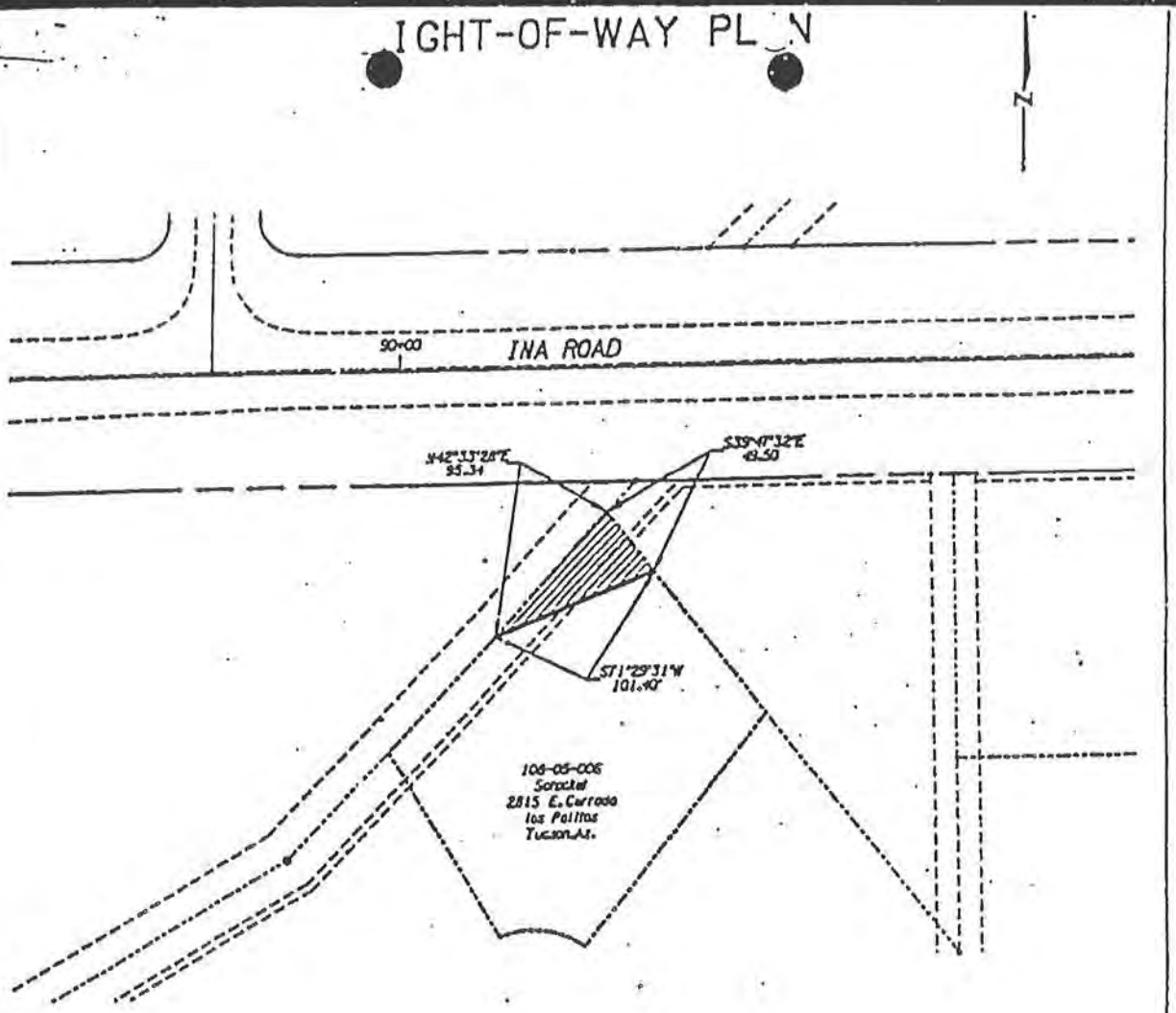
IGHT-OF-WAY PL N



ASSESSOR'S PARCEL NUMBER = 108-05-006
LOT 6, SUBDIVISION VISTA DE LAS
CANDELAS ESTATES
BOOK 15 OF MAPS AND PLATS AT PAGE 14

TOTAL AREA = 0.846 ACRES
AREA TO BE ACQUIRED = 0.054 ACRES
AREA REMAINING = 0.792 ACRES
SLOPE EASEMENT AREA TO BE ACQUIRED

0 100
(IN FEET)
1 INCH=100 FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14146
JAMES
DEAN
Date Signed 6/21/2013
ARIZONA, U.S.A.

PREPARED BY
jhk & associates

ENGINEERING
PLANNING
SURVEYING

9231 200

EXHIBIT "B"

1. Restrictions contained in the instrument recorded August 24, 1960 in Book 1659 of Dockets at Page 341; and Restrictions recorded November 21, 1974 in Book 4898 of Dockets at Page 172.

2. Easements, reservations and conditions as shown on recorded plat of subdivision.

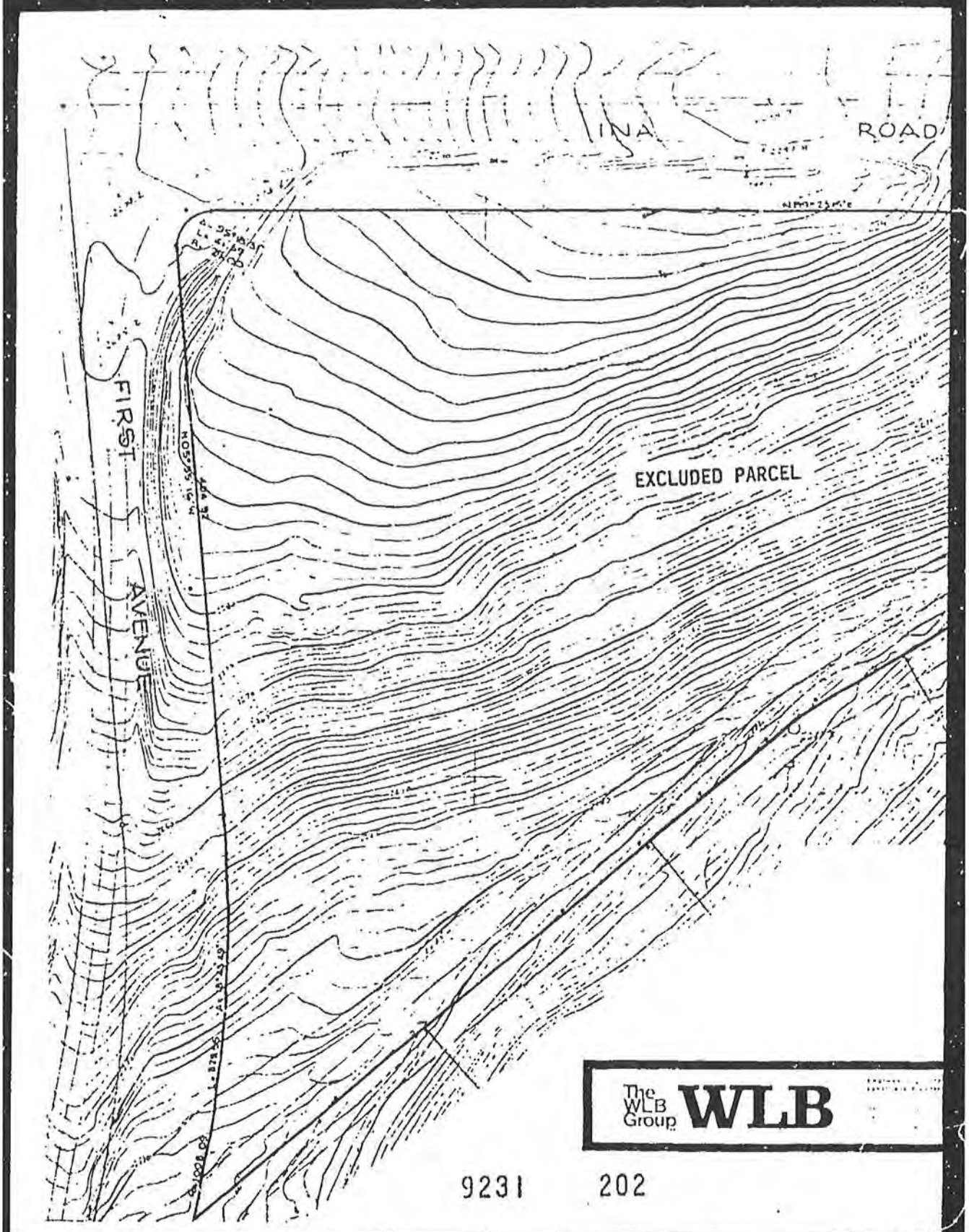
3. Easement to Mountain States Telephone and Telegraph Company recorded May 5, 1961 in Book 1772 of Dockets at Page 410, for telephone and telegraph lines, as set forth in recorded instrument.

4. Slope easement to Pima County, a body politic, as set forth in instrument recorded June 25, 1982, in Docket Book 6810 at Page 530.

Re: Schocket Property
108-02-006 & 108-05-001 & 138
RC

ts

SCHOCKT1.EXB



9231 202

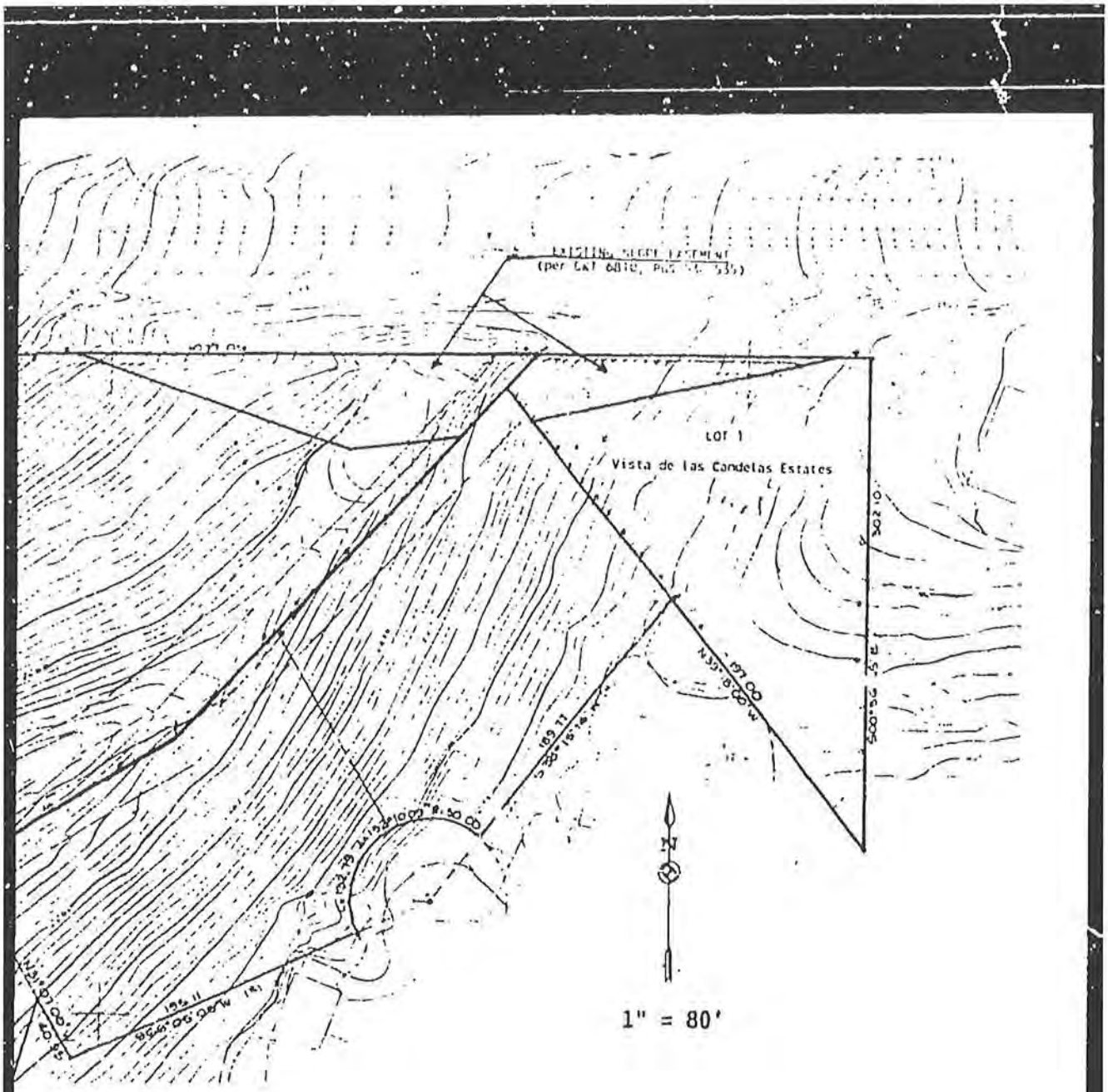


FIGURE 1

SCHOCKET PROPERTY

EXHIBIT C

9231 203

AVERAGE CROSS-SLOPE CALCULATIONS

Eve Schocket Property

Following are average cross-slope calculations for Lot 1 of Vista de las Candelas Estates and the excluded parcel shown on Vista de las Candelas Estates, Book 15, Page 14. These calculations represent the average cross-slope for the natural terrain which existed on the two parcels prior to the fill slopes that were constructed within the existing slope easements (Dkt 6810, Pgs 530-535), in conjunction with improvements to Ina Road. Figure 1 (attached) is a 1" = 80' reduced copy of the topography which was used for these calculations. The actual measurements were made on a full size copy of the topography having a scale of 1" = 40'. Additionally a 2' contour interval was used for the calculations.

Average cross-slope equation:

$$S = ((CI * L)/A) * 0.0023$$

Where :
- S = average cross-slope (%)
- CI = contour interval (feet)
- L = total length of contour lines (feet)
- A = area of parcel (acres)

Lot 1, Vista de las Candelas Estates

- A = 0.844 acres
- L = 2088 feet

$S = ((2 * 2088)/0.844) * 0.0023$

$S = \underline{11.4\%}$

Excluded Parcel

- A = 7.46 acres
- L = 23,324 feet

$S = ((2 * 23,324)/7.46) * 0.0023$

$S = \underline{14.4\%}$

EXHIBIT D

APPENDIX

2. Arizona Game & Fish Department Heritage Data Management System

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Schocket

Project Description:
Office Complex

Project Type:
Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:
Michael Marks

Organization:
MJM Consulting, Inc

On Behalf Of:
CONSULTING

Project ID:
HGIS-01121

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

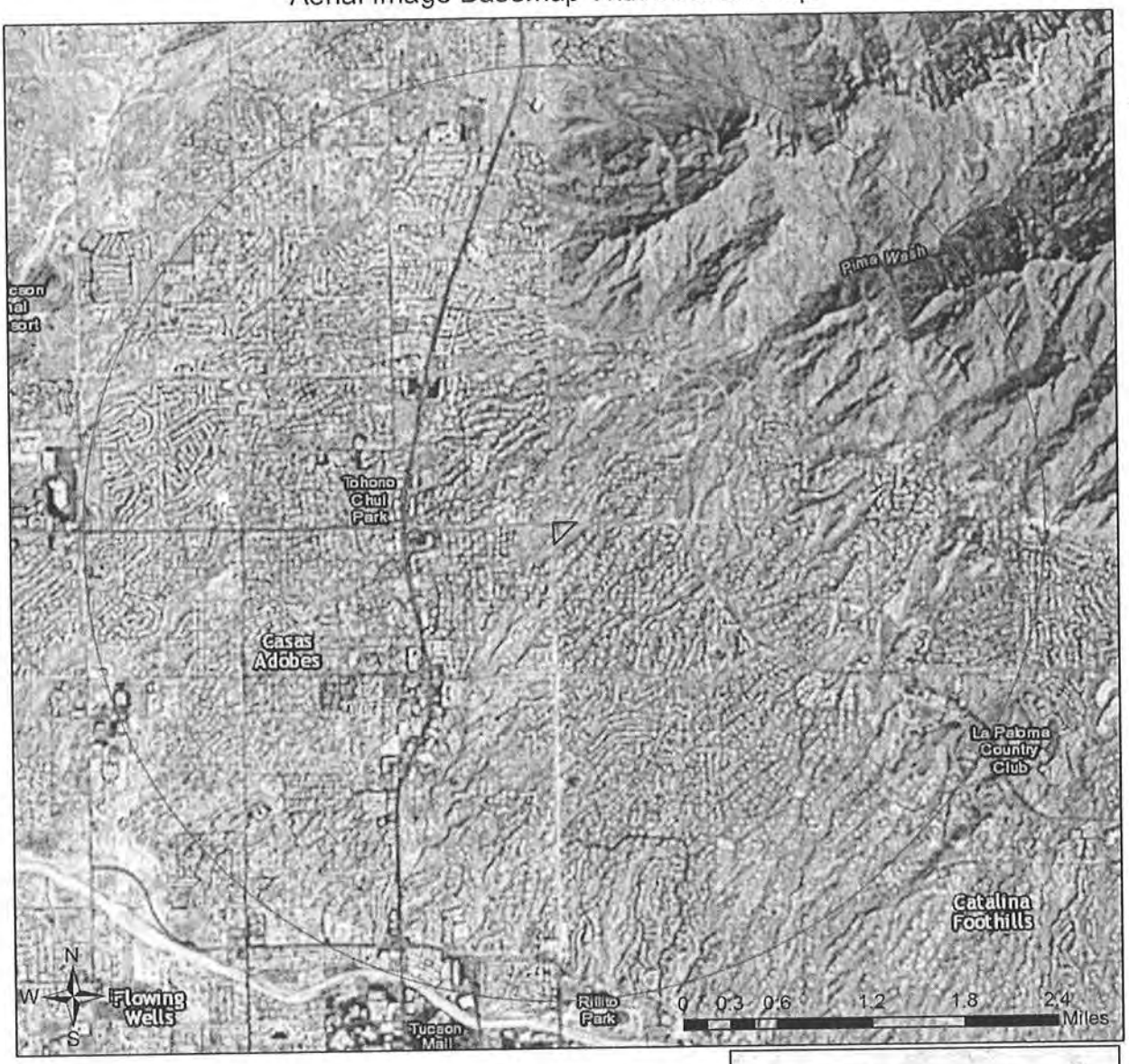
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Schocket

Aerial Image Basemap With Locator Map



☐ Project Boundary

☐ Buffered Project Boundary

Project Size (acres): 6.91

Lat/Long (DD): 32.3365 / -110.9598

County(s): Pima

AGFD Region(s): Tucson

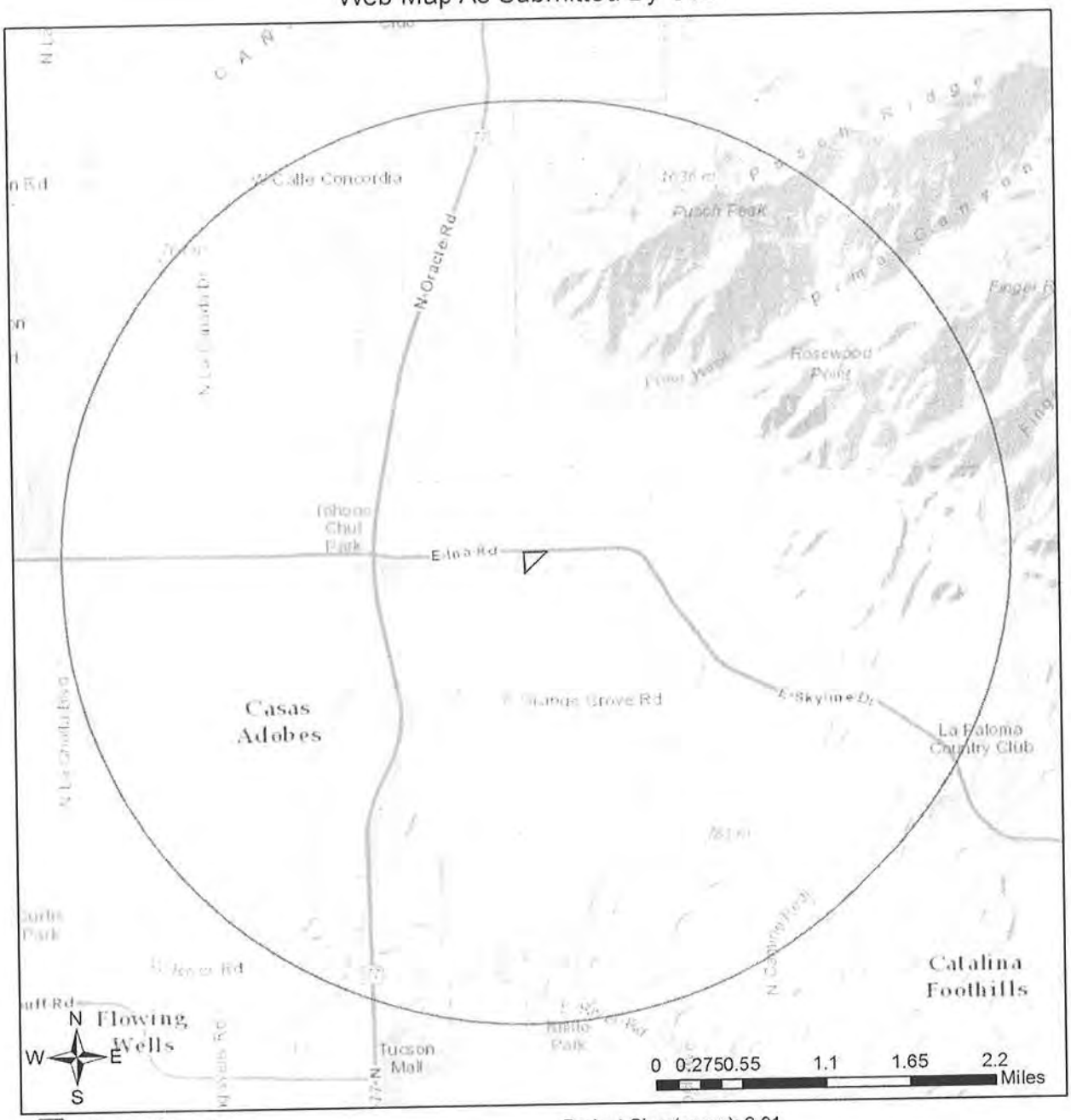
Township/Range(s): T13S, R14E

USGS Quad(s): TUCSON NORTH

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),

Schocket

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 6.91

Lat/Long (DD): 32.3365 / -110.9598

County(s): Pima

AGFD Region(s): Tucson

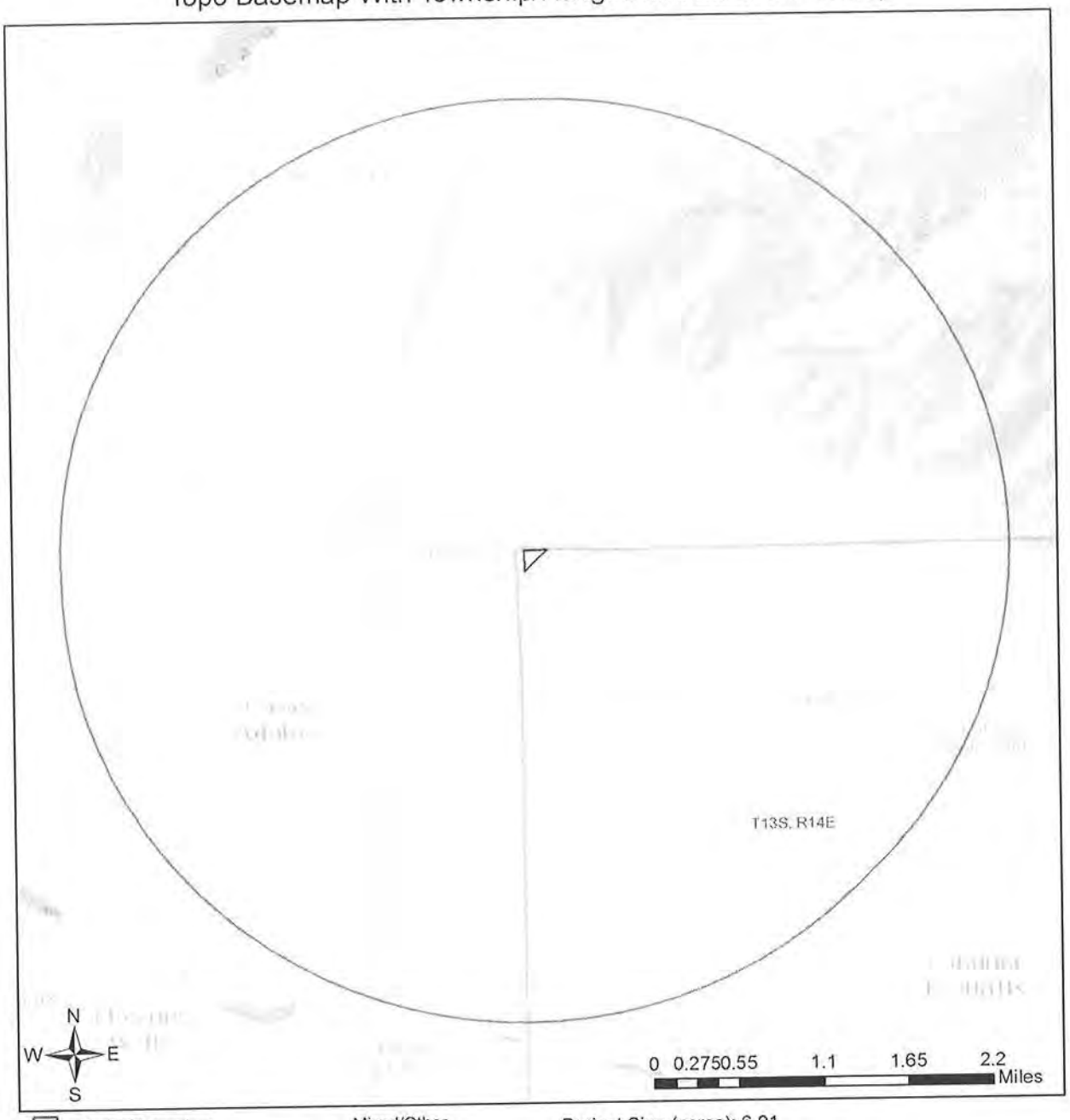
Township/Range(s): T13S, R14E

USGS Quad(s): TUCSON NORTH

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Schocket

Topo Basemap With Township/Ranges and Land Ownership



Project Boundary	Mixed/Other	Project Size (acres): 6.91
Buffered Project Boundary	National Park/Mon.	Lat/Long (DD): 32.3365 / -110.9598
Township/Ranges	Private	County(s): Pima
AZ Game and Fish Dept.	State and Regional Parks	AGFD Region(s): Tucson
BLM	State Trust	Township/Range(s): T13S, R14E
BOR	US Forest Service	USGS Quad(s): TUCSON NORTH
Indian Res.	Wildlife Area/Refuge	
Military		

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Abutilon parishii	Pima Indian Mallow	SC	S	S	SR	
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Bat Colony						
Canis lupus baileyi	10J area Zone 2 for Mexican gray wolf	LE,XN				
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S		1C
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Amazilia violiceps	Violet-crowned Hummingbird		S			1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	C*				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis flagellicauda	Gila Spotted Whiptail					1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Coccothraustes vespertinus	Evening Grosbeak					1B
Coccyzus americanus occidentalis						
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus cerberus	Arizona Black Rattlesnake					1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Empidonax fulvifrons pygmaeus	Northern Buff-breasted Flycatcher	SC	S			1B

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eugenes fulgens	Magnificent Hummingbird					1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Glaucidium gnoma gnoma	Northern Pygmy-owl					1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S			1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Junco phaeonotus	Yellow-eyed Junco		S			1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lampornis clemenciae	Blue-throated Hummingbird					1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lepus alleni	Antelope Jackrabbit					1B
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Megascops trichopsis	Whiskered Screech-owl		S			1B
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tuberculifer	Dusky-capped Flycatcher					1B
Myiodynastes luteiventris	Sulphur-bellied Flycatcher		S			1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis nelsoni	Desert Bighorn Sheep					1B
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Picoides arizonae	Arizona Woodpecker		S			1B
Progne subis hesperia	Desert Purple Martin			S		1B
Sciurus arizonensis	Arizona Gray Squirrel					1B
Setophaga petechia	Yellow Warbler					1B
Sorex arizonae	Arizona Shrew	SC	S			1B
Strix occidentalis lucida	Mexican Spotted Owl	LT				1A
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata	Ornate Box Turtle					1A
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Cyrtonyx montezumae	Montezuma Quail					1C
Odocoileus hemionus	Mule Deer					
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis mexicana	Mexican Desert Bighorn Sheep					1B
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (http://www.azwater.gov/azdwr/default.aspx).

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/environmental-services/np1

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
2321 W. Royal Palm Rd, Suite 103
Phoenix, AZ 85021
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

APPENDIX

3. Regional Policy 12 – Part D

SCHOCKET – INA ROAD REZONING
Rezoning Policy 12 – Section D

Introductory Comments
Section II-A.2.b addresses RP-12 for Parts A-C, but not Part D. This Appendix will describe how compliance with Part D will be achieved. To review the language of this Policy it is the following:

> "Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area".

Compliance will be described with this Policy broken down element by element.

Architectural Design
The Architectural design shall be consistent with that of other office buildings in the Metropolitan Tucson area that are responsive and compatible with the desert region, including but not limited to architectural styles such as Spanish Colonial, Territorial, Southwest and Mission Revival.

Materials
Acceptable material shall include but not be limited to block, brick, and frame & stucco. Additionally, there shall not be any materials with a light reflecting value greater than 80% as seen from Ina Road, 1st Avenue, or the homes to the southeast.

Signage
Freestanding signs shall be limited to Monument type freestanding identification signs. All other wall and directional signs shall strictly adhere to the Zoning Code.

Colors
The colors shall be limited to desert/earth tones. This would not preclude other colors for accents on limited areas. Additionally, there shall not be any colors with a light reflecting value greater than 80% as seen from Ina Road, 1st Avenue, or the homes to the southeast.

Exhibit
Attached is a related exhibit, entitled Appendix 3 Exhibit. It depicts two elevations. One, labeled Elevation A, is of Proposed Building #1 as viewed from the intersection of Ina Road and 1st Avenue. The other, labeled Elevation B, depicts the same building as viewed from within the Office Project, near the parking in front of Building #1. The intent of these two elevations is to give the viewer a concept of this one building, as well as the other two proposed buildings, and to demonstrate how such buildings would comply with RP-12.

ELEVATION A

ELEVATION B

ESQUEMA ARCHITECTURE
6418 E TANQUE VERDE RD SUITE 102
TUCSON AZ 85715
P.O.BOX 41644 TUCSON AZ 85717
TEL (520) 546-0350 FAX (520) 886-2472
www.esquema-arch.com

SCHOCKET

INA RD.

APPENDIX 3 EXHIBIT

APPENDIX

4. The Preliminary Integrated Water Management Plan (i.e. the PIWMP)

Schocket – Ina Road Rezoning
Preliminary Integrated Water Management Plan

1. Water Context/Map

The subject development is adjacent to the Tucson Water Department obligated service area on three sides. The subject property is not included, nor within the service area of any other provider. Contact was made with the Tucson Water Department about service, their response was that the property is in the City's official 'expansion area' and that before an expansion can take place a Pre-Annexation & Development Agreement (i.e. PADA) would have to be executed. That process has been started and should be successfully completed prior to the hearing before the Planning & Zoning Commission. Exhibit 1 is a map of the property within a ½ mile radius showing the service areas of both the Tucson Water Department and the Metropolitan Water Company, based on Pima County Mapguide information. It also shows the Section Grid layers. Exhibit 2 is a letter from the Tucson Water Department indicating the status of the subject property as of May 4, 2015.

2. Brief Description of Property's Existing and Historic Water Use

The property is currently undeveloped and has never been developed. Consequently, the property has no existing or historic water use.

3. Description of Property's Proposed Water Use

The Plan is to develop the property as a three building office project with a total of 33,000 square feet of leasable space. No more than half of that square footage will be occupied by medical-dental office with the remainder being occupied by general office tenants. The plan is to serve the three office buildings with potable water served by the Tucson Water Department. There will be limited landscaped and irrigated areas around the buildings and then in bufferyards along the two frontage streets. There will be no recreation. It is anticipated that the entire project will be built out in one phase.

4. Description of Water Supply Options and Proposed Method of Delivery

The proposed water supply will be form Tucson Water. Once a PADA is executed it is expected that that department will issue a 'will serve' letter. Tucson Water has water mains in both Ina Road and 1st Ave, so there will be easy access to a connection. See Site Analysis Report Exhibit I-G for the location of these lines. The designated water provider, i.e. Tucson Water, has an assured water supply designation from the State of Arizona Department of Water Resources. Once Tucson Water issues a 'will serve' letter for this project, a copy of that letter will be inserted into the Appendix 4 and enclosed as Exhibit 3.

5. Water Demand Projections

5A. The planned zoning for the property is TR and the use is office with a total of 33,000 square feet of leasable space within three buildings. The ADWR Demand Calculator indicates commercial development generates a demand of 2.25 acre feet per acre. Multiplying that number with the gross site area of 7.37 acres the project would use 16.58 acre feet of water. However, using the gross site area the water useage should most likely be over stated. If you use the 4.2 acre net project area (i.e. the gross area less the planned open space) the water demand would be 9.45 acre feet. That demand amount would go down even further if only the combined area of the buildings and landscaped areas area was used, but since the numbers already presented are below any threshold amount that is not necessary.

5B. The water conservation requirements will be satisfied by a commitment to obtain certification under the Pima County Green Building program, employing both indoor and outdoor conservation measures. The detention basin will satisfy the project's water harvesting goals, which will play into the water conservation calculation.

6. Proximity to Renewable and Potable Water Supplies

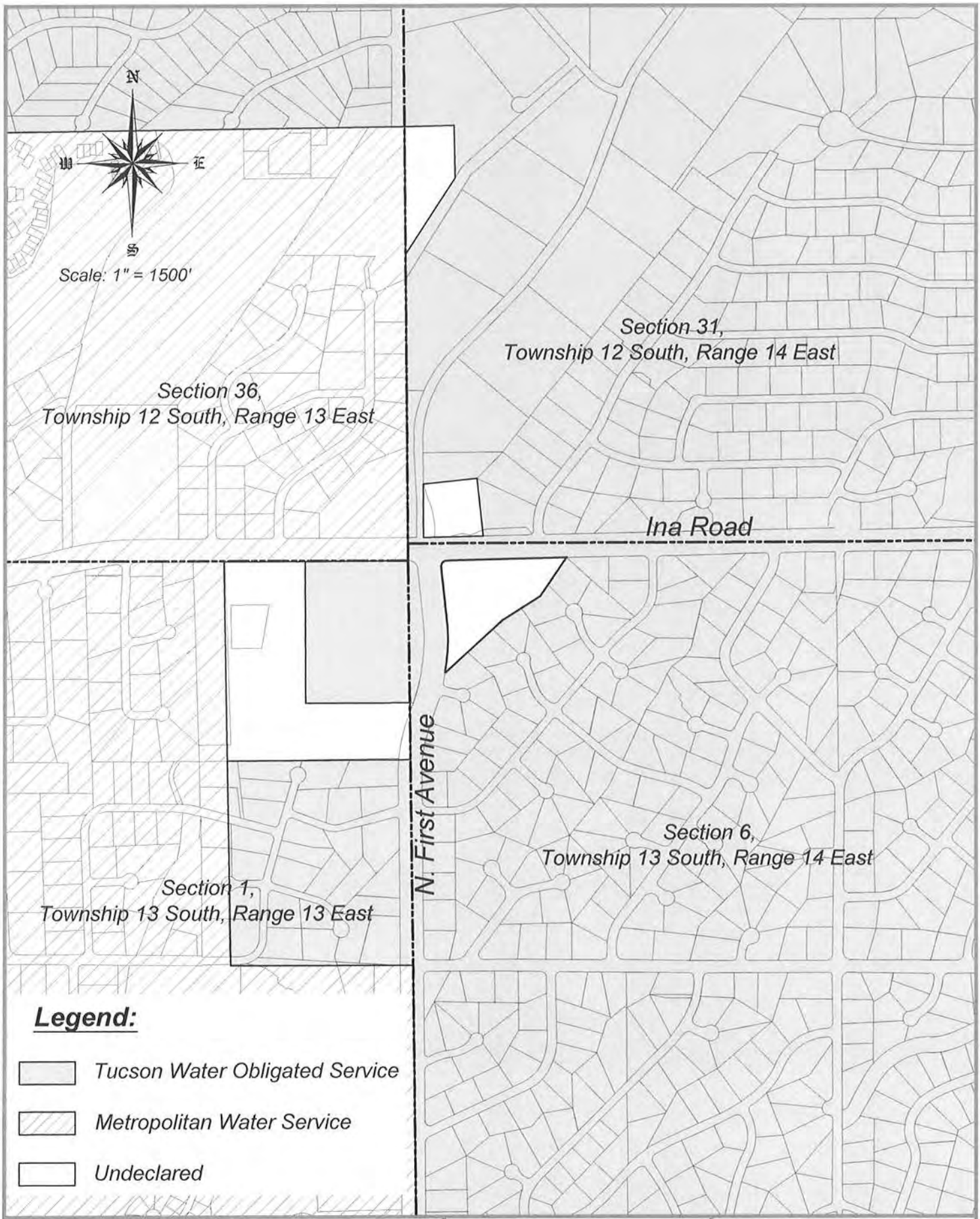
The Estimated Baseline Water Demand is less than 50 acres-feet/year and the project does have legal and physical access to Tucson Water water mains. Therefore the mapping described in this section is not required. As stated in Section 4 the connection to the Tucson Water system will be to one or both of the adjacent mains, both within public right-of-ways.

Items 7-11

None of these Items apply since all three conditions at the bottom of Page 3 of the Site Analysis Report Checklist for this PIWMP do apply.

12. Drawdown Analysis

This Item does not apply since the proposed project will not use 50 acre-feet / year and there is legal and physical access to a renewable source of potable water.



MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
APN: 108-05-1380
Section 6, Township 13 South, Range 14 S,
Pima County, Arizona

PIWMP
Exhibit 1