



*Canyon of  
Gold Ranch*  
*Cañada del Oro Ranch*

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REAL ESTATE DEVELOPMENT PROPOSAL • LAND ACQUISITION • MAY 2026

# CDO RANCH PROPERTIES

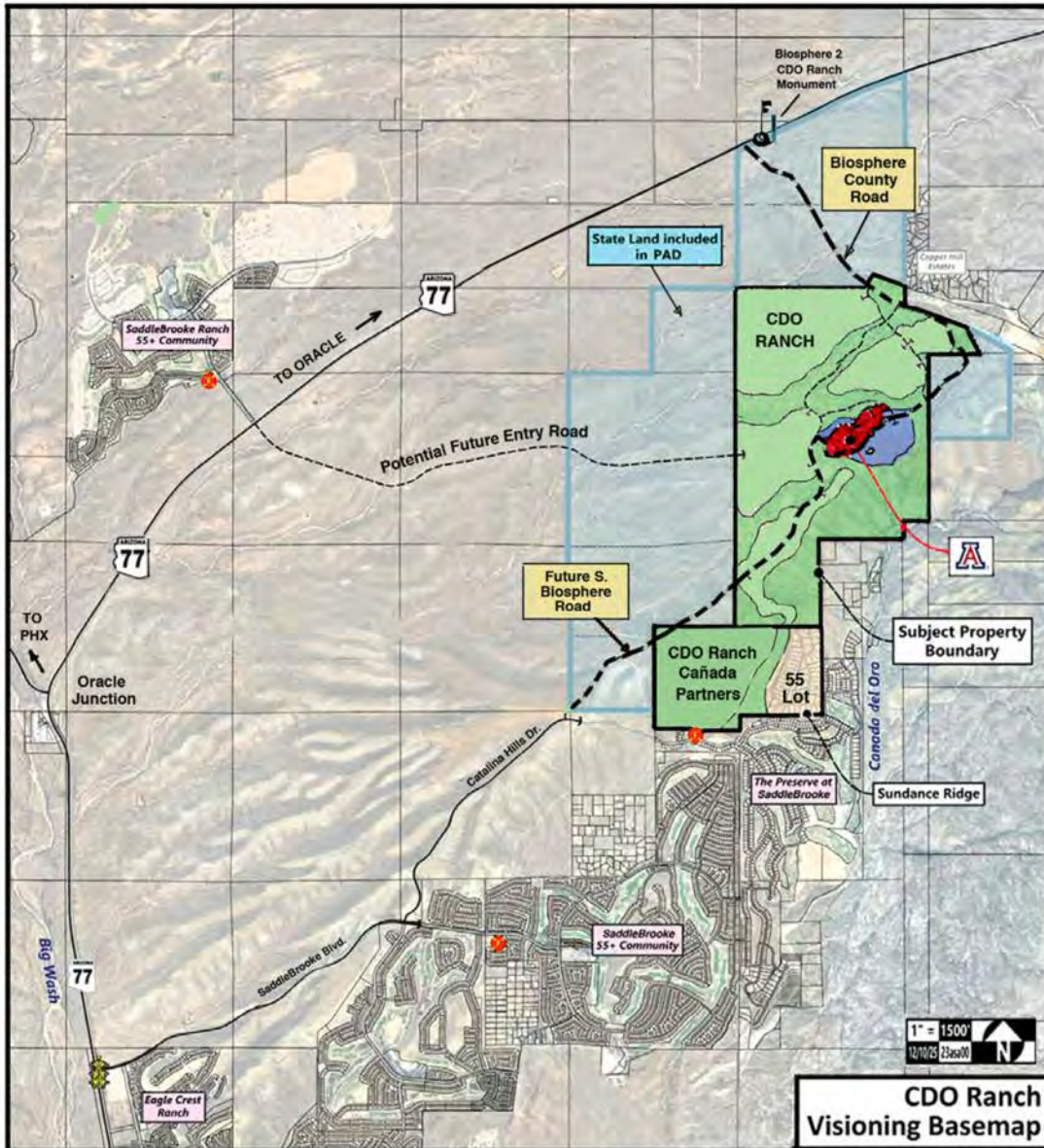
Cañada del Oro • Oracle, Arizona • Pinal County

*An Extraordinary Development Opportunity  
in the Heart of Arizona's Fastest-Growing Corridor*

1,600 Deeded Acres • 3,700+ Total Acres • 3,353 Entitled Units

CDO Ventures LLC • Owner Financing Available

## CDO Ranch Lands & State-Approved (PAD Adjacent State Land)



### Property . . .

CDO Ranch (+/- 1250 acres) • CDO Ranch South (+/- 364 acres)

**AVAILABLE . . .**  
**CDO RANCH PROPERTIES**  
Metropolitan Tucson, Arizona



**For More Information . . .**

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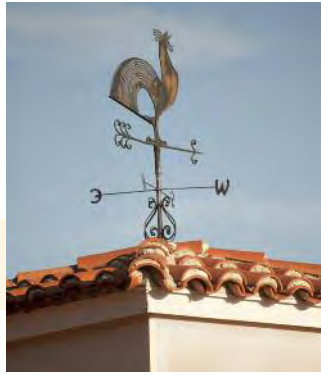
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**Web . . . . .** www.CDORanch.com

*The information contained in this marketing presentation has been collected from sources and historical documents believed to be reliable. It is presented here subject to possibilities of errors, omissions and changing conditions. Due diligence support to interested parties by way of an LOI, MOU or Purchase Sale Agreement (PSA) is welcomed.*

CDO Ranch LLC & Cañada Partners LP

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## The Opportunity

*CDO Ventures LLC is excited to bring to the marketplace, the sale of the 1600-acre Canyon of Gold Ranch (CDO) property and all remaining improvements.*



## The Offering

The proposed CDO Ranch Planned Community is a 1,600-acre project which is improved with approximately 40 structures. The property has an existing, planned area development (PAD) and zoning to allow a total of 1,553 residential units and 400 resort units. In addition, there is a 2,115-acre PAD for 1,800 units on state-leased land. A final block plat for 1,254 acres is approved by Pinal County. A 364-acre south parcel is also included. Water has been approved for 100-years assured water supply by the Arizona Department of Water Resources. Preliminary plans are underway for a wastewater treatment concept.

## Highlights

- Direct access from major state highway
- Southern Pinal County location in path of growth adjacent to Metro Tucson
- Existing PAD
- 1,553 approved units on fee land; and an additional 1,800 units on state land of existing PAD
- Final block plat approved
- Fee land: 1,600 acres (approved for 1,553 units)
- State-leased land: 2115 acres (approved under PAD for 1800 units)
- High-growth area
- Topography which allows marketable open space with significant lot premiums
- 3,800-foot elevation with exceptional views of the Catalina Mountains and Tucson Valley
- Ridgelines allow a diverse and marketable housing product
- Contiguous with SaddleBrooke Retirement Community
- All major entitlements and studies complete
- Significant redevelopment opportunity
- Sundance Ridge Gated Community including 55 lots



## PROPERTY OVERVIEW

**Location:** The CDO Ranch is located northwest of metropolitan Tucson, Arizona, situated in Pinal County in the Foothills of the Santa Catalina Mountains.

**Parcel Size:** 1,600 deeded acres plus 2,115 acres of State leased land.

### CDO Ranch and Related Properties

Lot Type	# of Lots	Acres	Value
Approved Lots	1262	1255	\$ 50,000,000
Concept Lots	236	278	\$ 4,300,000
Platted Lots	40	60	\$ 3,200,000
Improved Lots	2	2.5	\$ 270,000
<b>SUBTOTAL</b>	<b>1540</b>	<b>1595+</b>	<b>\$ 57,770,000</b>
Motorola Companies			\$ 5,000,000*
<b>TOTAL</b>			<b>\$ 62,770,000</b>

Owner Financing Available

\*CDO Ranch values from Certified Appraisals, Broker Values & Southern Arizona Market Review

**State Land:** CDO leases 2,115 acres of adjacent State land. All of the 1,436 acres of state-leased land in PAD allows 1,800 single family homes.

**Topography:** This property has ridges, views and valleys. The site is spectacular and offers a homebuilder options for creative projects which will have no equal.

**Access:** Current access is via State Route 77 to Biosphere Road. Pinal County owns the improved Biosphere Road. A proposed new south access connecting with SaddleBrooke Road is approved by Pinal County and the State of Arizona.





**Water:** Property is currently served by three wells built by CDO and located on deeded and State-leased land. Two new wells have been drilled on the existing deeded property and one is fully operational. Owner has the Desert Springs Water Improvement District and is operational.

**Sewer:** Developed property (approx. 100 acres) is currently served by multiple septic systems. A new wastewater system facility will provide future services.

**Electricity:** The improved portion of the 100-acre property is currently served by the San Carlos Irrigation Project (SCIP). TRICO Electric has service to the southern portion and can be used for the larger, undeveloped property.

**Gas:** There is currently, a high-pressure Southwest Gas line through the property.

**Telephone:** CenturyLink

**Note:** The property assets are valued at a combined total of \$62,770,000, consisting of two main components: 33 building structures, (including the Motorola Hotel & Conference facilities, encompassing 96,000 square feet and valued at \$5,000,000; and the CDO Ranch land, water and commercial improvements, which hold a significant value of \$57,770,000.)



## CAÑADA DEL ORO RANCH & SUNDANCE RIDGE OVERVIEW

- Existing Buildings:** Forty buildings in different conditions are located on the 100-acre campus. Buyer will determine future use/reuse or compatibility with their planning.
- Summary of Building Space:**
- Offices
  - Meeting / classrooms
  - Laboratories
  - Meeting / classrooms
  - Modular residential housing
  - Hotel / Conference Center
  - Private guest quarters
  - Full-service restaurant
- Consultants:** Development Law – Rose Law Scottsdale  
Land planning – Rick Engineering  
Wastewater and water facilities design – Brown and Caldwell  
Platting and engineering – Rick Engineering  
Hydrogeologist – Chuck Dickens Matrix International  
404, owl, endangered species and plants – Westland Resources  
Archeology – David Stephen & Westland Resources  
Phase I, 2, 3 – Brown and Caldwell  
Water Law – Meyers, Sellers Sims
- Final Block:** Final Block Plat approval in 2016
- Due Diligence:** Individual studies are available for qualified and approved purchasers.

### ✓ EXISTING CONDITIONS:

- Extensive existing infrastructure
- Deeded Property
- Many potential reuse facilities
- Extensive roads and access to major state highway
- North and south legal access
- Historic story
- Spectacular views
- Lush high-desert vegetation
- Cooler higher elevation
- Water

### ✓ ENTITLEMENTS:

- Phase I & II environmental
- Mining claims
- Boundary survey
- Topographic mapping
- PAD and zoning
- Archeological study
- Owl study
- Biological (plants)
- 404 wash study (JD)
- Drainage study
- Traffic study
- Easements and right of ways
- Roads and infrastructure
- Tentative block plat
- Multiple production wells
- Homeowners association and CC&R
- 100-year assured water supply
- Fire and rescue provider
- Access
- Units: 1500 lots allowed
- Ag exemption
- DWID (water district)
- 800,000 gallons of water storage and miles of water distribution
- Certificate of assured water
- Perc and soils tests
- Water management operator
- Utility providers
- New southern access approved
- Highway 77 monument lease
- Pinal plat (Sundance 55 lots)
- Final CDO Ranch current block plat





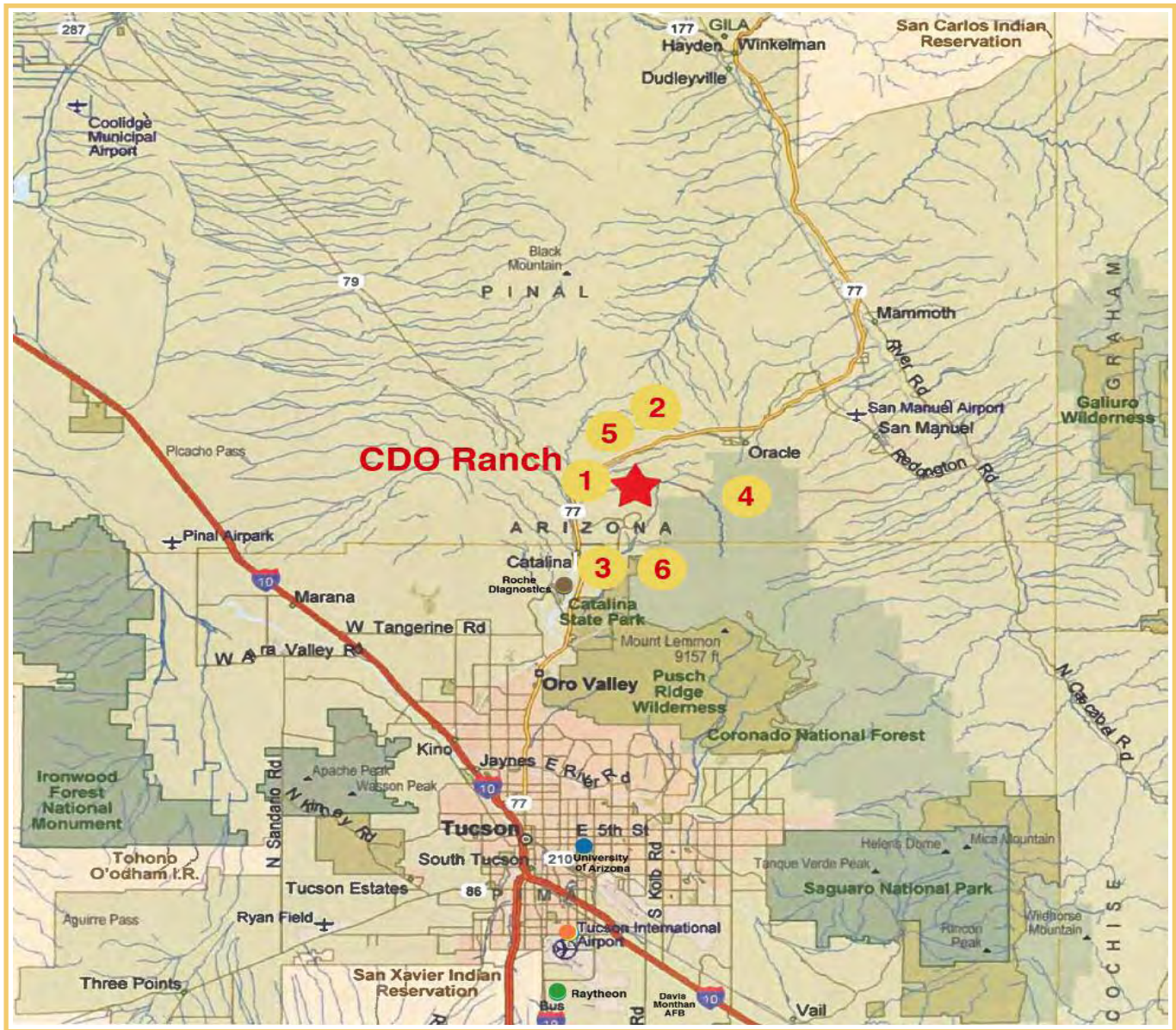
## Unmatched Opportunity

1. *Exceptional valley and mountain views*
2. *Topography with ridges will offer significant lot premiums.*
3. *Existing PAD & Plat Block zoning*
4. *Entitlements and completed studies to allow significant time savings in development schedule*
5. *Location in an explosive growth area*
6. *Existing improvements with exceptional redevelopment possibilities*
7. *Water rights, substantial, existing water infrastructure and early concept water treatment facility*
8. *New southern access opportunity*
9. *The cooler temperatures of the 3,800-foot elevation offers more temperature variations.*
10. *100-year assured water approved, designated certification is in process.*





**REGIONAL MAP**



**LEGEND:**

- 1. Copper Hills – custom lots (6 homes completed)
- 2. Willow Springs – conceptual
- 3. Eagle Crest – completed (1,000 homes)
- 4. SaddleBrooke – topping out (5,500)
- 5. SaddleBrooke Ranch – half-constructed (2,000)
- 6. Black Horse Ranch – completed (500)

**Distance from CDO Ranch::**

- 1. Copper Hills – 0 mi.
- 2. Willow Springs – 3 mi.
- 3. Eagle Crest – 8 mi.
- 4. SaddleBrooke – adjacent
- 5. SaddleBrooke Ranch – 1.5 mi.
- 6. Black Horse Ranch – 10 mi.



## Location

The CDO Ranch is located in eastern Pinal County, adjacent to Metro Tucson. Access to the site is via Arizona State Highway 77, with a travel time from northwest metropolitan Tucson of approximately 20 minutes.

The site is comprised of 1,600 contiguous acres owned by CDO Ventures LLC and Cañada Partners LP. It is situated at an elevation of 3,850 feet in the western foothills of the Santa Catalina Mountains. Adjacent lands are primarily state-owned; CDO leases 2,115 adjacent acres for grazing purposes on these state-owned lands.

Other prominent features in the immediate vicinity include the Cañada del Oro Wash, Coronado National Forest, SaddleBrooke retirement communities of 7,000 combined homes and Little Hill Mine, and the town of Oracle, Arizona.

CDO Ranch is one of the most attractive, undeveloped parcels located in all of Arizona. Located in the northern foothills of the Catalina Mountains in Pinal County, Arizona, CDO Ranch is nestled within ridges of the upper Sonoran Desert. Natural ridges, canyons and washes overlook the Santa Catalina Mountains and the Cañada del Oro Wash.

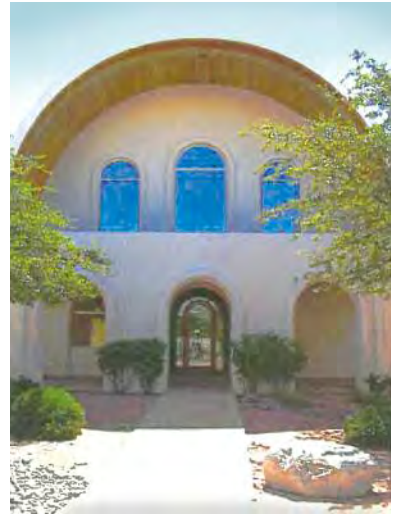
The western face of the Santa Catalina Mountains presents a dramatic mixture of canyons, ridge lines and pine-covered mountains. Well-defined washes give way to dramatic ridge lines. The site is unmatched due to its views, ridges, proximity Coronado National Forest and state land. Stunning views extend beyond the mountains to city lights of Metro Tucson and beyond.



## Land Ownership

CDO owns the 1,600 acres, of which approximately 100 acres have been improved. CDO also leases another 2,115 acres, which are generally used for grazing. Small commercial leases are also maintained on the waterwell system property and the Highway 77 entry point. Total owned and leased land in excess of 3,770 acres.

There is zoning provided for nearly 1,553 residences on CDO's deeded-lands and approximately another 1,800 units approved on the surrounding state land within the approved PAD. There is also an additional 200 resort units allowed in the commercial zoning at the deeded properties core.



Historically, the property ownership includes the Countess of Berkshire Suffolk England, Motorola Corporation, The University of Arizona Foundation, and Space Biospheres Ventures. Today, The University of Arizona owns and operates a 40-acre campus at the center of the property.



*Oracle, Arizona with Mt. Lemmon in background*



**CDO Leased Land**

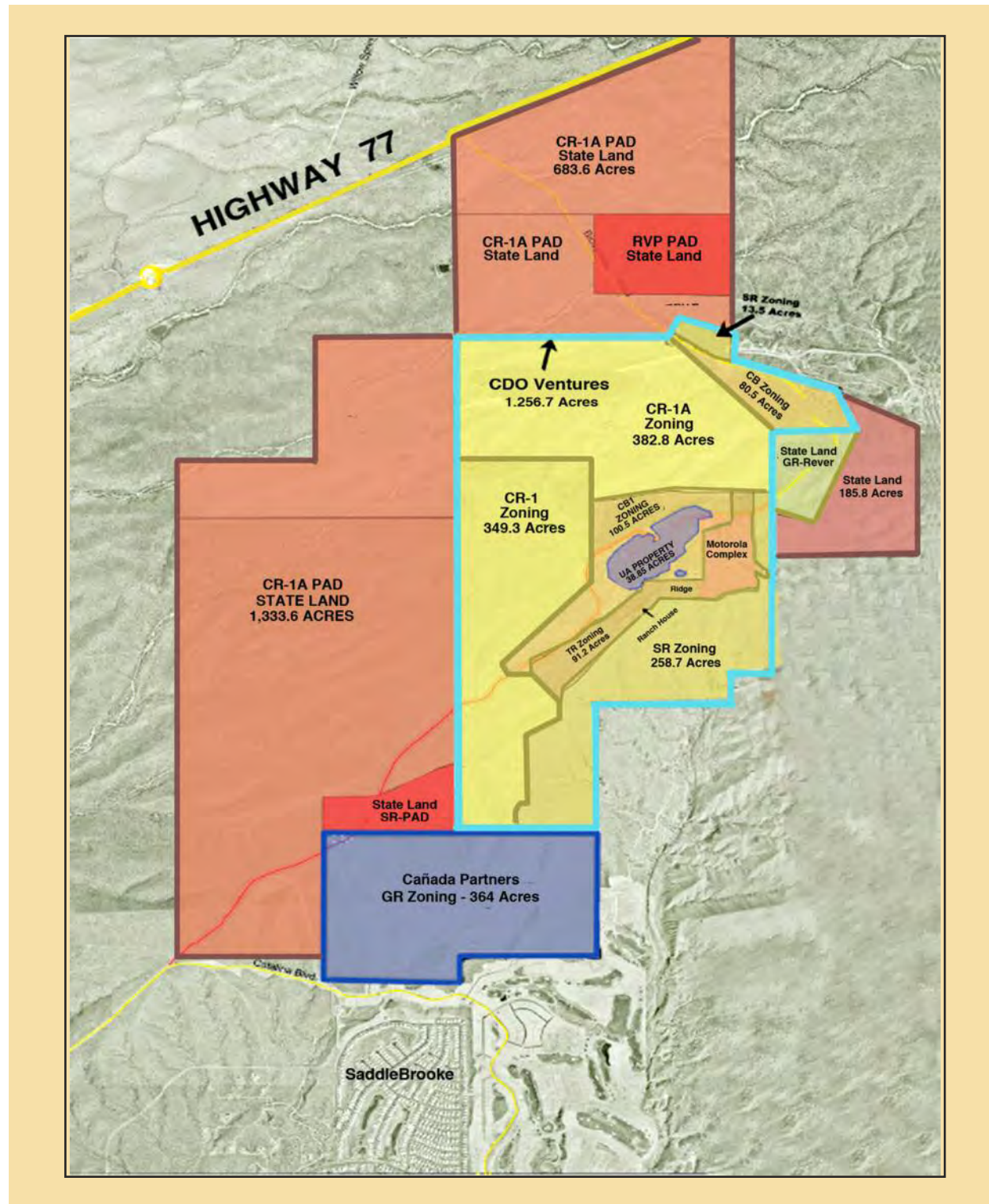
Township	Range	Section	SLUP KP#	Commercial Acres	Use
10S	14E	1	23-93434	316,914	Grazing
10S	14E	11	23-93434	640	Grazing
10S	14E	14	23-93434	480	Grazing commercial / well lease
10S	15F	8	23-93434	516,66	Grazing
10S	15E	17	23-93434	162,03	Grazing
10S	14E	36	23-100814	0.001	Highway 77 Entry Monument
10S	14E	14	02-1053	(well located in 400 acres above)	H2O Production Well – 10 acres

Total CDO leased land . . . . . 2115.605  
 Total Owned and Leased Acreage . . . . . 3,715

# STRATEGIC EXPANSION . . .

2115 Acres of State Trust Land

## RANCH PLANNED AREA DEVELOPMENT (PAD)



## PAD and Existing Zoning

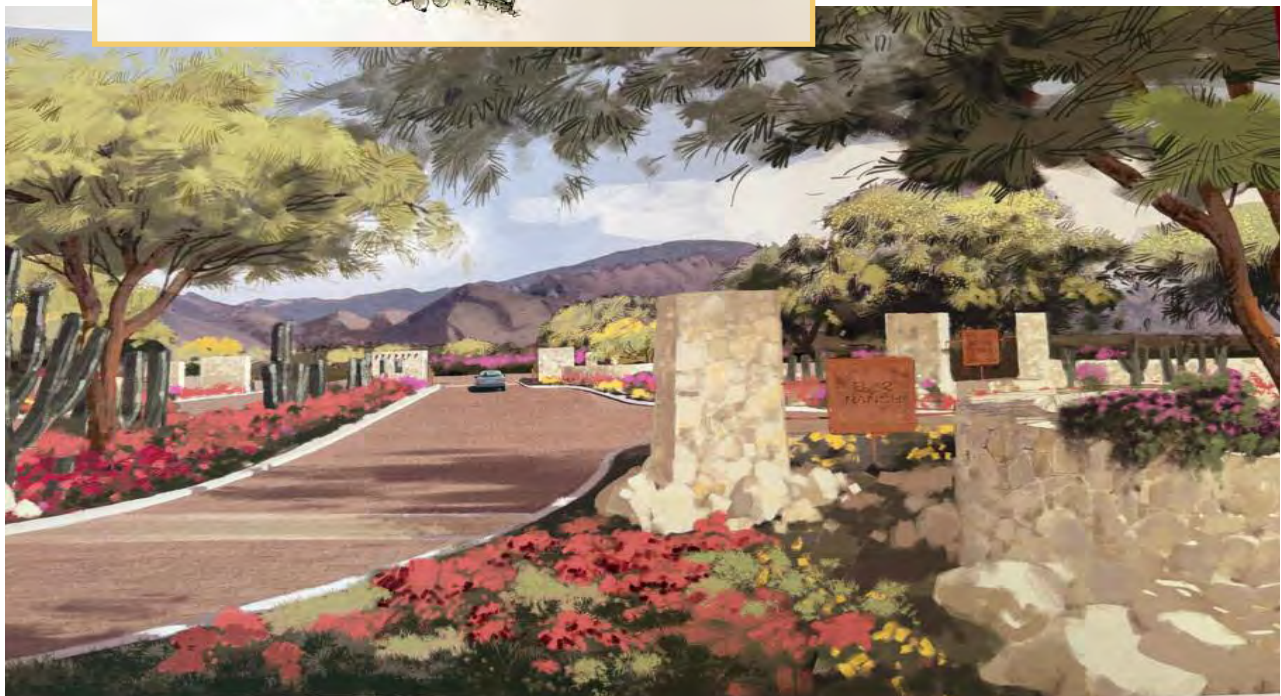
The CDO property includes 1,600 acres allowing PAD zoning for 1,594 of those acres and 364 acres which are zoned General Rural by Pinal County.

In addition, there are 2,115 acres of state-leased land with approximately 1,436 acres which are zoned in PAD for 1,800 units.

The original PAD was approved by Pinal County in 1993. On August 17, 2004, Pinal County approved an updated PAD with a total of 1,262 single-family units and 400 resort-units for the 1,294 acres. In 2016, a final Block Plat was approved. The 364 acres outside of the 1993 PAD is zoned GR and allows for 291 units. Currently, Sundance Ridge Community is in the final Block Plat and has 55 lots here with 13 lots sold.

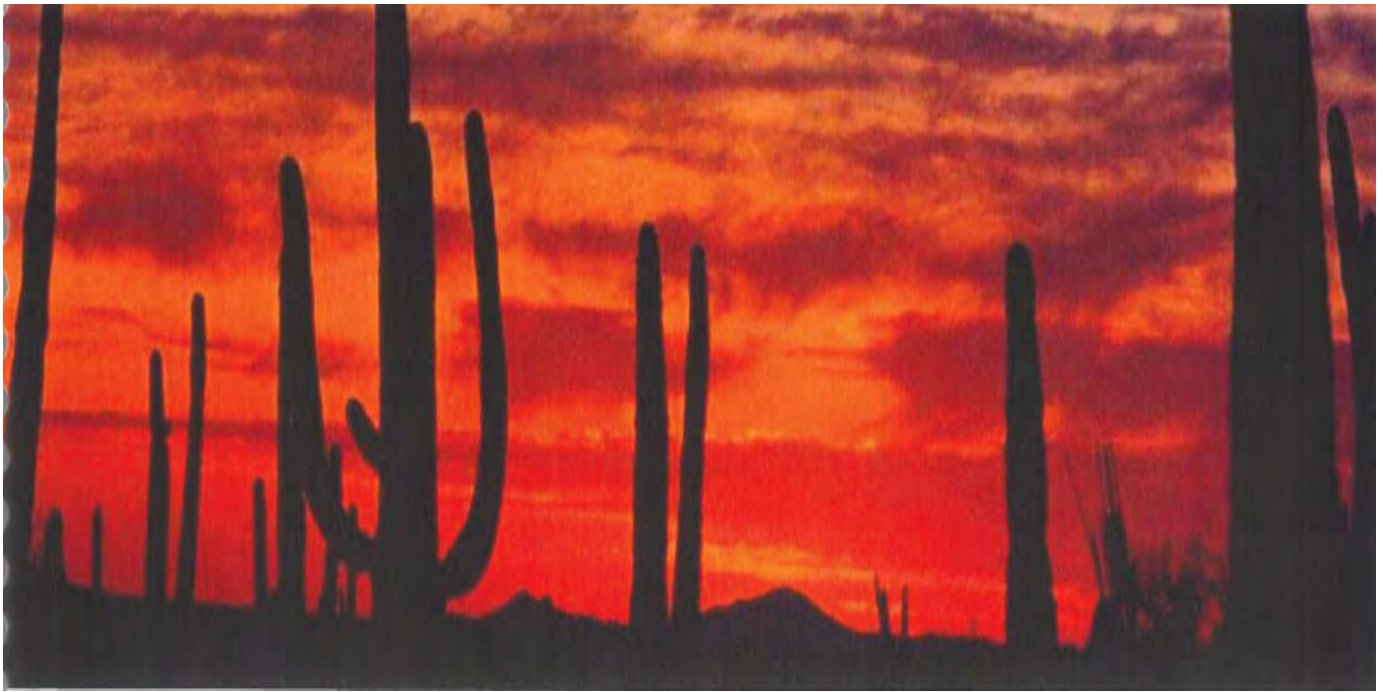


*Conceptual mixed-use  
Community Center*



*Entry concept*





## Planned Area Development Monitoring Report

1 Development Area	2 Total Acres	3 Developed Acres	4 Open Space Acres	5 Authorized D/U	6 D/U Utilized	7 D/U Remaining
CB-1 P.A.D.	200	100	50% 100	200 Resort/ hotel		
CR-1 P.A.D.	382.8	233.8	39% 149	526		
CR-1A P.A.D.	350.8	182.8	48% 168	306		
TR P.A.D.	91	85	7% 6	390		
SR P.A.D.	270	145.5	46% 124	40		
<b>TOTALS</b>	1,294.60	747.1	42.2% 547	1,462		

\* Open space is functional which allows golf course, walking trails, bike paths, drainage and retention / detention.



*CDO Ranch House compound*



*Ranch House Casita*

## ZONING FOR SOUTH 364 AND SUNDANCE RIDGE

This 364-acre parcel was not part of the original or updated PAD. These 364 acres of Cañada Partners LP were purchased later and are zoned General Rural (GR). This parcel can be developed under basic GR or under the new GR Cluster Ordinance. There are 291 units allowed under GR zoning with a minimum lot size of 54,450 sq. ft. under standard GR and a minimum lot size of 5,000 sq. ft. under the new Cluster Ordinance.

The Pinal County Board of Supervisors approved an amendment to General Rural (GR) Zoning Ordinance to allow the clustering of home sites within this zone. The purpose of the amendment was as follows:

1. Preserve the natural, open space without increasing densities;
2. Encourage innovative site planning;
3. Support open spaces which are interconnected, continuous and integrated;
4. Allow for more cost-effective development and more efficient servicing of road utilities and other services.

Cluster option is to be used in conjunction with the subdivision plat process.

- a. Maximum density: 1 home per 54,450 sq. ft.
- b. Minimum lot size: 5,000 sq. ft.
- c. Front yard: 25 sq. ft.
- d. Side yard: 10 sq. ft.
- e. Rear yard: 25 sq. ft.
- f. Minimum lot width: 50 sq. ft.
- g. Minimum open space: 30%

The south 364 has significant ridges and valleys. The Cluster Ordinance could be used very profitably for this part of the CDO Ranch. Currently, the Sundance Ridge gated community has seven homes on 13 one-acre lots; six more lots have been purchased, and 42 one-acre lots remain.



*Sundance Ridge entrance*



*SaddleBrooke entrance*



*The Preserve Country Club at SaddleBrooke, immediately adjacent to Sundance Ridge*

## CDO RANCH PROJECT HISTORY



- In the **1920s**, the original land parcel contained a hunting lodge and a sprawling cattle ranch.
- In **1957**, Lady Margaret, Duchess of Suffolk Berkshire, England, purchased the property and built Casa del Oro, her private estate.
- In the **late 60s**, Motorola Corporation purchased the site and developed an executive training and conference facility.
- In **1979**, the University of Arizona Foundation, by virtue of a land exchange with Motorola, gained control of the property and utilized it as a university-related retreat and conference facility.
- In **1984**, attracted by the topography, climate, conference center facilities and site amenities, the first private space company Space Biospheres Ventures purchased the property.
- In **1987**, ground was broken for Biosphere 2. It opened publicly in 1991 as a research and science learning center aimed at exploring space colonization. Over 4.0-million tourists have visited the site since its opening.
- **January 1, 1996**, Columbia University of New York City began management of the project, developing it as a residential campus for both undergraduate and graduate students. The university also constructed lab facilities in and around the Biosphere 2, thereby creating an active research center for scientists from around the world.
- In **December 2003**, Columbia University transferred management of the project to CDO Ranching & Development which later became CDO Ventures LLC.
- In **July 2007**, the University of Arizona began management of Biosphere 2 Research Institute. Ownership of the CDO Ranch still remains with CDO Ventures LLC.
- In **2011**, the 40-acre Research & Education campus, managed by The University of Arizona, was gifted to the university.
- In **2016**, the major donor endowed The University of Arizona the Biosphere 2 operation.
- Since **2016**, the University has added significant research experiment infrastructure including (but not limited to), the Situational Awareness for moon and Mars Project (SAM).



*Margaret Howard,  
Countess of Suffolk*

## CDO RANCH AREA OF INFLUENCE

Tucson has been one of the fastest-growing metro areas in the U.S. over the last 30 years. By 2020, that population had surpassed 1.0 million. Until 2003, the Ranch property and nearby town of Oracle were not directly affected by the rapid growth of Metro Tucson. The nearest recipients of the explosive growth have been the nearby towns of Oro Valley (16 miles south) and Marana (25 miles southwest). Several big master-planned communities of Rancho Vistoso, Sun City and SaddleBrooke exploded here in the 1990s until the 2007 downturn, but they have since topped out.

Adjacent to Rancho Vistoso is Sun City, a Del Web retirement development. Beyond this bedroom community, there was only the small, unincorporated town of Catalina and two big SaddleBrooke Resort communities which have 8,000 homes completed with tremendous amenities with multiple golf, clubhouses, restaurants, racket sports, gyms and aquatic centers. The Eagle Crest community of 1,000 homes in Catalina topped off in 2018. Black Horse Ranch is also located in Catalina. Neighbors to the north include the town of Oracle and two former mining towns San Manuel and Mammoth, Arizona.

Tourism is also a major economic contributor to the area – the infrastructure abounds. The famed Miraval Spa is just a few miles from CDO Ranch and the legendary Canyon Ranch Spa is located and headquartered in Tucson. The “magnificent seven” resorts of Tucson are all major brands of Marriott, Ritz Carlton, Lowes, Hilton, Omni, Wyndham and Westin.

There are also several “classic western experience” ranches that people all over the world want to visit. These few remaining “dude ranches” still provide the famed “cowboy western experience” that visitors are searching for.

Biosphere 2 at the center of the Ranch (besides being a cutting-edge research facility), has been one of southern Arizona’s biggest attractions – drawing over 4.0-million visitors over the last three decades.



*Just above CDO Ranch is Buffalo Bill’s old claim called High Jinks Ranch in Oracle*



## Project Location

Neighbors to the north are the small town of Oracle and two other rural communities beyond. These three towns form the tri-community – Oracle, Mammoth and San Manuel. San Manuel is an old Arizona copper mining town, which hosted one of the world's largest copper mines. BHP of Australia closed the mine in 1999, but it was just recently purchased and there are plans to reopen.







## Retail and Shopping

Today, major shopping is in the larger trade area. Major stores are Home Depot, Target, Walmart, Kroger, McDonalds, Burger King. In-N-Out Burger, Chili’s Grill – along with an array of more local businesses in the nearby communities of Catalina and Oro Valley.

Project	Location	Distance minutes	Status	Tenants
1. Harbour Freight Center	NW corner of Rancho Vistoso & Hwy 77	15	Existing	Walgreens, Ford Service Center, Bank One, UPS, Harbour Freight
2. Safeway Center Rancho Vistoso	NE corner First Ave & Tangerine Rd.	18	Existing	Safeway, Bank of America, Ventura Clinic, Taste of India, Ace Hardware, Subway, Walgreens, Gas Stations
3. Oro Valley Marketplace	Intersection of Tangerine & Oracle Rd.	16	Existing	Olive Garden, Super Walmart, The Keg Steak House, PetCO, Century Theaters, In-N-Out Burger
4. Rooney Ranch Shopping Centers	Corner of First Ave & Oracle Rd.	20	Existing	Home Depot, Ross, Target, Big-O Tire, Bank America, Frys, Kroger, PetSmart, Office Max, Sleep America, Wells Fargo, Burger King, Jersey Mike’s, Chipoltes, Panera Bread, Med Clinics, Planet Fitness, Auto Repair, CVS Pharmacy, Medical Clinic, McDonalds, Taco Bell, Hair Stylist, UPS, HR Block, Wells Fargo, Starbucks, Auto Repair stores
5. Uptown Mixed Use, Oro Valley	NW corner of Ina Rd. & La Cholla	30	Under construction	Luxury Apartments, Hotel, Shops, Restaurants, Barnes & Noble, Whiskey Roads, AMC Movie Theaters
6. Oracle Crossings Shopping Center	Corner of Magee & Oracle Rd.	25	Existing	Walmart Grocery, Play Again Sports, Tire Services, Kohls, Ace Hardware, Chase Bank, Tire & Auto Repair Stores, Marshalls, Trader Joe’s
7. Tucson Mall	NE corner of Wetmore & Oracle Rd.	35	Existing	Dillard’s, Macy’s, JC Penney
8. Steampump Ranch Village / & Historic Park	W side of Oracle Rd. (77) south of Cañada del Oro	18		California Design Center, Chilis, Baggins, Carpet One, Farmer’s Market, Holiday Inn, Extra Space Storage, QuickMart, Dennys, Freddie’s Steak Burger, Basis School

# Medical

Dozens of Urgent Care facilities, including Radiology Labs, high-end assisted living facilities and the Golder Ranch Fire District and its ten fire and rescue stations. A large range of medical services including Northwest Medical Center & Hospital in Oro Valley have emerged in this area. This is especially important as retirement housing continues to be a major part of the market.

## Inpatient Services

- 96 all-private inpatient beds
- Cardiology
- Gastroenterology
- General Surgery
- Gynecology
- ICU
- Neurology
- Oncology
- Orthopedics
- Otolaryngology
- Physical Rehabilitation
- Plastic surgery
- Podiatry
- Urology

## Outpatient Services

- Emergency Department
- Cardiopulmonary Testing
- Day Surgery
- Imaging & Diagnostics
- Endoscopy/ GI Labs
- Laboratory
- Physical Therapy
- Orthopedics

## State-of-the-art technology

- Filmless Radiology
- Wireless phones, computers
- Computerized drug dispensing
- Wireless cardiac monitoring
- High definition imaging & cardiac cath lab
- Manually-invasive surgical suites

In addition, a 70,000 sq. ft. medical office building opened to the west of the hospital.



Oro Valley Hospital



NW Urgent Care



Oro Valley Hospital



Urgent Care



Diagnostics



Golder Ranch Fire District

## Schools

The CDO Ranch area is currently served by the Oracle School District. A pre-kindergarten and kindergarten school (Oracle Ridge) and Grades 1-8 (Mountain Vista) are currently located in Oracle. Oracle School District is a smaller, rural school district but the nearby larger school district also allows and encourages open enrollment with its schools which include Canada del Oro High School, Ironwood Ridge High School, Catalina Middle School, Cross Middle School, Winifred Harelson Elementary K-6, Wilson K-8 and Painted Sky K-6. The Basis Charter School in Oro Valley is ranked as one of the top-five schools in the nation.



Area residents can currently attend San Manuel High School or Canyon del Oro High School within the Amphi School District. The SaddleBrooke community has been a major supporter of quality education for Oracle School District. Several, very good private schools are also in the nearby town of Oro Valley too – they include Pusch Ridge Christian Academy, St. Elizabeth Ann Seton and Immaculate Heart School, as well as Lemman Academy.



## PARKS & RECREATION HIGHLIGHTS

*Parks and Recreation opportunities abound in areas near the CDO Ranch area enhancing the quality of life for all residents by providing exceptional parks, trails and recreation programs – as well as facilities and events. It is continually adding more opportunities and enhancements.*

### ORACLE STATE PARK

Oracle State Park (OSP) is located just a few miles north of the CDO Ranch on a 4,000-acre wildlife refuge and was recently designated an International Dark Sky Park. The 1930s Kannally Ranch House is surrounded by panoramic trail views of the Galiuro Mountains and its diverse desert wildlife.



### THE ARIZONA TRAIL



The Arizona Trail is an 800-mile scenic trail spanning from the Mexico border to Utah, trekking through deserts, mountains and the Grand Canyon.

Trails are designed for hiking, biking and horseback riding. Its 43 passages range from high altitude ponderosa pine to saguaros and deserts.



*Various types of scenery and experiences await the traveler to the Parks of Arizona.*

### CATALINA STATE PARK

Catalina State Park (CSP) sits at the base of the Santa Catalina Mountains. A haven for desert and wildlife, the 5,500 acres of canyons, streams and trails that invite camping, picnicking and bird watching. It provides miles of equestrian, biking, hiking and birding trails that wind through the park. It is located just minutes from Tucson and close to CDO Ranch.



## ORO VALLEY PARKS & RECREATION



**GOLFING . . .** Three public golf courses surround the CDO Ranch. The Preserve course abuts the Sundance Ridge community. Another mile south is the Mountain View course and SaddleBrooke Ranch is just to the west. In and around are several private clubs plus Tucson National Golf Club is the former home of the west coast PGA tour – the Tucson Open. Further west are Dove Mountain courses which hosted several World Match Play championships.

## HIKING, BIKING, BIRDING & CAMPING

This particular area of the state is renown for its hiking, biking, birding and camping. Its apex starts with the “Tour de Tucson” race which circles the metro area. The Mt. Lemmon ascent is also the ultimate road bike challenge.

Mountain biking trails are all over the desert in the famed “24 hours in Old Pueblo” every year near Willow Springs.

Hiking and horseback riding are the original outdoor passions of the special wild west lands. Four distinct mountain ranges surround the valley and several more lurk in a valley over and a short distance away. Mount Lemmon at 9,300 feet has the nation’s most southern ski resort.



## TUCSON ACTIVITIES . . .

**THE LOOP . . .** This area of Arizona is renown for its road biking and has invested in many bike lanes including the 110 miles multi-use path called “The Loop.” It safely circles the entire metro area winding through Pima County. *USA Today* named The Loop the number one bike path in America.



There are also many other major tourist attractions in Tucson, such as . . .

- Arizona-Sonora Desert Museum
- Old Tucson
- Reid Park Zoo
- Tucson Botanical Gardens
- The Mini Time Machine Museum
- Flandrau Science Center & Planetarium

## WATER

CDO Ranch is located within the southern Pinal County area of the Tucson Active Water Management area. Currently, water is supplied from three active, deep wells located on CDO commercial lease number 03-1053 in Section 14. CDO Ranch maintains numerous grandfathered, Type II groundwater rights. CDO holds a total of 578 acre-feet of grandfathered rights. Current usage is about 75 acre-feet per year mostly used for Biosphere 2.



800,000 gallons of water storage serves CDO Ranch, Sundance Ridge and Biosphere 2. Pumping stations, storage tank, and fire hydrants are located throughout the existing development, but would need improvement for expansion. Pumping a third well on deeded property delivers water to a new 200K storage tank for Sundance Ridge and CDO Ranch.

Complete water studies are available for a more detailed evaluation of the future water system. A 100-year, water supply for 1553 homes. Golf, Resort has been approved.

The Desert Springs Water Improvement District (DWID) will provide service to the entire ranch properties.





*The original Ranch House of the CDO Ranch*



*The 300,000 water storage tank*



*The 200,000 central distribution water tank*



*The former Motorola executive retreat*

## Wastewater

Most of the UA Biosphere 2 site is presently served by traditional septic/leach wastewater systems. Twenty-two septic systems of various size and capacity are in use and are pumped on a regular schedule. None of the systems have proven problematic. A portion of the project (custom lots) at Sundance Ridge have individual septic systems. Future waste water needs will probably require a staged distribution modular package concept.



*Motorola Suite*



*Ranch House*



*Bunk House*



*Cañada del Oro Restaurant*



*Many types of desert flora and fauna are unique to Arizona.*



## Transportation

The CDO Ranch property is currently accessible from Oracle Road State Route 77 to Biosphere Road. The two-mile entry road (Biosphere Road) was improved and donated to the county standards in 2004. The one-million dollar improvement transfers upkeep and maintenance to Pinal County as a county road in perpetuity.

The internal improved roads on the ranch are in generally good condition. Proposed access to the site from the south is approved and planned. This road will connect to SaddleBrooke and cross state land before entering the CDO deeded property. When finished, this proposed public road will connect from Hwy. 77 at SaddleBrooke all the way back to Hwy. 77 at the Biosphere entry. This new south access will provide easier access for commercial development in SaddleBrooke and Catalina while shortening the drive time to Tucson by 8-10 minutes.



*On the way to UA Biosphere 2*

**Metropolitan  
Residential  
Housing  
Development**

The following information is a summary of distance comparisons between Biosphere property and other planned communities.



*Oro Valley Marketplace*

**Distance in Miles to Various Destinations from Select Projects**

<b>Project</b>	<b>Nearest Hospital</b>	<b>Neighborhood Shopping</b>	<b>Elementary/School</b>	<b>Regional Shopping</b>	<b>University of Arizona</b>	<b>Tucson Airport</b>
<b>Northwest</b>						
SaddleBrooke	9.0	6.0	6.0	14.5	22.5	29.5
Eagle Crest	7.0	4.0	4.0	12.5	20.0	27.0
Rancho Vistoso	1.0	0.5 - 1	1.0	9.0	14.0	21.0
Dove Mountain	7.5	6.0	6.0	9.5	19.0	26.0
Stone Canyon	1.0	0.5 - 1	1.0	9.0	14.0	21.0
<b>West &amp; Marana</b>						
Continental Reserve	9.0	0.5	0.5	8.0	17.5	24.5
Gladden Farms	12.5	8.5	1	8.5	25	23.0
Red Rock	12	16	5	16.5	33	40.0
<b>South and Green Valley</b>						
Sahuarita	12.0	1.0	0.5	16.0	13.0	9.0
Green Valley	14.0	1.0	3.5	18.0	15.0	11.0
Canoa Ranch	19.0	5.0	7.0	23.0	20.0	16.0
Quail Creek	16.0	6.0	6.0	21.5	18.0	14.0
<b>East &amp; Southeast</b>						
Rancho del Lago	17.0	9.5	6.0	16.0	23.0	20.0
Benson	1	3	2	32	31	30.0
<b>Catalina Foothills</b>						
La Paloma	5.0	0.5	0.5	6.0	8.0	15.0
Ventana Canyon	6.0	1.0	1.0	9.0	12.0	19.0
Biosphere - Today	17.0	14.0	14.0	16.0	30.0	37.0
Biosphere - New Southern Access	11.0	8.0	8.0	14.0	24.5	31.5

The summary table above indicates the following:

- With a southern access route, the Property would be very competitive in terms of proximity to destinations and services.



<b>Building Name</b>	<b>Square Feet</b>
Front Gate House	35
Security Booth	35
Hotel / Admin / CDO Offices	3,500
Lease Offices Loma / Modular	1,357
Hotel Level 1	5,120
Hotel Level 2	5,120
Hotel Level 3	5,120
Catalina Conference Room	1,462
Suffolk House Estate	5,620
Cañada del Oro Restaurant	4,884
Orientation Center Auditorium	6,538
Greenhouses	3,024
Offices & Shops Midway	1,670
Greenhouse	10,000
ECS Lab	360
Test Module	600
Gift Shop building	400
Office	2,150
Insectary	3,940
Arroyo Apartments 1-16	1,357
Arroyo Apartments Storage	1,357



*Power Substation*

## The University of Arizona BIOSPHERE 2 APPARATUS

The University of Arizona's Biosphere 2 is one of the world's most unique scientific research centers. Spanning more than three acres under a glass-and-steel structure, it contains a series of living ecosystems – called biomes – that represent key parts of our planet. These environments are not simply exhibits; they are fully functioning systems where scientists study how Earth works as an interconnected whole.





*Inside Biosphere 2 are five primary biomes, each designed to replicate a different environment . . .*

**Tropical Rainforest:** The rainforest is a dense, humid environment filled with tall trees and diverse plant life. It allows scientists to study how tropical forests respond to changes in temperature, carbon dioxide, and water availability. Because the system is enclosed, researchers can track how carbon and water move through the entire ecosystem – something that is extremely difficult to measure in natural rainforests.

**Ocean:** The ocean biome contains over one million gallons of seawater and includes a constructed coral reef. It is one of the largest controlled marine environments in the world. Scientists use this system to study how coral reefs respond to warming temperatures and ocean acidification, and to test new approaches for reef restoration that would be too risky to attempt in the open ocean.

**Desert:** Modeled after the Sonoran Desert, this biome includes cacti, shrubs, and arid-land ecosystems. It provides a setting to study drought, water use, and climate adaptation. It is also being used for conservation work, including a constructed stream habitat that supports endangered desert fish species.

**Mangrove Wetland:** This coastal wetland environment features salt-tolerant mangrove trees growing in shallow water. Mangroves play an important role in protecting coastlines and storing carbon. At Biosphere 2, scientists study how these ecosystems respond to sea level rise, salinity changes, and shifting climate conditions.

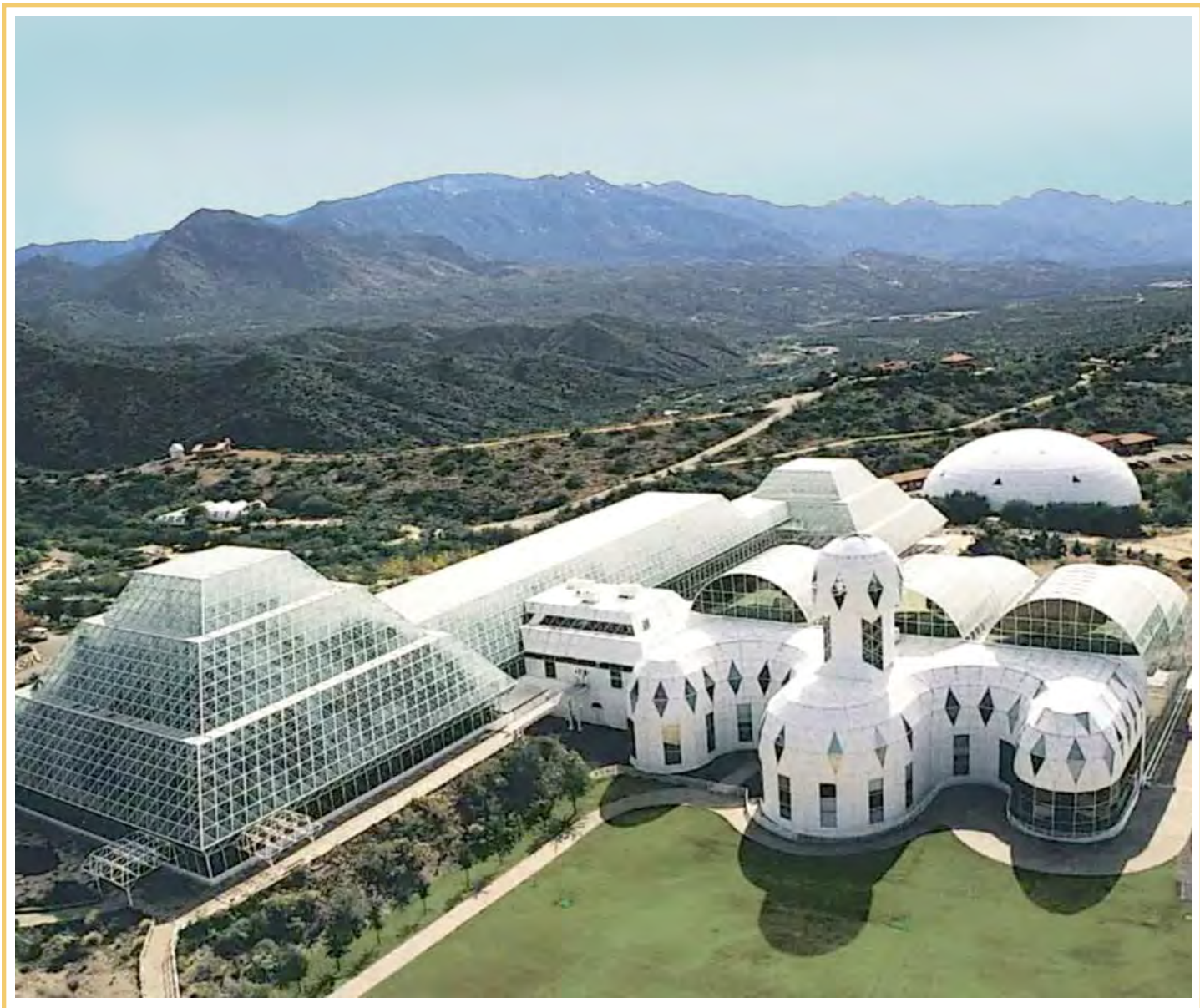
**Operational** for more than three decades, Biosphere 2 provides researchers with the rare ability to manipulate entire ecosystems under controlled conditions. This makes it a powerful meso-scale Earth systems science facility for studying the impacts of climate change, testing mitigation and adaptation strategies, and advancing solutions for planetary resilience.



### Public Outreach & Education

In addition to its research mission, Biosphere 2 is a major public engagement and education hub, welcoming more than 100,000 visitors annually. Through tours, educational programming, research experiences, and workforce development opportunities, Biosphere 2 connects the public, students, and collaborators to some of the most pressing scientific challenges facing society. Onsite accommodations in the Casita Village support researchers, students, and collaborators engaged in long-term, immersive research in a dynamic Sonoran Desert setting.





*Aerial photo of UA Biosphere 2 with CDO Ranch in background*

## ENTITLEMENTS

### Archeology

A cultural resource survey was completed by David Stephen and Westland Resources of the Professional Archeological Services of Tucson. The report is available for review by qualified buyers. The study indicated that “Considering cultural resources found on the property, the development of the CDO Ranch will not have an effect on previously recorded cultural resources.”

Based upon archival information, field methods, observable surface indications and the fact that none of the materials observed on the subject property have the potential to provide important archeological information, no additional studies or work are required.

### Biological Evaluation

Westland Resources has completed a biological study with emphasis upon:

1. Vegetation and habitat types
2. Wildlife
3. Federally listed species
4. State listed specifications



These services included the development of a Biological Evaluation of the CDO Ranch area to determine potential for occurrence of any US Fish & Wildlife listed endangered, threatened, proposed, candidate or conservative species agreement that would be effected by the development of the CDO Ranch into a planned community.

Results of the analysis indicate that no federal, special-interest species or proposed or designated, critical habitat is known to occur on or near the CDO Ranch. The Biological Evaluation is available for review by qualified and approved, potential purchasers.





### **Cactus Ferruginous Pygmy Owl**

A full survey was completed in 2005. Resources in 2005 and a second phase will be completed in the 2006 Survey Season. The accepted protocol recommends the completion of two consecutive years of survey prior to vegetation clearing occurs in the development process.



### **Jurisdictional Waters**

Westland Resources completed a study in September 2004 to help identify potential jurisdictional waters of the United States. The lateral boundaries of the jurisdictional waters are indicated by ordinary high-water marks, well-defined channels, scour lines, debris lines, changes in substrata, water stains on bedrock or presence of xeroriparian or riparian vegetation. Westland completed aerial photographs to identify drainage systems and completed a study to determine the potential jurisdictional status and width of drainages present on the CDO parcel.

Potential jurisdictional waters within the CDO Ranch area are related to various washes and the Cañon del Oro. The channels vary from approximately 0.5 feet to 30 feet in width. The estimated area of potential jurisdictional waters within the original 1,262 acres is 9.32 acres. This 404-analysis is available to potential qualified and approved purchasers.

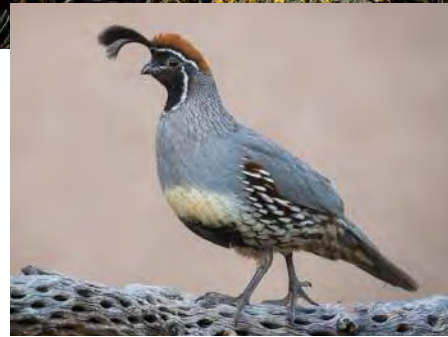
## Phase I & II Environmental Site Assessment

Brown and Caldwell completed Phase I on the 1,264 acres on November 24, 2004. Phase II was completed on 364 acres on February 25, 2005.

Various recognized environmental conditions and concerns are identified in Phase I for 1,264 acres relating to portions of the Biosphere complex and the former airstrip. The majority of the land was determined to consist of undeveloped, desert land.

Phase I and II for 364 acres did not reveal any recognized environmental condition or historically-recognized environmental conditions that would indicate a significant impairment of the site according to Brown and Caldwell. Approved and qualified potential purchasers should review Phase I reports prepared by Brown and Caldwell.





## TUCSON OVERVIEW

Tucson is a diverse and dynamic metropolis of 1.0 million and remains the second largest city in Arizona. Situated between Phoenix and the Mexican border, Tucson is strategically positioned to accommodate an expanding population base and the economic diversities of these two major trade areas. Tucson is also located along the California and Texas transportation corridor, centered in the newly coined “The Western Canamex” corridor.

The New York Times recently listed Tucson as one of the top “Nature Tourism Activity Centers” of the U.S. Tourism accounts for one in ten workers in Pima County – a total of over 50,000 jobs.

The University of Arizona is integral to Tucson. Located in the center of metropolitan Tucson, it includes a school of law, hospital/medical school, pharmacy and nursing colleges, architectural and engineering schools and other influential departments. UA boasts a student body of approximately 40,000 and an administrative staff of 15,000 people. It also features a nationally-ranked College of Optical Sciences presently ranked number one in the world. UA is a Land Grant and Space University.



*Several tourist places are in Tucson – Saguaro National Monument, Arizona-Sonora Desert Museum, Old Tucson and the lively city itself – Tucson!*

*Tucson Metro . . .*



*Raytheon Technologies*



*Honeywell Aerospace*



*Roche Ventana Medical*



*The University of Arizona*



*Davis Monthan Air Force Base*



*Caterpillar Inc.*

# CDO RANCH FINAL BLOCK PLAT

### GENERAL NOTES

- THE TRACTS SHOWN AS TRACT "A" ARE PRIVATE AND SHALL BE CHAINED AND CONVEYED TO THE CDO RANCH HOMEOWNERS ASSOCIATION FOR TRACTS 1 THROUGH 12, BUT NOT LIMITED TO, ACCESS, EGRESS, UTILITIES, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
- RIGHT OF WAY SIGHT TRIANGLE TRANGLE EASEMENTS, AS DESCRIBED ON THIS PLAN, SHALL BE CHAINED AND CONVEYED TO THE CDO RANCH HOMEOWNERS ASSOCIATION WHERE PRIVATE RIGHTS INTERSECT INTO PRIVATE RIGHTS OF EGRESS, ACCESS, UTILITIES OR TELECOMMUNICATIONS AND 35' X 35' AT PRIVATE INTERSECTIONS OR COLLISION INTERSECTIONS.
- NO TRACTS ARE WITHIN THE RIGHT-OF-WAY SIGHT TRIANGLE TRANGLE EASEMENTS, AS DESCRIBED ON THIS PLAN, WHICH ARE CHAINED AND CONVEYED TO THE CDO RANCH HOMEOWNERS ASSOCIATION WHERE PRIVATE RIGHTS INTERSECT INTO PRIVATE RIGHTS OF EGRESS, ACCESS, UTILITIES OR TELECOMMUNICATIONS AND 35' X 35' AT PRIVATE INTERSECTIONS OR COLLISION INTERSECTIONS.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE COMMON WATER RETENTION AREAS OR TO OTHER EASEMENTS WITHOUT PRIOR APPROVAL BY FINAL COUNTY.
- TRACT "A" IS A COMMON AREA WHICH SHALL BE CHAINED AND CONVEYED TO THE HOMEOWNERS OF THE CDO RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CDO RANCH HOMEOWNERS ASSOCIATION.
- ALL SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WORK WITHIN THE SUBDIVISION STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS FROM AND INSPECTIONS BY FINAL COUNTY.
- ALL TRUCKS AND OTHER PUBLIC UTILITY EASEMENTS REQUIRES PERMITS FROM AND INSPECTIONS BY FINAL COUNTY.
- THIS SUBDIVISION IS SUBJECT TO ARIZONA STATE LAWS WHICH MAY BE DEVELOPED FOR ANY POSSIBLE FUTURE USE IN THE FUTURE.
- THE SLOPE WITHIN PROPOSED ROADS REQUIRED BY THE FINAL COUNTY ZONING ORDINANCES HAVE BEEN MET AND THE GENERAL CROSS SECTION DRAWINGS WILL NOT BE CHAINED WITHIN PRIOR APPROVAL BY FINAL COUNTY. MAINTENANCE OF THE ROAD SUBJECT TO FINAL COUNTY REVIEW SHALL BE THE RESPONSIBILITY OF THE TRACT OWNER.
- CONVEYING, CONVEYING AND RESTRICTIONS WERE INCORPORATED ON NOVEMBER 13, 2014, AT THE NUMBER 2017-CAR-01 IN THE RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
- IN ORDER TO OBTAIN AN INDIVIDUAL SUBDIVISION PLAT APPROVAL OF THE LOCAL PLANNING AGENCIES, A CERTAIN CLASS OF ACQUIRED WATER SUPPLY OR COMMITMENT OF WATER SERVICE FROM A PROVIDER DETERMINED AS HAVING AN ACQUIRED WATER SUPPLY MUST BE OBTAINED FROM THE AGENCY OR PROVIDER OF WATER RECORDS FOR EACH INDIVIDUAL SUBDIVISION PLAT.
- PRIVATE SURVEY, SURVEY AND UTILITY EASEMENTS SHALL BE CHAINED TO THE CDO RANCH HOMEOWNERS ASSOCIATION BY SURVEY INSTRUMENT.
- THERE SHALL BE NO RELEASE OF ANY BLOCKS OR PORTION THEREOF UNTIL ALL SLOPE IMPROVEMENTS REQUIRED IN CONNECTION WITH THE RELEASED BLOCKS OR PORTION THEREOF HAVE BEEN COMPLETED AND ACCEPTED BY THE COUNTY, UNLESS AN ALTERNATIVE OPTION TO SATISFY THE REQUIREMENT IS IDENTIFIED AND APPROVED SPECIFICALLY TO THE COUNTY BOARD OF SUPERVISORS.

## FINAL BLOCK PLAT OF CDO RANCH

(BLOCKS 1 - 12 AND TRACT "A")

A PORTION OF SECTIONS 1, 12 & 13 OF TOWNSHIP 10 SOUTH, RANGE 14 EAST AND SECTIONS 5, 6 & 7 OF TOWNSHIP 10 SOUTH, RANGE 15 EAST GILA & SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

#### OWNER

1118 SECURITY AGENCY, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
405 TROTTER AVENUE, SUITE 200/204  
7732 EAST ANCHORAGE, SUITE 100  
TUCSON, ARIZONA 85710  
CONTACT: JAMES HANSEN  
PHONE: (520) 741-1887

#### DEVELOPER

CDO RANCH, LLC  
P.O. BOX 407  
UNDEVELOPED TRACTS  
CONTACT: CHRIS HANSEN  
PHONE: (520) 848-4440

#### ENGINEER

TRIC ENGINEERING CO.  
JOHN S. FLY, LICENSED PROFESSIONAL ENGINEER  
TUCSON, ARIZONA 85710  
CONTACT: JOHN FLY  
PHONE: (520) 767-1600

VICINITY MAP

LOCATION MAP

#### BASE ZONING AND CASE NUMBER

BLOCK #	ZONING	SUPER AREA	PLANNING CASE #	PLAT NUMBER
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#### DECLARATION, TITLE WARRANTY, AND DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:**

TRIC ENGINEERING CO., A DELAWARE LIMITED LIABILITY COMPANY, AS ENGINEER UNDER THESE ORDINANCES, HAS SUPERVISED UNDER THE HANDS OF JOHN SANDS, LICENSED SURVEYOR, THE SURVEY AND PLATTING OF THIS PLAT, AND HAS ADVISED THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT. THE ENGINEER HAS ADVISED THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT.

TRIC ENGINEERING CO., A DELAWARE LIMITED LIABILITY COMPANY, AS ENGINEER UNDER THESE ORDINANCES, HAS SUPERVISED UNDER THE HANDS OF JOHN SANDS, LICENSED SURVEYOR, THE SURVEY AND PLATTING OF THIS PLAT, AND HAS ADVISED THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT.

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#### IN WITNESS WHEREOF:

TRIC ENGINEERING CO., A DELAWARE LIMITED LIABILITY COMPANY, AS ENGINEER UNDER THESE ORDINANCES, HAS SUPERVISED UNDER THE HANDS OF JOHN SANDS, LICENSED SURVEYOR, THE SURVEY AND PLATTING OF THIS PLAT, AND HAS ADVISED THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT.

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#### LAND SURVEYOR'S CERTIFICATION

I, JOHN SANDS, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PROPOSED CDO RANCH AND PLATTING THEREOF HAVE BEEN MADE AND CONDUCTED IN ACCORDANCE WITH THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT, AND THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT.

JOHN SANDS, LICENSED SURVEYOR  
1000 WEST WILLOW AVENUE, SUITE 100  
TUCSON, ARIZONA 85710  
ARIZONA REGISTERED LAND SURVEYOR #1174

#### APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

FINAL COUNTY PLANNING AND DEVELOPMENT: *[Signature]* DATE: 12/19/2017

FINAL COUNTY ENVIRONMENTAL HEALTH: *[Signature]* DATE: 12/19/2017

FINAL COUNTY ENGINEERING: *[Signature]* DATE: 12/19/2017

APPROVED IN THE FORM OF A THIRD PARTY TRUST HAVE BEEN SUBMITTED TO FINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 17-202, AND THE ARIZONA PLATTING ACT. APPROVAL OF THIS PLAT SHALL NOT BE CONSIDERED TO CONSTITUTE AN ACCEPTANCE BY FINAL COUNTY FOR OBTAINMENT OF ANY PERMITS, EASEMENTS, RIGHTS-OF-WAY OR OTHER WAY OF OPEN SPACE SHOWN ON THIS PLAT UNDER THE COUNTY INFRASTRUCTURE SYSTEM.

FINAL COUNTY BOARD OF SUPERVISORS: *[Signature]* DATE: 12/19/2017

#### ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF PINAL  
I, JOHN SANDS, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PROPOSED CDO RANCH AND PLATTING THEREOF HAVE BEEN MADE AND CONDUCTED IN ACCORDANCE WITH THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT, AND THAT THE PLAT IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA LAND SURVEYING ACT AND THE ARIZONA PLATTING ACT.

#### BENCHMARK

THE MOST ACCURATE BENCHMARK AVAILABLE TO THE SURVEYOR IS THE BENCHMARK AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 77 AND THE CENTERLINE OF STATE HIGHWAY 101, AS DETERMINED BY THE SURVEYOR'S FIELD NOTES.

#### BASIS OF BEARINGS

THE MOST ACCURATE BASIS OF BEARINGS AVAILABLE TO THE SURVEYOR IS THE BASIS OF BEARINGS AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 77 AND THE CENTERLINE OF STATE HIGHWAY 101, AS DETERMINED BY THE SURVEYOR'S FIELD NOTES.

#### LAND USE TABLE

BLOCK #	ACRES
1	13.4 AC
2	14.7 AC
3	14.8 AC
4	14.5 AC
5	14.5 AC
6	14.5 AC
7	14.5 AC
8	14.5 AC
9	14.5 AC
10	14.5 AC
11	14.5 AC
12	14.5 AC
13	14.5 AC
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74	14.5 AC
75	14.5 AC
76	14.5 AC
77	14.5 AC
78	14.5 AC
79	14.5 AC
80	14.5 AC
81	14.5 AC
82	14.5 AC
83	14.5 AC
84	14.5 AC
8	





**For More Information . . .**

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**Web . . . . .** [www.CDORanch.com](http://www.CDORanch.com)

*The information contained in this marketing presentation has been collected from sources and historical documents believed to be reliable. It is presented here subject to possibilities of errors, omissions and changing conditions. Due diligence support to interested parties by way of an LOI, MOU or Purchase Sale Agreement (PSA) is welcomed.*

CDO Ranch LLC & Cañada Partners LP