

RESOLUTION NO. 2026-016

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF MARANA, ARIZONA, A MUNICIPAL CORPORATION OF ARIZONA, ORDERING AND DECLARING FORMATION OF CASCADA COMMUNITY FACILITIES DISTRICT

BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

1. Findings.

a. On a date prior to the date of the adoption hereof, there was presented to us, the governing body of the Town of Marana, Arizona, an incorporated municipality of the State of Arizona (hereinafter called the "Municipality"), (i) a Petition for Adoption of a Resolution Ordering and Declaring Formation of Cascada Community Facilities District (hereinafter referred to as the "Petition"), signed by the entities which, on the date hereof, are the owners of all real property as shown on the assessment roll for State and county taxes for Pima County, Arizona, or, if such persons shown on such assessment roll are no longer the owners of land in Cascada Community Facilities District are the entities which are the successor owners which have become known and have been verified by recorded deed or similar evidence of transfer of ownership to be the owners of such real property being Pacific International Properties, L.L.P. (hereinafter called "Pacific International") and the other entities executing the Petition (hereinafter called, collectively with Pacific International, the "Petitioner") described in the Petition by metes and bounds to be in the community facilities district, the formation of which is prayed for by the Petitioner in the Petition, pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the "Act"), and (ii) a completed Application for the Formation of Cascada Community Facilities District by Pacific International (hereinafter referred to as the "Application").

b. The Petitioner has requested the following:

I.

The name of the community facilities district of which formation is prayed pursuant to the Petition to be “Cascada Community Facilities District” (hereinafter called the “District”),

II.

The District to be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among the Petitioner, the Municipality and the District,

III.

The District to contain an area of approximately 623.9 acres of land, more or less, wholly within the corporate boundaries of the Municipality and to be composed of the land included in the parcels described as provided in the Exhibit to the Petition, which is made a part of the Petition for all purposes and is all the land to be included within the boundaries of the District (hereinafter referred to as the “Property”),

IV.

The District to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona

Revised Statutes, as amended; except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona separate and apart from the Municipality; and to be formed for, and to have, all the purposes of a “district” as such term is defined, and as provided, in the Act,

V.

The formation of the District to result in the levy of *ad valorem* taxes to pay costs of improvements constructed by the District and for their operation and maintenance,

VI.

The Clerk of the Municipality to accept the filing of a “General Plan for the Proposed Cascada Community Facilities District” for the District in the form provided in the Application, setting out a general description of the public infrastructure for which the District is proposed to be formed, the general areas to be improved and the estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District (hereinafter referred to as the “General Plan”),

VII.

The District to be governed by a District Board that consists of the members of the governing body, *ex officio*, only; the Petitioner having waived the right to designate two additional members of the Board of the District, and

VIII.

The Municipality to determine that public convenience and necessity require the adoption of this Resolution.

c. The Petitioner further attested and declared that on the date hereof, as shown on the assessment roll for State and county taxes in Pima County, Arizona, the Property is owned by the Petitioner and shall be benefited from the improvements for which the District is proposed to be formed; that there are no residents on the Property and there shall be no residents within fifty (50) days preceding the first anticipated election of the District; that the District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among the Petitioner, the Municipality and the District; that public convenience and necessity require the adoption of this Resolution; and that the Municipality shall in no way be liable for the payment of any of the costs of the public infrastructure described in the General Plan, nor liable for any liability, debt or obligation of the District.

d. After showing the preceding, the Petitioner respectfully prayed that the Petition be properly filed as provided by law and that, as the Petition is signed by all of the owners of the Property and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the Property, any requirements of posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the adoption of this Resolution are waived, the Municipality, on receipt of the Petition, declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing or election.

e. Pursuant to the Act and Section 9-500.05, Arizona Revised Statutes, as amended, the Municipality, the District and Pacific International are entering into a “development agreement” to specify, among other things, conditions, terms, restrictions and

requirements for “public infrastructure” (as such term is defined in the Act) and the financing of public infrastructure and subsequent reimbursements or repayments over time.

f. With regard to the real property included within the boundaries of the District, the Municipality and Pacific International determined to specify some of such matters in such an agreement, particularly matters relating to the acquisition or construction of certain public infrastructure by the District, the acceptance thereof by the Municipality and the reimbursement or repayment of Pacific International with respect thereto, all pursuant to the Act.

g. Pursuant to the Act and Title 11, Chapter 7, Article 3, Arizona Revised Statutes, as amended, the District, and the Municipality may enter into an “intergovernmental agreement” with one another for joint or cooperative action for services and to jointly exercise any powers common to them and for the purposes of the planning, design, inspection, ownership, control, maintenance, operation or repair of public infrastructure.

h. Pursuant to the Act, the District may also enter into an agreement with Pacific International with respect to the advance of moneys for public infrastructure purposes and the repayment of such advances and to obtain credit enhancement for, and process disbursement and investment of proceeds of, general obligation bonds of the District to be hereafter issued.

i. There was presented to us at a meeting on a date prior to the date of the adoption hereof in connection with the purposes described in paragraphs 1.e. through h. a District Development, Financing Participation and Intergovernmental Agreement (Cascada Community Facilities District), to be dated as of March 1, 2026, or such other date as the Town Manager shall determine (hereinafter referred to as the “Development Agreement”), by and among the Municipality, the District and Pacific International.

j. By a resolution adopted by this Council at such meeting the Development Agreement was approved in substantially the form submitted at such meeting, with such changes, additions, deletions, insertions and omissions, if any, as the Mayor of the

Municipality, with the advice of the Town Manager of the Municipality and the Town Attorney of the Municipality, shall authorize, the execution and delivery of the Development Agreement to be conclusive evidence of the propriety of such documents and the authority of the persons or persons executing the same. The Mayor of the Municipality, with the advice of the Town Manager of the Municipality and the Town Attorney of the Municipality, has been authorized and directed, as provided in such resolution, to execute, and the Town Clerk of the Municipality to attest and deliver, the Development Agreement on behalf of the Municipality.

2. Matters Noticed by the Municipality.

a. The Petitioner seeks formation of the District to exercise the powers and functions set forth in the Act as such powers and functions are modified, waived or restricted pursuant to agreements to be entered into by and among the Municipality, the District and Pacific International.

b. The General Plan and the Application have been filed with the Clerk of the Municipality.

c. The Petition, the Application and all necessary supporting materials have been filed with us, and the showings in the Petition are each noticed by us and are hereby incorporated at this place as if set forth hereat in whole.

d. The purposes for which organization of the District is sought are as described in the Petition and are purposes for which a district created pursuant to the Act may be lawfully formed.

e. The public convenience and necessity require us to adopt this Resolution.

3. Granting of Petition; Formation of District. The Petition attached as the Exhibit hereto and made a part hereof for all purposes is hereby granted, and the District is hereby formed as a district pursuant to the terms and provisions of, and with the powers and authority established by, the Act, subject to the restrictions and modifications set forth in the Petition, with

jurisdiction over the Property and that, as the Petition is signed by the owners of the Property and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the Property, requirements of posting, publication, mailing, notices, hearing and election otherwise required by the Act with respect to formation of the District are hereby found to be unnecessary.

4. District Board and Officers. The District shall be governed by a “District Board” comprised of the members of the governing body of the Municipality, *ex officio*. The Mayor of the Municipality shall be the “Chairperson of the District Board”; the Vice Mayor of the Municipality shall be the “Vice Chairperson of the District Board”; the Town Clerk of the Municipality shall be the “District Clerk”; the Town Treasurer of the Municipality shall be the “District Treasurer”; the Town Manager of the Municipality shall be the “District Manager”; the Finance Director of the Municipality shall be the “District Chief Financial Officer” and the Town Attorney of the Municipality shall be the “District Counsel.”

5. District Boundaries and Map. The District boundaries are as described in metes and bounds in the Exhibit to the Petition. A map showing the District boundaries is hereby ordered to be drawn and provided by the District Manager.

6. Dissemination of this Resolution. The Petitioner shall cause a copy of this Resolution to be delivered to the County Assessor and the Board of Supervisors of Pima County, Arizona, and to the Department of Revenue of the State of Arizona.

7. No Liability of or for the Municipality. Neither the Municipality nor the State of Arizona or any political subdivision of either (other than the District) shall be directly, indirectly or morally liable or obligated for the costs of the public infrastructure contemplated by the General Plan and the Development Agreement nor for the payment or repayment of any indebtedness, liability, cost, expense or obligation of the District, and neither the credit nor the taxing power of the Municipality, the State of Arizona or any political subdivision of either (other than the District) shall be pledged therefor.

8. Effect of Resolution. a. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any remaining provisions of this Resolution.

b. All resolutions or parts thereof inconsistent herewith are hereby waived to the extent only of such inconsistency.

PASSED AND ADOPTED by the Common Council and approved by the Mayor of the Town of Marana, Arizona, this 3rd day of March 2026.

.....
Mayor

ATTEST:

.....
Town Clerk

APPROVED AS TO FORM:

.....
Town Attorney



ATTACHMENT:

EXHIBIT -- Conformed Copy of Petition for Adoption of this Resolution

* * *

EXHIBIT

**CONFORMED COPY OF PETITION
FOR ADOPTION OF THIS RESOLUTION**

Exhibit-1

EXHIBIT

**Cascada Community Facilities District
CFD Formation Petition**

PETITION FOR ADOPTION OF A RESOLUTION
ORDERING AND DECLARING
FORMATION OF
CASCADA COMMUNITY FACILITIES DISTRICT

STATE OF ARIZONA)
COUNTY OF PIMA) ss.
TOWN OF MARANA)

THE UNDERSIGNED OWNER (hereinafter referred to as “*Petitioner*”) OF ALL OF THE REAL PROPERTY hereinafter described by metes and bounds, acting pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (hereinafter referred to as the “*Act*”), respectfully petitions The Honorable Town Council of the Town of Marana, Arizona (hereinafter referred to as the “*Municipality*”), to adopt a resolution (hereinafter referred to as the “*Resolution*”) declaring and ordering formation of a community facilities district (hereinafter referred to as the “*District*”) and would respectfully request the following with respect thereto:

I.

The name of the District to be “Cascada Community Facilities District,”

II.

The District to be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District,

III.

The District to contain an area of approximately 623.9 acres of land, more or less, wholly within the corporate boundaries of the Municipality and to be composed of the land included in the parcels described by block plats and subdivision maps as provided in Exhibit A hereto, which is made a part hereof for all purposes,

IV.

The District to be a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, Arizona Revised Statutes, as amended; except as otherwise provided in the Act, to be considered a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Municipality; and to be formed for, and to have, all the purposes of a “district” as such term is defined, and as provided, in the Act,

V.

The formation of the District to result in the levy of ad valorem property taxes and special assessments to pay costs of improvements constructed by the District and for their operation and maintenance,

VI.

Before the Resolution is adopted, the Clerk of the Municipality to accept the filing of a “general plan” (as such term is defined in the Act and hereinafter referred to as the “*General Plan*”) for the District setting out a general description of the public infrastructure for which the District is proposed to be formed, the general areas to be improved and the estimated costs of construction or acquisition of the public infrastructure to be financed, constructed, or acquired by the District,

VII

The District will be governed by a District Board that consists of the members of the governing body, ex officio, only; the undersigned hereby waiving the right to designate two additional members of the District Board, and

VIII.

The Municipality to determine that public convenience and necessity require the adoption of the Resolution;

WHEREFORE, Petitioner attests and declares that on the date hereof, as shown on the assessment roll for State and county taxes in Pima County, Arizona, all of the land to be in the District is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to be Petitioner; that there currently are no residents on the land to be in the District and there shall be no residents within fifty (50) days preceding the first anticipated election for the District; that the land to be included in the District shall be benefited from the improvements for which the District is proposed to be formed; that the District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the Municipality and the District; that public convenience and necessity require the adoption of the Resolution; and that the Municipality shall in no way be liable for the payment of any of the costs of the public infrastructure described in the General Plan, nor liable for any liability, debt, or obligation of the District;

WHEREFORE, as this Petition is signed by the owners of all the land to be in the District and there are not now, and shall not be within fifty (50) days preceding the first anticipated election of the District, residents on the land in the District, any requirements of posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with adoption of the Resolution are waived, and the Municipality may, on receipt of this Petition, adopt

the Resolution to declare the District formed without being required to comply with such provisions for posting, publication, mailing, notice, hearing, or election; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Municipality adopt the Resolution and declare and order the District formed without being required to comply with the provisions for posting, publication, mailing, notice, hearing, and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purposes of organizing the District and to the execution of the purposes for which the District shall be organized be granted as The Honorable Town Council of the Municipality shall deem proper and necessary.

RESPECTFULLY SUBMITTED this 23rd day of FEBRUARY 2026.

FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee
under Trust No. 60,327, and not otherwise

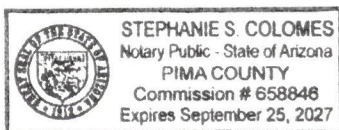
By: Rachel Turnipseed
Name: RACHEL TURNIPSEED
Title: TRUST OFFICER

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 23 day of FEBRUARY 2026 by RACHEL TURNIPSEED the TRUST OFFICER of Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327, and not otherwise, on behalf thereof.

Stephanie S. Colomes
.....
Notary Public

My commission expires:
September 25, 2027



Agreed and Consented to:

Pacific International Properties, L.L.P., an Arizona limited liability partnership

By: Alexander S. Law

By: [Signature]
Daniel K. Leung, Authorized Agent

By: Dennis S. Law

By: [Signature]
Daniel K. Leung, Authorized Agent

By: Francis S. Law

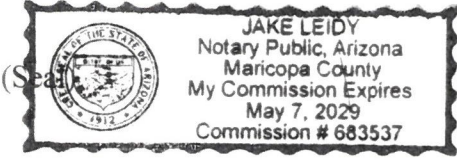
By: [Signature]
Daniel K. Leung, Authorized Agent

State of Arizona)
)
County of ~~Pima~~)
)
 Maricopa

The foregoing instrument was acknowledged before me on this 20 day of February 2026, by Daniel K. Leung, the Authorized Agent for Alexander S. Law, Dennis S. Law, and Francis S. Law, the partners of Pacific International Properties, L.L.P., an Arizona limited liability partnership, on behalf thereof

[Signature]

Notary Public



Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

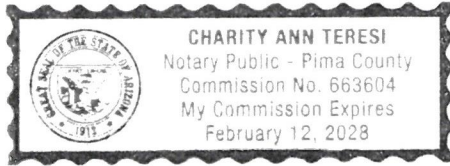
By: [Signature]
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 24th day of February, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

[Signature]
Notary Public

(Seal)



Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

By: _____
Name: _____
Title: _____

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by _____, the _____ of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

Notary Public

(Seal)

Agreed and Consented to:

D. R. Horton, Inc., a Delaware corporation

By: _____
Name: Blake Davis
Title: Vice President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this _____ day of _____, 2026 by Blake Davis, the Vice President of D. R. Horton, Inc., a Delaware corporation, on behalf thereof.

Notary Public

(Seal)

Agreed and Consented to as lienholder by:

Stewart Title & Trust of Tucson, Inc.,
an Arizona corporation, solely in its capacity
as Trustee

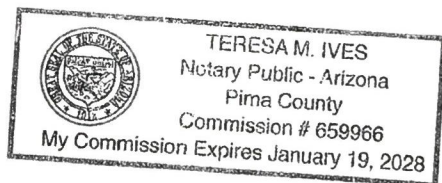
By: Shawna Mosconi
Name: Shawna Mosconi
Title: President

STATE OF ARIZONA)
)§§
County of Pima)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 23 day of Feb, 2026 by Shawna Mosconi the President of Stewart Title & Trust of Tucson, Inc., an Arizona corporation, solely in its capacity as Trustee, on behalf thereof.

Shawna Mosconi
Notary Public

(Seal)



ATTACHMENT:

EXHIBIT A – Legal Description Of Property To Be Included In The District

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY TO
BE INCLUDED IN THE DISTRICT**



PROJECT NO. 260246

DATE: February 3, 2026

LEGAL DESCRIPTION

THAT PORTION OF PROPOSED FINAL PLAT FOR "CASCADA II", LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8-INCH IRON REBAR TAGGED "LS 4785", FROM WHICH THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5-INCH ALUMINUM CAP STAMPED "LS 1052" BEARS SOUTH 00°05'01" WEST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2681.77 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 54°23'19" WEST, A DISTANCE OF 256.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1268.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°58'00" AND AN ARC LENGTH OF 618.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 582.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 07°38'41" WEST;

3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°40'37" AND AN ARC LENGTH OF 230.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1468.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 30°19'18" EAST;

4) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°48'28" AND AN ARC LENGTH OF 533.12 FEET;

5) SOUTH 80°29'03" WEST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4857.00 FEET;

6) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°04'44" AND AN ARC LENGTH OF 176.22 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS NORTH 11°42'46" WEST, BEING ON THE EASTERLY LINE OF PROPOSED CASCADA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 05°57'16" EAST, A DISTANCE OF 12.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 936.00 FEET;

2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°22'24" AND AN ARC LENGTH OF 430.84 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 57°40'20" WEST;

3) SOUTH 40°32'34" EAST, A DISTANCE OF 119.80 FEET;

4) SOUTH 36°25'09" EAST, A DISTANCE OF 39.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 969.00 FEET;

5) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'40" AND AN ARC LENGTH OF 45.85 FEET;

6) SOUTH 39°07'49" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'24" AND AN ARC LENGTH OF 33.94 FEET;

8) SOUTH 30°17'25" EAST, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'52" AND AN ARC LENGTH OF 26.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,020.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°19'43" EAST;

10) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°15'08" AND AN ARC LENGTH OF 40.09 FEET;

11) SOUTH 36°25'09" EAST, A DISTANCE OF 144.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°03'38" AND AN ARC LENGTH OF 80.34 FEET TO A POINT OF CUSP TO WHICH A RADIAL BEARING BEARS SOUTH 38°28'47" EAST, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°31'13" WEST, A DISTANCE OF 10.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°41'13" WEST, A DISTANCE OF 146.76 FEET TO THE WESTERLY LINE OF SAID PROPOSED CASCADA BOULEVARD;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, THE FOLLOWING TWENTY (20) COURSES:

1) NORTH 36°25'09" WEST, A DISTANCE OF 147.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,062.00 FEET;

2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 28.79 FEET;

3) NORTH 35°37'09" WEST, A DISTANCE OF 44.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,938.00 FEET;

4) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°48'00" AND AN ARC LENGTH OF 27.06 FEET;

5) NORTH 36°25'09" WEST, A DISTANCE OF 140.61 FEET;

6) NORTH 38°22'25" WEST, A DISTANCE OF 117.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,081.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 57°04'04" WEST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°04'29" AND AN ARC LENGTH OF 114.61 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 63°08'33" WEST,

8) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°40'17" AND AN ARC LENGTH OF 46.04 FEET;

9) NORTH 15°11'11" WEST, A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

10) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°56'22" AND AN ARC LENGTH OF 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,070.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 68°52'28" WEST;

11) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'16" AND AN ARC LENGTH OF 283.32 FEET;

12) NORTH 05°57'16" WEST, A DISTANCE OF 312.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.00 FEET;

13) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°28'35" AND AN ARC LENGTH OF 234.97 FEET;

14) NORTH 20°25'51" WEST, A DISTANCE OF 267.25 FEET;

15) NORTH 25°01'17" WEST, A DISTANCE OF 137.44 FEET;

16) NORTH 20°25'51" WEST, A DISTANCE OF 101.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 226.00 FEET;

17) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 36.39 FEET;

18) NORTH 11°12'21" WEST, A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET;

19) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°13'30" AND AN ARC LENGTH OF 28.02 FEET;

20) NORTH 20°25'51" WEST, A DISTANCE OF 625.69 FEET TO THE SOUTHEASTERLY LINE OF PARCEL D AS SHOWN ON SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°52'15" WEST, A DISTANCE OF 656.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3206.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'10" AND AN ARC LENGTH OF 1049.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1593.50 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 12°22'36" WEST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°29'22" AND AN ARC LENGTH OF 625.47 FEET TO THE WESTERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 34°51'57" WEST, A DISTANCE OF 981.93 FEET TO THE WEST LINE OF SAID SECTION 15;
- 2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";
- 3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;
- 4) NORTH 42°14'05" WEST, A DISTANCE OF 1189.61 FEET TO THE NORTHERLY LINE OF SAID PROPOSED "CASCADA II";

THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE, THE FOLLOWING FORTY-SEVEN (47) COURSES:

- 1) NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE;
- 2) NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;
- 3) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET;
- 4) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;
- 5) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET;
- 6) NORTH 71°25'14" EAST, A DISTANCE OF 615.06 FEET;
- 7) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET;
- 8) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET;
- 9) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET;
- 10) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET;
- 11) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET;
- 12) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET;
- 13) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET;
- 14) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET;
- 15) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET;

- 16) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET;
- 17) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET;
- 18) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET;
- 19) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET";
- 20) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET;
- 21) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET;
- 22) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET;
- 23) SOUTH 59°48'46" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;
- 24) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;
- 25) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET;
- 26) DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET;
- 27) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET;
- 28) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET;
- 29) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET;
- 30) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET;
- 31) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET;
- 32) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET;
- 33) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET;
- 34) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET;
- 35) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET;
- 36) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET;
- 37) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET;
- 38) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET;
- 39) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET;
- 40) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;
- 41) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET;
- 42) SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET;
- 43) SOUTH 38°31'00" WEST, A DISTANCE OF 137.77 FEET;
- 44) SOUTH 43°36'48" WEST, A DISTANCE OF 163.42 FEET;

45) SOUTH 21°36'41" WEST, A DISTANCE OF 105.93 FEET;

46) SOUTH 06°38'42" WEST, A DISTANCE OF 110.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

47) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 335.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 623.948 ACRES, MORE OR LESS.

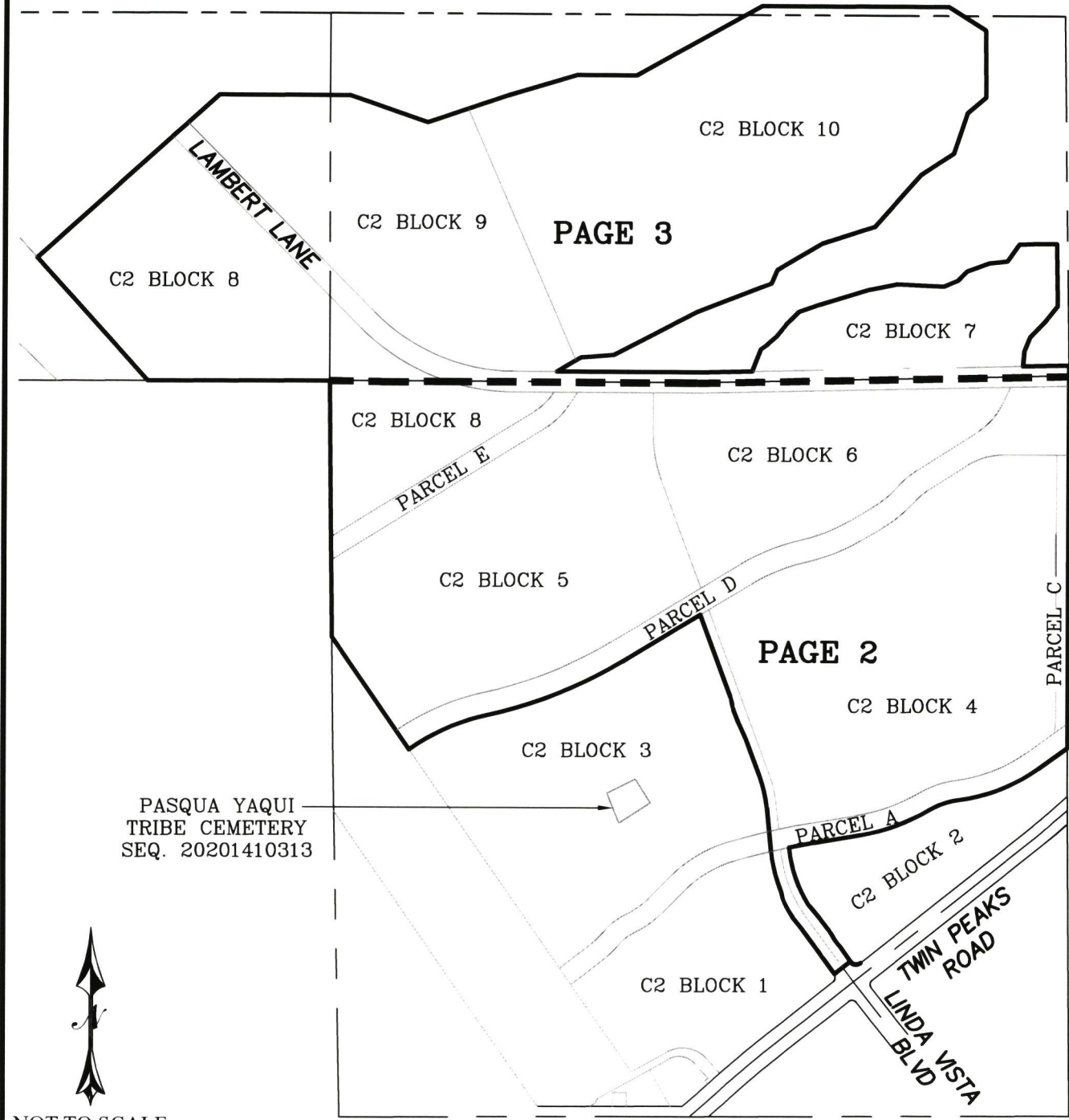
PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



DEPICTION OF EXHIBIT A



ALTA ENVIRONMENTAL & INFRASTRUCTURE
 2025 W. RUTHRAUFF RD., #125
 TUCSON, ARIZONA 85705
 (520) 398-6651

PORTION OF PROPOSED FINAL PLAT FOR "CASCAIDA II",
 LOCATED WITHIN SECTIONS 9, 10 AND 15,
 TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
 TOWN OF MARANA, PIMA COUNTY, ARIZONA

Project No. 260246	Drawn By: PG	Date: 02/03/2026
	Checked By: MS	Page: 1 of 4

MATCHLINE - SEE PAGE 3 OF 4

POINT OF BEGINNING

NE CORNER
SECTION 15
FOUND 5/8" IRON REBAR
TAGGED "LS 4785"

S00°05'01"W 2702.31'
BASIS OF BEARINGS

PARCEL C - 2681.77'

C2 BLOCK 8

C2 BLOCK 6

C2 BLOCK 5

C2 BLOCK 4

C2 BLOCK 3

C2 BLOCK 1

N00°42'43"W 1838.98'

C2
N34°51'57"W
981.93'

C2
S88°32'15"W
656.11'
N20°25'52"W
625.69'

N07°38'41"W
(R)
S30°19'18"E
(R)

PASQUA YAQUI
TRIBE CEMETERY
SEQ. 20201410313

PARCEL A
C4 L1
C4 L2
C4 L3
C4 L4
DETAIL "A"
SEE PAGE
4 OF 4

PARCEL 2
C2 BLOCK 2

PARCEL 1
C1
C2
C3
C4

LINDA VISTA
BLVD

LINE	BEARING	DISTANCE
L1	S54°23'19"W	256.07'
L2	S80°29'03"W	341.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	618.92'	1268.00'	27°58'00"
C2	230.35'	582.00'	22°40'37"
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"



NOT TO SCALE

E 1/4 CORNER
SECTION 15
FOUND 1.5"
ALUMINUM CAP
STAMPED
"LS 1052"

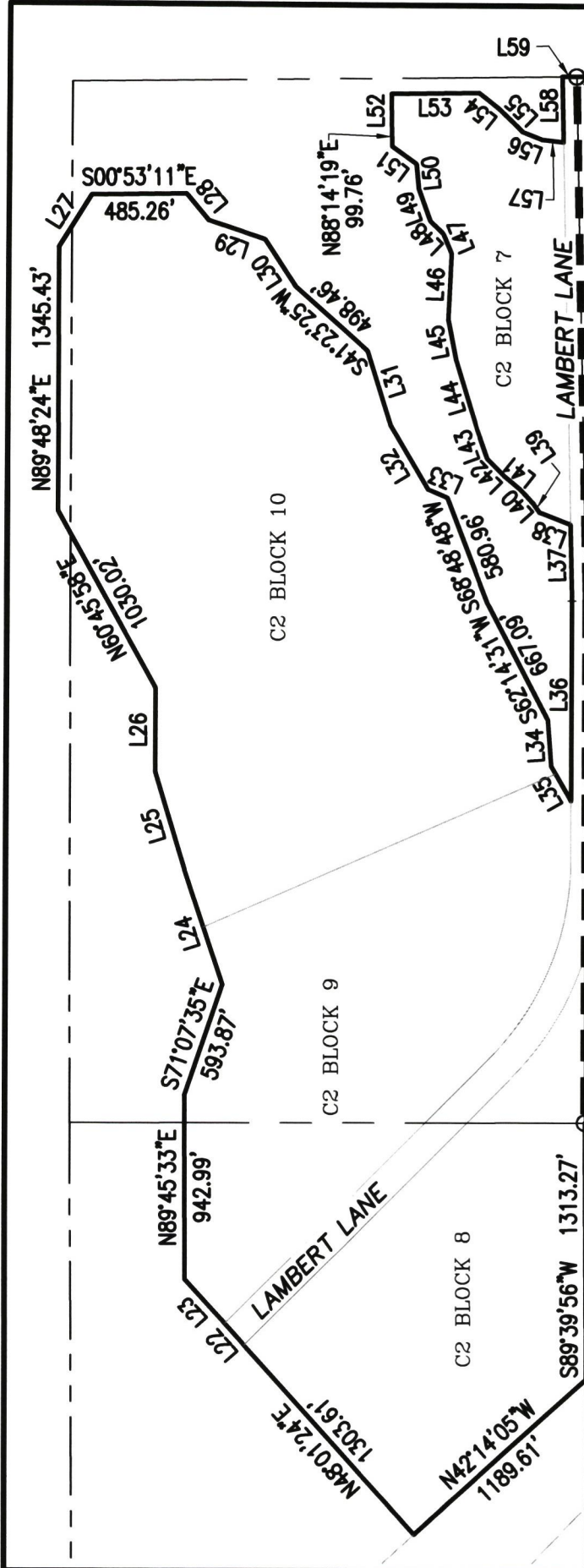


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MATCHLINE - SEE PAGE 2 OF 4

NW CORNER SECTION 15
 FOUND 2" ALUMINUM
 CAP STAMPED
 "T12S R12E S9 S10 S16
 S15 2016 RLS 58427

POINT OF
BEGINNING
 NE CORNER
 SECTION 15
 FOUND 5/8"
 IRON REBAR
 TAGGED "LS 4785"

LINE	BEARING	DISTANCE
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'
L22	N48°14'42"E	150.25'
L23	N48°01'24"E	303.91'
L24	N71°25'14"E	615.06'
L25	N73°06'27"E	522.02'
L26	N89°48'24"E	429.77'
L27	S58°02'31"E	316.38'
L28	S50°01'21"W	177.62'
L29	S17°56'34"W	306.18'
L30	S56°39'08"W	284.29'
L31	S72°18'42"W	398.10'

LINE	BEARING	DISTANCE
L32	S59°21'59"W	377.88'
L33	S22°55'10"W	107.73'
L34	S85°50'46"W	236.62'
L35	S59°48'46"W	205.73'
L36	S89°59'08"E	1022.46'
L37	N88°35'51"E	388.55'
L38	N21°03'14"E	170.80'
L39	N55°25'51"E	50.13'
L40	N47°28'09"E	102.63'
L41	N38°49'42"E	108.79'
L42	N45°48'51"E	124.85'
L43	N70°15'02"E	156.73'

LINE	BEARING	DISTANCE
L44	N72°55'07"E	377.24'
L45	N78°38'18"E	202.97'
L46	S87°24'52"E	338.00'
L47	N66°29'03"E	111.00'
L48	N43°38'24"E	89.44'
L49	N69°29'32"E	178.22'
L50	N84°09'31"E	126.65'
L51	N35°42'34"E	152.01'
L52	N88°55'48"E	169.52'
L53	S00°53'11"E	448.94'
L54	S38°31'00"W	137.77'
L55	S43°36'48"W	163.42'

LINE	BEARING	DISTANCE
L56	S21°36'41"W	105.93'
L57	S06°38'42"W	110.98'
L58	N88°35'51"E	335.56'
L59	S00°08'29"E	75.02'

NOT TO SCALE

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 LOCATED WITHIN SECTIONS 9, 10 AND 15,
 TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M.,
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 Page: 3 of 4

C2 BLOCK 5

PARCEL D
S58°52'15"W
656.11'

C2 BLOCK 4

LINE	BEARING	DISTANCE
L2	S80°29'03"W	341.66'
L3	S05°57'16"E	12.08'
L4	S40°32'34"E	119.80'
L5	S36°25'09"E	39.33'
L6	S39°07'49"E	13.23'
L7	S30°17'25"E	40.91'
L8	S36°25'09"E	144.80'
L9	S51°31'13"W	10.47'
L10	N38°18'47"W	14.33'
L11	S51°41'13"W	146.76'
L12	N36°25'09"W	147.02'
L13	N35°37'09"W	44.15'
L14	N36°25'09"W	140.61'
L15	N38°22'25"W	117.25'
L16	N15°11'11"W	44.24'
L17	N05°57'16"W	312.46'
L18	N20°25'51"W	267.25'
L19	N25°01'17"W	137.44'
L20	N20°25'51"W	101.50'
L21	N11°12'21"W	36.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C3	533.12'	1468.00'	20°48'28"
C4	176.22'	4857.00'	2°04'44"
C5	430.84'	936.00'	26°22'24"
C6	45.85'	969.00'	2°42'40"
C7	33.94'	220.00'	8°50'24"
C8	26.33'	180.00'	8°22'52"
C9	40.09'	1020.00'	2°15'08"
C10	80.34'	50.00'	92°03'38"
C11	62.95'	40.00'	90°10'00"
C12	28.79'	2062.00'	0°48'00"
C13	27.06'	1938.00'	0°48'00"
C14	114.61'	1081.00'	6°04'29"
C15	46.04'	226.00'	11°40'17"
C16	18.04'	174.00'	5°56'22"
C17	283.32'	1070.00'	15°10'16"
C18	234.97'	930.00'	14°28'35"
C19	36.39'	226.00'	9°13'30"
C20	28.02'	174.00'	9°13'30"
C21	1049.47'	3206.50'	18°45'10"
C22	625.47'	1593.50'	22°29'22"

C2 BLOCK 3

PARCEL A

PARCEL A

C2 BLOCK 2

C2 BLOCK 1

DETAIL "A"
NOT TO SCALE



NOT TO SCALE

ALTA ENVIRONMENTAL & INFRASTRUCTURE

2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

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