

COB - BOSAIR FORM

12/30/2025 9:50 AM (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: | 01/20/2026 |
| Project Title / Description: | P25FP00014 - A FINAL PLAT FOR BAJADA RANCH, LOTS 1- 22. |

Agenda Item Report

| | |
|---|---|
| Introduction / Background: | FINAL PLAT PROCESS WITH ASSURANCES TO CREATE LEGALLY SUBDIVIDED PROPERTY. |
| Discussion: | NA |
| Conclusion: | NA |
| Recommendation: | STAFF RECOMMENDS APPROVAL |
| Fiscal Impact: | NA |
| Support of Prosperity Initiative: | 1. Increase Housing Mobility and Opportunity |
| Provide information that explains how this activity supports the selected Prosperity Initiative | BY APPROVING THIS PLAT, THIS PROVIDES AN ADDITIONAL 22 UNITS OF HOUSING WITHIN PIMA COUNTY. |
| Board of Supervisor District: | • 4 |
| Department: | DEVELOPMENT SERVICES |
| Name: | Thomas Drzazgowski |
| Telephone: | 5207246490 |

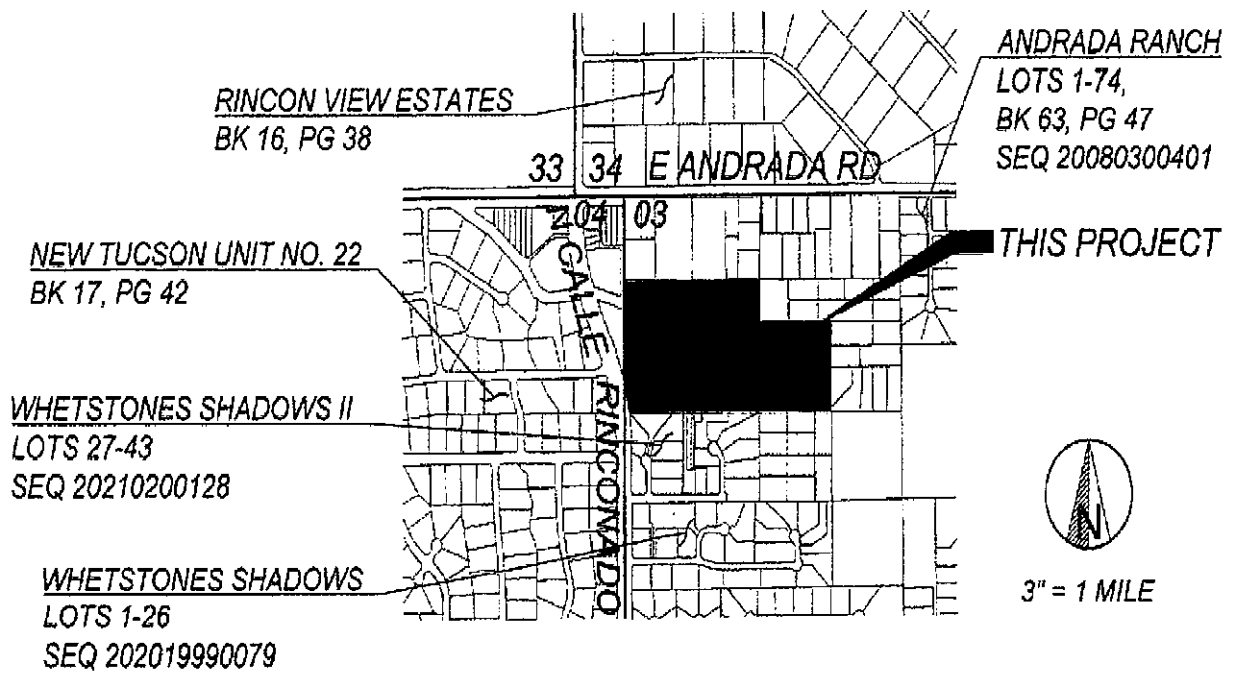
Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature:  Date: 1/5/2025



LOCATION MAP

PORTION OF THE NW 1/4 OF SECTION 3,
T17S, R16E, G&SRM, PIMA COUNTY,
ARIZONA

P25FP00014

BAJADA RANCH

LOTS 1 THROUGH 22.

FINAL PLAT for BAJADA RANCH LOTS 1 - 22

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 35.09 ACRES (1,528,705 SF)
2. THE NUMBER OF LOTS IS 22
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.38 MILES
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
6. A WAIVER OF DETENTION REQUIREMENTS HAS BEEN GRANTED FOR THIS PROJECT BY THE FLOODPLAIN ADMINISTRATOR. THE OWNER HAS PAID A FEE IN LIEU OF PROVIDING STORMWATER DETENTION FACILITIES
7. DEVELOPMENT IN THE PLATTED FLOODPLAIN AND EROSION HAZARD SETBACK AREA REQUIRES APPROVAL FROM THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT. FENCES, WALLS, AND OTHER STRUCTURES WILL REQUIRE A REPORT SEALED BY AN ARIZONA-REGISTERED CIVIL ENGINEER, INCLUDING AN ENCROACHMENT ANALYSIS
8. NATURAL RESOURCES, PARKS AND RECREATION IN LIEU FEE OF \$58,498 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 17TH LOT
9. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT CLASSIFIED AS IMPORTANT RIPARIAN AREA WITH AN UNDERLYING CLASSIFICATION OF XERORIPARIAN HABITAT ON-SITE IS 32.95 ACRES
10. AMOUNT OF IRA C DISTURBED UNSITE BY THIS PROJECT: 1.51 ACRES
11. REGULATED RIPARIAN HABITAT (RRH) MITIGATION HAS BEEN ADDRESSED THROUGH AN IN-LIEU FEE IN THE AMOUNT OF \$43,412.50 FOR THE 1.51 ACRE OF RIPARIAN DISTURBANCE IN LIEU OF ON-SITE MITIGATION FOR THIS PROJECT. ADDITIONAL DISTURBANCE WILL REQUIRE REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL
12. ADDITIONAL RIPARIAN HABITAT DISTURBANCE FOR LOT GRADING WILL REQUIRE INDIVIDUAL MITIGATION PLANS ON A LOT-BY-LOT BASIS
13. INDIVIDUAL NATIVE PLANT PRESERVATION PLANS ARE REQUIRED FOR LOTS 1-22 REGARDLESS OF THE AMOUNT OF GRADING.

PERMITTING NOTES

1. ZONING IS GR-1
2. A SINGLE LOT NATIVE PLANT PRESERVATION PLAN WILL BE REQUIRED REGARDLESS OF THE AMOUNT OF GRADING FOR LOTS 1-22
3. SEWERAGE DISPOSAL FOR LOTS 1-22 WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS DESIGNED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, INCLUDING PERCOLATION TESTING OR SOLS EVALUATIONS PERFORMED IN THE AREA OF THE PROPOSED PRIMARY AND RESERVE LEACH FIELDS
4. ANY LOT THAT CANNOT ACCOMMODATE A CONVENTIONAL SEPTIC SYSTEM WILL REQUIRE AN ALTERNATIVE ON-SITE DISPOSAL SYSTEM

BASIS OF BEARINGS

THE MONUMENTED WEST LINE OF THE N.W. 1/4 OF SECTION 3, T.17 S., R.16 E., AS SHOWN ON THIS MAP AND THE "WHETSTONES SHADOWS II" PLAT, RECORDED AT SEQ. 20210200128, PIMA COUNTY RECORDS, THE BEARING OF SAID LINE IS N 0°11'59" W

DEDICATIONS

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

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

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

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF DRAINAGE FACILITIES, CHANNELS, OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE

WE HEREBY GRANT AND CONVEY TO PIMA COUNTY ALL PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF DRAINAGE FACILITIES, CHANNELS, OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NO. 202421, AS TRUSTEE ONLY AND NOT OTHERWISE

BY *[Signature]* DATE *12/1/2025*
TRUST OFFICER

BENEFICIARY

THE BENEFICIARY OF TITLE SECURITY AGENCY, LLC TRUST NO. 202421 IS

BAJADA RANCH LLC
ATTN: RANIEL COOK
10510 E ESCALANTE RD
TUCSON, ARIZONA 85730
STATE OF ARIZONA

COUNTY OF PIMA J.S.S.

ON THIS, THE 1ST DAY OF December, 2025, BEFORE ME, PERSONALLY APPEARED RANIEL COOK WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 202421, AS TRUSTEE ONLY AND NOT OTHERWISE, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

IN WITNESS WHEREOF, I THEREBY SET MY NAME AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *4/1/2026*

NOTARY PUBLIC *[Signature]*



CERTIFICATION OF SURVEY

I 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.

TODD A. HOULT - RLS NO. 35543 (AZ)

CERTIFICATION OF ENGINEER (FLOODPLAIN)

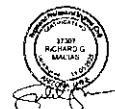
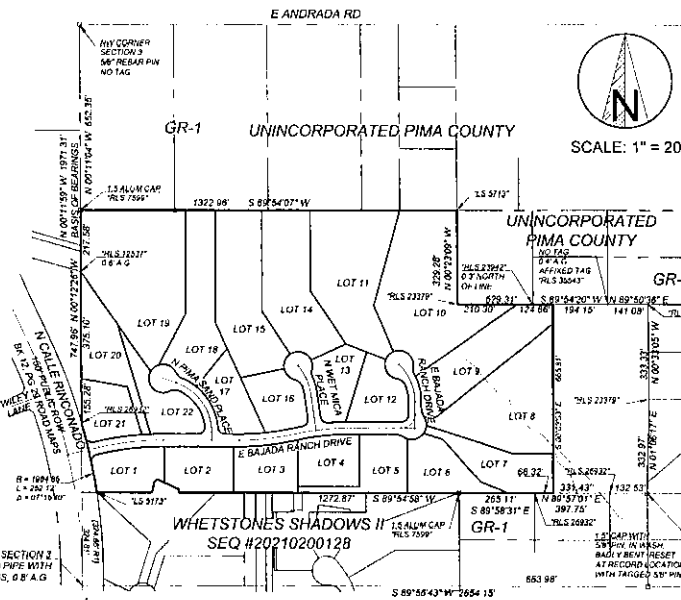
I, CHRISTOPHER ROD, AS THE DRAINAGE ENGINEER AND ARIZONA REGISTRANT FOR THE PROJECT, CERTIFY THAT THE FLOODPLAIN AND EROSION HAZARD SETBACK LIMITS PRESENTED ON THIS FINAL PLAT WERE PREPARED UNDER MY DIRECTION. ALL OTHER INFORMATION PRESENTED ON THE FINAL PLAT IS NOT COVERED UNDER THIS SEAL.

CHRISTOPHER ROD - FE NO. 36872 (AZ)

CERTIFICATION OF ENGINEER

I HEREBY CERTIFY THAT THE INITIAL LOT LINE GEOMETRY AND NEW BASEMENTS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

RICHARD G. MACIAS - FE NO. 37307 (AZ)



ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST FROM TITLE SECURITY AGENCY, LLC, TRUST NO. 202421 AS RECORDED IN SEQUENCE NO. 202421, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY:

CHAIR, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

ATTEST:

I, MELISSA MARRIQUEZ, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE DAY OF 20.

CLERK, BOARD OF SUPERVISORS DATE

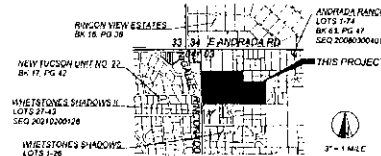
RECORDING

STATE OF ARIZONA

COUNTY OF PIMA J.S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ARIZONA REALTY DESIGN, LLC, ON THIS DAY OF 20, IN SEQUENCE NO. PIMA COUNTY RECORDS

COUNTY RECORDER DATE



LOCATION MAP
PORTION OF THE NW 1/4 OF SECTION 3,
T17S, R16E, G4SRM, PIMA COUNTY,
ARIZONA

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING ROW MONUMENT LINE
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT LINE AS SHOWN (SEE ALSO EASEMENT KEYNOTES)
- OTHER PARCEL LINES
- ROADWAY CENTERLINE
- SURVEY MONUMENT TO BE SET (BY REGISTERED LAND SURVEYOR FOR PIMA COUNTY)
- FOUND SURVEY MONUMENT AS NOTED
- 1/2" REBAR TO BE SET AT ALL INTERIOR LOT CORNERS BY A REGISTERED LAND SURVEYOR
- CURVE DATA
- LINE DATA
- DEVELOPED 100-YEAR FLOODPLAIN
- EROSION HAZARD SETBACK LINE
- 100-YEAR FLOODLINE
- 100-YEAR FLOOD CURVE
- ACCESS LOCATION FOR CORNER LOT
- NATURAL OPEN SPACE
- REGULATED RIPARIAN HABITAT

SHEET INDEX

1. COVER
2. FINAL PLAT
3. 100 YEAR FLOODPLAIN
4. EROSION HAZARD SETBACKS, DRAINAGE EASEMENTS, RIPARIAN HABITAT, & ANNOTATION TABLES
5. 100 YEAR FLOODPLAIN ANNOTATION TABLES
6. EHS & CURVE ANNOTATION TABLES

FINAL PLAT for BAJADA RANCH LOTS 1 - 22

PORTION OF THE NW 1/4 OF SECTION 3, T17S, R16E, G4SRM, PIMA COUNTY, ARIZONA

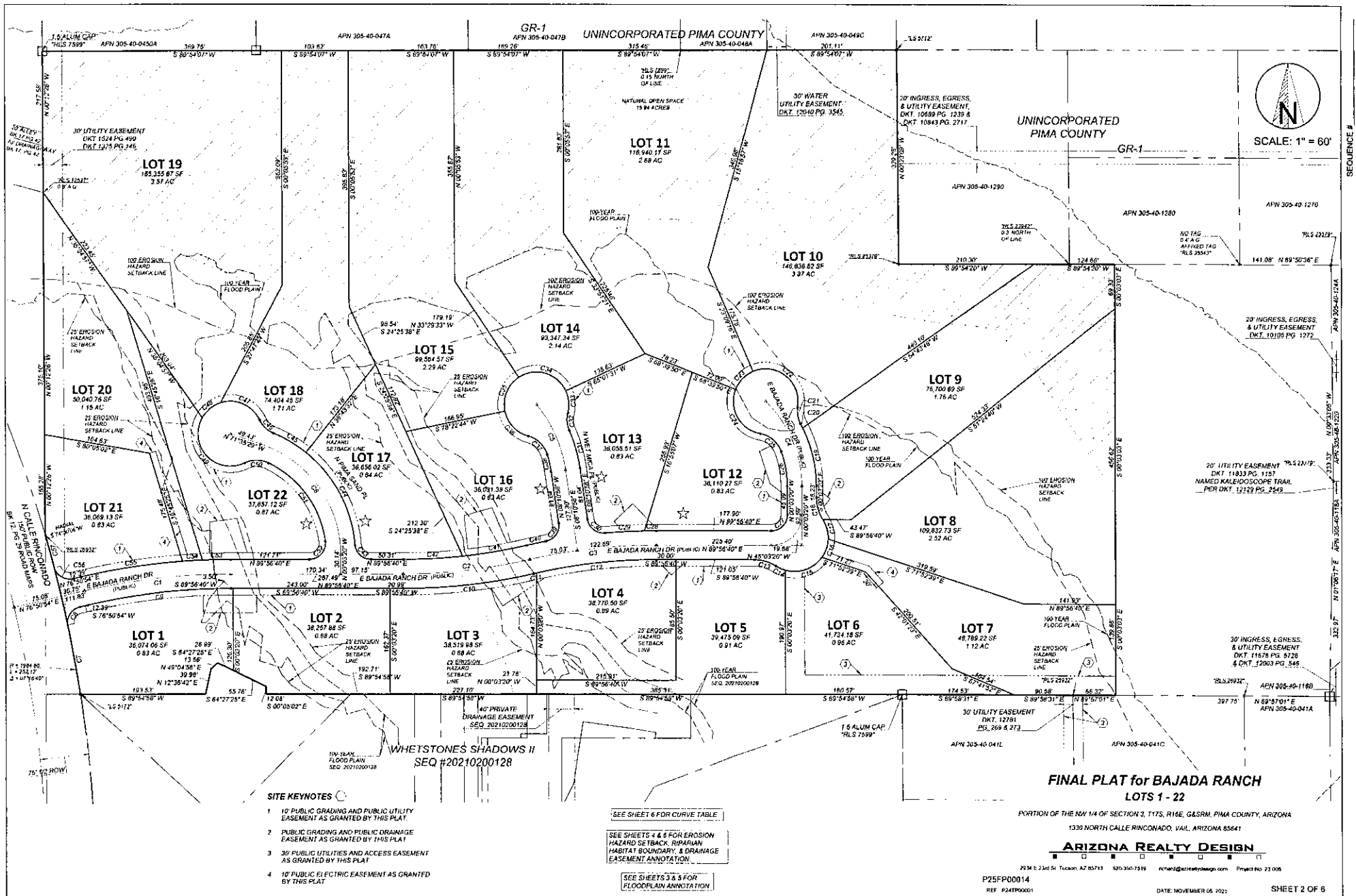
1330 NORTH CALLE RINCONADO, VAIL, ARIZONA 85641

ARIZONA REALTY DESIGN

P25FP00014
REF: P24TP00001
2434 E 43rd St Tucson, AZ 85713 520-345-7516 richard@arizona-realty-design.com Project No. 23-006
DATE: NOVEMBER 05, 2025

SEQUENCE #

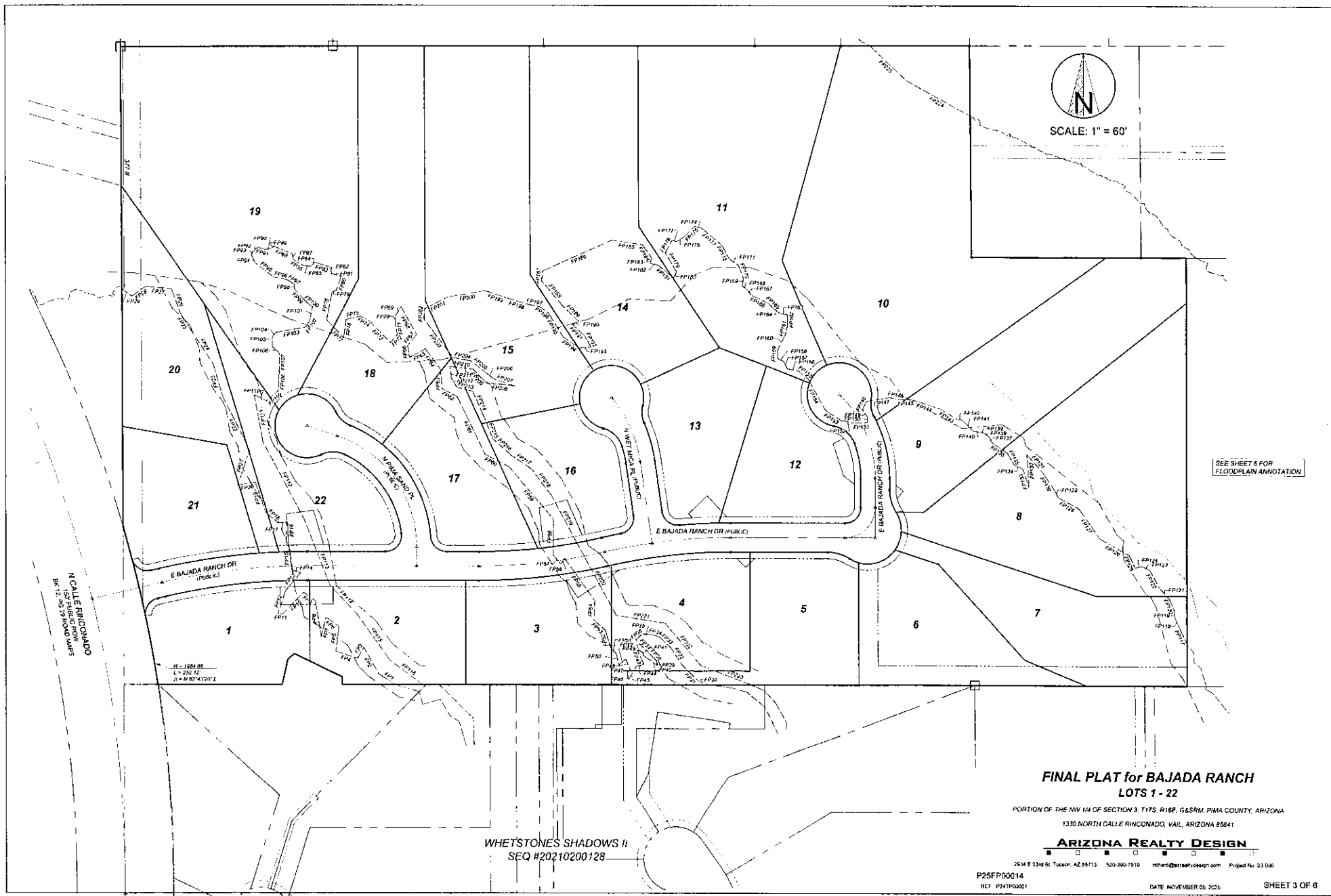
SHEET 1 OF 6



SEQUENCE #



SCALE: 1" = 60'



WHEATSTONES SHADOWS II
SEQ #20210200128

**FINAL PLAT for BAJADA RANCH
LOTS 1 - 22**

PORTION OF THE NW 1/4 OF SECTION 3, T17S, R18E, G&SRM, PIMA COUNTY, ARIZONA
1330 NORTH CALLE RINCONADO, VAIL, ARIZONA 85641

ARIZONA REALTY DESIGN

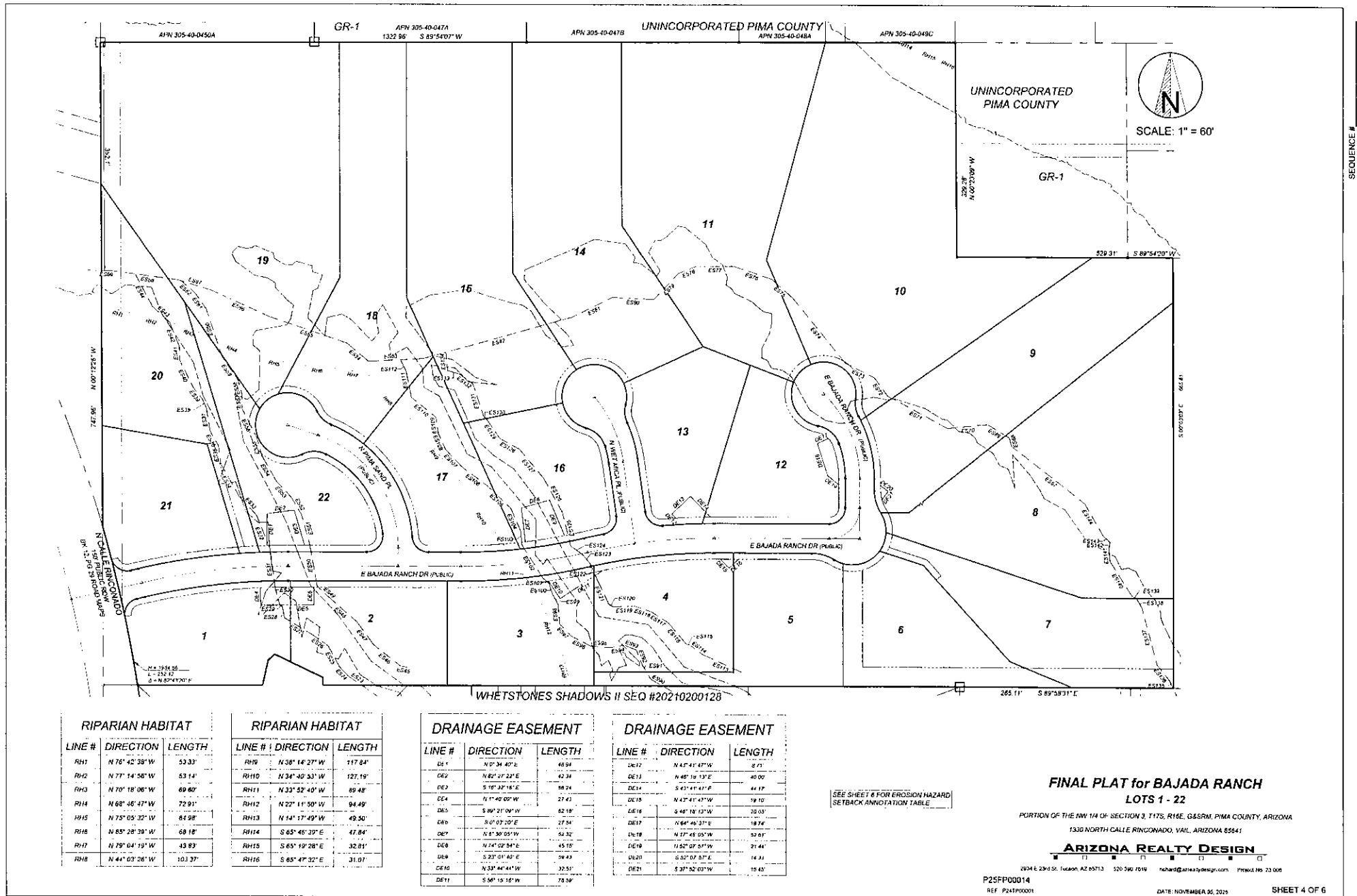
2634 E 33rd St, Tucson, AZ 85713 520-360-7519 richard@arizona-realty-design.com Project No. 23.006

P25FP00014
REF: P24TP00021

DATE: NOVEMBER 05, 2025

SHEET 3 OF 8

SEQUENCE #



| RIPARIAN HABITAT | | |
|------------------|-----------------|---------|
| LINE # | DIRECTION | LENGTH |
| RH1 | N 76° 42' 38" W | 53.33' |
| RH2 | N 77° 14' 58" W | 53.14' |
| RH3 | N 70° 18' 06" W | 69.80' |
| RH4 | N 68° 46' 47" W | 72.91' |
| RH5 | N 75° 05' 32" W | 64.98' |
| RH6 | N 65° 28' 39" W | 68.18' |
| RH7 | N 79° 04' 19" W | 43.83' |
| RH8 | N 44° 03' 28" W | 103.37' |

| RIPARIAN HABITAT | | |
|------------------|-----------------|---------|
| LINE # | DIRECTION | LENGTH |
| RH9 | N 38° 14' 27" W | 117.84' |
| RH10 | N 34° 40' 53" W | 127.19' |
| RH11 | N 33° 52' 40" W | 89.48' |
| RH12 | N 22° 11' 50" W | 94.49' |
| RH13 | N 14° 17' 49" W | 49.50' |
| RH14 | S 65° 46' 39" E | 47.84' |
| RH15 | S 65° 19' 28" E | 32.81' |
| RH16 | S 65° 47' 32" E | 31.01' |

| DRAINAGE EASEMENT | | |
|-------------------|-----------------|--------|
| LINE # | DIRECTION | LENGTH |
| DE1 | N 0° 34' 40" E | 49.94' |
| DE2 | N 82° 27' 22" E | 42.34' |
| DE3 | S 18° 32' 15" E | 56.24' |
| DE4 | N 11° 40' 00" W | 27.43' |
| DE5 | S 99° 21' 00" W | 62.18' |
| DE6 | S 0° 07' 00" E | 77.54' |
| DE7 | N 61° 30' 05" W | 62.32' |
| DE8 | N 74° 02' 54" E | 45.15' |
| DE9 | S 23° 01' 40" E | 58.43' |
| DE10 | N 53° 44' 44" W | 32.55' |
| DE11 | S 58° 15' 15" W | 79.58' |

| DRAINAGE EASEMENT | | |
|-------------------|-----------------|--------|
| LINE # | DIRECTION | LENGTH |
| DE12 | N 47° 41' 47" W | 8.73' |
| DE13 | N 48° 18' 13" E | 40.00' |
| DE14 | S 43° 41' 41" E | 44.19' |
| DE15 | N 43° 11' 43" W | 79.10' |
| DE16 | S 48° 18' 13" W | 20.03' |
| DE17 | N 64° 40' 31" E | 18.74' |
| DE18 | N 77° 45' 05" W | 52.61' |
| DE19 | N 52° 07' 57" E | 21.44' |
| DE20 | S 52° 07' 57" E | 14.31' |
| DE21 | S 37° 52' 03" W | 15.45' |

SEE SHEET 6 FOR EROSION HAZARD
SETBACK ANNOTATION TABLE

FINAL PLAT for BAJADA RANCH **LOTS 1 - 22**

PORTION OF THE NW 1/4 OF SECTION 3, T17S, R16E, GASRM, PIMA COUNTY, ARIZONA
1330 NORTH CALLE RINGNADO, VAIL, ARIZONA 85641

ARIZONA REALTY DESIGN

| 100-YR FLOODPLAIN | | | 100-YR FLOODPLAIN | | | 100-YR FLOODPLAIN | | | 100-YR FLOODPLAIN | | | 100-YR FLOODPLAIN | | |
|-------------------|-----------------|--------|-------------------|-----------------|--------|-------------------|-----------------|--------|-------------------|-----------------|--------|-------------------|-----------------|--------|
| LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH |
| FP1 | N 56° 19' 16" W | 29.97 | FP51 | N 41° 57' 13" W | 13.19 | FP101 | S 11° 18' 40" W | 21.30 | FP151 | S 86° 47' 39" W | 19.39 | FP201 | S 63° 20' 52" W | 40.95 |
| FP2 | N 30° 05' 23" W | 47.19 | FP52 | N 16° 48' 30" W | 26.30 | FP102 | S 31° 20' 24" W | 11.07 | FP152 | N 76° 18' 32" W | 21.37 | FP202 | S 1° 15' 00" W | 16.09 |
| FP3 | S 29° 29' 15" W | 19.59 | FP53 | N 48° 19' 54" W | 23.94 | FP103 | S 79° 46' 05" W | 48.20 | FP153 | N 56° 42' 42" W | 28.51 | FP203 | S 37° 08' 21" E | 75.17 |
| FP4 | N 12° 24' 05" W | 35.25 | FP54 | N 2° 24' 18" E | 30.44 | FP104 | S 34° 40' 29" W | 8.90 | FP154 | N 26° 42' 30" W | 58.83 | FP204 | S 78° 20' 31" E | 27.44 |
| FP5 | N 6° 43' 40" E | 39.36 | FP55 | N 35° 10' 11" W | 81.28 | FP105 | S 0° 30' 28" E | 15.30 | FP155 | N 51° 24' 48" W | 16.45 | FP205 | S 52° 07' 22" E | 30.95 |
| FP6 | N 54° 48' 49" W | 24.62 | FP56 | S 31° 35' 02" W | 10.70 | FP106 | S 50° 32' 54" E | 13.77 | FP156 | N 79° 25' 01" W | 17.43 | FP206 | S 55° 58' 04" E | 14.62 |
| FP7 | S 13° 51' 37" W | 30.58 | FP57 | N 41° 09' 49" W | 16.69 | FP107 | S 0° 06' 13" W | 31.40 | FP157 | N 27° 38' 55" W | 13.61 | FP207 | S 71° 10' 58" E | 33.39 |
| FP8 | N 9° 24' 05" W | 56.21 | FP58 | N 1° 00' 23" E | 55.21 | FP108 | S 2° 38' 17" W | 28.94 | FP158 | N 66° 13' 58" W | 9.84 | FP208 | N 64° 22' 26" W | 43.15 |
| FP9 | N 54° 13' 01" W | 22.53 | FP59 | N 40° 31' 35" W | 106.46 | FP109 | S 49° 24' 06" W | 24.05 | FP159 | N 1° 20' 48" E | 14.75 | FP209 | N 44° 04' 49" W | 29.66 |
| FP10 | S 44° 05' 51" W | 46.93 | FP60 | N 62° 34' 05" W | 42.23 | FP110 | N 64° 07' 45" W | 21.31 | FP160 | N 26° 33' 31" E | 26.13 | FP210 | N 83° 18' 25" W | 36.84 |
| FP11 | S 68° 39' 27" W | 7.44 | FP61 | N 25° 41' 16" W | 99.51 | FP111 | S 10° 24' 35" E | 74.73 | FP161 | N 12° 47' 33" E | 16.87 | FP211 | S 8° 29' 21" E | 16.93 |
| FP12 | N 18° 02' 28" E | 37.74 | FP62 | N 81° 16' 58" W | 26.85 | FP112 | S 28° 04' 33" E | 138.39 | FP162 | N 0° 25' 57" W | 14.90 | FP212 | S 31° 32' 47" E | 16.32 |
| FP13 | N 40° 02' 33" E | 37.51 | FP63 | N 4° 57' 67" W | 30.43 | FP113 | S 21° 12' 08" E | 108.20 | FP163 | N 77° 50' 57" W | 12.59 | FP213 | S 78° 45' 26" E | 25.32 |
| FP14 | N 76° 01' 43" W | 14.68 | FP64 | N 36° 21' 05" W | 39.98 | FP114 | S 43° 20' 22" E | 60.65 | FP164 | N 51° 12' 53" W | 12.87 | FP214 | S 23° 59' 30" E | 43.93 |
| FP15 | N 5° 04' 25" W | 48.31 | FP65 | S 61° 09' 15" W | 26.14 | FP115 | S 35° 26' 44" E | 88.59 | FP165 | N 48° 51' 03" W | 11.08 | FP215 | S 22° 04' 10" E | 36.41 |
| FP16 | N 2° 40' 32" W | 26.79 | FP66 | N 9° 05' 37" W | 18.32 | FP116 | S 53° 43' 50" E | 63.66 | FP166 | N 63° 56' 05" W | 29.67 | FP216 | S 47° 55' 27" E | 38.72 |
| FP17 | S 66° 24' 40" W | 14.96 | FP67 | N 37° 14' 38" E | 22.70 | FP117 | N 24° 56' 37" W | 27.74 | FP167 | N 33° 21' 40" W | 8.06 | FP217 | S 58° 06' 40" E | 37.25 |
| FP18 | N 49° 22' 37" W | 25.52 | FP68 | N 29° 12' 42" W | 49.38 | FP118 | N 23° 55' 11" W | 16.23 | FP168 | N 56° 09' 16" W | 9.99 | FP218 | S 31° 10' 12" E | 51.14 |
| FP19 | N 18° 53' 20" W | 48.83 | FP69 | S 31° 16' 01" W | 16.60 | FP119 | N 2° 29' 17" W | 9.67 | FP169 | N 10° 38' 47" E | 11.58 | FP219 | S 28° 17' 14" E | 85.19 |
| FP20 | S 81° 31' 02" W | 27.66 | FP70 | S 1° 21' 59" W | 13.40 | FP120 | N 22° 47' 08" W | 19.92 | FP170 | N 20° 54' 44" W | 21.49 | FP220 | S 28° 25' 07" E | 126.70 |
| FP21 | N 19° 17' 08" E | 57.08 | FP71 | S 10° 47' 53" E | 16.15 | FP121 | N 42° 35' 12" W | 22.69 | FP171 | N 84° 08' 39" W | 18.82 | FP221 | S 80° 59' 39" E | 76.95 |
| FP22 | N 26° 46' 53" W | 93.06 | FP72 | S 39° 50' 39" W | 16.54 | FP122 | N 38° 27' 35" W | 32.53 | FP172 | N 27° 22' 48" W | 22.75 | FP222 | S 40° 13' 50" E | 86.34 |
| FP23 | N 16° 13' 03" W | 53.83 | FP73 | N 44° 12' 55" W | 45.37 | FP123 | N 64° 52' 53" W | 13.05 | FP173 | N 50° 17' 56" W | 41.92 | FP223 | S 69° 32' 23" E | 84.12 |
| FP24 | N 33° 02' 23" W | 65.74 | FP74 | N 59° 32' 59" W | 17.24 | FP124 | S 78° 10' 40" W | 10.82 | FP174 | N 78° 26' 01" W | 10.64 | FP224 | N 61° 11' 01" W | 112.57 |
| FP25 | N 32° 41' 14" W | 27.22 | FP75 | S 76° 58' 03" W | 25.24 | FP125 | N 25° 30' 25" W | 21.63 | FP175 | S 45° 30' 03" W | 24.25 | FP225 | N 46° 53' 35" W | 78.61 |
| FP26 | N 20° 14' 58" W | 41.25 | FP76 | S 7° 47' 49" W | 28.66 | FP126 | N 51° 01' 56" W | 52.17 | FP176 | S 59° 32' 28" W | 12.32 | | | |
| FP27 | N 84° 48' 52" W | 40.04 | FP77 | N 43° 33' 13" W | 38.43 | FP127 | N 35° 08' 09" W | 58.86 | FP177 | N 76° 03' 00" W | 7.23 | | | |
| FP28 | S 55° 56' 44" W | 26.36 | FP78 | N 11° 12' 14" E | 43.39 | FP128 | N 62° 07' 45" W | 36.24 | FP178 | S 20° 09' 41" W | 21.81 | | | |
| FP29 | N 54° 03' 13" W | 18.98 | FP79 | N 65° 29' 31" E | 7.72 | FP129 | N 27° 32' 32" W | 14.31 | FP179 | S 30° 56' 39" E | 34.41 | | | |
| FP30 | N 72° 42' 58" W | 17.59 | FP80 | N 19° 06' 42" E | 22.68 | FP130 | N 34° 06' 18" W | 29.04 | FP180 | S 31° 50' 06" W | 9.77 | | | |
| FP31 | N 45° 22' 44" W | 38.09 | FP81 | N 75° 16' 42" W | 15.81 | FP131 | N 40° 57' 04" W | 40.02 | FP181 | N 81° 29' 53" W | 30.40 | | | |
| FP32 | N 32° 52' 14" W | 31.57 | FP82 | N 3° 46' 28" W | 9.91 | FP132 | S 3° 27' 32" E | 50.16 | FP182 | N 78° 04' 57" W | 12.84 | | | |
| FP33 | N 47° 37' 29" W | 24.16 | FP83 | N 73° 54' 34" W | 26.07 | FP133 | N 19° 09' 17" W | 30.01 | FP183 | N 22° 51' 36" E | 8.08 | | | |
| FP34 | N 75° 32' 54" W | 14.52 | FP84 | S 44° 04' 44" W | 8.07 | FP134 | N 58° 04' 10" W | 14.36 | FP184 | N 35° 20' 40" W | 25.88 | | | |
| FP35 | N 88° 55' 04" W | 11.58 | FP85 | N 86° 12' 23" W | 11.71 | FP135 | N 28° 49' 39" W | 21.42 | FP185 | N 62° 61' 55" W | 48.19 | | | |
| FP36 | S 49° 55' 22" W | 13.60 | FP86 | N 60° 33' 16" W | 17.83 | FP136 | N 56° 15' 55" W | 29.15 | FP186 | S 86° 13' 13" W | 118.12 | | | |
| FP37 | S 44° 27' 05" E | 31.70 | FP87 | N 13° 16' 12" W | 9.32 | FP137 | N 25° 16' 15" W | 9.28 | FP187 | S 3° 27' 26" W | 15.28 | | | |
| FP38 | S 44° 59' 04" E | 14.92 | FP88 | N 67° 20' 18" W | 30.79 | FP138 | N 51° 04' 17" W | 10.07 | FP188 | S 40° 13' 16" E | 50.31 | | | |
| FP39 | S 2° 56' 54" E | 6.21 | FP89 | S 51° 25' 49" W | 5.88 | FP139 | N 75° 03' 31" W | 6.01 | FP189 | S 45° 18' 32" E | 34.37 | | | |
| FP40 | N 55° 39' 15" W | 25.88 | FP90 | S 82° 21' 48" W | 8.84 | FP140 | N 83° 17' 27" W | 11.67 | FP190 | S 86° 32' 17" W | 10.70 | | | |
| FP41 | N 16° 43' 18" W | 5.86 | FP91 | N 75° 48' 06" W | 12.55 | FP141 | N 44° 57' 18" W | 23.88 | FP191 | S 46° 05' 26" E | 27.31 | | | |
| FP42 | N 67° 28' 00" W | 8.59 | FP92 | S 48° 26' 34" W | 11.01 | FP142 | N 76° 55' 35" W | 8.80 | FP192 | S 29° 34' 46" E | 18.92 | | | |
| FP43 | S 24° 40' 16" E | 24.26 | FP93 | S 13° 39' 36" W | 5.19 | FP143 | N 57° 53' 10" W | 30.29 | FP193 | S 63° 25' 37" W | 18.30 | | | |
| FP44 | S 73° 54' 59" W | 12.33 | FP94 | S 25° 19' 44" E | 12.60 | FP144 | N 72° 30' 12" W | 49.18 | FP194 | N 55° 11' 21" W | 30.64 | | | |
| FP45 | S 29° 28' 04" W | 23.50 | FP95 | S 53° 29' 23" E | 35.84 | FP145 | S 87° 10' 39" W | 14.06 | FP195 | N 31° 34' 48" W | 43.51 | | | |
| FP46 | N 14° 18' 19" W | 10.60 | FP96 | S 78° 15' 43" E | 21.28 | FP146 | N 78° 53' 13" W | 18.21 | FP196 | N 54° 02' 42" W | 19.07 | | | |
| FP47 | N 37° 54' 33" E | 7.99 | FP97 | S 56° 33' 14" E | 14.25 | FP147 | S 79° 58' 32" W | 36.13 | FP197 | N 78° 32' 30" W | 20.03 | | | |
| FP48 | N 24° 40' 32" W | 16.74 | FP98 | S 3° 40' 41" W | 6.35 | FP148 | S 25° 48' 54" W | 14.04 | FP198 | N 73° 33' 21" W | 31.84 | | | |
| FP49 | S 46° 53' 01" W | 13.86 | FP99 | S 42° 28' 34" E | 27.70 | FP149 | S 32° 34' 52" E | 15.07 | FP199 | N 71° 53' 43" W | 37.18 | | | |
| FP50 | N 13° 14' 43" W | 17.12 | FP100 | S 92° 36' 13" E | 12.12 | FP150 | S 5° 53' 25" W | 7.82 | FP200 | S 80° 40' 42" W | 59.19 | | | |

FINAL PLAT for BAJADA RANCH
LOTS 1 - 22

PORTION OF THE NW 1/4 OF SECTION 3, T17S, R18E, G4SRM, PIMA COUNTY, ARIZONA
 1330 NORTH CALLE RINCONADO, VAIL, ARIZONA 85641

ARIZONA REALTY DESIGN

2934 E 23rd St, Tucson, AZ 85713 520-300-1516 rchris@arizona-realtydesign.com Project No. 23-006

P25FP00014

REF: P241P0001

DATE: NOVEMBER 05, 2025

SHEET 5 OF 6

SEQUENCE #

SEQUENCE #

EROSION HAZARD SETBACK

| LINE # | DIRECTION | LENGTH |
|--------|-----------------|--------|
| ES23 | N 55° 51' 21" W | 23.61' |
| ES24 | N 43° 50' 24" W | 21.19' |
| ES25 | N 28° 15' 20" W | 38.70' |
| ES26 | N 54° 55' 18" W | 31.19' |
| ES27 | N 58° 39' 36" W | 49.47' |
| ES28 | N 10° 34' 54" W | 16.50' |
| ES29 | N 41° 00' 57" W | 7.13' |
| ES30 | N 15° 44' 03" W | 22.62' |
| ES31 | N 7° 34' 45" W | 64.59' |
| ES32 | N 22° 19' 56" W | 35.59' |
| ES33 | N 42° 43' 03" W | 38.17' |
| ES34 | N 29° 47' 44" W | 57.72' |
| ES35 | N 7° 08' 53" W | 28.13' |
| ES36 | N 29° 48' 58" W | 25.72' |
| ES37 | N 9° 17' 23" W | 37.10' |
| ES38 | N 24° 50' 45" W | 13.70' |
| ES39 | N 37° 49' 43" W | 23.43' |
| ES40 | N 26° 16' 31" W | 48.16' |
| ES41 | N 2° 03' 17" W | 22.81' |
| ES42 | N 22° 03' 18" W | 39.46' |
| ES43 | N 47° 00' 44" W | 38.58' |
| ES44 | N 27° 44' 55" W | 56.97' |
| ES45 | N 80° 30' 34" W | 19.67' |
| ES46 | N 51° 47' 56" W | 53.04' |
| ES47 | N 35° 44' 48" W | 44.24' |

EROSION HAZARD SETBACK

| LINE # | DIRECTION | LENGTH |
|--------|-----------------|---------|
| ES48 | N 48° 48' 38" W | 56.98' |
| ES49 | N 46° 12' 06" W | 26.12' |
| ES50 | N 10° 00' 07" W | 65.52' |
| ES51 | N 15° 48' 26" W | 48.72' |
| ES52 | N 30° 08' 45" W | 30.84' |
| ES53 | N 42° 57' 43" W | 35.33' |
| ES54 | N 29° 37' 07" W | 44.54' |
| ES55 | N 19° 34' 48" W | 27.50' |
| ES56 | N 28° 53' 53" W | 50.33' |
| ES57 | N 8° 27' 48" W | 22.52' |
| ES58 | N 15° 25' 55" W | 22.79' |
| ES59 | N 33° 55' 34" W | 45.15' |
| ES60 | N 18° 27' 45" W | 77.21' |
| ES61 | N 34° 45' 58" W | 29.39' |
| ES62 | N 48° 23' 06" W | 28.02' |
| ES63 | N 52° 18' 37" W | 164.07' |
| ES64 | N 14° 35' 15" W | 13.36' |
| ES65 | N 59° 02' 23" W | 39.26' |
| ES66 | S 84° 22' 13" W | 62.78' |
| ES67 | N 61° 42' 31" W | 104.81' |
| ES68 | N 36° 07' 15" W | 34.14' |
| ES69 | N 62° 43' 57" W | 51.01' |
| ES70 | N 38° 13' 00" W | 129.24' |
| ES71 | N 47° 56' 50" W | 42.58' |
| ES72 | N 71° 09' 13" W | 62.68' |

EROSION HAZARD SETBACK

| LINE # | DIRECTION | LENGTH |
|--------|------------------|---------|
| ES77 | S 89° 37' 48" W | 58.28' |
| ES78 | S 87° 49' 21" W | 29.84' |
| ES79 | S 42° 58' 52" W | 55.14' |
| ES80 | N 87° 23' 41" W | 64.57' |
| ES81 | S 63° 27' 16" W | 69.21' |
| ES82 | S 74° 19' 23" W | 240.22' |
| ES83 | S 81° 09' 39" W | 84.39' |
| ES84 | N 49° 56' 06" W | 44.38' |
| ES85 | N 71° 30' 23" W | 125.66' |
| ES86 | N 85° 29' 30" W | 100.69' |
| ES87 | N 73° 00' 57" W | 53.38' |
| ES88 | N 82° 16' 28" W | 103.23' |
| ES89 | N 88° 34' 00" W | 14.98' |
| ES90 | N 80° 24' 58" W | 20.90' |
| ES91 | N 30° 45' 13" W | 25.42' |
| ES92 | N 21° 36' 22" W | 26.07' |
| ES93 | N 87° 53' 50" W | 19.84' |
| ES94 | S 80° 06' 33" W | 23.01' |
| ES95 | N 85° 04' 46" W | 30.65' |
| ES96 | N 62° 55' 33" W | 22.40' |
| ES97 | N 43° 13' 28" W | 26.04' |
| ES98 | N 5° 18' 48" W | 31.10' |
| ES99 | N 28° 32' 52" W | 18.21' |
| ES100 | N 117° 13' 50" W | 17.63' |
| ES101 | N 50° 35' 40" W | 12.45' |

EROSION HAZARD SETBACK

| LINE # | DIRECTION | LENGTH |
|--------|-----------------|--------|
| ES102 | N 32° 12' 58" W | 61.18' |
| ES103 | N 4° 55' 06" W | 20.21' |
| ES104 | N 23° 17' 16" W | 38.68' |
| ES105 | N 45° 35' 04" W | 48.99' |
| ES106 | N 53° 44' 11" W | 49.29' |
| ES107 | N 43° 09' 12" W | 38.16' |
| ES108 | N 23° 48' 47" W | 27.37' |
| ES109 | N 8° 05' 45" W | 24.27' |
| ES110 | N 51° 17' 09" W | 48.49' |
| ES111 | N 11° 31' 21" W | 41.58' |
| ES112 | N 25° 36' 57" W | 19.98' |
| ES113 | N 65° 54' 28" W | 64.41' |
| ES114 | N 53° 42' 21" W | 23.95' |
| ES115 | N 67° 41' 11" W | 8.37' |
| ES116 | N 39° 38' 03" W | 42.18' |
| ES117 | N 56° 41' 35" W | 30.74' |
| ES118 | N 71° 03' 09" W | 26.74' |
| ES119 | S 59° 16' 23" W | 35.26' |
| ES120 | N 61° 14' 29" W | 6.45' |
| ES121 | N 25° 14' 53" W | 43.67' |
| ES122 | N 23° 49' 58" W | 25.16' |
| ES123 | N 38° 47' 37" W | 19.80' |
| ES124 | N 54° 47' 58" W | 22.22' |
| ES125 | N 14° 04' 37" W | 53.17' |
| ES126 | N 29° 01' 42" W | 59.60' |

EROSION HAZARD SETBACK

| LINE # | DIRECTION | LENGTH |
|--------|-----------------|--------|
| ES127 | N 40° 05' 32" W | 58.24' |
| ES128 | N 81° 20' 09" W | 34.44' |
| ES129 | N 24° 24' 03" W | 33.35' |
| ES130 | N 44° 29' 48" W | 8.72' |
| ES131 | N 18° 06' 24" W | 52.60' |
| ES132 | N 53° 20' 08" W | 25.50' |
| ES133 | N 73° 25' 53" W | 19.86' |
| ES134 | N 5° 23' 08" W | 28.39' |
| ES135 | N 25° 17' 30" W | 12.71' |
| ES136 | N 38° 35' 39" W | 31.09' |
| ES137 | N 14° 40' 22" W | 91.10' |
| ES138 | N 29° 06' 54" W | 15.97' |
| ES139 | N 58° 04' 27" W | 9.67' |
| ES140 | N 32° 31' 03" W | 62.85' |
| ES141 | N 9° 07' 26" W | 18.84' |
| ES142 | N 10° 24' 30" E | 11.12' |
| ES143 | N 48° 19' 29" W | 14.75' |
| ES144 | N 29° 58' 09" W | 74.59' |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA |
|---------|---------|-----------|-----------|
| C1 | 228.57' | 1,000.00' | 13°05'46" |
| C2 | 197.72' | 865.00' | 13°05'49" |
| C3 | 197.72' | 865.00' | 13°05'49" |
| C4 | 145.27' | 180.00' | 46°14'30" |
| C5 | 110.39' | 200.00' | 37°47'42" |
| C6 | 225.98' | 181.00' | 71°32'09" |
| C7 | 106.87' | 1,984.88' | 3°08'13" |
| C8 | 36.66' | 25.00' | 84°01'53" |
| C9 | 223.43' | 977.50' | 13°05'46" |
| C10 | 202.87' | 887.50' | 13°05'49" |
| C11 | 5.13' | 842.50' | 0°20'56" |
| C12 | 187.45' | 842.50' | 12°44'33" |
| C13 | 36.25' | 64.50' | 32°12'15" |
| C14 | 15.34' | 52.50' | 16°44'18" |
| C15 | 63.91' | 52.50' | 69°45'04" |
| C16 | 30.43' | 52.50' | 33°12'27" |
| C17 | 31.81' | 52.50' | 34°42'42" |
| C18 | 36.25' | 64.50' | 32°12'15" |
| C19 | 92.77' | 202.50' | 26°13'54" |
| C20 | 7.13' | 202.50' | 2°01'08" |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA |
|---------|---------|---------|------------|
| C21 | 27.25' | 42.00' | 37°10'44" |
| C22 | 106.49' | 50.00' | 122°01'38" |
| C23 | 39.71' | 50.00' | 45°30'35" |
| C24 | 89.51' | 50.00' | 101°25'42" |
| C25 | 44.05' | 42.00' | 60°08'39" |
| C26 | 54.82' | 157.50' | 19°56'33" |
| C27 | 39.27' | 25.00' | 90°00'00" |
| C28 | 18.42' | 887.50' | 1°12'21" |
| C29 | 61.24' | 887.50' | 3°57'14" |
| C30 | 37.97' | 25.00' | 87°00'58" |
| C31 | 58.79' | 222.50' | 15°23'47" |
| C32 | 27.75' | 42.00' | 37°51'34" |
| C33 | 34.26' | 50.00' | 39°15'18" |
| C34 | 85.97' | 50.00' | 98°31'04" |
| C35 | 58.45' | 50.00' | 68°07'43" |
| C36 | 55.39' | 50.00' | 63°28'04" |
| C37 | 42.58' | 42.00' | 58°05'53" |
| C38 | 27.29' | 177.50' | 8°48'29" |
| C39 | 37.97' | 25.00' | 87°00'58" |
| C40 | 30.75' | 887.50' | 1°59'10" |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA |
|---------|---------|-----------|------------|
| C41 | 100.41' | 842.50' | 6°49'44" |
| C42 | 92.17' | 842.50' | 6°16'06" |
| C43 | 37.37' | 25.00' | 85°39'37" |
| C44 | 158.44' | 202.50' | 46°51'45" |
| C45 | 58.29' | 202.50' | 18°24'38" |
| C46 | 30.84' | 42.00' | 42°04'32" |
| C47 | 71.43' | 50.00' | 81°51'08" |
| C48 | 37.51' | 50.00' | 42°58'42" |
| C49 | 127.20' | 50.00' | 145°45'48" |
| C50 | 38.19' | 42.00' | 52°03'51" |
| C51 | 156.52' | 158.50' | 56°34'46" |
| C52 | 42.53' | 25.00' | 97°28'14" |
| C53 | 44.15' | 1,022.50' | 2°28'26" |
| C54 | 30.84' | 1,022.50' | 1°43'40" |
| C55 | 158.73' | 1,022.50' | 8°53'39" |
| C56 | 36.70' | 25.00' | 84°07'03" |
| C57 | 53.60' | 1,594.88' | 1°32'50" |

FINAL PLAT for BAJADA RANCH
LOTS 1 - 22

PORTION OF THE NW 1/4 OF SECTION 3, T17S, R16E, GASRM, PIMA COUNTY, ARIZONA
1330 NORTH CALLE RINCONADO, VAIL, ARIZONA 85641

ARIZONA REALTY DESIGN

2934 E 25th St Tucson, AZ 85711 820-360-7519 rcdesign@arizonarealtydesign.com Project No 23-005

P25FP00014
REF P24P00001

DATE: NOVEMBER 05, 2025

SHEET 6 OF 6

SEQUENCE #

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P25FP00014**

THIS AGREEMENT is made and entered into by and between BAJADA RANCH LLC, an Arizona limited liability company or successors in interest ("Subdivider"), TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, ("Trustee"), as trustee under Trust No. 202421; 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 BAJADA RANCH, LOTS 1-22 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 _____, 2025, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: BAJADA RANCH LLC, an Arizona limited liability company by Four R Development, LC, an Arizona limited liability company, its member

Chair, Board of Supervisors

BY: 
ITS: Ranel Cox, Manager

ATTEST:

TRUSTEE: TITLE SECURITY AGENCY, LLC, a Delaware limited liability company as trustee under trust no. 202421, and not in its corporate capacity

Clerk of the Board

BY: 
Ronda Tatro
ITS: Trust Officer

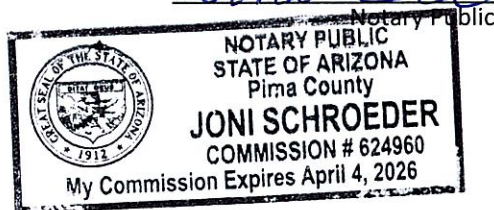
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 1st day of December, 2025, by Ranel Cox, Manager of Four R Development, LC an Arizona limited liability company Member of Bajada Ranch LLC, an Arizona limited liability company ("Subdivider"),

My Commission Expires:

4/4/2026

STATE OF ARIZONA)
County of Pima)



The foregoing instrument was acknowledged before me this 1st day of December, 2025, by Ronda Tatro, Trust Officer of Title Security Agency, LLC, ("Trustee"), a Delaware limited liability company, as trustee under trust no. 202421

My Commission Expires:

4/4/2026

