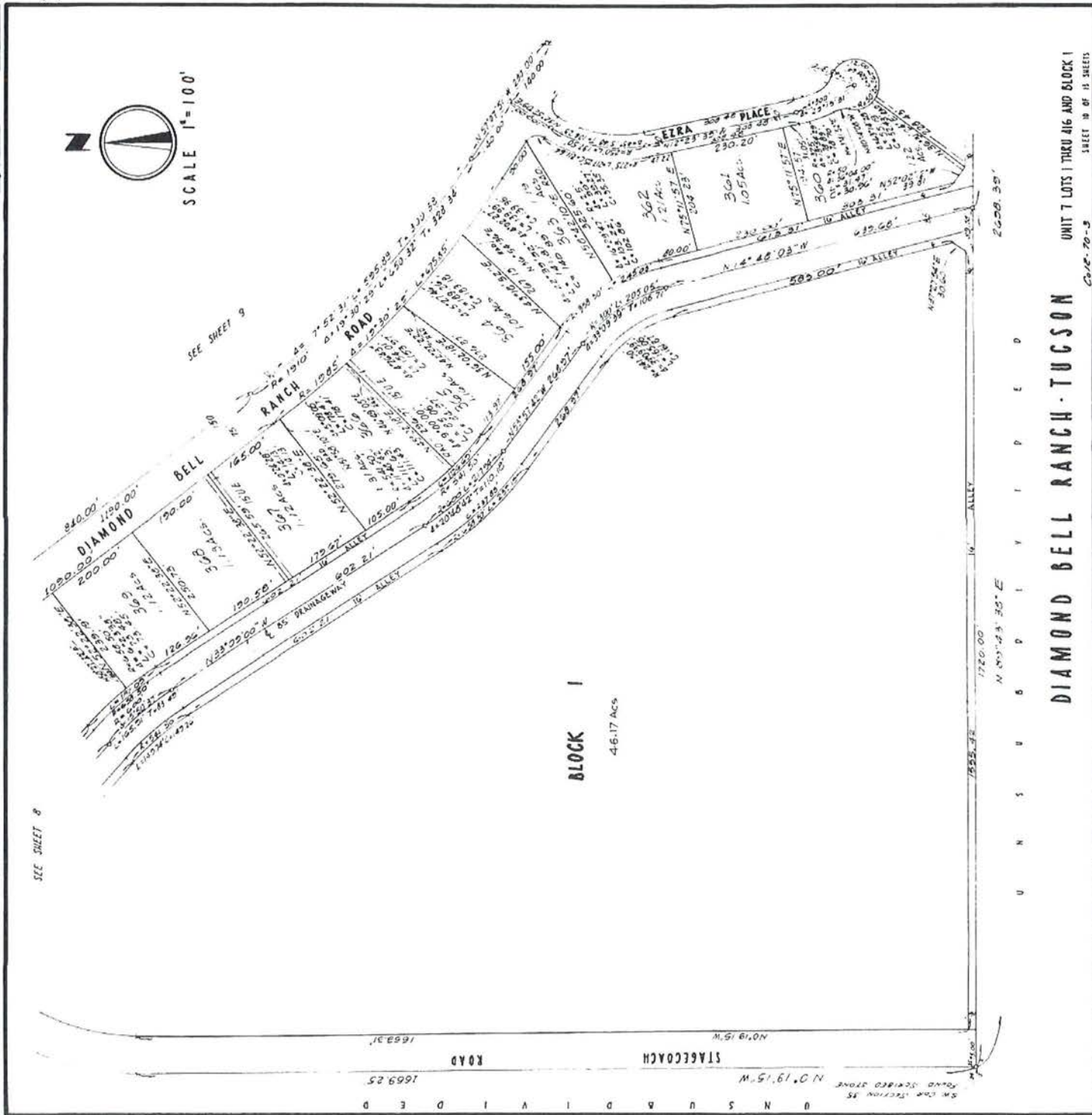
— 2 —

tion
to.

locks / Engraving

AL 512155 5 16 1 57075

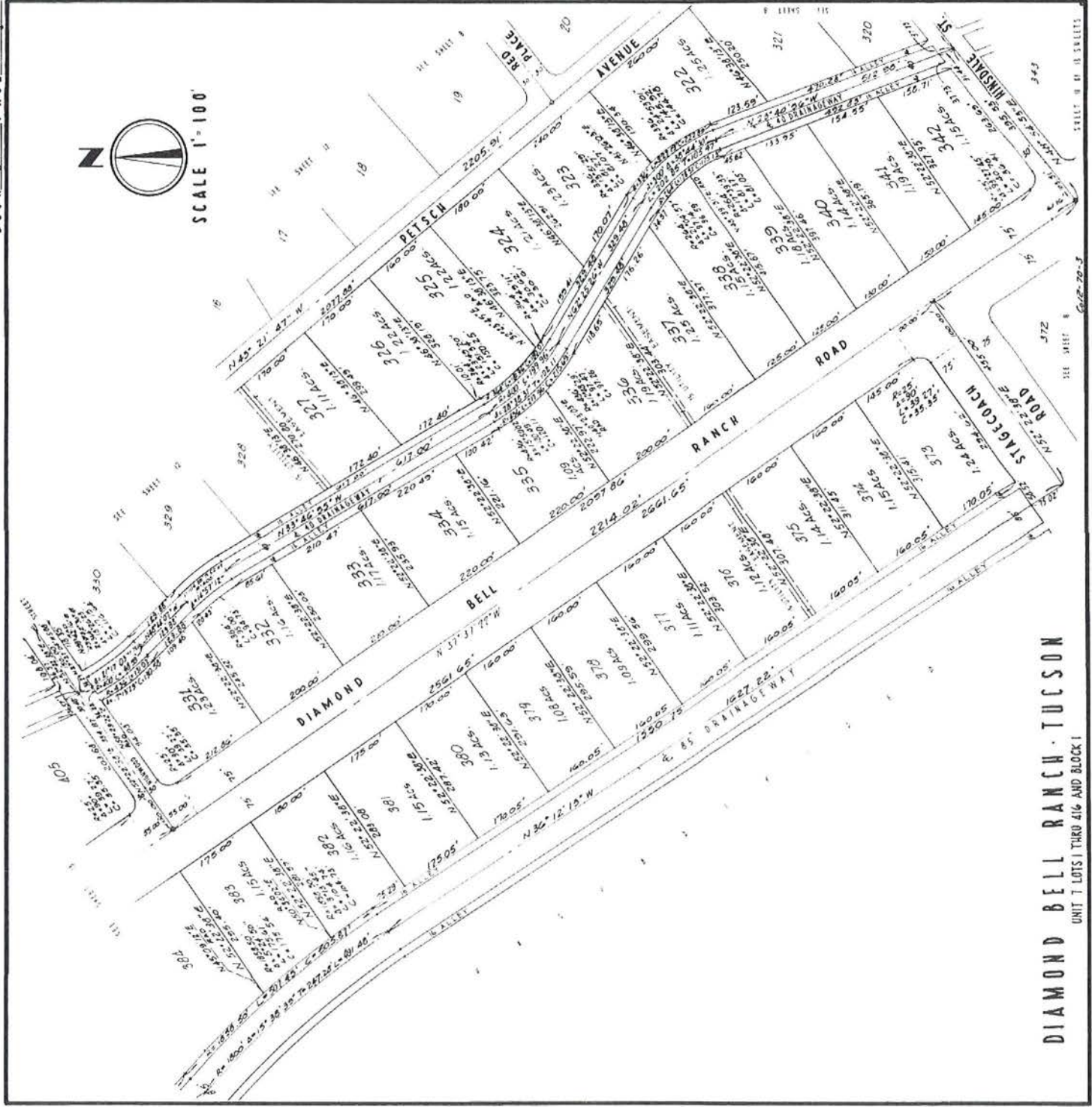
100



20
86
11



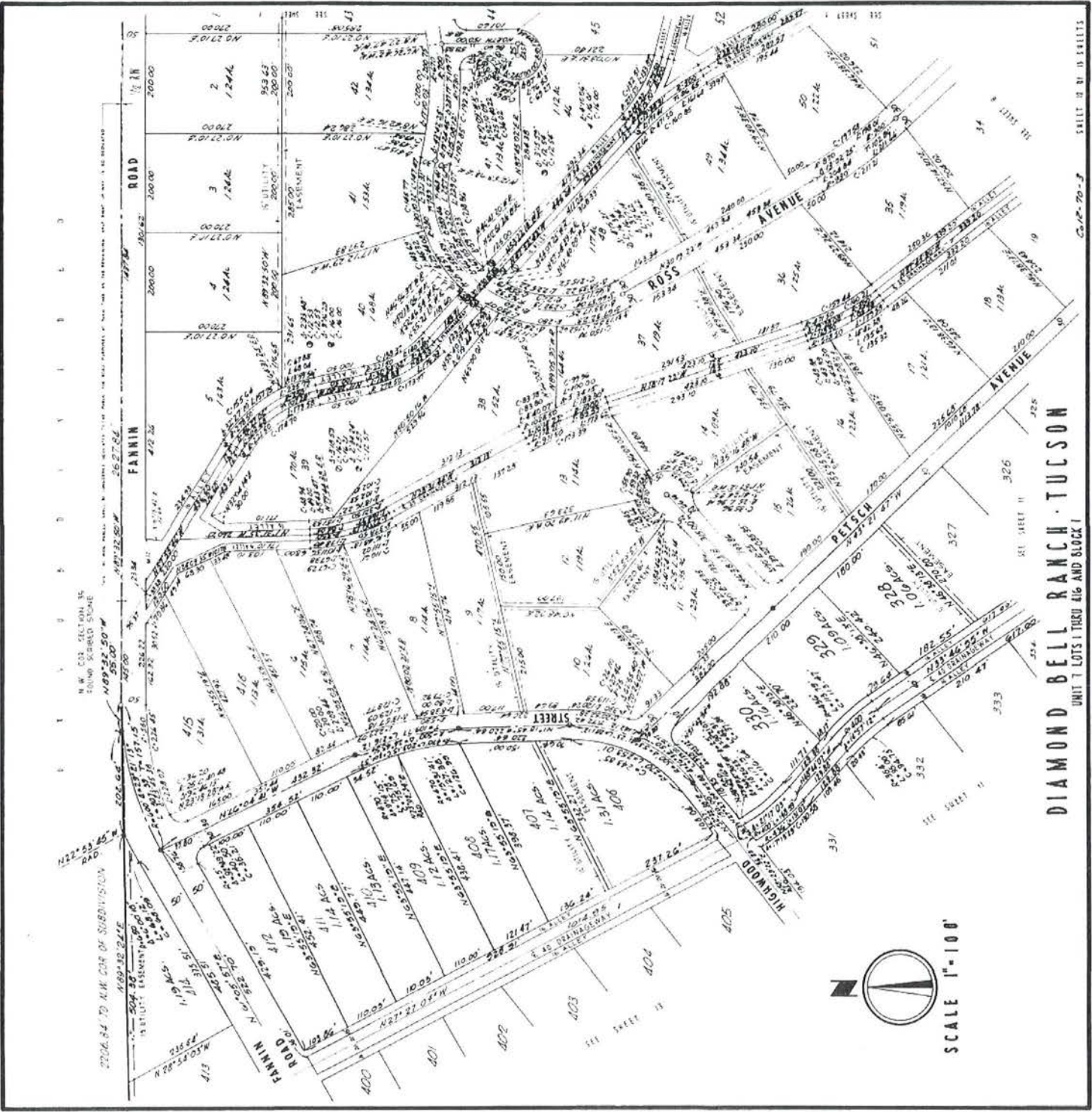
SCALE 1"=100'



UNIT 1 LOTS 1 THRU 416 AND BLOCK 1

DIAMOND BELL RANCH - TUCSON

20
86
(14)



20
86
(13)

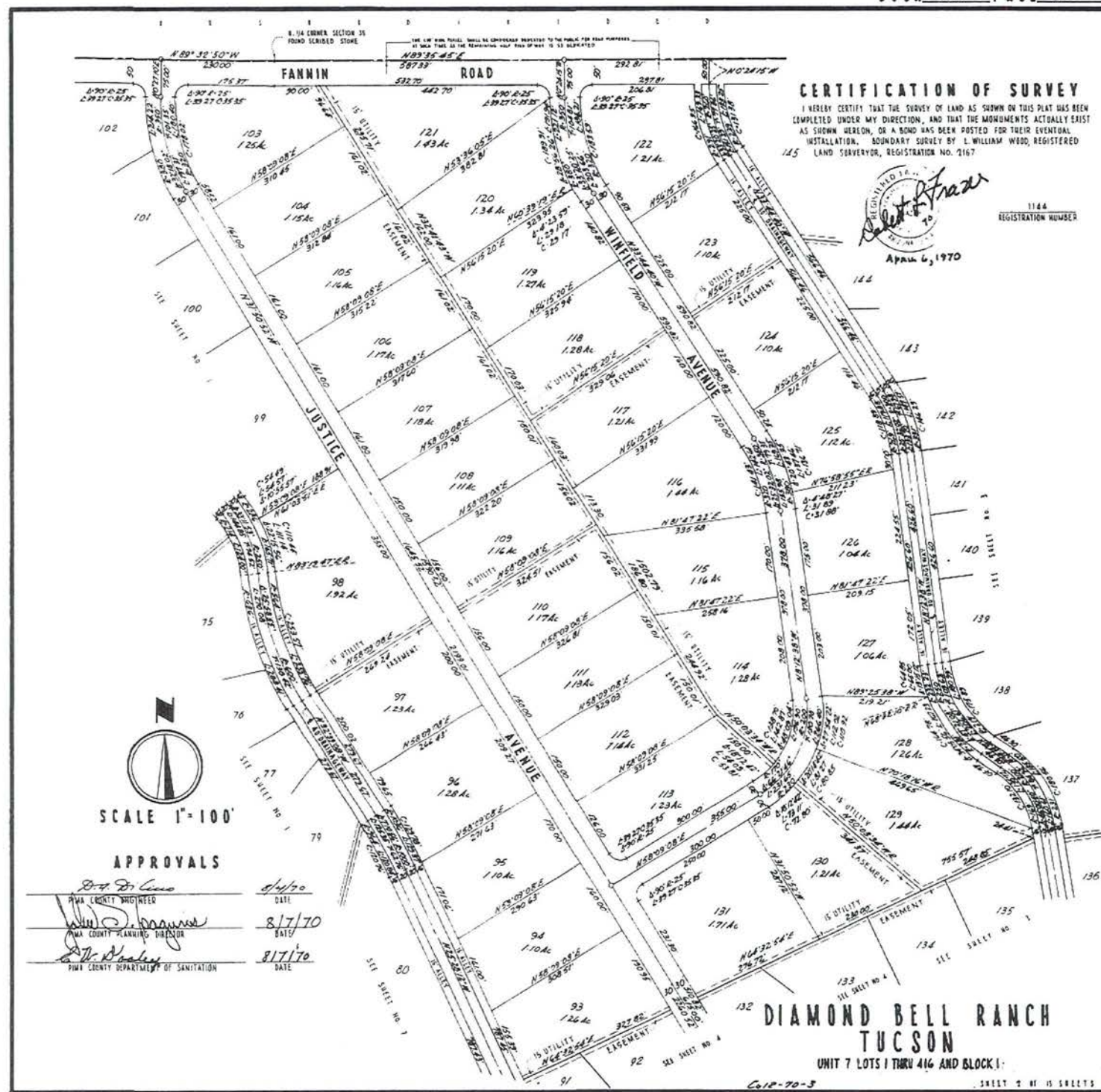


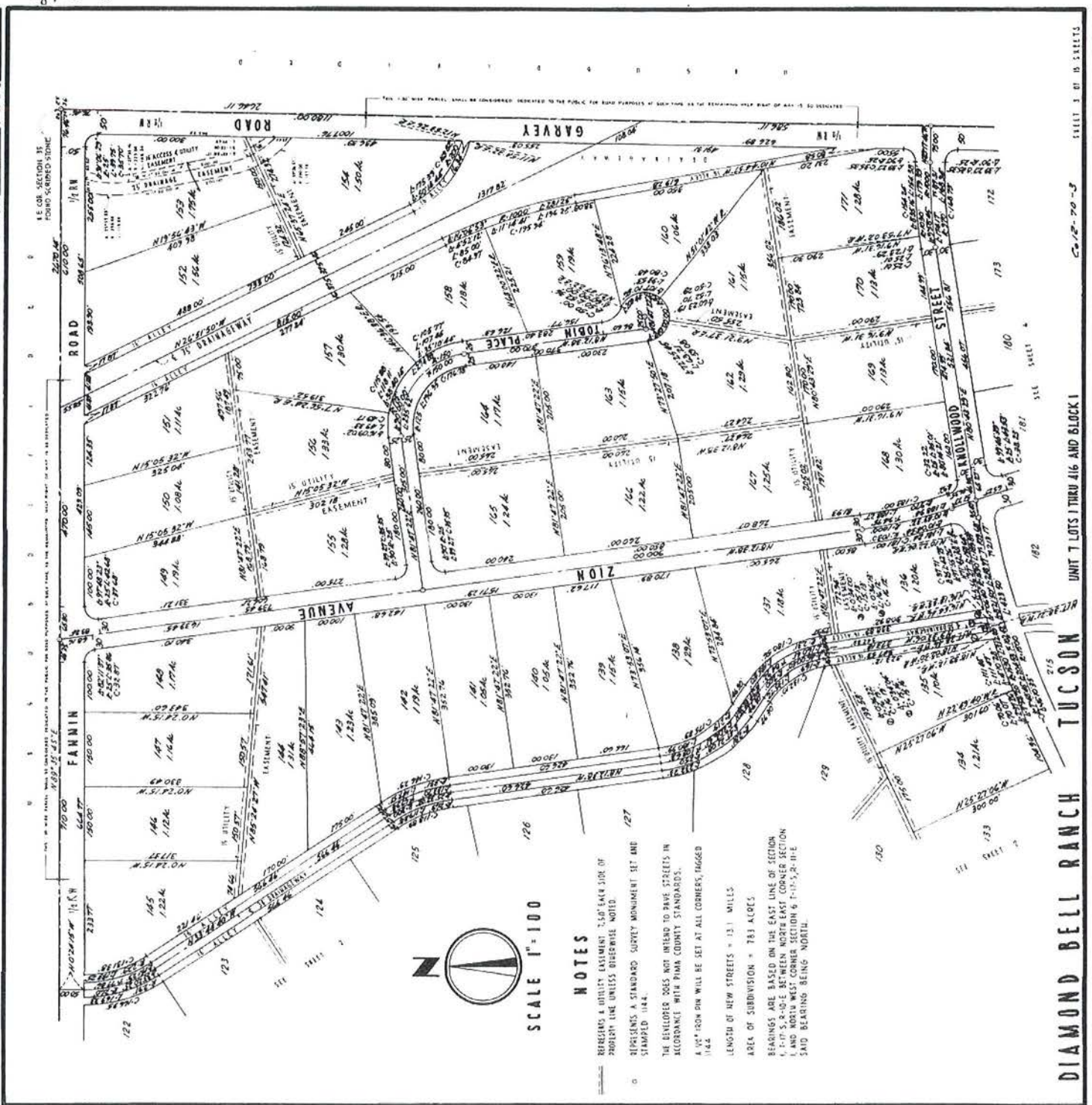
SCALE 1" = 100'

DIAMOND BELL RANCH - TUCSON

UNIT 7 LOTS 1 THRU 416 AND BLOCK 1
C-18-70-3 SHEET 13 OF 11 SHEETS

20
86
(2)





DIAMOND BELL RANCH TUCSON

UNIT 7 LOTS 1 THRU 116 AND BLOCK 1

CO-12-70-3

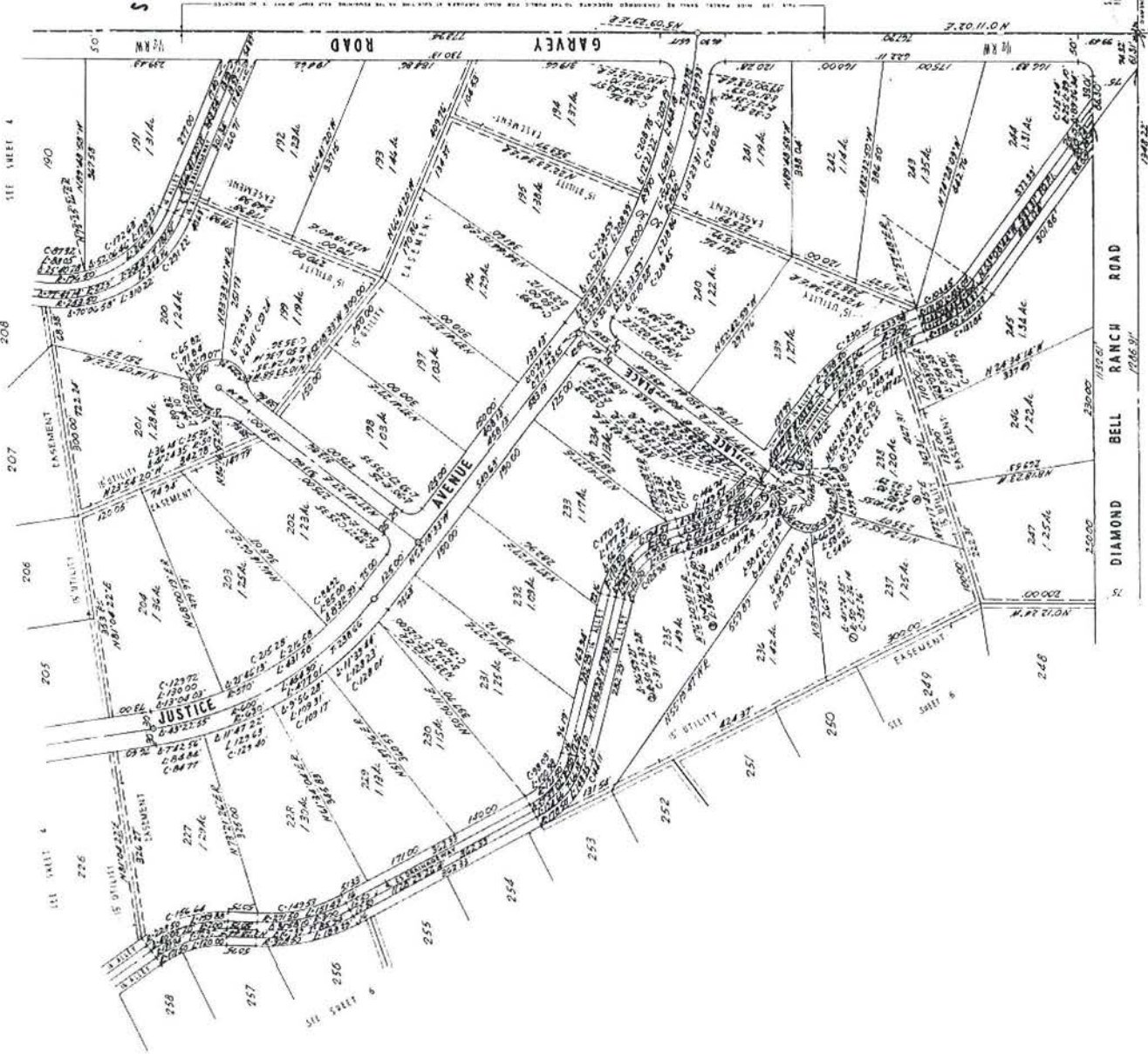
SHEET 3 OF 10 SHEETS



20
86
(5)



SCALE 1"=100'



DIAMOND BELL RANCH - TUCSON UNIT 7, LOTS 191 AND 192
C-129-20-9

20
86
(6)



SCALE 1"=100'

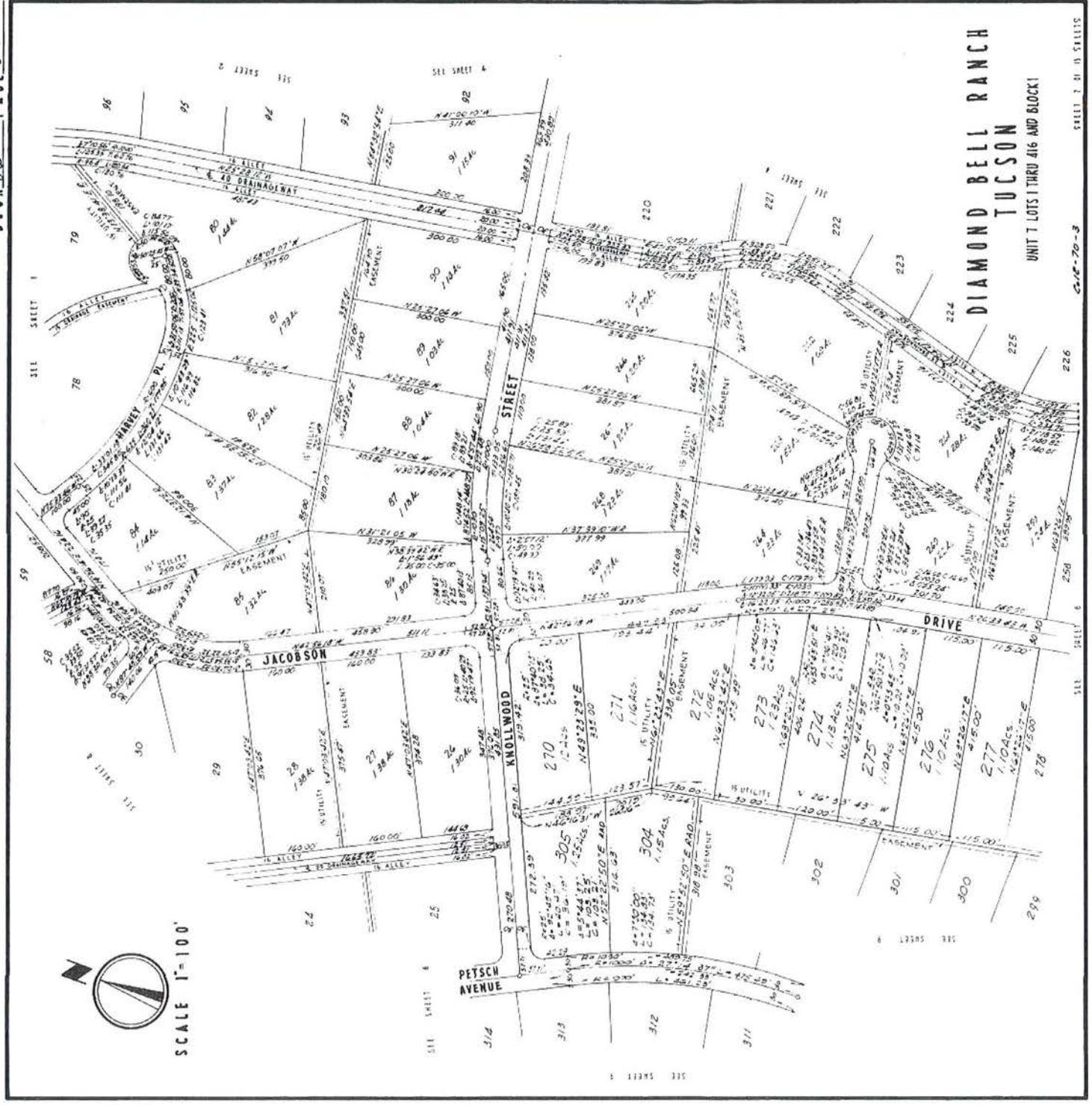


DIAMOND BELL RANCH - TUCSON UNIT 7 LOTS 1 THRU 416 AND BLOCK 1

Cal. 12-70-3

SHEET 4 OF 11 SHEETS

20
86
(1)



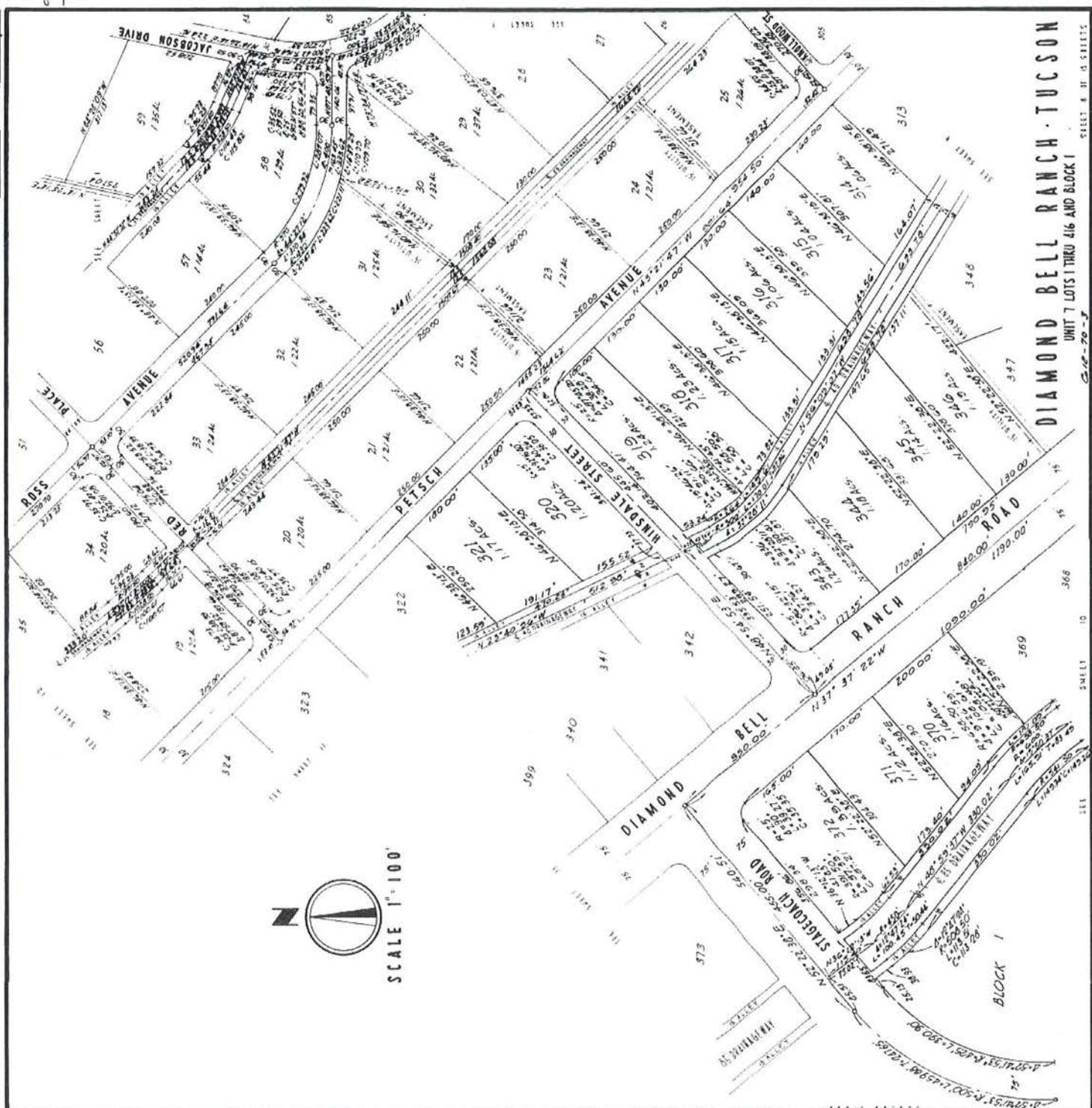
DIAMOND BELL RANCH
TUCSON

UNIT 7 LOTS 1 THRU 416 AND BLOCK 1

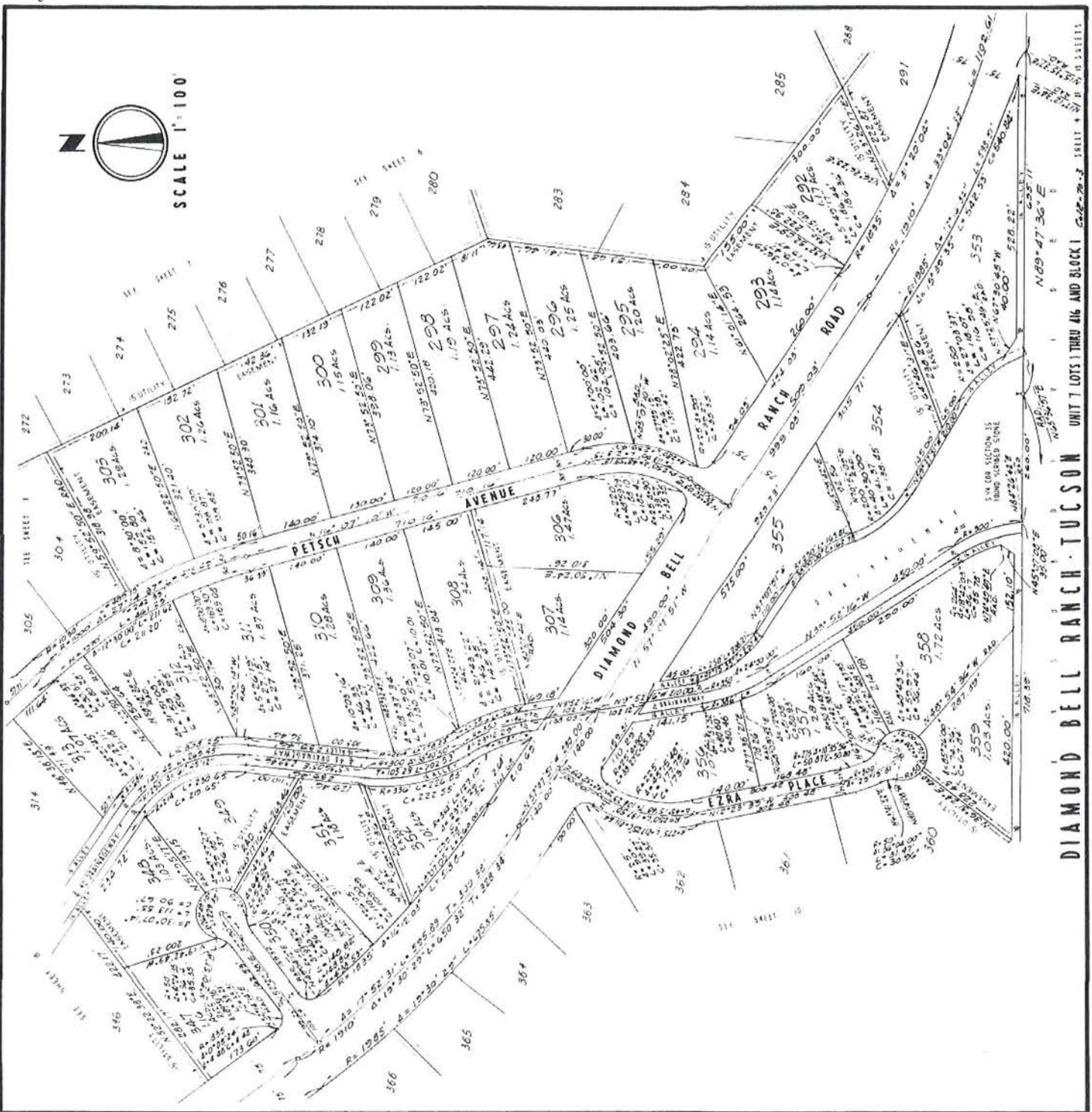
SHEET 1 OF 10 SHEETS

2017-70-3

20
86
19



20
86
9



DIAMOND BELL RANCH, TUCSON

UNIT LOTS 1 THRU 46 AND BLOCK 1

20231950411

07/14/2023 02:55 PM Page 1 of 3

eRECORDED IN OFFICIAL RECORDS OF PIMA COUNTY, AZ
Gabriella Cázares-Kelly, Recorder

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Manuel Padilla Jr.
5311 S. Hildreth Ave
Tucson, AZ 85746

75100248-JEC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt pursuant to A.R.S. Section 11-1134.B.12

BENEFICIARY DEED

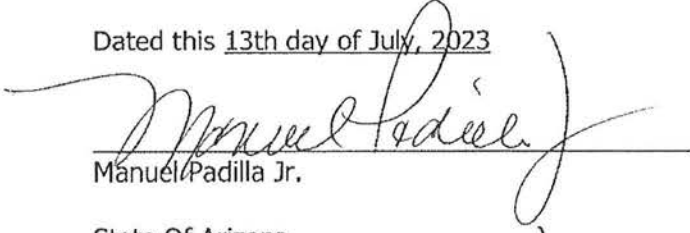
I (We), Manuel Padilla Jr. hereby convey to Alyssa Monique Morales, Grantee(s), effective on my (our) death the following described real property:

Lot 8, of DIAMOND BELL RANCH-TUCSON UNIT NO. 7, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 26 of Maps and Plats at page 71 thereof.

If a Grantee Beneficiary predeceases the Grantor(s), the conveyance to that Grantee Beneficiary shall either (choose one):

- ☒ Become null and void.
☐ Become part of the estate of the Grantee Beneficiary.

Dated this 13th day of July, 2023

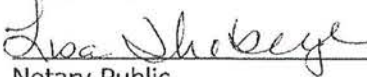

Manuel Padilla Jr.

State Of Arizona

County of Pima

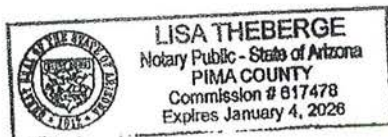
)
) ss.
)

This instrument was acknowledged before me this 14th day of July, 2023, by Manuel Padilla Jr..



Notary Public

My Commission Expires:



BENEFICIARY DEED INSTRUCTIONS
(Concurrent with Pending Transaction)

To: Pioneer Title Agency, Inc.
6875 N. Oracle Rd.
Tucson, AZ 85704

Escrow #: 75100248 JEC
Property: 15949 W. Diamond Bell Ranch Road Tucson, AZ 85736

1. **Beneficiary Deed.** The undersigned hereby instruct you to prepare and record a Beneficiary Deed as follows:

Grantor(s): Manuel Padilla Jr.

Grantee Beneficiary(ies): Alyssa Monique Morales

Vesting for multiple grantees:

☐ joint tenants; ☐ tenants in common;
☐ community property with right of survivorship;

☐ community property;
☐ other: _____

If a Grantee Beneficiary predeceases the Grantor(s), the conveyance to that Grantee Beneficiary shall either:

☐ Become null and void.
☐ Become part of the estate of the Grantee Beneficiary.

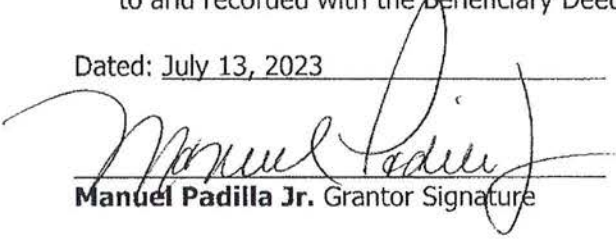
Legal description of property to be conveyed:

Lot 8, of DIAMOND BELL RANCH-TUCSON UNIT NO. 7, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 26 of Maps and Plats at page 71 thereof.

2. **No Title Policy.** The undersigned understand that no policy of title insurance will be issued in connection with this Beneficiary Deed. Further, recordation of the Beneficiary Deed may result in additional requirements and documentation if and when the subject property is sold or refinanced.
3. **Legal Advice.** The undersigned acknowledge that Escrow Agent cannot provide, and has not provided, legal advice regarding the validity, sufficiency or effect of the Beneficiary Deed, the manner in which the designated Grantee Beneficiary(ies) should hold title, any legal or estate planning consequences that may result from the preparation and/or recording of the Beneficiary Deed as instructed herein, or whether the undersigned should execute the Beneficiary Deed. **The undersigned therefore acknowledge being advised hereby to seek the advice of an attorney or qualified estate planner regarding the foregoing matters and relieve Escrow Agent of any and all liability and/or responsibility regarding any and all such matters.**
4. **Courtesy.** This Beneficiary Deed is being prepared as a courtesy only as specifically instructed herein and Escrow Agent is relying solely upon the accuracy of the information provided to Escrow Agent by the Grantors in preparing said document.
5. **Failure to Close.** In the event this escrow fails to close for any reason, these Beneficiary Deed Instructions shall be considered null and void.

6. **Recording.** The undersigned acknowledge that these Beneficiary Deed Instructions will be attached to and recorded with the Beneficiary Deed.

Dated: July 13, 2023

A handwritten signature in black ink, appearing to read "Manuel Padilla Jr.", is written over a horizontal line. The signature is fluid and cursive.

Manuel Padilla Jr. Grantor Signature

GABRIELLA CÁZARES-KELLY, RECORDER

Recorded By: LW

DEPUTY RECORDER

41

PCREA

PIMA CO REAL PROPERTY SERVICES

PICKUP



SEQUENCE : 20211540231

NO. PAGES: 3

06/03/2021

11:17:52

QUIT CLAIM DEED

For valuable consideration, State of Arizona, by and through Pima County, a political subdivision of the State of Arizona, as authorized agent, for its interest arising from Treasurer's Deed issued by the Pima County Treasurer pursuant to Arizona Revised Statutes, in Deed recorded at Sequence number 20193500918, in the Pima County, Arizona, Recorder's office, hereby quit claims to Jeffrey L. Baker and Jennifer M. Baker, husband and wife, as joint tenants with rights of survivorship, all its right, title and interest in the property described on the attached **Exhibit A**.

Restrictive Covenant.

Restriction. By accepting the Property, the Grantee, for himself, herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the construction, maintenance, or operation of any facilities or structures whatsoever on the Property, the grantee will not discriminate against any person on the grounds of that person's age, race, creed, color, religion, sex, disability or national origin.

Nature of Restriction. This Restrictive Covenant shall apply in perpetuity and shall run with the Property. The Restriction imposed shall be non-revocable without the written consent of at least 4 of the 5 members of the Pima County Board of Supervisors. The Restriction shall remain in effect notwithstanding any future annexation of any portion of the land by a municipality.

Enforcement of Restriction. Grantor may enforce the terms of this Restrictive Covenant through any available legal or equitable remedy, including but not limited to damages, and injunctive relief requiring the Grantee to cease and desist all activity in violation of this Restrictive Covenant. The failure of Grantor to insist upon the full and complete performance of any of the terms and conditions of this Restrictive Covenant, or to take any action permitted as a result thereof, 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.

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 05/18/2021	Right of Way ☐ Parcel ☒
Agent: BB	File #: TS-0035	Resolution #: 2021-28	P ☒ De ☐ Do ☐ E ☐

QuitClaimDeed - Rev. 2/2012

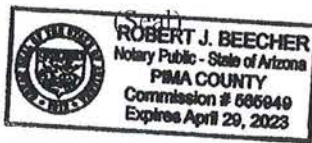
Dated this 3 day of June, 2021.

By: 
Jeffrey Teplitsky, Manager, Real Property Services

This instrument was acknowledged before me this 3 day of June, 2021, by Jeffrey Teplitsky, as Manager, Pima County Real Property Services.


Notary Public

My Commission Expires:



EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 05/18/2021	Right of Way ☐ Parcel ☒
Agent: BB	File #: TS-0035	Resolution #: 2021-28	P ☒ De ☐ Do ☐ E ☐

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 8 of DIAMOND BELL RANCH TUCSON UNIT NO. 7, according to Book 26 of Maps, Page 71,
records of Pima County, Arizona.

F. ANN RODRIGUEZ, RECORDER

Recorded By: AMH

DEPUTY RECORDER

5010

PCREA

PIMA CO REAL PROPERTY SERVICES

PICKUP



SEQUENCE: 20193500918

NO. PAGES: 3

12/16/2019

16:27:29

ATTN: BOB BEECHER
201 N. STONE AVE. 6TH FLOOR
TUCSON AZ 85701-1215

DOCUMENT TITLE: TREASURER'S DEED

EXEMPT: A.R.S. 11-1134 (A) (3)

Treasurer's Deed

County of Pima, State of Arizona

Know All Men By These Presents, on July 8, 2019 and July 15, 2019, that I, Beth Ford, Treasurer of Pima County, State of Arizona, published notice according to law in The Daily Territorial, a newspaper of general circulation in Pima County, Arizona, that both:

1. The Board of Supervisors of Pima County, acting on behalf of the State of Arizona, applied for a treasurer's deed to the real property described below.
2. Unless, the tax lien was redeemed before October 31, 2019 I would issue a treasurer's deed to the State of Arizona.

The property tax lien was not redeemed from that sale, and therefore, I foreclose the right to redeem and convey to the State of Arizona the following real property located in Pima County, Arizona:

STATE TAX CODE NO. 10 301-65-4700

Pursuant to section 42-18264, The Board of Supervisors of Pima County, acting on behalf of the state of Arizona, has applied for a treasurer's deed to the following described real property owned by West Winds East, LLC, an Arizona Limited Liability Company, located in Pima County, Arizona:

Parcel 301-65-4700: DIAMOND BELL RANCH TUCSON UNIT NO 7 RESUB LOT 8

Also described as:

Lot 8 of Diamond Bell Ranch Tucson Unit NO. 7, according to Book 26 of Maps, Page 71, records of Pima County, Arizona.

IN WITNESS WHEREOF, I, Beth Ford, Treasurer of the county of Pima, State of Arizona, by virtue of law, have hereunto set my hand and seal this 12th day of December 2019.

Beth Ford, Treasurer

This instrument was acknowledged before me this 12th day of December 2019, by Beth Ford, as Treasurer of the county of Pima, State of Arizona, who then and there stated to me that she executed the same for the purpose and consideration therein expressed.


LOU LEYTEM
 Notary Public - State of New York
 Empire State
 Commission Expires 12/31/2011
 Expires 12/31/2011

2

E
A
S
T
S
I
D
E

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: J V
DEPUTY RECORDER
4437 PE3

TTIGA
JACK LANE
7165 E UNIV DR BLDG 1 #101
TUCSON AZ 85707



DOCKET: 12518
PAGE: 4507
NO. OF PAGES: 2
SEQUENCE: 20050590885
03/28/2005
DEEDDI 17:30
MAIL
AMOUNT PAID \$ 10.00

ESCROW NO.: 00258948 - 001 - DM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Disclaimer Deed

EXEMPT ARS 11-1134 B-3

WITNESSETH THIS DISCLAIMER DEED, made by

Adrianne Sue Lane

hereinafter called "the undersigned" to

Jack E. Lane

hereinafter called "the spouse;"

WHEREAS:

1. The spouse has acquired title to the following described property situated in **Pima** County, State of **ARIZONA**, to-wit:
See Exhibit A attached hereto and made a part hereof.

2. The property above described is the sole and separate property of the spouse having been purchased with separate funds of the spouse.

3. The undersigned has no past or present right, title, interest, claim or lien of any kind or nature whatsoever in, to or against said property. This instrument shall also constitute a waiver, by the undersigned, in favor of any mortgagee, deed of trust beneficiary or deed of trust trustee of any right to file a declaration or claim of homestead affecting the above described property.

4. This instrument is executed not for the purpose of making a gift to the spouse, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said property, the undersigned expecting third persons to rely on this disclaimer.

NOW, THEREFORE, in consideration of the premises, the undersigned does hereby disclaim, remise, release and quitclaim unto the spouse and to the heirs and assigns of said spouse forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to the above described property.

Dated this March 2, 2005.

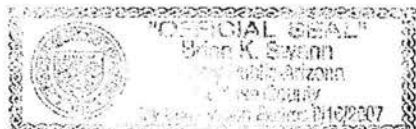
State of **ARIZONA**
County of **Pima**

} SS:

Adrianne Sue Lane
Adrianne Sue Lane

This Instrument was acknowledged before me this March 18, 2005 by

[Signature]
Notary Public



My commission expires 4-1-07 8/16/07

1625-10 045007

Lots 1 thru 15 of DIAMOND BELL RANCH - TUCSON UNIT NO. 7, as shown by map recorded in Book 26 of Maps and Plats at Page 71, Pima County, Arizona.

E
A
S
T
S
I
D
E

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: J_V
DEPUTY RECORDER
4437 PE3

TTIGA
JACK LANE
7165 E UNIV DR BLDG 1 #101
TUCSON AZ 85707



DOCKET: 12518
PAGE: 4505
NO. OF PAGES: 2
SEQUENCE: 20050590884
03/28/2005
WTDEED 17:30
AFFIDAVIT
MAIL

AMOUNT PAID \$ 12.00

ESCROW NO.: 00258948 - 001 - DM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Timberline Land & Cattle, Inc., a Nevada corporation

do/does hereby convey to

Jack E. Lane, a married man, as his sole and separate property

the following real property situated in Pima County, ARIZONA:

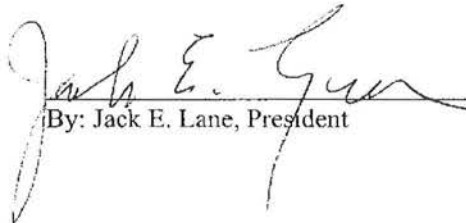
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 14, 2005

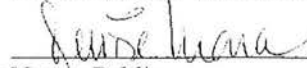
Timberline Land & Cattle, Inc., a Nevada corporation


By: Jack E. Lane, President

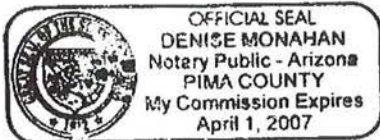
State of ARIZONA
County of Pima

} SS

This instrument was acknowledged before me this March 17, 2005 by Jack E. Lane, President of Timberline Land & Cattle, Inc., a Nevada corporation


Notary Public

My commission will expire 4-1-07



1625-10 04150015

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: JEB
DEPUTY RECORDER
2012 RDOF



TSTTI
TIMBERLINE LAND & CATTLE INC
PO BOX 35961

TUCSON AZ 85740

DOCKET: 9780
PAGE: 1716
NO. OF PAGES: 13
SEQUENCE: 94084555
A 04/27/94
WTDEED 15:50:00

MAIL
AMOUNT PAID \$ 20.00

P O Box 35961
Tucson Arizona 85740

9401377-90
ST&T #9411-0113/lp SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 21 day of April, 1994
by, CSK SUN JOINT VENTURE, an Arizona joint venture partnership

to TIMBERLINE LAND AND CATTLE, INC., a Nevada corporation, as GRANTOR

P O Box 35961, Tucson, Arizona 85740 whose address is,
as GRANTEE

Witness Grantor, for good and valuable consideration, receipt of which
is acknowledged, grants, devises and conveys to Grantee all the real property
located in PIMA County, Arizona, more particularly described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN

(the "Property") together with all tenements, hereditaments and appurtenances
thereto (including any interest of Grantor in and to water rights, if any,
appurtenant to the Property); subject to those matters set forth on Exhibit
"B" attached hereto and incorporated herein (collectively, the "Exceptions").

For the same consideration, Grantor hereby quitclaims to Grantee,
without covenant or warranty, express or implied, and subject to the
Exceptions, all right, title and interest, if any, of Grantor, as the owner of
the Property (but not as the owner of any other property) in and to (i) strips
or gores, if any, between the Property and abutting properties (except to the
extent, if any, that such strips or gores abut or provide access to other
properties owned by Grantor), (ii) any land lying in or under the bed of any
street, alley, road or right-of-way, opened or proposed, abutting or adjacent
to the Property, (iii) any easements, rights-of-way, rights of ingress and
egress or other interest in, on, or to any land, highway, street, road or
avenue, open or proposed, in, on, across from, in front of, abutting,
adjoining, or otherwise appurtenant to the Property, as well as all other
rights, privileges and appurtenances owned by Grantor and in any way related
to the Property and other rights and interest of Grantor hereunder conveyed;
provided, however, as to the interest covered by this subparagraph (iii), such
conveyance is without prejudice to, and does not transfer, any rights or
benefits held by Grantor, its successors and assigns to the extent they
benefit any other properties owned by Grantor to which such rights are
appurtenant, and (iv) all oil, gas, hydrocarbons and minerals in, on, under or
that may be produced from the Property.

Grantor hereby binds itself and its successors to warrant and defend

9780 1716

13

title only against all acts of grantor herein and none other, subject to the Exceptions. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

and subject to the terms and conditions of the preceding paragraph
IN WITNESS WHEREOF, Grantor has set its hand hereto the day and year first above written.

GRANTOR:

CSK SUN JOINT VENTURE, an Arizona
Joint Venture Partnership

BY: CSK LIMITED PARTNERSHIP 6, an
Arizona limited partnership,
Venture Partner

BY: THE CHARLES KEITH AND ESTHER
KEITH REVOCABLE TRUST

BY: Charles Keith
Charles Keith, Co-Trustee

BY: Esther Keith
Esther Keith, Co-Trustee

BY: SUNCHASE SOUTHWEST II, INC., an
Arizona corporation

BY: [Signature]

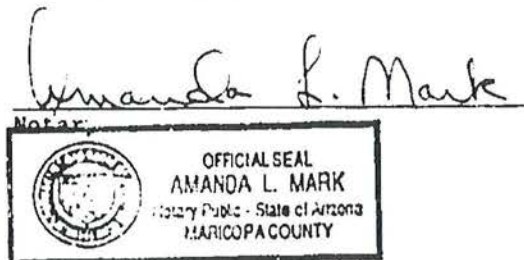
ITS: 6/1/94

STATE OF ARIZONA)
)SS
County of Maricopa)

This instrument was acknowledged and executed before me this 21st day of April, 1994, by Charles Keith and Esther Keith, Co-Trustees of the Charles Keith and Esther Keith Revocable Trust, as the General Partner of CSK LIMITED PARTNERSHIP 6, an Arizona limited partnership, as Venture Partner of CSK SUN JOINT VENTURE, an Arizona Joint Venture Partnership

My commission expires:

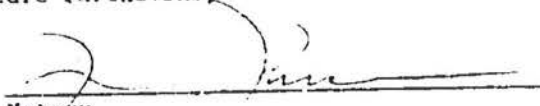
8-10-97

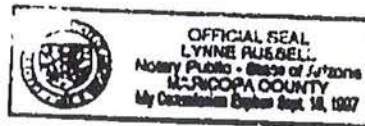


STATE OF ARIZONA)
) SS.
County of Maricopa)

This instrument was acknowledged and executed before me this 21 day
of April, 1994 by William A. Pope as President of
SUNCHASE SOUTHWEST II, INC., an Arizona corporation as Venture Partner of CSK
SUN JOINT VENTURE, an Arizona Joint Venture Partnership

My commission expires:


Notary



9780

1718

LEGAL DESCRIPTION

ORDER NO.: 94013779

PARCEL 1 AND 24:

LOTS 1 AND 25 OF DIAMOND BELL RANCH UNIT NO.9, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP IN THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 20 OF MAPS AT PAGE 93.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 2:

LOTS 85, 86, 94, 95, 119-123, 138, 139, 204, 208, 213, 220, 227, 228, 229, 231, 235, 241, 243, 245, 247, 248, 249, 255, 303-305, 307 AND 310 OF DIAMOND BELL RANCH, TUCSON UNIT NO.9, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 21 OF MAPS AND PLATS AT PAGE 46 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 3:

LOTS 104, 108, 109, 118, 124, 125-128, 130, 132, 133, 134, 136, 157-168, 182, 183, 191-194, 271-276, 286-301, 311, 312, 315-323 AND 374 OF DIAMOND BELL RANCH, TUCSON UNIT NO.9, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 21 OF MAPS AND PLATS AT PAGE 46 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 4: INTENTIONALLY OMITTED

PARCEL 5:

LOTS 2, 6, 32, 33, 40, 77, 87, 88, 116, 157, 186, 188, 190 AND 191 OF DIAMOND BELL RANCH, TUCSON UNIT 10, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 21 OF MAPS AND PLATS AT PAGE 15 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
Continued on next page

LEGAL DESCRIPTION CONTINUED
ORDER NO: 94013779

FROM THE UNITED STATES OF AMERICA.

PARCEL 6:

LOTS 1, 2, 3, 5, 13, 36, 38, 47, 78, 93, 105, 122, 146, 151, 152, 156, 178, 198, 199, 205, 212, 219, 249, 260, 268, 288, 311, 318, 369, 383, 384, 386, 387, 391, 394, 399, 402, 407, 430, AND 437 OF DIAMOND BELL RANCH, TUCSON UNIT NO. 11, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP IN THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 21 OF MAPS AT PAGE 27.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 7:

LOTS 4, 10, 13, 22, 24, 37, 41, 48, 49, 73, 74, 76, 84, 98, 99, 103, 104, 117, 119, 120, 125, 137, 149, 150, 153, 154, 171, 176, 177, 178, 220, 223, 226, 257, 267, 278, 300, 308, 319, 326, 328, 352, 378 AND 398 OF DIAMOND BELL RANCH, TUCSON, UNIT 12, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 21 OF MAPS AND PLATS AT PAGE 81 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 8: INTENTIONALLY OMITTED

PARCEL 9:

LOT 10, 21, 30, 41, 46, 47, 48, 61, 64, 65, 83, 85, 86, 87, 102, 103, 104, 105, 107, 127, 143, 144, 146, 148, 150, 163, 164, 165, 166, 167, 169, 170, 178, 181, 182, 183, 184, 188, 189, 190, 201, 202, 204, 205, 207 AND 210 OF DIAMOND BELL RANCH, TUCSON UNIT 13, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 22 OF MAPS AND PLATS AT PAGE 25 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 10:

LOTS 1-28, 51-85, 116-119, 182-240, 241, 242-256, 282-296, 321-344, 378, 379, 380, 381 AND 389-409 OF DIAMOND BELL RANCH, TUCSON, UNIT 14, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF

Continued on next page

LEGAL DESCRIPTION CONTINUED
ORDER NO: 94013779

THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 24 OF MAPS
AND PLATS AT PAGE 88 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 11:

LOTS 24, 32, 43, 59, 61, 68, 69, 109, 182, 183, 209, 210, 211
AND 227 OF DIAMOND BELL RANCH/TUCSON CHAPARRAL UNIT, A
SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR
PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 11
THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 12:

LOTS 24, 25, 56, 112, 118, 137 AND 172 OF DIAMOND BELL
RANCH-TUCSON, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING
TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS
AT PAGE 2 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 13: INTENTIONALLY OMITTED

PARCEL 14:

LOTS 57, 58, 118, 166, 183, 193, 217, 264, 285, 286 AND 312 OF
DIAMOND BELL RANCH, TUCSON, UNIT 3, A SUBDIVISION OF PIMA
COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN
BOOK 20 OF MAPS AND PLATS AT PAGE 37 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 15: INTENTIONALLY OMITTED

PARCEL 16: INTENTIONALLY OMITTED

PARCEL 17:

LOTS 24, 36, 117, 120, 157, 158, 203, 245, 256, 267, 268, 269,
312, 327, 356, 361-366, 399, 409, 410, 437, 481, 488, 489 AND

Continued on next page

LEGAL DESCRIPTION CONTINUED
ORDER NO: 94013779

513 OF DIAMOND BELL RANCH, TUCSON, UNIT 4, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 44 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 18:

LOTS 26, 37, 40, 41, 45, 46, 75, 78, 84, 90, 101, 106, 107, 124, 125, 144, 195, 242, 245, 246, 259, 264, 265, 309, 310, 372, 376, 377, 378, 379, 405, 426, 427, 436, 441 AND 471 OF DIAMOND BELL RANCH, TUCSON, UNIT 5, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 52 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 19:

LOTS 56, 59, 60, 65, 158, 160, 185, 201, 223, 228, 255, 281, 291, 304, 305, 315, 316, 364, 373, 414, 420, 421, 423, 432 OF DIAMOND BELL RANCH, TUCSON, UNIT 6, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 62 THEREOF; AND AS AMENDED BY DECLARATION OF SCRIVENER'S ERROR RECORDED IN DOCKET BOOK 3785 AT PAGE 70.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 20:

LOT 353 OF DIAMOND BELL RANCH-TUCSON UNIT 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 20 OF MAPS, PAGE 86, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 353;

THENCE NORTHWESTERLY ALONG THE 1985 FOOT RADIUS CURVE TO THE RIGHT IN THE NORTHEASTERLY LINE OF SAID LOT 353, THRU A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 58 SECONDS, 250.00 FEET;

THENCE ON A RADIAL EXTENSION SOUTH 24 DEGREES 25 MINUTES 32 SECONDS WEST, 98.60 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 353;

Continued on next page

LEGAL DESCRIPTION CONTINUED
ORDER NO: 94013779

THENCE NORTH 89 DEGREES 47 MINUTES 36 SECONDS EAST ALONG SAID
SOUTH LINE, 274.30 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 21:

LOTS 5, 40, 42, 45, 46, 47, 61, 68, 75, 76, 77, 78, 79, 80, 86,
87, 91, 128, 129, 130, 131, 149, 151, 160, 161, 162, 164, 168,
176, 177, 178, 179, 180, 181, 182, 189, 191, 193, 202, 204, 207,
208, 212, 213, 214, 215, 216, 217, 231, 235, 236, 239, 244,
245, 275, 281, 284, 292, 293, 295, 296, 332, 343, 344, 345, 346,
347, 348, 349, 350, 351, 352, 354, 355, 356, 357, 358, 359,
360, 361, 362, 363, 364, 365, 366, 367, 368, 413 AND 414 OF
DIAMOND BELL RANCH, TUCSON, UNIT 7, A SUBDIVISION OF PIMA
COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN
BOOK 20 OF MAPS AND PLATS AT PAGE 86 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 22:

COMMERCIAL

LOTS 1-15 OF DIAMOND BELL RANCH TUCSON UNIT NO. 7, A SUBDIVISION
OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY,
ARIZONA, IN BOOK 26 OF MAPS AND PLATS AT PAGE 71 THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

PARCEL 23:

LOTS 16, 29, 33, 91, 137, 138, 139, 177, 178, 200, 201, 206,
218, 219, 247, 254, 263, 266, 268, 278, 279, 310, 317, 318, 323,
329, 330, 344 AND 360 OF DIAMOND BELL RANCH, TUCSON, UNIT 8, A
SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR
PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
PIMA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AND PLATS AT PAGE 94
THEREOF.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

9780

1723

EXHIBIT "B"

1. Taxes for the year 1994, a lien not yet due and payable.
2. Reservations as set forth in:

Instrument: Patent from the United States of America
Recorded In: Book 201 of Deeds page 425

Reservations as set forth in:

Instrument: Patent from the United States of America
Recorded In: Book 218 of Deeds page 179

Reservations as set forth in:

Instrument: Patent from the United States of America
Recorded In: Book 214 of Deeds page 329

Reservations as set forth in:

Instrument: Patent from the United States of America
Recorded In: Book 218 of Deeds page 551
3. Easements, reservations and conditions as set forth on the recorded plat of said subdivisions.
4. Easement for the purposes stated therein:

To: Tucson Gas and Electric Company, a corporation
Purpose: gas lines
Recorded In: Docket 3925 Page 251
(As to Parcels 12, 20, and 21)
5. Easement for the purposes stated therein:

To: Trico Electric Cooperative Inc., a corporation
Purpose: electric lines and facilities
Recorded In: Docket 4416 Page 400
(As to Parcels 2 and 3)
6. Rights of way for existing sewer, gas, water, or similar pipelines or for canals, laterals or ditches, or for

electric, telephone and similar lines, if any, that were in existence prior to the abandonment of that portion of the subject property within the following.

Abandonment: Utility Easement
Resolution No: _____
Proceedings No: 1828
Recorded In: Docket 4099 Page 1346
(As to Parcel 22)

7. Rights of way for existing sewer, gas, water, or similar pipelines or for canals, laterals or ditches, or for electric, telephone and similar lines, if any, that were in existence prior to the abandonment of that portion of the subject property within the following:

Abandonment: Sipapur Avenue and alley
Resolution No: 1974-33
Proceedings No: 1997
Recorded In: Docket 4726 Page 316
(As to Parcel 22)

8. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3820 page 415

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 1 and 24)

9. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3964 page 97
Re-recorded In: Docket 3964 page 812)

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcels 2 and 3)

10. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in.

Instrument: Declaration
Recorded In: Docket 3894 page 55

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 5)

11. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3918 page 300

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 6)

12. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 4024 page 525

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 7)

13. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 4115 page 110 and
Recorded In: Docket 4116 page 190
Re-recorded In: Docket 4129 page 712

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 9)

14. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3481 page 68

Instrument: Amendment
Recorded In: Docket 3506 page 179
(As to Parcel 11)

15. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3585 page 122
(As to Parcel 12)

16. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3647 page 515

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 14)

17. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3665 page 107

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 17)

18. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3686 page 79

Instrument: Amendment
Recorded In: Docket 8620 page 1593
(As to Parcel 18)

19. Restrictions, reservations, conditions and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3723 page 306

20. Restrictions, reservations, conditions, and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3815 page 351
Re-Recorded In: Docket 3975 page 403

Amendment to said restrictions:
Recorded In: Docket 5103 page 545

Amendment to said restrictions:
Recorded In: Docket 8620 page 1593
(As to Parcels 20, 21, and 22)

21. Restrictions, reservations, conditions, and covenants, but omitting any restrictions based on race, color, religion or national origin, as set forth in:

Instrument: Declaration
Recorded In: Docket 3815 page 355

Amendment to said restrictions:
Recorded In: Docket 8620 page 1593
(As to Parcel 23)

Appendix 13.10

Environmental Services Agreement/Scope of Work
(N/A)

Appendix 13.11
Qualifications of Environmental Professionals and
Others



SOPHIA DIXON

PROJECT SCIENTIST

Education

Environmental Sciences, B. S.
University of Arizona / Tucson, AZ

Areas of Expertise

Ms. Sophia Dixon has over a year of experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Environmental Evaluation Summaries
Soil Characterization
Outdoor Air Quality Monitoring
Data Verification and Analysis
Groundwater Sampling
Well Development Supervision
Quantifying Commercial ESG Initiatives
Site Remediation
Stormwater Pollution Prevention Plans
Spill Prevention, Control, Countermeasure Plans

Field Reconnaissance
Historical Topographic Maps and Aerial Imagery
Soil and Groundwater Management Plans
Land Use History
Preliminary Risk Assessments
Rainfall Simulation
Hydrology Assessments
Plant Identification
Invasive Species Management
PFAS Legislation Research
Tier I and II Inventory Forms



Professional Resume

EVELYN BELL

PROJECT SCIENTIST

Education

Biological Sciences, B. S. / Emphasis in Conservation Biology & Ecology
Arizona State University / Tempe, AZ

Areas of Expertise

Ms. Evelyn Bell has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Phase II Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Soil Characterization

Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Land Use History
Preliminary Risk Assessments



Professional Resume

NATHANIEL FRITZ

PROJECT SCIENTIST

Education

B.S. Natural Resource Science and Management / Emphasis in Fisheries and Wildlife
University of Missouri / Columbia, MO.

Areas of Expertise

Mr. Fritz has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
National Wetland Inventory Maps
Critical Habitat Maps

Field Reconnaissance
Migratory Bird Evaluations
Historical Topographic Maps and Aerial Imagery
Land Use History



Professional Resume

EMILY V. SENNE

PROJECT MANAGER II

Education

B.S. Biology / Emphasis Marine and Freshwater Ecology.
University of Wisconsin - Whitewater / Whitewater, WI

Areas of Expertise

Ms. Senne has experience performing site inspections and conducting environmental due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM), as well as performing National Environmental Policy Act (NEPA) and National Programmatic Agreement (NPA) reviews for commercial real estate, lending, and wireless telecommunications projects. Ms. Senne operates as the primary point-of-contact for clients over a large geography, specializing within the Western Region of the United States.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Critical Habitat Maps
Environmental Evaluation Summaries
Field Reconnaissance
Flood Insurance Rate Maps
Form 620/621 Submittals
Historical City Directories
Historical Topographic Maps and Aerial Imagery
Indoor Air Quality Assessments
Informal Section 7 Consultation
Land Use History
Local Government Consultation

Migratory Bird Evaluations
Mold and Lead-Based Paint Surveys
National Wetlands Inventory Maps
Native American Consultation
NEPA Environmental Assessments
Phase I Environmental Site Assessments
Preliminary Risk Assessments
Records Search with Risk Assessment (RSRA)
Section 106 Compliance
Soil and Groundwater Management Plans
Soil Characterization
Vendor Management

Certifications/Affiliations

Adult Child Infant CARE CPR & First Aid Certification
ANSI/FCC RF Radiation Safety Competent Person
Environmental Professional (EP) as defined by ASTM Standard E1527-21 (AAI)



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID (case no., APN no., address, or other identifying info):

15949 W. Diamond Bell Ranch Road

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **NA**
Important Riparian Area
Biological Core
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? **SELECT**
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? **SELECT**
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? **SELECT**
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: **SELECT**
 - b. Western burrowing owl: **SELECT**
 - c. Pima pineapple cactus: **SELECT**
 - d. Needle-spined pineapple cactus: **SELECT**

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.



SITE#: RMT-113
SITE NAME: DIAMOND BELL (STAGECOACH) - TUC FLATHEAD
SITE ADDRESS: 15949 W. DIAMOND BELL RANCH RD
DESIGN TYPE: 150' MONOPOLE

ARIZONA STATE CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

GENERAL NOTES

- IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO EQUIPMENT ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TV CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TIELOD PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD PROPOSED TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR.

SUBMITTAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

- SITE DATA:**
- SITE NAME:** DIAMOND BELL (STAGECOACH) - TUC FLATHEAD
 - SITE ADDRESS:** 15949 W. DIAMOND BELL RANCH RD
 - COUNTY:** PIMA
 - MAP/PARCEL:** 501-85-470
 - ZONING:** CB-1 (LOCAL BUSINESS ZONE)
 - JURISDICTION:** PIMA COUNTY
 - OCCUPANCY CLASSIFICATION / TYPE OF CONSTRUCTION:** U / 10
 - POWER COMPANY:** TRICO ELECTRIC COOPERATIVE 520-744-2944
- GEODETIC COORDINATES:**
- LATITUDE:** 31° 59' 59.58" N NORTH (NAD83)
 - LONGITUDE:** -111° 18' 12.05" W WEST (NAD83)
 - GROUND ELEVATION:** 3,139.87' (NAVD83)
- PROJECT AREA:**
ADDING 2500 SQ FT OF PROPOSED LEASE AREA.

PROJECT DESCRIPTION

- ROCKY MOUNTAIN TOWERS PROPOSES TO:
- ADD PROPOSED 50'-0" X 50'-0" X 8'-0" CHAIN LINK FENCE
 - ADD PROPOSED 150'-0" PAINTED MONOPOLE
 - ADD PROPOSED (2) 8'-0" CHAIN LINK ACCESS GATE
 - ADD PROPOSED CONCRETE PAD
 - ADD (1) PROPOSED COMMUNITY H-FRAMES W/800 AMP METER BANK

PROJECT TEAM

TOWER OWNER:
ROCKY MOUNTAIN TOWERS
CONTACT: SHELLEY MATHESON
PHONE: (916) 761-9271

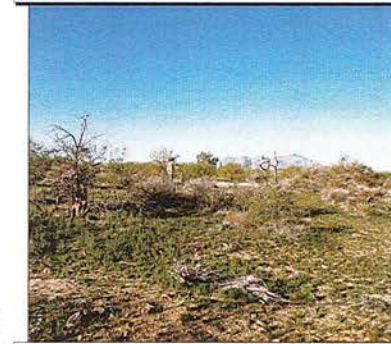
ARCHITECT & ENGINEER:
STATE 48 CONSULTING
114 W. MAIN ST #310
MESA, AZ 85201
CONTACT: DAVID MENDOZA
PHONE: 480.242.2477
EMAIL: DAVID@STATE48CONSULTING.COM

OWNERS

PROPERTY OWNER:
MANUEL PADILLA JR.
5311 S. HILBRETH AVE
TUCSON AZ

TOWER OWNER:
ROCKY MOUNTAIN TOWERS
CONTACT: SHELLEY MATHESON
PHONE: (916) 761-9271

SITE PHOTO



SHEET INDEX

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- GN-1 GENERAL NOTES
- A-1 OVERALL SITE PLAN
- A-2 ENLARGED PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 EQUIPMENT & ANTENNA PLAN

VICINITY MAP



DRAWING DIRECTIONS

FROM TUCSON INTERNATIONAL AIRPORT, TUCSON, AZ:

HEAD SOUTH ON S. TUCSON BLVD. SLIGHT LEFT TOWARD S. TUCSON BLVD. TURN LEFT ONTO S. TUCSON BLVD. TURN LEFT ONTO E. VALENCIA RD. TURN LEFT ONTO AZ-86 W. TURN LEFT ONTO AZ-288 S./SASABE RD. TURN LEFT ONTO W. DIAMOND BELL RANCH RD. THE PROPOSED SITE IS LOCATED ABOUT .18 MILES SOUTH OF THE INTERSECTION OF W. LINDSAY ST AND W. DIAMOND BELL RANCH RD.

CLEAR



PLANS PREPARED BY:



THESE ZONING DRAWINGS ARE PROPRIETARY, COPYWRITTEN AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: DRAWN BY: CHW/ST
PENDING: AJ UM

REVISIONS	
02.09.24	PROJECT INFORMATION AND DATA
03.25.24	ZONING SUBMITTAL
05.04.24	ZONING SUBMITTAL
05.11.24	COMMENTS

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

SITE ADDRESS

15949 W. DIAMOND BELL RANCH RD
ARIVACA, AZ 85736

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

T-1



MEMORANDUM

DATE: April 27, 2026

FROM: Haley Erickson
Engineer II

TO: Spencer Hickman
Planner II
Planning and Zoning

SUBJECT: P26CU00002

The District has reviewed the site conditions and offers the following information and comments:

1. The project is not impacted by a federal floodplain. Therefore, the designated Special Flood Hazard Area is Zone X.
2. The project is impacted by a local floodplain as identified in the effective Sierrita Mountains North Study. The Study results are shown below overlain onto the provided site plan. The Study provides an estimated 100-year peak discharge of 2,122 cubic feet per second that partially flows through the property, with flow depths up to 1'.
 - a. Based on the Study results, the current proposed improvements are in a location where the development avoids the concentrated flows on the site. Any changes to the location of the proposed improvements could require an engineering analysis to be approved by the District.



3. There is mapped Regulated Riparian Habitat (RRH) classified as Xeroriparian C, within the subject parcel, shown below. To obtain approval at the time of permitting, the site plan should show the mapped RRH boundary with the correct classification called out.

The following notes should be provided on the site plan at the time of permitting:

- a. Total amount of regulated riparian habitat onsite: _____ acres
- b. Regulated riparian habitat disturbed prior to the 2005 Riparian Classification Maps: _____ acres
- c. No new disturbance is proposed to the regulated riparian habitat.
- d. This project does not require a Riparian Habitat Mitigation Plan.



4. At the time of permitting, a site plan will be required for review and approval. Refer to the following link from the Regional Flood Control District web site for the information that is required to be on the site plan for permitting: [Site Plans | Pima County, AZ](#)

- a. The information that at minimum should be provided on the site plan:
 - i. Regulatory wash lines and floodplain extents,
 - ii. Erosion hazard setbacks, where the EHS is measured from, (the EHS is a building setback)
 - iii. RRH boundary with classification (including information outlined under item #3 above), and
 - iv. Show and label all existing and proposed improvements, to scale and properly dimensioned, including structures, septic systems, fences, walls, shade structures, berms, ditches, driveways, grading, or any other manmade feature that may divert, retard, or obstruct flow.

The District has no objection to the conditional use permit, subject to the following conditions.

- a. Regional Flood Control District review and approval are required at the time of permitting.
- b. Changes to the location of the proposed improvements may require an engineering analysis to be submitted to the Regional Flood Control District for review and approval at the time of permitting.
- c. Avoidance of the riparian habitat is required. Any impact to riparian habitat that is not shown on the approved site plan, will be prohibited.

HE/pg

Cc: File



THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: 15126-0000 DRAWN BY: CHWD BY: PENDING: AL: LON

REVISIONS:	
03.09.26	ZONING DRAWINGS
03.20.26	ZONING SUBMITTAL
05.04.26	ZONING SUBMITTAL
05.11.26	COMMENTS

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL
(STAGECOACH) -
TUC FLATHEAD

SITE ADDRESS

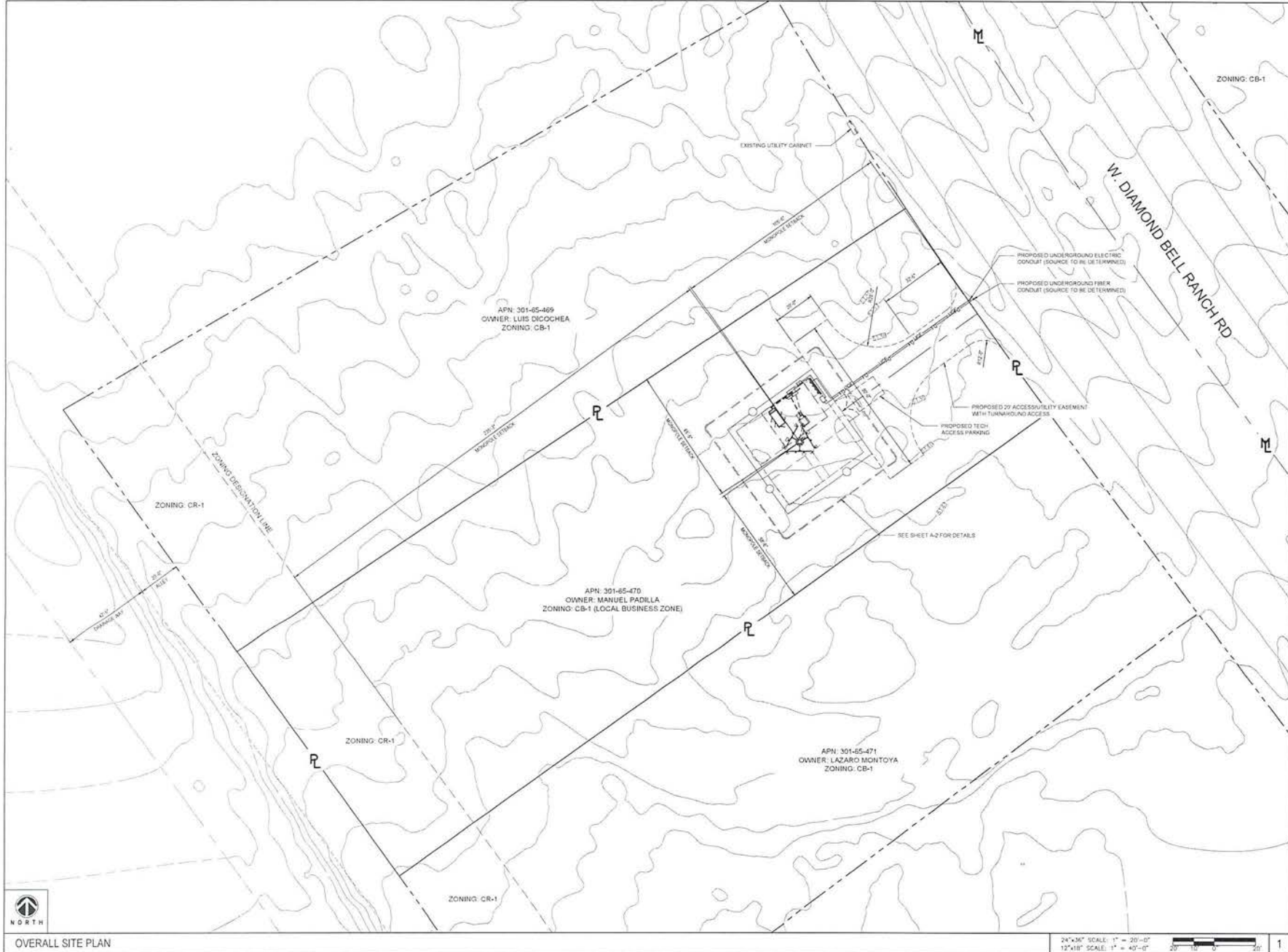
15549 W. DIAMOND BELL
BRANCH RD
ARIZONA, AZ 85736

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1



PLANS PREPARED BY:

State 48
Development Consulting

WWW.STATE48CONSULTING.COM
1140 N.W. 17TH ST.
MIAMI, FL 33136
305.520.2471 305.471.9447

THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED, AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT. DEVELOPMENT, ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: 1113
DRAWN BY: CHD BY: JCB

REVISIONS	
03.04.20	ZONING CHANGES
03.20.20	ZONING SUBMITTAL
03.04.20	ZONING SUBMITTAL
03.11.20	COMMENTS

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

SITE ADDRESS

15949 W. DIAMOND BELL RANCH RD
ARIVACA, AZ 85736

SHEET TITLE

OVERALL SITE PLAN

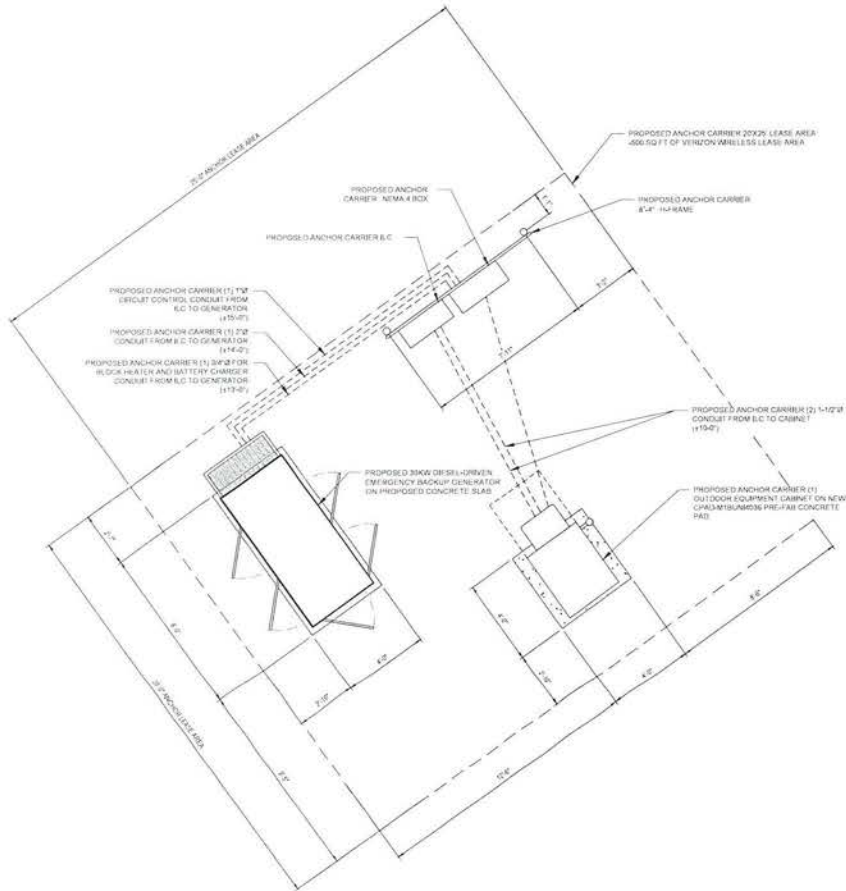
SHEET NUMBER

A-1

24" x 36" SCALE: 3/32" = 1'-0"
12" x 18" SCALE: 1/8" = 1'-0"

24" x 36" SCALE: 3/32" = 1'-0"
12" x 18" SCALE: 1/64" = 1'-0"





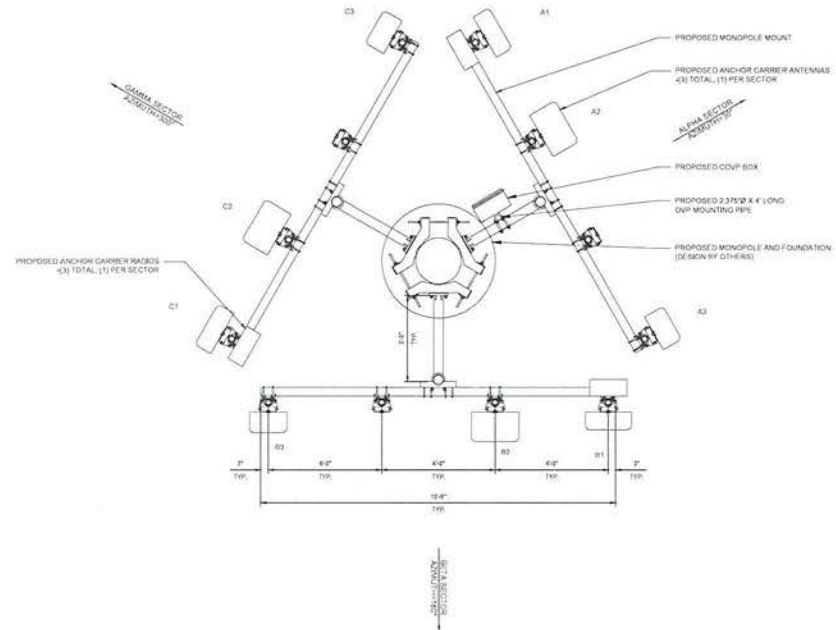
ENLARGED SITE PLAN

24"x36" SCALE: 1/2" = 1'-0"
12"x18" SCALE: 1/4" = 1'-0"



1

ANTENNA CONFIGURATION



24"x36" SCALE: 1/2" = 1'-0"
12"x18" SCALE: 1/4" = 1'-0"



2



DESIGNED BY
State 48
Development Consulting
WWW.STATE48CONSULTING.COM
1114 N. MAIN ST. #100
MESA, AZ 85201
480.292.2417 800.671.5167

THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT. DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: 1114 N. MAIN ST. #100
REVISION: 02

REVISIONS	
02.09.20	ZONING DRAWINGS
03.03.20	ZONING SUBMITTAL
04.04.20	ZONING SUBMITTAL
05.11.20	COMMENTS

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL
(STAGECOACH) -
TUC FLATHEAD

SITE ADDRESS

15949 W. DIAMOND BELL
RANCH RD
ARIZONA, AZ 85736

SHEET TITLE

EQUIPMENT &
ANTENNA PLAN

SHEET NUMBER

A-5



SITE#: RMT-113
SITE NAME: DIAMOND BELL (STAGECOACH) - TUC FLATHEAD
SITE ADDRESS: 15949 W. DIAMOND BELL RANCH RD
DESIGN TYPE: 150' MONOPOLE

ARIZONA STATE CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

ENGINEERING NOTES

- IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OR INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO EQUIPMENT ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TI CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR.

UTILITY NOTES

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

- SITE DATA:**
- SITE NAME:** DIAMOND BELL (STAGECOACH) - TUC FLATHEAD
 - SITE ADDRESS:** 15949 W. DIAMOND BELL RANCH RD
 - COUNTY:** PIMA
 - MAP/PARCEL#:** 301-65-470
 - ZONING:** CB-1 (LOCAL BUSINESS ZONE)
 - JURISDICTION:** PIMA COUNTY
 - OCCUPANCY CLASSIFICATION / TYPE OF CONSTRUCTION:** U / 1B
 - POWER COMPANY:** TRICO ELECTRIC COOPERATIVE 520-744-2944

GEODETIC COORDINATES

- LATITUDE:** 31° 54' 58.58" N NORTH (NAD83)
- LONGITUDE:** -111° 18' 12.08" W WEST (NAD83)
- GROUND ELEVATION:** 3,130.87' (NAVD83)

PROJECT AREA:
ADDING 2500 SQ FT OF PROPOSED LEASE AREA

PROJECT DESCRIPTION

- ROCKY MOUNTAIN TOWERS PROPOSES TO:
- ADD PROPOSED 50'-0" X 50'-0" X 8'-0" CHAIN LINK FENCE
 - ADD PROPOSED 150'-0" PAINTED MONOPOLE
 - ADD PROPOSED (2) 6'-0" CHAIN LINK ACCESS GATE
 - ADD PROPOSED CONCRETE PAD
 - ADD (1) PROPOSED COMMUNITY H-FRAMES W/800 AMP METER BANK

PROJECT TEAM

OWNER/OWNER:
ROCKY MOUNTAIN TOWERS
CONTACT: SHELLY NATHSEN
PHONE: (916) 761-9271

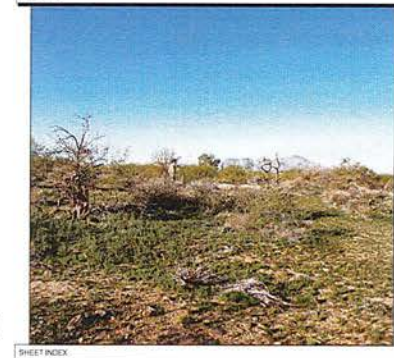
ARCHITECT & ENGINEER:
STATE 48 CONSULTING
114 W. MAIN ST #310
MESA, AZ 85201
CONTACT: DARIO MENDOZA
PHONE: 480.242.2477
EMAIL: DARIO@STATE48CONSULTING.COM

OWNERS

PROPERTY OWNER:
MANUEL PADILLA JR.
3311 S. HILGREN AVE.
TUCSON AZ

TOWER OWNER:
ROCKY MOUNTAIN TOWERS
CONTACT: SHELLY NATHSEN
PHONE: (916) 761-9271

SITE PHOTO



SHEET INDEX

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- GN-1 GENERAL NOTES
- A-1 OVERALL SITE PLAN
- A-2 ENLARGED PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 EQUIPMENT & ANTENNA PLAN

VICINITY MAP



DRIVING DIRECTIONS

FROM TUCSON INTERNATIONAL AIRPORT, TUCSON AZ:
HEAD SOUTH ON S. TUCSON BLVD. SLIGHT LEFT TOWARD S. TUCSON BLVD. TURN LEFT ONTO S. TUCSON BLVD. TURN LEFT ONTO E. VALENCIA RD. TURN LEFT ONTO AZ-86 W. TURN LEFT ONTO AZ-288 S/SAHARA RD. TURN LEFT ONTO W. DIAMOND BELL RANCH RD. THE PROPOSED SITE IS LOCATED ABOUT .16 MILES SOUTH OF THE INTERSECTION OF W. LARKDALE ST AND W. DIAMOND BELL RANCH RD.

CLIENT



DESIGNED BY



THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED, AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: 2024-001
DRAWN BY: CHND/JP
PLACING: NJ DM

REVISIONS

NO.	DATE	DESCRIPTION
1	05/08/24	ZONING DRAWINGS
2	05/08/24	ZONING SUBMITTAL
3	05/08/24	ZONING SUBMITTAL

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

SITE ADDRESS

15949 W. DIAMOND BELL RANCH RD
ARIZONA, AZ 85736

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

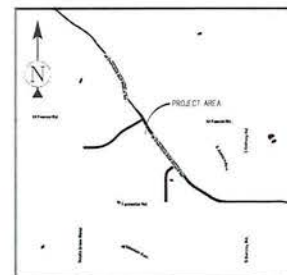
T-1



THENCE NORTH 54°17'56" EAST, A DISTANCE OF 80.53 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF DIAMOND RANCH ROAD AND BEING THE POINT OF TERMINUS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8,
THENCE SOUTH 54°17' 56" WEST, ALONG THE SOUTHEAST LINE
OF SAID LOT, A DISTANCE OF 80.97 FEET;
THENCE DEPARTING SAID SOUTHEAST LINE NORTH 35°42' 04"
WEST, A DISTANCE OF 33.51 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 54°17' 56" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 35°42' 04" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 54°17' 56" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 35°42' 04" EAST, A DISTANCE OF 50.00 FEET TO
THE POINT OF BEGINNING.



PROJECT INFORMATION



WWW.STATE4BCONSULTING.COM
14301 N. 87th STREET #106
SCOTTSDALE, AZ 85256
480-343-2477 602-821-3911

**Western
Graphics
Services**
2925 E. Riggs Hill Suite B-11
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

REVISIONS

[illegible][illegible]

EXPIRES: 3/31/2028

SITE NAME:

RMT-113
TUC_FLATHEAD

SITE ADDRESS:

15949 W. DIAMOND BELL
RANCH RD

SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-1

[illegible]

CENTER OF PROPOSED MONOPOLE (NAD83)
LATITUDE 31° 59' 59.58" NORTH
LONGITUDE 111° 18' 12.06" WEST
ELEVATION 3339.87' (NAVD88)

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (MAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04019C3402L	040079	3400	L	6/16/2011	X



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA.

SIGNED: Jeff R. Cook 2/2/26
JEFF R. COOK, AZ. Reg. No. 28719 Date
My License renewal date is March 31, 2028



TO: Spencer Hickman
Planner II
Planning and Zoning

SUBJECT: P26CU00002

The District has reviewed the site conditions and offers the following information and comments:

1. The project is not impacted by a federal floodplain. Therefore, the designated Special Flood Hazard Area is Zone X.
2. The project is impacted by a local floodplain as identified in the effective Sierra Mountains North Study. The study results are shown below oriented to the provided site plan. The study provides an estimated 100-year peak discharge of 2,122 cubic feet per second that partially flows through the property, with flow depths up to 3'.
 - a. The project is not located in a floodplain. Therefore, the current proposed improvements are in a location where the development avoids the concentrated flows on the site. Any changes to the location of the proposed improvements could require an engineering analysis to be approved by the District.



MEMORANDUM

DATE: April 27, 2026

FROM: Haley Erickson
Engineer II

3. There is mapped Regulated Riparian Habitat (RRH) classified as Xeroriparian C, within the subject parcel, shown below. To obtain approval at the time of permitting, the site plan should show the mapped RRH boundary with the correct classification called out.

The following notes should be provided on the site plan at the time of permitting:

- Total amount of regulated riparian habitat onsite: _____ acres
- Regulated riparian habitat disturbed prior to the 2005 Riparian Classification Maps: _____ acres
- No new disturbance is proposed to the regulated riparian habitat.
- This project does not require a Riparian Habitat Mitigation Plan.



- d. At the time of permitting, a site plan will be required for review and approval. Refer to the following link from the Regional Flood Control District web site for the information that is required to be on the site plan for permitting: [Site Plans | Pima County, AZ](#)
- e. The information that the permittee should be provided on the site plan:
- i. Regulatory water lines and floodplain plans
 - ii. Erosion hazard setbacks, where the EHS is measured from, (the EHS is a building set back)
 - iii. RFR boundary with classification (including information outlined under item #3 above), and
 - iv. Show and label all existing and proposed improvements, to scale and properly dimensioned, including structures, septic systems, fences, walls, shade structures, berms, ditches, ditches, berms, grading, or any other manmade feature that may divert, retard, or obstruct flow.

The District has no objection to the conditional use permit, subject to the following conditions.

- Regional Flood Control District review and approval are required at the time of permitting.
- Changes to the location of the proposed improvements may require an engineering analysis to be submitted to the Regional Flood Control District for review and approval at the time of permitting.
- Avoidance of the riparian habitat is required. Any impact to riparian habitat that is not shown on the approved site plan, will be prohibited.

HE/p8

Cc: File



THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER	DRAWN BY	CHECKED BY
PENDING	AJ	DM

REVISIONS

1	02.09.20	ZONING DRAWINGS
2	03.20.20	ZONING SUBMITTAL
3	05.04.20	ZONING SUBMITTAL

ZONING
SUBMITTAL

DATE NUMBER:

RMT-113

SITE NAME:

DIAMOND BELL
(STAGECOACH) -
TUC FLATHEAD

SITE ADDRESS:

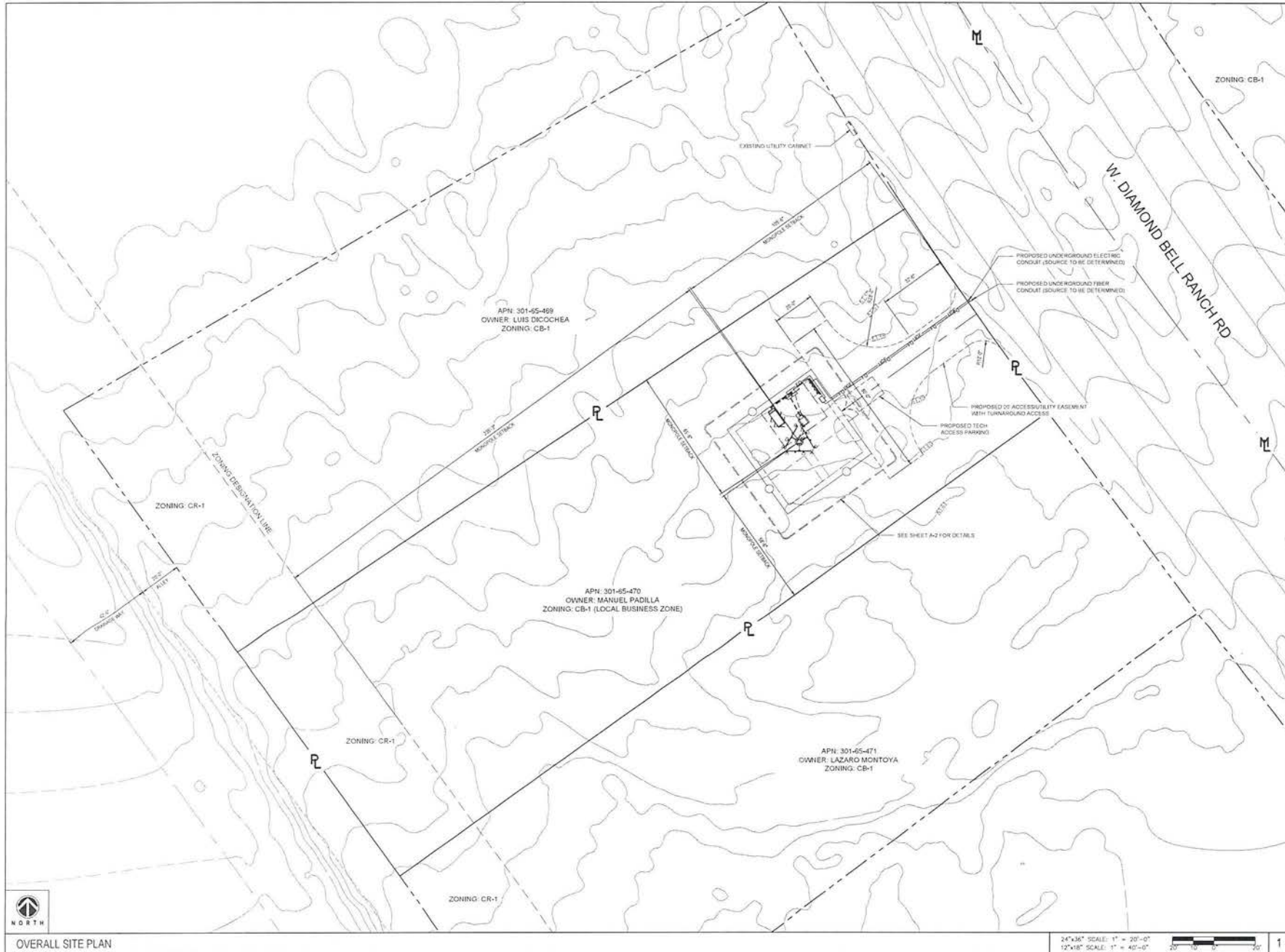
15349 W. DIAMOND BELL
RANCH RD
ARIVACA, AZ 85736

SHEET TITLE

GENERAL NOTES

SHEET NUMBER:

GN-1



DESIGNED BY
State 48
Development Consulting
WWW.STATE48CONSULTING.COM
1740 W. MONTE AVENUE
MESA, AZ 85201
480.242.2471 480.870.3847

THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT. DEVELOPMENT, ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER: 113 DRAWN BY: CHD BY: PENDING

REVISIONS	
03.06.26	ZONING DRAWINGS
03.06.26	ZONING SUBMITTAL
05.04.26	ZONING SUBMITTAL

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

SITE ADDRESS

13540 W. DIAMOND BELL RANCH RD
ARIZONA, AZ 85706

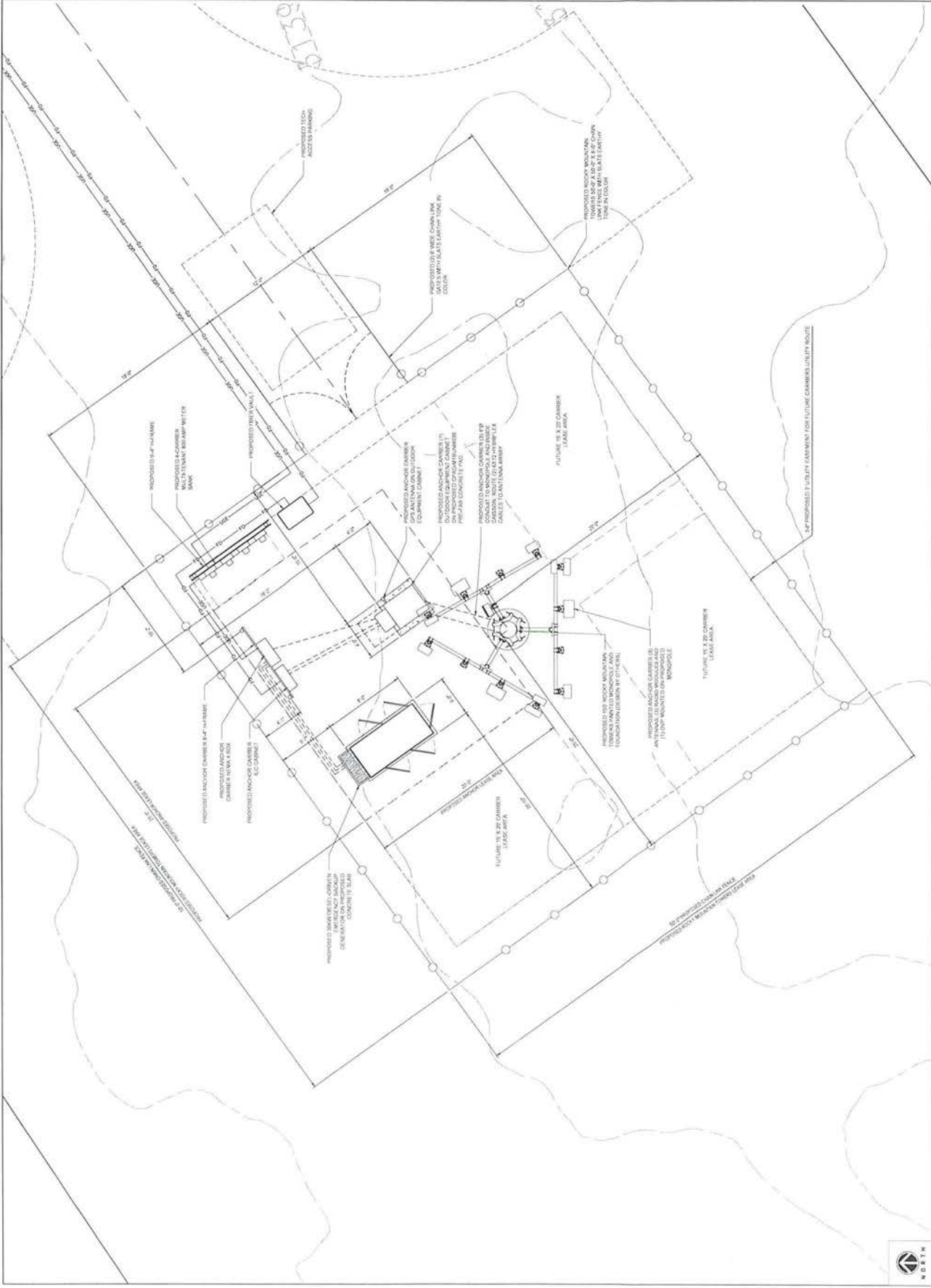
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1

Source: 1:1000000 USGS Topographic Map, 1984 Edition, 7.5 Minute Series, 22-10-1000000



24" x 36" SCALE: 1/4" = 1'-0"
17" x 11" SCALE: 1/8" = 1'-0"

RMT

State 48
Development Consulting

WWW.STATE48CONSULTING.COM
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202

THESE ZONING DRAWINGS ARE PRELIMINARY. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REVISIONS TO THESE DRAWINGS WILL BE INDICATED BY A REVISION TABLE.

REVISION	DATE	BY	APP
1	03.15.20	J. J. J.	J. J. J.
2	03.15.20	J. J. J.	J. J. J.
3	03.15.20	J. J. J.	J. J. J.
4	03.15.20	J. J. J.	J. J. J.
5	03.15.20	J. J. J.	J. J. J.
6	03.15.20	J. J. J.	J. J. J.
7	03.15.20	J. J. J.	J. J. J.
8	03.15.20	J. J. J.	J. J. J.
9	03.15.20	J. J. J.	J. J. J.
10	03.15.20	J. J. J.	J. J. J.

ZONING SUBMITTAL

RMT-113

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

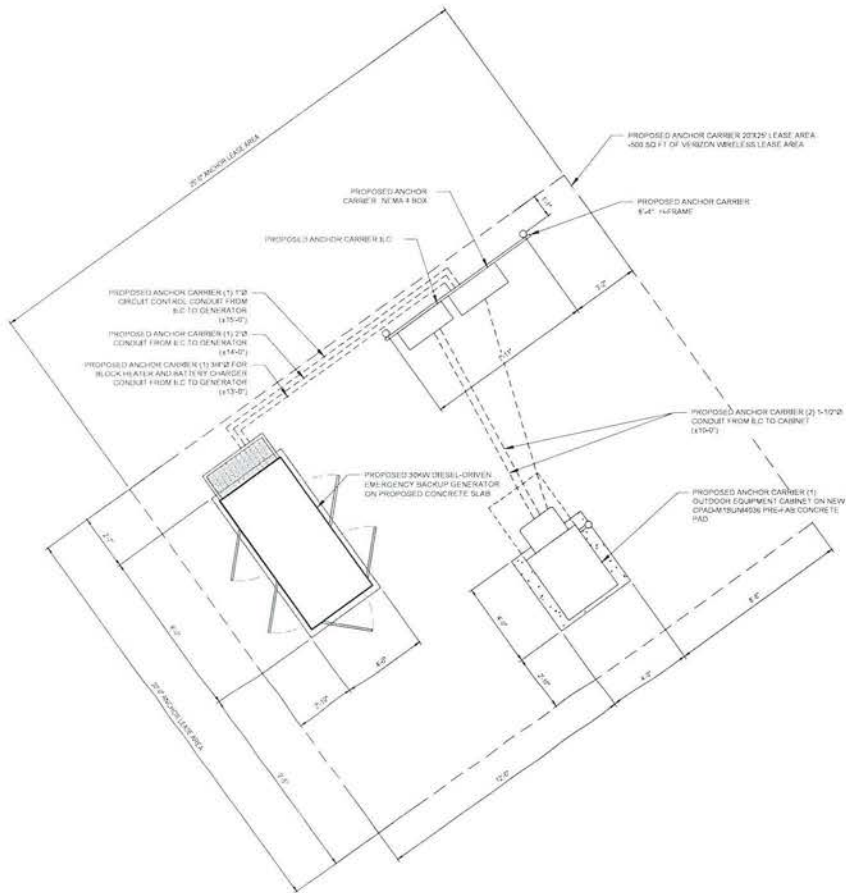
19449 W. DIAMOND BELL AVENUE, SUITE 100, ARVACA, AZ 85718

ENLARGED PLAN

A-2

A-3

A-4



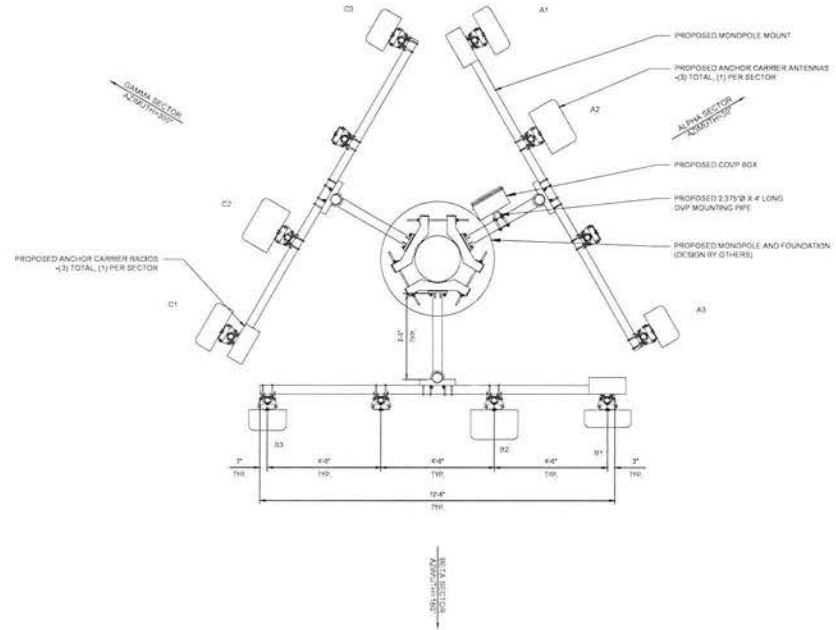
ENLARGED SITE PLAN

24"x36" SCALE: 1/2" = 1'-0"
12"x18" SCALE: 1/4" = 1'-0"



1

ANTENNA CONFIGURATION



24"x36" SCALE: 1/2" = 1'-0"
12"x18" SCALE: 1/4" = 1'-0"



2

PLANS PREPARED BY

State 48
Development Consulting

WWW.STATE48CONSULTING.COM
1114 N. MAIN ST. #201
MESA, AZ 85201
602.970.1287

THESE ZONING DRAWINGS ARE PROPRIETARY, COPYRIGHTED AND THE PROPERTY OF ROCKY MOUNTAIN TOWERS AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT. DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF ROCKY MOUNTAIN TOWERS.

PROJECT NUMBER	DRAWN BY	CHECKED BY
RMT-113	AJ	DB

REVISIONS
02.09.25 ZONING DRAWINGS
03.20.25 ZONING SUBMITTAL
05.04.25 ZONING SUBMITTAL

ZONING SUBMITTAL

SITE NUMBER

RMT-113

SITE NAME

DIAMOND BELL (STAGECOACH) - TUC FLATHEAD

SITE ADDRESS

15948 W. DIAMOND BELL RANCH RD
ARVACA, AZ 85736

SHEET TITLE

EQUIPMENT & ANTENNA PLAN

SHEET NUMBER

A-5



Outlook

FW: Verizon tower in Diamond Bell Ranch

From DSD Planning <DSDPlanning@pima.gov>
Date Mon 5/4/2026 8:28 AM
To Spencer Hickman <Spencer.Hickman@pima.gov>

FYI

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

-----Original Message-----

From: Lori Witz <loriwitz7@gmail.com>
Sent: Sunday, May 3, 2026 12:22 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Verizon tower in Diamond Bell Ranch

[You don't often get email from loriwitz7@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern,

I strongly oppose this tower. I have Verizon as well as my husband and have no service issues. More importantly, this is a Kitt Peak viewing area as well as underground utilities which are some of the main reasons we live here. This tower would destroy our beautiful landscape.

Sincerely,

Lor Lee Witz

Property owner in Diamond Bell Ranch

Sent from my iPhone



Outlook

FW: Opposition to Diamond Bell Ranch cell tower

From DSD Planning <DSDPlanning@pima.gov>

Date Mon 5/4/2026 8:29 AM

To Spencer Hickman <Spencer.Hickman@pima.gov>

FYI.

All the best,

Rob Donaldson

Deputy Planning Official

520-724-9516

Rob.Donaldson@pima.gov

From: Jim Leavens <ilsekessel@gmail.com>

Sent: Saturday, May 2, 2026 1:12 PM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Opposition to Diamond Bell Ranch cell tower

You don't often get email from ilsekessel@gmail.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Pima County Administration Hearing,

We are writing on behalf of the Diamond Bell Improvement Group (DBG) to formally express our opposition to the proposed installation of a cell tower in the Diamond Bell Ranch neighborhood.

Our neighborhood is a beautiful area characterized by underground utilities for a reason! The addition of a large tower would be a significant eyesore that would negatively impact the daily view and aesthetic of the community. Current cell service for this community is not an issue.

We request that you take these concerns into consideration regarding the placement of this equipment from the people that have to see it daily (even from our custom homes).

Thank you for your time and for considering our feedback on this matter.

James Leavens

Eric Perkins

Sincerely,



Outlook

FW: Verizon cell tower in Diamond Bell Ranch

From DSD Planning <DSDPlanning@pima.gov>

Date Tue 5/5/2026 9:01 AM

To Spencer Hickman <Spencer.Hickman@pima.gov>

Spencer,

FYA.

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

-----Original Message-----

From: Roy Witz <roydwitz76@gmail.com>

Sent: Monday, May 4, 2026 7:27 PM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Verizon cell tower in Diamond Bell Ranch

[You don't often get email from roydwitz76@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To those involved in this matter,

I am strongly opposed to having a cell phone tower in an area that doesn't have any overhead utilities. That is why I am here. Let's keep a clean view of our beautiful desert and sky. I will do anything I can to stop this from happening. By the way, my neighbors and the Diamond Bell Improvement group strongly oppose as well.

Sincerely,

Roy Witz

Sent from my iPhone



Outlook

FW: Proposed Verizon tower in Diamond Bell Ranch

From DSD Planning <DSDPlanning@pima.gov>

Date Tue 5/5/2026 9:01 AM

To Spencer Hickman <Spencer.Hickman@pima.gov>

Spencer,

FYA.

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

From: MICHAEL MILLER <MillerTile@msn.com>

Sent: Tuesday, May 5, 2026 4:47 AM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Proposed Verizon tower in Diamond Bell Ranch

You don't often get email from millertile@msn.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I'm writing in regard to the proposed Verizon cell phone tower near the corner of Diamond Bell and Larkdale in the Diamond Bell Ranch subdivision. I want it known that as longtime residents of the area, my wife and I are against this project.

We built our house in 1995 and have enjoyed the peace and quiet of this neighborhood continuously for all these years. I'm not against progress but I think that a 150 ft tower at this location would be an eyesore in an otherwise beautiful and serene environment.

First of all, we've enjoyed good cell service in our fairly remote location so I don't see the need for this tower. Secondly, if it's decided that there is a need for it, it seems that there is an abundance of open land where this could possibly be constructed that wouldn't intrude on a neighborhood like ours.

Thank you for listening to the opinions of this Pima County taxpayer. I hope this can be resolved a different way. My wife might be contacting you with her own thoughts on this proposal.

Best regards,

Michael Miller
Joanne Miller
14221 s Stagecoach Rd
Tucson AZ 85736

520-465-5962



Outlook

FW: P26CU00002 Padilla- W. Diamond Bell Ranch Road (Cell Tower)

From DSD Planning <DSDPlanning@pima.gov>
Date Tue 5/5/2026 9:06 AM
To Spencer Hickman <Spencer.Hickman@pima.gov>

Spencer,

FYA.

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

From: Lois Hamma <l1962barber@gmail.com>
Sent: Tuesday, May 5, 2026 8:47 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: P26CU00002 Padilla- W. Diamond Bell Ranch Road (Cell Tower)

You don't often get email from l1962barber@gmail.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Pima County Hearing Administrators,

I am writing to officially protest the proposed installation of a cell tower within the Diamond Bell Ranch neighborhood.

As residents, we value the unobstructed views currently maintained by our underground utilities. The addition of a cell tower would be a significant eyesore and would negatively impact the aesthetic of our community. Furthermore, I believe the proposed tower exceeds the maximum height restrictions for CB-1 zoning in a residential area.

There are many alternative locations available in the surrounding area outside of the Diamond Bell Ranch neighborhood that would be more suitable for this infrastructure.

Thank you for your time and for considering the concerns of our community regarding this matter.

Best regards,

Jeff & Lois Hamma
16564 W Cinnabar Ave, Tucson, AZ. 85736
618 407-9934



Outlook

FW: Verizon Telecommunications Tower in Diamond Bell Ranch

From DSD Planning <DSDPlanning@pima.gov>

Date Tue 5/5/2026 10:23 AM

To Spencer Hickman <Spencer.Hickman@pima.gov>

 1 attachment (411 KB)

GaltEnterprises wireless tower proposal.pdf;

Another one.

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

From: JLee Miller <jlee4miller@gmail.com>

Sent: Tuesday, May 5, 2026 9:57 AM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Verizon Telecommunications Tower in Diamond Bell Ranch

You don't often get email from jlee4miller@gmail.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I'm writing in regard to the proposed Verizon Telecommunications Tower near the corner of Diamond Bell Ranch Rd. and Larkdale in the Diamond Bell Ranch subdivision. I want it known that as longtime residents of the area, my husband and I are against this project.

We built our house in 1995 and have enjoyed the rural beauty of this neighborhood continuously for 31 years. As a member of this community and taxpayer, I have the following objections.

1. Verizon rejected my old flip phone service rate and started to charge me a data rate. I did not want that kind of service, yet they said they were only interested in customers who used data. I replaced my Verizon service with another company and have enjoyed good cell service in our fairly remote location, so I don't see the need for this tower.
2. My husband & I received an offer from Galt Enterprises, LLC to put a communications tower on our property. Please find the attached letter. If we wanted to ruin our beautiful Sonoran Desert views, property values, and make conflict with our neighbors, we would be getting a monthly payment from Galt Enterprises.

3. If it's decided that there is a need for it, it seems that there is an abundance of open land where this could possibly be constructed that wouldn't intrude on a neighborhood like ours.

Thank you for listening to the opinions of this Pima County taxpayer. I hope this can be resolved in a different way. My husband has contacted you with his own thoughts on this proposal.

Best regards,

Joanne Miller
Michael Miller
14221 s Stagecoach Rd
Tucson AZ 85736
520-400-5834



Galt Enterprises, LLC

April 16, 2025

MICHAEL L & JOANNE L MILLER JT/RS
14221 S STAGECOACH RD
TUCSON AZ 85736

RE: Wireless Communications Tower in Arrivaca, Pima County
Address: 14221 S STAGECOACH Rd
Parcel #: 30165417F

Dear Mike and Joanne,

Galt Wireless searching for locations in Pima County that may be suitable for the installation of a wireless communications tower. I have reviewed your property in Arrivaca and I feel it could be an ideal location for this type of venture.

Wireless communications facilities not only enhance general and E911/First Responder coverage, but can also generate a valuable long term revenue stream or upfront payment to property owners that enter into a Tower Lease Agreement. If you have a few minutes, I would appreciate the opportunity to discuss this further with you.

I've noted the key terms of our lease interest below:

- 50' x 50' Fenced Compound, sited to best camouflage the tower.
- Rent: \$700.00 monthly.
- Term: 9 – 5 year terms for a 50 year lease.
- Permits and Costs: We to pay ALL costs associated with permitting and build of tower.
- Access and Utilities: We will bring in our own power per Utility Co. path and we will need 24/7 access for monthly maintenance trips, via separate access road where possible.

If you have any interest in exploring this opportunity, please email or call me at:
craig@galtwireless.com / 602-818-3918

I look forward to speaking with you.

Regards,

CRAIG BLOOM

Craig Bloom

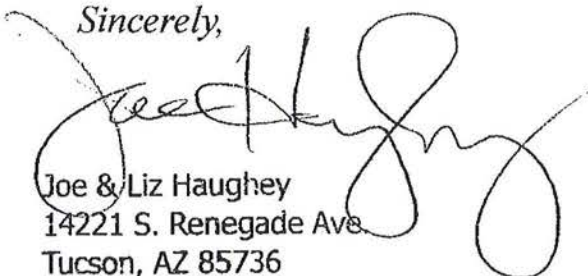
Dear Pima County Administration Hearing,

I am writing on behalf of the Diamond Bell Improvement Group (DBIG) to formally express our opposition to the proposed installation of a cell tower in the Diamond Bell Ranch neighborhood.

Our neighborhood is a beautiful area characterized by underground utilities. The addition of a large tower would be a significant eyesore that would negatively impact the daily view and aesthetic of the community.

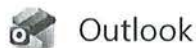
We request that you take these concerns into consideration regarding the placement of this equipment. Thank you for your time and for considering our feedback on this matter.

Sincerely,


Joe & Liz Haughey
14221 S. Renegade Ave.
Tucson, AZ 85736

CERTAINLY A LOT OF OTHER ACCEPTABLE
LOCATIONS RATHER RIGHT IN
OUR BEAUTIFUL NEIGHBORHOOD!

(PUT IT ON KEYSTONE PEAK.)



FW: Proposed Telecommunications tower construction

From DSD Planning <DSDPlanning@pima.gov>
Date Fri 5/8/2026 12:46 PM
To Spencer Hickman <Spencer.Hickman@pima.gov>

Spencer,

FYA.

All the best,

Rob Donaldson
Deputy Planning Official
520-724-9516
Rob.Donaldson@pima.gov

From: Michael Flood <desertfloods@gmail.com>
Sent: Friday, May 8, 2026 11:28 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Proposed Telecommunications tower construction

You don't often get email from desertfloods@gmail.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To the County Planning Division,

I am requesting to address the hearing on May 12 with respect to the following questions and comments:

How will the tower improve and benefit communications for those that live within the neighborhood of the proposed site? The understanding provided me was it will improve signal to the lower part of the basin area to the North, East and West.

What other sites in the vicinity were explored? What are the impediments to construction elsewhere and away from developed areas?

Trucks carrying steel, concrete and other heavy building materials will contribute to wear and deterioration of the roads leading to and from the proposed site. More frequent crack repair and re-paving will be an additional cost to the county. Will the county budget for this additional maintenance and repair?

A structure 3 times or greater in height than the natural vegetation of the desert habitat will visually stand out in an area devoid of above ground utility poles and wires. Was other technology considered - irregardless of additional expense to Verizon?

How many home or property owners that live in the neighborhood were approached by the builder to offer a contract with respect to allowing construction on their property? How might a tower on the proposed site impact future sales and development in the area?

Respectfully,
Michael Flood
16032 W. Ridgemoor Ave

Dear Pima County Administration Hearing,

I am writing on behalf of the Diamond Bell Improvement Group (DBIG) to formally express our opposition to the proposed installation of a cell tower in the Diamond Bell Ranch neighborhood.

Our neighborhood is a beautiful area characterized by underground utilities. The addition of a large tower would be a significant eyesore that would negatively impact the daily view and aesthetic of the community.

We request that you take these concerns into consideration regarding the placement of this equipment. Thank you for your time and for considering our feedback on this matter.

Sincerely,

John C Wagner III



Outlook

FW: Proposed Cell Tower on Diamond Bell Ranch Rd and Larkdale

From DSD Planning <DSDPlanning@pima.gov>

Date Tue 5/12/2026 8:23 AM

To Spencer Hickman <Spencer.Hickman@pima.gov>

Spencer,

FYA.

All the best,

Rob Donaldson

Deputy Planning Official

520-724-9516

Rob.Donaldson@pima.gov

From: dena michelson <denamichelson@yahoo.com>

Sent: Tuesday, May 12, 2026 7:54 AM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Proposed Cell Tower on Diamond Bell Ranch Rd and Larkdale

You don't often get email from denamichelson@yahoo.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Pima County Administration Hearing,

I am writing to formally express my opposition to the proposed installation of a cell tower in the Diamond Bell Ranch neighborhood.

Our neighborhood is a beautiful area characterized by underground utilities. The addition of a large tower would be a significant eyesore that would negatively impact the daily view and aesthetic of the community.

We request that you take these concerns into consideration regarding the placement of this equipment. Thank you for your time and for considering our feedback on this matter.

Sincerely,

Dena A. Michelson