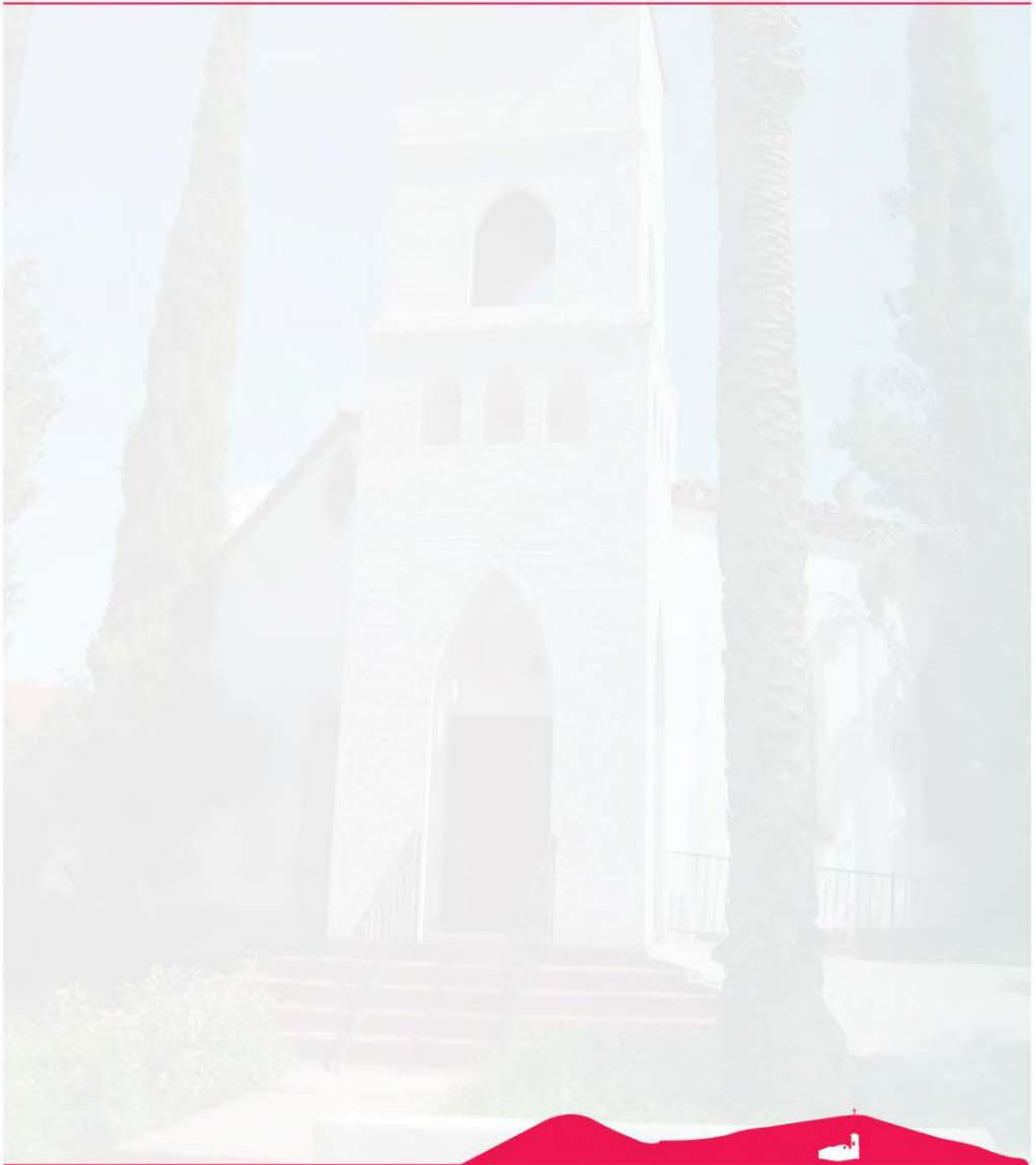


Development Regulations

III. DEVELOPMENT REGULATIONS



A. Purpose and Intent

These design regulations will be the primary mechanism for implementation of the CCRC Specific Plan. The Development Regulations are tailored to the unique qualities of the project yet provide the appropriate flexibility in anticipation of future needs and to achieve compatibility with surrounding land uses. The CCRC Development Regulations specify permitted land uses, setbacks, site coverage, building heights and other standards within the Specific Plan area. Also outlined in this section are the intended methods for native plant preservation, guidelines for landscaping, detailed street cross-sections and guidelines for signage within the Specific Plan area.

B. Applicability

If an issue, condition or situation arises or occurs that is not addressed by this Specific Plan, it shall be the duty of the Planning Official, subject to Section 18.90.080 of the zoning code, to determine if there is consistency with the intent of this specific plan and compatibility with the surrounding neighborhoods.

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Planning Official to determine if said use is consistent with the intent of the zone and compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Pima County Board of Supervisors.

C. Native Plant Preservation Ordinance (NPPO)

The site is required to comply with the NPPO. The set-aside method, as specified in the Pima County Code of Ordinances Chapter 18.72.090, will be utilized for this property. The set-aside method requires that no less than 30% of a site with the highest resource value must remain natural open space, wherein no development shall occur.

D. Permitted Land Uses

1. Continuing Care Retirement Community (CCRC):

This land use designation is designed to accommodate a mix of residential and commercial uses in a planned community setting. A variety of residential uses include casitas, Independent Living apartment-type homes, assisted living facility and health care services. Commercial amenities utilized by the residents such as a beauty salon, wellness center, sales office, banking, theater, community center, country store, laundry facilities, restaurant and other uses consistent with commercial amenities desired by a CCRC.

Art Gallery / Art Studio / Media Studio
Assisted Living Center
Bakery / Café / Bistro
Bank Branch with safe deposit boxes
Barbershop / Beauty Salon



Beauty Salon
Billiard / Card Room
Board and Care Homes (for dementia care)
Casitas
Catering Service
Chapel
Cocktail Lounge / Grill Room / Wine Storage
Common areas- Grand Lobby and Living Room spaces
Country Store
Delicatessen
Florist shop
Gift and Sundries Shop
Health and Fitness Club
Health Care and Rehab Center
Ice cream shop
Independent Living apartment-type homes
Laundromat, laundry for Residents and staff
Library (private)
Message Therapy
Multi-purpose meeting / activity rooms
Offices (staff administration and sales)
Patio Dining
Postal Drop / Business Center
Private Dining Room
Private furnished Guest Suites
Putting Green and other Outdoor Recreational Facilities
Real Estate Office (for residential sales of on-site properties)
Restaurant, including liquor licenses (restricted to residents and guest)
Sales Office
Theater (restricted to residents and guest)
Visitor and over-flow church parking
Wellness Center (fitness / exercise / lockers/ massage / spa services and pool)
Wellness Clinic (exam / medical offices)

a. **Accessory Uses**

Community Storage
Parking Garage
Stables

2. Open Space (OS):

Areas designated as Open Space (OS) include natural open space.

The following uses shall be permitted within the OS designation:

Existing Public Utilities
Natural Open Space
Passive Recreation
Public Utilities
Shade Structures
Trailhead Signage
Trails



E. Development Standards

1. General Development Standards

The following standards apply to the entire specific plan area:

Maximum site coverage: 80 percent of CCRC area

Minimum site setback requirements

Sides (north and south property boundaries): 25 feet each

Front (west property boundary, adjacent to Sabino Canyon Road): 30 feet

Rear (east property boundary): 40 feet (None required for areas adjacent to designated open space)

Non-residential uses are not permitted within 150 feet of the north, west and south property boundaries.

2. Detached and Attached/Institutional Residential

Minimum site area:

Duplex, condominium, casita, townhouse, apartment, or other multiple dwelling unit: none

Minimum site width: none

Minimum site setback requirements

Front: 30 feet

Sides: 25 feet each

Rear: 40 feet

Building height limitations:

Maximum Height: 39 feet as measured from average grade to top of parapet of the mean height of a sloped roof, excluding rooftop equipment screens, elevator overruns, stairs to roofs or similar architectural features. (24 feet and single-story within 150 feet of the north, south and west property lines as indicated on *Exhibit II.C.1: Specific Plan Map*.)

Minimum distance between main buildings: Per Building Code

3. Non-residential

Minimum site area: none

Minimum site width: none

Minimum site setback requirements

Front: 150 feet

Sides: 150 feet each

Rear: 40 feet (None required for areas adjacent to designated open space)



Building height limitations:

Maximum Height: 39 feet as measured from average grade to top of parapet of the mean height of a sloped roof, excluding rooftop equipment screens, elevator overruns, stairs to roofs or similar architectural features. Non-residential uses are not permitted within 150 feet of the north, west and south property boundaries.

Minimum distance between main buildings: Per Building Code

Accessory Structures

Permitted coverage: 20 percent maximum of CCRC area

Maximum height: 39 feet

Minimum lot setback: none

4. Parking

The following parking space requirements shall apply to all development within the CCRC:

Independent Living Units:	0.75 per unit with 0.25 per visitor
Assisted Living Units:	0.25 per unit
Memory Care Units:	0.25 per unit
Casita Homes:	1 per unit
Employee Parking:	0.25 per employee

F. Design Guidelines

In development of the CCRC, create a distinctive sense of place for the community.

a. Context

1. Develop the CCRC with sensitivity to the existing residential fabric, but distinguish the facility through the use of appropriate place-making techniques that make the CCRC a desirable community that offers high quality living.
2. Development should preserve the existing viewsheds through the site.
3. As much as possible, preserve the existing native plants in designated open space for their contextual value.

b. Site Layout

1. Create easily identified primary entrances for visitors through the use of wayfinding and appropriate signage.



2. Consider viewsheds and appropriate massing in the location of taller buildings to maintain existing views of the Catalina Foothills.
3. To facilitate the creation of a sense of place, encourage the integration of functional public art into the project.
4. Locate buildings in areas that recognize local view-points. Highlight and frame views of natural features through the placement of structures.
5. Provide areas where people can gather.
6. Provide passive recreation opportunities.
7. If more than 1/3 of an acre of disturbance to the Pima County Regulated Riparian Habitat is proposed at the time of development, a Riparian Habitat Mitigation Plan will be required.

c. **Architectural Standards**

Compliment the architecture of existing buildings on the project site.

1. Incorporate and highlight the natural environment in architectural and landscape themes.
2. Projecting architectural features that create vertical and horizontal articulation should be utilized in building design.
3. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals or changes in parapet height to avoid monolithic shapes and surfaces.
4. Four-sided or 360-degree architecture is required.
5. Emphasis will be placed on all elevations facing roadways and open space areas to ensure compatibility with existing development.
6. Product elevations and floor plans will be presented to the Pima County Development Services Department for review and approval prior to issuance of building permits.
7. Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements on elevations facing streets and open space areas.
8. All windows shall be recessed a minimum of 2" from the exterior plane or have architectural treatments that create shade, shadow, and depth.

d. **Color**

1. It is important that the CCRC blend with the built and natural context. To achieve diversity and still blend with the environment, each building shall have a minimum of three color families to be utilized throughout the



CCRC to minimize a monochromatic color scheme. All color palettes must be approved by the designated Design Review Board.

e. Materials

The following section provides guidance on approved material types, colors, and treatment. The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns and other such elements are encouraged. Other materials include:

1. Adobe brick or brick veneer
2. Smooth or Sand Finish Stucco
3. Stone veneers and faux stone products on building facades
4. Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
5. Concrete masonry and/or simulated rock retaining walls
6. Non-reflective vision and spandrel glazing
7. Ornamental metal fencing
8. Concrete or clay tile roofing
9. Shade cloth screening
10. Cast stone concrete caps
11. Rusted steel accents

f. Loading and Deliveries

1. Identify loading and delivery areas through signage.
2. Screen loading and delivery areas through landscaping buffers.

g. Lighting

1. Use outdoor lighting to identify entrances, pathways, and public spaces.
2. Use outdoor lighting where appropriate to contribute to the overall safety of the development.
3. Lighting standard shall conform to Pima County Lighting Standards

h. Signage

1. Identify major buildings and amenities through a unified signage concept.



2. Design buildings with careful consideration for the incorporation of signage and lighting where appropriate.
3. Use signage to enhance the overall architectural and landscape theme while creating a unique contribution to the identity of each development.
4. Construct signs with materials that can tolerate the extreme weather of the Sonoran Desert.

i. **Safety**

Residents and visitors to the CCRC should find that the development provides the best possible design and site planning resulting in a sense of personal safety and security as well as security of their property. Design of the project will consider visibility for policing and emergency vehicle access.

1. Use architectural features and landscaping to provide weather protection and shade.
2. Protect sidewalks, paths and bike lanes from vehicular traffic, where possible.
3. Use landscaping and lighting to identify entrances, pathways, and public spaces.
4. Use outdoor lighting where appropriate to contribute to the overall safety of the development.
5. Landscaping will incorporate Crime Prevention Through Environmental Design (CPTED) standards where appropriate.
6. Visibility from streets, parking areas and service access into all developed areas for policing should be considered

j. **Landscaping**

Landscaped areas will be used to frame and soften structures, define site functions, enhance the quality of the environment and screen undesirable views. Landscaping will work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area. To the greatest extent possible, landscaping will be used functionally to mitigate the Sonoran Desert climate. Through landscape design, project entries will be clearly defined, and access throughout the development will be facilitated. Landscaping will enhance the community at a pedestrian scale.

The overall goal of landscaping in the CCRC Specific Plan is to maintain a desert theme, preserving existing natural vegetation whenever possible and utilizing native plantings. The use of natural landscape buffers will be integrated into the Specific Plan design.

The following landscaping policies are established:



1. In passive recreation areas, include special amenities that encourage use, such as benches, overhead shade, sitting areas, etc.
2. Utilize the spaces between the buildings to contribute to the outdoor use and the open space enjoyment of the area, by incorporating seating, landscape, and gathering areas.
3. Extend native vegetation into development where adjacent open space corridors exist.
4. Screen service and trash areas from view on all sides.
5. Use plant selection and placement to reduce heat island effects wherever possible.
6. Provide shade along pedestrian circulation and trail node areas where appropriate.
7. Water conservation should be an important criterion for plant selection. Low-water plants that reflect and enhance the image of Sonoran Desert landscape should predominantly be used.
8. All landscape areas shall be irrigated using an underground drip irrigation system. Use of turf will be limited to recreational uses. Water should be from non-potable water source where possible.
9. Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation.

G. Definitions

Assisted living: Residents needing some assistance in daily living.

Building coverage: The area of a lot covered by buildings and storage areas, excluding parking and parking area access lanes.

Casita: An individual, extended stay, pedestrian-oriented, commercial CCRC unit designed in a way that it can be integrated into the facilities and operations of the CCRC. The units may be attached or detached, may include full kitchens and may be individually owned, leased or rented.

CCRC: Continuing Care Retirement Facility; Provides housing for active seniors allowing them to age in place. Residents will move throughout the continuum of care by moving from independent living to assisted living, on to dementia and skilled nursing care.

Open space, functional: Open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents of a development, with not more than three percent of man-made impervious surface within such designated areas;

- Examples include retention, detention and other drainage improvements; landscaped areas which provide visual relief, shade, screening, buffering and



other environmental amenity; nature trails; exercise trails; open playgrounds, e.g., baseball, multiuse; picnic areas and facilities; recreation areas and facilities, e.g., pickle ball, bocce ball and tennis courts.

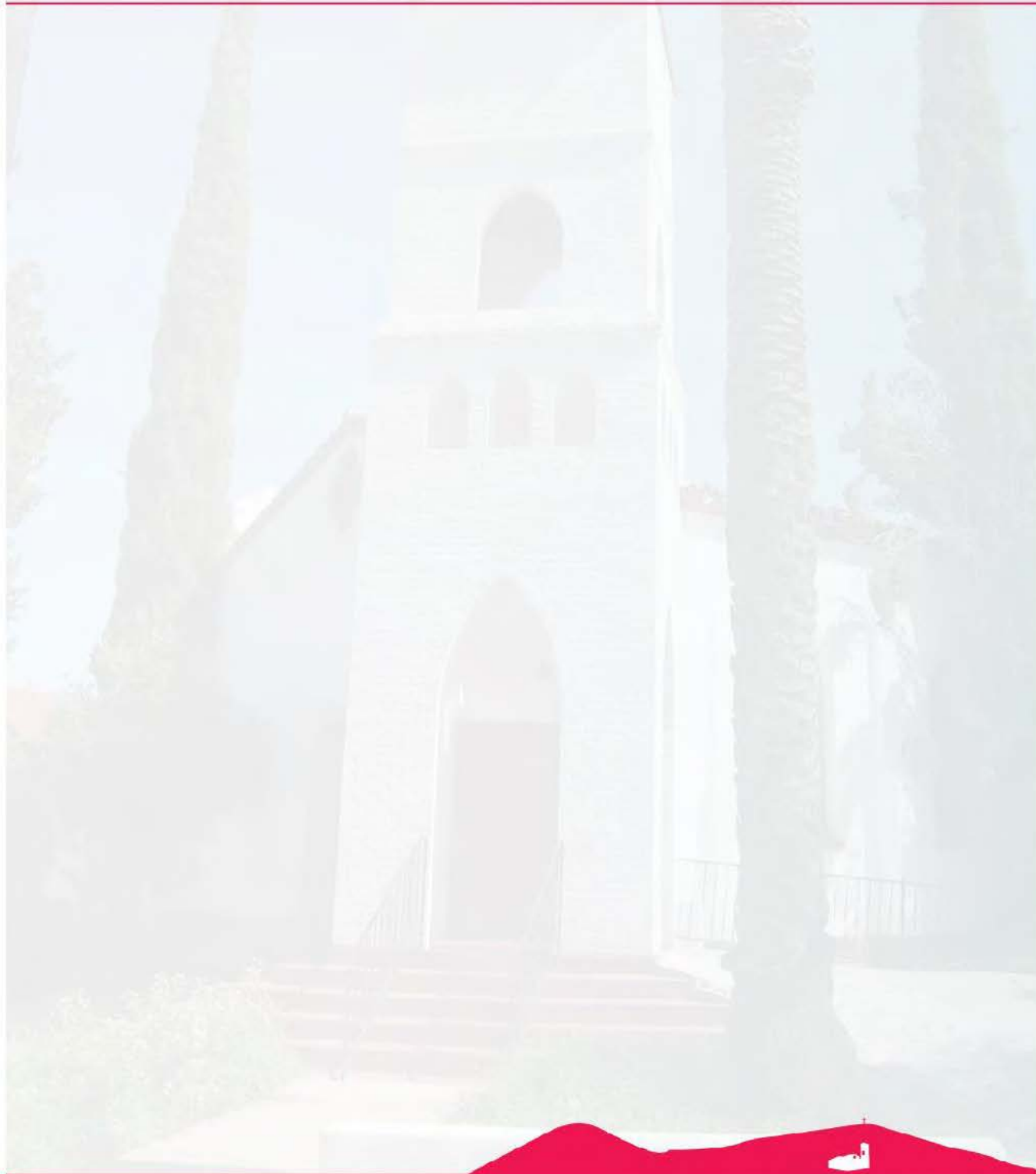
Open space, natural: Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and nonmotorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

Site: The total specific plan area, all four phases, including open space.



Implementation and Administration

IV. IMPLEMENTATION AND ADMINISTRATION



A. Purpose

This section of the Specific Plan outlines the implementation of development on the project site. It identifies the parties responsible for ensuring the project is built in coordination with infrastructure improvements, providing a continuity of design. This section also provides guidance regarding general administration of and amendment procedures to the Specific Plan.

B. General Implementation Responsibilities

The implementation of the CCRC Specific Plan is the responsibility of the Master Developer, the Builder, the CCRC Community Association(s) and Pima County.

The Master Developer, or their successors and assigns, will be the entity responsible for providing the basic infrastructure needs, including access/driveways, drainage, sewer, water and amenities in a timely and efficient manner. The Master Developer is responsible for the preparation and completion of the master block plat, subdivision plat, condominium plat, and/or development plan for the Specific Plan.

The Builder is the purchaser of a development area, or portions of a development area, which may or may not require additional infrastructure improvements, such as utility extensions or access/driveways. The Builder is responsible for all construction and lot improvements not made by the Master Developer within their area(s) of ownership. Should the Builder purchase a development area without the infrastructure improvements generally provided by the Master Developer, the Master Developer may transfer the responsibility to provide such necessary infrastructure improvements to Builder through negotiated sales contracts.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. Associated responsibilities of the Master Developer would also be transferred to the Builder at that time.

Pima County Development Services will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development within the CCRC Specific Plan. Pima County will be responsible for the maintenance and management of all public right-of-way and any lands or rights-of way dedicated to Pima County located within the project.

C. Development Review Procedure

The development review procedure for CCRC Specific Plan shall be implemented through the review and approval process of development plans, condominium plat, and tentative and final plats by Pima County and through the Pima County building permit approval process.



The review process shall include the Master Developer as follows: structures, including signs, shall not be erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land commence unless it has been approved in writing by the Master Developer or designated Design Review Board.

Subdivision plats, condominium plats, and development plans shall be approved by Pima County in accordance with Pima County development review procedures. Final plats and condominium plats shall require the approval of the Board of Supervisors.

D. Phasing

At this time, it is envisioned that this project may be developed in four phases over the course of 10 years. See *Exhibit IV.D.1: Phasing Concept*.



Exhibit IV.D.1: Phasing Concept



E. Specific Plan Administration

The following provisions are intended to provide criteria for the enforcement and determination of administrative (or insubstantial) changes and substantial changes of the CCRC Specific Plan.

1. Enforcement

The CCRC Specific Plan shall be administered and enforced by the Pima County Development Services Department in accordance with the provisions of this Specific Plan and the applicable provisions of Pima County Zoning Code.

2. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Pima County Planning Official subject to section 18.90.080 of the zoning code and do not need approval by the Planning and Zoning Commission nor the Board of Supervisors, provided such changes are not in conflict with the overall intent as expressed in the CCRC Specific Plan. Any changes must conform to the goals and objectives of the Plan.

The Planning Official's decision regarding administrative changes and determination of substantial change as outlined below shall be subject to appeal by the developer to the Board of Supervisors. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Official;
- Changes to the community infrastructure planning and alignment such as roads, drainage, water and sewer systems that do not increase the development capacity in the Specific Plan area as confirmed by the applicable governmental department or agency;
- Changes to the development plan boundaries due to platting. Minor adjustments to development plan areas, drainage areas and other technical refinements to the Specific Plan due to adjustments in final road alignments will not require an amendment to the Specific Plan but will require staff approval;
- Modifications in the design and construction of infrastructure based upon technological advances when proposed modification is accepted by County Transportation, Wastewater or Flood Control District;
- The addition of uses that are comparable in intensity to those permitted within the CCRC Specific Plan;
- Interpretation of Terminology, References, Glossary, Designation, or Nomenclature which do not impact the overall intent of the Specific Plan can be made independent of all other sections of the Specific Plan;
- Other changes not identified to be Substantial in nature, as defined by Section 18.90,080.C.3.d and e and as deemed appropriate by the



Planning Official, as long as the changes do not impact the general health, safety and welfare of the residents of Pima County, do not modify the overall intent of the approved Specific Plan, and do not modify the overall intent of the approved Specific Plan;

3. Substantial Change

The Planning Official shall determine if the change is substantial in accordance with 18.90.080.C.3.C. This Specific Plan may be substantially amended by the procedure outlined in the Pima County Zoning Code, ordinance adoption and amendment procedures.

4. Interpretation

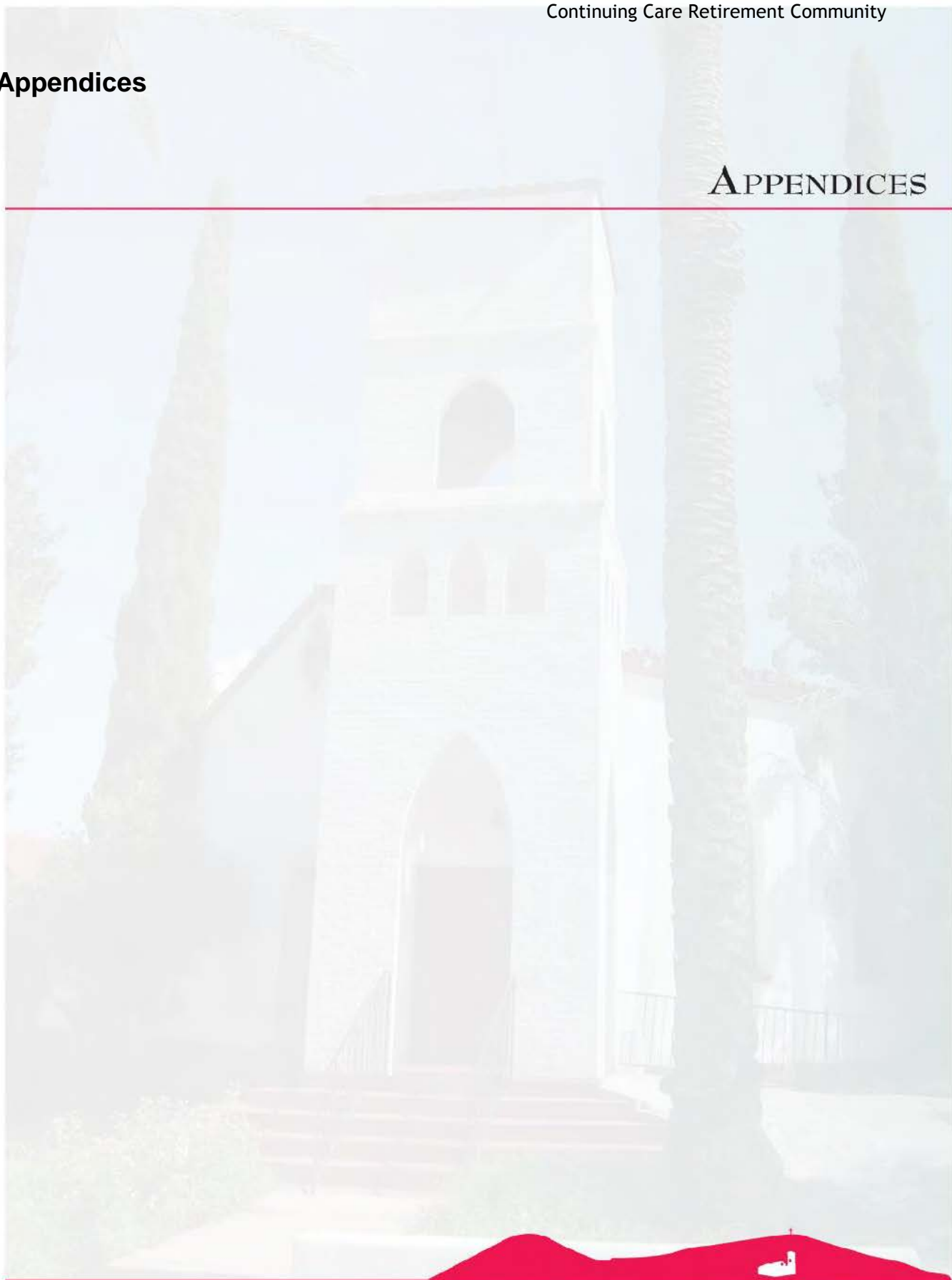
The Planning Official shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Official's interpretation may be made to the Board of Supervisors within 30 days of the date of the interpretation.

If an issue, condition or situation arises that is not sufficiently covered in the Specific Plan, the Planning Official may use the applicable regulations within Pima County Zoning Code as a guideline for resolution.



Appendices

APPENDICES



Appendix A: Preliminary Integrated Water Management Plan

1. Water Context

The subject property is approximately 63 acres located on Sabino Canyon Road, southeast of the Sabino Canyon Road/Kolb Road intersection within Township 13 South, Range 15 East, Section 29 in Pima County, Arizona. The parcel associated with this project is 114-30-002C.

The project site is within the boundaries of Metro Water District, which is expected to supply water service for the project. Metro Water District has been designated by the state of Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, water supply is assured. A water service agreement is required to establish service to the property. See *Exhibit A.1: Water Context Map*.

2. Onsite Existing and Historic Water Use

The existing on-site structures are currently served by a private well. See *Exhibit A.2: Local Context Map* for the locations of existing water lines.

3. Onsite Proposed Water Use

The subject property is planned for a continuing care retirement community with 477 units. The development will feature native, drought-tolerant landscaping, and water harvesting.

4. Water Supply and Delivery

A request to ensure that capacity exists to serve the project is included as *Exhibit A.3: Metro Water District Letter*

5. Water Demand Projections

a. Estimated Baseline Water Demand

The Estimated Baseline Water Demand for the CCRC was determined through consultation with the ADWR and Metro Water as shown on Exhibit A.5.a.2. The ADWR Water Demand Calculator provided in Exhibit A.5.a.1 yields an interior water demand of 30.46 AF/year when using the recommended single-family water use rate of 57 GPCD. The exterior water demand is estimated at 11.22 AF/year for the proposed 477 units/beds within the CCRC. The half-acre of commercial use and 1,000 square foot pool produce a water demand estimate of 1.13 and 0.16 respectively. The resulting total Baseline Water Demand for the project is 47.41 AF/year. If the CCRC was developed with 500 units/beds, the resulting total Baseline Water Demand for the project would still be below 50 AF/year at 49.62 AF/year.

b. Water Conservation Measures

Water conservation measures will include water harvesting and the use of low-water use vegetation.



6. Proximity to Renewable and Potable Water Supplies

Not applicable since the projected water demand is less than 50 acre-feet per year. Additionally, the project has access to renewable and potable water supplies through the Metro-Hub Service Area, which is served by wells, but also has an inter-tie and an inter-agency agreement with Tucson Water.



Exhibit A.1: Water Context Map

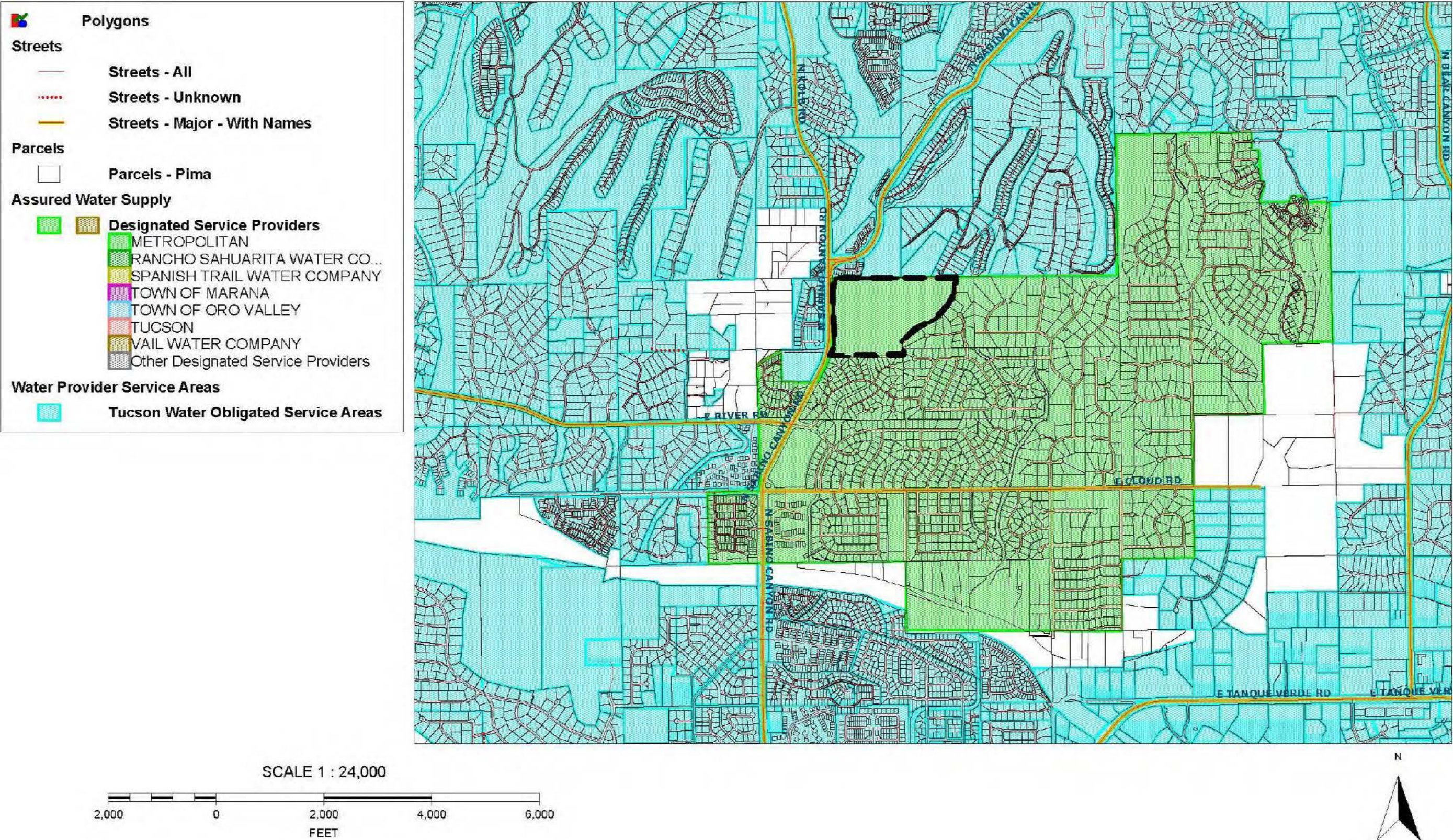


Exhibit A.2: Local Context Map

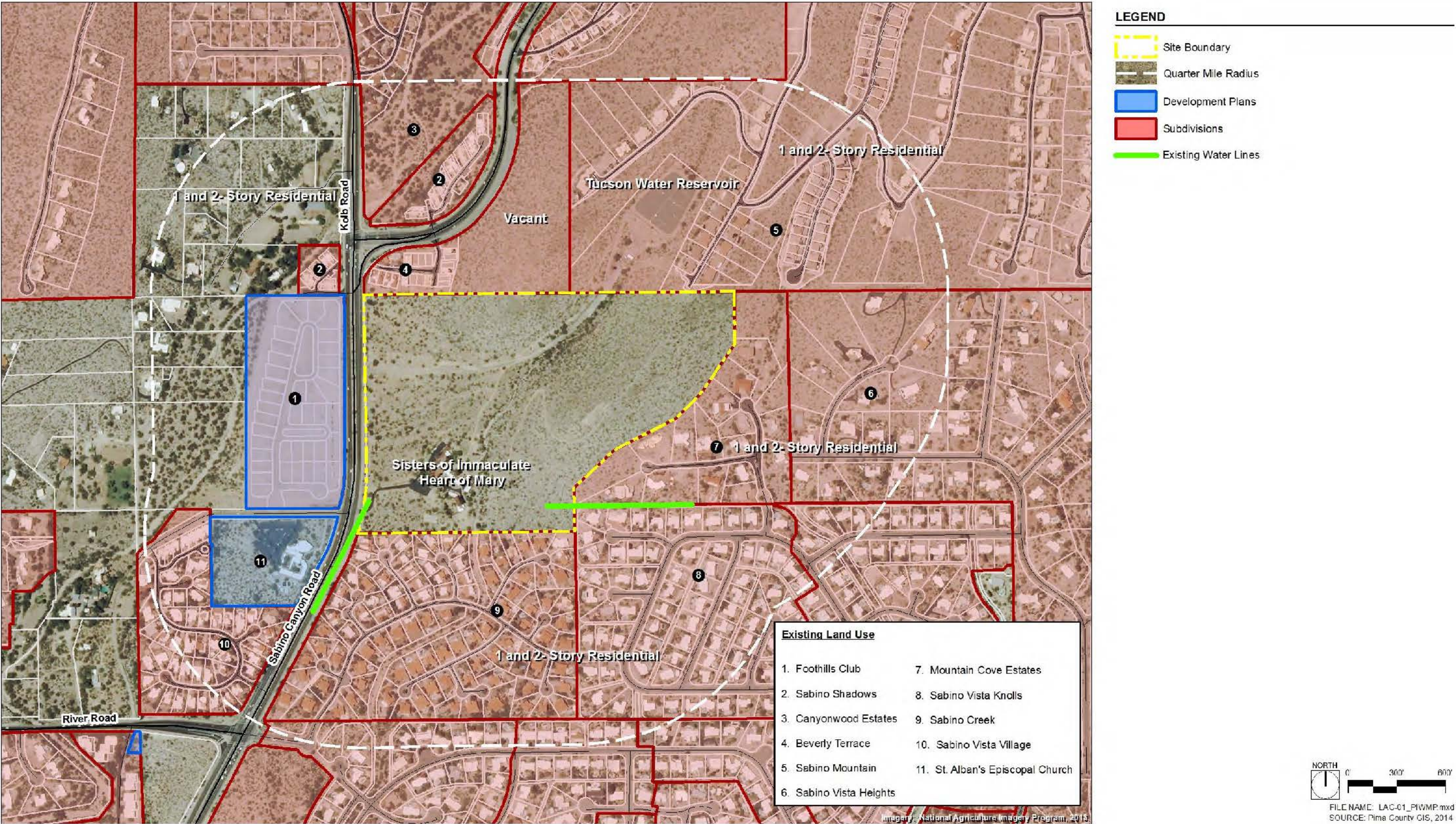


Exhibit A.3: Metro Water District Letter



September 5, 2014

Brian Underwood
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

**Re: ±60.37 Acres at 3820 N. Sabino Canyon Road
(PN 144-30-002C)
CAP14-03**

Dear Mr. Underwood,

The above property lies within the legal boundary of the Metropolitan Domestic Water Improvement District (MDWID) obligated service area. Water service is potable and will be supplied upon demand.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a horizontal line.

Timothy Dinkel
Development Supervisor

TD/td

c: Project File / Charlie A. Maish, District Engineer
Signature File

Metropolitan Domestic Water Improvement District
P.O. Box 36870 Tucson, Arizona 85740 (520) 575-8100 (520) 575-8454 FAX www.metrowater.com



Diamond Calculator (Revised 7-25-08)

Exhibit A.5.a.2: Metro Water Correspondence

Brian Underwood

To: Jim Campbell
Subject: RE: Sisters Water

From: Mike Block [<mailto:mblock@metrowater.com>]
Sent: Thursday, August 20, 2009 3:20 PM
To: 'Timothy Dinkel'
Subject: RE: Sisters Water

Tim,

Why don't we sit down with Zach to go over his calculations and ADWR's questions.

ADWR recommended they delete the water demand from the 100 FTEs if they are not living on-site. ADWR also recommended using a single-family water use rate of 57 GPCD for interior usage and apply the multi-family water use rate of 21 GPCD for exterior usage given it is an assisted living facility and not single-family homes.

Further clarification is needed on what is envisioned for the 5 acres of Turf/Rec category. ADWR says if it is turf then the demand factor would be 4.60 acre-feet/acre. They also wondered if a community pool would be under the Turf/Rec category. If so, the square footage would be needed to calculate the demand.

Under the Commercial category they inquired if a commercial kitchen would be on-site for the residents. If so, they would need an estimate of what % of the residents would be using it per day, so a demand could be calculated.

Other uses required to be included are distribution system losses. ADWR mandates 10% of the total demand be used for planning purposes. Additionally, ADWR requires construction water be added to the project demand whereby it is calculated by taking the number of lots times 10,000 gallons per lot divided by 100 years.

Mike



Appendix B: Legal Description



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 158.55 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

EXCEPT ANY PORTION WITHIN MOUNTAIN COVE ESTATES, A SUBDIVISION OF PIMA COUNTY, RECORDED IN BOOK 47 OF MAPS AND PLATS AT PAGE 79, RECORDS OF THE PIMA COUNTY RECORDER.

FURTHER EXCEPT ANY PORTION WITHIN SABINO CREEK, A SUBDIVISION OF PIMA COUNTY, RECORDED IN BOOK 44 OF MAPS AND PLATS AT PAGE 33, RECORDS OF THE PIMA COUNTY RECORDER.

FURTHER EXCEPT ANY PORTION WITHIN SABINO CANYON ROAD.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE NORTHWEST CORNER OF SAID SECTION 29 AS MONUMENTED BY A 2.5 INCH ALUMINUM CAP ON AN IRON PIN;

THENCE NORTH 89°52'48" EAST 1428.78 FEET UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE EAST RIGHT OF WAY LINE OF SABINO CANYON ROAD AS MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 13187, BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°52'48" EAST 1278.78 FEET UPON SAID NORTH LINE TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 29 AS MONUMENTED BY A 2.5 INCH ALUMINUM CAP ON AN IRON PIN;

THENCE SOUTH 89°48'27" EAST 1043.68 FEET UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 TO THE NORTHEAST CORNER OF SAID MOUNTAIN COVE ESTATES, SAID CORNER BEING MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12537;

THENCE THE FOLLOWING FOUR (4) COURSES UPON THE WEST LINE OF SAID MOUNTAIN COVE ESTATES, BEING MONUMENTED AT EACH ANGLE POINT BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12537;

1) SOUTH 07°39'12" WEST 322.63 FEET;

2) SOUTH 34°21'29" WEST 367.93 FEET;

3) SOUTH 45°40'08" WEST 227.96 FEET;

4) SOUTH 63°29'39" WEST 425.55 FEET;

THENCE SOUTH 43°39'40" WEST 347.17 FEET UPON SAID WEST LINE TO THE

PAGE 1 OF 3

3945 East Fort Lowell Road • Suite 111 • Tucson • Arizona • 85712 • (520) 795-1000 • Fax: (520) 322-6956 • www.rickengineering.com



NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 29, MONUMENTED BY A 5/8 INCH REBAR WITH IDENTIFICATION TAG, RLS 19833;

THENCE SOUTH 00°26'18" EAST 251.49 FEET UPON SAID MID-SECTION LINE, UPON SAID WEST LINE AND UPON THE WEST LINE OF SABINO VISTA KNOLLS, A SUBDIVISION OF PIMA COUNTY RECORDED IN BOOK 26 OF MAPS AND PLATS AT PAGE 16, TO THE NORTHEAST CORNER OF SAID SABINO CREEK, MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12122;

THENCE SOUTH 89°58'40" WEST 1351.88 FEET UPON THE NORTH LINE OF SAID SABINO CREEK TO THE EAST RIGHT OF WAY LINE OF SAID SABINO CANYON ROAD, MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 13187, BEING A NON-TANGENT CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°59'30" WEST;

THENCE NORTHERLY UPON SAID RIGHT OF WAY LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1525.00 FEET AND A CENTRAL ANGLE OF 17°17'17", FOR AN ARC DISTANCE OF 460.15 FEET TO A TANGENT LINE;

THENCE NORTH 00°16'48" WEST 1023.19 FEET UPON SAID RIGHT OF WAY LINE TO THE **POINT OF BEGINNING.**

CONTAINING 62.62 ACRES MORE OR LESS.

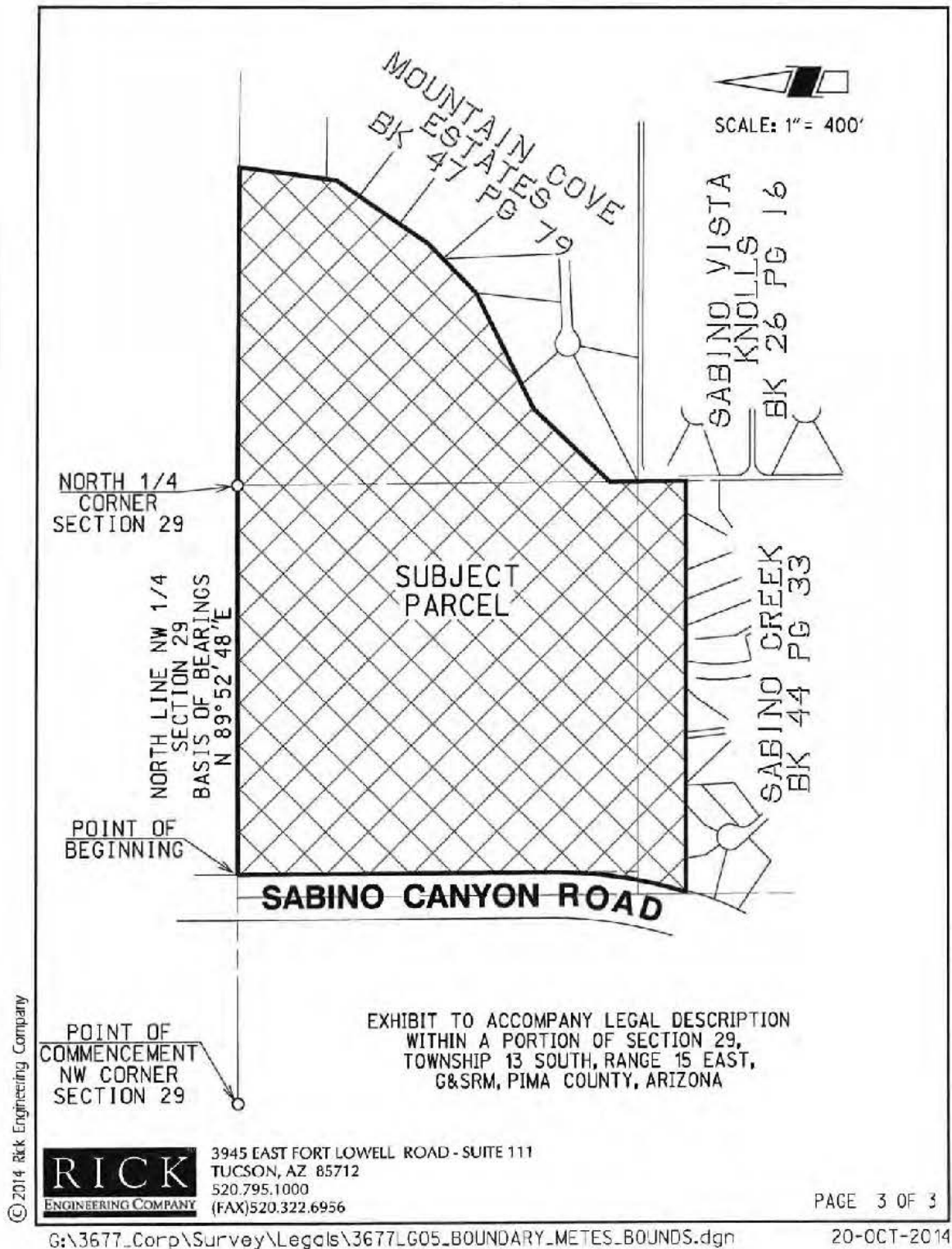
THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY THE 2.5 INCH ALUMINUM CAP ON AN IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION AND BY THE 2.5 INCH ALUMINUM CAP ON AN IRON PIN AT THE NORTH ONE QUARTER CORNER OF SAID SECTION; THE DISTANCE BETWEEN SAID CAPS BEING 2707.56 FEET AND SAID BEARING BEING: NORTH 89°52'48" EAST.

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PAGE 2 OF 3





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