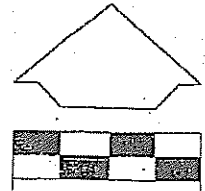
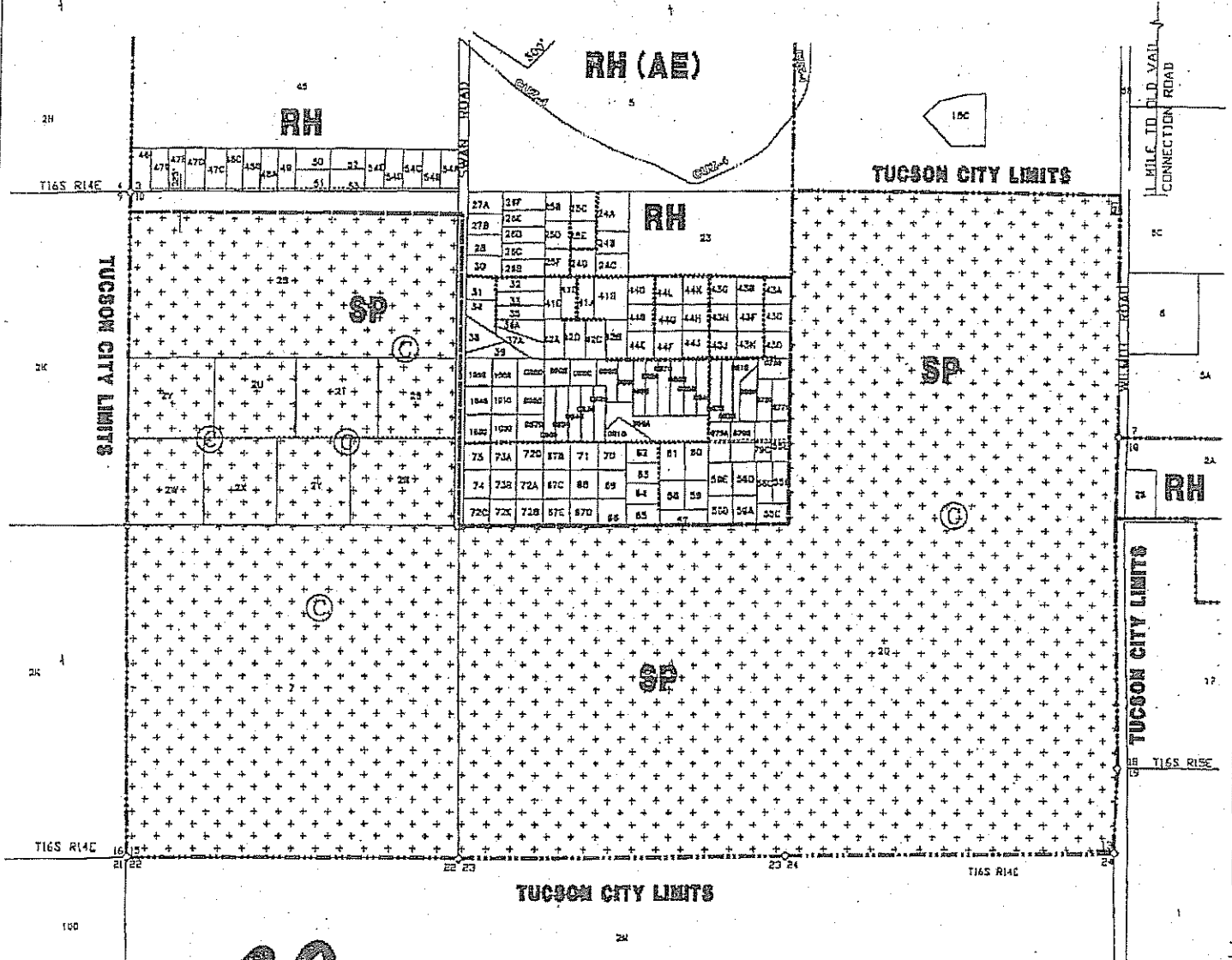


EXHIBIT A

AMENDMENT NO's. 3, 2 & 129 BY ORDINANCE NO. 2005-2
 TO PIMA COUNTY ZONING MAP NO's. 189, 248 & EPC TUCSON, AZ.
 PARCELS 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 7 & PORTION OF 2B.
 BEING ALL OF SECTIONS 12, 13, 14, & 15 AND PART OF SECTION 10
 T16S R14E.



ADOPTED: January 4, 2005 EFFECTIVE: January 14, 2005



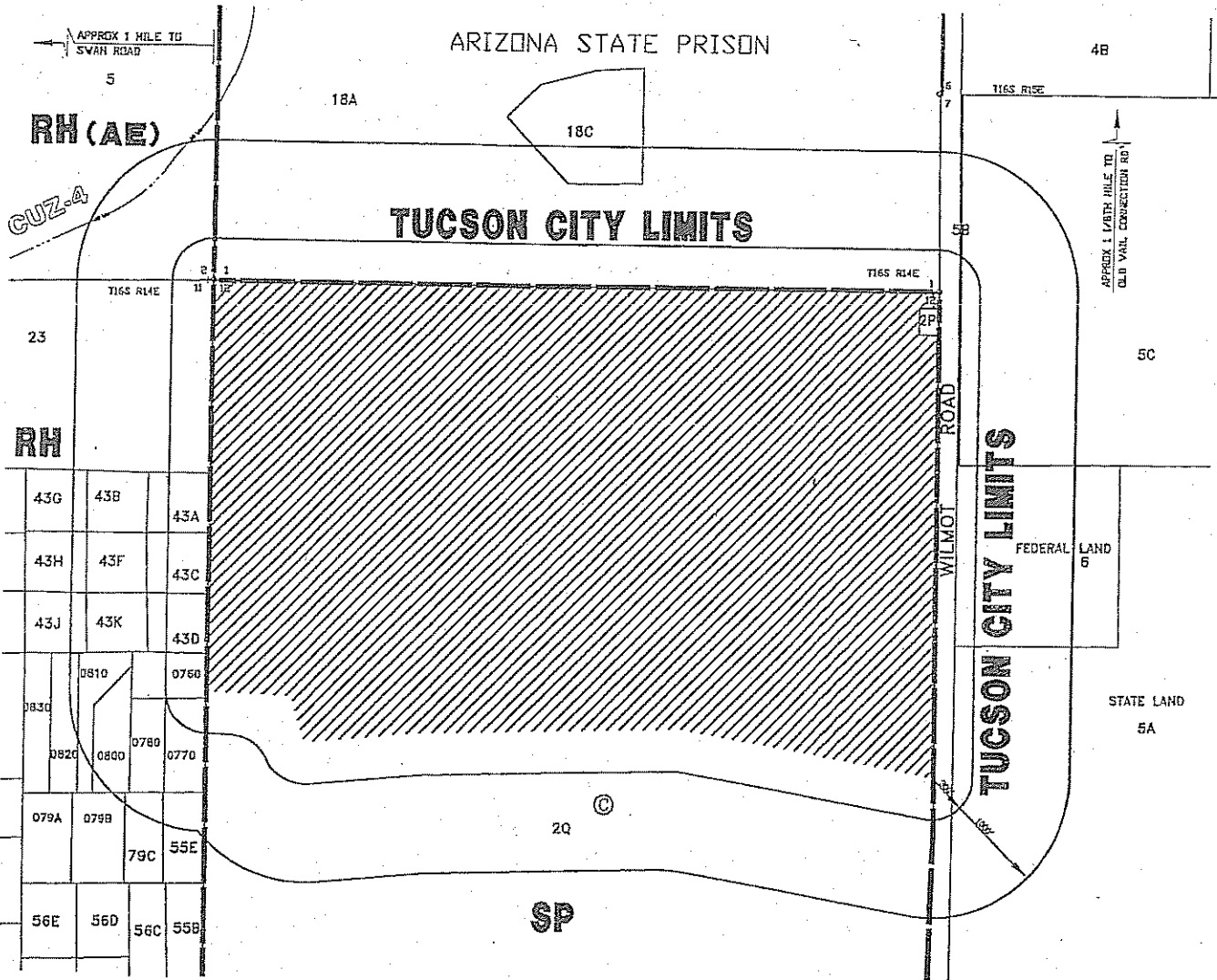
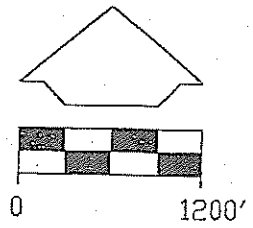
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION


© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM RH 3200.0 ac±
 ds-NOVEMBER 1, 2004


C023-04-01
 C07-00-20
 303-09-002Q, 002R,
 002S, 002T, 002U,
 002V, 002W, 002X,
 002Y, 0070, &
 PTN OF 303-09-002B

TUCSON OFFICIAL

EXHIBIT B



Petition area 

Notification area 

BASE MAP 188, 189, 247, 248

Notes MODIFICATION (SUBSTANTIAL CHANGE) OF SPECIFIC PLAN
REQUIRES SURVEY PRIOR TO ORDINANCE.

Tax codes Portion of
303-09-0020

Date 05/05/10
 Drafter DS

File no. C023-04-01
SWAN SOUTHLANDS SPECIFIC PLAN

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

EXHIBIT C

SOUTH WILMOT LAND INVESTORS, LLC

2200 E. River Road, Suite 115
Tucson, AZ 85718
(520) 577-0200 / fax (520) 299-5602

May 12, 2010

Mr. Arlan Colton
Planning Director
Pima County Development Services Department
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

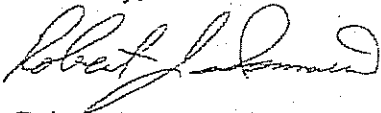
Subject: C023-04-01 Swan Southlands Specific Plan Modification

Dear Arlan:

Pursuant to our teleconference yesterday afternoon, we request that correctional facility uses be a conditional use allowed within Parcel "D3" of Section 12, subject to a Type 3 Conditional Use Permit, and, provided that any such use be located no closer than 1,320 east of the western property line of Section 12 and additionally provided that, if such conditional use is approved in the eligible area, then the westernmost 1,320 feet of "D3" shall remain as open space.

We trust this information is sufficient for your needs. Please feel free to contact us should you have any questions.

Sincerely,



Robert J. Iannarino
Project Manager

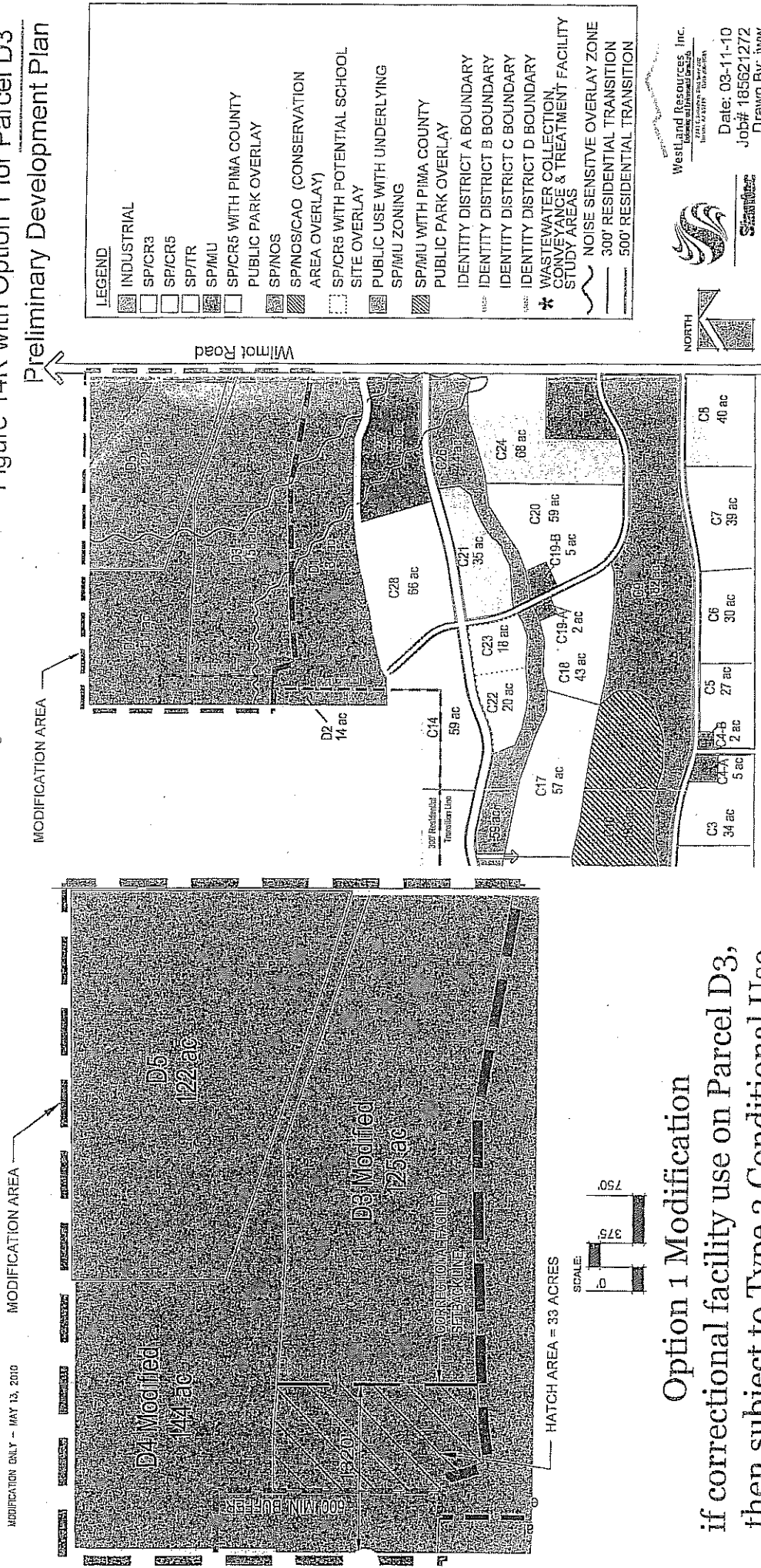
RJL

EXHIBIT D

"Identity District D Modification

Swan Southlands
 Pima County, Arizona

Figure 14R with Option 1 for Parcel D3
 Preliminary Development Plan



Option 1 Modification

if correctional facility use on Parcel D3, then subject to Type 3 Conditional Use Permit and add 33-acre open space buffer (to existing 500' buffer)

Current Modification

Westland Resources, Inc.
 2011 S. RIVER ROAD, SUITE 100
 PHOENIX, AZ 85024
 Date: 03-11-10
 Job# 185621272
 Drawn By: jvw

Westland Resources, Inc.
 2011 S. RIVER ROAD, SUITE 100
 PHOENIX, AZ 85024
 Date: 03-11-10
 Job# 185621272
 Drawn By: jvw

Westland Resources, Inc.
 2011 S. RIVER ROAD, SUITE 100
 PHOENIX, AZ 85024
 Date: 03-11-10
 Job# 185621272
 Drawn By: jvw



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701-1207

Carmine DeBonis, Jr.
Director

PH: (520) 740-6800
FAX: (520) 623-5411

Letter of Understanding
January 28, 2008

This letter serves as the administrative approval for the conceptual land use plan for Phase I of Verano as provided in the Swan Southlands Specific Plan (Co23-04-01). This letter also provides additional developer commitments for Community Scale / Employment and Commercial and Neighborhood Scale / Community Commons Mixed Use (MU) site designations in Section 10 of the Swan Southlands (Verano) Specific Plan (Co23-04-01) and additional, limited (as specified) commitments that apply to Sections 12, 13, 14, 15.

The developer shall reserve the minimum acreage as described in this letter for uses and activities set forth in this letter. Nothing in this letter commits the developer to construct the designated sites and/or subsidize the operations of anything above and beyond that already required by the Swan Southlands Specific Plan, development agreement and ordinance, in the reserved or designated sites.

Upon execution of this Letter of Understanding, the letter and the attached Exhibits will serve as a 2008 documentation of "Administrative Modification" as provided for in the Swan Southlands Specific Plan (Co23-04-01). Phase 1A, 1B and 2, of the Summit Village Identity District located in Section 10, as shown on Exhibit 1 has been reviewed by the Planning Director and Staff and deemed consistent with the Swan Southlands Specific Plan. The required technical studies for Phase 1A, 1B, and 2 will be completed per the conceptual land use plan, the attached concurrence letter from County Transportation, signed 7/23/08 (Exhibit 3), the corresponding letters (attached herewith) from County Regional Wastewater Reclamation, dated 11/10/08 (Exhibit 4), and County Flood Control dated 6/14/07 (Exhibit 5), along with Administrative Modification approval and will be made part of the Swan Southlands Specific Plan record on file with Pima County Development Services. Pima County Departments' acknowledge concurrence with the conceptual land use plan for Phase 1A, 1B and 2 of Summit Village Identity District located in Section 10. (Exhibit 7).

Three types of Mixed Use sites in the Specific Plan:

I. Community Scale / Employment & Commercial

Section 10:

A minimum of 15 acres for non-residential "Employment & Commercial" uses shall be reserved in Section 10. The subject 15 acres shall be configured in a nodal form and located adjacent to the proposed Swan Road re-alignment as shown on the conceptual map (Exhibit 1). The 15 acres do not include TR-designated parcels. The site shall be designated at the time of initial block or subdivision platting by showing the Employment & Commercial MU development parcel on the plat or via the appropriate plat note, in a manner acceptable to the Subdivision Coordinator and referencing this letter of understanding (Exhibit 2). The various types of Employment & Commercial

shall be planned to promote shared use opportunities and non-vehicular access. At developer's discretion, any of the "possible sites" can be reserved in Section 10. The reserved sites can be relocated consistent with the Swan Southlands Specific Plan, Development Agreement, Ordinance and this Letter of Understanding.

Possible sites: Parcels A24, A25, A28, A09, A10, A11, A22, A23, A30 (if A24 is E&C) or Parcels A02, A31, A32, only if comparably replaced elsewhere with TR.

Other sections:

A minimum of 20 total combined acres of non-residential, "Employment & Commercial" uses shall be designated, at developer's discretion, at one or more sites, within Sections 12, 13, 14 or 15. The 20 acres do not include TR-designated parcels. A minimum of one site will be located on Wilmot Road.

Based on the above, the total designated community scale Employment & Commercial uses totals a minimum of 35 acres.

II. Neighborhood Scale / Community Commons

In addition to the reservation of Community Scale Employment and Commercial, the developer shall reserve the minimum acreage for Neighborhood Scale / Community Commons as described in this letter for uses and activities set forth in this letter. Nothing in this letter commits the developer to construct the designated sites and/or subsidize the operations of anything above and beyond that already required by the Swan Southlands Specific Plan, development agreement and ordinance, in the reserved or designated sites.

The definition of "community commons" for the purpose of this LOU is neighborhood scale community gathering places and/or neighborhood scale business. Primary uses include but are not limited to, community service agencies, churches, public safety facilities, transportation linkage facilities, neighborhood support commercial, including convenience retail, interim or seasonal uses. Secondary uses, include, but are not limited to open space, private/charter schools, and pocket parks. A mix of Primary and Secondary Uses is anticipated and acceptable. A Secondary use should not preclude the ability of a Primary Use to locate in an available portion of the Neighborhood Scale / Community Commons. Uses may include other comparable uses that function as Neighborhood Scale/Community Commons uses as allowed in the SP/MU Swan Southlands Specific Plan or those deemed analogous via Administrative Approval. Uses within Neighborhood Scale / Community Commons that are also agreed upon by Pima County Natural Resources and the Parks and Recreation Department, may be eligible for a credit adjustment as outlined in the attached concurrence letter dated June 19th, 2008 (Exhibit 6).

Section 10:

A minimum of 5 acres for non-residential, "community commons" uses shall be designated. The 5 acres does not include TR-designated parcels. The site shall be designated at the time of initial block or subdivision platting by showing the Neighborhood Scale MU designated development parcel on the plat or via the appropriate plat note referencing this letter of understanding, in a manner agreeable to the Subdivision Coordinator. (Exhibit 2). The types of Mixed Uses shall be planned to promote shared use opportunities and non-vehicular access. The reserved sites can be relocated consistent with the Swan Southlands Specific Plan, Development Agreement, Ordinance and this Letter of Understanding.

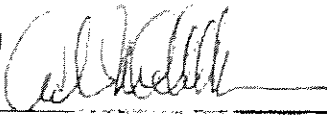
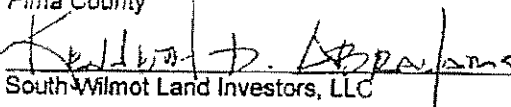
Other sections:

A minimum of 5 acres of non-residential, "community commons" shall be designated in each of Section 15, 14, and 13. The 5 acres in Sections 15, 14 and 13 do not include TR-designated

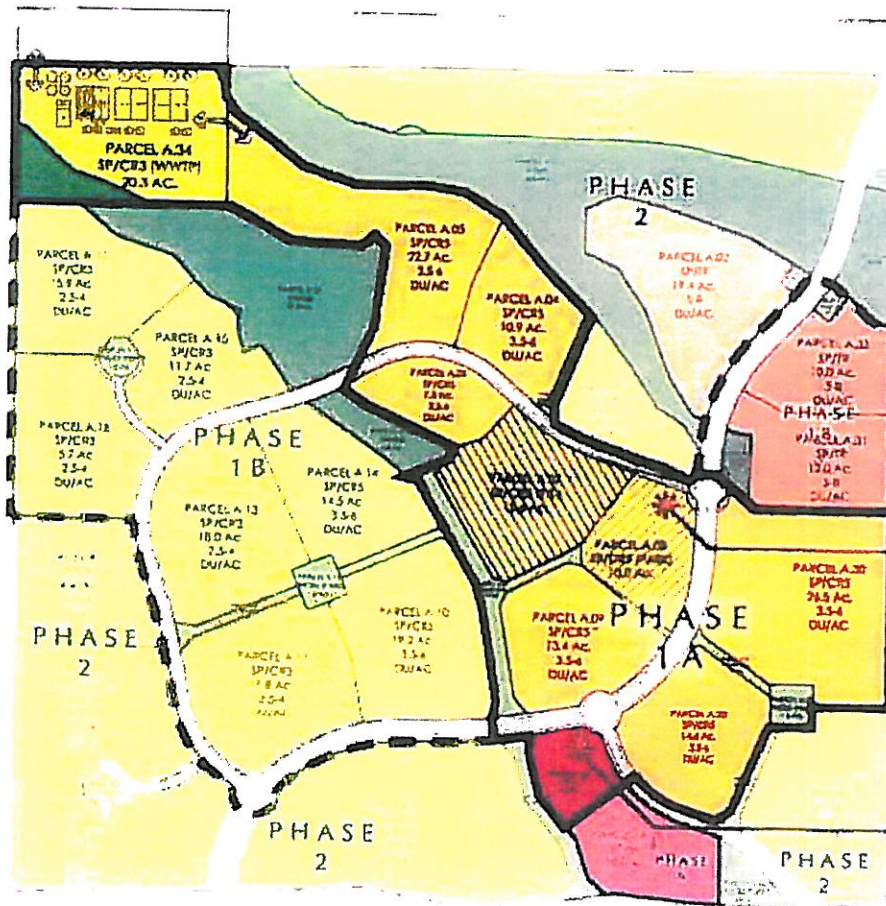
parcels. The site shall be designated at the time of initial block or subdivision platting by showing the Neighborhood Scale MU designated development parcel on the plat or via the appropriate plat note referencing this letter of understanding in a manner acceptable to the Subdivision Coordinator. (Exhibit 2). The types of Mixed Uses shall be planned to promote shared use opportunities and non-vehicular access. The reserved sites can be relocated consistent with the Swan Southlands Specific Plan, Development Agreement, Ordinance and this Letter of Understanding.

iii. Residential Scale / Home-based

In addition to the reservation of Community Scale / Employment and Commercial and Neighborhood Scale / Community Commons, the developer agrees that the Covenants, Conditions and Restrictions (CCRs) for the Swan Southlands Specific Plan shall not prohibit appropriate home-based, live-work businesses in the areas designated SP/MU, SP/CR-3, SP/CR-5, and SP/TR. Appropriate home-based, live-work businesses are defined as those which comply with Home Occupations in Section 18.09.030 as may be amended or tele-commute uses deemed analogous.

Agreed  Date: 2/13/09
Pima County
 Date: 2/13/09
South Wilmot Land Investors, LLC

Attachment: Section 10 Land Use Plan dated 1-22-09 (see attached)



PHASE 1A SUMMARY

Development Phase	Parcel Number	Proposed Zoning	Green Acres	Net Acres	Target Density	Target Units	
1A	A.01	SP/CR3	11.1	18.9	2.4	21	
	A.02	SP/CR3	22.3	22.7	3.0	134	
	A.03	SP/CR3	6.0	7.8	1.3	44	
	A.04	SP/CR3	76.4	18.2	2.2	9	
	A.05	SP/CR3	11.7	16.2	4.8	8	
	A.06	SP/CR3	16.1	18.2	3.0	89	
	A.07	SP/CR3	16.4	16.4	3.0	23	
	A.08	SP/CR3	1.8	1.8	2.0	6	
	A.09	SP/CR3	27.8	28.3	3.2	124	
	A.10	SP/CR3	24.3	29.3	6.8	6	
	TOTAL			218.3	228.3		325

PHASE 1B SUMMARY

Development Phase	Parcel Number	Proposed Zoning	Green Acres	Net Acres	Target Density	Target Units
1B	A.11	SP/CR3	20.4	19.2	5.1	111
	A.12	SP/CR3	19.8	17.8	2.3	62
	A.13	SP/CR3	1.4	1.8	0.8	8
	A.14	SP/CR3	18.8	18.2	7.8	85
	A.15	SP/CR3	14.8	14.1	6.0	72
	A.16	SP/CR3	18.2	11.7	3.8	46
	A.17	SP/CR3	1.2	1.8	0.8	7
	A.18	SP/CR3	18.8	29.0	2.8	48
	A.19	SP/CR3	18.8	16.2	3.5	86
	A.20	SP/CR3	18.8	12.0	1.1	28
	A.21	SP/CR3	11.0	18.8	1.1	28
	TOTAL			180.3	137.3	

PHASE 2 SUMMARY

Development Phase	Parcel Number	Proposed Zoning	Green Acres	Net Acres	Target Density	Target Units	
2	A.22	SP/CR3	22.2	21.1	2.0	87	
	A.23	SP/CR3	22.8	18.2	2.4	71	
	A.24	SP/CR3	1.8	3.3	1.4	11	
	A.25	SP/CR3	18.2	24.4	1.3	26	
	A.26	SP/CR3	20.0	18.8	2.4	72	
	A.27	SP/CR3	1.8	1.0	0.0	7	
	A.28	SP/CR3	20.0	11.1	2.0	49	
	A.29	SP/CR3	26.3	28.3	3.2	135	
	A.30	SP/CR3	1.7	1.7	0.0	1	
	A.31	SP/CR3	18.8	18.3	2.1	119	
	TOTAL			188.3	162.3		631

LEGEND

- SP/CR3
- SP/CR1
- SP/CR2
- SP/CR4
- SP/CR3 WITH PIMA COUNTY PUBLIC PAID OVERLAY
- SP/CR5
- SP/CR6 (CONSERVATION AREA OVERLAY)
- SP/CR3 WITH POTENTIAL SCHOOL S OVERLAY
- PUBLIC USE WITH UNDERLYING SP/CR3 OVERLAY
- SP/CR3 WITH PIMA COUNTY PUBLIC PAID OVERLAY
- PRIVATE PAGES/LINEAGES
- NOISE SENSITIVE OVERLAY ZONE

★ RETAIL USES TO BE DETERMINED BY MARKET NEEDS AT TIME OF DEVELOPMENT WITHIN IDENTITY DISTRICT

★★ SHOULD COMMUNITY COMMONS USAGE REQUIRE ADDITIONAL ACRES, APPROPRIATE LOCATIONS WILL BE EVALUATED BASED ON NEED

SECTION 10 NOS SUMMARY

Parcel Number	Proposed Density	Green Acres	Net Acres
A.22	SP/CR3	22.2	21.1
A.23	SP/CR3	22.8	18.2
A.24	SP/CR3	1.8	3.3
A.25	SP/CR3	18.2	24.4
A.26	SP/CR3	20.0	18.8
A.27	SP/CR3	1.8	1.0
A.28	SP/CR3	20.0	11.1
A.29	SP/CR3	26.3	28.3
A.30	SP/CR3	1.7	1.7
A.31	SP/CR3	18.8	18.3
TOTAL		205.3	162.3

VERANO

EXHIBIT 1
SECTION 10 LAND USE PLAN



EXHIBIT 2

Draft Plat Note Verano Mixed Use Letter of Understanding:

Community Scale / Employment and Commercial:

Consistent with the Letter of Understanding executed December 17, 2008, a minimum of 15 acres of non-residential shall be reserved in a nodal form within Section 10 along the proposed Swan Road alignment.

Consistent with the Letter of Understanding executed December 17, 2008, a minimum of 20 acres of non residential shall be reserved at one or more sites within Section 12, 13, 14 or 15. A minimum of one site will be located on Wilmot Rd.

Neighborhood Scale / Community Commons Mixed Use:

Consistent with the Letter of Understanding executed December 17, 2008, a minimum of 5 acres of non-residential "community commons" shall be designated in each of the following Sections: 10, 13, 14, and 15.

EXHIBIT 3

DIAMOND
VENTURES

July 2, 2008

Mr. Ben Goff
Manager, Transportation Systems Division
PIMA COUNTY DEPARTMENT OF TRANSPORTATION
201 N Stone Avenue
Tucson, Arizona 85701

SUBJECT: Transportation related issues associated with our
Verano (aka Swan Southlands) Project - Co23-04-01

Dear Ben:

The purpose of this letter is to recap and memorialize the discussions and agreements of our June 25, 2008 meeting regarding the above referenced project and to further embellish strategic criteria approved as part of our August 2, 2008 concurrence letter.

The April 10, 2008 Verano Master Plan Community documents presented to you culminated our most recent efforts of enhancing the land use and circulation plan while remaining consistent with the obligations dictated in the approved *Swan Southlands Specific Plan* adopted under Ordinance 2005-2. That effort included strengthening the framework for logical implementation of our phased transportation improvements over the life of the development. (The aforementioned April 10th documents have also been presented to Mr. Huckelberry, Mr. Bernal and key department heads in Planning, Flood Control and Development Services).

While we won't burden you with a full recap of our August 2, 2008 letter, it is prudent to reinforce the general content of said letter as it relates to the key transportation obligations placed within the *Swan Southlands Specific Plan* via the *Master Transportation and Financing Plan (in Specific Plan Appendix Section under separate cover)*. These obligations were further defined in the recorded *Development Agreement (DA)*.

As you know, appropriate text in both documents allowed for variations in the offsite transportation commitments (specifically Swan, Wilmot and Kolb), along with re-sequencing of the construction of said improvements upon concurrence by the County Transportation Department as part of the review and approval of the appropriate updates to the *Master Transportation Financing Plan*, and any supplemental Traffic Impact Analysis (Reference paragraphs 3.1.2, 3.1.4 and 3.9 of the DA).

That being said, we offer the following summation of the transportation points discussed, and agreed upon, with respect to the variations and re-sequencing of Verano's transportation obligations:

2300 EAST RIVER ROAD SUITE 115 TUCSON, ARIZONA 85718-6586
520/577-0100 phone • 520/299-5602 fax • www.diamond-ventures.com

- The westerly re-alignment of Swan Road as it traverses Sections 10 and 15 of the Verano property remains consistent with the transportation elements established as part of the approved *Specific Plan* and County DOT considers this change allowable under the Administrative Modifications conditions defined in Section III-7.a. of the *Specific Plan*.
- In conjunction with the above, DVI/South Wilmet Land Investors will no longer be obligated to construct Swan Road improvements along the original "Section Line" alignment fronting Sections 10, 14 and 15 of Verano, but dedication of appropriate Right-of-Way (150 foot ROW) remains a requirement. The actual timing of the ROW dedication will be tied to the actual planned construction of Swan Road southerly from the south boundary of the Verano Development to Sahuarita Road.
- Wilmet Road, recently acknowledged by the County, City, PAG and ADOT as the Arterial Roadway Corridor having "regional significance", now becomes the primary off-site transportation arterial serving Verano and is acknowledged by County DOT as remaining consistent with transportation infrastructure requirements for Verano. DVI/SWLI commits to the staged implementation for the design and construction of Swan Road and Wilmet Road as conceptually outlined in the April 10, 2008 transportation exhibits (attached herewith), subject to the formal review and approval by County DOT as part of the updated *Master Transportation and Financing Plan*.
- In concert with DVI/SWLI's commitment to construct off-site improvements on Wilmet Road, any and all obligations by DVI/SWLI to plan, design, and construct Kolb Road as noted in the original *Master Transportation and Financing Plan* and further dictated in the *Development Agreement*, are hereby eliminated as part of the Verano Development. The update to the *Master Transportation and Finance Plan* will thus no longer reflect any reference to Kolb Road.
- As part of the initial Phase I Improvements in Section 10, County agrees to have DVI/SWLI, or its design consultant, present recommended safety improvements and/or shoulder enhancements to the existing reach of Swan Road, such reach being defined as that portion of Swan Road commencing from the northern property line of Section 10 to the intersection of Los Reales Road.
- With respect to a key assumption inherent to the calculation of trip generations presented within the *Master Transportation and Finance Plan* update, given that Verano is a multi-use development with residential, commercial, recreational and other facilities, it is expected that some trips will remain internal to the site, or that trips to commercial areas will be made as intermediate stops on home to work trips. Therefore, the project's external trip generation may be reduced to account for internal capture and pass-by trips using the guidelines by ITE in the Trip Generation Handbook.
- The Department of Transportation (DOT) will be eliminating the San Xavier and Mountain View impact fee benefit areas and will be making a single impact fee area which includes Verano. Accumulated credits/reimbursables generated from the impact fees collected in Sections 10, 12, 13, and 14 of Verano will cover offsite transportation obligations on Wilmet. Credit/reimbursements generated from impact fees for Section 15 of Verano will be obligated to cover Swan Road offsite improvements.

◦ The initial Traffic Impact Analysis (TIA) can be deferred until such time that the Phase I Plat is submitted, as the *Transportation Planning and Financing Plan* will provide the master framework.

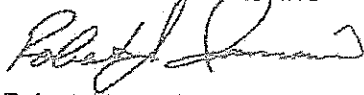
This letter will act as a follow-up concurrence letter to the August 2nd, 2008 letter, in order to allow us to move forward on updating the *Transportation and Financing Master Plan* with said plan serving as the technical background document leading up to the formal amendment of the transportation obligations dictated by the *Specific Plan and the Development Agreement*.

Should you concur to the above, please indicate by signature below.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

DIAMOND VENTURES, INC



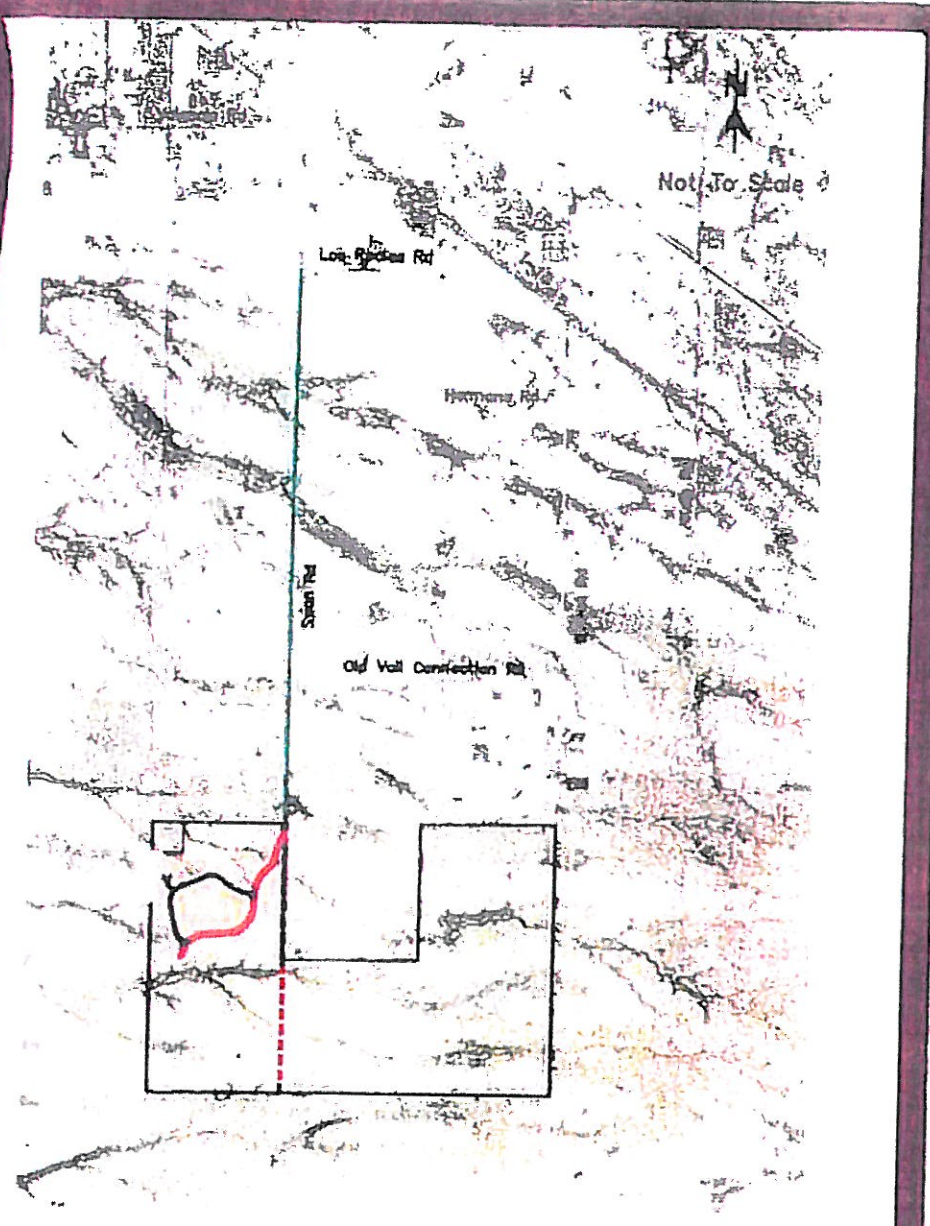
Robert J Iannarino, Vice President
On behalf of South Wilmot Land Investors, LLC
It's: Manager

RJI/pjb

CONCURRENCE:

By: BAJ

Date: 7/23/08



IMPACT FEES COLLECTED

Year	Location	Length	Daily Usage	Impact Fee
2015	Verano	0.75	100	\$ 4,500.00
2016	Verano	0.75	100	\$ 4,500.00

ROAD IMPROVEMENT COST AND RESPONSIBILITIES

Year	Location	Length	Improvement	Cost	Responsible Party
2015	Verano	0.75	Improved Two-Lane Road	\$ 4,500.00	Verano

*Assumes 2015 per mile with 2016 distribution (0.75-MILE PER MILE for 2015 and 0.75-MILE PER MILE for 2016)

VERANO PHASES

Phase 1	Phase 6
Phase 2	Phase 7
Phase 3	
Phase 4	

LEGEND

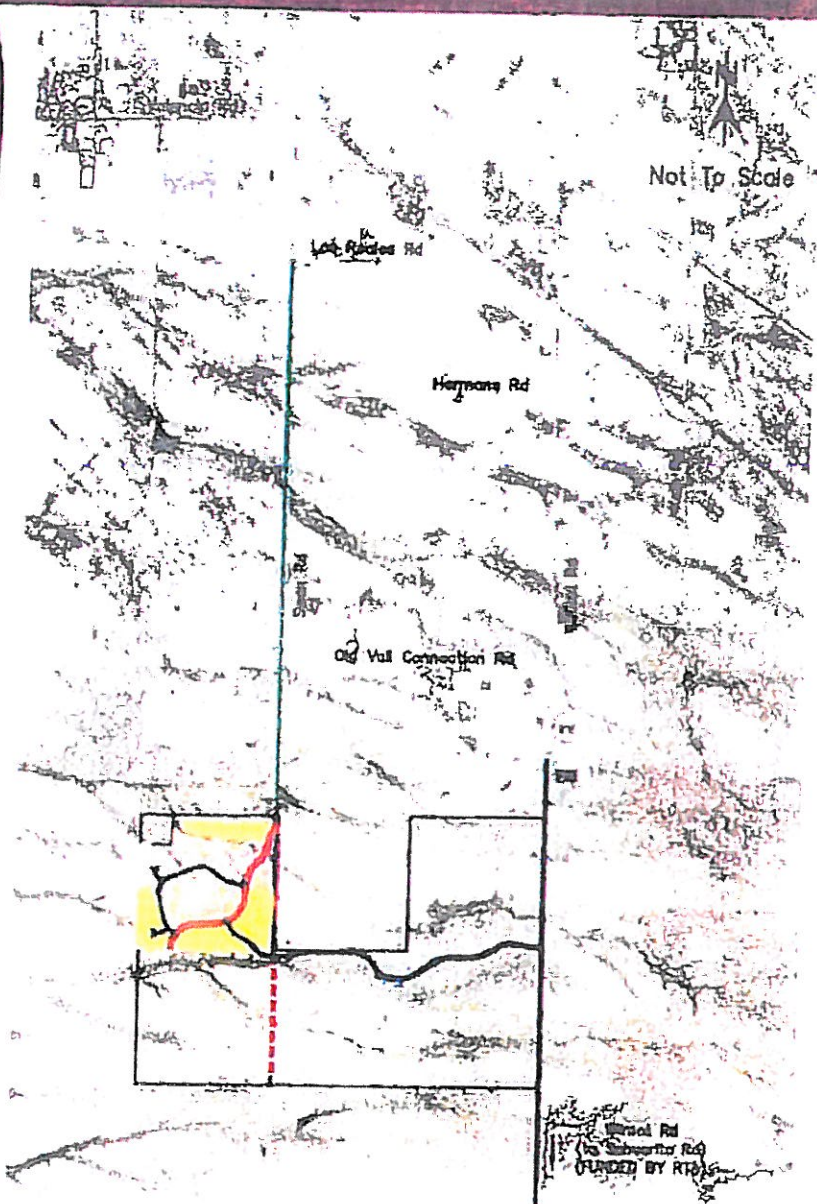
- Reserved R/W
- Dedicated R/W
- Safety Improvements
- Improved Two-Lane Road
- Improved Four-Lane Road

**VERANO
TRANSPORTATION
FINANCING PLAN**

**FIGURE 1
2015 TRANSPORTATION
IMPROVEMENTS**

Note:
Improvements shown are subject to a preliminary analysis and will be verified in the Transportation Financing Plan and Work Study.

APRIL 2008



IMPACT FEES COLLECTED

Year	Location	Area	Imp. Phase	Impact Fee
2008	Verano	1,100	Phase 1	\$1,100,000
2009	Verano	1,100	Phase 2	\$1,100,000
2010	Verano	1,100	Phase 3	\$1,100,000
2011	Verano	1,100	Phase 4	\$1,100,000

ROAD IMPROVEMENT COST AND RESPONSIBILITIES

Year	Location	Project	Length (ft)	Improvement	Phase	Cost	Responsibility
2008	Verano	Lot 50000 Rd	1,100	Improved Two-Lane Road	1	\$1,100,000	Verano
2009	Verano	Hermans Rd	1,100	Improved Two-Lane Road	2	\$1,100,000	Verano
2010	Verano	Old Vail Connection Rd	1,100	Improved Two-Lane Road	3	\$1,100,000	Verano
2011	Verano	Grand Rd	1,100	Improved Two-Lane Road	4	\$1,100,000	Verano

* Amounts collected in the above table are based on the current impact fee schedule. Actual amounts may vary based on future legislative action.

VERANO PHASES

Phase 1	Phase 2	Phase 3	Phase 4
Phase 5	Phase 6	Phase 7	Phase 8

LEGEND

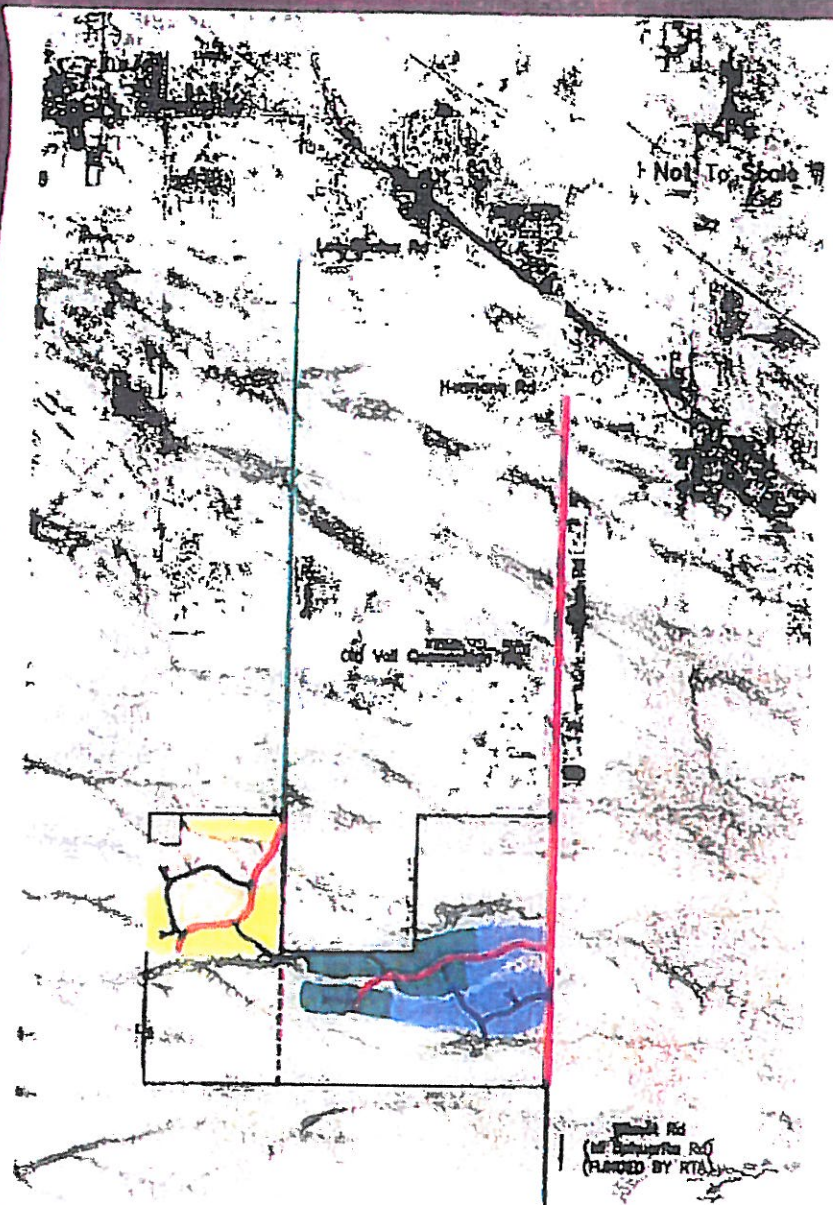
- Improved R/W
- Subsided R/W
- Safety Improvements
- Improved Two-Lane Road
- Improved Four-Lane Road

VERANO TRANSPORTATION FINANCING PLAN

FIGURE 2 2020 TRANSPORTATION IMPROVEMENTS

Note: Improvements shown are derived from a preliminary analysis and will be verified in the Transportation Planning, Policy and Traffic Study.

APRIL 2008



IMPACT FEES COLLECTED

Project	Year	Phase	Impact Fee	Quantity	Total
Hudson Rd	2008	Phase 1	1,000	2,000	2,000,000
		Phase 2	1,000	2,000	2,000,000
		Phase 3	1,000	2,000	2,000,000
		Phase 4	1,000	2,000	2,000,000
Old Mill Rd	2008	Phase 1	1,000	2,000	2,000,000
		Phase 2	1,000	2,000	2,000,000
		Phase 3	1,000	2,000	2,000,000
		Phase 4	1,000	2,000	2,000,000

ROAD IMPROVEMENT COST AND RESPONSIBILITIES

Project	Phase	Year	Cost	Responsibility								
Hudson Rd	Phase 1	2008	2,000,000	RTA								
					Phase 2	2008	2,000,000	RTA				
									Phase 3	2008	2,000,000	RTA
Old Mill Rd	Phase 1	2008	2,000,000	RTA								
					Phase 2	2008	2,000,000	RTA				
									Phase 3	2008	2,000,000	RTA

* Amounts are for all but the development phase. RTA will be responsible for the development phase (2009 and 2010) and 2011 and 2012 of the impact fees.

VERANO PHASES

Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4

LEGEND

- Reserved R/A
- Estimated R/A
- Safety Improvements
- Improved Two-Lane Road
- Improved One-Lane Road

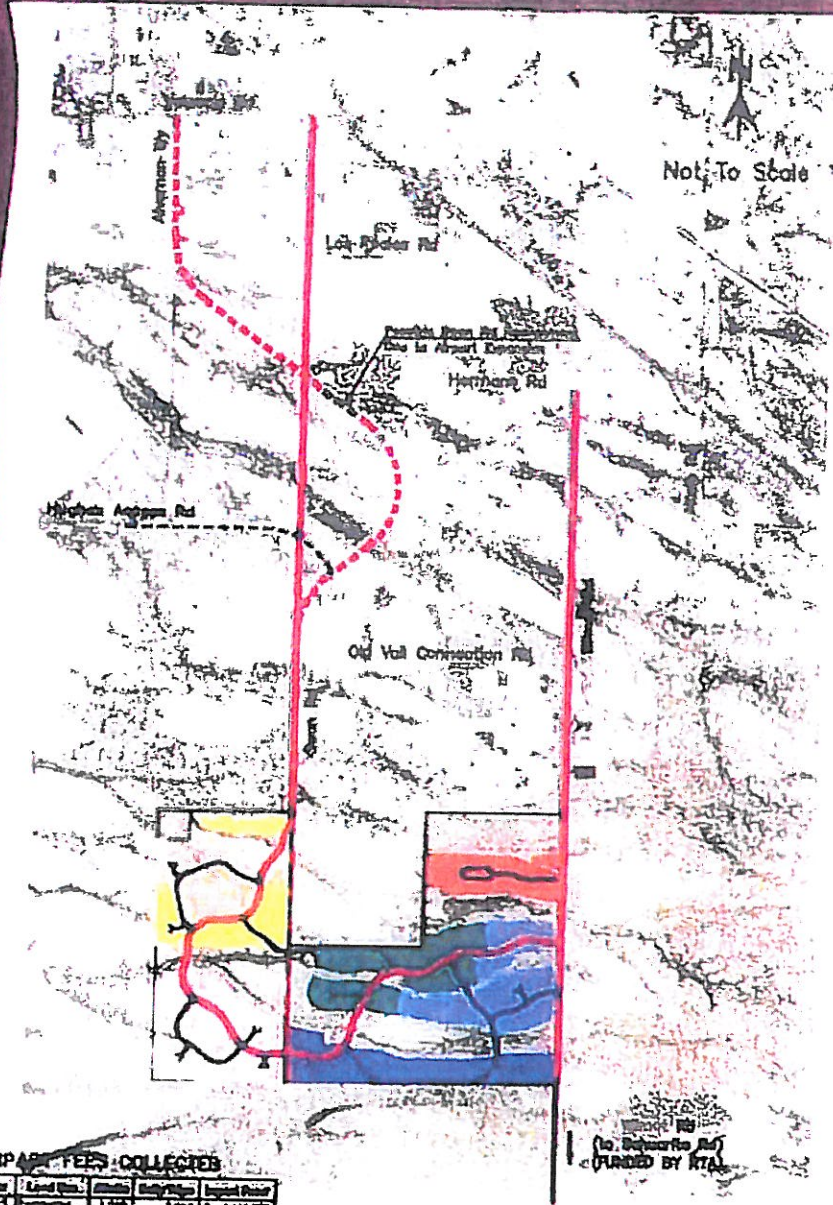
**VERANO
TRANSPORTATION
FINANCING PLAN**

**FIGURE 3
2025 TRANSPORTATION
IMPROVEMENTS**

Note:
Improvements shown are derived from a preliminary analysis and will be verified in the Transportation Planning Fee and Traffic Study.

APRIL 2008

VERANO



Not To Scale

IMPACT FEES COLLECTED

Year	Land Use	Area	Impact Fee	Total
2010	Residential	1,000	\$200	\$200,000
2011	Residential	1,000	\$200	\$200,000
2012	Residential	1,000	\$200	\$200,000
2013	Residential	1,000	\$200	\$200,000
2014	Residential	1,000	\$200	\$200,000
2015	Residential	1,000	\$200	\$200,000
2016	Residential	1,000	\$200	\$200,000
2017	Residential	1,000	\$200	\$200,000
2018	Residential	1,000	\$200	\$200,000
2019	Residential	1,000	\$200	\$200,000
2020	Residential	1,000	\$200	\$200,000
2021	Residential	1,000	\$200	\$200,000
2022	Residential	1,000	\$200	\$200,000
2023	Residential	1,000	\$200	\$200,000
2024	Residential	1,000	\$200	\$200,000
2025	Residential	1,000	\$200	\$200,000
2026	Residential	1,000	\$200	\$200,000
2027	Residential	1,000	\$200	\$200,000
2028	Residential	1,000	\$200	\$200,000
2029	Residential	1,000	\$200	\$200,000
2030	Residential	1,000	\$200	\$200,000
Total				\$40,000,000

ROAD IMPROVEMENT COST AND RESPONSIBILITIES

Year	Route	Segment	Length (km)	Improvement	#Lanes	Estimated Cost	Responsibility
2010	Avenida 17	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2011	Avenida 18	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2012	Avenida 19	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2013	Avenida 20	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2014	Avenida 21	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2015	Avenida 22	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2016	Avenida 23	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2017	Avenida 24	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2018	Avenida 25	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2019	Avenida 26	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2020	Avenida 27	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2021	Avenida 28	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2022	Avenida 29	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2023	Avenida 30	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2024	Avenida 31	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2025	Avenida 32	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2026	Avenida 33	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2027	Avenida 34	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2028	Avenida 35	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2029	Avenida 36	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
2030	Avenida 37	Segment 1	0.5	Resurfacing	2	\$1,000,000	Verano
Total						\$40,000,000	

* Average \$200 per sq ft for high-density residential (4000 sq ft per lot) and \$100 per sq ft for low-density residential (8000 sq ft per lot) at current demand.

VERANO PHASES

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
---------	---------	---------	---------	---------	---------	---------	---------

LEGEND

- Resurfaced R/W
- Resurfaced R/W
- Safety Improvements
- Improved Two-Lane Road
- Improved Four-Lane Road

**VERANO
TRANSPORTATION
FINANCING PLAN**

**FIGURE 4
2030 TRANSPORTATION
IMPROVEMENTS**

Note:
Improvements shown are derived from a preliminary analysis and will be verified in the Transportation Planning Plan and Traffic Study.

APRIL 2008

EXHIBIT 4



RECEIVED
NOV 13 2008

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

MICHAEL GRITZUK, P.E.
DIRECTOR

PH: (520) 740-6500
FAX: (520) 620-0195

November 10, 2008

Robert Iannarino
Vice President, Infrastructure/Development
Diamond Ventures, Inc.
2200 East River Road, Suite 115
Tucson, Arizona 85716-8588

RE: October 29, 2008 Meeting

Dear Bob:

I appreciated the productive discussion we had at our October 29, 2008 meeting with you and Mark Weinberg on the proposed wastewater conveyance and treatment facilities for the Verano Development. I also appreciated the participation of Carla Blackwell from the County's Development Services Department in the meeting. The Department would like to confirm the following points of agreement at the meeting and recommend follow-up on these points to bring our discussions to the successful conclusion. At the October 29 meeting we both agreed that:

- Due to anticipated Arizona Department of Environmental Quality (ADEQ) regulations based on the Ak-Chin situation, it is necessary that any wastewater reclamation facility (WRF) constructed at the Verano Development be a non-discharging facility. Diamond Ventures, Inc. representatives understood and accepted that condition and will work with this Department and Development Services staff to plan a reuse/recharge system to ensure that all effluent produced by the Verano Development and treated at the planned WRF will be reused and recharged on the Verano Development property without any discharges to area watercourses.
- Due to current economic conditions, Diamond Ventures, Inc. would like to re-evaluate and modify the existing start-up and phasing requirements for the WRF, as described in the Specific Plan and Development Agreement. The Department is open to accepting changes to the existing development phasing requirements and will work with Diamond Ventures, Inc. and its consultants to develop

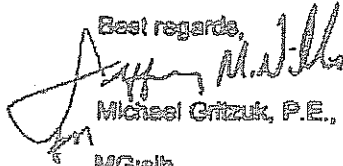
Mr. Robert Iannarino
Re: October 29, 2008 Meeting
November 10, 2008
Page 2 of 2

alternatives to the current planning, so long as any temporary or "throw-away" facilities that would be utilized in these alternatives are constructed and maintained at the sole cost of Diamond Ventures, Inc.

- The Department will confer with the County Administrator to determine the acceptable options for operation and ownership of the effluent distribution facilities and the alternatives for connection fee amount/assessment for the Verano Development.
- This Department, Development Services, and Diamond Ventures, Inc. will work together going forward – in light of the current and anticipated conditions in the housing market – to develop cost-effective solutions for all parties in the planning, design, construction and operation of these proposed sewer conveyance, treatment and reuse/recharge facilities. This cost-effective approach would also include consideration of the typical construction and operation costs of sub-regional reclamation facilities.

We also agreed to have a prompt follow-up between your consultants and our staff to revise and re-submit the three wastewater planning studies for the Verano Development based on the comments in my September 11, 2008 letter and the agreements above. To this end, please contact Eric Wieduwit and Jackson Jenkins directly to arrange working sessions and meetings as we agreed over the next several weeks to revise these documents to our mutual agreement. At that point in time, you and I can meet again and finalize these agreements and the studies along with a plan for the operational and ownership responsibilities, the financial arrangements, the legal agreements, and the necessary revisions to the PAG 208 Plan. They will keep me advised of progress made at your meetings.

Best regards,



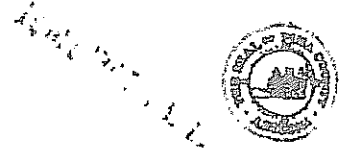
Michael Gritzuk, P.E., Director

MG:ajh

cc: John M. Bernal, Deputy County Administrator – Public Works
Jackson Jenkins, Deputy Director - Treatment
Eric Wieduwit, P.E., Deputy Director – Planning and Engineering
Ed Curley, Manager – Strategic Planning
Carla Blackwell, Deputy Director, Development Services Department



EXHIBIT 5



PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT
87 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797

SUZANNE SHIELDS, P.E.
DIRECTOR

(520) 243-1000
FAX (520) 243-1021

June 14, 2007

Mr. Robert J Iannarino
DIAMOND VENTURES, INC.
2200 E River Road, Suite 115
Tucson, Arizona 85718

Re: Lee Moore Watershed / Master Drainage Plan
for Verano (aka Swan Southlands)

Dear Robert:

As a follow-up to our March 27, 2007 meeting regarding the above, please accept this letter as your approval to proceed with the onsite Master Drainage Plan efforts for Verano. The Hydrologic modeling efforts for the Franco and Flato as part of the larger Lee Moore Watershed Study is complete and has been reviewed and approved by the Pima County Regional Flood Control District (RFCD). The modeling can be used as the basis for the Master Onsite Drainage Study.

As stipulated in Section 3.2.2 of the recorded Development Agreement, the Master Drainage Plan must be submitted prior to, or as part of, the tentative plat submittal for the first master block plat and be consistent with the Verano (aka Swan Southlands) Watershed Master Plan. As a condition for moving forward, the following items are allowable and may be addressed in the Drainage Plan:

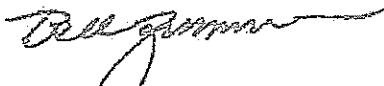
- The presentation of the results, relative to Verano, can be presented as part of an appendices report to the onsite Master Drainage Plan referencing the Flato/Franco results;
- The Master Drainage Study shall adhere to the conditions stipulated in Section 3.2.2 of the Development Agreement;
- Potential solutions will be addressed that include the development of "in-line" detention located upstream of primary roadway embankments/crossing such as Swan Road. The resulting detention improvements may allow for reduced amounts of subdivision in-tract basins and/or complete elimination of any onsite detention;

Mr. Robert J. Innarino
Lee Moore Watershed / Master Drainage Plan
for Verano (aka Swan Southlands)
June 14, 2007
Page 2 of 2

- Said improvements would also allow for 'credits' relative to the mitigation of upstream/downstream flooding conditions, reduction of drainage crossing sizes, reduction of downstream floodplain limits, etc. as stipulated in Section 3.2.3 of the Development Agreement;
- Actual results and potential benefits will be determined based on how the in-line roadway detention impacts the hydrology/hydraulics for those specific reaches of the Flato and Franco washes;
- Phasing of the improvements will be allowed and will be addressed in the Master Drainage Study as stipulated in Sections 3.2.2.1 and 3.2.3 of the Development Agreement;
- Inherent to satisfying certain regulatory requirements of Title 16 of the Pirra County Code, elements of the Riparian Mitigation and Restoration Program stipulated in Sections 3.3.7, 3.5, 3.5.1, 3.5.2 and 3.5.3 and acknowledgment of storm water harvesting efforts may be optional inclusions into the Master Drainage Plan;

If you have any questions or require additional information, please call me at (520) 243-1800.

Sincerely,

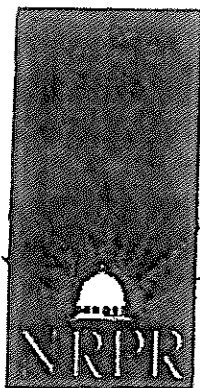


Bill Zimmerman,
Division Manager of Planning & Development

cc: Suzanne Shields, Director RFCO
Chris Cowein, Deputy Director RFCO

EXHIBIT 6

June 19, 2008



Pima County
Natural Resources,
Parks and Recreation

3500 West River Road
Tucson, AZ 85741

520.877.6000
520.877.6006 fax

www.pima.gov/nrpr

Rafael Payan
Director

*Inspiring greater
enjoyment of our
natural resources,
urban parks and
recreation programs.*

Ms. Patricia Storm, Vice President
Public Policy and Community Planning
Diamond Ventures, Inc.
2200 East River Road, Suite #115
Tucson, Arizona 85718

Dear Ms. Storm:

Thank you for your inquiry requesting clarification regarding Special Purpose Parks, Alternative Recreation Areas, and other opportunities as defined in Pima County's Recreation Areas in Residential Subdivisions Ordinance Design Manual.

As we understand your request, for two of your master planned communities—Vesano and Rocking K Ranch South—you are interested in exploring the possibility of complying with Pima County Zoning Code 18.69.090's requirement of providing 871 square feet of park acreage and associated amenities by allocating up to 50% of the required land, or comparable value for innovative uses. As you explained, the goal is to create gathering places and expand community programs and services through public, private and non-profit community partnerships. Securing conceptual concurrence from the Natural Resources, Parks and Recreation Department will allow you to further research the viability of such community partnerships prior to the submittal of an Alternative Recreation Area Plan.

The model that best exemplifies compliance with the intent of the ordinance through community collaborative partnerships is the Pima Community College/YMCA/Pima County NRPR shared-use campus at Shannon and Mages. To the extent that you develop options, integrated uses, and alternatives that embody a comparable arrangement, I believe the NRPR would be open to considering and evaluating such a Recreation Area Plan on its merits.

We recognize that Vesano and Rocking K Ranch South are large enough to provide substantial traditional public and private parks and trails, and that there may be opportunities for innovation and leadership through land use arrangements with a broader array of community partners than may usually be the case. Meeting the overall intent of the Recreation Areas in Residential Subdivisions Ordinance is the goal, and we are willing to consider, as permissible, alternate methods of meeting those statutory obligations. (Pima County will be the ultimate arbiter as to whether or not a given proposal meets the terms of the ordinance). Any final arrangement would be subject to the review and approval of the Pima County Board of Supervisors.

I hope this letter sufficiently conveys our willingness to consider an alternate proposal for the above-referenced projects as long as the proposal adheres to the specific plan. Working together, we may find an opportunity to broaden our approach and find effective ways to meet the recreational needs of these communities while enhancing their overall quality of life.

Thank you again for meeting with NRPR staff to discuss your ideas. We look forward to working with you to achieve our mutual goals.

Sincerely,

Rafael Payan
Director

cc: John M. Bernal, Deputy County Administrator - PW
Steve Anderson, Planning Manager
Georg Hagan, Planner

EXHIBIT 7

Acknowledgement by Pima County Departments
of Verano Phase 1A, 1B, and 2
Conceptual Land Use Plan, Exhibit 1 of Letter of Understanding

Pima County Department of Transportation

By: B. H. Hill
Date: 2/3/09

Pima County Regional Wastewater Reclamation Department

By: See Exhibit 7 Addendum
Date: _____

Pima County Regional Flood Control District

By: Bill Zimmerman
Date: 2/4/09

EXHIBIT 7 *Adelendum*
Acknowledgement by Pima County Departments
of Verano Phase 1A, 1B, and 2
Conceptual Land Use Plan, Exhibit 1 of Letter of Understanding

Pima County Department of Transportation

By:

Date:

Pima County Regional Wastewater Reclamation Department **

By:

Date:

Pima County Regional Flood Control District

By:

Date:

**The 33.5 acres is the current footprint being discussed with the reclamation department as it relates to the treatment facilities, and takes into account the 325 foot setback of the land that is owned by DVI but was not made a part of the Specific Plan (a portion of Parcel A33 in Section 10). DVI has committed to providing the necessary footprint with setbacks for the treatment facility footprint within this NW quadrant and acknowledges that the final size and issues including effluent reuse will be determined as part of the master wastewater plan and sewer service agreement(s).

"Identity District D Modification"

BOS Modified 6/15/2010

Swan Southlands

Pima County, Arizona


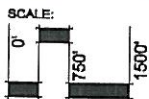



Figure 14R

Preliminary Development Plan



LEGEND

- INDUSTRIAL
- SP/CR3
- SP/CR5
- SP/TR
- SP/MU
- SP/CR5 WITH PIMA COUNTY PUBLIC PARK OVERLAY
- SP/NOS
- SP/NOS/CAO (CONSERVATION AREA OVERLAY)
- SP/CR5 WITH POTENTIAL SCHOOL SITE OVERLAY
- PUBLIC USE WITH UNDERLYING SP/MU ZONING
- SP/MU WITH PIMA COUNTY PUBLIC PARK OVERLAY
- IDENTITY DISTRICT A BOUNDARY
- IDENTITY DISTRICT B BOUNDARY
- IDENTITY DISTRICT C BOUNDARY
- IDENTITY DISTRICT D BOUNDARY
- * WASTEWATER COLLECTION, CONVEYANCE & TREATMENT FACILITY STUDY AREAS
- NOISE SENSITIVE OVERLAY ZONE
- 300' RESIDENTIAL TRANSITION
- 500' RESIDENTIAL TRANSITION

NORTH

 SCALE:


WestLand Resources, Inc.
 3441 E. Rosemary Blvd. Suite 201
 Tucson, AZ 85719 (520) 282-9422
 Date: 03-11-10
 Job# 185621272
 Drawn By: jww


 Master Planner/Consulting:
 Land Planning,
 Site Planning & Design,
 Environmental Analysis &
 Landscape Design
 7000 East Main Street
 Chandler, Arizona 85226
 Phone: (480) 968-2882
 Fax: (480) 968-7332
 www.lva.com

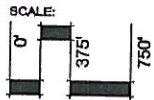
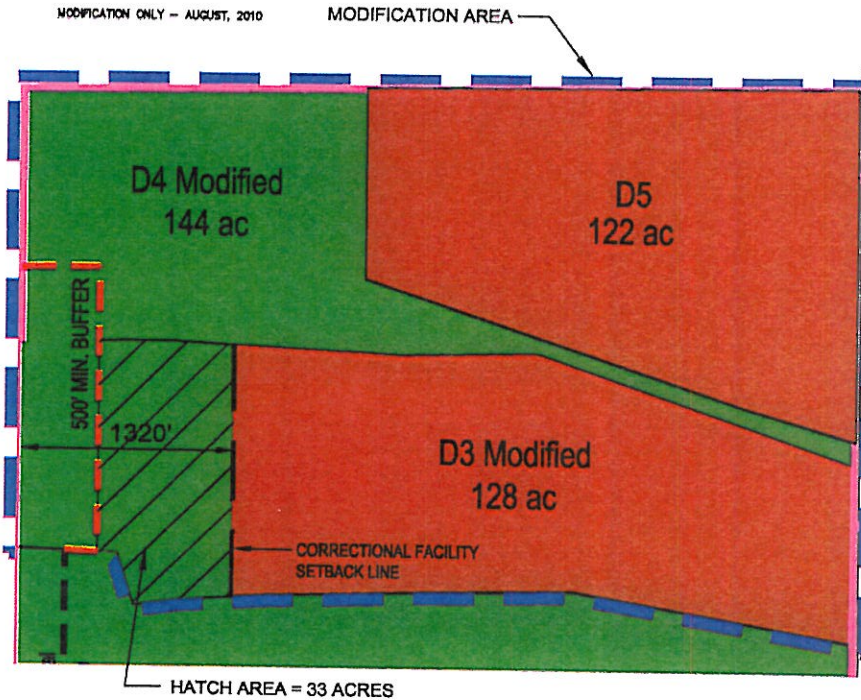
"Identity District D Modification"

BOS Modified 6/15/2010

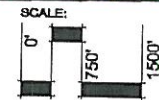
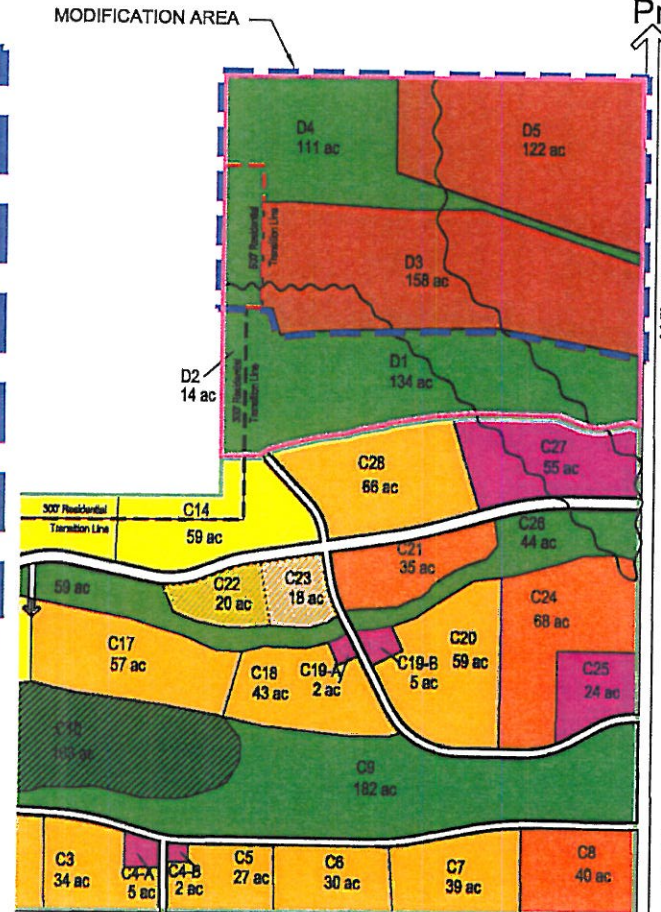
Swan Southlands

Pima County, Arizona

Figure 14R with Option 1 for Parcel D3
 Preliminary Development Plan



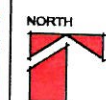
Option 1 Modification
 if correctional facility use on Parcel D3,
 then subject to Type 3 Conditional Use
 Permit and add 33-acre open space buffer
 (to existing 500' buffer)



Current Modification

LEGEND

- INDUSTRIAL
- SP/CR3
- SP/CR5
- SP/TR
- SP/MU
- SP/CR5 WITH PIMA COUNTY PUBLIC PARK OVERLAY
- SP/NOS
- SP/NOS/CAO (CONSERVATION AREA OVERLAY)
- SP/CR5 WITH POTENTIAL SCHOOL SITE OVERLAY
- PUBLIC USE WITH UNDERLYING SP/MU ZONING
- SP/MU WITH PIMA COUNTY PUBLIC PARK OVERLAY
- IDENTITY DISTRICT A BOUNDARY
- IDENTITY DISTRICT B BOUNDARY
- IDENTITY DISTRICT C BOUNDARY
- IDENTITY DISTRICT D BOUNDARY
- WASTEWATER COLLECTION, CONVEYANCE & TREATMENT FACILITY STUDY AREAS
- NOISE SENSITIVE OVERLAY ZONE
- 300' RESIDENTIAL TRANSITION
- 500' RESIDENTIAL TRANSITION



Westland Resources, Inc.
 Surveying and Geomatics
 3411 E. University Blvd., Suite 300
 Tempe, AZ 85281 (602) 962-3424
 Date: 03-11-10
 Job# 185621272
 Drawn By: jww

LVA
 Urban Design Studio L.L.C.
 Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design
 7802 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 944-0088
 Fax: (480) 944-7000
 www.lvaaz.com

"Identity District D Modification"

BOS Modified 6/15/2010

MODIFICATION AREA

Swan Southlands
 Pima County, Arizona

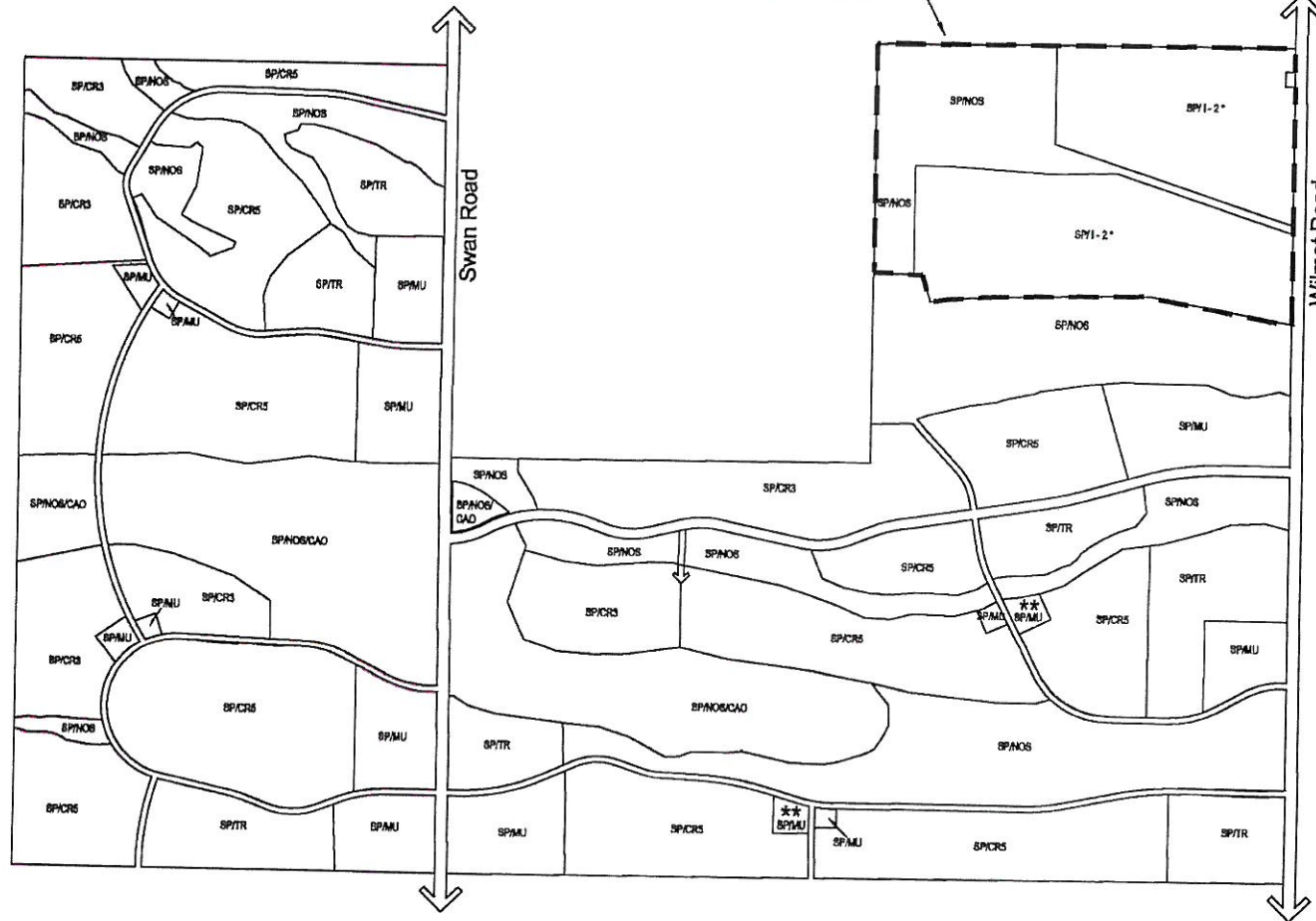


Figure 13R
 Zoning Boundaries

LEGEND

- SP/CR3 - SINGLE FAMILY RESIDENTIAL
- SP/CR5 - SINGLE FAMILY RESIDENTIAL
- SP/TR - MIXED DWELLING TYPE RESIDENTIAL
- SP/MU - MIXED USE
- SP/NOS - NATURAL OPEN SPACE
- SP/CAO - CONSERVATION AREA OVERLAY
- SP/I - 2 * - INDUSTRIAL
- * - WILL ALLOW FOR CORRECTIONAL FACILITIES UNDER C I-3
- ** - SP/MU WITH PIMA COUNTY PUBLIC PARK OVERLAY. LOCATION TO BE DETERMINED AS DEVELOPMENT OCCURS IN IDENTITY DISTRICT C.

Westland Resources, Inc.
 Planning and Environmental Consultants
 2343 E. Broadway Blvd., Suite 700
 Tucson, AZ 85719 • (520) 288-9965

Starbuc

Date: 05-18-04
 Job# 0401
 Drawn By: th

LVA
 Urban Design Studio L.L.C.

Master Planner/ Designer/Architect, Landscaping, Site Planning & Design, Environmental Analysis, & Landscape Design

7002 Bayl Mads Street
 Scottsdale, Arizona 85251
 Phone: (480) 948-0264
 Fax: (480) 948-7332
 www.lva-design.com

SCALE:
 0 750' 1500'

NORTH

**Table 3
Swan Southlands
Final Density Table**

Parcel Number	Land Use Category	Approx. Gross Acres	Acres minus Perimeter Roads	Net Residential Dev. Acres	Land Use Density Range (low)	Land Use Density Range (high)	Target Density	Unit Range			Projected Gross Leasable Area-SF
								Low	High	Target	
C8	SP/TR	40	37	24	2.5	4	3.75	60	97	91	
C9	SP/NOS	182	169								
C10	SP/NOS	163	158								
C11	SP/TR	33	29	19	5	8	6.00	95	151	113	
C12	SP/NOS	21	17								
C13	SP/CR-3	57	53	34	2.5	4	3.00	86	137	103	
C14	SP/CR-3	59	54	35	2.5	4	3.00	88	141	105	
C15	SP/NOS	59	53								
C16	SP/CR-3	54	54	35	2.5	4	3.50	88	141	123	
C17	SP/CR-5	57	57	37	3.5	6	4.75	130	223	177	
C18	SP/CR-5	43	42	27	5	10	7.00	137	274	192	
C19A	SP/MU	2	2								15,501
C19B	SP/MU	5	4								33,326
C20	SP/CR-5	59	58	37	3.5	6	4.75	131	224	178	
C21	SP/TR	35	32	21	5	10	7.00	103	205	144	
C22	SP/CR-5 (Park)	20	18		3.5	6		*40	*68		
C23	SP/CR-5 (School)	18	16		3.5	6		*37	*63		
C24	SP/TR	68	65	42	5	10	6.50	211	422	274	
C25	SP/MU	24	22	11	10	20	6.24	115	230	138	28,886
C26	SP/NOS	44	39								
C27	SP/MU	55	50	26	10	20	10.00	262	525	344	52,753
C28	SP/CR-5	66	62	40	3.5	6	4.75	140	240	190	
Subtotal		1391	1308	522			5.8			3,051	222,345

District D - Gateway Village

D1	SP/NOS	134	131								
D2	SP/NOS	14	13								
D3	SP/I-2 w I-3 USE	158	158								
D4	SP/NOS	111	105								
D5	SP/I-2 w I-3 USE	122	122								
Subtotal		539	529	0				0	0	0	-

Total	3,185	3,030	1,036							6,092	458,825
--------------	--------------	--------------	--------------	--	--	--	--	--	--	--------------	----------------

Overall Target Density	5.9									5.9	
-------------------------------	------------	--	--	--	--	--	--	--	--	------------	--

* Land use densities for school and park sites are based on underlying SP/CR5 and/or SP/MU zoning districts. Unit counts and gross leasable square footage represented on the Table are not counted toward overall unit counts or gross leasable area within the Identity District or the overall totals, but are represented to depict total allowable units or gross leasable square footage on said development parcel if the school or park site were to be relocated within the Identity District.

Single Family Residential Totals	1465.0	1403.3	1036.3
---	---------------	---------------	---------------

Zoning District	Gross	Gross - Perimeter Roads	Net Developable Acres	% total	Total Units
SP/CR3	349	335	218	11%	671
SP/CR5	816	787	516	43%	2,616
SP/TR	300	282	183	18%	1,124
SP/I-2 w I-3 USE	280	280			
SP/MU	271	243	120	28%	1,682
Parks/Schools/Public Use	117	108		100%	6,092
NOS/Cons.	1,052	996			
Total	3,184	3,030	1,036		
Approximate Residential Acres in MU	204	185			

**Table 3
Swan Southlands
Final Density Table**

Parcel Number	Zoning District	Approx. Gross Acres	Acres minus Perimeter Roads	Net Residential Dev. Acres	Zoning Density Range (low)	Zoning Density Range (high)	Target Density	Allowable Unit Range			Projected Gross Leasable Area-SF
								Low	High	Target	
District A - Summit Village											
A1	SP/CR-5	36	32	21	3.5	6	4.75	72	124	98	
A2	SP/NOS	51	46								
A3	SP/TR	39	38	25	5	8	6.50	123	196	159	
A4	SP/MU	29	26	13	10	20	10.00	127	254	152	42,521
A5	SP/TR	34	33	21	5	8	6.50	107	171	139	
A6	SP/CR-5 (School)	16	15		3.5	6		*34	*59		
A7	SP/CR-5 (Park)	16	15		3.5	6		*34	*59		
A8	SP/CR-5	50	50	32	3.5	6	4.75	114	195	154	
A9	SP/NOS	20	19								
A10	SP/NOS	7	6								
A11	SP/CR-3	28	28	18	2.5	4	3.00	45	72	54	
A12	SP/NOS	9	9								
A13	SP/CR-3/*WCCTF	49	48	31	2.5	4	3.00	79	126	94	
A14	SP/CR-5	68	66	43	3.5	6	4.75	151	259	205	
A15A	SP/MU	2	2								13,411
A15B	SP/MU	5	4								26,303
A16	SP/CR-5	67	64	42	3.5	6	4.75	146	250	198	
A17	SP/CR-5	50	49	32	3.5	6	4.75	112	192	152	
A18	SP/MU	38	35	17	10	20	10.00	169	339	203	56,748
Subtotal		614	585	295			5.5			1,609	138,982
District B - Desert Park Village											
B1	SP/NOS	193	186								
B2	SP/NOS	29	28								
B3	SP/CR-3	39	37	24	2.5	4	3.00	60	96	72	
B4A	SP/MU	2	2								10,153
B4B	SP/MU	5	4								24,935
B5	SP/CR-3 (*WCCTF)	63	61	40	2.5	4	3.00	100	160	120	
B6	SP/CR-5	60	58	38	3.5	6	5.50	133	228	209	
B7	SP/CR-5 (Park)	15	14		3.5	6		*31	*54		
B8	SP/CR-5 (School)	32	30		3.5	6		*44	*117		
B9	SP/CR-5	84	81	53	3.5	6	5.50	185	317	290	
B10	SP/MU	36	32	16	10	20		155	310	248	62,411
B11	SP/TR	51	48	31	5	8	6.50	241	250	203	
B12	SP/MU	31	28	18	10	20		182	363	291	
Subtotal		640	609	219			6.5			1,433	97,498
District C - Desert View Village											
C1	SP/MU	40	37	19	10	20	10.00	191	382	306	48,059
C2	SP/CR-5	50	49	32	3.5	6	4.75	111	190	150	
C3	SP/CR-5	34	33	21	5	8	6.50	106	170	138	
C4A	SP/MU	5	4								31,989
C4B	SP/MU	2	2								11,831
C5	SP/CR-5	27	26	17	3.5	6	4.75	58	100	79	
C6	SP/CR-5	30	29	19	3.5	6	4.75	67	114	90	
C7	SP/CR-5	39	37	24	3.5	6	4.75	85	146	115	

the development over time, and will provide the opportunity for Pima County staff, Planning & Zoning Commission and/or Board of Supervisors to obtain up-to-date information upon request of the Master Developer. In addition, as discussed in Section III-8, and in accordance with Section 18.90.090.D of the Pima County Zoning Code, the Master Developer will provide a Specific Plan Annual Implementation Monitoring Report that will summarize this as well as additional information as defined in Section III-8.

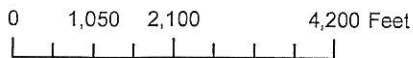
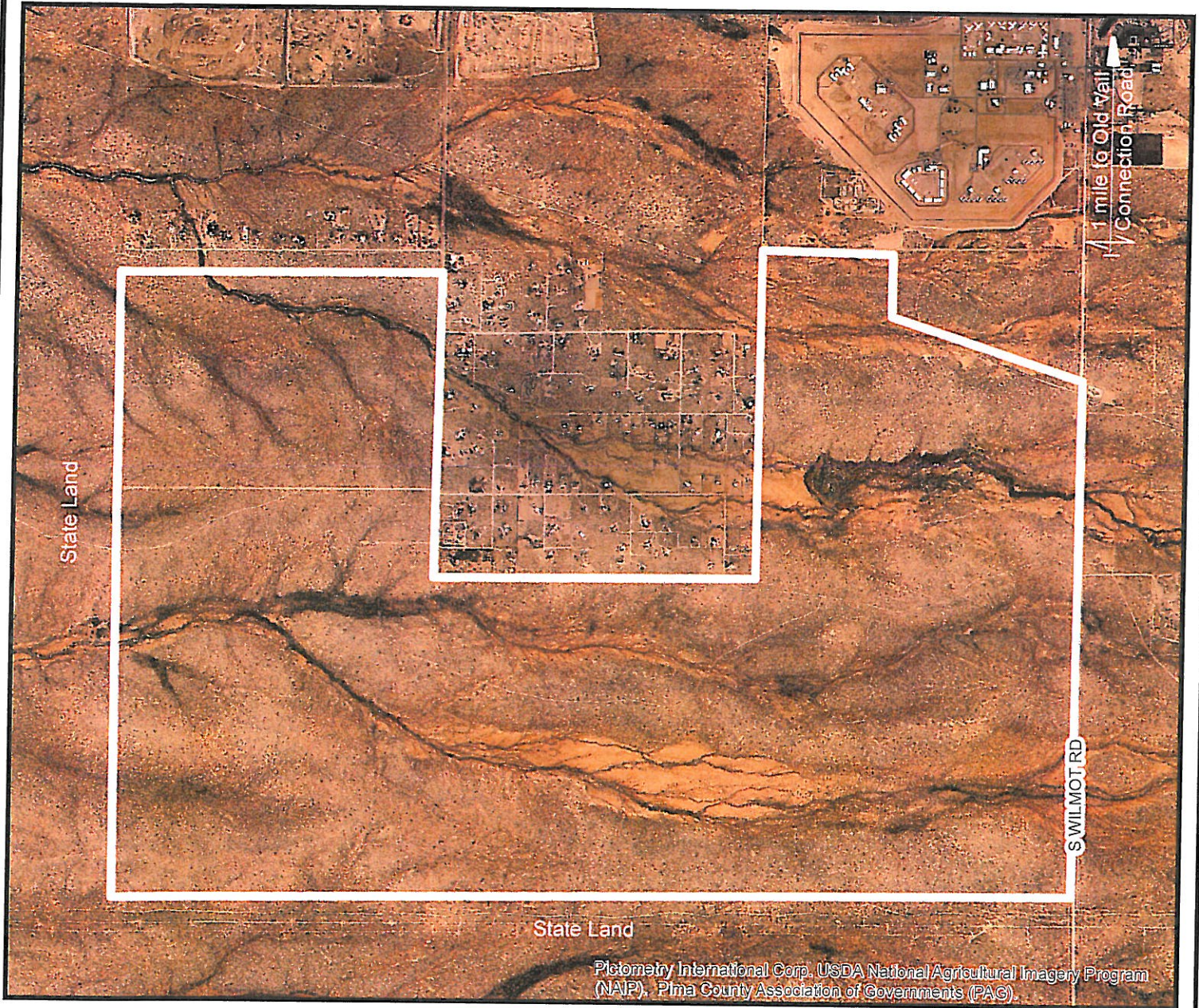
Table 3b
Sub-District Site Data (Block Plat)

Identity District / Sub District	Total Gross Acres	Project Natural Open Space Acres (Net)	Unit Range: Low	Unit Range: High
Summit Village : A1	384	0	578	1,040
Summit Village : A2	230	80	667	1,138
Desert Park : B	640	220	1,056	1,724
Desert View : C1	645	327	529	916
Desert View : C2	390	70	773	1,350
Desert View : C3	356	39	962	1,846
Gateway Village: D	539	254	N/A	N/A
Total	3,184	991	4,300	8,014



Case #: Co23-04-01

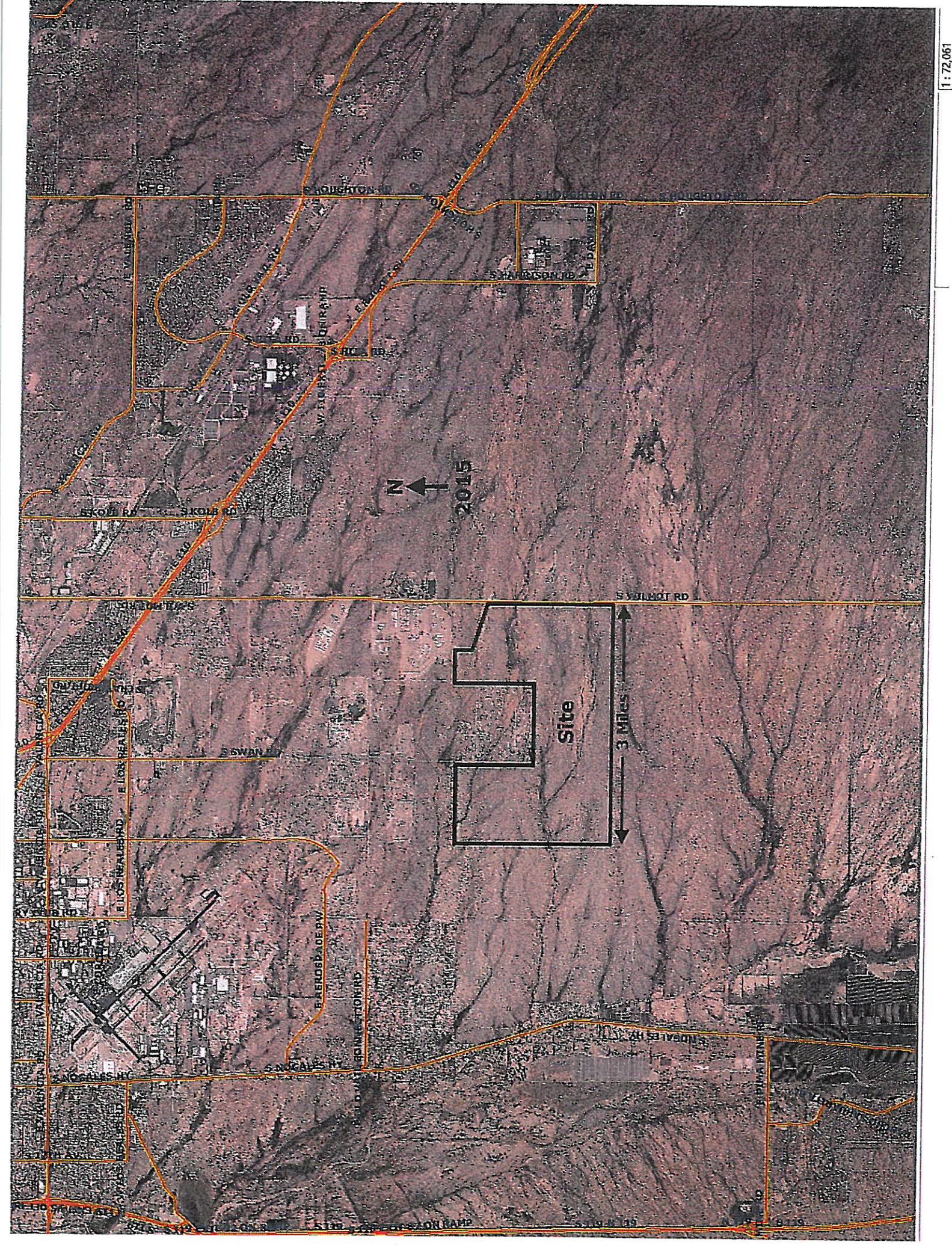
Case Name: SWAN SOUTHLANDS SPECIFIC PLAN

Tax Code(s): 303-09-002R, 002S, 002T, 002U, 002V, 002W, 002X, 002Y, 0070, 0030, Ptn of 303-09-002B



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION




	Notes: Modification (Substantial Change) of Specific Plan		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 10/26/16 (scheduled)		
	Base Map(s): 189, 248. EPC	Map Scale: 1:30,000	

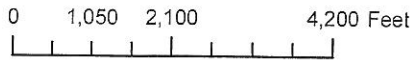
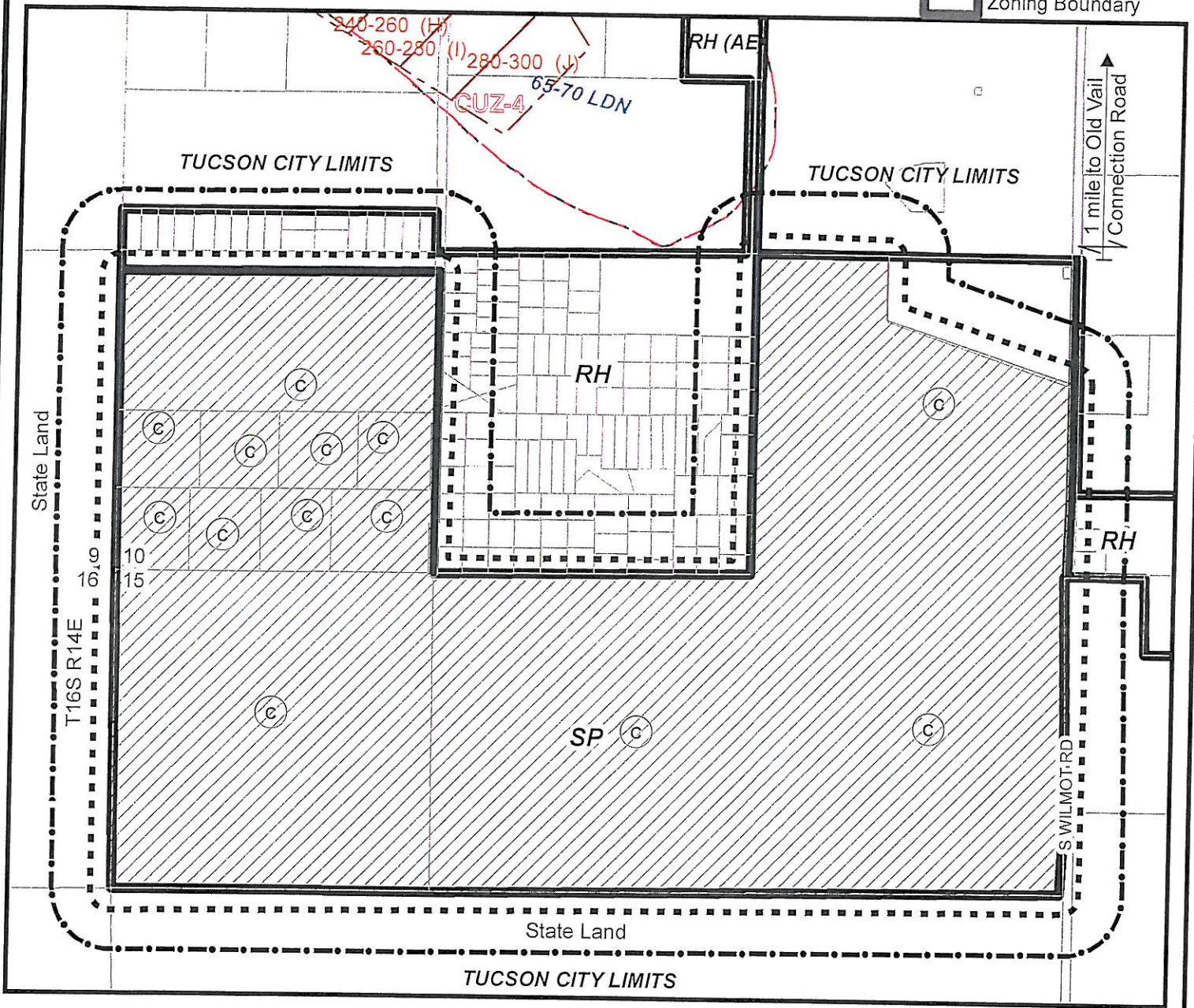



Case #: Co23-04-01

Case Name: SWAN SOUTHLANDS SPECIFIC PLAN

Tax Code(s): 303-09-002R, 002S, 002T, 002U, 002V, 002W, 002X, 002Y, 0070, 0030, Ptn of 303-09-002B

-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary



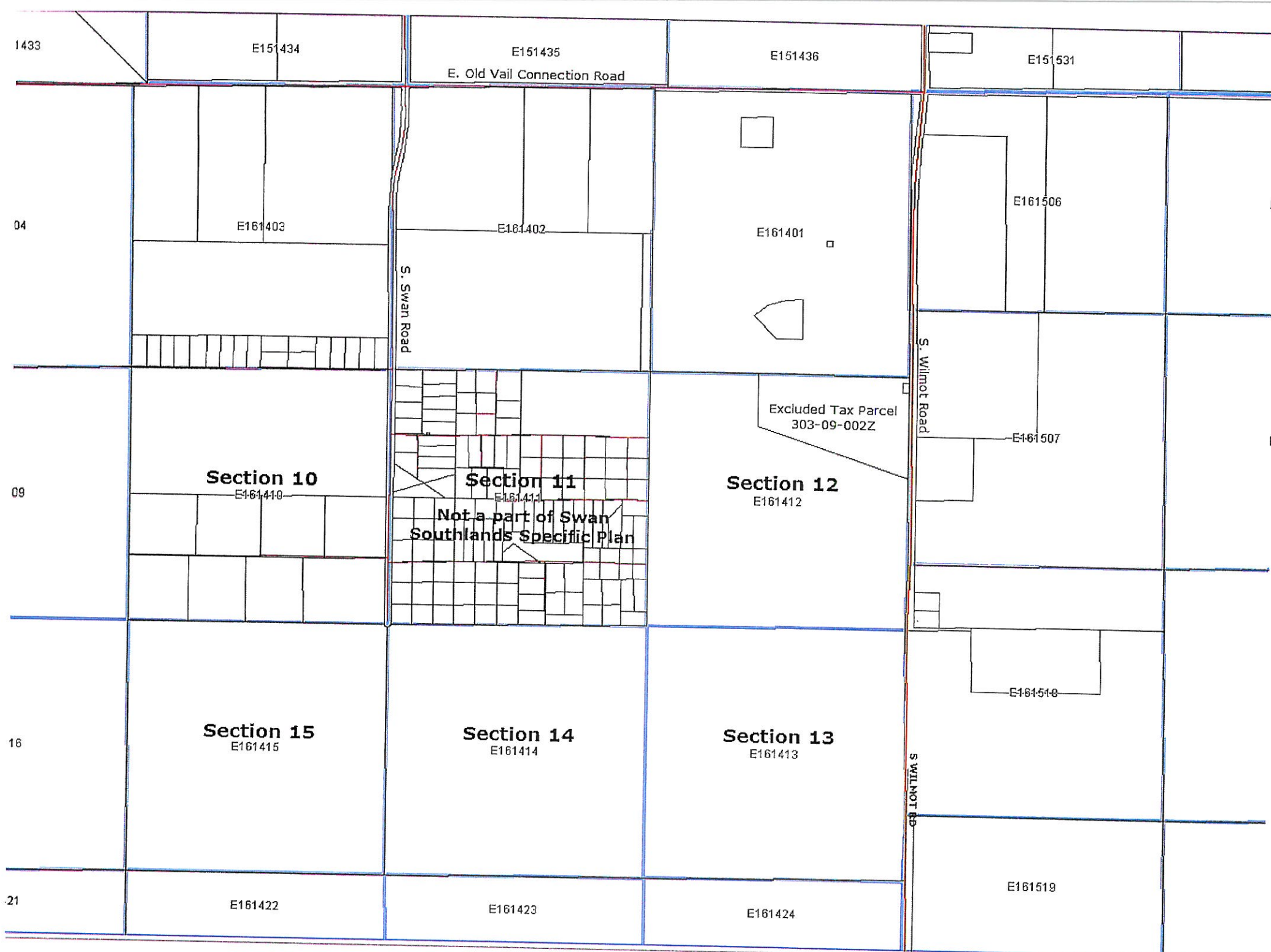
Subject Site 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: Modification (Substantial Change) of Specific Plan	
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
Planning & Zoning Hearing: 10/26/16 (scheduled)	Board of Supervisors Hearing: 12/13/16 (scheduled)
Base Map(s): 189, 248. EPC	Map Scale: 1:30,000
	Map Date: 11/16/2016





1433

E161434

E161435
E. Old Vail Connection Road

E161436

E161531

04

E161403

E161402

E161401

E161506

S. Swan Road

S. Wilmot Road

09

Section 10
E161410

Section 11
E161411

Section 12
E161412

Not a part of Swan Southlands Specific Plan

Excluded Tax Parcel
303-09-002Z

E161507

16

Section 15
E161415

Section 14
E161414

Section 13
E161413

E161510

S WILMOT RD

21

E161422

E161423

E161424

E161519

2 (COT)

I-2

I-2 (COT)

E. Old Vail Connection Road

RH

Zoning Map



TIA Airport Environs Heights
Overlay Zone

I-2 (COT)

RH

TIA Airport Environs Noise
Overlay Zone
65-70 Ldn

RH (COT)

RH (COT)

RH (COT)

RH

RH (COT)

RH

SP

S. WIMBOR ROAD

RH (COT)

RH

RH (COT)

RH

RH (COT)

Subject Property
Specific Plan (SP)

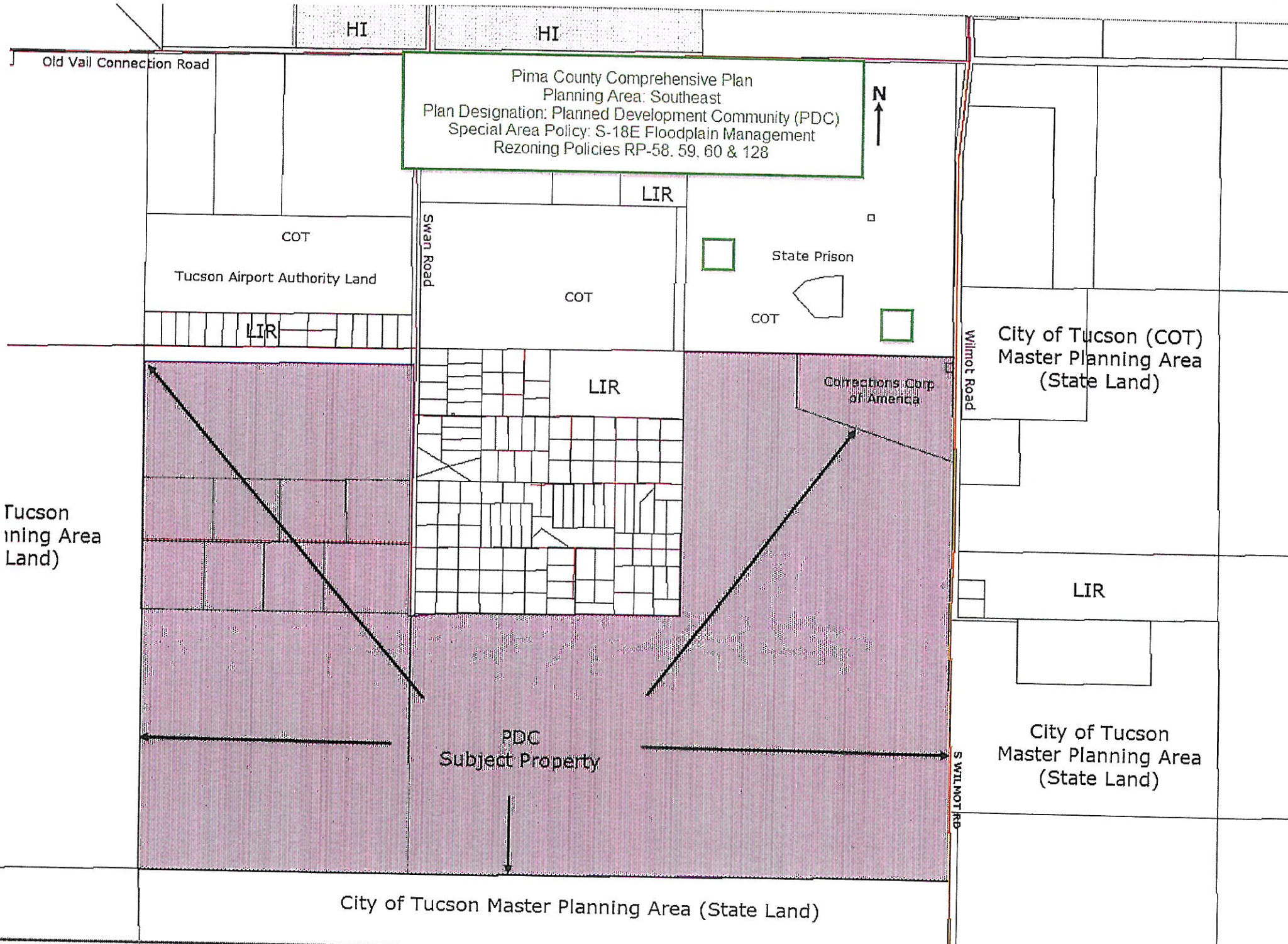
S. WIMBOR ROAD

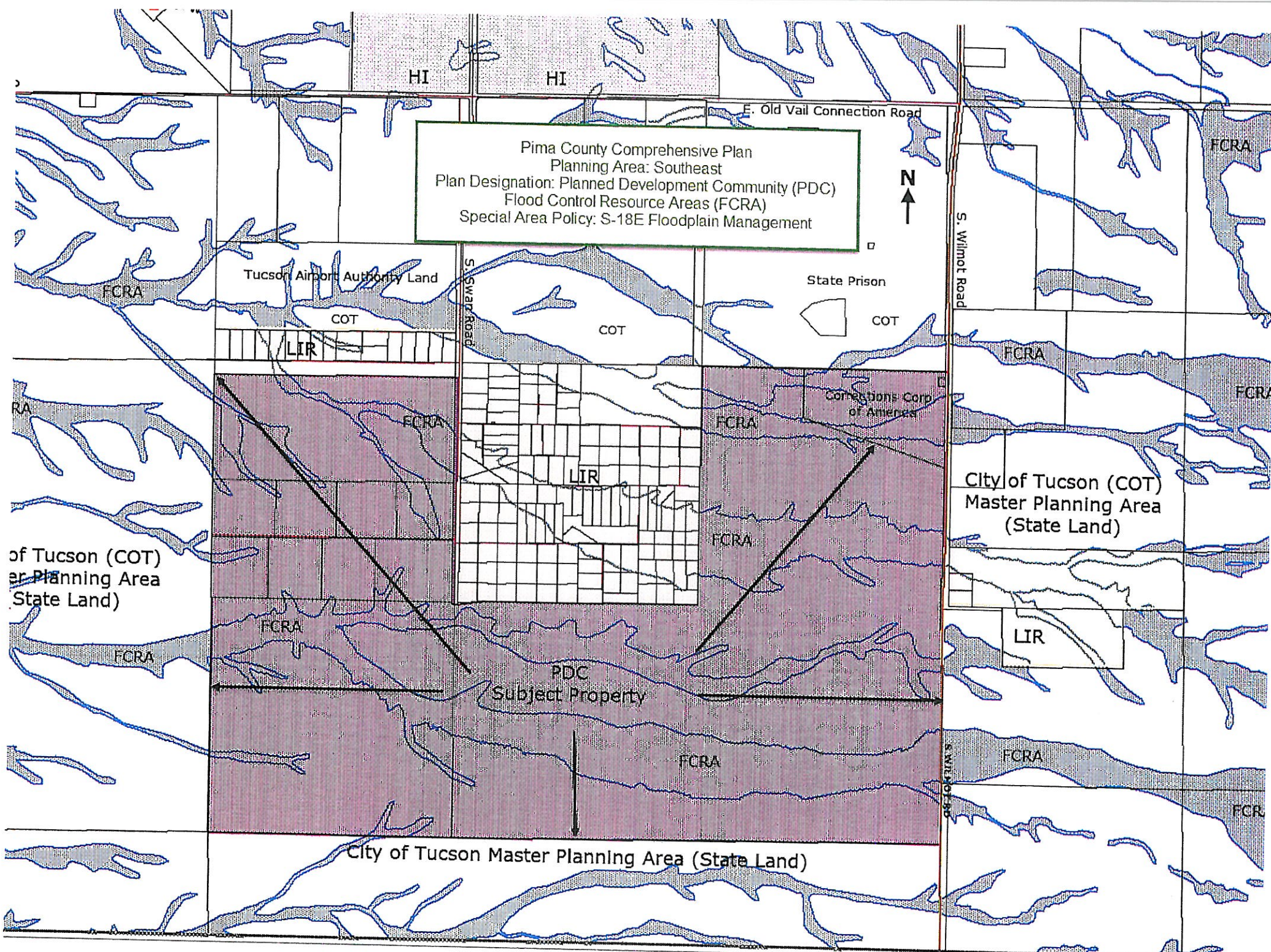
RH (COT)

Planned Development Community (PDC)

a. Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

b. Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.





Pima County Comprehensive Plan
 Planning Area: Southeast
 Plan Designation: Planned Development Community (PDC)
 Flood Control Resource Areas (FCRA)
 Special Area Policy: S-18E Floodplain Management



Tucson Airport Authority Land

State Prison

Corrections Corp
 of America

City of Tucson (COT)
 Master Planning Area
 (State Land)

City of Tucson (COT)
 Master Planning Area
 (State Land)

City of Tucson Master Planning Area (State Land)

PDC
 Subject Property