

COB - BOSAIR FORM

11/25/2025 3:20 PM (MST)



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 12/16/2025

Project Title / Description: P24FP00018 - VERANO, SECTION 10, BLOCK 1, PARCEL K, LOTS 1-130 COMMON AREA 'A', 'B', 'C', 'E', AND 'F'

Agenda Item Report

Introduction / Background: FINAL PLAT PROCESS WITH ASSURANCES TO CREATE LEGALLY RE-SUBDIVIDED PROPERTY.

Discussion: N/A

Conclusion: N/A

Recommendation: STAFF RECOMMENDS APPROVAL

Fiscal Impact: N/A

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative APPROVING THIS PLAT PROVIDES 130 UNITS OF ADDITIONAL HOUSING WITHIN PIMA COUNTY.

Board of Supervisor District: • 2

Department: DEVELOPMENT SERVICES

Name: Thomas Drzazgowski

Telephone: 5207246490

Department Director Signature:

Date:

11/26/25

Deputy County Administrator Signature:

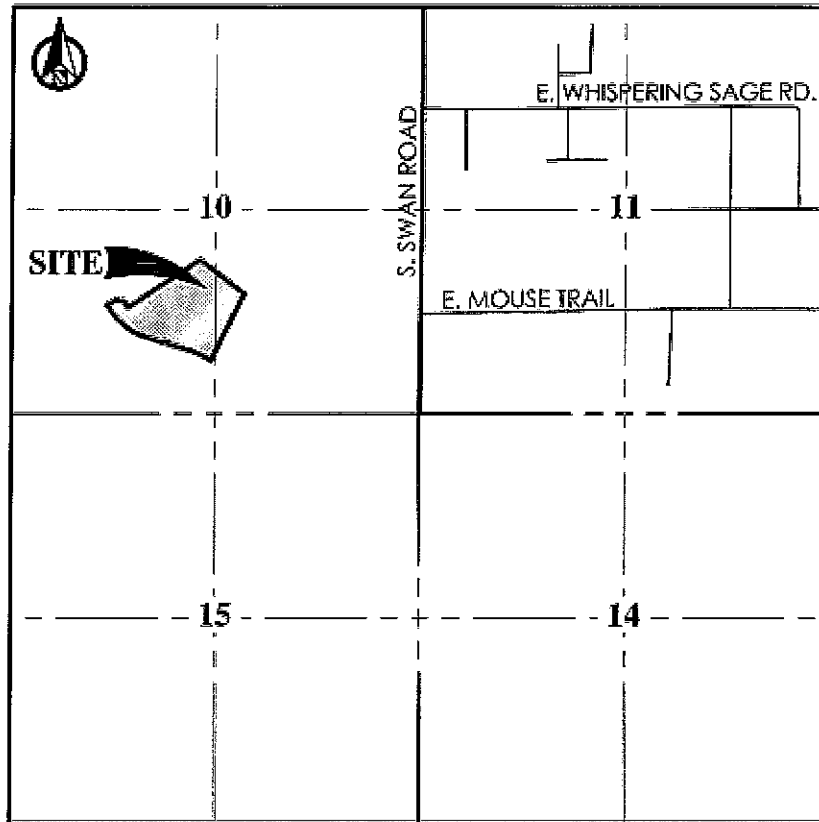
Date:

11/24/2025

County Administrator Signature: _____



Date: 11/29/2025



VICINITY MAP

N.T.S.

PORTION OF SOUTH 1/2 OF SEC. 10, T16S, R14E.
GILA AND SALT BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

P24FP00018

"VERANO, SECTION 10, BLOCK 1, PARCEL K"

LOTS 1-130, AND COMMON AREA 'A' (OPEN SPACE),
COMMON AREA 'B', (OPEN SPACE & PRIVATE
DRAINAGE), COMMON AREA 'C' (OPEN SPACE & TRAIL),
COMMON AREA 'E' (OPEN SPACE, PRIVATE DRAINAGE, &
TRAIL), AND COMMON AREA 'F' (RECREATIONAL OPEN
SPACE & PRIVATE DRAINAGE)

FINAL PLAT

"VERANO, SECTION 10, BLOCK 1, PARCEL K"

LOTS 1-10, AND COMMON AREA 'W' (OPEN SPACE), COMMON AREA 'B' (OPEN SPACE & PRIVATE DRAINAGE), COMMON AREA 'C' (OPEN SPACE & TRAIL), COMMON AREA 'E' (OPEN SPACE, PRIVATE DRAINAGE, & TRAIL), AND COMMON AREA 'F' (RECREATIONAL OPEN SPACE & PRIVATE DRAINAGE) BEING A RE-PLAT OF BLOCK 1, PARCEL K OF THE "VERANO, SECTION 10, FINAL BLOCK PLAT" AS RECORDED IN SEQUENCE NO. 20251270445, PIMA COUNTY RECORDS, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

VERANO COMMUNITY ASSOCIATION RATIFICATION
BY THE RATIFICATION GREGORY MOHL, DULY ELECTED PRESIDENT OF THE VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: Gregory Mohl
GREGORY MOHL, PRESIDENT

ACKNOWLEDGEMENT
STATE OF ARIZONA

PIMA COUNTY
ON THIS 12 DAY OF November, 2025, BEFORE ME PERSONALLY APPEARED GREGORY MOHL, WHO ACKNOWLEDGED TO BE THE PRESIDENT OF VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN.

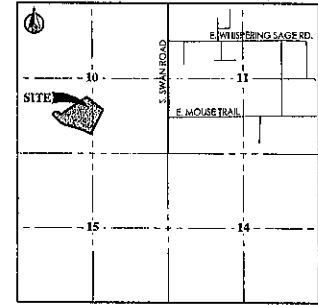
NOTARY PUBLIC
MY COMMISSION EXPIRES July 17, 2026

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 27.323 ACRES (1,190,183 SQ. FT.).
2. ALL PROPOSED STREETS ARE TO BE PUBLIC. TOTAL MILES OF NEW PUBLIC STREETS IS 0.81 MILES.
3. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS GLOBAL WATER - SAGUARO DISTRICT WATER COMPANY, INC.
4. NO REGULATED RIPARIAN HABITAT AREAS ARE WITHIN THE BOUNDARY OF THIS PLAT.
5. ALL LOT CORNERS AND RIGHT-OF-WAYS WILL BE SET WITH A 1/2" IRON ROD STAMPED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE COMPLETION OF GRADING.
6. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

1. ZONING FOR THIS DEVELOPMENT IS SWAN SOUTHLANDS SPECIFIC CONDITIONAL PLAN SP/AMU & SP/CRS.
2. GROSS DENSITY IS 4.76 RAC (130 LOTS/27,323 ACRES ± 4.76)
3. GROSS SUBDIVISION FLOOR AREA (SQ. FT.) / PROPOSED NUMBER OF RESIDENTIAL LOTS = THE AVERAGE AREA PER DWELLING UNIT (1,190,183 SQ. FT. / 130 LOTS) = 9,155 SQ. FT.
4. DEVELOPMENT STANDARDS FOR SP/AMU
 - 4.1. AVERAGE AREA LOT SIZE = 1,000 SQ. FT.
 - 4.2. BUILDING HEIGHT - STOREY/FEET = 4 / 45
 - 4.3. MINIMUM YARD SETBACKS - FRONT = 20 FEET, SIDE = 7 FEET, STREET SIDE = 10 FEET, REAR = 10 FEET.
 - 4.4. DISTANCE BETWEEN BUILDINGS = 10 FEET.
 - 4.5. MAXIMUM LOT COVERAGE = 70%
5. DEVELOPMENT STANDARDS FOR SP/CRS
 - 5.1. AVERAGE AREA LOT SIZE = 3,000 SQ. FT.
 - 5.2. MINIMUM AREA LOT SIZE = 3,000 SQ. FT.
 - 5.3. MINIMUM LOT WIDTH = 40 FEET
 - 5.4. BUILDING HEIGHT - STOREY/FEET = 2 / 34
 - 5.5. MINIMUM YARD SETBACKS - FRONT = 10 FEET, SIDE = 0 FEET, TOTAL SIDE = 4 FEET, STREET SIDE = 10 FEET, REAR = 10 FEET.
 - 5.6. DISTANCE BETWEEN BUILDINGS = 10 FEET.
 - 5.7. MAXIMUM LOT COVERAGE = 60%
6. SETBACKS FOR CORNER LOTS ARE EQUAL TO THE SIGHT VISIBILITY TRIANGLE OR THE ZONING DESIGNATION SETBACKS, WHICHEVER ARE GREATER.
7. THIS PLAT IS SUBJECT TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VERANO RECORDED IN SEQUENCE NUMBER 2032420531 WITH THE PIMA COUNTY RECORDS DEPT. OFFICE.
8. THIS SUBDIVISION IS SUBJECT TO THE BOARD OF SUPERVISORS REVIEWING CONDITIONS AS FOUND IN CASE NUMBER 2023-04-001 AS APPROVED ON DECEMBER 7, 2004 AND AMENDED ON JUNE 15, 2010 AND DECEMBER 13, 2016. THE FOLLOWING CONDITIONS APPLY: "12. NO BUILDING PERMITS WITHIN A SECTION OF LAND SHALL BE ISSUED UNTIL ALL APPLICABLE SPECIFIC PLAN REQUIREMENTS THAT SECTION OF LAND OR PARCEL ACCORDING TO THE EXCEPTION SPECIFIED IN SECTION III.2.7 OF THIS SPECIFIC PLAN, ARE SATISFIED AND THE PLANNING OFFICIAL ISSUES A CERTIFICATE OF RECORDING COMPLIANCE."
9. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A DISTRICT AS-BUILT CERTIFICATION FORM SHALL BE COMPLETED BY A PROFESSIONAL CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA FOR ALL DETERMINED BASINS INCLUDING THEIR RESPECTIVE DRAINAGE CONVEYANCES AND GRADING REQUIRED TO CONVEY STORMWATER TO THE BASINS.
10. THE RECREATION AREA AMENDMENTS WITHIN THE INDIVIDUAL TENTATIVE BLOCK PLATS MUST BE FULLY CONSTRUCTED WITHIN 75% OF THE LOTS HAVE BEEN RELEASED. ADDITIONALLY, AT 75% RELEASE OF ASSURANCE FOR THE TOTAL NUMBER OF LOTS (2004) IN THE VERANO MASTER PLANNED COMMUNITY, THE COMMUNITY PARK, APPROVED UNDER P221P00066 MUST BE FULLY CONSTRUCTED.



VICINITY MAP

PORTION OF SOUTH 1/2 OF SEC. 10, T16S, R14E, GILA AND SALT BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

CERTIFICATION OF ENGINEERING:

I, WARREN C. RUSSELL, HEREBY CERTIFY THAT THE GEOMETRIC DESIGN, FLOODPLAIN LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

BY: WARREN C. RUSSELL, R.P.E. #59620
GMCivil
44 E BROADWAY BLVD, SUITE 200-C
TUCSON, ARIZONA 85701
(520) 367-1074

NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

CERTIFICATION OF SURVEY:

I, PATRICIA GAIDA, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

BY: PATRICIA GAIDA, R.L.S. #43670
ALTA ENVIRONMENTAL & INFRASTRUCTURE
2025 W RIVINGTON RD., STE. 125
TUCSON, ARIZONA 85705
(520) 398-6651

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. DO HEREBY DECLARE THAT THE INTERIOR GEOMETRY AND EASEMENTS, WERE PROPERLY REVIEWED AND PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY: JOHN N. ROGERS, R.L.S. #54332
GMCivl
44 E BROADWAY BLVD, SUITE 200-C
TUCSON, ARIZONA 85701
(520) 367-1074

NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

P24FP00018 P23TP00007 September 2025

PREPARED BY:



GMcivil
Engineering & Surveying
44 E Broadway Blvd, Suite 200-C
Tucson, Arizona 85701
(520) 367-1074

SURVEYED BY:



ALTA
ENVIRONMENTAL & INFRASTRUCTURE
2025 W RIVINGTON RD, Ste 125
Tucson, Arizona 85705
(520) 398-6651

OWNER/DEVELOPER:
SBH VERANO LP

6720 N Scottsdale Road Suite 250
Scottsdale, Arizona 85253
ATTN: Bob Bambauer

SHEET 1 OF 5

ASSURANCES:

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2304, AS RECORDED IN SEQUENCE NUMBER 20251270445, PIMA COUNTY RECORDS, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: Chair, Board of Supervisors
PIMA COUNTY, ARIZONA

ATTEST:

I, Chair, Board of Supervisors, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 12 DAY OF November, 2025.

BY: Chair, Board of Supervisors
PIMA COUNTY, ARIZONA

DEDICATION:

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE, IN CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SERVICES.

COMMON AREAS "A-1", "A-2", "B-1", "C-1", "C-2", "E-1", AND "F-1" (AS SHOWN IN THE "COMMON AREA SUMMARY TABLE" PROVIDED HEREON ON PAGE 2 OF THIS FINAL PLAT), ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE VERANO COMMUNITY ASSOCIATION INC., AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, CHARGES, SERVICES, LEASES, RESERVATION AND EASEMENTS FOR VERANO, RECORDED IN SEQUENCE NUMBER 2032420531, OFFICIAL RECORDS OF PIMA COUNTY. THE VERANO COMMUNITY ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

ABLE TO THE LAND OF ALL COMMON AREAS SHALL BE RESERVED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 2032420531, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2304, AND NOT OTHERWISE

BY: Chair, Board of Supervisors
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA

2025 COUNTY

2025 COUNTY

ON THIS 12 DAY OF November, 2025, BEFORE ME PERSONALLY APPEARED Chair, Board of Supervisors, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES July 17, 2026



BENEFICIARY

TRUSTANT TO SECTION 33-404, ARE THE NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: SBH VERANO LP, AN ARIZONA LIMITED PARTNERSHIP, 6720 N. SCOTTSDALE ROAD, SUITE 250, SCOTTSDALE, AZ 85253, UNDER TRUST NO. 2304

RECORDING:

STATE OF ARIZONA
PIMA COUNTY

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF GMCIVIL ON THIS 12 DAY OF November, 2025, IN SEQUENCE NO. 20251270445

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER

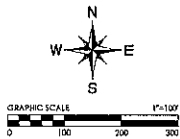
BY: Chair, Board of Supervisors
DEPUTY

DATE

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL DISPLAY, MONUMENT NOTES, TRACT SUMMARY TABLE, LEGEND, & REFERENCE
- SHEET 3-5 TYPICAL FINAL PLAT SHEETS

FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL K



SECTION 10, BLOCK 28
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

SECTION 10, BLOCK 44
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

SECTION 10, BLOCK 24
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

PARCEL K LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N72°53'45"W	45.00
L2	S01°58'23"W	14.77
L3	S77°40'27"W	15.53
L4	N23°11'03"W	19.73
L5	S17°04'15"W	22.50
L6	N33°46'30"W	50.00
L7	S78°46'30"E	16.97
L8	S77°40'27"W	15.53
L9	N24°31'38"E	239.63
L10	S26°31'38"W	319.90
L11	S69°28'22"E	33.32

MONUMENT NOTES

- FOUND 2 BRASS CAP SURVEY MONUMENT "LS 4785" EAST 1/4 CORNER SEC. 10, T14S, R14E.
- FOUND 1/2" IRON ROD "LS 2737" BEARS N47°01'55"E - 0.85 NOT ACCEPTED - FIELD CALC. POSITION MEASURES 75' FROM MONUMENT NO. 9 SOUTHEAST CORNER SEC. 10, T14S, R14E.
- FOUND BRASS CAP SURVEY MONUMENT "LS 1144" SOUTHEAST CORNER SEC. 10, T14S, R14E.
- FOUND 3" ALUMINUM CAPED PIPE "LS 4785" SOUTHWEST CORNER SEC. 10, T14S, R14E.
- FOUND 1/2" IRON ROD "LS 21767".

REFERENCES

- (R1) VERANO, SECTION 10, FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

LEGEND

○	FOUND MONUMENTS AS NOTED
○	BOUNDARY CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION
●	2" BRASS CAP TO BE SET BY RLS AT COMPLETION OF PAVING IMPROVEMENTS AND STAMPED
•	DENOTES PDI LINE
•	GENERAL LOCATION OF ACCESS
SG. FT.	SPARE FEET
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EXISTENCE
V.N.A.E.	VEHICLE NON-ACCESS EXISTENCE
DKT	DOCKET
PD	PAGE
---	BOUNDARY LINE
---	ROAD-CORNER LINE
---	ADJOINING LINE
---	SECTION LINE
---	EASEMENT LINE
---	CENTER LINE
---	MATCH LINE

BASIS OF BEARINGS

THE SOUTH LINE OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 14 EAST, SAID BEARING BEING S 89°58'45" W AS MEASURED BETWEEN MONUMENTS NUMBER 5 AND 7 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04010C0200L, DATED JUNE 16, 2011, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X", DEEMED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARCEL K CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00	39.27	90°00'00"	N02°53'45"W	35.36
C2	25.00	39.27	90°00'00"	S42°04'15"W	35.36
C3	200.00	64.59	18°30'15"	S43°01'37"E	44.31
C4	200.00	32.89	9°25'22"	S21°48'37"W	32.85
C5	200.00	136.56	39°07'15"	N53°20'07"W	133.92
C6	177.50	100.88	32°33'48"	S56°24'51"E	99.53
C7	222.52	112.18	28°52'14"	S38°27'08"E	110.99
C8	64.50	29.21	35°56'39"	N58°59'01"W	28.56
C9	52.50	145.13	188°23'16"	S09°14'08"W	103.14
C10	25.00	42.13	96°32'27"	S67°56'47"W	37.32
C11	64.50	36.25	32°12'15"	N72°19'38"E	35.78
C12	25.00	36.74	84°12'10"	N81°40'28"W	35.32
C13	25.00	39.27	90°00'00"	N11°13'30"E	35.36
C14	25.00	39.27	90°00'00"	S78°46'30"E	35.36
C15	25.00	43.39	99°26'07"	S06°30'27"W	38.14
C16	177.50	28.09	99°03'08"	S47°44'41"E	28.07
C17	222.52	49.34	12°42'24"	S45°55'22"E	49.24
C18	64.50	36.25	32°12'15"	S68°22'52"E	35.78
C19	52.50	131.23	143°12'52"	N12°52'33"W	99.64
C20	64.50	36.25	32°12'15"	S42°33'45"W	35.78
C21	25.00	34.39	78°48'22"	N12°52'33"W	31.74
C22	64.50	36.25	32°12'15"	N40°07'22"E	35.78
C23	52.50	124.53	135°54'16"	N88°01'37"W	97.52
C24	64.50	36.25	32°12'15"	S34°10'37"E	35.78
C25	25.00	31.20	71°29'45"	N88°01'37"W	29.21
C26	64.50	36.25	32°12'15"	S68°22'52"E	35.78
C27	52.50	131.23	143°12'52"	N12°52'33"W	99.64
C28	64.50	36.25	32°12'15"	S42°33'45"W	35.78
C29	25.00	34.39	78°48'22"	N12°52'33"W	31.74
C30	25.00	39.27	90°00'00"	S18°28'22"E	35.36
C31	25.00	39.27	90°00'00"	S71°31'38"W	35.36
C32	64.50	36.25	32°12'15"	S19°25'30"W	35.78
C33	52.50	132.85	144°59'06"	N65°48'57"E	100.14
C34	64.50	36.25	32°12'15"	N56°47'37"W	35.78
C35	25.00	35.16	80°34'38"	N46°48'57"E	32.30
C36	25.00	43.39	99°25'22"	N23°11'05"W	38.14
C37	222.52	14.08	3°37'32"	S34°42'52"W	14.08
C38	25.00	36.74	84°12'10"	N69°03'11"E	35.52
C39	25.00	39.27	90°00'00"	S62°06'15"W	35.36
C40	25.00	39.27	90°00'00"	N27°53'45"W	35.36

COMMON AREA SUMMARY TABLE

OPEN SPACE		
CA 'A'	21,536 SQ. FT.	0.494 AC.
CA 'A-1'	3,473 SQ. FT.	0.080 AC.
OPEN SPACE & PRIVATE DRAINAGE		
CA 'B-1'	12,892 SQ. FT.	0.296 AC.
OPEN SPACE & TRAIL		
CA 'C-1'	5,355 SQ. FT.	0.123 AC.
CA 'C-2'	10,892 SQ. FT.	0.245 AC.
OPEN SPACE, PRIVATE DRAINAGE, & TRAIL		
CA 'E-1'	95,961 SQ. FT.	2.272 AC.
RECREATIONAL OPEN SPACE & PRIVATE DRAINAGE		
CA 'F-1'	116,878 SQ. FT.	2.683 AC.

P23TP00007
P24FP00018



PREPARED BY:



GMcivil
Engineering & Surveying
411 Broadway Blvd., Suite 200-C
Tucson, Arizona 85704
520-347-1074

SURVEYED BY:



ALTA
ENVIRONMENTAL & INFRASTRUCTURE
2104 W. Rutherford Pk., Ste 100
Tucson, Arizona 85705
(602) 298-0867

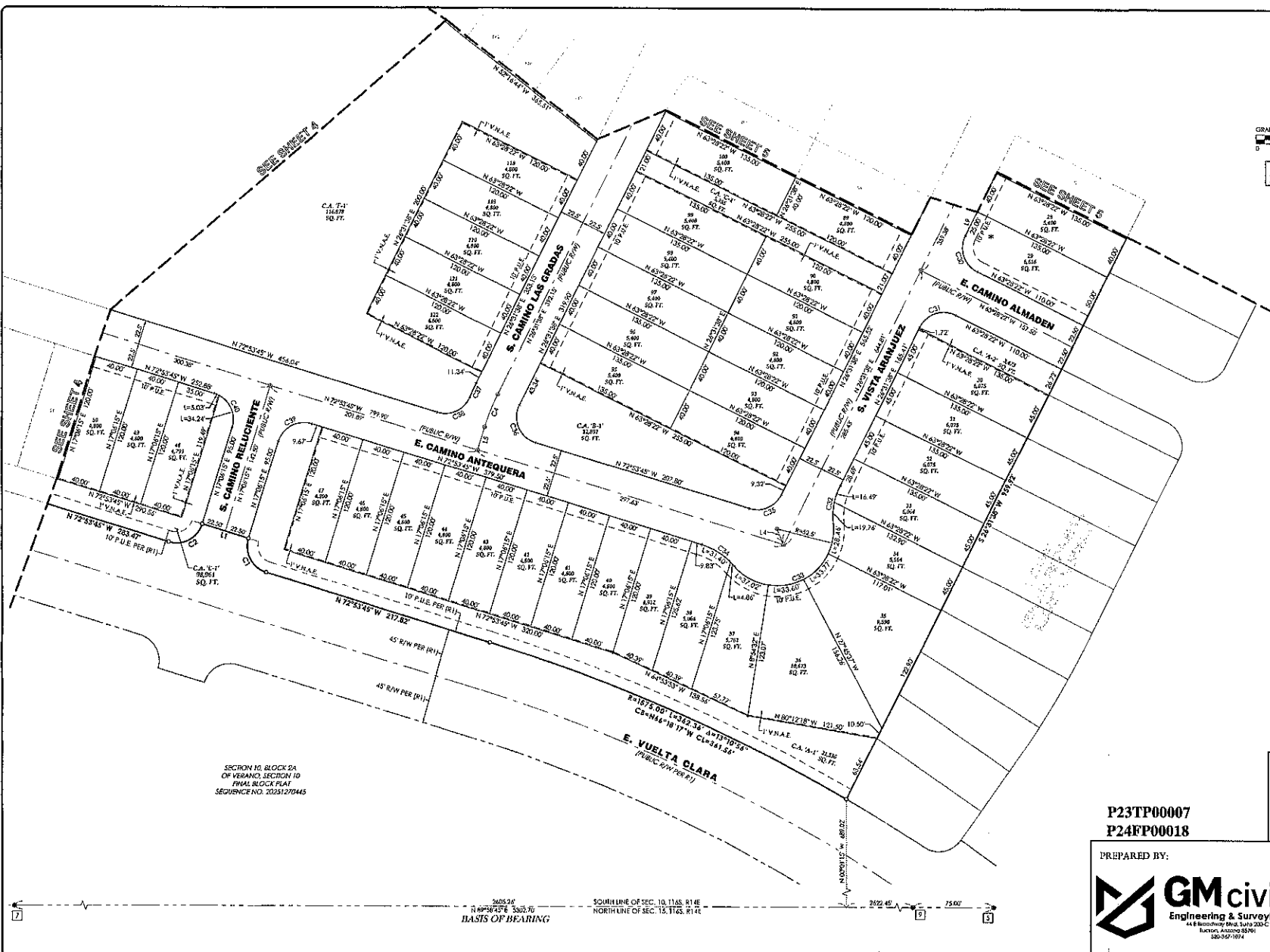
SHEET 2 OF 5

FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL K



GRAPHIC SCALE
0 50 100
1"=40.7'

SEE SHEET 2 FOR
LINE & CURVE TABLES



SECTION 10, BLOCK 24
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20331270445

2655.24' N 89°54'42\"

3325.70' EAST

SOUTH LINE OF SEC. 10, T11S, R14E
NORTH LINE OF SEC. 13, T12S, R14E

SHEET 3 OF 5



P23TP00007
P24FP00018

PREPARED BY:

SURVEYED BY:

GMcivil
Engineering & Surveying
448 E. McDowell Blvd., Suite 200C
Tucson, Arizona 85701
520-567-1874

ALTA
ENVIRONMENTAL &
INFRASTRUCTURE
2020 W. McDowell Blvd., Suite 100
Tucson, Arizona 85701
(520) 561-6861

FINAL PLAT OF VERANO, SECTION 10, BLOCK 24, PARCEL K

W:\199544 - Verano\COGON\PLAT\05-FINAL BLOCK 24, PARCEL K, 199544-FINAL PARCEL K SHEETS.DWG

SEE SHEET 2 FOR
LINE & CURVE TABLES

[illegible]

SHEET 4 OF 5

PREPARED BY:

SURVEYED BY:



GM civil
Engineering & Surveying
44 E Broadway Blvd, Suite 200-C
Tucson, Arizona 85701
602.442.4834





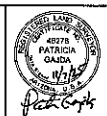
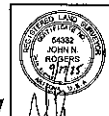
GRAPHIC SCALE
0 40 80 120
1"=40'

SEE SHEET 2 FOR
LINE & CURVE TABLES

SECTION 10, BLOCK 28
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

SECTION 10, BLOCK 4A
OF VERANO, SECTION 10
FINAL BLOCK PLAT
SEQUENCE NO. 20231270445

SHEET 5 OF 5



P24FP00018 P23TP00007

PREPARED BY:

GMcivil
Engineering & Surveying
4468 Broadway Blvd, Suite 200-C
Tucson, Arizona 85701
520.367.1274

SURVEYED BY:

ALTA
ENVIRONMENTAL &
INFRASTRUCTURE
1000 W. McDowell Rd., Ste. 100
Tucson, Arizona 85705
(602) 344-6611

FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCELS N

WY101544 - Verano/Cocodoni/Final Block 1, Parcel N109544-PP, AT PARCEL CORNER 50.0

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P24FP00018,P23TP00007]

THIS AGREEMENT is made and entered into by and between SBH Verano LP, an Arizona limited liability company or successors in interest ("Subdivider"), Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company ("Trustee"), as trustee under Trust No. 2304; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as Final Plat of "Verano, Section 10", Block 1, Parcel K" Lots 1-130, and Common Areas "A" (Open Space), Common Area "B" (Open Space & Private Drive), Common Area "C" (Open Space & Trail), Common Area "E" (Open Space, Private Drainage, & Trail), and Common Area "F" (Recreational Open Space & Private Drainage) recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plat will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plat under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: SBH Verano LP, an Arizona limited liability company

Chair, Board of Supervisors

By: AGS LLC
an Arizona limited liability company
Its: General Partner

By: _____
Name: Sean T. Walters
Its: Manager

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No 2304, only and not otherwise

Clerk of the Board

By: _____
Name: Shaun Tessensohn
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 29th day of September, 2025, by Sean T. Walters, the Manager of AGS LLC, an Arizona limited liability company, the General Partner of SBH Verano LP ("Subdivider"), an Arizona limited partnership.

My Commission Expires:

3/14/2029

Julie M King
Notary Public



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Shaun Tessensohn, Trust Officer of Landmark Title Assurance Agency of Arizona, LLC ("Trustee"), an Arizona limited liability company, as trustee under trust number 2304, only and not otherwise.

Notary Public

My Commission Expires:

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: SBH Verano LP, an Arizona limited liability company

Chair, Board of Supervisors

By: AGS LLC
an Arizona limited liability company
Its: General Partner

By: _____
Name: Sean T. Walters
Its: Manager

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No 2304, only and not otherwise

Clerk of the Board

By: _____
Name: Shaun Tessensohn
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Sean T. Walters, the Manager of AGS LLC, an Arizona limited liability company, the General Partner of SBH Verano LP ("Subdivider"), an Arizona limited partnership.

Notary Public

My Commission Expires:

STATE OF ARIZONA)
County of ~~Pima~~ MARICOPA)

The foregoing instrument was acknowledged before me this 24TH day of September, 20 25, by Shaun Tessensohn, Trust Officer of Landmark Title Assurance Agency of Arizona, LLC ("Trustee"), an Arizona limited liability company, as trustee under trust number 2304, only and not otherwise.

My Commission Expires:
June 19, 2028



Notary Public