

**NARRATIVE REPORT
for a
PLANNED AREA DEVELOPMENT
OVERLAY DISTRICT
of
SADDLEBROOKE RANCH**

February, 2000

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**FVR LAND INVESTMENT COMPANY, AN ARIZONA CORPORATION
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1. PURPOSE OF REQUEST

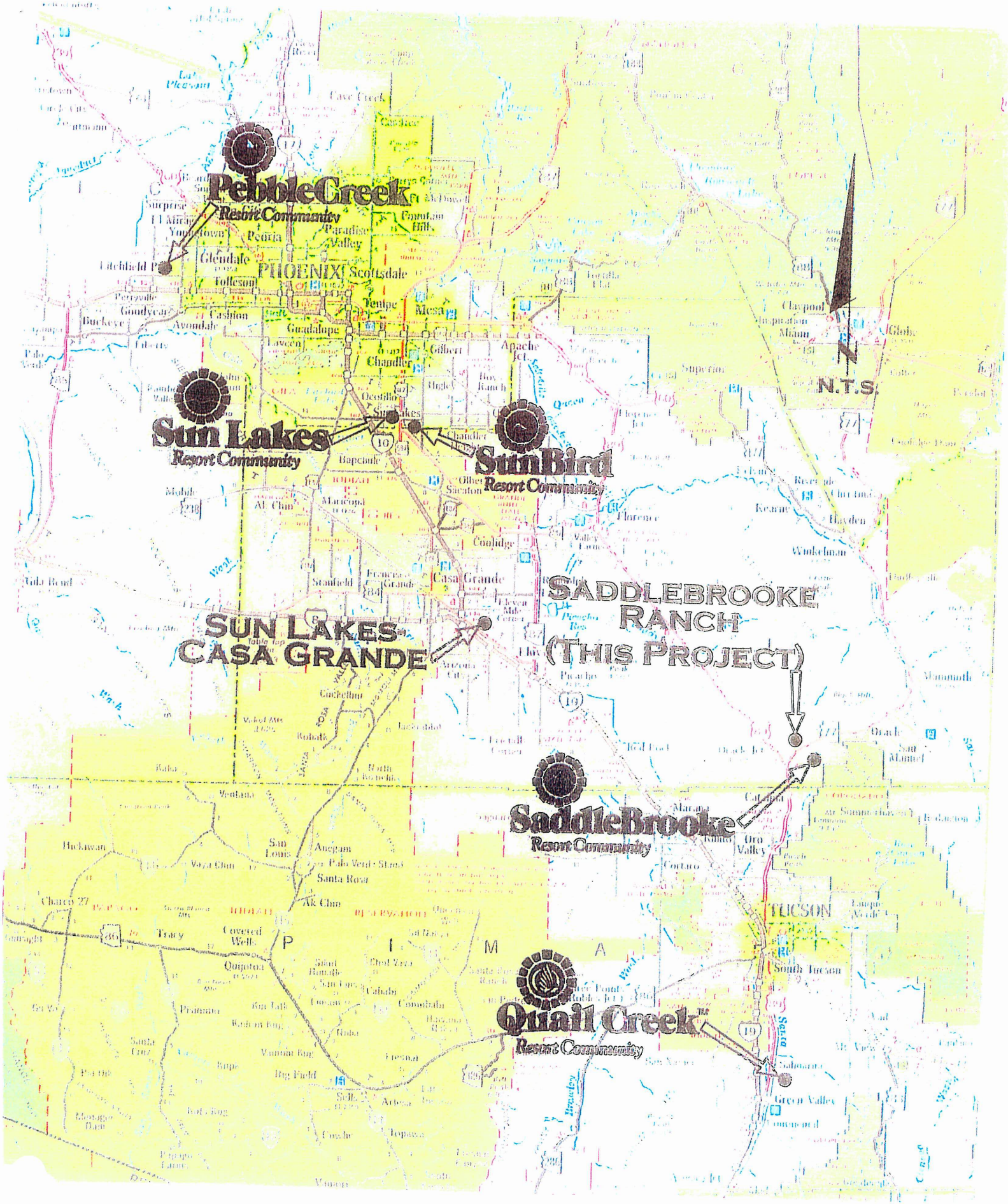
FVR Land Investment Company purchased 2253± acres of real property from Falcon Valley Ranch, Inc. in 1995 (the "FVR Property"). The FVR Property continues to be used by Falcon Valley Ranch, Inc. for cattle grazing purposes. Robson Ranch Mountains, LLC purchased 275 acres of real property from the State Land Department in December, 1999. That property, together with the FVR Property is referred to in this Report as the "Property". Robson Ranch Mountains, LLC desires to create a private, gated golf-oriented, adult community on the Property, to be known as SaddleBrooke Ranch.

The Property lies within the Falcon Valley Area Plan, a 37,370-acre Area Plan that was adopted by the Pinal County Board of Supervisors on January 11, 1988 and recorded with the Pinal County Recorder. The Pinal County Board of Supervisors approved a Phased Protected Development Rights Plan (the "PPDRP") for the FVR Property in 1995. FVR Land Investment Company and Pinal County executed the PPDRP and it was recorded with the Pinal County Recorder on September 25, 1995. A Supplement to the PPDRP, allowing development of the FVR Property as an adult residential community in a manner similar to the existing SaddleBrooke Resort Community, was approved by the Pinal County Board of Supervisors and was recorded with the Pinal County Recorder on May 11, 1998. Robson Ranch Mountains, LLC, an affiliate of the developer of the SaddleBrooke Resort Community, has an option to purchase and develop the FVR Property and will be responsible for performing all obligations of an owner or developer of the Property.

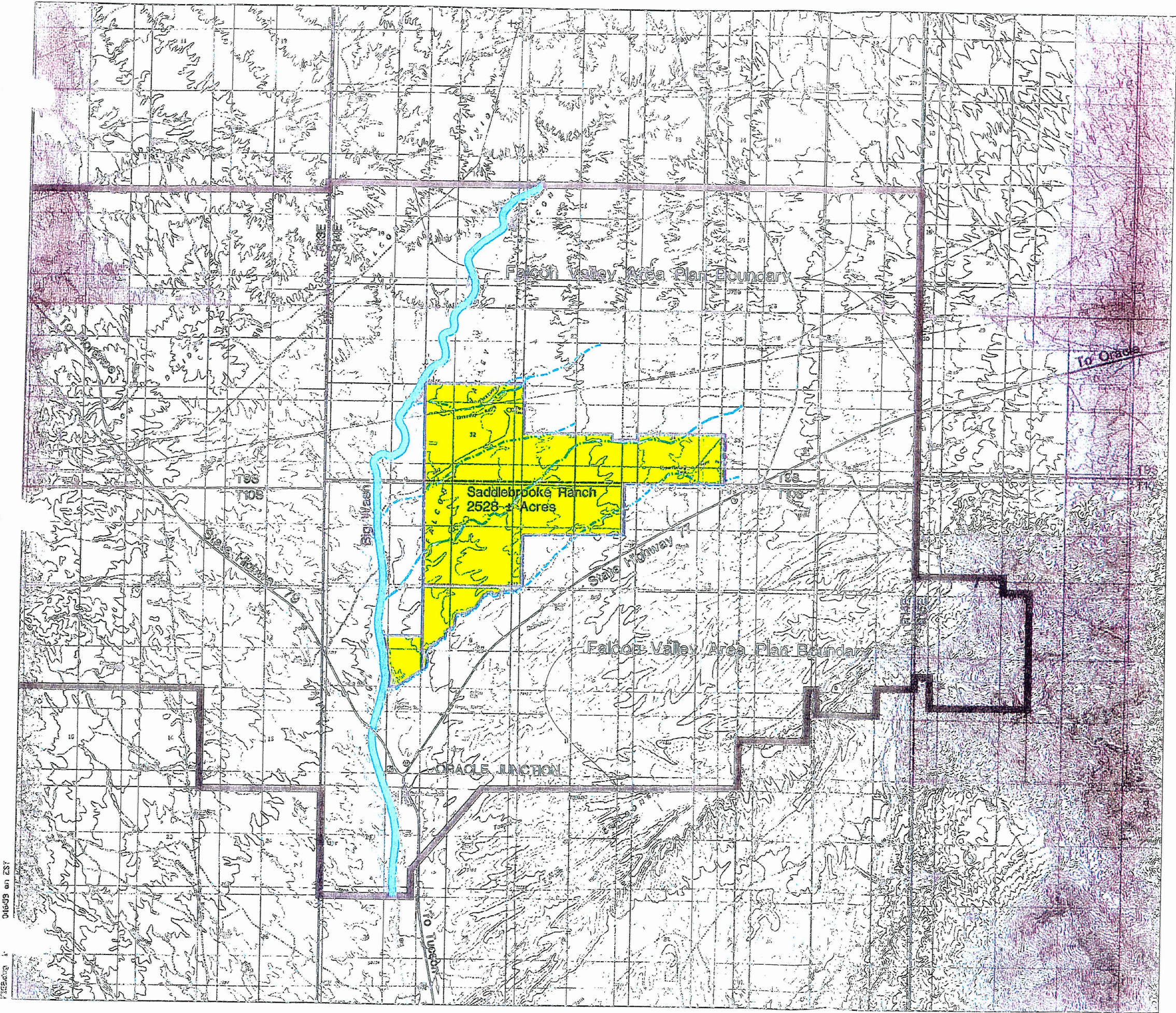
SaddleBrooke Ranch is located at Oracle Junction in southern Pinal County and is approximately one and one-quarter (1¼) miles east of Highway 79 and one-quarter (¼) miles north of Highway 77. This location provides easy access to the Tucson metro area on Highway 77 south as well as to Florence and the Phoenix metro area via Highway 79 north. See Figure 1, Regional Map and Figure 2, Area Map.

The purpose of this application is to obtain County approval for CI-1, TR, CB-2, CR-3 and CR-5 underlying zoning with a Planned Area Development (P.A.D.) zoning overlay. The proposed SaddleBrooke Ranch P.A.D. is designed to implement the agreements made by the County in the PPDRP and the Supplement to the PPDRP, and to be in conformance with the Falcon Valley Area Plan. This SaddleBrooke Ranch P.A.D. application provides for land uses, densities and intensities that are within the ranges specified for the Property in the Falcon Valley Area Plan.

Although this SaddleBrooke Ranch P.A.D. application proposes land uses, densities and intensities within the range originally contemplated for subject property in the Falcon Valley Area Plan, this application proposes refinements to the zoning classifications and site design parameters to reduce both the commercial intensity and residential density from that permitted for the Property in the Falcon Valley Area Plan. The architecture, design, quality of improvements and landscaping incorporated into this SaddleBrooke Ranch P.A.D. satisfies the "Goals and Policies" and "Design Guidelines" of the Falcon Valley Area Plan consistent with the PPDRP.

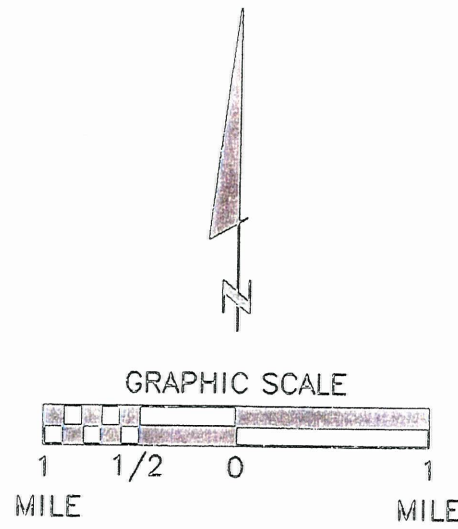


REGIONAL MAP



Saddlebrooke Ranch
A Planned Area Development

AREA MAP



2. DESCRIPTION OF PROPOSAL

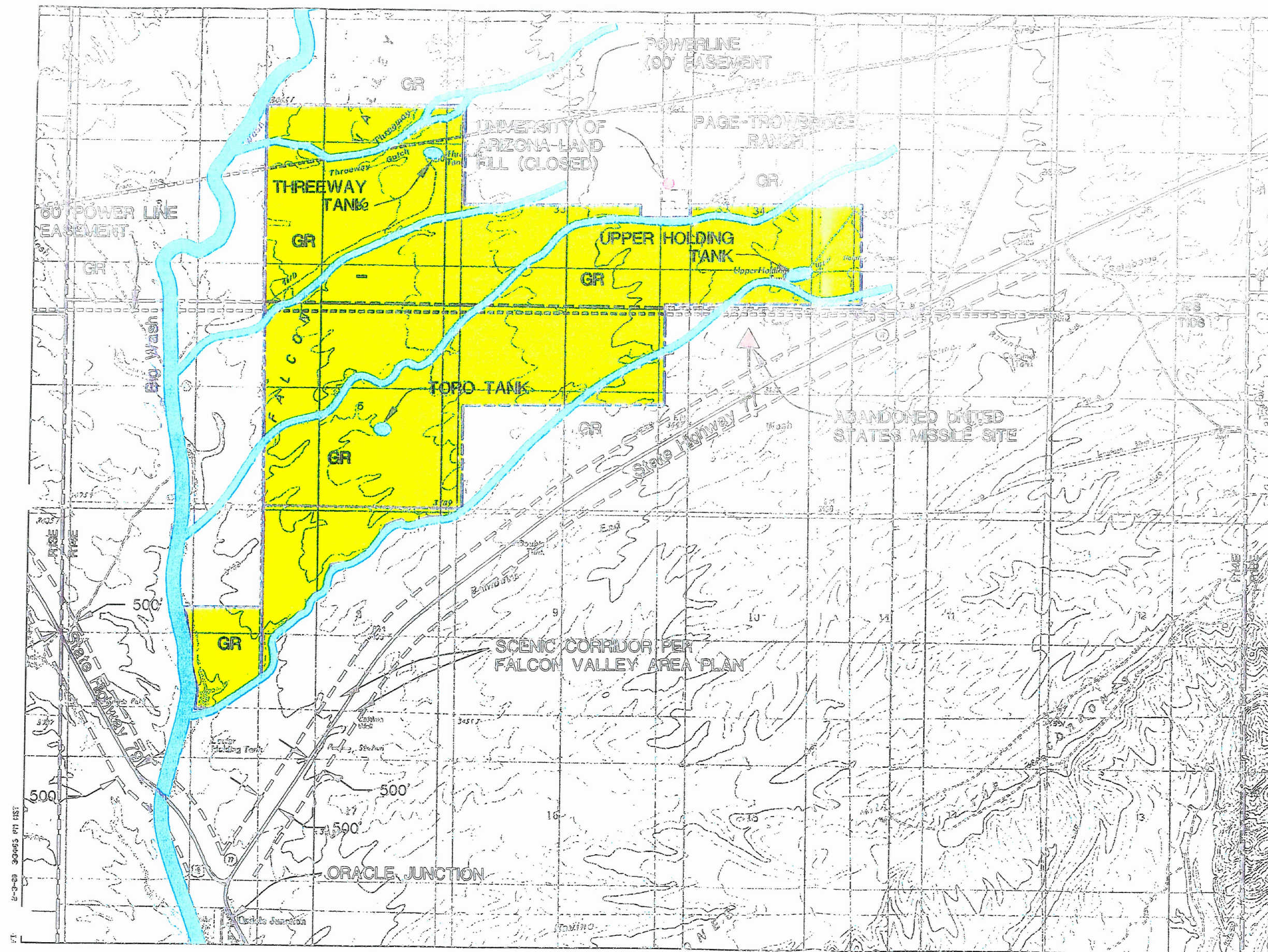
A. Existing Conditions

In order to give a description of the proposal to develop SaddleBrooke Ranch, it is necessary to discuss the existing conditions of the project area and evaluate the opportunities and constraints which are available to the site. Figure 3, "Opportunities and Constraints" has delineated the natural features and man-made improvements within the SaddleBrooke Ranch project area.

The proposed SaddleBrooke Ranch is a portion of the deeded lands formerly owned by Falcon Valley Ranch, Inc. and part of the Falcon Valley Ranch operation, an active cattle ranching operation. The existing use of the Property is cattle grazing land. The proposed site consists of gently rolling terrain that slopes from the northeast to the southwest. Elevations range from approximately 3200 feet on the south to 3900 feet on the north. Existing slope across the project averages between 2% and 5%. The rolling terrain of the site forms four (4) washes that traverse through the project site roughly in a northeast to southwest direction. The most northerly of the four washes is named "Threeway Wash" on the U.S.G.S. map, while the three southerly washes are all unnamed. All four washes flow into "Big Wash", which is located approximately one-quarter ($\frac{1}{4}$) of a mile west of the westerly SaddleBrooke Ranch boundary. See Preliminary Drainage Report included as Appendix "A" of this narrative report.

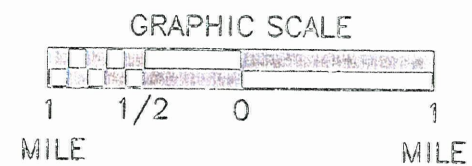
There are a number of man-made features located on or adjacent to the SaddleBrooke Ranch project site. See Figure 3.

- 1.) There are three (3) holding tanks (cattle stock ponds) located within the project site:
 - a. The "Upper Holding Tank" is located in the SE $\frac{1}{4}$ of Section 34 on the easterly end of the project site.
 - b. The "Threeway Tank" is located in the NE $\frac{1}{4}$ of Section 32 in the northwesterly portion of the project site.
 - c. The "Toro Tank" is located in the SE $\frac{1}{4}$ of Section 5 in the southwesterly portion of the project site.
- 2.) A power transmission line crosses the northwesterly portion of SaddleBrooke Ranch (in the N $\frac{1}{2}$ of Section 32) within a 90-foot easement.
- 3.) A second power line crosses the project site running east to west along the north line of Township 10 South within a 60-foot easement.
- 4.) Offsite there is an abandoned United States missile site in the N $\frac{1}{2}$ of Section 3 between Highway 77 and the project boundary.
- 5.) Offsite is the Page Trowbridge Agriculture Experimental Range that studies arid agriculture practices and includes a closed dumpsite belonging to the University of Arizona, located adjacent to the northerly boundary of the project on Sections 33 and 34.



Saddlebrooke Ranch A Planned Area Development

OPPORTUNITIES & CONSTRAINTS



LEGEND

- RANGE/TOWNSHIP LINE
- LIMITS OF SCENIC CORRIDOR BOUNDARY
- ACTIVE POWER LINE
- SADDLEBROOKE RANCH BOUNDARY
- WASHES
- GR ZONING DESIGNATION (GENERAL RURAL)

B. Proposed Development

In accordance with the Phased Protected Development Rights Agreement (PPDRP) entered into between the County and the owner of the Property, SaddleBrooke Ranch is planned for development as a private, gated, golf-oriented active adult community similar to the existing SaddleBrooke Resort Community to the south (See Figure 1). The project is expected to feature three (3) eighteen-hole golf courses and three (3) clubhouse facilities. Typical clubhouse facilities, built by affiliates of the SaddleBrooke Ranch developer in previous projects, have included a main clubhouse building with an auditorium, a golf pro-shop, bar and grill, fitness facility, arts and crafts building and a tennis center. Figure 4, Existing Ownership and Zoning, identifies public/private land ownership and existing zoning of the subject property and surrounding area.

SaddleBrooke Ranch will incorporate the majority of natural and existing man-made features into the development. The four (4) washes discussed in "Existing Conditions" will be left in near-natural condition (including their tree canopy), allowing offsite storm water to pass through the development. These washes will be incorporated into a planned private walking trail system, where appropriate. The U.S. Army Corps of Engineers has determined that 401 and 404 permits will be required for this project. These permits are being processed concurrently with this zoning application. Golf courses will be designed adjacent to the washes to avoid interruption of off-site stormwater flows while maintaining natural desert habitat. Where possible and compatible selected "spurs" feeding the washes will also be incorporated into the golf course design to provide interest, challenge and natural beauty to the golf experience and natural desert setting.

Of the three (3) man-made cattle stock tanks, both Upper Holding Tank and Threeway Holding Tank (shown on the U.S.G.S. maps) are older and have a significant growth of trees and shrubs. Therefore, these two (2) tanks will be incorporated into the golf course design. Toro Holding Tank is of relatively recent construction, has no vegetation growth and will be removed. The existing power lines running through the development are expected to remain, and if they do, their easements will be incorporated into golf course and/or landscaped as open-space corridors.

The Proposed Land Use Map (Figure 8) shows intended uses within SaddleBrooke Ranch, including clubhouses, a commercial parcel, resort hotel and residential areas. Legal descriptions for these specific zoning uses have been included as Appendix "B".

Residential development is expected to consist of three (3) different housing types;

- 1.) Luxury/Premiere Series Homes – This is a single family detached home product having a minimum lot width of 65 feet and a depth of 112 feet. The yield of this housing series is approximately 3.5 Residences per Net Acre (RAC). Base zoning for the Luxury/Premiere Series Homes will be CR-3.

- 2.) Casita Series Homes – This is a single family detached home product having a minimum lot width of 55 feet and a depth of 90 feet. The yield of this housing series is approximately 5.0 R.A.C. This housing series would be developed per Section 2325 for the Pinal County Zoning Ordinance, and the base zoning will be CR-3, reduced.

Both the Luxury/Premiere Series and Casita Series Homes fall within the Falcon Valley Area Plan Medium Residential Density category designation of 3-6 homes per acre. The Luxury/Premiere Series Homes have been built by SaddleBrooke Development Company, an affiliate of the Developer, in the SaddleBrooke Resort Community development since 1986, and the Casita Series Homes have been built by another affiliate of the Developer in the PebbleCreek development since 1992. See Figures 5 and 6, Typical Minimum Lots Luxury/Premiere Series Homes and Casita Series Homes respectively. Brochures of these homes have been included in Appendix "E".

- 3.) The third residential housing category is designated M.F. (Multi-Family) (See Figure 8) and could be developed in a variety of ways. Multi-Family could be developed as Apartments, Townhomes, Condominiums or an assisted living facility. The M.F. series would fall within the Falcon Valley Area Plan Medium-High Residential Density category designation of 6-12 residents per acre and have a base zoning of CR-5. A site plan for each M.F. land use will be processed by the Developer. Planned Area Development – Plan reductions have been included as Appendix "C" which identify proposed locations of multi-family sites (Sheet 2 of 6).

The commercial development typically associated with a community of this type consists of neighborhood-related retail, such as a market, barbershop, cleaners, travel agency, etc. These services are dictated by the needs of the community as it develops. Specific site plan review and approval will be required by the County prior to issuance of building permits for construction of any commercial facilities.

Industrial zoning is being requested for both the domestic water-storage facilities and the water reclamation facility (See Figures 8 and 13). Site plans for both of these facilities will be submitted to Arizona Department of Environmental Quality (ADEQ) and the County for review and approval prior to issuance of permits.

A full size set of plans, consisting of six (6) sheets, showing the proposed development are being submitted concurrently with this narrative report. Reductions of these plans are provided in Appendix "C".

3. COMPARISON OF "FALCON VALLEY AREA PLAN" AND
"SADDLEBROOKE RANCH - P.A.D."

A. Falcon Valley Area Plan

The Falcon Valley Area Plan (approved by the Pinal County Board of Supervisors January 11, 1988) consists of 37,370 acres of land of which 6,379 acres are private deeded lands, and 30,991 acres of State of Arizona public lands. The central core of the Area Plan is a 7,100-acre Planned Community. The Planned Community consists of 4,110 acres of deeded lands and 2,990 acres of State lands with a maximum density yield of 21,213 dwelling units or 2.99 dwelling units to the gross acre of the 7,100 acres Planned Community.

Land uses within the 7,100-acre Planned Community of the Falcon Valley Area Plan consist of:

RESIDENTIAL

Low Density (0.5 rac.)	1,673 acres
Medium-Low Density (1-3 rac.)	1,130 acres
Medium Density (3-6 rac.)	2,571 acres
Medium-High Density (6-12 rac.)	<u>130 acres</u>
Subtotal	5,504 acres
Town Center	115 acres
Village Centers	180 acres
Opportunity Area	60 acres
Special Study Areas	120 acres

OPEN SPACE

Major Washes/Golf Course	584 acres
Scenic Corridor Preservation	<u>402 acres</u>

PLANNED COMMUNITY TOTAL 7,100 acres

B. SaddleBrooke Ranch P.A.D.

SaddleBrooke Ranch, a Planned Area Development of 2,528 acres, consists of 2,253 acres of deeded lands purchased from Falcon Valley Ranch, Inc., and 275 acres of land purchased from the Arizona State Land Department. SaddleBrooke Ranch will be developed as a private, mixed-use, golf-orientated adult-community. The 2,528-acre SaddleBrooke Ranch Development is located entirely within the 7,100 acre "Planned Community" of the Falcon Valley Area Plan. The SaddleBrooke Ranch boundary was superimposed on the Falcon Valley Area Plan to establish a land-use comparison for the two plans. Table No. 1, "Land Use Comparison", shows areas in acres of similar uses of both Falcon Valley Area Plan (FV) and SaddleBrooke Ranch P.A.D. (SR).

Table #1
Land Comparison

Land Use Description	Comparable Zoning	Falcon Valley Area Plan – in Acres	SaddleBrooke Ranch – in Acres
Collector Roadways	N/A (CR-3)	115 Acres	88.6 Acres
Low Density	CR-1	120 Acres	0 Acres
Medium-Low Density	CR-2	61 Acres	0 Acres
Medium Density	CR-3	1,454 Acres	1,334 Acres
Medium-High Density	CR-4 & CR-5	151 Acres	68.1 Acres
Transitional	TR	201 Acres	31.4 Acres
Open Space, Golf Course & Drainage	N/A (CR-3)	346 Acres	883.4 Acres
* Commercial	CB-2	80 Acres *	112.0 Acres *
** Industrial	CI-1	0 Acres **	10.8 Acres **
GROSS AREA		2,528 Acres	2,528 Acres

- * Commercial development designated on the Area Plan consists of two 30-acre “Village Centers” and one 20-acre “Opportunity Area” for a total of 80 acres. SaddleBrooke Ranch is designating a 39-acre commercial center and three separate clubhouse facilities equaling 73 acres for a total of 112 acres of CB-2. All of these uses would be permitted under the 201 acres of “Transitional” land use provided for in the Falcon Valley Area Plan.
- ** The Industrial zoning proposed for SaddleBrooke Ranch addresses a change in Pinal County policy for uses like the Waste Water Reclamation Facility and the Domestic Water Storage Facility. Previously, these facilities were allowed under Special Use Permits. The narrative portion of the Falcon Valley Area Plan acknowledged the necessity for these facilities but did not designate sites
- Medium Density on the Falcon Valley area Plan is described as a residential density range of 3-6 dwelling units to the acre. SaddleBrooke Ranch is proposing two separate single-family detached housing products with both falling in the Medium Density range. The Luxury/Luxury/Premiere Series homes have a density yield of 3.5± dwelling units per net acre, the Casita Series homes have a density yield of 5.0± dwelling units per net acre.
- The area designated “Transitional” on the Falcon Valley Area Plan is the 115-acre Town Center. Allowed uses within the Town Center are described in the narrative portion of the Area Plan as Commercial, Medical, Office/Service, Churches, Schools, Community Facilities and also includes Medium-High Residential. The area designated “Transitional” on the SaddleBrooke Ranch P.A.D. is the 31.4-acre site of the Resort Hotel, or possibly as other Transitional Zoning allowed uses.

**Falcon Valley Area Plan
Residential Density Table #2**

Housing Type & Zoning	Density Range	Net Acres	Dwelling Units Proposed		
			Low	Target	High
Low Density (CR-1)	0.5 Dwelling Units/Acre	120 Acres	60 D.U.	60 D.U.	60 D.U.
Medium-Low Density (CR-2)	1-3 Dwelling Units/Acre	61 Acres	61 D.U.	122 D.U.	183 D.U.
Medium Density (CR-3)	3-6 Dwelling Units/Acre	1,454 Acres	4,362 D.U.	6,543 D.U.	8,724 D.U.
Medium-High Density (CR-4 & CR-5)	6-12 Dwelling Units/Acre	151 Acres	906 D.U.	1,359 D.U.	1,812 D.U.
Total Dwelling Units Low Density Range			5,389 D.U.		
Total Dwelling Units Target Density Range				7,984 D.U.	
Total Dwelling Units High Density Range					10,779 D.U.

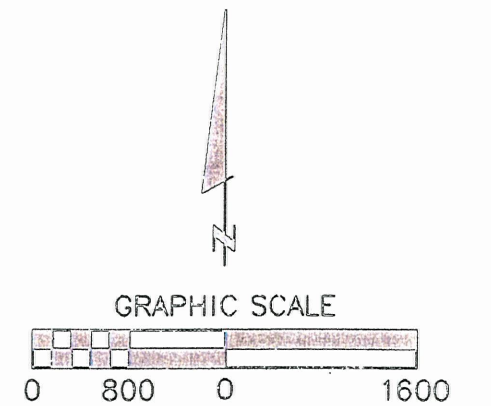
(See Figure 7 – Approved Land Uses, Falcon Valley Area Plan)

**SaddleBrooke Ranch P.A.D.
Residential Density Table #3**

Housing Type & Zoning	Density Range	Net Acres	Dwelling Units Proposed		
			Low	Target	High
Luxury Luxury/Premiere Series Medium Density (CR-3)	2-4 Dwelling Units/Acre	926.63 Acres	1,853 D.U.	2,779 D.U.	3,706 D.U.
Casita Series Medium Density (CR-3 Reduced)	4-6 Dwelling Units/Acre	407.20 Acres	1,628 D.U.	2,036 D.U.	2,443 D.U.
Medium-High Density (CR-4 & CR-5)	6-12 Dwelling Units/Acre	68.10 Acres	408 D.U.	612 D.U.	817 D.U.
Total Dwelling Units Low Density Range			3,889 D.U.		
Total Dwelling Units Target Density Range				5,427 D.U.	
Total Dwelling Units High Density Range					6,966 D.U.

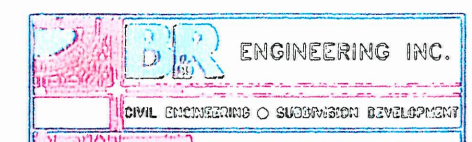
(See Figure 8 – Proposed Land Uses, SaddleBrooke Ranch)

"Approved Land Uses
Falcon Valley Area Plan"
(Approved 1-11-88)

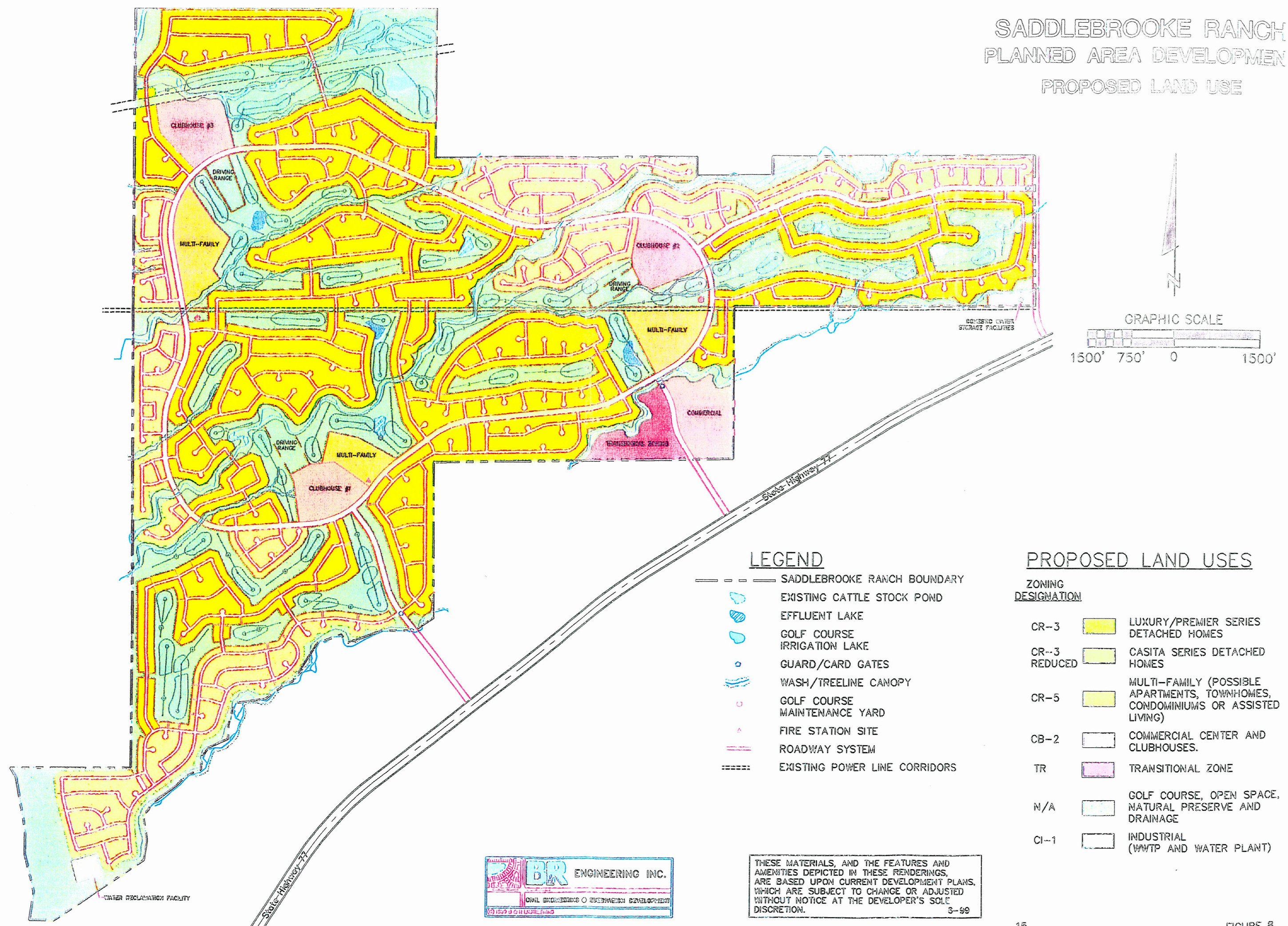


LEGEND

- 120' RIGHT-OF-WAY
- 80' RIGHT-OF-WAY
- 60' RIGHT-OF-WAY
- LOW (0.5 DU/AC)
- MEDIUM LOW (1-3 DU/AC)
- MEDIUM (3-6 DU/AC)
- MEDIUM HIGH (6-12 DU/AC)
- TRANSITION ZONE
- GOLF COURSE / OPEN SPACE
- COMMERCIAL



SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT PROPOSED LAND USE



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4. RELATIONSHIP TO SURROUNDING PROPERTIES

SaddleBrooke Ranch and all surrounding lands are currently zoned G.R. (General Rural). The majority of the surrounding land is public, and owned by the State of Arizona. Falcon Valley Ranch, located immediately west of SaddleBrooke Ranch, retains ownership of 1200± acres and will continue to operate its cattle ranching activities on its own private land and through the leased grazing rights from the State of Arizona. Since this is an age-restricted community, there will be no impact on area schools.

5. LOCATION AND ACCESSIBILITY

The southwest corner of the SaddleBrooke Ranch boundary is approximately one-quarter mile ($\frac{1}{4}$) north of Oracle Junction (the intersection of State Highways 77 and 79). The entire SaddleBrooke Ranch property is located on the easterly side of Big Wash. Big Wash is the primary wash that drains the entire watershed of the Falcon Valley area.

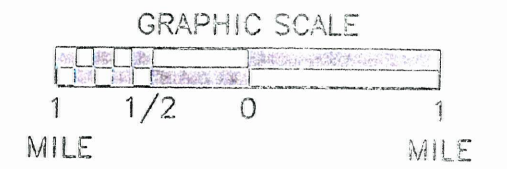
Access to the Property will be from Highway 77 with three (3) separate entry roads. These access roads will be public roadways from Highway 77 to the guard gates, which will be located within this development (see Figure 8). A traffic study addressing these entry road locations has been approved by A.D.O.T. All internal roadways of SaddleBrooke Ranch will be private. The public roadway portion of the entry roads may be used for access to the State owned land between SaddleBrooke Ranch and Highway 77. All three (3) access roads will utilize a 110-foot right-of-way street section. A traffic impact study will be prepared for the SaddleBrooke Ranch project and submitted to the County for review concurrent with the P.A.D. zoning application.

The vehicular circulation concept for the private community includes a 120-foot right-of-way loop road that will collect and convey the development traffic to the three (3) project access roads. The most easterly of the three access roads will continue north to provide future access to the undeveloped Page-Trowbridge Ranch and State Lands lying north of SaddleBrooke Ranch. A 100-foot right-of-way interior collector road is planned on the easterly portion of SaddleBrooke Ranch connecting the loop road to the easterly public access road. All local roadways in SaddleBrooke Ranch will be 50-foot right-of-ways, and 32 feet back to back of curb. The private character of SaddleBrooke Ranch with a gated private roadway system has necessitated minor amendments to the future regional traffic system delineated on the Falcon Valley Area Plan map. The revised Regional Traffic Circulation is consistent with the Circulation Element and the Goals & Policies of the Area Plan and was discussed with Pinal County staff at the SaddleBrooke Ranch pre-application conference. The revised Regional Traffic Circulation would allow undeveloped lands east of Big Wash access from Highway 77 and land west of Big Wash access from Highway 79. See Figure 10 for public and private roadway sections, and Figure 9 for Regional Traffic Circulation Amended.

Another key aspect of the circulation system for this private community is golf cart and pedestrian circulation. SaddleBrooke Ranch is proposing that the onsite private portion of the entry access roads, the 120-foot loop road and the 100-foot east/west collector road have an off-pavement two-way golf cart path on one side of the road and a 5-foot pedestrian sidewalk on the opposite side of the road. Some of the existing washes will also include walkways to provide pedestrian access and linkage through the community. See Figure 11, Golf Cart and Pedestrian Circulation Map.

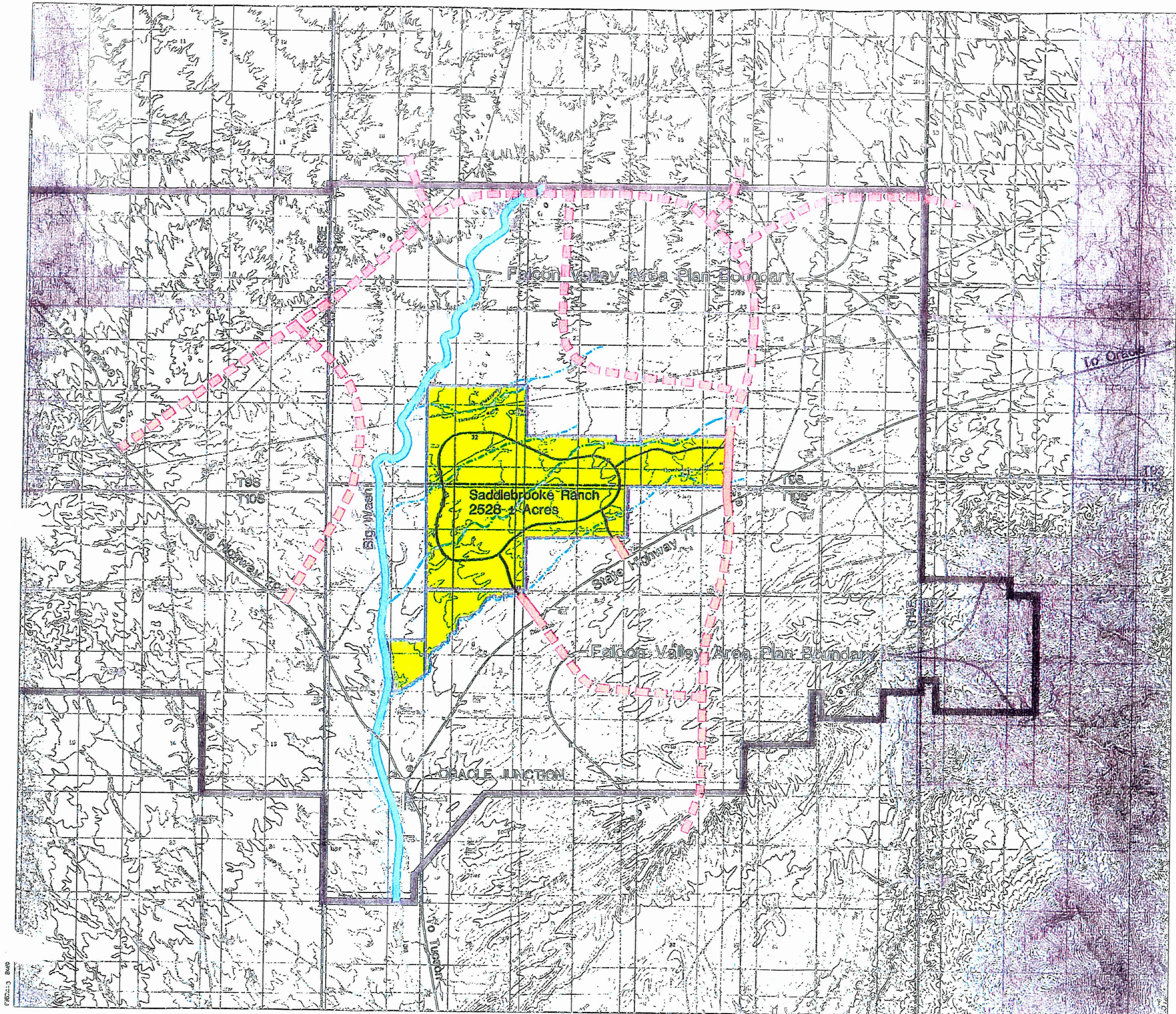
Saddlebrooke Ranch A Planned Area Development

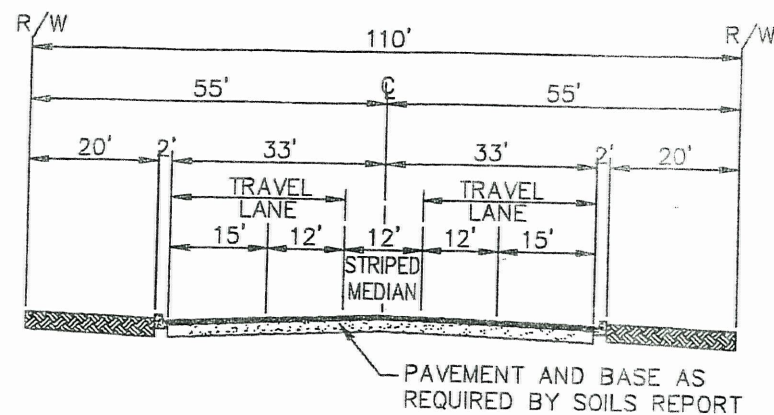
Regional Traffic Circulation
Amended



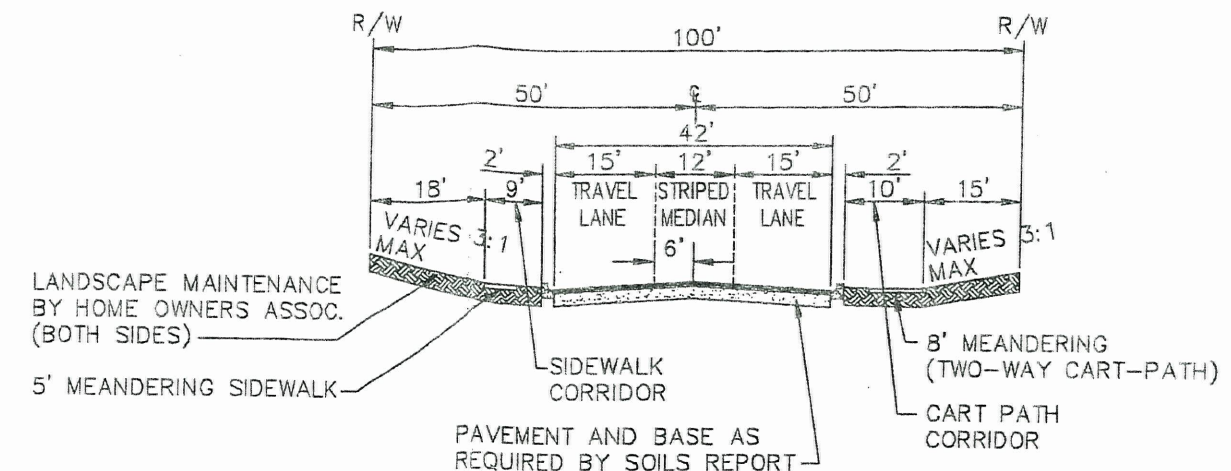
LEGEND

-  FALCON VALLEY AREA PLAN BOUNDARY
-  "BIG WASH"
-  MINOR WASH
-  PUBLIC ROADWAY THIS DEVELOPMENT
-  PRIVATE ROADWAY THIS DEVELOPMENT
-  FUTURE PUBLIC ROADWAY BY OTHERS
-  TOWNSHIP/RANGE LINE

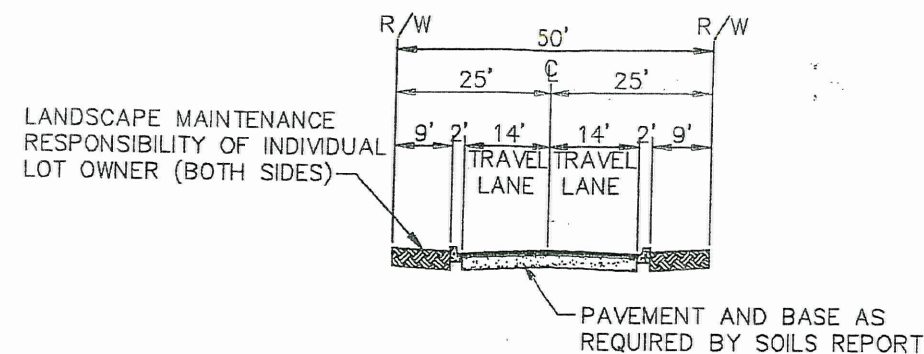




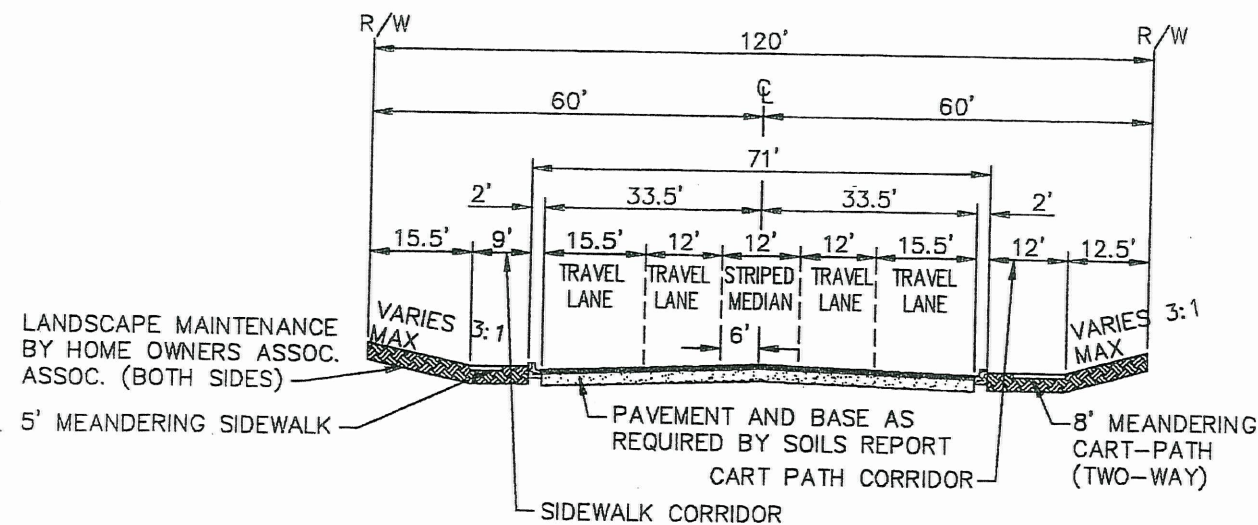
110' PUBLIC RIGHT-OF-WAY



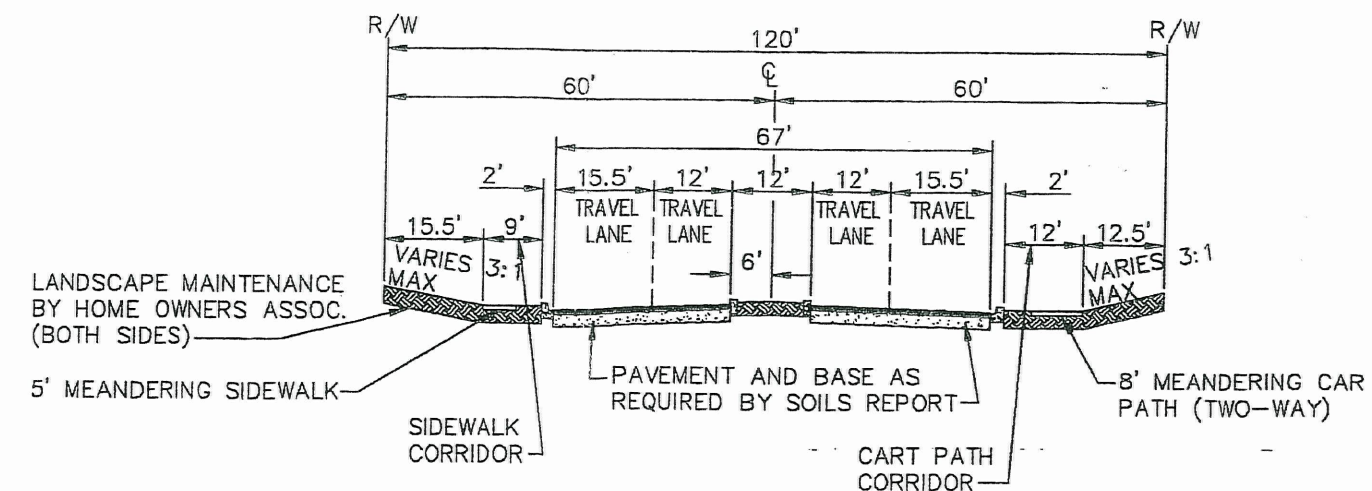
100' RIGHT-OF-WAY PRIVATE COLLECTOR ROAD W/STRIPED MEDIAN, SIDEWALK & CART PATH



50' PRIVATE RIGHT-OF-WAY

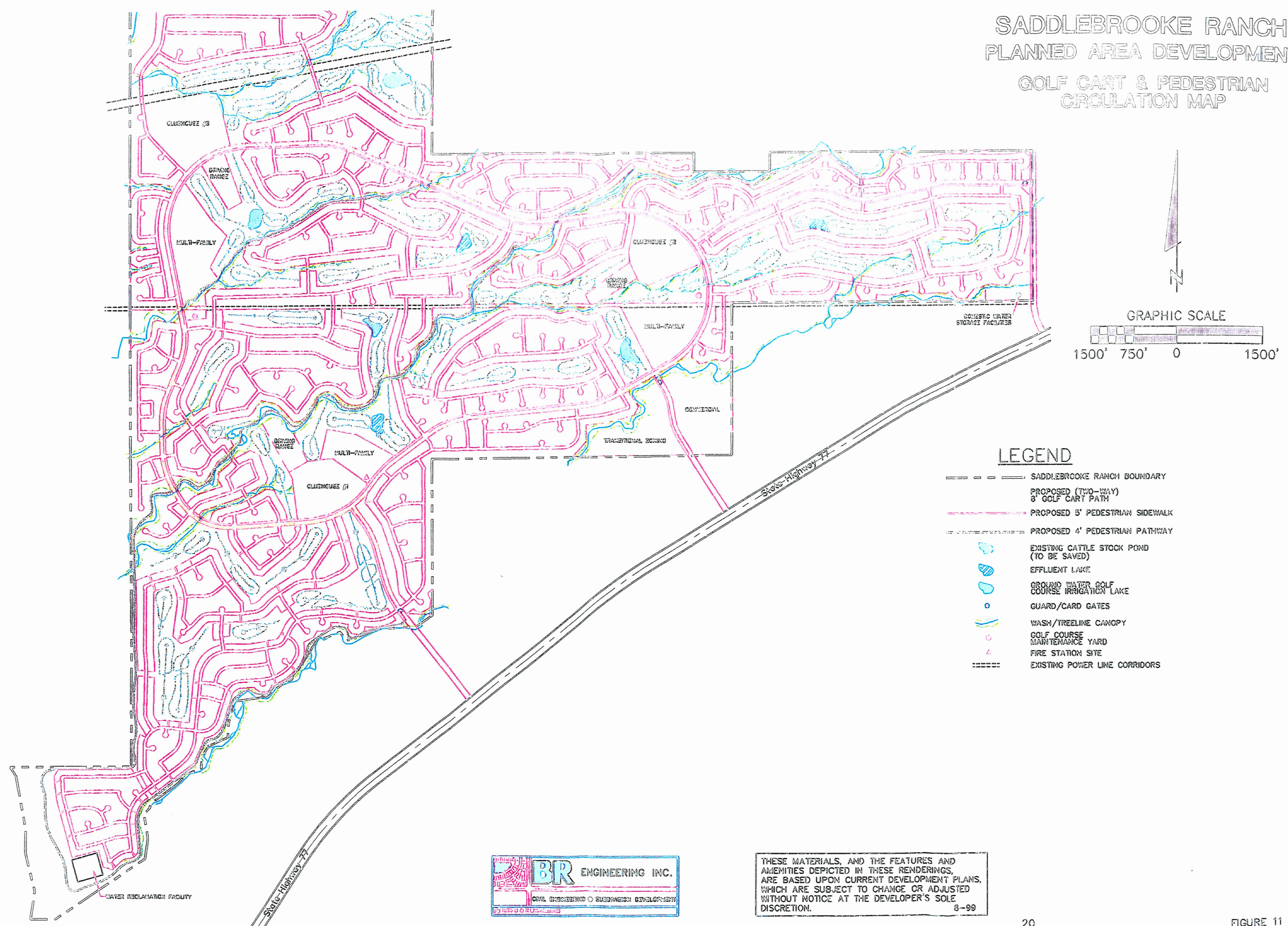


120' PRIVATE RIGHT-OF-WAY LOOP ROAD W/STRIPED MEDIAN, SIDEWALK & CART PATH



120' PRIVATE RIGHT-OF-WAY ENTRY ROAD & LOOP ROAD W/RAISED MEDIAN, SIDEWALK AND CART PATH

SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT GOLF CART & PEDESTRIAN CIRCULATION MAP



6. TIMING OF DEVELOPMENT

It is anticipated that the first golf course will be open for play and the first homes will be available for sale by the end of the year 2003. The first development phase will be Clubhouse #1, its golf course, surrounding residential development, water reclamation facility and water storage facility. The second development phase will be Clubhouse #2, its golf course and surrounding residential development. The third development phase will be Clubhouse #3, its golf course and surrounding residential development.

The commercial parcel probably will be developed when sufficient resident population base is established for the community to support the commercial property. Development of the resort hotel is likely to be the final development phase of the project. Development of SaddleBrooke Ranch is anticipated to continue for a minimum of twenty (20) years. Given this development time line, it is expected that the plan will have minor extensions, alterations and modifications as described in Section 3308 of the Pinal County Zoning Ordinance, including density transfers.

7. UTILITIES AND SERVICES

Utilities and Services will be provided by both public and private entities. Service agreement letters have been included in Appendix "D".

POLICE PROTECTION will be provided by the Pinal County Sheriff's Department. The homeowners' association will man the entry gates to the community.

FIRE PROTECTION and AMBULANCE service will be provided by Golder Ranch Fire District.

CABLE TELEVISION services will be provided by a cable television company, which may be affiliated with the Developer.

SOLID WASTE DISPOSAL will be provided by Waste Management Company by private contract.

TELEPHONE services will be provided by U.S. West Communications Company.

NATURAL GAS will be provided by Southwest Gas Company.

ELECTRIC POWER services will be provided by Trico Electric Cooperative, Inc.

POTABLE WATER will be provided by Arizona Water Company.

Arizona Water Company will provide potable water to the development from an independent water system consisting of on-site groundwater wells, pumps, storage tanks, and distribution lines. The onsite waterlines will be looped through the development and range in size from 6 to 16 inches in diameter as shown in Figure 12. Fire hydrants will be located in coordination with the local fire department. Distribution pressures will be maintained according to the requirements of the

Arizona Department of Environmental Quality. The potable water will meet the requirements of the Federal and State Drinking Water Acts.

Potable water will be pumped from up to six (6) wells in the development to storage tanks at the domestic water storage facilities site. The water storage facilities will consist of booster pumps and a storage tank system and will be constructed at the northeast portion of the development. Two (2) pressure zones are planned based on topography. The upper zone, east of Clubhouse #2 will be fed water from the water storage facilities by a set of booster pumps and a 12-inch diameter waterline, and a 12-inch diameter loop waterline with 6-inch and 8-inch connections. An inter-tie connection between the two pressure zones will be added on the north part of the development through three 8-inch diameter waterlines with pressure regulating valves. The lower zone (below elevation 3595) will be gravity fed on one (1) or two (2) water storage tanks at the water storage facility.

Pumping rates for this project will result in an aquifer drawn down which meets the requirements of the Arizona Department of Water Resources. A master water plan will be submitted to the County for review and approval concurrently with submittal of tentative plats for this development.

SANITARY SEWER COLLECTION AND TREATMENT SYSTEM

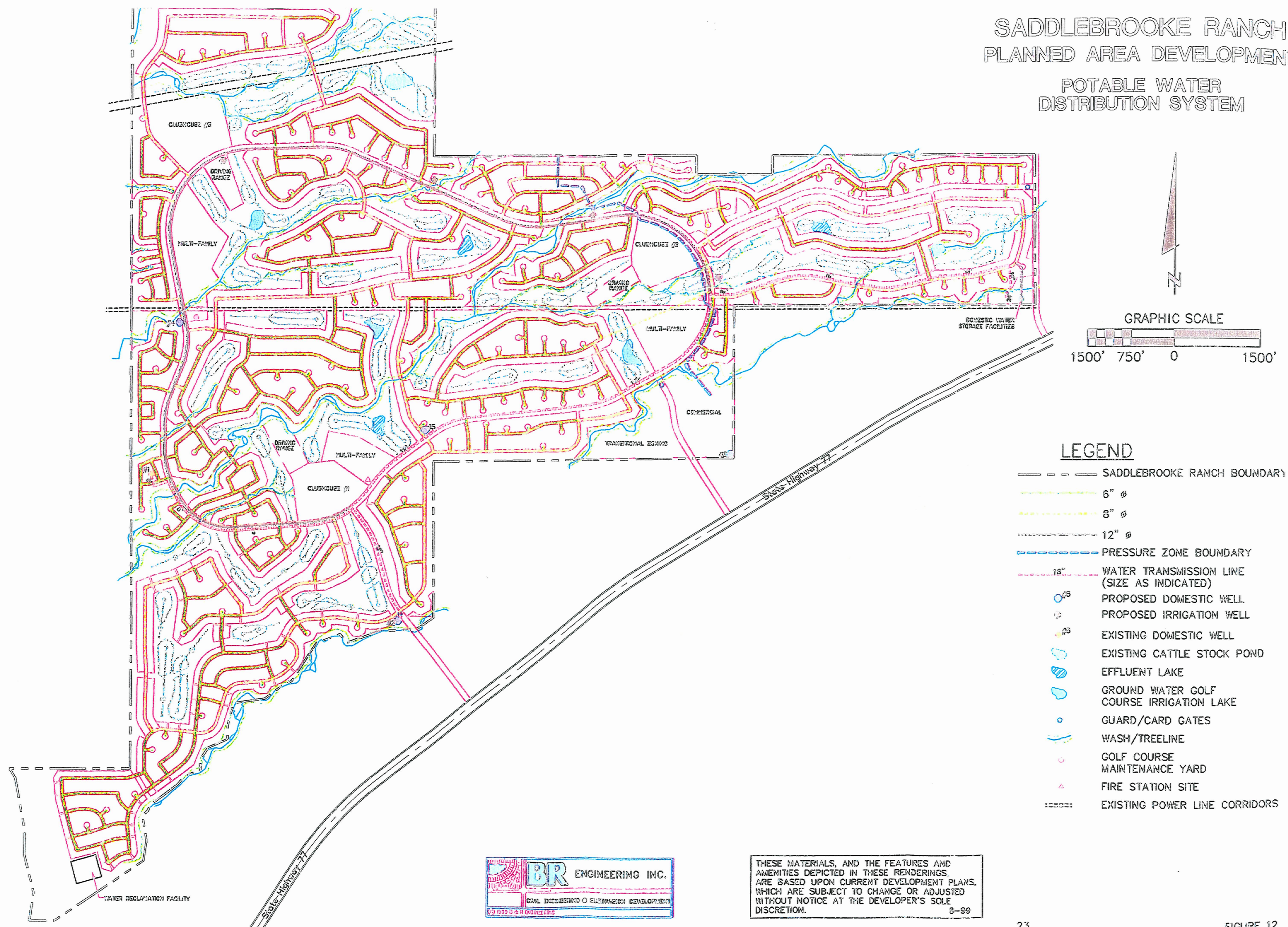
The sewer collection system will convey wastewater from east to west-southwest to a proposed water reclamation facility at the southwestern corner of the development. Sewers range in size from 8 to 12 inches in diameter will collect the wastewater and convey it to the reclamation facility, as shown in Figure 13. Two lift stations will be required because of the topography of the development to convey the collected wastewater to the reclamation facility. One lift station will pump wastewater from the northern portion of the development southerly to the gravity sewer system (see Figure 13). The other lift station will be the influent lift station for the reclamation facility. The collection system and reclamation facility will be operated by the Mountain Pass Sewer Company and will meet federal, state, and county regulations.

The reclamation facility will treat the wastewater to aquifer water quality standards and applicable surface water standards. Sewage from the development will be treated in a U.S. Filter/ Davco package plant with anoxic and aerobic zones, and a primary clarifier. The process will nitrify and denitrify of the wastewater and separate the solids in an aerobic digester. The effluent will be filtered and ultraviolet light will disinfect the treated effluent before it is delivered for use on the golf courses, filling the lakes, discharging to wash through a NPDES permit or recharging the aquifer. This facility will also have odor control.

A master sewer plan will be submitted to the County for review and approval concurrently with submittal of tentative plat for this development.

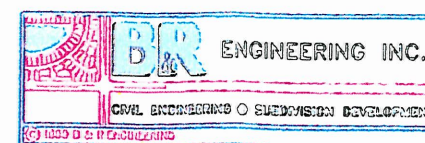
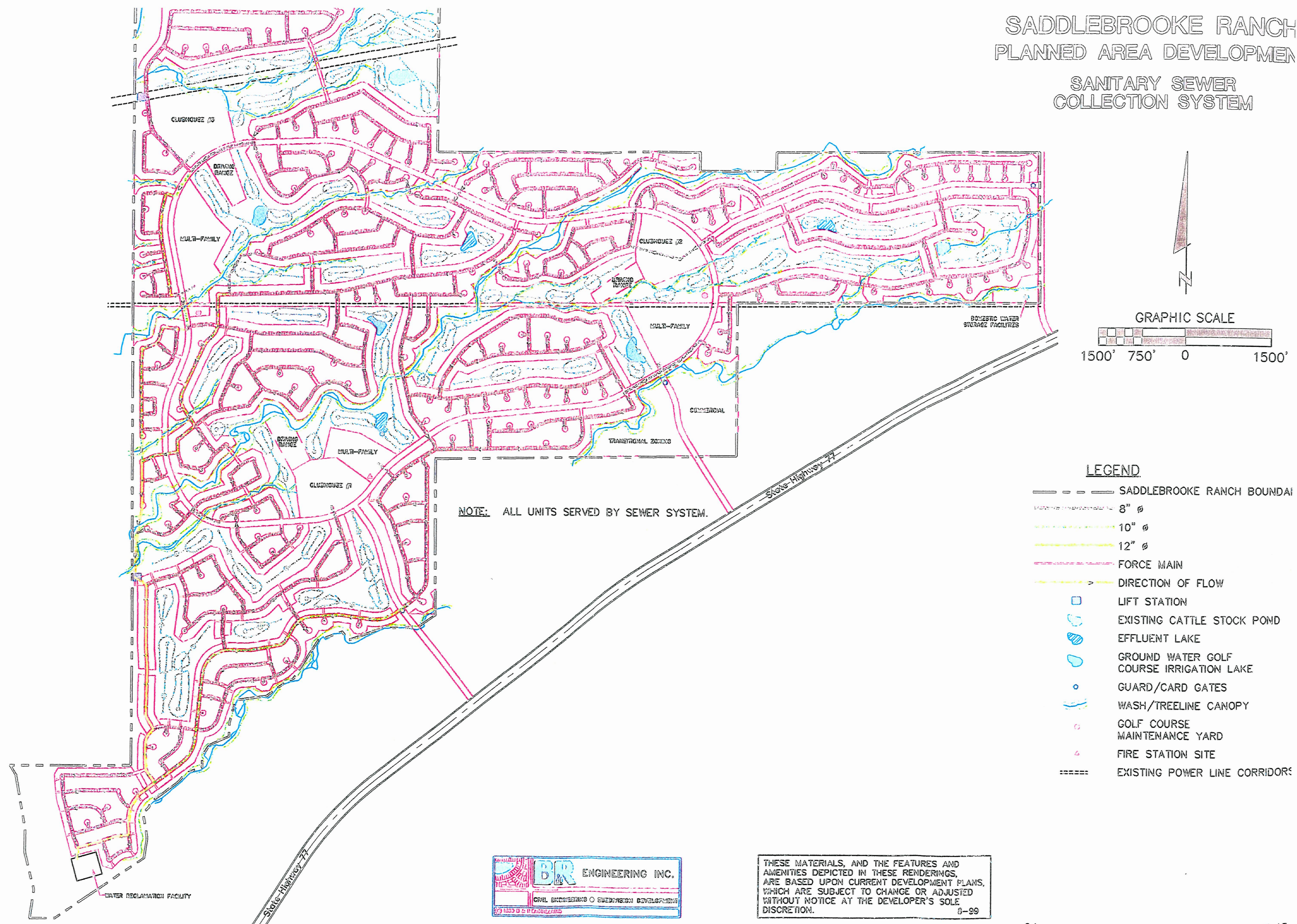
SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT

POTABLE WATER DISTRIBUTION SYSTEM



SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT

SANITARY SEWER COLLECTION SYSTEM



THESE MATERIALS, AND THE FEATURES AND AMENITIES DEPICTED IN THESE RENDERINGS, ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE OR ADJUSTED WITHOUT NOTICE AT THE DEVELOPER'S SOLE DISCRETION.

8-99

8. MAINTENANCE OF STREETS, COMMON AREAS AND GOLF COURSES

Maintenance of all private streets, common areas, public entry roadway landscaping and community facilities will be the responsibility of the developer until such time as their operation is turned over to the Homeowner's Association. Landscaping of common areas, golf courses, collector roadways, as well as color and materials of walls and buildings will be similar in color and character to the facilities constructed at the SaddleBrooke development located to the south of this project. Ownership and maintenance of the golf courses and pro-shops will remain with the developer, it's affiliates, their assignee, or the Homeowner's Association. However, clubhouses, recreation facilities and open spaces will be owned and maintained by the Homeowner's Association. A preliminary copy of SaddleBrooke Ranch CC&R's has been included with the submittal as a separate document.

A development the size and duration of SaddleBrooke Ranch will require a variety of Temporary Use and/or Special Use permits throughout the life of the project. A separate application for each Temporary or Special Use will be submitted to the County at a later date. A partial list of the type of facilities that may require Temporary or Special Uses would be:

1. Construction yards.
2. Homebuilder and administration office.
3. Cable T.V. tower and satellite dishes.
4. Nursery area for storage of on-site plants to be relocated.
5. Temporary starter facilities for the golf course.
6. Temporary sales trailer.
7. Sales office and Model Village

APPENDIX "A"
PRELIMINARY DRAINAGE REPORT

**SADDLEBROOKE RANCH
PRELIMINARY DRAINAGE REPORT**

FEBRUARY, 2000

PREPARED BY:

**B&R ENGINEERING, INC.
9666 EAST RIGGS ROAD, SUITE 502
SUN LAKES, ARIZONA 85248
(602) 895-0799**

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EXECUTIVE SUMMARY

The purpose of this report is to investigate the development of SaddleBrooke Ranch, a planned retirement community of approximately 2528 acres. This report will address the following considerations:

Pre-development Conditions

1. Existing Onsite Drainage
2. Offsite Drainage

Developed Conditions

1. Method of handling onsite runoff and utilizing onsite detention
2. Method of managing offsite runoff
3. Impact on surrounding areas

DESCRIPTION OF PROJECT

SaddleBrooke Ranch is a proposed 2528-acre planned development located at Oracle Junction in southern Pinal County approximately one and one-quarter miles east of Highway 89 and one-quarter mile north of Highway 77 (see Regional Map, Figure 1). The project consists of Section 32, portions of the South half of Sections 33 and 34, Township 9 South, Range 14 East, G&SRB&M and the North half of Section 4, all of Section 5 and portions of Sections 7 and 8, Township 10 South, Range 14 East, G&SRB&M, Pinal County, Arizona. (See Vicinity Map, Figure 2). A more detailed description of the project can be found in Appendix "C", pages 5 and 6 of 6, Rezoning Parcel Map and Legal Description. The proposed development will consist of future single family residential areas, multi-family residential housing, residential street right-of-ways, open space areas, commercial areas and three eighteen hole golf courses each with clubhouse areas.

This report will address the disposition of runoff generated by the project. The method of handling the onsite runoff will be to store and meter its flows through a series of off wash detention areas within the golf course. These detention areas will ultimately discharge into the existing major washes within the project. These washes are shown in Figure 3 and include:

1. Wash A
2. Wash B
3. Wash C
4. Wash E
5. Wash M

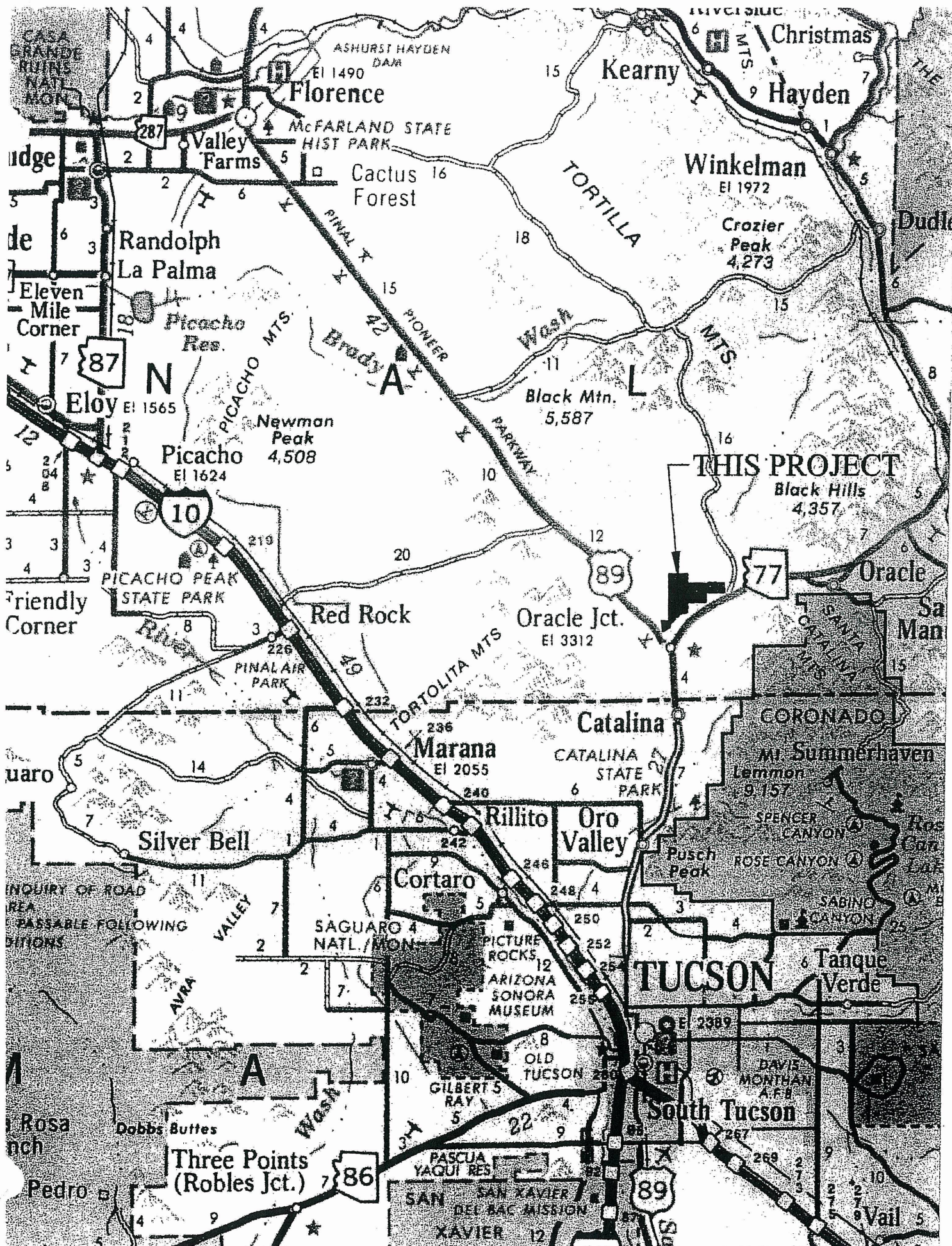
Through this series of detention areas and existing washes, the post-development peak runoff leaving the site on the western boundary will be equal to or less than existing peak runoff, as per Pinal County regulations.

PRE-DEVELOPMENT CONDITIONS

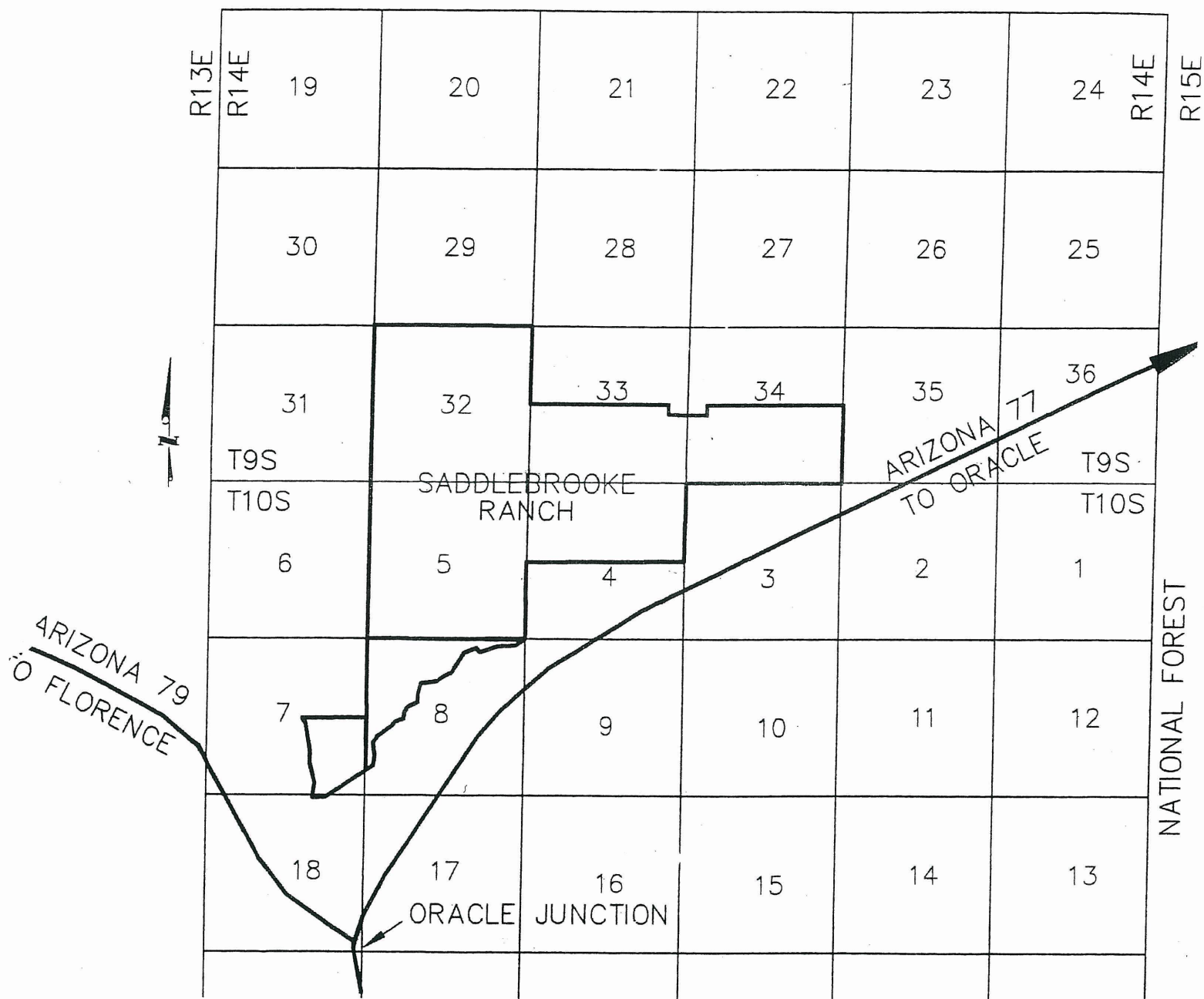
Description of Onsite Drainage Characteristics

At this time, the existing onsite land is not in use for a specific purpose. Previously the property was owned by the Wilson family and was used as cattle grazing land. The proposed site consists of gently rolling terrain that slopes from northeast to the southwest. The property is traversed by four large washes, and one smaller wash, which will remain and be addressed in this report.

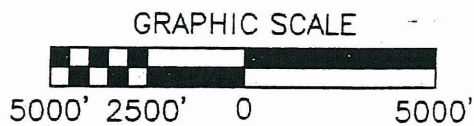
Existing onsite runoff generally flows from the northeast to the southwest, and outlets from the property at Concentration Points (CP) E2, C2, B2, A2, A3, A5, and M on the Existing Conditions Map, Figure 3, page 6. HEC-1 estimated onsite and offsite runoff from these outlet points is contained within Table 1, page 5, for the 100-year storm.



REGIONAL MAP



VICINITY MAP



**TABLE 1
EXISTING RUNOFF CHARACTERISTICS
100 YEAR FLOWS**

CONCENTRATION POINT	EXISTING FLOWS (CFS)
E1	625
E2	707
C1	1008
C2	1083
B1	616
B2	1436
A1	80
A2	658
A4	763
A6	890
O1	438
M	159

Description of Offsite Drainage Conditions

As mentioned above, the proposed site for SaddleBrooke Ranch is impacted by offsite runoff basically from the east/northeast. The drainage areas generating this runoff can be seen in Figure 3 and include Sub-basins E1, C1, B1, A1, A2, A3, A4, A5, A6 and O. Sub-basin (SB) E1 extends approximately 3.75 miles to the east. Runoff from this area enters the property at CP E1. SB C1 extends approximately 6.8 miles, also to the east. Runoff from this area enters the property at CP C1. The same is true for SBs B1, and A1. SB B1 extends to the east approximately 4.4 miles and SB A1 extends in the same direction approximately 0.66 miles. Other offsite drainage areas A2, A3, A4 and A5 consist of runoff not necessarily entering the project but are conveyed by wash A. SB O extends about 2.7 miles easterly. Runoff from this area drains to CP O1 and to an existing cattle pond (named Upper Holding Tank) that will be renamed Lake 13 in our proposed drainage plan. Natural terrain serves as the drainage cutoff boundaries of the furthest offsite areas. Runoff flow from these mentioned offsite areas can be found in Table 2.

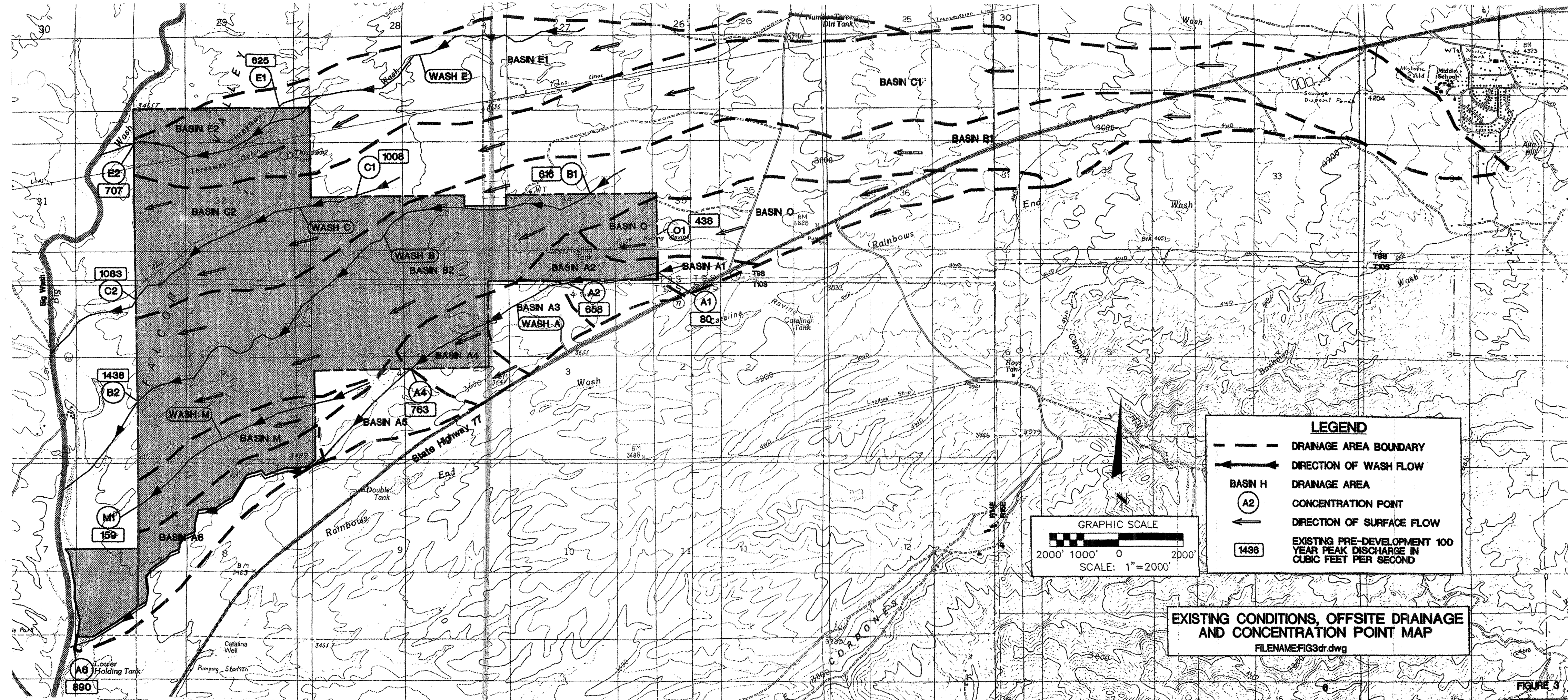


TABLE 2
OFFSITE RUNOFF AND CONCENTRATION POINT SUMMARY
(HEC-1 100-YEAR STORM EVENT)

DRAINAGE AREA	AREA (ACRES)	RUNOFF (CFS)	CONCENTRATION POINT
E1	704	625	E1
C1	1631	1008	C1
B1	766	616	B1
O	440	438	O1
A1	43	80	A1

PROPOSED MASTER DRAINAGE PLAN

Onsite

The proposed master drainage plan is shown on Figure 4.

Drainage within the SaddleBrooke Ranch development will consist of future single family residential areas, drainageways, multi-family residential, street right-of-ways, open space areas, commercial areas, and three eighteen hole golf courses and clubhouse areas.

The proposed drainage system will contain the following elements:

1. Drain all lots to the street they front on.
2. Drain streets to local low points.
3. Drain local low points on streets to detention areas or lakes on the golf course or into the existing wash.
4. Meter flow out of detention areas/lakes to adjacent downstream washes.
5. Meter runoff downstream ultimately to five major wash outlet points, Concentration Points E2, B2, C2, A6 and M (see Figure 3).

Analysis Method

The method used in this report studies the existing and post-development peak runoff at all the project boundaries for the 100-year duration rainfall. Base data for the area was obtained from the Arizona Department of Transportation publication "Highway Drainage Design Manual – Hydrology", revised April 1994 and rainfall data provided by "N.O.A.A. ATLAS 2". The data was input into the version of HEC-1 computer program called ProHEC1 by Dodson and Associates. ProHEC1 is used to develop flood hydrographs that contain peak runoff values for sub-areas throughout the development. It develops flood hydrographs, routes flows through drainageways and detention areas, and combines flood hydrographs to give composite peak discharges and times at appropriate points within the total drainage area.

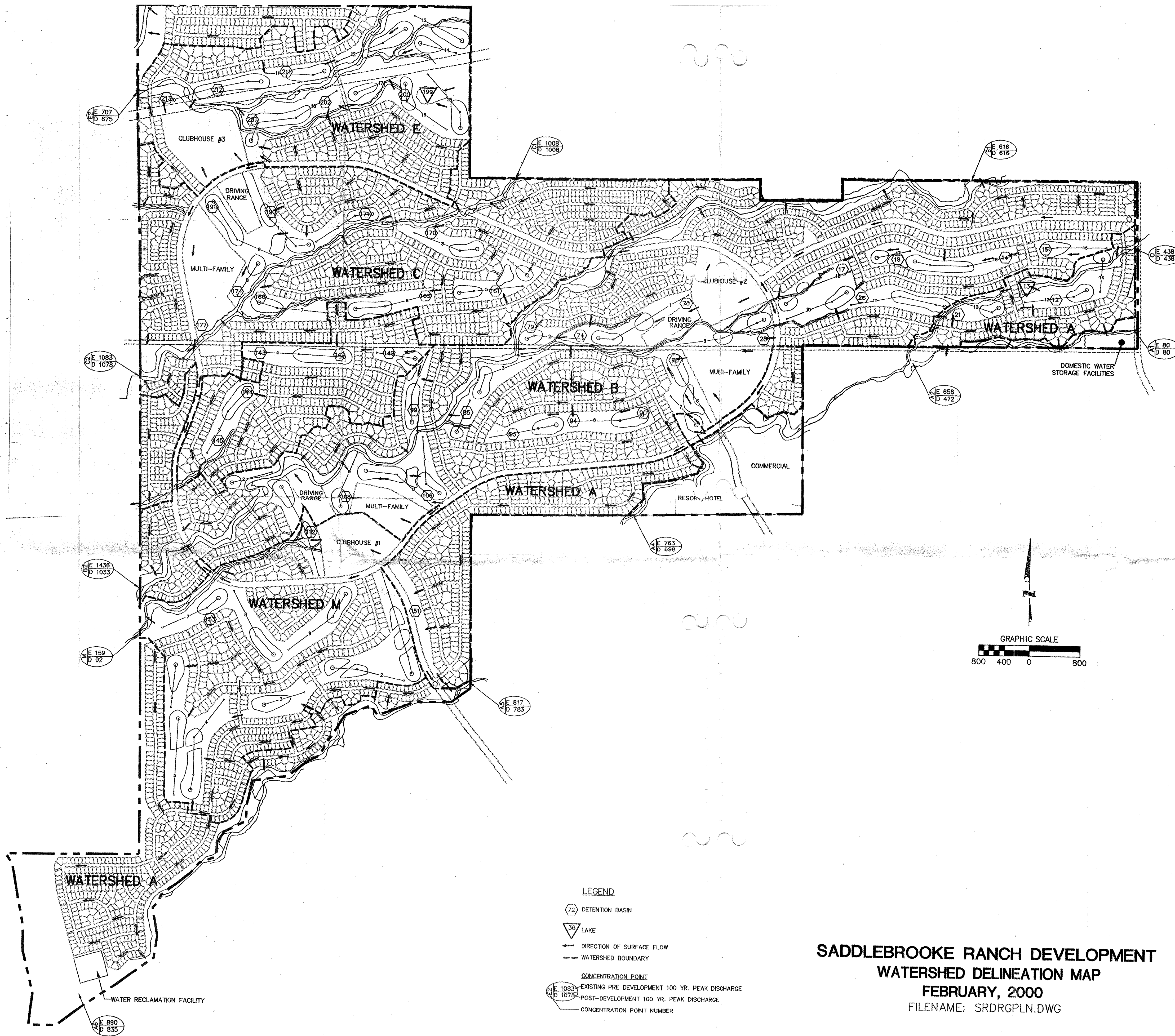


Figure 4 shows major Watersheds A, B, C, E, and M. Runoff from lots, streets, open space areas, and etc. within these watersheds will be conveyed through streets and various drainage structures into the golf course detention basins or directly into an existing wash. Runoff within the golf course will be metered to the next downstream basin for detention or drain directly into an existing wash.

Watershed A is the southerly most area within the project. All of the runoff generated by Watershed A will be drained into adjacent open space or golf course detention or drained directly into Wash A. At every point along Wash A where critical pre-development and post-development runoff flows are calculated, pre-development flows are greater than post-development flows.

Runoff from Watersheds B, C, D, E, and M will drain similarly to Watershed A but will drain to the particular wash bearing it's same designation. Within every area, including Watershed A, all detention is designed to detain the runoff generated by the 100-year storm event. All post-development runoff amounts compared with pre-development conditions can be seen in Table 3 at concentration points show in Figure 3.

**TABLE 3
POST-DEVELOPMENT
CONCENTRATION POINT SUMMARY**

CONCENTRATION POINT	PRE-DEVELOPMENT FLOW (CFS)	POST-DEVELOPMENT FLOW (CFS)
E2	707	675
C2	1083	1078
B2	1436	1033
A2	658	472
A4	763	698
A5	817	783
A6	890	835
M	159	92

Offsite

Offsite flows from drainage areas A1, E1, C1, B1, and O1 will enter the project site at various points on the eastern or northern boundary even after development (see Figure 3 for these concentration points). Runoff from these areas will be allowed to flow naturally through the site and will be combined with post-development flows from within the project. This combined runoff will then exit the project at the downstream concentration points shown on Figure 3 and listed in Table 3.

Detention Basin Routing

Onsite runoff, upon entering an off wash detention basin, will be detained and then will be routed downstream via stormdrain pipes to the adjacent downstream detention area, lake or wash. Storage routing results in storm runoff being detained in a series of dry

detention areas interspersed throughout the golf course as denoted in Figure 4. These detention areas meter stormwater flows via a system of pipes, overflow weirs, or overland flows using graded swales or natural channels within the golf course. Outlet pipes have been designed to discharge flows without a significant backwater effect within the pipes or corresponding storage basin.

Subdivision Design

The anticipated method of handling storm drainage will be to collect subdivision lot stormwater runoff in adjacent streets. Building pads are set a minimum of 0.4' higher than the highest adjacent top of curb and/or the nearest drainageway highwater elevation. Finished floor grades are an additional 8" above pad grades. All lots in SaddleBrooke Ranch will be set above the 100-year high water elevation of adjacent detention areas.

Effects of the Project

The net effect of the project is that the 100-year storm runoff of Watershed's A, B, C, E and M (Figure 4) will be detained onsite. All watersheds will contribute to flows leaving the site, as well as the aforementioned offsite areas. Results in Table 3 show that runoff quantities will be either reduced or equal to the existing pre-development figures.

CONCLUSION

- There is a significant amount of onsite runoff from the pre-development project site.
- There is a significant amount of offsite runoff that will be allowed to enter the project boundaries via existing natural washes.
- For the post-development condition, much runoff from the 100-year storm in Watersheds A, B, C, E, and M will be detained onsite before being released.
- For the post-development condition, runoff not detained onsite will be released directly into the pre-development natural washes.
- The post-development peak runoff leaving the site at the western boundary will be equal to or less than existing peak runoff, as per Pinal County regulations.

REFERENCES

A Guide to Hydrologic Analysis Using SCS Methods, Richard H. McCuen, Prentice-Hall, Inc., Englewood Cliffs, New Jersey, 1982.

Drainage Design Manual of the Flood Control District of Maricopa County (FCDMC), Volume II, Hydraulics, November 1991.

Drainage Regulation for Pinal County, The Pinal County Flood Control District, Florence, Arizona.

Hydrologic Design for Highway Drainage in Arizona, Arizona Highway Department – Bridge Division, Eugene I. Jencsok, December 1, 1968, Revised March, 1969.

ProHEC1, U.S. Army Corp of Engineers' HEC-1 Flood Hydrograph Program, Version 4.0, by Dodson and Associates, 1992.

APPENDIX "B"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
PROPERTY BOUNDARY

January 25, 2000

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses - EXCEPT Parcels 1 through 9, described on this sheet.

A parcel of land located in Sections 32, 33 and 34, Township 9 South, Range 14 East, and Sections 4 and 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

ALL of said Section 32:

ALL of the South 1/2 of said Section 33 except the following:

BEGINNING at the East 1/4 corner of said Section 33, a found GLO 2 1/4" Brass Cap stamped 1/4 S33, S34;

THENCE S00°33'15"E, along the East line of said Section 33, 330.12 feet;

THENCE leaving said line S89°35'49"W, 662.65 feet to a found 1/2" rebar w/tag;

THENCE N00°34'02"W, 330.16 feet to the Northerly line of said South 1/2 of Section 33 and to a found 1/2" rebar w/tag;

THENCE N89°36'01"E, along said Northerly line, 662.73 feet to the POINT OF BEGINNING of this exception.

ALL of the South 1/2 of said Section 34 except the following:

BEGINNING at the West 1/4 corner of said Section 34;

THENCE N89°34'21"E, along the North line of said Section 34, 662.58 feet;

THENCE S00°32'51"E, 330.21 feet;

THENCE S89°34'46"W, 662.54 feet to the West line of said Section 34, a found 1/2" rebar w/tag;

THENCE N00°33'15"W, along said West line, 330.12 feet to the POINT OF BEGINNING of this exception.

ALL of said Section 5:

ALL of the North 1/2 of said Section 4;

The above-described parcel contains an area of 2016.17 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
STATE LAND PURCHASE PARCEL 1

January 25, 2000

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses - EXCEPT Parcel 10, described on this sheet.

A portion of Section 7, Township 10 South, Range 14 East, G&SRBM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 7;

THENCE along the East line of the Southeast quarter of said Section 7, S00°10'16"E, 1,786.42 feet;

THENCE leaving said East line S55°09'49"W, 1,582.28 feet to the Southerly line of said section;

THENCE along the South line of the Southeast quarter of said Section 7, S89°41'55"W, 565.36 feet;

THENCE leaving said South line N07°39'14"E, 506.16 feet;

THENCE N13°48'57"W, 676.93 feet;

THENCE N00°00'00"E, 403.96 feet;

THENCE N10°30'14"W, 967.35 feet;

THENCE N31°35'23"W, 196.47 feet to the North line of the Southeast quarter of said Section 7;

THENCE along the North line of said Southeast quarter N89°41'51"E, 2,102.28 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 99.26 acres, more or less.

Description No.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
STATE LAND PURCHASE PARCEL 2

January 25, 2000

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses. A portion of Section 8, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 8; said corner being marked by a 5/8" rebar, with 2" aluminum cap, tagged L.S. 24530;

THENCE along the North line of the Northwest quarter of said Section 8, S89°42'52"E, 2,634.67 feet;

to the North quarter corner of said Section 8;

THENCE along the North line of the Northeast quarter of said Section 8, S89°43'06"E, 2,634.65 feet;

to the Northeast corner of said Section 8;

THENCE S54°23'24"W, 368.86 feet;

THENCE S88°06'08"W, 600.79 feet;

THENCE S70°27'04"W, 626.15 feet;

THENCE N37°30'19"W, 185.42 feet;

THENCE S69°18'39"W, 440.01 feet;

THENCE S32°39'16"W, 790.12 feet;

THENCE S62°36'44"W, 214.75 feet;

THENCE S53°43'39"W, 357.73 feet;

THENCE S81°25'31"W, 552.49 feet;

THENCE S14°00'58"W, 395.46 feet;

THENCE S00°34'07"W, 245.06 feet;

THENCE S65°30'52"W, 370.07 feet;

THENCE S33°28'47"W, 216.79 feet;

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
STATE LAND PURCHASE PARCEL 2 (Cont.)

January 25, 2000

THENCE S03°08'24"W, 212.05 feet;

THENCE S69°12'03"W, 289.75 feet;

THENCE S40°50'26"W, 201.11 feet;

THENCE S53°05'26"W, 587.67 feet;

THENCE S22°50'33"W, 109.03 feet;

THENCE S43°20'37"W, 134.92 feet;

THENCE S10°01'34"E, 436.16 feet;

THENCE S08°18'02"W, 359.21 feet;

THENCE S55°09'49"W, 292.31 feet to the West line of the Southwest quarter of said Section 8;

THENCE along the West line of said Section 8, N00°10'16"W, 4,469.82 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 175.67 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 1

January 25, 2000

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #1);

A parcel of land located in the Southeast quarter of Section 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 5;

THENCE S00°31'12"E, 427.15 feet along the East line of said Section 5;

THENCE leaving said line S89°28'48"W, 1,113.98 feet to the TRUE POINT OF BEGINNING;

THENCE N55°08'37"W, 756.38 feet;

THENCE S83°37'05"W, 441.96 feet;

THENCE S60°33'43"W, 383.09 feet;

THENCE S29°28'46"E, 123.58 feet;

THENCE S08°17'15"E, 717.05 feet;

THENCE N86°10'39"E, 169.12 feet the beginning of a 1,390.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northeasterly along the arc of said curve, through a central angle of 52°14'43", an arc length of 1,267.47 feet, to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 22.36 acres, more or less.

Description No.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 2

January 25, 2000

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family);

A parcel of land located in the East half of Section 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 5;

THENCE N00°31'16"W, along the East line of said Section 5, 51.04 feet;

THENCE leaving said line S89°28'44"W, 656.35 feet to the TRUE POINT OF BEGINNING;

THENCE N60°55'42"W, 749.40 feet;

THENCE N78°46'11"W, 530.58 feet;

THENCE S12°32'20"W, 555.58 feet;

THENCE N83°37'05"E, 223.46 feet;

THENCE S55°08'37"E, 756.38 feet to a point on the arc of a 2,050.00 foot radius curve that is concave Southeasterly, the radius point of which bears S56°04'04"E;

THENCE Northeasterly along the arc of said curve through a central angle of 18°34'49", an arc length of 664.79 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 14.60 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 3

January 25, 2000

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family);

A parcel of land located in the Southwest quarter of Section 32, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE S00°33'53"E, along the West line of said Section 32, 461.99 feet;

THENCE leaving said line N89°26'07"E, 948.56 feet to the TRUE POINT OF BEGINNING.

THENCE S35°33'38"E, 839.64 feet;

THENCE S45°13'27"E, 362.04 feet;

THENCE S27°24'00"W, 629.26 feet;

THENCE S36°04'40"E, 215.71 feet;

THENCE S49°20'09"W, 782.71 feet;

THENCE N11°18'58"W, 1,118.71 feet to the beginning of a 1,400.00 foot radius tangent curve that is concave Southeasterly;

THENCE Northeasterly along the arc of said curve through a central angle of 46°38'13", an arc length of 1,139.56 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 28.43 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 4

January 25, 2000

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #3);

A parcel of land located in the West half of Section 32, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE N00°32'10"W, along the West line of said Section 32, 938.50 feet;

THENCE leaving said line N89°27'49"E, 353.21 feet to the TRUE POINT OF BEGINNING;

THENCE N79°23'41"E, 1,174.93 feet;

THENCE S14°09'16"E, 992.39 feet to a point on the arc of a 1,500.00 foot radius curve that is concave Southeasterly, the radius point of which bears S13°37'39"E;

THENCE Southwesterly along the arc of said curve through a central angle of 30°38'56", an arc length of 802.39 feet;

THENCE N44°16'35"W, 802.51 feet to the beginning of a 305.00 foot radius tangent curve that is concave Northeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of 35°26'16", an arc length of 188.64 feet;

THENCE N08°50'19"W, 393.86 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 27.73 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 5

January 25, 2000

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #2);

A parcel of land located in the Southeast quarter of Section 33, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 33;

THENCE N00°33'15"W, along the East line of said Section 33, 685.14 feet;

THENCE leaving said line S89°26'45"W, 549.04 feet to the TRUE POINT OF BEGINNING.

THENCE S67°30'53"W, 1,001.89 feet;

THENCE N55°50'07"W, 78.43 feet;

THENCE N72°27'17"W, 92.49 feet;

THENCE N26°18'49"W, 362.59 feet;

THENCE N07°19'01"W, 177.84 feet;

THENCE N10°23'43"E, 497.49 feet to the beginning of a 800.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northerly along the arc of said curve through a central angle of 13°37'07", an arc length of 190.15 feet to a point on the arc of a 1,400.00 foot radius curve that is concave Southwesterly, the radius point of which bears S05°38'15"W;

THENCE Southeasterly along the arc of said curve through a central angle of 62°21'51", an arc length of 1,523.85 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 22.98 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 6

January 25, 2000

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family);

A parcel of land located in the Northeast quarter of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4;

THENCE S89°34'30"W, along the North line of said Section 4, 462.77 feet to the TRUE POINT OF BEGINNING;

THENCE continuing S89°34'30"W, along said North line, 1,525.02 feet;

THENCE leaving said line S27°34'20"E, 1,322.98 feet;

THENCE N59°32'08"E, 268.53 feet to the beginning of a 1,400.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northeasterly along the arc of said curve through a central angle of 53°01'18", an arc length of 1,295.56 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 25.17 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 7

January 25, 2000

To be zoned from G.R. (General Rural) to CB-2 (Commercial);

A parcel of land located in the Northeast quarter of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 4;

THENCE S89°06'38"W, along the Southerly line of said Northeast quarter of Section 4, 682.15 feet;

THENCE leaving said line N32°07'40"W, 376.19 feet to the beginning of a 934.40 foot radius tangent curve that is concave Northeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of 27°26'12", an arc length of 447.45 feet to the beginning of a 1,031.77 foot radius reverse curve that is concave Southwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 26°00'11", an arc length of 468.26 feet;

THENCE N30°27'52"W, 267.73 feet to the beginning of a 12.00 foot radius tangent curve that is concave Southeasterly;

THENCE Northeasterly along the arc of said curve through a central angle of 90°00'00", an arc length of 18.85 feet;

THENCE N59°32'08"E, 213.62 feet to the beginning of a 1,500.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northeasterly along the arc of said curve through a central angle of 20°23'24", an arc length of 533.81 feet;

THENCE S08°08'37"W, 179.33 feet;

THENCE S50°54'10"E, 191.89 feet;

THENCE N73°08'05"E, 271.47 feet;

THENCE S79°56'03"E, 175.34 feet;

THENCE N49°07'32"E, 185.72 feet to the East line of said Northeast quarter of Section 4;

THENCE S00°22'21"E, along said East line, 1,743.43 feet to the POINT OF BEGINNING.

The above-described parcel contains an area of 38.83 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 8

January 25, 2000

To be zoned from G.R. (General Rural) to T.R. (Transitional - Resort Hotel);

A parcel of land located in the North half of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 4;

THENCE S89°06'38"W, along the South line of said Northeast quarter, 799.34 feet to the TRUE POINT OF BEGINNING;

THENCE continuing S89°06'38"W, along said South line, and along the South line of the Northwest ¼ of said Section 4, 2016.42 feet;

THENCE leaving said line N42°27'39"E, 371.06 feet;

THENCE N02°26'45"W, 170.30 feet;

THENCE N05°55'49"W, 103.57 feet;

THENCE N84°04'11"E, 280.69 feet to the beginning of a 1,420.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northeasterly along the arc of said curve through a central angle of 12°21'15", an arc length of 306.18 feet;

THENCE N74°37'02"E, 294.30 feet;

THENCE N28°57'13"E, 175.40 feet;

THENCE N33°59'34"W, 171.34 feet;

THENCE N30°27'52"W, 164.47 feet;

THENCE N59°32'08"E, 480.20 feet to the beginning of a 12.00 foot radius tangent curve that is concave Southerly;

THENCE Easterly along the arc of said curve through a central angle of 90°00'00", an arc length of 18.85 feet;

THENCE S30°27'52"E, 267.73 feet to the beginning of a 950.00 foot radius tangent curve that is concave Southwesterly;

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 8 (Cont')

January 25, 2000

THENCE Southeasterly along the arc of said curve through a central angle of 25°32'38", an arc length of 423.53 feet to the beginning of a 1,050.00 foot radius reverse curve that is concave Northeasterly;

THENCE Southeasterly along the arc of said curve through a central angle of 26°58'39", an arc length of 494.39 feet;

THENCE S32°05'26"E, 315.82 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains an area of 31.36 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 9

January 25, 2000

To be zoned from G.R. (General Rural) to CI-1 (Domestic Water Plant with Storage Tanks);

East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 34;

THENCE N00°32'29"W, along the East line of said Section 34, 200.00 feet;

THENCE leaving said line S89°43'53"W, 350.00 feet;

THENCE S00°32'29"E, 200.00 feet to the South line of said Section 34;

THENCE N89°43'53"E, along said South line, 350.00 feet to the POINT OF BEGINNING.

The above-described parcel contains an area of 1.61 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 10

January 25, 2000

To be zoned from G.R. (General Rural) to CI-1 (Waste Water Reclamation Facility);

A portion of Section 7, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 7;

THENCE along the East line of the Southeast quarter of said Section 7, S00°10'16"E, 1904.04 feet;

THENCE leaving said East line S89°49'44"W, 481.55 feet to the TRUE POINT OF BEGINING.

THENCE N15°38'04"W, 400.00 feet;

THENCE S74°21'56"W, 450.00 feet;

THENCE S15°38'04"W, 400.00 feet;

THENCE N74°21'56"E, 450.00 feet to the TRUE POINT OF BEGINNING

The above-described parcel contains an area of 9.18 acres, more or less.

Description No.

APPENDIX "C"

PLANNED AREA DEVELOPMENT PLAN REDUCTIONS

TABLE OF REQUIREMENTS

BASE ZONING CR-3 (PREMIERE SERIES)	VARIATIONS REQUESTED PER THIS APPLICATION
MINIMUM LOT AREA	7000 SQ. FT.
YARD REQUIREMENTS & SETBACKS	
FRONT	20 FT
REAR	8.5 FT
SIDE	8 FT
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK	60 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT
MAXIMUM BUILDING COVERAGE	60%
PARKING SPACE	1 PER UNIT
BASE ZONING CR-3 REDUCED (CASTLES SERIES)	VARIATIONS REQUESTED PER THIS APPLICATION
MINIMUM LOT AREA	5000 SQ. FT.
YARD REQUIREMENTS & SETBACKS	
FRONT	20 FT
REAR	8.5 FT
SIDE	8 FT
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK	60 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT
MAXIMUM BUILDING COVERAGE	60%
PARKING SPACE	1 PER UNIT
BASE ZONING CR-6 (MULTI-FAMILY)	VARIATIONS REQUESTED PER THIS APPLICATION
MINIMUM LOT AREA	7000 SQ. FT.
YARD REQUIREMENTS & SETBACKS	
FRONT	20 FT
REAR	25 FT
SIDE	7 FT
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK	60 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT
MAXIMUM BUILDING COVERAGE	60%
PARKING SPACE	1 PER UNIT
BASE ZONING CR-2 (GENERAL BUSINESS & CLUBHOUSES)	VARIATIONS REQUESTED PER THIS APPLICATION
MINIMUM LOT AREA	N/A
YARD REQUIREMENTS & SETBACKS	
FRONT	15 FT
REAR	10 FT
SIDE	N/A
MINIMUM LOT WIDTH AT SETBACK	N/A
MAXIMUM BLDG. HEIGHT (2 STORY)	35 FT
BASE ZONING TR (RESORT HOTEL)	VARIATIONS REQUESTED PER THIS APPLICATION
MINIMUM LOT AREA	10000 S.F. RESID. USERS
YARD REQUIREMENTS & SETBACKS	
FRONT	20 FT
REAR	25 FT
SIDE	7 FT
MINIMUM LOT WIDTH AT SETBACK	60 FT
MAXIMUM BLDG. HEIGHT (2 STORIES)	2 STORIES OR 30 FT
MINIMUM DISTANCE BETWEEN BLDGS	7 FT
MINIMUM AREA PER DWELLING UNIT	1000 S.F.
BASE ZONING CI-1	VARIATIONS REQUESTED PER THIS APPLICATION
YARD REQUIREMENTS & SETBACKS	
FRONT	15 FT
REAR	NONE
SIDE	10 FT
MINIMUM LOT WIDTH	NONE
MINIMUM LOT AREA	NONE
MAXIMUM BUILD HEIGHT	30'

GENERAL NOTES

- THE BASIS OF RECORDS FOR THIS PROJECT IS 100% SETBACK ALONG THE WEST LINE OF THE NW QUARTER OF SECTION 32.
- EXISTING ZONING: G.P. PROPOSED ZONING AS INDICATED ABOVE, WITH P.A.D. OVERLAY.
- TOTAL MILES OF PRIVATE STREETS IN THIS SUBMITTAL = 50.5 TOTAL MILES OF PUBLIC STREETS IN THIS SUBMITTAL = .32 (OFF-SITE ACCESS)
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS DEVELOPMENT.
- ROBSON RANCH MOUNTAIN LLC WILL ACCEPT RESPONSIBILITY AND LIABILITY FOR MAINTENANCE, CONTROL AND SAFETY OF ALL PRIVATE COMMONLY-OWNED ELEMENTS, INCLUDING LANDSCAPING, OPEN SPACE AREAS AND STREETS, UNTIL SUCH TIME AS THE RESPONSIBILITY AND LIABILITY IS FORMALLY TURNED OVER TO HOMEOWNERS ASSOCIATION.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS DEVELOPMENT WILL BE AT THE DEVELOPER'S EXPENSE.
- PRIVATE SEWERS: ON-SITE SANITARY SEWERS WILL BE CONSTRUCTED BY DEVELOPER AND OWNED/MAINTAINED BY FALCON VALLEY SEWER COMPANY.
- DRY-WEATHER, DESERT VEGETATION SHALL BE UTILIZED FOR LANDSCAPING IN PUBLIC MEDIANS, PUBLIC OPEN SPACES, AND RIGHTS-OF-WAY ALONG PUBLIC STREETS.
- "PRIVATE STREETS (TO BE SHOWN AS COMMON AREA "A") AND FOUR (4) FEET ALONG ALL PRIVATE STREETS AND CONVEYANCE OF ALL OWNERS OF PROPERTY WITHIN THIS DEVELOPMENT THEIR GUESTS AND INVITES, AND FOR ACCESS AND EGRESS OF FIRE, EMERGENCY, REFUSE COLLECTION, AND GOVERNMENTAL VEHICLES.
- "NON-EXCLUSIVE" EASEMENTS WILL BE GRANTED TO UTILITY COMPANIES, FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER ALL PRIVATE STREETS TO BE PLATTED AS COMMON AREA "A" AND FOUR (4) FEET ALONG ALL PRIVATE STREETS AS A CONDITION TO GRANTING SAID EASEMENTS, THE UTILITY COMPANIES SHALL INFORM THE GRANTOR, DEVELOPER AND/OR THE GOVERNING BODY THAT CONTROLS MAINTENANCE OF SAID COMMON AREAS BEFORE ANY NON-EMERGENCY REPAIRS ARE MADE.
- THERE ARE NO EXISTING BUILDINGS, WALLS, TANKS, WATER WELLS, LAKES, IRRIGATION CANALS OR DITCHES, OR MAJOR WASHES WITHIN SADDLEBROOKE RANCH UNLESS OTHERWISE INDICATED HEREIN.

OWNER

PVR LAND INVESTMENT CO.,
AN ARIZONA CORPORATION
9832 EAST RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE (480) 895-9200

DEVELOPER

ROBSON RANCH MOUNTAIN LLC
A DELAWARE LIMITED LIABILITY COMPANY
9832 EAST RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE (480) 895-9200

ENGINEER/AGENT

BAR ENGINEERING, INC.
8666 E. RIGGS ROAD SUITE 502
SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799

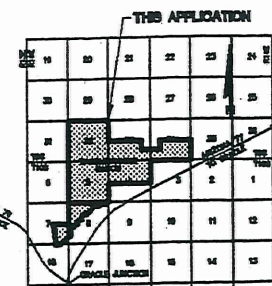
SADDLEBROOKE RANCH A PLANNED AREA DEVELOPMENT (P.A.D.)

CONSISTING OF SIX SHEETS

CONSISTING OF SECTION 32, PORTION SOUTH HALF OF SECTIONS 33 AND 34 TOWNSHIP 9 SOUTH, RANGE 14 EAST, G&SRB&M AND NORTH HALF OF SECTION 4, AND ALL SECTION 5 AND PORTIONS OF SECTIONS 7 & 8 TOWNSHIP 10 SOUTH, RANGE 14 EAST, G&SRB&M, PINAL COUNTY, ARIZONA

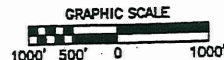
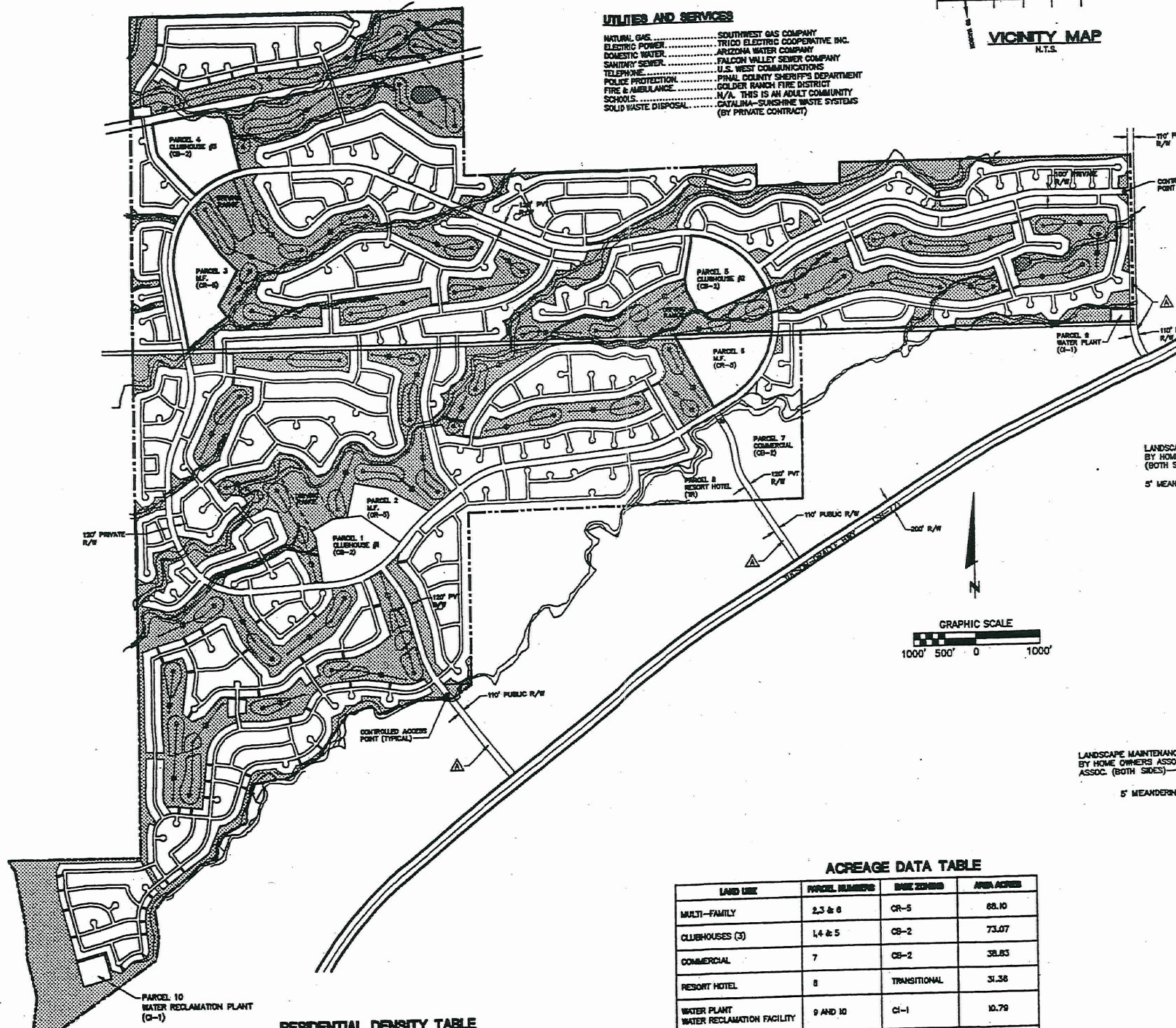
UTILITIES AND SERVICES

NATURAL GAS: SOUTHWEST GAS COMPANY
ELECTRIC POWER: TRICO ELECTRIC COOPERATIVE INC.
DOMESTIC WATER: ARIZONA WATER COMPANY
SANITARY SEWER: FALCON VALLEY SEWER COMPANY
TELEPHONE: U.S. WEST COMMUNICATIONS
POLICE PROTECTION: PINAL COUNTY SHERIFF'S DEPARTMENT
FIRE & AMBULANCE: COLDER RANCH FIRE DISTRICT
SCHOOLS: N/A. THIS IS AN ADULT COMMUNITY
SOLID WASTE DISPOSAL: CATALINA-SUNSHINE WASTE SYSTEMS (BY PRIVATE CONTRACT)



VICINITY MAP

N.T.S.



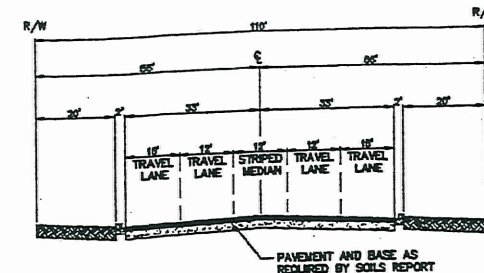
RESIDENTIAL DENSITY TABLE

HOUSING TYPE	NET ACRES	DENSITY RANGE	LOW	HIGH	TOTAL
LUXURY/PREMIERE	926.63	2 TO 4 DU/AC	1853	2779	3708
CASTLE HOMES	407.20	4 TO 6 DU/AC	1628	2036	2443
MULTI-FAMILY	68.10	6 TO 12 DU/AC	408	612	817
LOW D.U. RANGE			3889		
TARGET D.U. RANGE				5427	
HIGH D.U. RANGE					8966

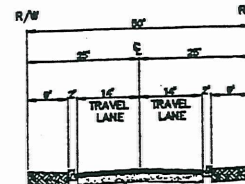
THE AVERAGE DENSITY OF THE PROJECT SHALL NOT EXCEED 2.50 DU/GROSS AC OR 8319 DWELLING UNITS

ACREAGE DATA TABLE

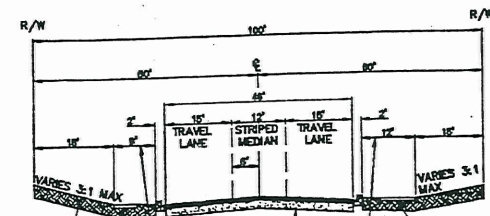
LAND USE	PARCEL NUMBERS	BASE ZONING	AREA ACRES
MULTI-FAMILY	2,3 & 6	CR-6	68.10
CLUBHOUSES (3)	1,4 & 5	CR-2	73.07
COMMERCIAL	7	CR-2	38.83
RESORT HOTEL	8	TRANSITIONAL	31.38
WATER PLANT	9 AND 10	CI-1	10.79
WATER RECLAMATION FACILITY			
SUBTOTAL ACRES:			222.15
LUXURY/PREMIERE		CR-3	926.63
CASTLE HOMES		CR-3 REDUCED	407.20
GOLF COURSE OPEN SPACE AND DRAINAGE		CR-3 (S.U.)	883.36
PRIVATE COLLECTOR ROADS		N/A	88.62
SUBTOTAL ACRES:			2305.81
TOTAL GROSS ACRES:			2527.96



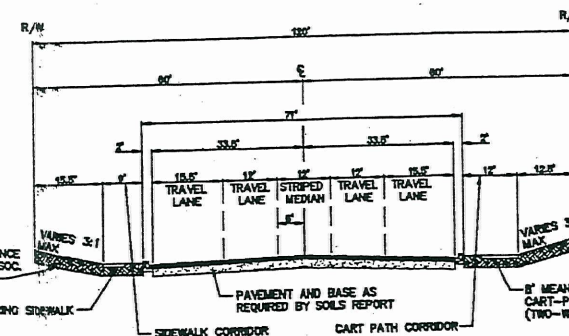
110' PUBLIC RIGHT-OF-WAY



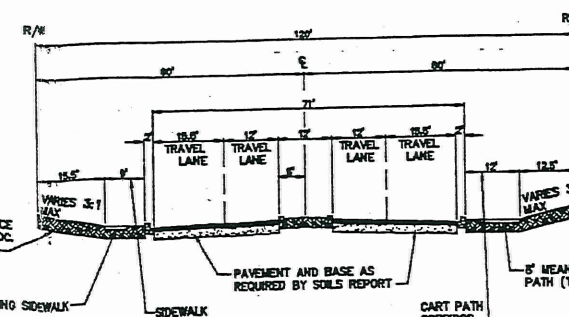
50' PRIVATE RIGHT-OF-WAY



100' RIGHT-OF-WAY PRIVATE COLLECTOR ROAD W/STRIPED MEDIAN, SIDEWALK & CART PATH



120' PRIVATE RIGHT-OF-WAY LOOP ROAD W/STRIPED MEDIAN, SIDEWALK & CART PATH



120' PRIVATE RIGHT-OF-WAY ENTRY ROAD & LOOP ROAD W/RAISED MEDIAN, SIDEWALK AND CART PATH

SADDLEBROOKE RANCH

A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT

ENGINEERING INC.

9666 E. RIGGS RD. SUITE 502
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

LMC

KAM

DMR

JMB

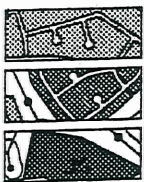
955001

FEBRUARY, 2000

SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT

LEGEND

--- SADDLEBROOKE RANCH BOUNDARY



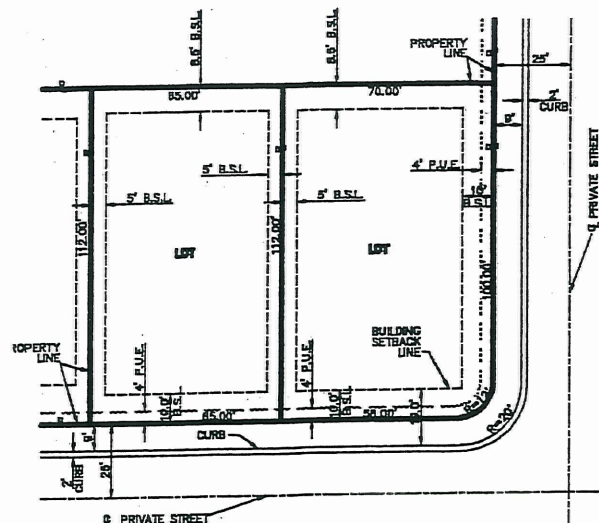
PREMIER/LUXURY HOMES
CR-3

CASITA HOMES
CR-3 REDUCED

MULTIPLE FAMILY
CR-5



PHASE LINE/NUMBER



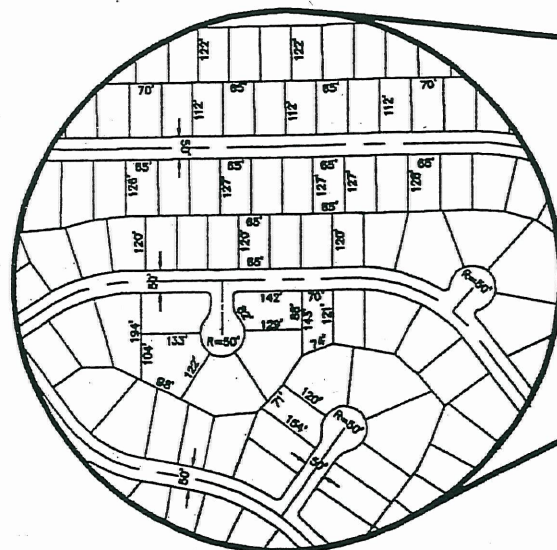
PREMIERE SERIES LOTS

TYPICAL PUBLIC UTILITY EASEMENTS & MINIMUM BUILDING SETBACK LINES

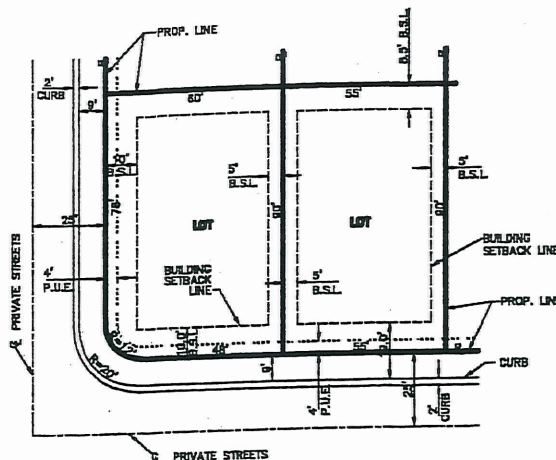
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
MEASURED FROM THE BUILDING WALL

NOTE:

BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL.
BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL
FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.



TYPICAL PREMIERE LOTS



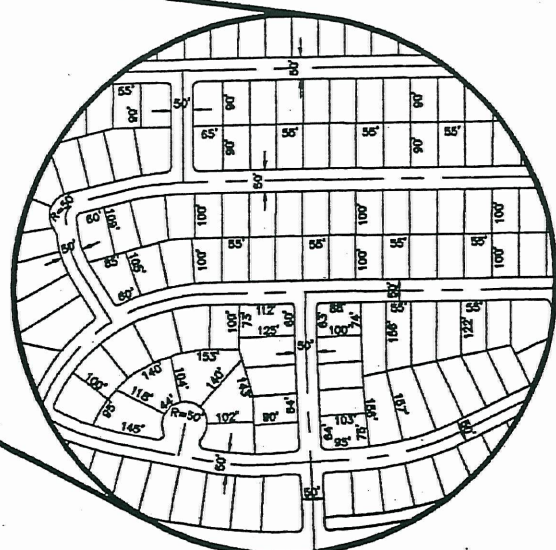
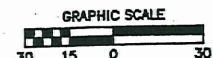
CASITA SERIES LOTS

TYPICAL PUBLIC UTILITY EASEMENTS & MINIMUM BUILDING SETBACK LINES

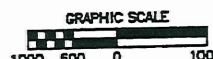
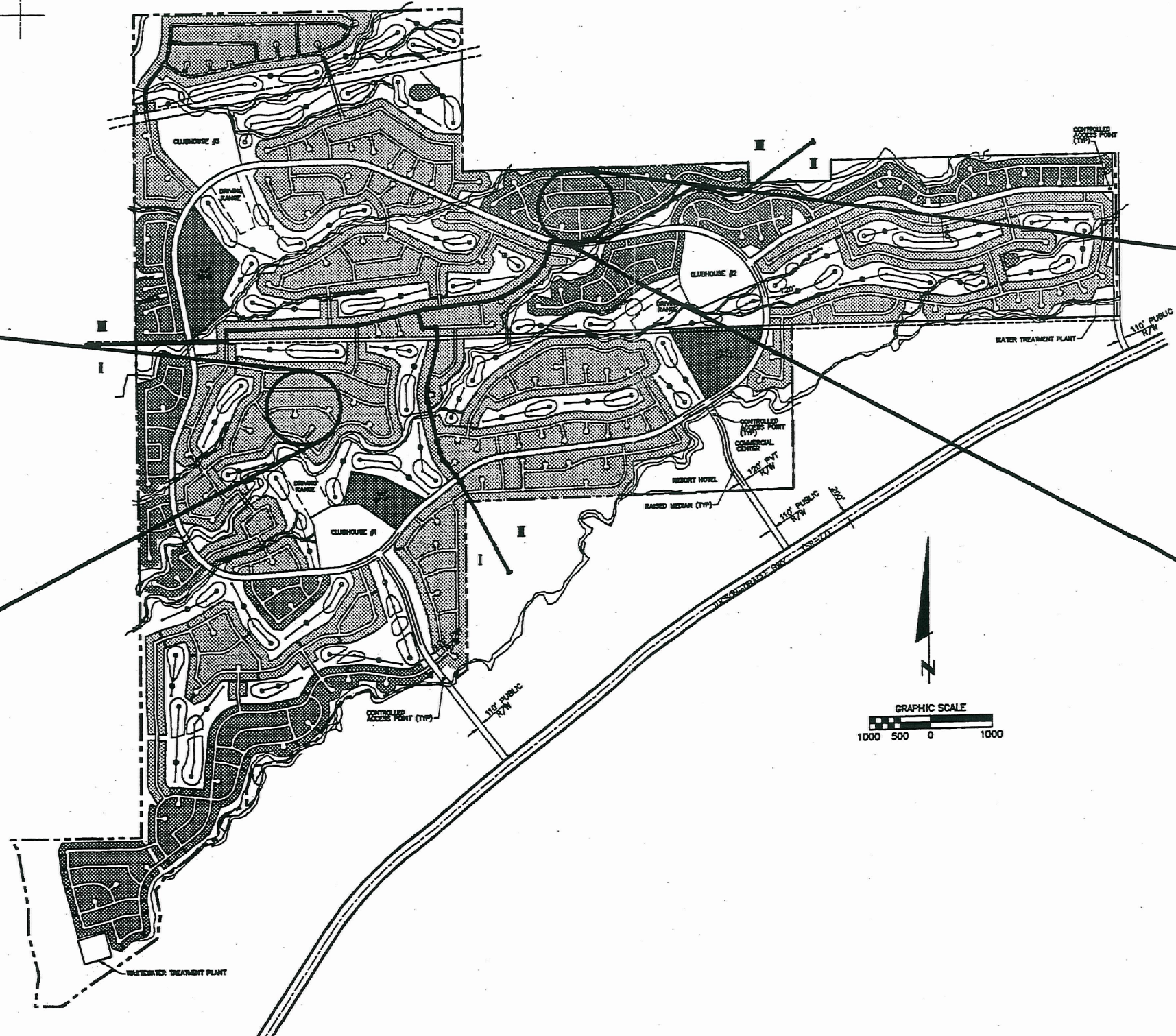
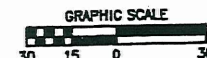
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
MEASURED FROM THE BUILDING WALL

NOTE:

BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL.
BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL
FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.



TYPICAL CASITA LOTS



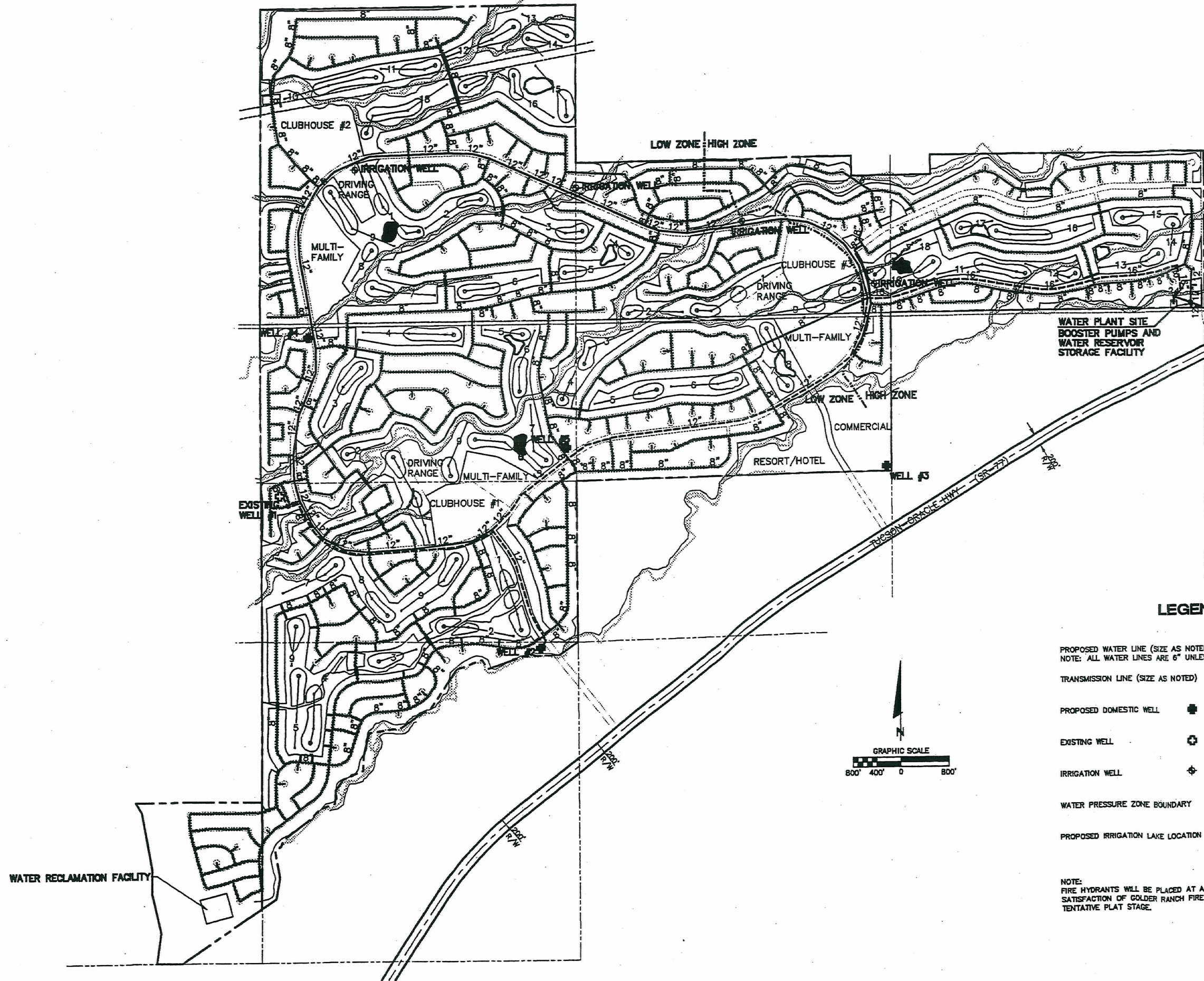
SADDLEBROOKE RANCH A PLANNED AREA DEVELOPMENT

LAND USE

ENGINEERING INC.
9666 E. RIGGS RD., SUITE 502
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING & SUBDIVISION DEVELOPMENT

LMc KAM
DMR JMB

955001
FEBRUARY, 2000



LEGEND

- PROPOSED WATER LINE (SIZE AS NOTED) 8"
- NOTE: ALL WATER LINES ARE 6" UNLESS OTHERWISE NOTED.
- TRANSMISSION LINE (SIZE AS NOTED)
- PROPOSED DOMESTIC WELL
- EXISTING WELL
- IRRIGATION WELL
- WATER PRESSURE ZONE BOUNDARY
- PROPOSED IRRIGATION LAKE LOCATION

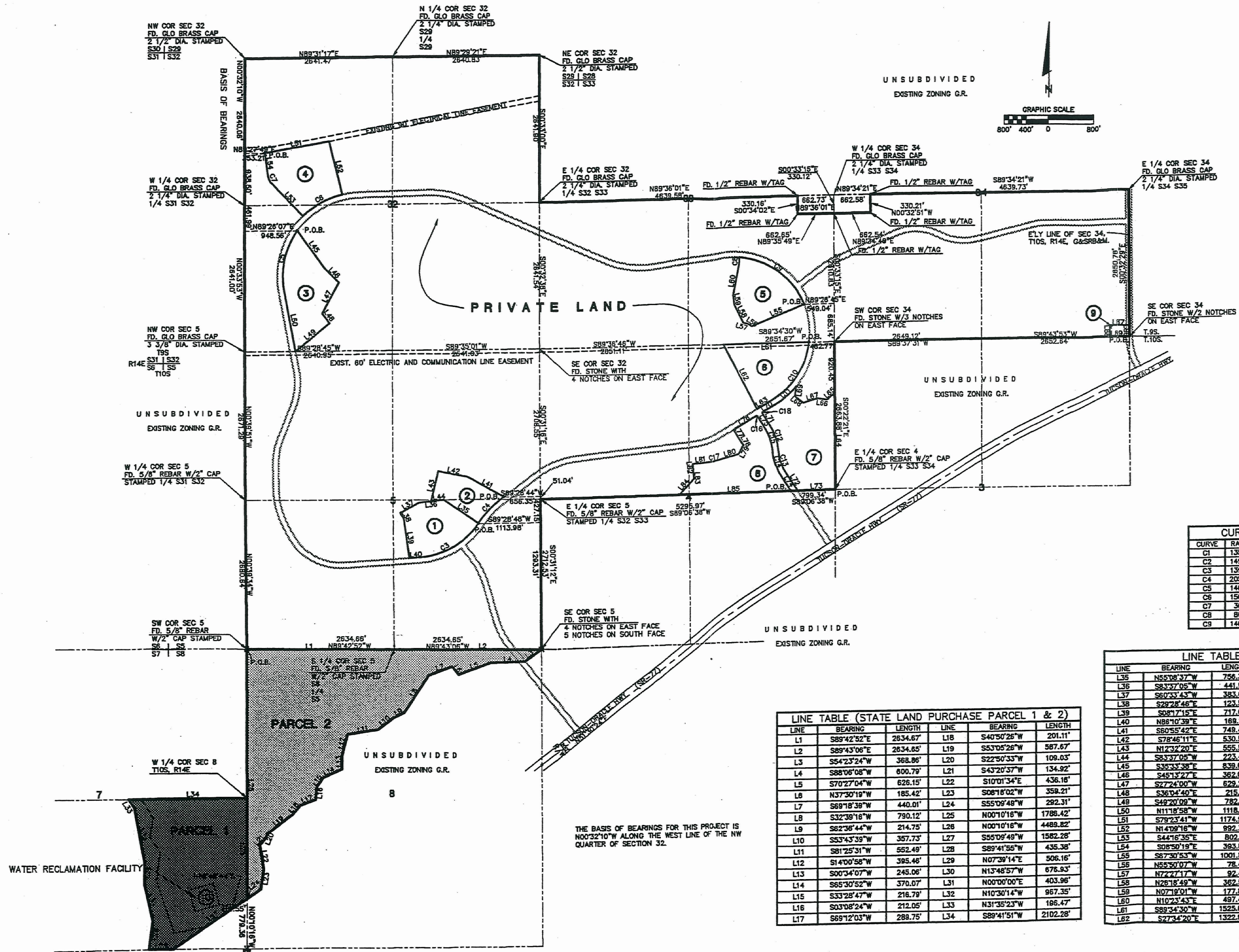
NOTE:
FIRE HYDRANTS WILL BE PLACED AT A SPACING TO THE SATISFACTION OF GOLDER RANCH FIRE DISTRICT AT THE TENTATIVE PLAT STAGE.

SADDLEBROOKE RANCH
A PLANNED AREA DEVELOPMENT
POTABLE WATER
DISTRIBUTION SYSTEM



ENGINEERING INC.
3666 E. RIGGS RD. SUITE 502
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING & SUBDIVISION DEVELOPMENT

WDC	TH
PRE	JMB



LEGEND

- PRIVATE LAND
- PARCEL 1
- PARCEL 2
- ZONING PARCEL # 5

CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH
C1	1350.00	484.09	C10	1400.00	1295.56
C2	1490.00	518.52	C11	1500.00	533.81
C3	1390.00	1267.47	C12	1031.77	488.26
C4	2050.00	664.79	C13	934.40	447.45
C5	1400.00	1139.56	C14	1050.00	494.39
C6	1500.00	802.39	C15	950.00	423.53
C7	305.00	188.64	C16	12.00	18.85
C8	800.00	190.15	C17	1420.00	306.18
C9	1400.00	1523.85	C18	12.00	18.85

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L35	N55°08'37"W	756.38	L83	N59°32'08"E	268.53
L36	S83°37'05"W	441.96	L84	S00°22'21"E	1743.43
L37	S60°33'43"W	383.09	L85	N49°07'32"E	185.72
L38	S28°25'46"E	123.58	L86	S79°56'03"E	175.34
L39	S08°17'15"E	717.05	L87	N73°08'05"E	271.47
L40	N88°10'39"E	169.12	L88	S50°54'10"E	191.89
L41	S60°55'42"E	749.40	L89	S08°08'37"W	179.33
L42	S78°46'11"E	530.58	L90	N30°27'52"W	213.62
L43	N12°32'20"E	555.58	L91	N30°27'52"W	267.73
L44	S35°35'38"E	839.64	L92	N32°07'40"W	376.19
L45	S45°15'27"E	362.04	L93	S89°06'38"E	682.15
L46	S27°24'00"E	629.28	L94	S32°05'26"E	315.82
L47	S36°04'40"E	215.71	L95	S30°27'52"E	267.73
L48	S48°20'09"W	782.71	L96	N59°32'08"E	480.20
L49	N11°18'58"W	1118.71	L97	N30°27'52"W	164.47
L50	S79°23'41"W	1174.93	L98	N28°57'13"E	175.40
L51	N14°09'16"W	992.39	L99	N74°37'02"E	294.30
L52	S44°16'35"E	802.51	L100	N84°04'11"E	280.69
L53	S08°50'19"E	393.86	L101	N05°35'49"W	103.57
L54	S87°30'53"W	1001.89	L102	N02°28'45"W	170.30
L55	N55°30'07"W	78.43	L103	N42°27'39"E	371.06
L56	N72°27'17"W	92.49	L104	S89°06'38"W	2016.42
L57	N26°18'49"W	362.59	L105	S00°32'29"E	200.00
L58	N07°19'01"W	177.84	L106	S89°43'53"W	350.00
L59	N10°23'43"E	497.49	L107	S00°32'29"E	200.00
L60	S89°34'30"W	1525.02	L108	S89°43'53"W	350.00
L61	S27°34'20"E	1322.98			

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°42'52"E	2634.67	L18	S40°50'26"W	201.11
L2	S89°43'06"E	2634.65	L19	S53°05'26"W	587.67
L3	S54°23'24"W	368.86	L20	S22°50'33"W	109.03
L4	S88°06'08"W	600.79	L21	S43°20'37"W	134.92
L5	S70°27'04"W	626.15	L22	S10°01'34"E	436.16
L6	N37°30'19"W	185.42	L23	S06°18'02"W	358.21
L7	S69°18'39"W	440.01	L24	S55°09'49"W	292.31
L8	S32°39'18"W	790.12	L25	N00°10'18"W	1788.42
L9	S82°36'44"W	214.75	L26	N00°10'16"W	4489.82
L10	S53°43'39"W	357.73	L27	S55°09'49"W	1582.28
L11	S81°25'31"W	552.49	L28	S89°41'55"W	435.38
L12	S14°00'58"W	395.46	L29	N07°39'14"E	506.16
L13	S00°34'07"W	245.06	L30	N13°48'57"W	676.93
L14	S65°30'52"W	370.07	L31	N00°00'00"E	403.96
L15	S33°28'47"W	216.79	L32	N10°30'14"W	967.35
L16	S03°08'24"W	212.05	L33	N31°35'23"W	196.47
L17	S69°12'03"W	288.75	L34	S89°41'51"W	2102.28

THE BASIS OF BEARINGS FOR THIS PROJECT IS N00°32'10"W ALONG THE WEST LINE OF THE NW QUARTER OF SECTION 32.

SADDLEBROOKE RANCH A PLANNED AREA DEVELOPMENT REZONING PARCEL MAP

ENGINEERING INC.

9666 E. RIGGS RD. SUITE 502
SUN LAKE, ARIZONA 85248
PHONE: (480) 895-0799

PREPARED BY: KAM
CHECKED BY: KAM
DATE: FEBRUARY, 2000

955001

5 OF 6

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
PROPERTY BOUNDARY

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses - EXCEPT Parcels 1 through 9, described on this sheet.

A parcel of land located in Sections 32, 33 and 34, Township 9 South, Range 14 East, and Sections 4 and 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

ALL of said Section 32:

ALL of the South 1/2 of said Section 33 except the following:

BEGINNING at the East 1/4 corner of said Section 33, a found GLO 2 1/4" Brass Cap stamped 1/4 S33, S34;

THENCE S00°33'15"E, along the East line of said Section 33, 330.12 feet;

THENCE leaving said line S89°35'48"W, 682.65 feet to a found 1/2" rebar w/tag;

THENCE N00°34'02"W, 330.16 feet to the Northern line of said South 1/2 of Section 33 and to a found 1/2" rebar w/tag;

THENCE N89°38'01"E, along said Northern line, 682.73 feet to the POINT OF BEGINNING of this exception.

ALL of the South 1/2 of said Section 34 except the following:

BEGINNING at the West 1/4 corner of said Section 34;

THENCE N89°34'21"E, along the North line of said Section 34, 682.58 feet;

THENCE S00°32'51"E, 330.21 feet;

THENCE S89°34'46"W, 682.54 feet to the West line of said Section 34, a found 1/2" rebar w/tag;

THENCE N00°33'15"W, along said West line, 330.12 feet to the POINT OF BEGINNING of this exception.

ALL of said Section 5:

ALL of the North 1/2 of said Section 4;

The above described parcel contains an area of 2016.17 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
STATE LAND PURCHASE PACE 1

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses - EXCEPT Parcel 10, described on this sheet.

A portion of Section 7, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 7;

THENCE along the East line of the Southeast quarter of said Section 7, S00°10'16"E, 1,786.42 feet;

THENCE leaving said East line S55°08'49"W, 1,582.28 feet to the Southerly line of said section;

THENCE along the South line of the Southeast quarter of said Section 7, S89°41'55"W, 565.36 feet;

THENCE leaving said South line N07°39'14"E, 506.16 feet;

THENCE N13°48'57"W, 678.83 feet;

THENCE N00°00'00"E, 403.96 feet;

THENCE N10°30'14"W, 967.35 feet;

THENCE N31°35'23"W, 196.47 feet to the North line of the Southeast quarter of said Section 7;

THENCE along the North line of said Southeast quarter S89°41'51"E, 2,102.28 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 99.28 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
STATE LAND PURCHASE PACE 2

To be zoned from G.R. (General Rural) to CR-3 P.A.D. with blanket Special Use for Golf Courses.

A portion of Section 8, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 8; said corner being marked by a 5/8" rebar, with 2" aluminum cap, tagged L.S. 24530;

THENCE along the North line of the Northwest quarter of said Section 8, S89°42'52"E, 2,634.67 feet to the North quarter corner of said Section 8;

THENCE along the North line of the Northeast quarter of said Section 8, S89°43'06"E, 2,634.65 feet to the Northeast corner of said Section 8;

THENCE S54°23'24"W, 368.66 feet;

THENCE S88°06'08"W, 600.79 feet;

THENCE S70°27'04"W, 626.15 feet;

THENCE N37°30'19"W, 185.42 feet;

THENCE S69°18'39"W, 440.01 feet;

THENCE S32°39'16"W, 790.12 feet;

THENCE S82°36'44"W, 214.73 feet;

THENCE S33°43'39"W, 357.73 feet;

THENCE S81°25'31"W, 552.49 feet;

THENCE S14°00'56"W, 395.46 feet;

THENCE S00°34'07"W, 245.06 feet;

THENCE S85°30'52"W, 370.07 feet;

THENCE S33°28'47"W, 216.79 feet;

THENCE S03°08'24"W, 212.05 feet;

THENCE S89°12'05"W, 289.75 feet;

THENCE S40°30'28"W, 201.11 feet;

THENCE S53°05'28"W, 587.87 feet;

THENCE S22°50'33"W, 109.03 feet;

THENCE S43°20'37"W, 134.92 feet;

THENCE S10°01'34"E, 436.18 feet;

THENCE S08°16'02"W, 350.21 feet;

THENCE S55°09'49"W, 292.31 feet to the West line of the Southwest quarter of said Section 8;

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 1

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #1)

A parcel of land located in the Southeast quarter of Section 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 5;

THENCE S00°31'12"E, 427.15 feet along the East line of said Section 5;

THENCE leaving said line S89°28'48"W, 1,113.85 feet to the TRUE POINT OF BEGINNING;

THENCE N55°08'37"W, 756.38 feet;

THENCE S83°37'05"W, 441.96 feet;

THENCE S60°33'43"W, 383.09 feet;

THENCE S28°28'46"E, 123.66 feet;

THENCE S08°17'15"E, 717.05 feet;

THENCE N86°10'39"E, 169.12 feet the beginning of a 1,390.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve, through a central angle of 52°14'43", an arc length of 1,287.47 feet, to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 22.36 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 2

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family)

A parcel of land located in the East half of Section 5, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 5;

THENCE N00°31'16"W, along the East line of said Section 5, 51.04 feet;

THENCE leaving said line S89°28'44"W, 658.35 feet to the TRUE POINT OF BEGINNING;

THENCE N80°55'42"W, 749.40 feet;

THENCE N78°46'11"W, 530.58 feet;

THENCE S12°32'20"W, 555.58 feet;

THENCE N83°37'05"E, 223.46 feet;

THENCE S55°08'37"E, 756.38 feet to a point on the arc of a 2,050.00 foot radius curve that is concave Southeasterly, the radius point of which bears S58°04'04"E;

THENCE Northwesterly along the arc of said curve through a central angle of 18°34'49", an arc length of 664.79 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 14.60 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 3

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family)

A parcel of land located in the Southwest quarter of Section 32, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE S00°33'33"E, along the West line of said Section 32, 461.89 feet;

THENCE leaving said line N89°28'07"E, 948.58 feet to the TRUE POINT OF BEGINNING.

THENCE S36°33'38"E, 839.64 feet;

THENCE S46°13'27"E, 362.04 feet;

THENCE S27°24'00"W, 629.26 feet;

THENCE S38°04'40"E, 215.71 feet;

THENCE S48°20'09"W, 782.71 feet;

THENCE N11°16'58"W, 1,118.71 feet to the beginning of a 1,400.00 foot radius tangent curve that is concave Southeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of 48°38'13", an arc length of 1,138.56 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 28.43 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 4

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #3)

A parcel of land located in the West half of Section 32, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE N00°32'10"W, along the West line of said Section 32, 838.50 feet;

THENCE leaving said line N89°27'49"E, 353.21 feet to the TRUE POINT OF BEGINNING;

THENCE N79°23'41"E, 1,174.93 feet;

THENCE S14°09'16"E, 992.39 feet to a point on the arc of a 1,500.00 foot radius curve that is concave Southeasterly, the radius point of which bears S13°37'39"E;

THENCE Southwesterly along the arc of said curve through a central angle of 30°38'56", an arc length of 802.39 feet;

THENCE N44°16'35"W, 802.51 feet to the beginning of a 305.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 35°26'16", an arc length of 188.64 feet;

THENCE N08°50'19"W, 393.86 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 27.73 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 5

To be zoned from G.R. (General Rural) to CB-2 (Clubhouse #2)

A parcel of land located in the Southeast quarter of Section 33, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 33;

THENCE N00°33'15"W, along the East line of said Section 33, 685.14 feet;

THENCE leaving said line S89°26'45"W, 549.04 feet to the TRUE POINT OF BEGINNING.

THENCE S87°30'53"W, 1,001.89 feet;

THENCE N55°50'07"W, 78.43 feet;

THENCE N72°27'17"W, 92.49 feet;

THENCE N26°18'48"W, 362.59 feet;

THENCE N07°19'01"W, 177.84 feet;

THENCE N10°23'43"E, 487.48 feet to the beginning of a 800.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 13°37'07", an arc length of 190.15 feet to a point on the arc of a 1,400.00 foot radius curve that is concave Southwesterly, the radius point of which bears S05°38'15"W;

THENCE Southwesterly along the arc of said curve through a central angle of 62°21'51", an arc length of 1,523.85 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 22.98 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 6

To be zoned from G.R. (General Rural) to CR-5 (Multi-Family)

A parcel of land located in the Northeast quarter of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4;

THENCE S89°34'30"W, along the North line of said Section 4, 462.77 feet to the TRUE POINT OF BEGINNING;

THENCE continuing S89°34'30"W, along said North line, 1,525.02 feet;

THENCE leaving said line S27°34'20"E, 1,322.98 feet;

THENCE N59°32'08"E, 288.53 feet to the beginning of a 1,400.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 53°01'18", an arc length of 1,295.58 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 25.17 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 7

To be zoned from G.R. (General Rural) to CB-2 (Commercial)

A parcel of land located in the Northeast quarter of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 4;

THENCE S89°06'38"W, along the Southerly line of said Northeast quarter of Section 4, 682.15 feet;

THENCE leaving said line N32°07'40"W, 376.19 feet to the beginning of a 934.40 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 27°26'12", an arc length of 447.45 feet to the beginning of a 1,031.77 foot radius reverse curve that is concave Southwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 28°00'11", an arc length of 468.28 feet;

THENCE N30°27'52"W, 267.73 feet to the beginning of a 12.00 foot radius tangent curve that is concave Southeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of 90°00'00", an arc length of 18.85 feet;

THENCE N59°32'08"E, 213.62 feet to the beginning of a 1,500.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 20°23'24", an arc length of 533.81 feet;

THENCE S08°06'37"W, 179.33 feet;

THENCE S50°54'10"E, 191.89 feet;

THENCE N73°06'05"E, 271.47 feet;

THENCE S79°58'03"E, 175.34 feet;

THENCE N49°07'32"E, 185.72 feet to the East line of said Northeast quarter of Section 4;

THENCE S00°22'21"E, along said East line, 1,743.43 feet to the POINT OF BEGINNING.

The above described parcel contains an area of 38.83 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 8

To be zoned from G.R. (General Rural) to T.R. (Transitional - Resort Hotel)

A parcel of land located in the North half of Section 4, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 4;

THENCE S89°06'38"W, along the South line of said Northeast quarter, 799.34 feet to the TRUE POINT OF BEGINNING;

THENCE continuing S89°06'38"W, along said South line, and along the South line of the Northwest 1/4 of said Section 4, 2016.42 feet;

THENCE leaving said line N42°27'39"E, 371.06 feet;

THENCE N02°26'48"W, 170.30 feet;

THENCE N05°55'48"W, 103.57 feet;

THENCE N84°04'11"E, 280.68 feet to the beginning of a 1,420.00 foot radius tangent curve that is concave Northwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of 12°21'15", an arc length of 308.18 feet;

THENCE N74°37'02"E, 294.30 feet;

THENCE N28°57'13"E, 175.40 feet;

THENCE N33°59'34"W, 171.34 feet;

THENCE N50°27'52"W, 164.47 feet;

THENCE N59°32'08"E, 480.20 feet to the beginning of a 12.00 foot radius tangent curve that is concave Southerly;

THENCE Easterly along the arc of said curve through a central angle of 90°00'00", an arc length of 18.85 feet;

THENCE S30°27'52"E, 267.73 feet to the beginning of a 950.00 foot radius tangent curve that is concave Southwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 25°32'38", an arc length of 423.53 feet to the beginning of a 1,050.00 foot radius reverse curve that is concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 26°58'39", an arc length of 484.39 feet;

THENCE S32°05'26"E, 315.82 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 31.38 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 9

To be zoned from G.R. (General Rural) to C-1 (Domestic Water Plant with Storage Tanks)

A parcel of land located in the Southeast quarter of Section 34, Township 9 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 34;

THENCE N00°32'29"W, along the East line of said Section 34, 200.00 feet;

THENCE leaving said line S89°43'53"W, 350.00 feet;

THENCE S00°32'29"E, 200.00 feet to the South line of said Section 34;

THENCE N89°43'53"E, along said South line, 350.00 feet to the POINT OF BEGINNING.

The above described parcel contains an area of 1.81 acres, more or less.

LEGAL DESCRIPTION
SADDLEBROOKE RANCH
ZONING PARCEL 10

To be zoned from G.R. (General Rural) to C-1 (Waste Water Reclamation Facility)

A portion of Section 7, Township 10 South, Range 14 East, G&SRM, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 7;

THENCE along the East line of the Southeast quarter of said Section 7, S00°10'16"E, 1804.04 feet;

THENCE leaving said East line S89°49'44"W, 481.55 feet to the TRUE POINT OF BEGINNING.

THENCE N15°38'04"W, 400.00 feet;

THENCE S74°21'56"W, 450.00 feet;

THENCE S15°38'04"W, 400.00 feet;

THENCE N74°21'56"E, 450.00 feet to the TRUE POINT OF BEGINNING

The above described parcel contains an area of 9.18 acres, more or less.

SADDLEBROOKE RANCH
A PL

APPENDIX "D"
SERVICE AGREEMENT LETTERS

July 28, 1999



US WEST
Developer Contact Group
6212 S. Quentin, Suite 100-A
Englewood, CO 80112

FVR LAND INVESTMENT CO.
Attn: Mark Lewis
9532 East Riggs Road
Sun Lakes, Arizona 85248-7411

Dear Developer:

Subject: SADDLEBROOKE RANCH - A parcel of land located in Section 5, Township 10 South, Range 14 East, Gila and Salt River Base and Meridian, Arizona.

This letter is in response to your "Service Availability" request for the subject property.

The subject property is in the US WEST serving area therefore, service is available. The developer has specific requirements which will be forwarded when appropriate. These requirements may be, but are not limited to, "support structure" on the property being developed. Once all requirements are completed, US WEST service will be available to the subject property on a service order basis, arranged by those who occupy the property.

The tariff Rates and Regulations prescribed for service to the project are on file with your State Utilities Commission, and may be examined at your local US WEST Business Office.

Specific concerns regarding US WEST service to the subject property must be directed to the US West Engineer responsible for that area, Al Bourguet (520) 292-7531

Sincerely,

A handwritten signature in cursive script that reads "C B. Coggins".

Cecelia B. Coggins
Developer Contact Group
1-800-526-3557



Robson Communities Cable Television

Mr. Mark Lewis
FVR Land Investment Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

RE: SADDLEBROOKE RANCH: FALCON VALLEY, ARIZONA

Dear Mr. Lewis:

We are in receipt of the planning and rezoning request of the SaddleBrooke Ranch property. We have reviewed these plans and agree to serve the property with our cable television service.

In addition to the above, SaddleBrooke Cable would be interested in servicing any future expansion plans.

If you have any questions, please contact me at 895-8010.

Thank You,

Karri Kelly
President

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, ARIZONA 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6878

July 27, 1999

Mr. Mark Lewis
Robson Communities
9532 E. Riggs Rd.
Sun Lakes, AZ 85248-7411

Re: SaddleBrooke Ranch - Falcon Valley, AZ

Dear Mr. Lewis:

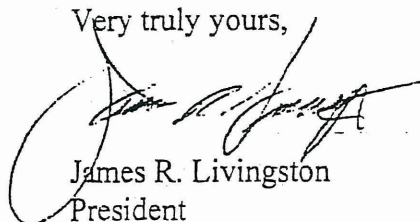
A portion of the above-described project is located within Arizona Water Company's ("Company") Certificate of Convenience & Necessity ("CC&N") in Oracle, Arizona, and a portion of the above-described project is located adjacent to but outside of the Company's CC&N.

Subject to approval by the Arizona Corporation Commission for the extension of the Company's CC&N to include that portion of the above-described project which is outside the Company's CC&N, the Company certifies that it will provide water service to the project in accordance with a mutually acceptable development agreement, the Company's tariffs, and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The Company has reviewed the initial design, plans, and projected population for this project and stands ready and willing to assist you at any time to provide water service to this project.

I am confident that we will have a long and healthy working relationship as we have in the past. Should you have any further questions or needs, please don't hesitate to call me. Good luck with your project.

Very truly yours,



James R. Livingston
President

tmw



Robson Communities™
Master-Planned Resort Living

Mark Lewis
Robson Communities
9532 East Riggs Rd.
Sun Lakes, AZ 85248
895-4247 Fax 895-0136
1-800-223-7317
Email mlewis@robson.com

08/06/99
B & R Engineering
Attn: Larry McHanney
9666 E. Riggs Rd. # 502
Sun Lakes, AZ 85248-7411

RE: Water Treatment services for SaddleBrooke Ranch; Falcon Valley, Arizona

Dear Larry,

Robson Communities Inc. will form a separate corporation that we tentatively call FVR Sewer Company to service the proposed master plan located north of Oracle Junction. We agree to provide wastewater treatment services and effluent byproducts for golf course irrigation and recharge to the project contingent on state and local approval of acceptable land uses.

You understand that service to the project will be in accordance with a mutually acceptable development agreement, the proposed corporations tariffs and the Arizona Corporation Commissions rules and regulations. In addition, you will be required to comply with the state and Federal law, rules and regulations of the state of Arizona.

Thank you,

Mark Lewis
Government Relations

ML: ml





UNDERSHERIFF
WILLIAM A. ECK

FRANK R. REYES
SHERIFF
PINAL COUNTY, ARIZONA

P.O. Box 867, Florence, Arizona 85232
Telephone (520) 868-6800, Arizona Watts Line 1-800-420-8689
Fax. No. 1-520-868-6524



MAJOR
ELLIS FRANKS

July 19, 1999

Mr. Mark Lewis
Government Relations
SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

RE: SADDLEBROOKE RANCH; FALCON VALLEY, ARIZONA

Dear Mr. Lewis:

I have received the planning and zoning information for the proposed expansion of SaddleBrooke Ranch. SaddleBrooke Ranch lies 6 miles north of the county line of Pinal County. The Pinal County Sheriff's Office serves SaddleBrooke as well as all of southern Pinal County through our Oracle office. We would be happy to serve your property with Sheriff's office protection and we look forward to working with you in the future.

If you have any questions, please feel free to contact myself or Sheriff Frank R. Reyes. Our telephone number is (520) 868-6833 or (520) 868-6838.

Respectfully submitted,

Frank R. Reyes, Sheriff

William A. Eck, Undersheriff

cc: Sheriff Reyes



GOLDER RANCH FIRE DISTRICT

Fire ~ Rescue ~ Ambulance
3535 E. Hawser St.
Tucson, Arizona 85739

(520) 825-9001 FAX (520) 825-8043

JOHN FINK, CHIEF



July 23, 1999

Mr. Mark Lewis
Government Relations
SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

RE: SADDLEBROOKE RANCH; FALCON VALLEY, ARIZONA

Dear Mr. Lewis:

We have received and reviewed your expansion plans and density tables. The Golder Ranch Fire District will have no objections to serving the additional units you are planning to add to the SaddleBrooke Ranch Project.

If you have any further questions, please contact me at (520) 825-9001.

Sincerely,

A handwritten signature in cursive script that reads "John Fink".

John Fink, Fire Chief
Golder Ranch Fire District



SOUTHWEST GAS CORPORATION

August 6, 1999

Mr. Mark Lewis
FVR Land Investment Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

Re: SADDLEBROOKE RANCH; FALCON VALLEY, ARIZONA

Dear Mark:

Thank you for including Southwest Gas in your plans for your new acquisition, Falcon Valley. We have reviewed your preliminary information regarding this project and confirm our ability to provide natural gas service.

Natural gas service to Falcon Valley is contingent upon obtaining an El Paso Natural Gas Tap. However, we do not anticipate any obstacles in securing this tap.

We appreciate the business relationship we enjoy, and look forward to continuing this relationship with you. If I may be of any further assistance, please contact me at 794-6455.

Sincerely,

Toni Sutherland
Senior Account Representative

ts



5200 West Ina Road
Tucson, Arizona 85743
520/744-2600
520/744-1652 fax

August 6, 1999

Mr. Mark Lewis
Government Relations
SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

RE: SADDLEBROOKE RANCH; FALCON VALLEY, ARIZONA

Dear Mark,

Thank you for your recent letter concerning the expansion in SaddleBrooke. We are looking forward to providing the service for trash removal for all new residents moving into the area. We will provide the same high quality service that we have been doing in the past. We look forward to working with you in the future with any more developments that you may have.

If you have any questions for me, please feel free to call me at: 744-7188, ext.223.

Sincerely,

Jeff Gilmore
Homeowner Association Rep
Waste Management

APPENDIX "E"

**HOME BROCHURES WITH
BUILDING FOOTPRINTS & ELEVATIONS**

Robson CommunitiesTM

MODEL HOME COLLECTION



PEBBLE CREEKTM RESORT COMMUNITY

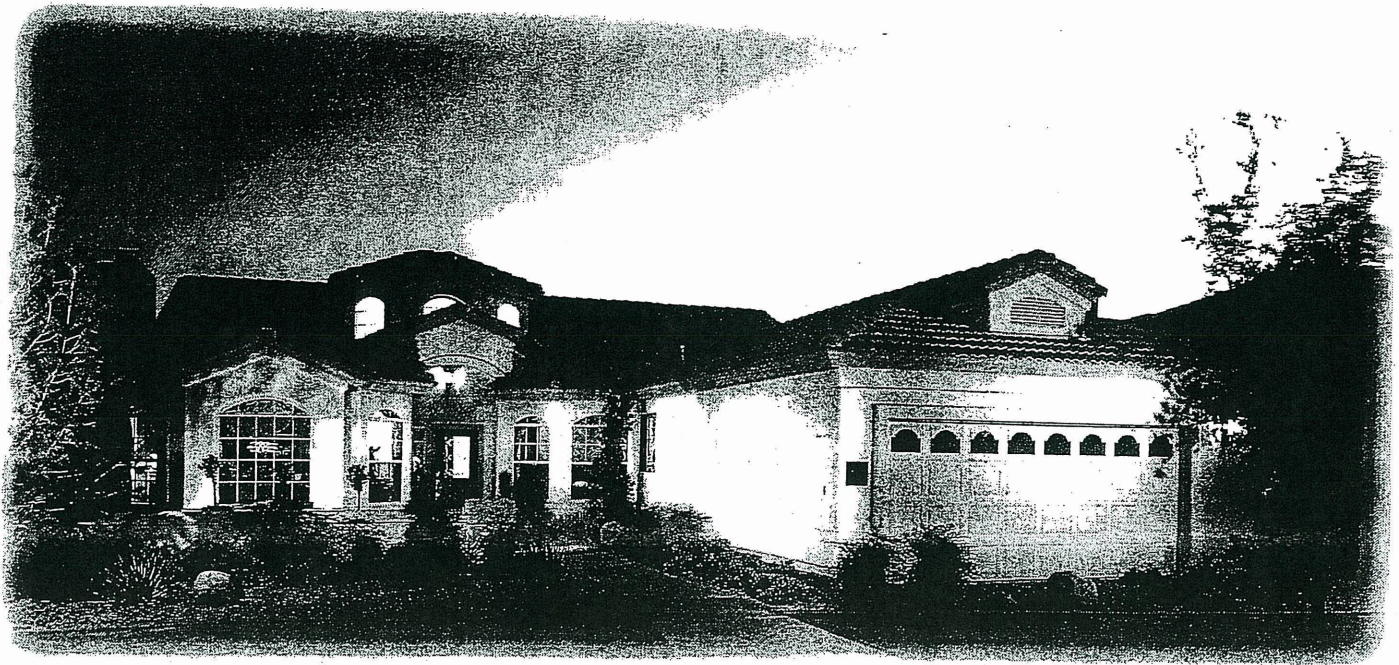
1-800-795-4663 or 1-623-935-6700

3639 Clubhouse Drive • Goodyear, Arizona 85338

Visit our web site at www.robson.com

MASTER-PLANNED RESORT LIVING FOR ACTIVE ADULTS

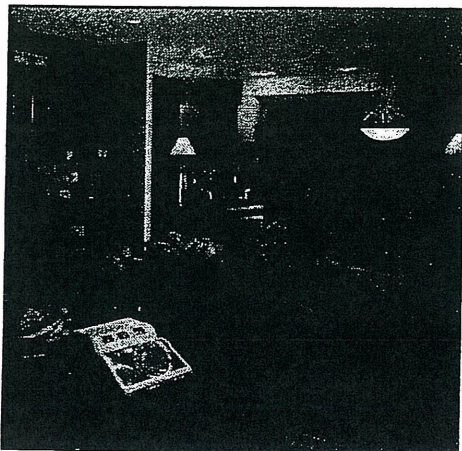
Dramatic Model Homes



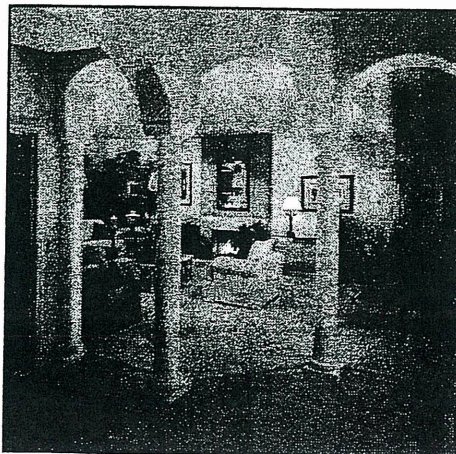
Robson Communities has created a dramatic model home collection at PebbleCreek to reflect the best in country club living. These innovative home designs enhance resort comforts with great open spaces, high ceilings and an abundance of windows that bring the outdoors in.

At PebbleCreek Resort Community, you'll find over 30 distinctive floorplans and more than 100 exterior design choices providing great selections for almost every lifestyle. Each model also includes distinctive features and attention to detail to make your home truly unique. Depending on the model, you'll find kitchen islands, garage storage cabinets, built-in microwaves and kitchen desks.

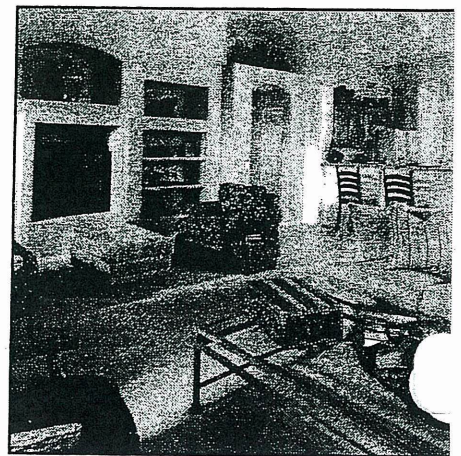
You can also personalize these exciting designs with a selected choice of arrangements; extra guest room, extended patio, separate guest suite, or perhaps a den for the home office. It all adds up to a great life for active adults.



Sonoma Kitchen/Family Room



Cambria Foyer



Palmera Family Room

Features Included in the Casita Series

LUXURY FEATURES

- ◆ Concrete Tile Roof with Ridge Vents (Per Exterior Design)
- ◆ White, Bronze or Driftwood Frame, Duo-Glaze Windows and Sliding Glass Doors
- ◆ Polished Brass Lever Door Hardware and Front Entry Handlesets
- ◆ Volume Ceilings (Per Plan & Exterior Design)
- ◆ Sculptured Plant Shelves (Per Plan)
- ◆ Storage Cabinets in Laundry/Hobby Room

BATHROOM FEATURES

- ◆ Double Lavatories in Master Bath
- ◆ Single Lever Chrome Washerless Faucets
- ◆ Cultured Marble Bath Vanity Tops with Integral Bowls and Backsplash
- ◆ White Elongated Water Closets
- ◆ Ceramic Tile Surrounds with Custom Shower Enclosure (Per Plan)
- ◆ Porcelain Bathtub with Ceramic Tile Surrounds in Guest Bath (Per Plan)

KITCHEN FEATURES

- ◆ Energy Saving Dishwasher
- ◆ Electric Range and Self-Cleaning Oven
- ◆ Garbage Disposer
- ◆ Stainless Steel Kitchen Sink
- ◆ Oak Front Cabinets with Easy Clean Interiors
- ◆ Choice of Cabinet Color
- ◆ Beautiful Laminate Kitchen Countertops and Utility Tops (Per Plan)
- ◆ Water Line to Refrigerator for Icemaker and Reverse Osmosis (Customer to Connect)
- ◆ Bay Window in Breakfast Nook (Per Plan)

FLOORING FEATURES

- ◆ No-Wax Sheet Vinyl Flooring in Kitchen, Baths and Utility Room
- ◆ Choice of Wall-to-Wall Carpet and Color in Remainder of Home

GARAGE FEATURES

- ◆ Exterior Light on Garage (Check for Location)
- ◆ Flush or Raised Panel Steel Insulated Garage Door
- ◆ Automatic Garage Door Opener
- ◆ Finished Two-Car Garage

ENERGY SAVING FEATURES

- ◆ High Efficiency Central Gas Heating and Energy Efficient Electric Air Conditioning
- ◆ R-24 Masonry Walls/Integra® Block Construction (Most Areas) & Frame Construction
- ◆ R-30 Ceiling Insulation
- ◆ Covered Entries and Patios (Per Plan)

ADDITIONAL FEATURES

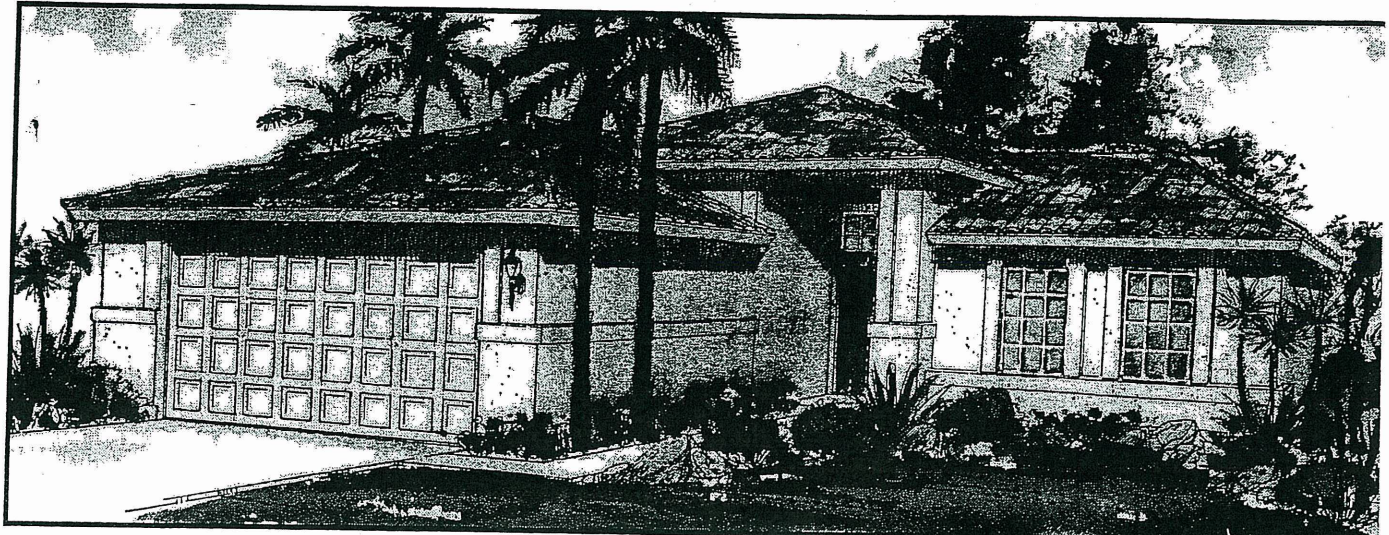
- ◆ Choice of Exterior Color and Trim
- ◆ Rapid Recovery 50 Gallon Gas Hot Water Heater
- ◆ Washer/Dryer Area with Emergency Drain to Exterior
- ◆ 2 Exterior Hose Bibs
- ◆ Smoke Detectors
- ◆ Pre-Wired for Cable Television
- ◆ Pre-Wired for Telephone Outlets
- ◆ Copper Wiring to Lighting and Electrical Outlets (Except Range, Dryer & Air Conditioner)
- ◆ GFI Protected Weatherproof Exterior and Bath Outlets
- ◆ 220 Volt/Gas Hook-Up and Vent for Dryer
- ◆ Knock Down Textured Walls & Ceilings
- ◆ Deadbolt Locks on Exterior Doors Except Sliding Glass Doors
- ◆ Five Year Termite Warranty

Notice: Ceiling Heights Will Vary Per Room, Per Exterior Design.
Check With Your New Home Consultant.

The housing at any Robson community is intended for occupancy by at least one person 55 years of age or older per unit, although the occupants of a limited number of the dwelling units may be younger. No one in permanent residence under 19 years of age.

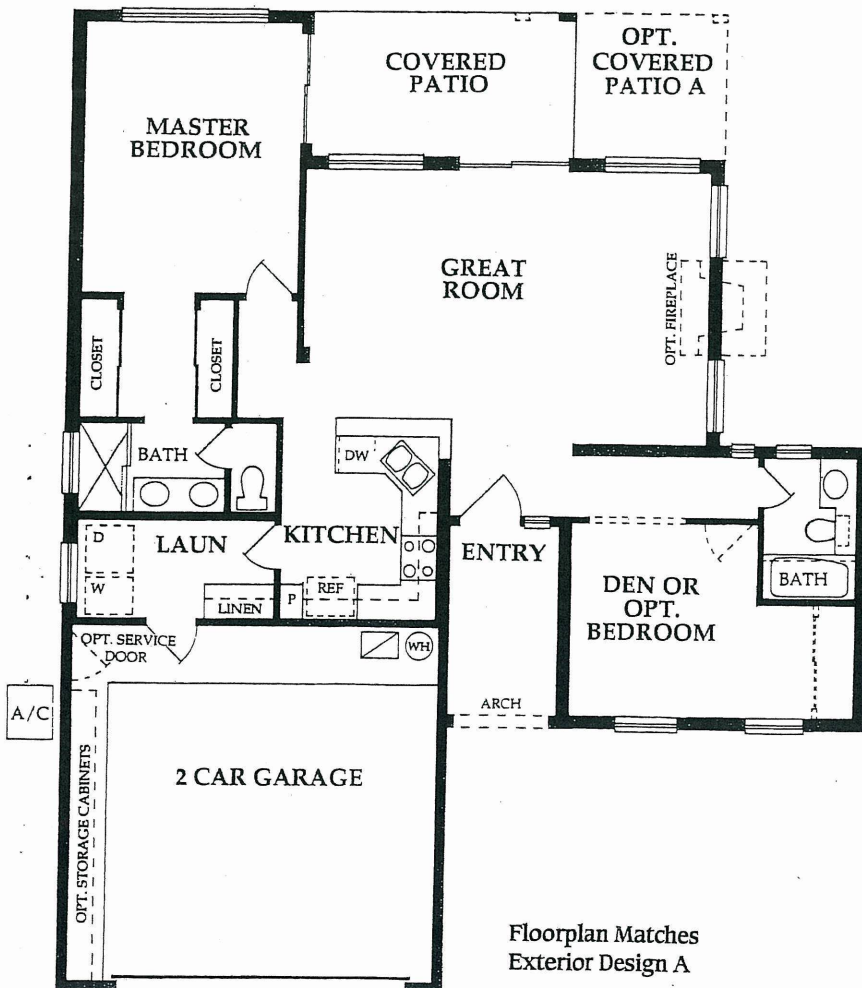
"We reserve the right to discontinue or change specifications at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein, which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant. Illustrations are artist's conceptions and not intended to show specific detailing."

The Doral - Plan 1110



Exterior Design-C

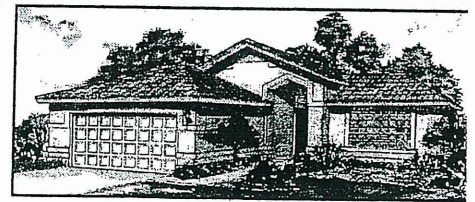
1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1110 Livable Sq. Ft.



Floorplan Matches
Exterior Design A

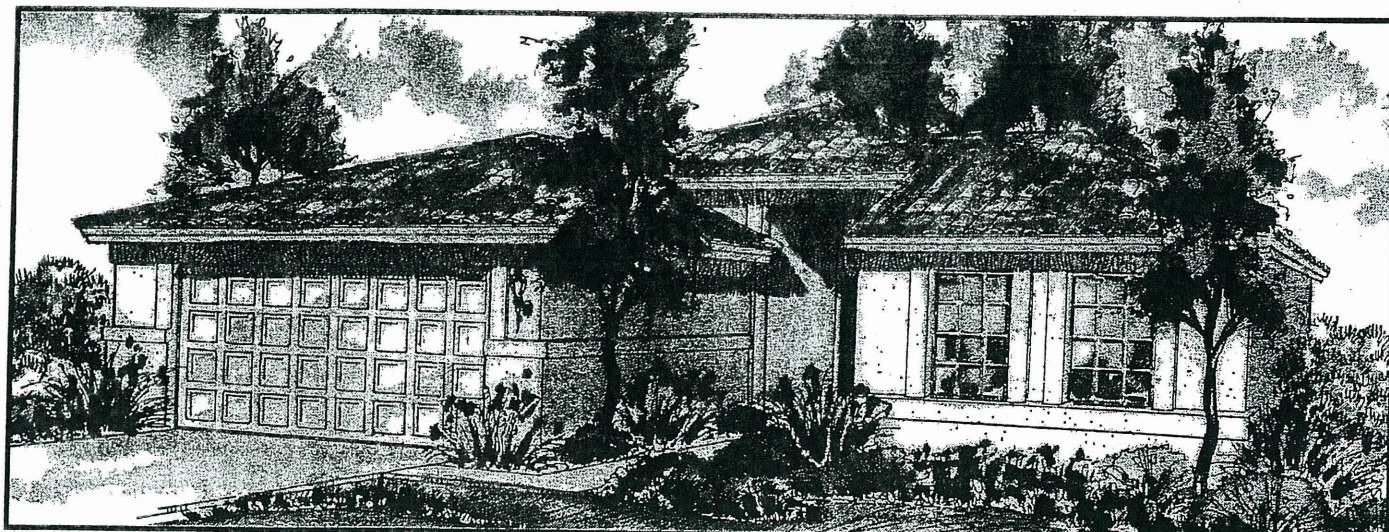


Exterior Design-A



Exterior Design-B

The Doral - Plan 1222

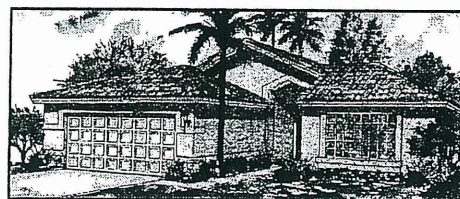


Exterior Design-C

2 Master Suites, 2 Baths, 1222 Livable Sq. Ft.

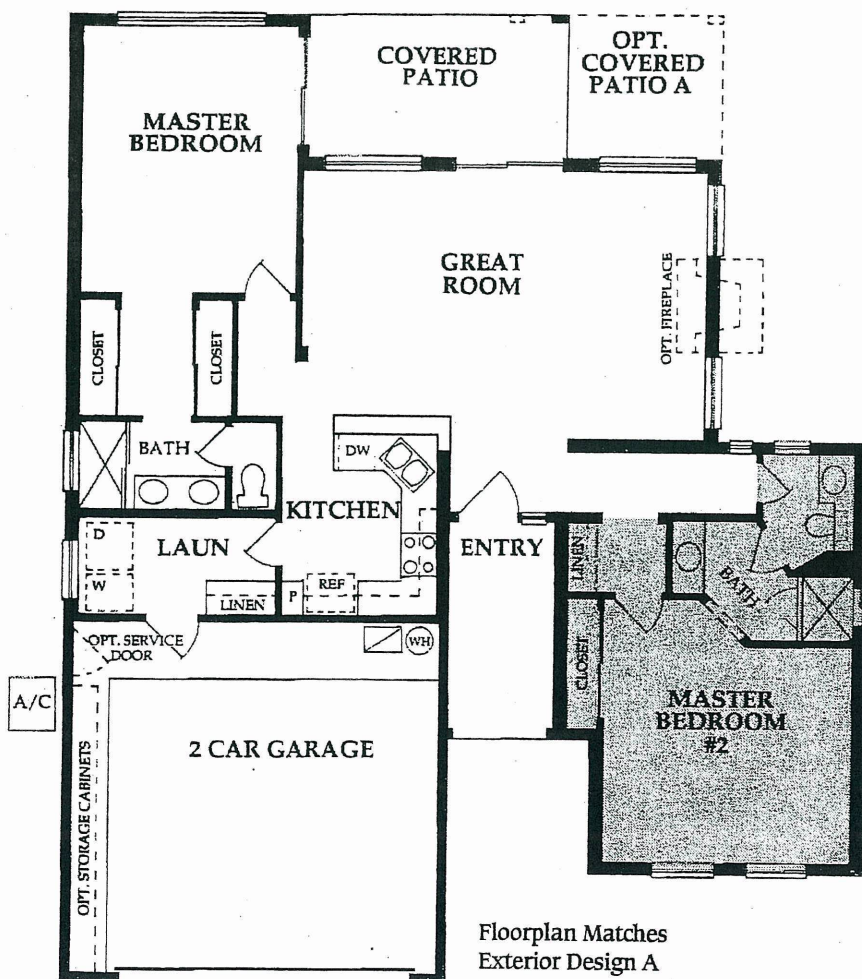


Exterior Design-A



Exterior Design-B

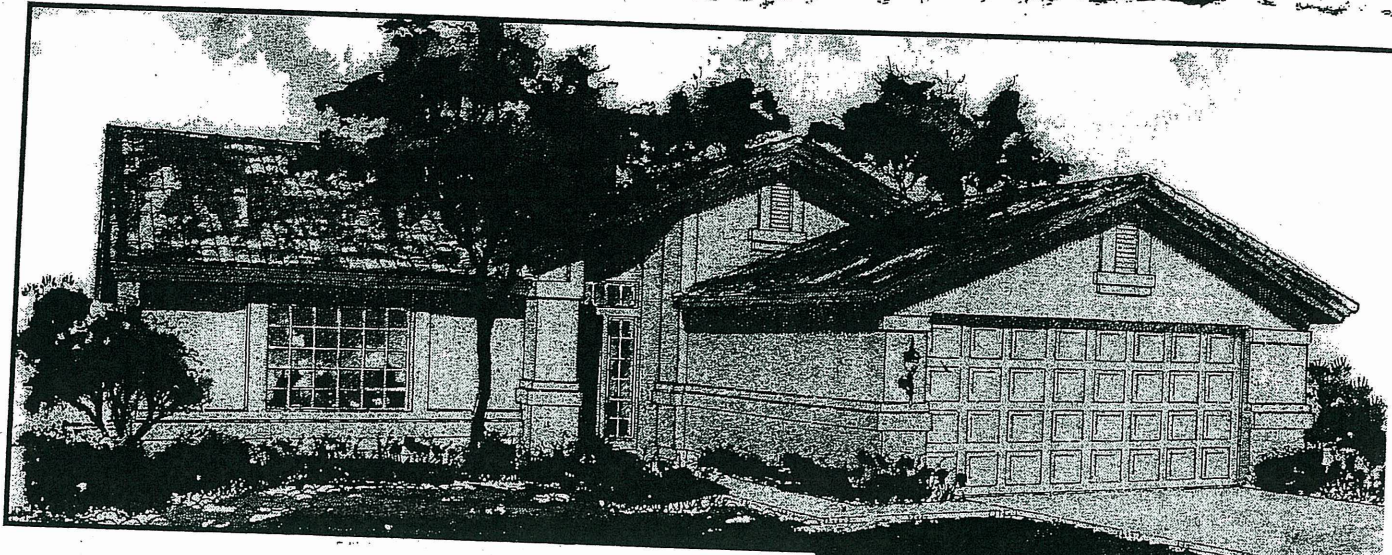
Window placement, size, style and detail can vary from exterior designs shown. Highlighted area indicates major change to floorplan from base plan.



Optional Garage Extension

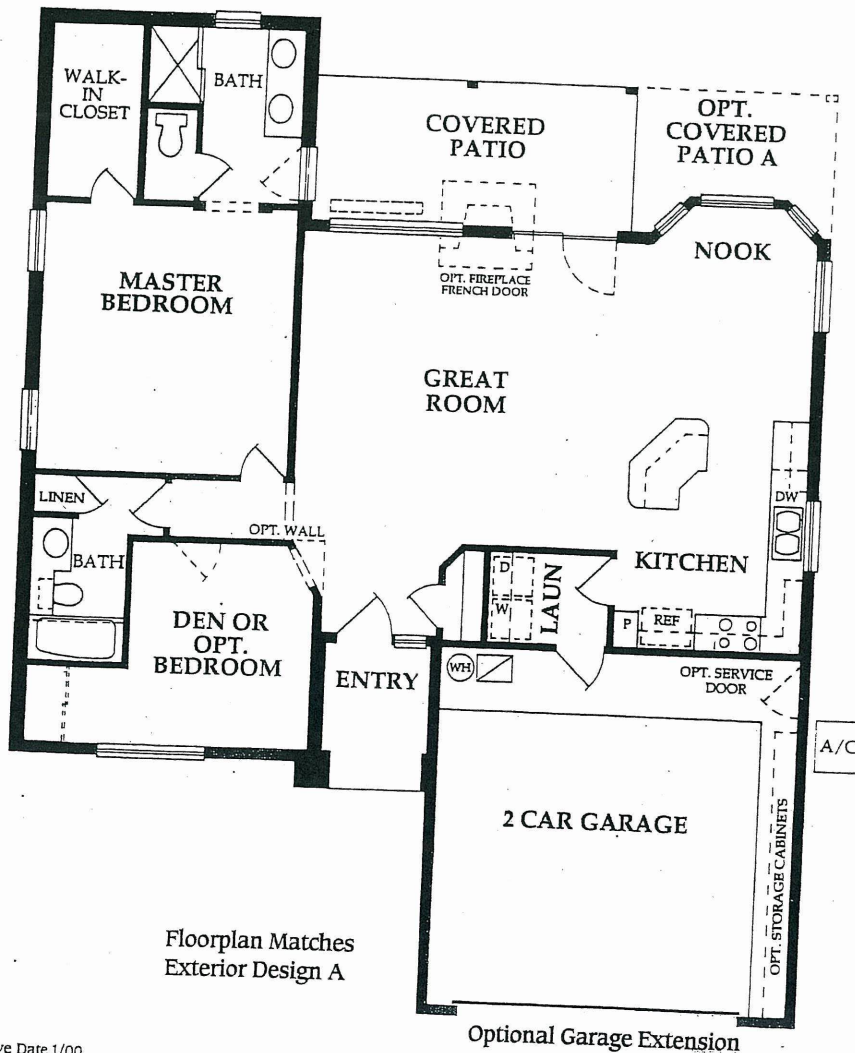
The Casita Series

The Augusta - Plan 1280



Exterior Design-A

1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1280 Livable Sq. Ft.



Exterior Design-B

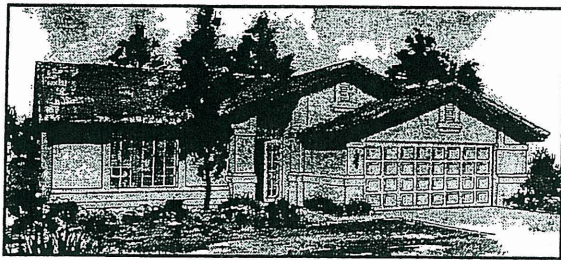


Exterior Design-C

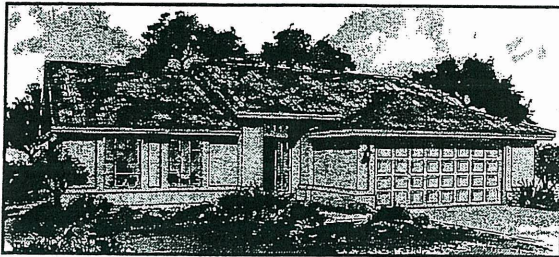
Floorplan Options to Augusta Model

The Augusta - Plan 1430

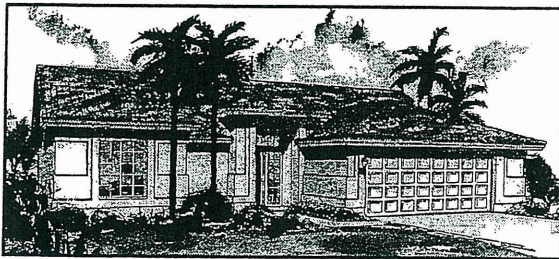
2 Bedrooms, Den
(Optional 3rd Bedroom), 2 Baths,
1432 Livable Sq. Ft.



Exterior Design-A



Exterior Design-B

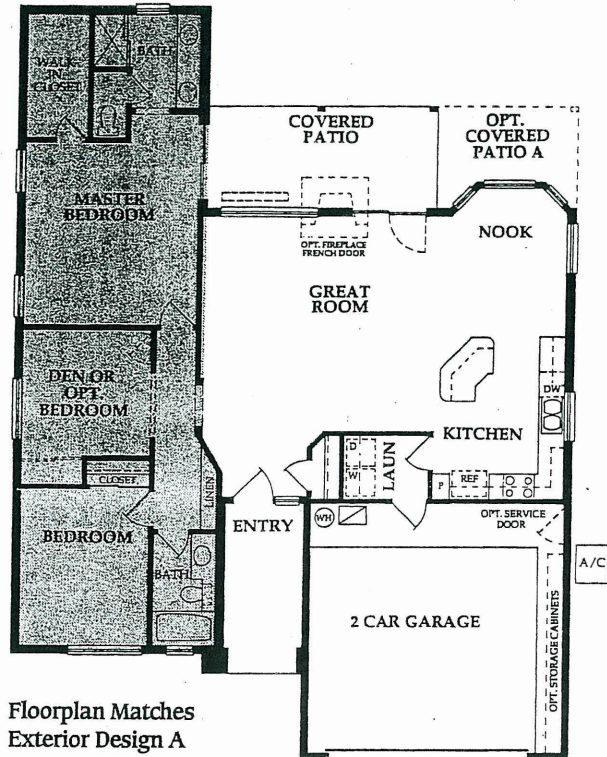


Exterior Design-C

The Augusta - Plan 1432

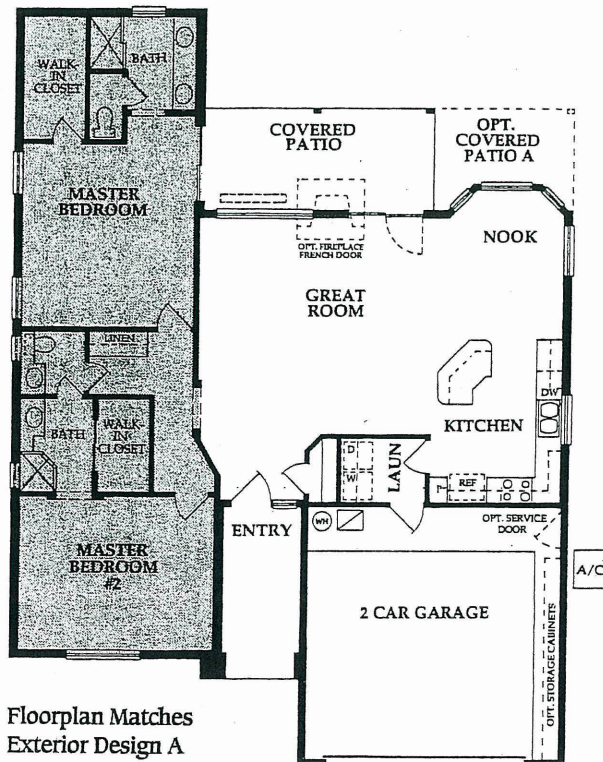
2 Master Suites, 2 Baths,
1432 Livable Sq. Ft.

Window placement, size, style and detail can vary from exterior designs shown. Highlighted area indicates major change to floorplan from base plan.



Floorplan Matches
Exterior Design A

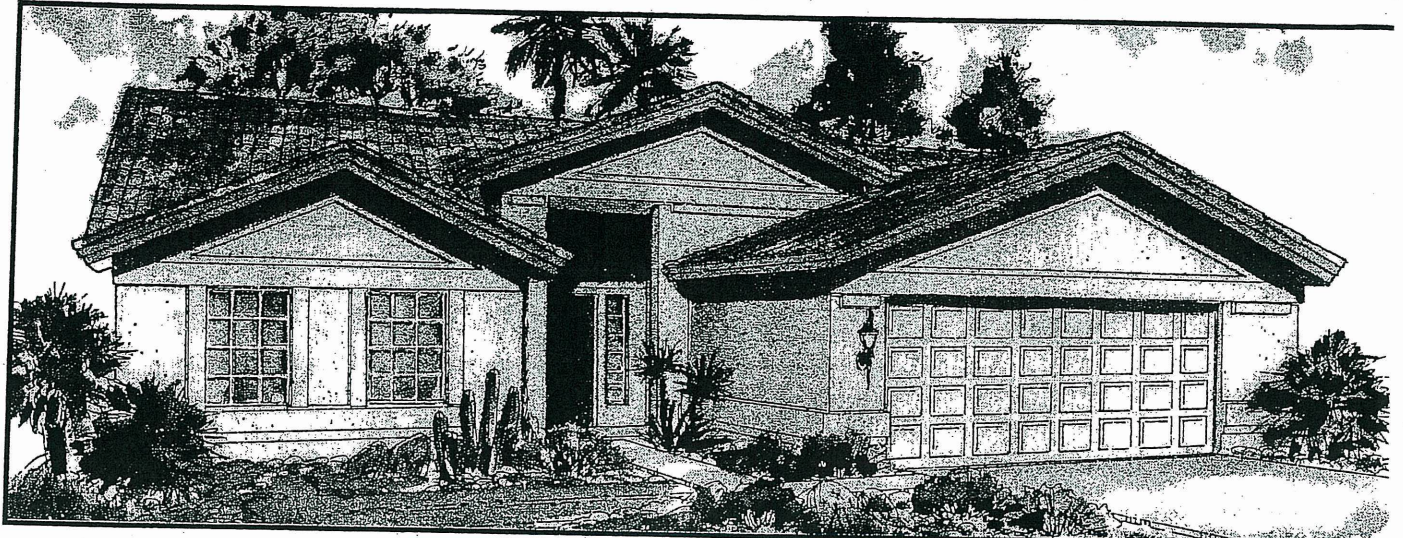
Optional Garage
Extension



Floorplan Matches
Exterior Design A

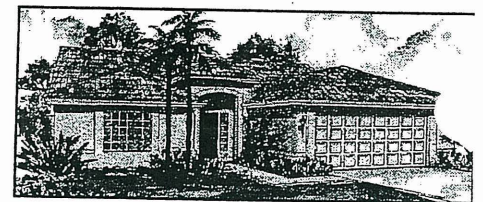
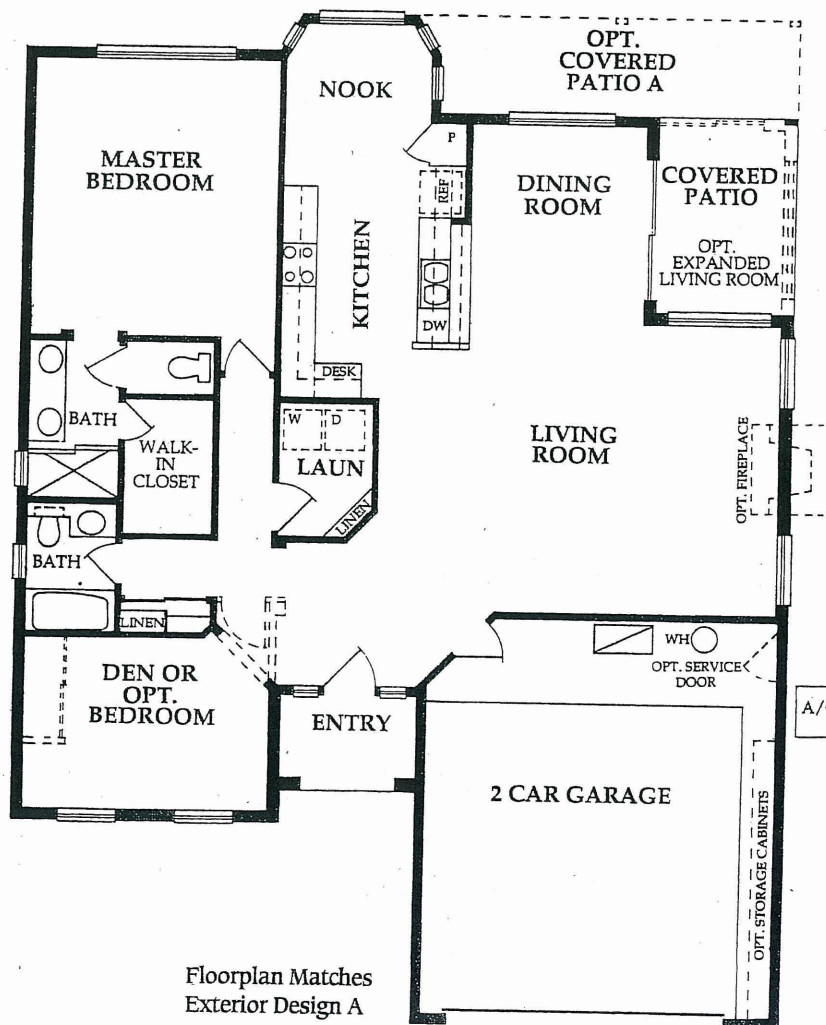
Optional Garage
Extension

The Greenbriar - Plan 1470

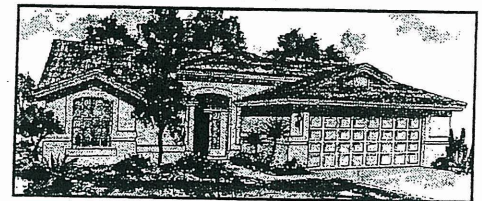


Exterior Design-A

1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1470 Livable Sq. Ft.



Exterior Design-B

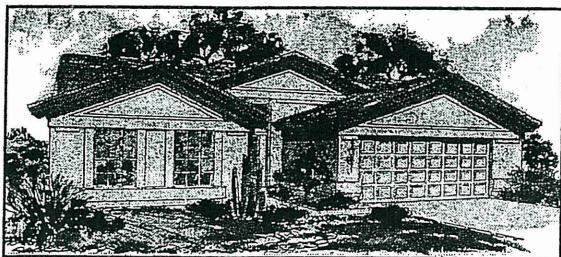


Exterior Design-C

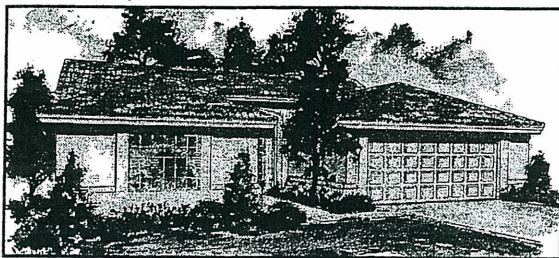
Floorplan Options to Greenbriar Model

The Greenbriar - Plan 1630

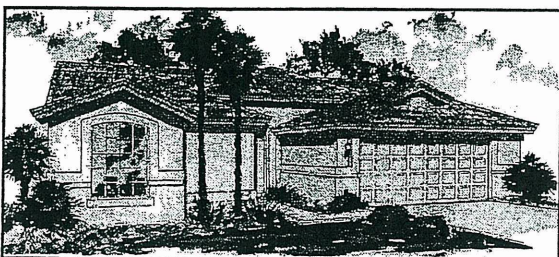
2 Bedrooms, Den
(Optional 3rd Bedroom), 2 Baths,
1632 Livable Sq. Ft.



Exterior Design-A



Exterior Design-B

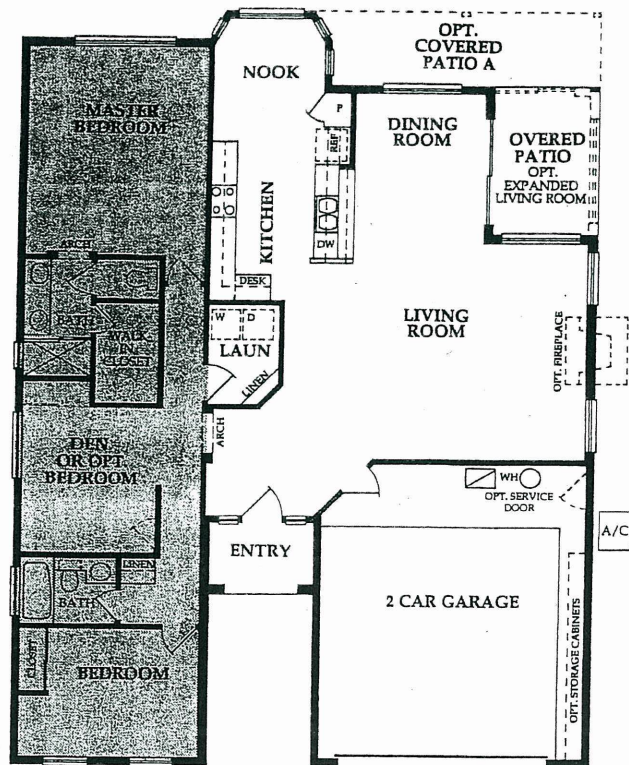


Exterior Design-C

The Greenbriar - Plan 1632

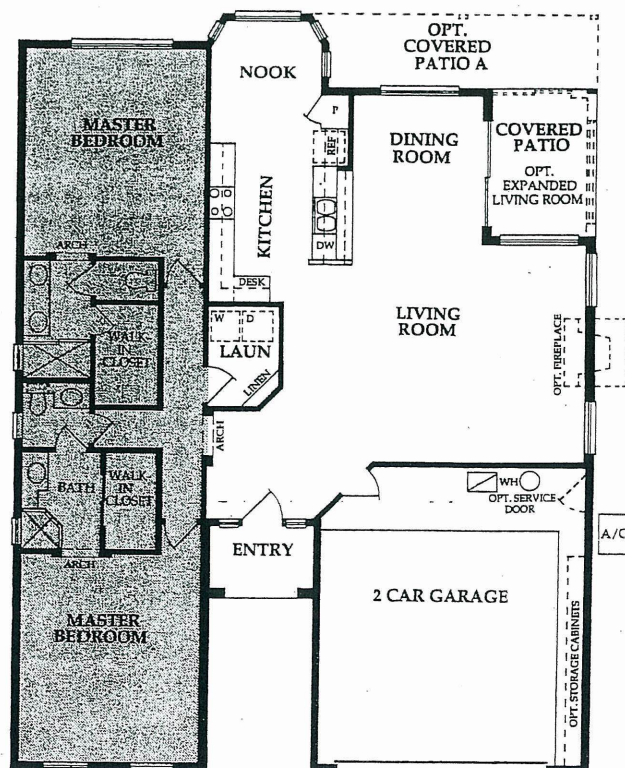
2 Master Suites, 2 Baths,
1632 Livable Sq. Ft.

Window placement, size, style and detail can vary from exterior designs shown. Highlighted area indicates major change to floorplan from base plan.



Floorplan Matches
Exterior Design A

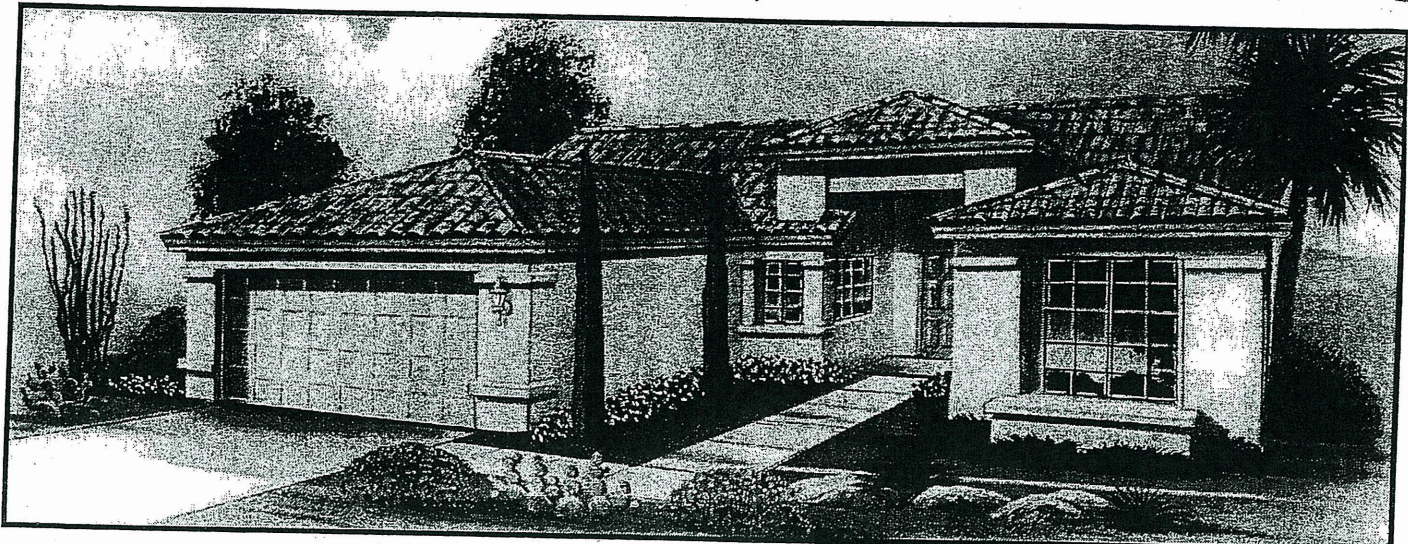
Optional Garage
Extension



Floorplan Matches
Exterior Design A

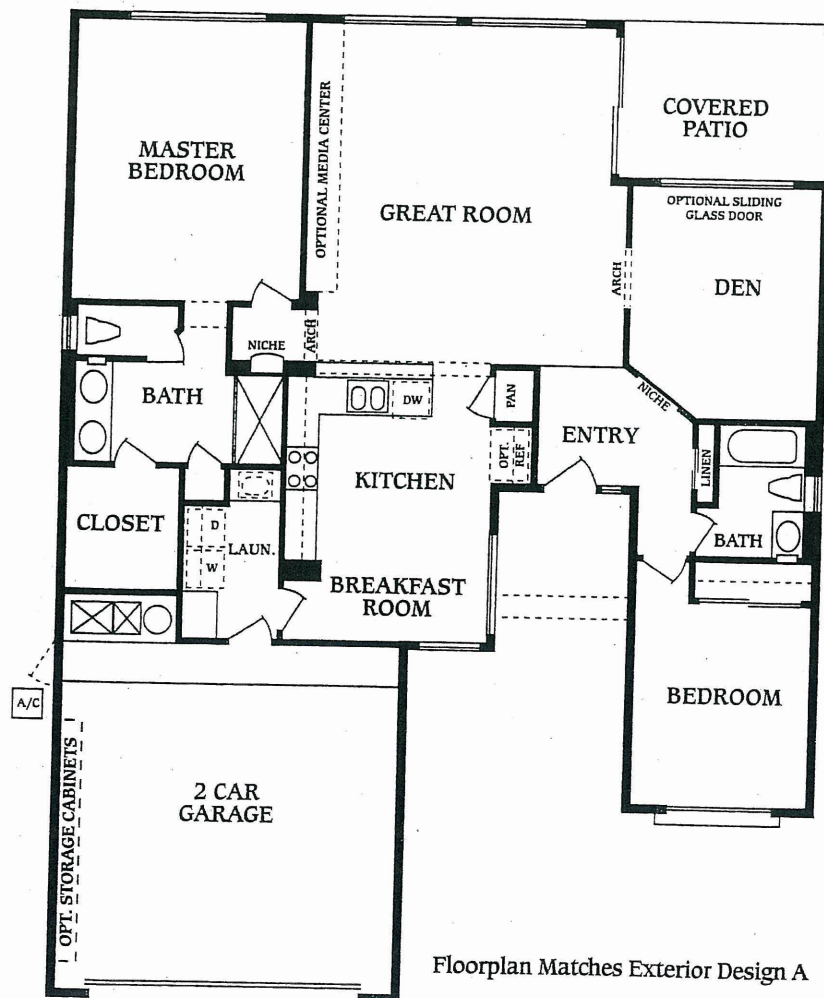
Optional Garage
Extension

The Oakmont - Plan 1569



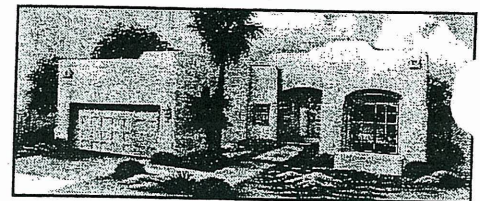
Exterior Design-C

2 Bedrooms, Den, 2 Baths, 1569 Livable Sq. Ft.

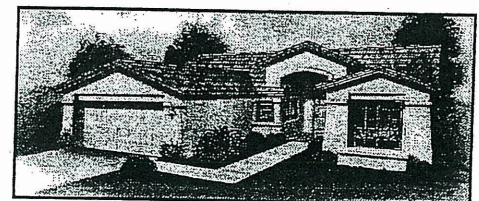


Floorplan Matches Exterior Design A

Optional Garage Extension

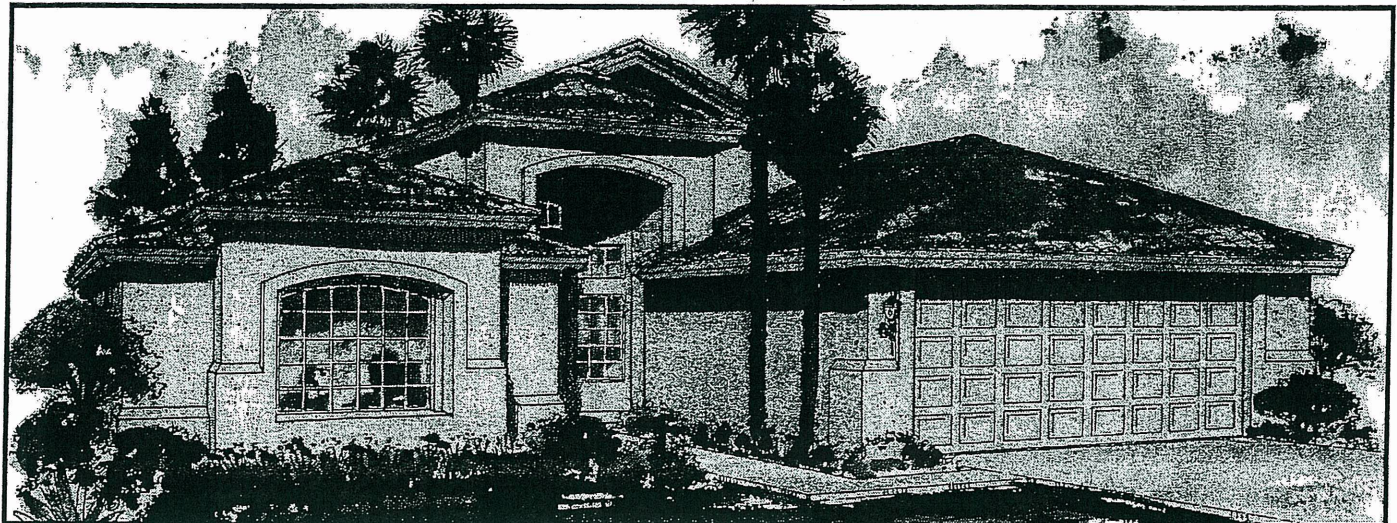


Exterior Design-A



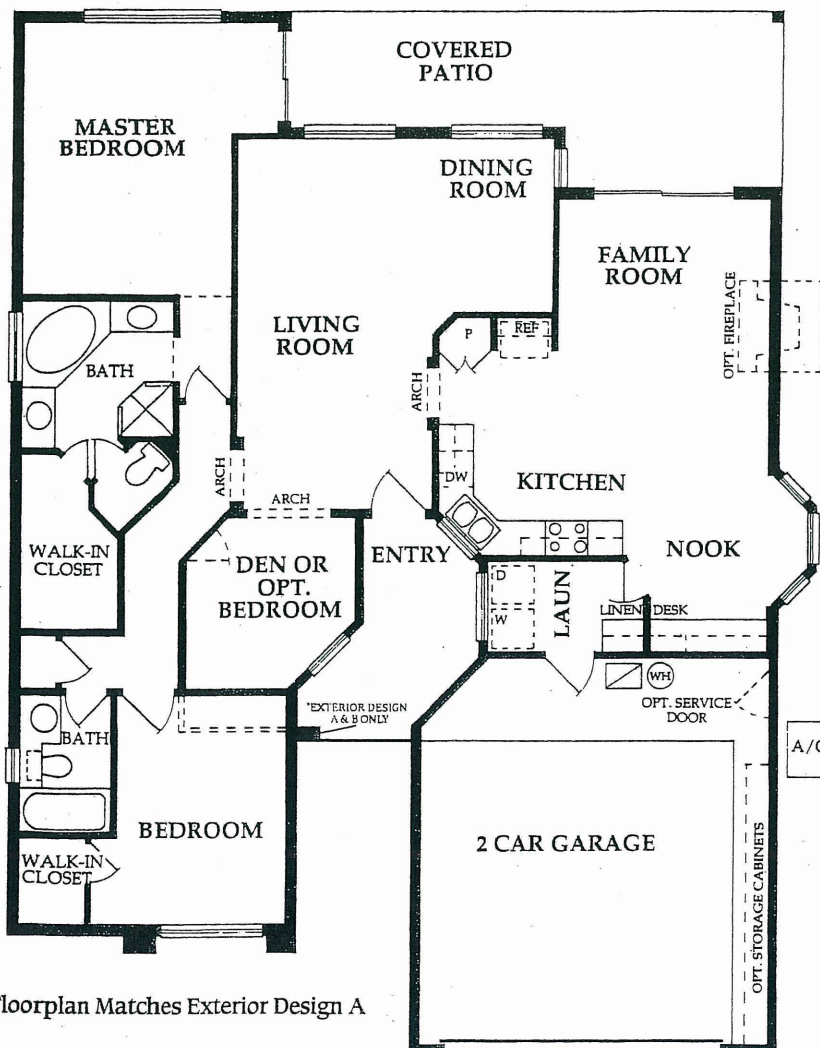
Exterior Design-B

The Heritage - Plan 1580



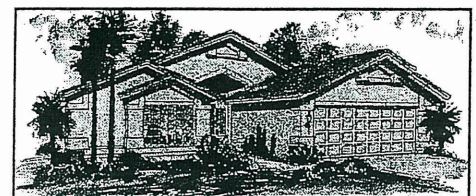
Exterior Design-C

2 Bedrooms, Den (Optional 3rd Bedroom), 2 Baths, 1582 Livable Sq. Ft.

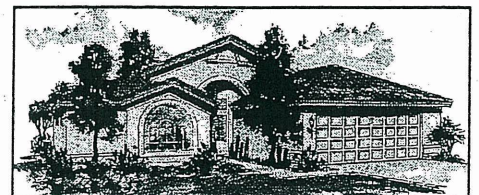


Floorplan Matches Exterior Design A

Optional Garage Extension



Exterior Design-A



Exterior Design-B



COVERED PATIO

DINING ROOM

FAMILY ROOM

LIVING ROOM

BATH

WALK-IN CLOSET

WALK-IN CLOSET

MASTER BEDROOM

MASTER BEDROOM #2

BATH

ENTRY

KITCHEN

NOOK

LAUN

2 CAR GARAGE

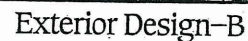
OPT. FIREPLACE

OPT. STORAGE CABINETS

OPT. SERVICE DOOR

EXTERIOR DESIGN A & B ONLY

PLAN A



Highlighted area indicates major change to floorplan from base plan.

Floorplan Matches Exterior Design A

Effective Date 1/00

Optional Garage Extension

The Premiere Series

Features Included in the Premiere Series

LUXURY FEATURES

- ◆ Concrete Tile Roof with Ridge Vents (Per Exterior Design)
- ◆ White, Bronze or Driftwood Frame, Duo-Glaze Windows and Sliding Glass Doors
- ◆ Sculptured Volume Ceilings (Per Plan & Exterior Design)
- ◆ Spacious Plant Shelves (Per Plan)
- ◆ Spacious Walk-In Closet in Master Bedroom
- ◆ Storage Cabinets in Laundry/Hobby Room (Per Plan)
- ◆ Polished Brass Lever Door Hardware and Front Entry Handlesets
- ◆ Rounded Interior Wall Corners

BATHROOM FEATURES

- ◆ Double Lavatories in Master Bath
- ◆ Single Lever Chrome Washerless Faucets
- ◆ Cultured Marble Bath Vanity Tops with Integral Bowls and Backsplash
- ◆ White Elongated Water Closets
- ◆ Ceramic Tile Surrounds with Custom Shower Enclosure (Per Plan)
- ◆ Porcelain Bathtub with Ceramic Tile Surrounds in Guest Bath (Per Plan)
- ◆ Decorator Light Fixtures

KITCHEN FEATURES

- ◆ Center Island (Per Plan)
- ◆ Electric Range and Self-Cleaning Oven
- ◆ Energy Saving Dishwasher
- ◆ Garbage Disposer
- ◆ Stainless Steel Kitchen Sink
- ◆ Oak Front Cabinets with Easy Clean Interiors
- ◆ Choice Of Cabinet Color
- ◆ Beautiful Laminate Kitchen Countertops and Utility Tops (Per Plan)
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- ◆ Bay Window in Breakfast Nook (Per Plan)

Notice: Ceiling Heights Will Vary Per Room, Per Exterior Design. Check With Your New Home Consultant.

FLOORING FEATURES

- ◆ No-Wax Sheet Vinyl Flooring in Kitchen, Baths and Utility Room
- ◆ Choice of Wall-To-Wall Carpet and Color in Remainder of Home

GARAGE FEATURES

- ◆ Exterior Light on Garage (Check for Location)
- ◆ Flush or Raised Panel Steel Insulated Garage Door
- ◆ Automatic Garage Door Opener
- ◆ Finished Two-Car Garage

ENERGY SAVING FEATURES

- ◆ High Efficiency Central Gas Heating and Energy Efficient Electric Air Conditioning
- ◆ R-24 Masonry Wall System/Integra® Block Construction (Most Areas) & Frame Construction
- ◆ R-30 Ceiling Insulation
- ◆ Covered Entries and Patios (Per Plan)

ADDITIONAL FEATURES

- ◆ Choice of Exterior Color and Trim
- ◆ Rapid Recovery 50 Gallon Gas Hot Water Heater
- ◆ Washer/Dryer Area with Drain to Exterior
- ◆ Insulated Entry Door
- ◆ Knock Down Textured Walls & Ceilings
- ◆ 3 Exterior Hose Bibs
- ◆ Smoke Detectors
- ◆ Pre-Wired for Cable Television
- ◆ Pre-Wired for Telephone Outlets
- ◆ Copper Wiring To Lighting and Electrical Outlets (110 Volt)
- ◆ GFI Protected Weatherproof Exterior And Bath Outlets
- ◆ 220 Volt/Gas Hook-Up and Vent for Dryer
- ◆ Deadbolt Locks on Exterior Doors Except Sliding Glass Doors
- ◆ Five Year Termite Warranty

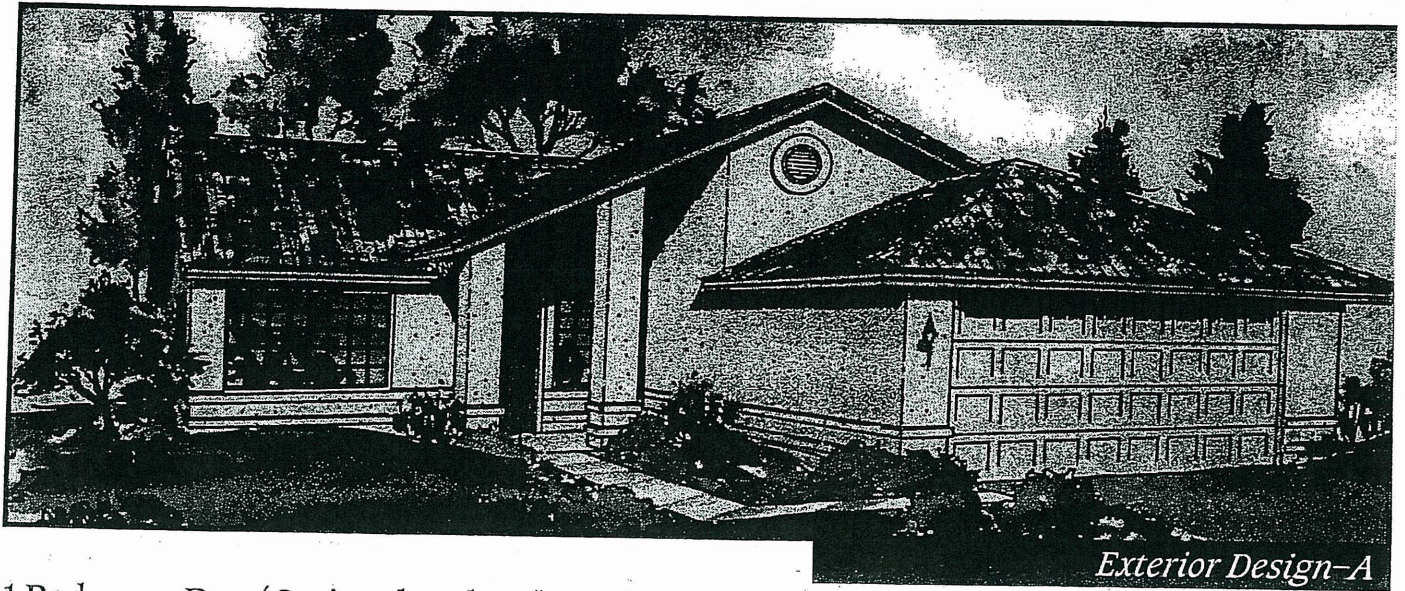
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Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant.

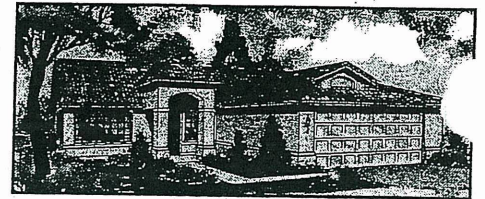
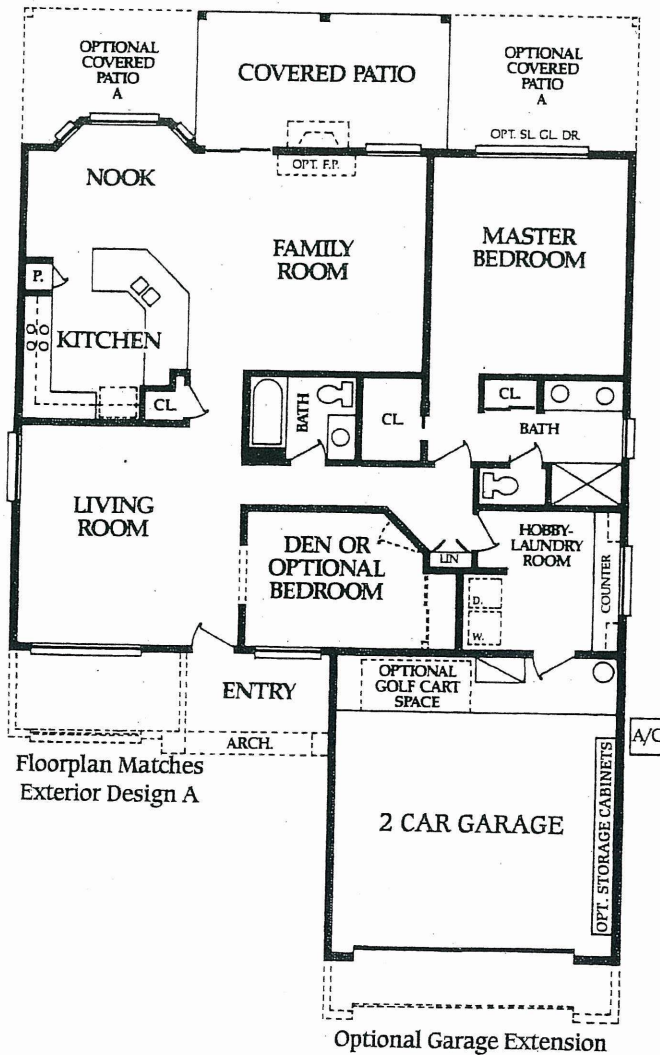
Illustrations are artist's conceptions and not intended to show specific detailing."

The Diego - Plan 1600

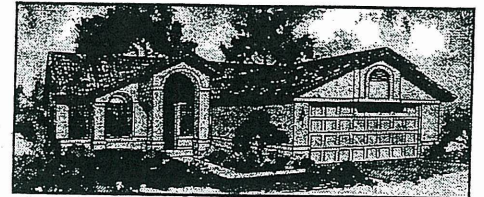


Exterior Design-A

1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1600 Livable Sq. Ft.



Exterior Design-B



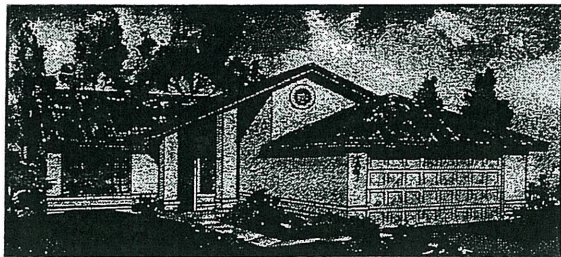
Exterior Design-C

The Premiere Series

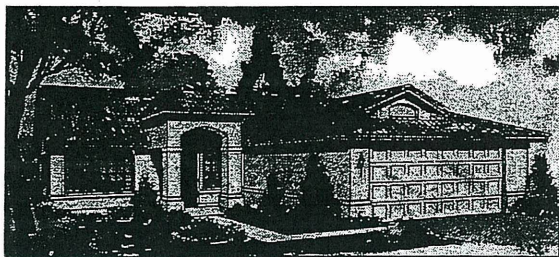
Floorplan Options to Diego Model

The Diego - Plan 1810

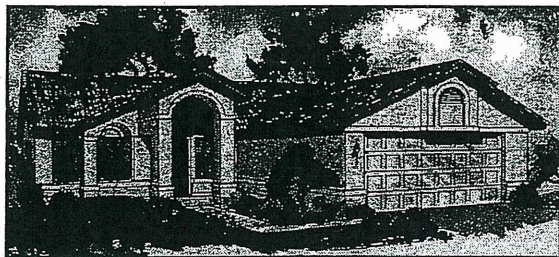
2 Bedrooms, Den
(Optional 3rd Bedroom), 2 Baths,
1810 Livable Sq. Ft.



Exterior Design-A



Exterior Design-B

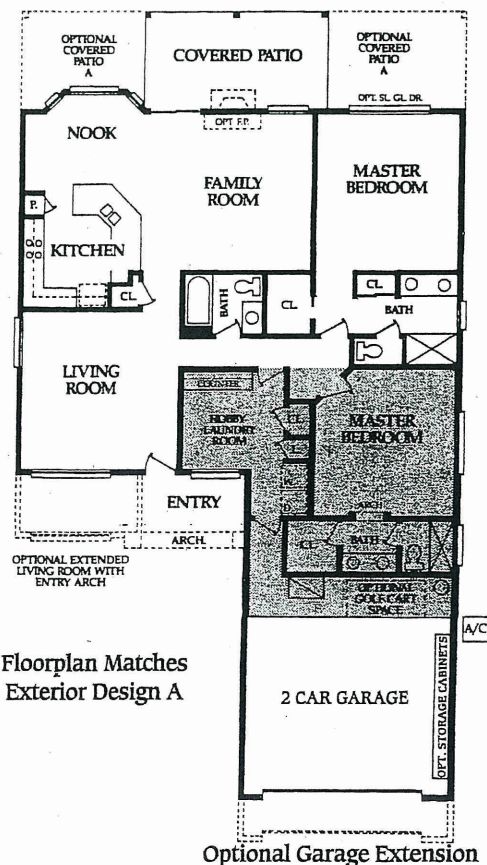
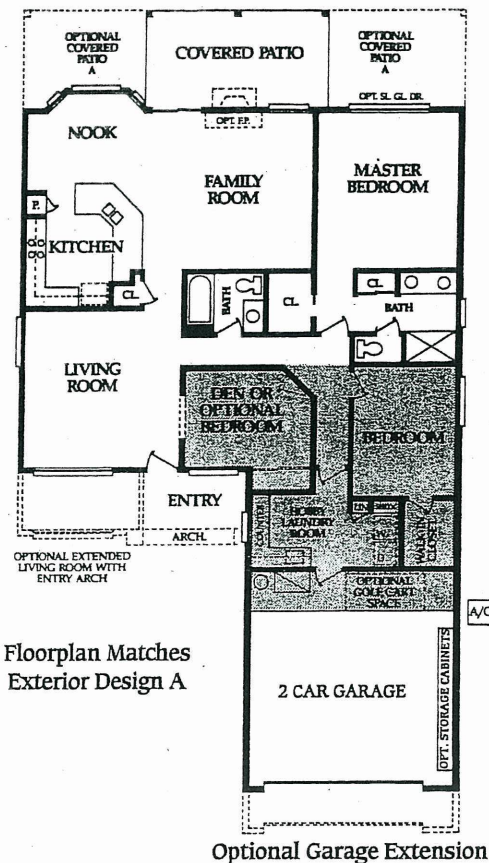


Exterior Design-C

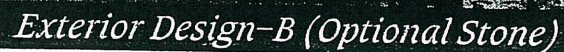
The Diego - Plan 1812

2 Master Suites, 3 Baths,
1810 Livable Sq. Ft.

Highlighted area indicates major change to floorplan
from base plan.



The Encanto - Plan 1715



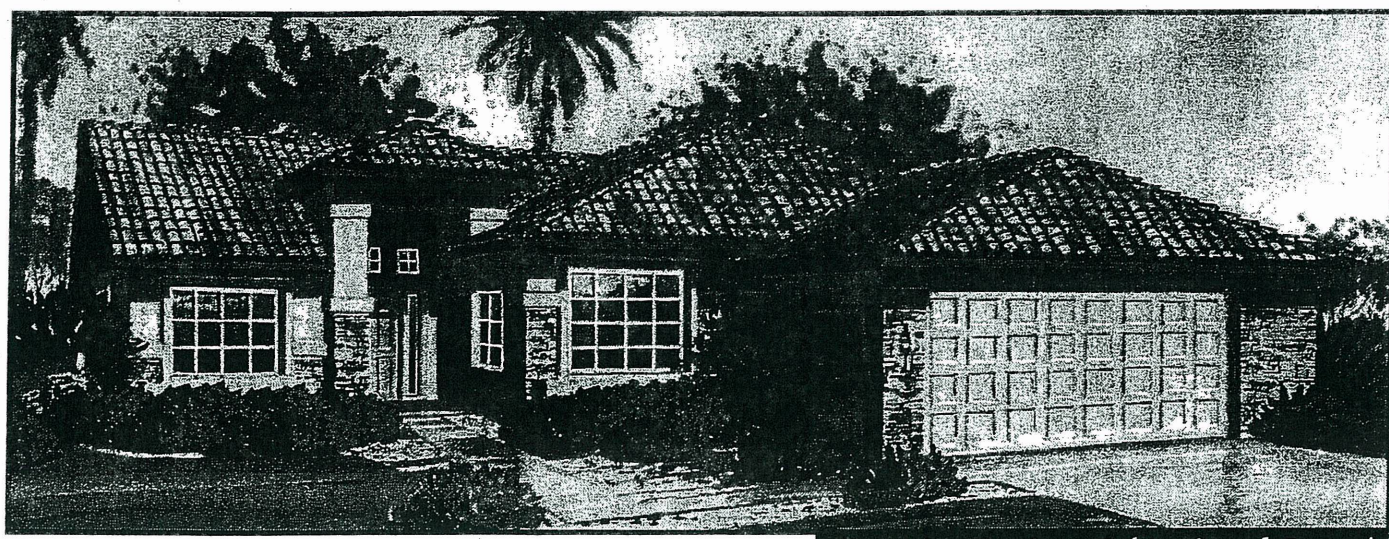
This floor plan features a 2-car garage with an optional extension and storage cabinets. The main living area includes a living room with an optional fireplace, a dining room, and a kitchen with optional upper and lower cabinets. The sleeping quarters consist of a master bedroom with an optional door, a master bath, a closet, and a linen closet. There are also two other bedrooms, one of which is optional, and a den. The plan includes several optional features like covered patios and a golf cart space.

Labels in the plan include: MASTER BEDROOM, MASTER BATH, CLOSET, ENTRY, LIVING ROOM, DINING, KITCHEN, BEDROOM, DEN/OPT. BEDROOM, 2 CAR GARAGE, OPT. STORAGE CABINETS, OPT. GARAGE EXTENSION, OPT. COVERED PATIO, COVERED PATIO, OPTIONAL COVERED PATIO, OPT. FIREPLACE, ARCH, LINEN, BATH, DW, OPT. REF., UPPER CABINET, D, W, A/H, W/D, and OPT. DOOR.



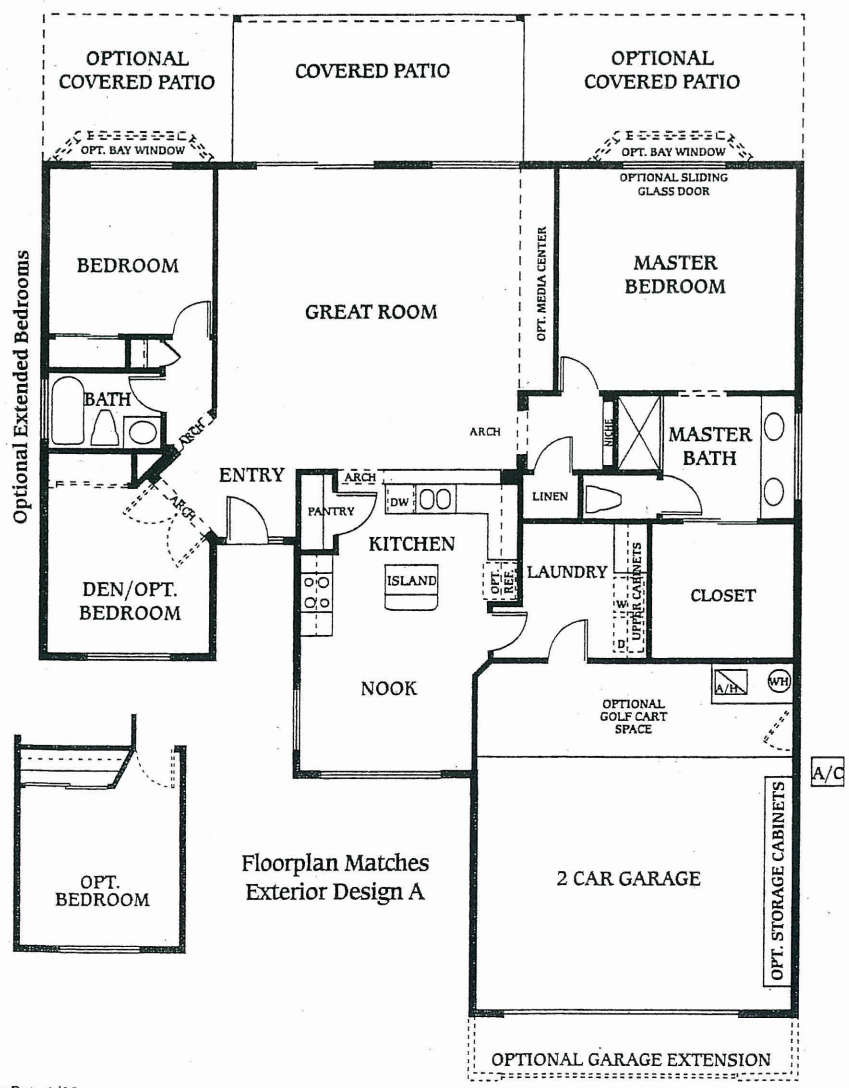
Floorplan Matches Exterior Design A

The Palmera - Plan 1826



Exterior Design-C (Optional Stone)

2 Bedrooms, Den (Optional 3rd Bedroom), 2 Baths, 1826 Livable Sq. Ft.



Exterior Design-A

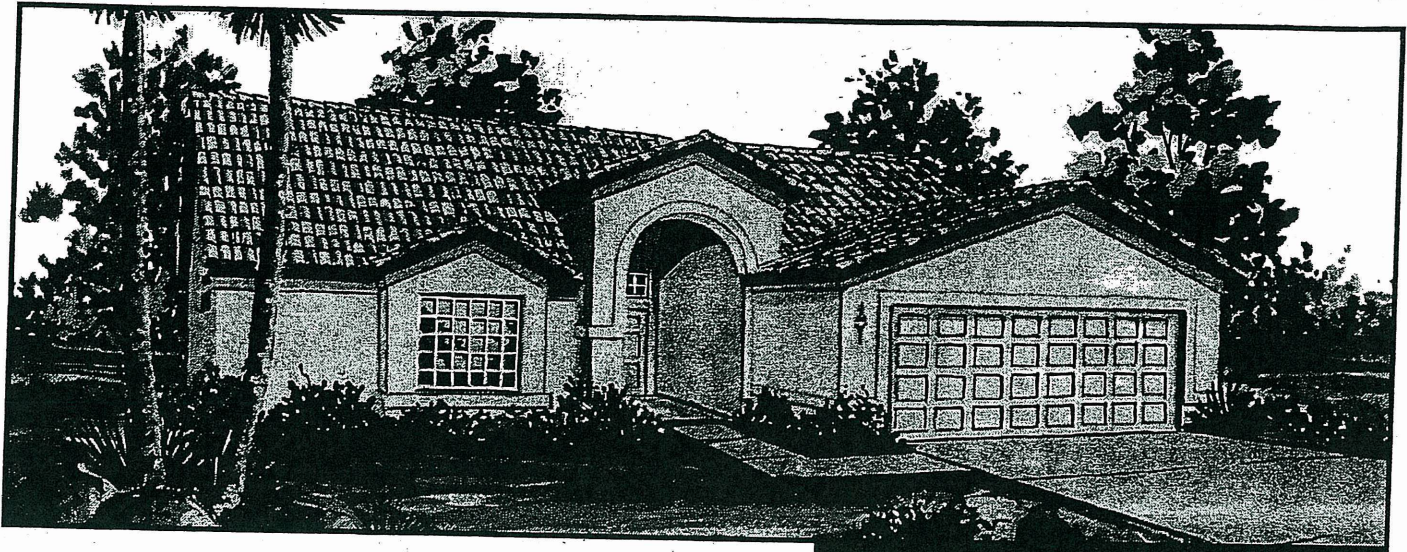


Exterior Design-B



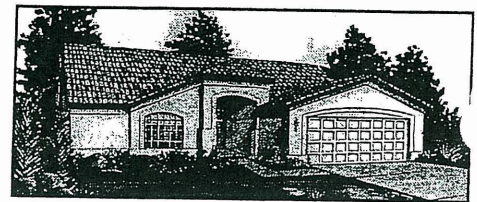
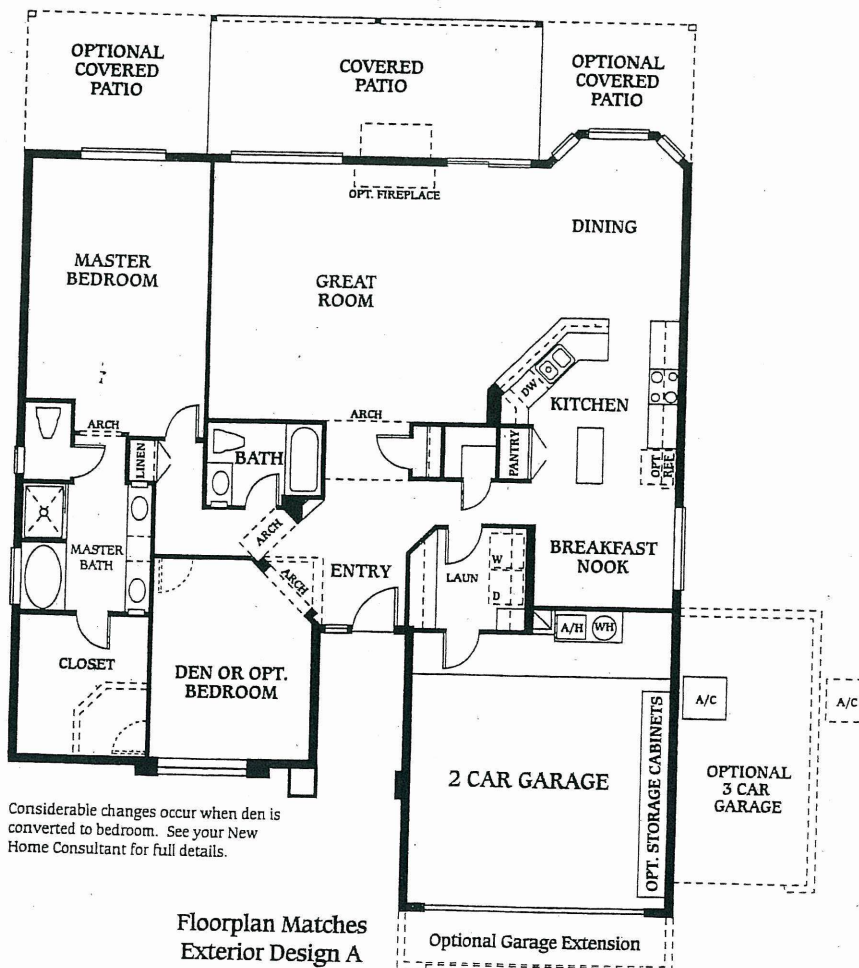
Exterior Design-C

The Sedona - Plan 1841



Exterior Design-A

1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1848 Livable Sq. Ft.



Exterior Design-B



Exterior Design-C

Third car garage, hobby space and golf cart garage are available only on lots large enough to accommodate garage expansion and placement of A/C unit next to final structure.

The Prominent Series Floorplan Options to Sedona Model

The Sedona - Plan 2020

2 Bedrooms, Den, 2 Baths,
2024 Livable Sq. Ft.



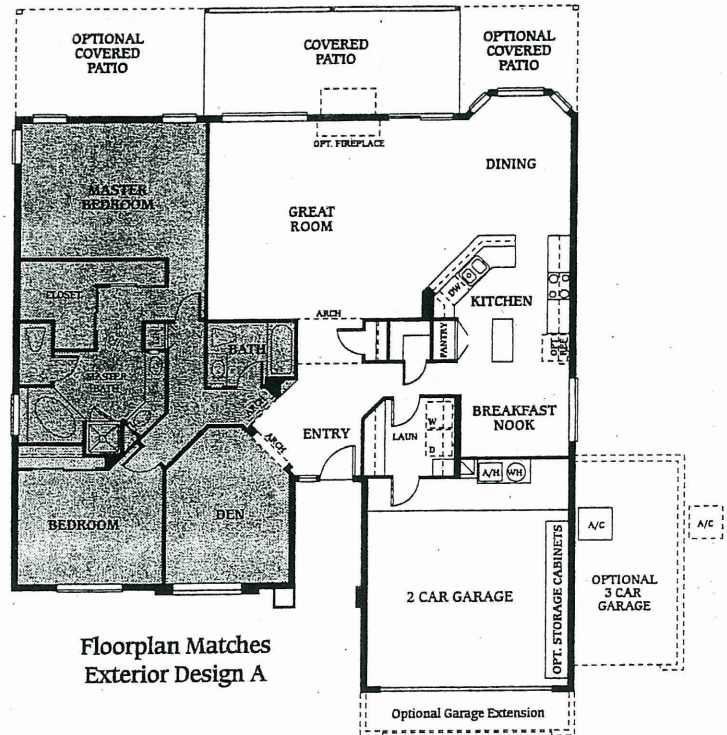
Exterior Design-A



Exterior Design-B



Exterior Design-C



Third Car Garage, Hobby Space And Golf Cart Garage Are Available Only On Lots Large Enough To Accommodate Garage Expansion And Placement Of A/C Unit Next To Final Structure.

The Sedona - Plan 2022

2 Master Suites, 2 Baths,
2024 Livable Sq. Ft.



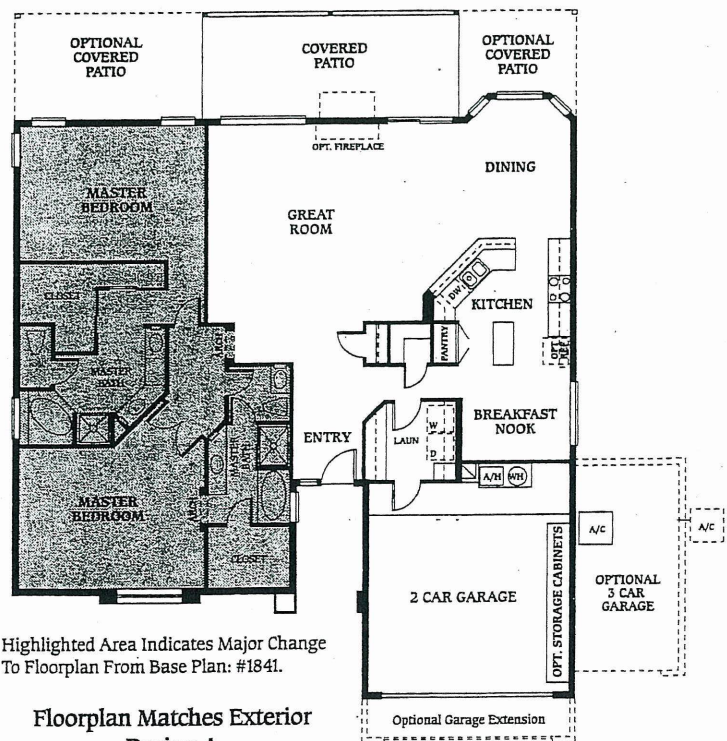
Exterior Design-A



Exterior Design-B



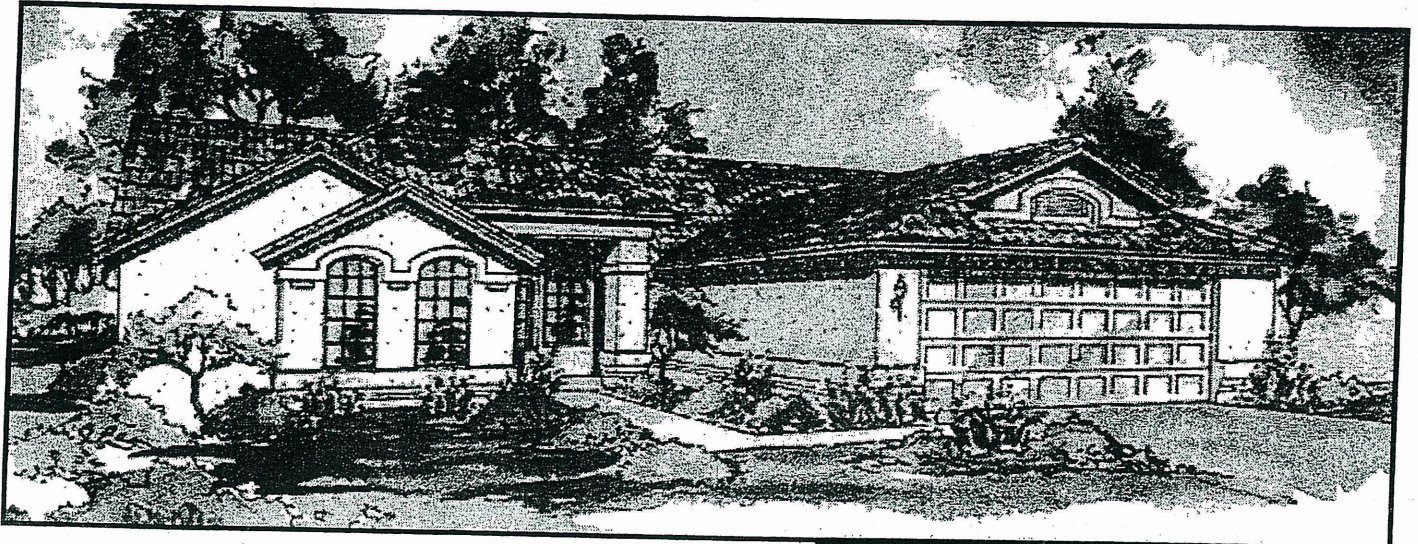
Exterior Design-C



Highlighted Area Indicates Major Change To Floorplan From Base Plan: #1841.

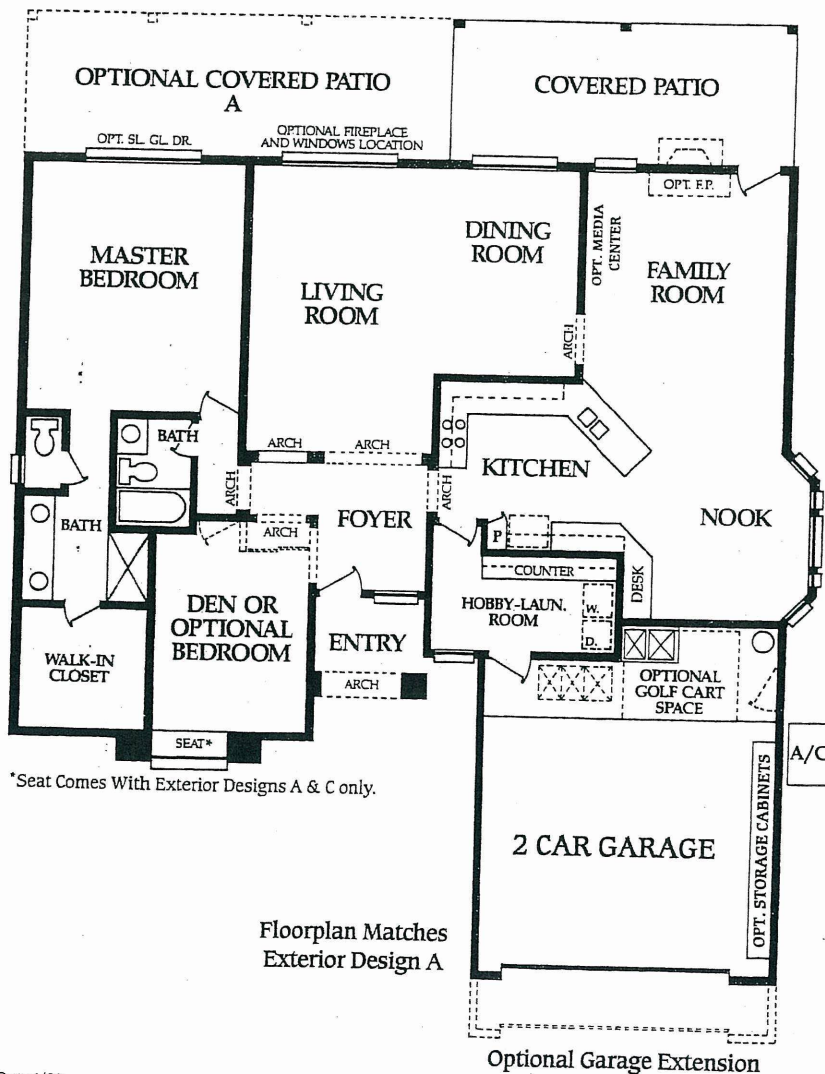
Third Car Garage, Hobby Space And Golf Cart Garage Are Available Only On Lots Large Enough To Accommodate Garage Expansion And Placement Of A/C Unit Next To Final Structure.

The Topaz - Plan 1890

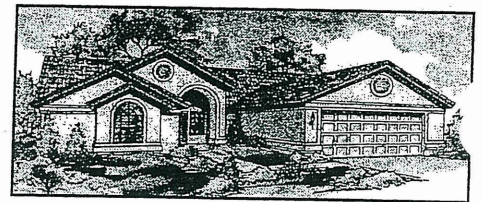


Exterior Design-B

1 Bedroom, Den (Optional 2nd Bedroom), 2 Baths, 1887 Livable Sq. Ft.



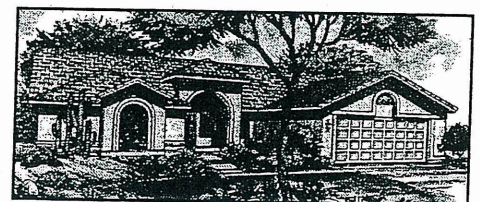
*Seat Comes With Exterior Designs A & C only.



Exterior Design-A



Exterior Design-C



Exterior Design-D

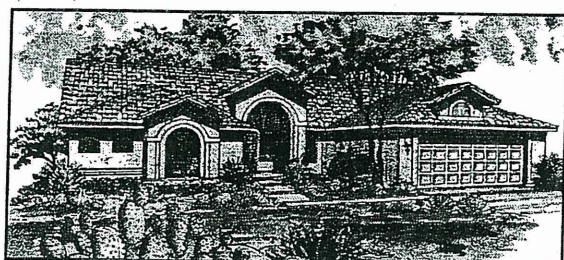


Exterior Design-E

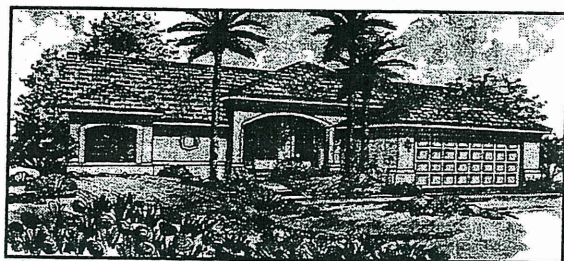
The Premier Series Floorplan Options to Topaz Model

The Topaz - Plan 2110

2 Bedrooms, Den
(Optional 3rd Bedroom), 2 Baths,
2112 Livable Sq. Ft.



Exterior Design-D



Exterior Design-E

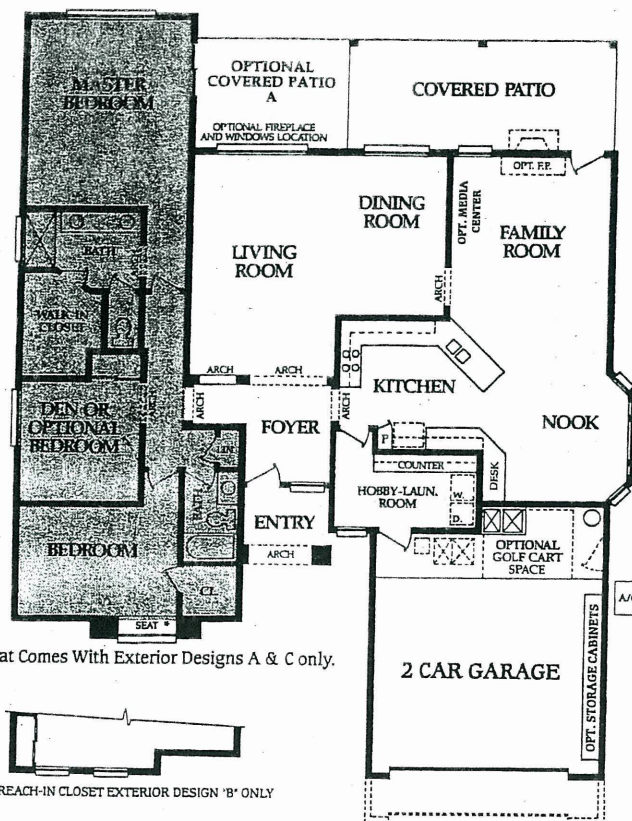
The Topaz - Plan 2112

2 Master Suites, 2 Baths,
2112 Livable Sq. Ft.

Highlighted area indicates major change to floorplan
from base plan: # 1890

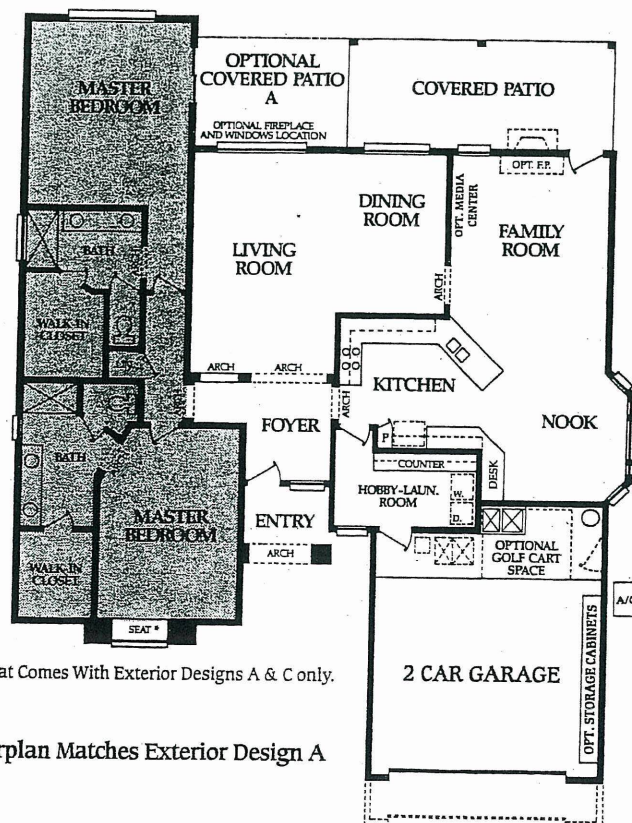
1890 Exterior Designs A, B, & C apply to Plans 2110 &
2112. 1890 Exterior Designs D & E apply to 2112 only.

Window placement, size, style and detail can vary from
Exterior Designs shown.



Floorplan Matches Exterior Design A

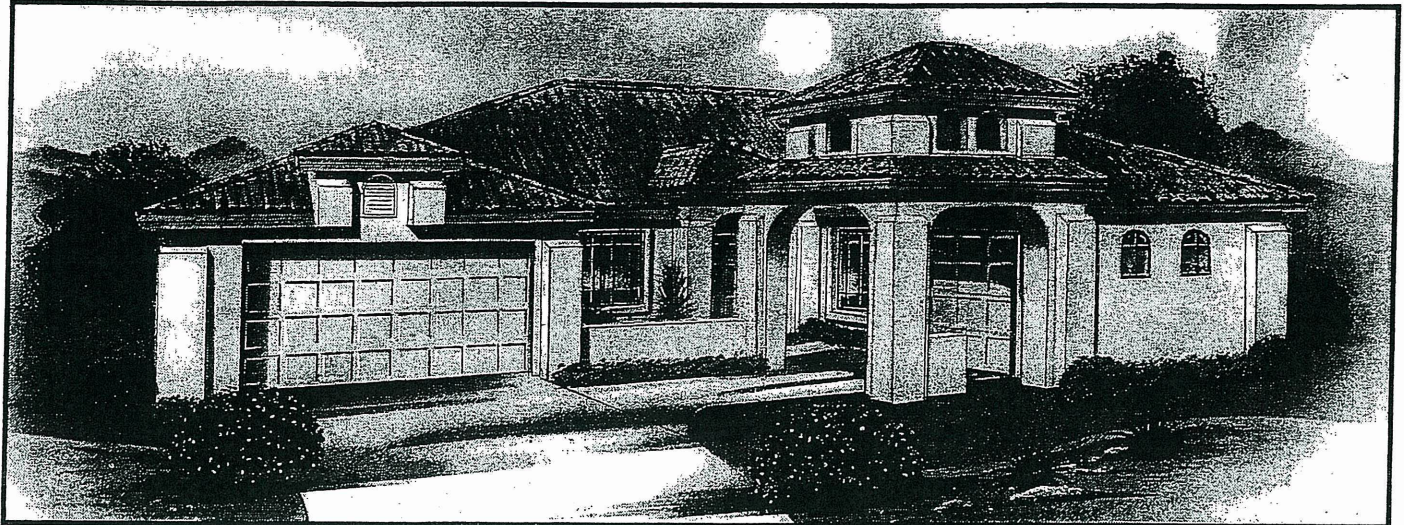
Optional Garage Extension



Floorplan Matches Exterior Design A

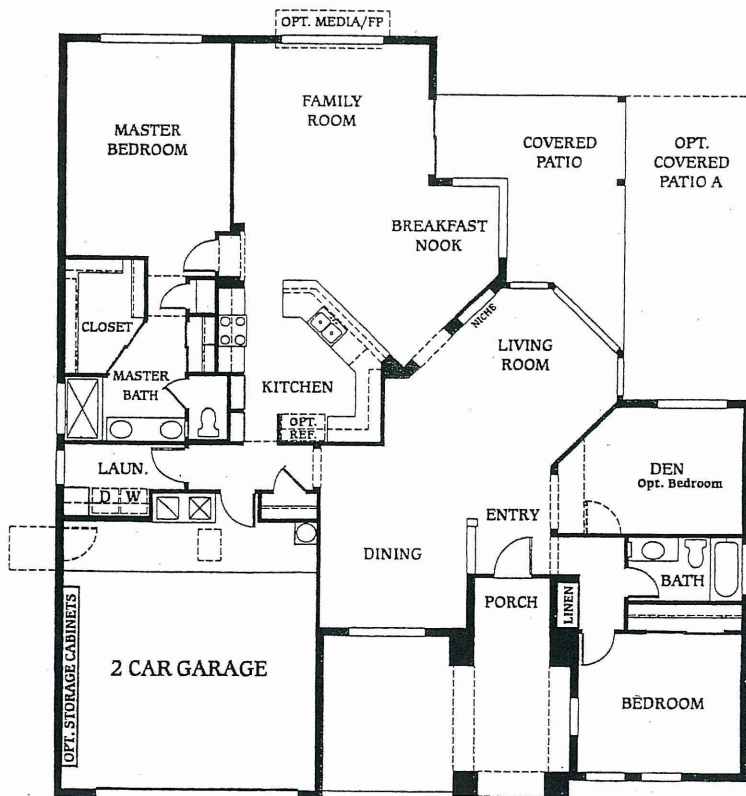
Optional Garage Extension

The Milano - Plan 1994



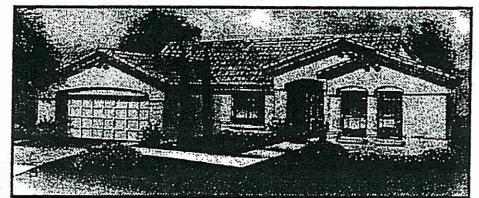
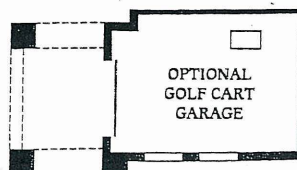
Exterior Design-C (Opt. Golf Cart Garage)

2 Bedrooms, Den (Optional 3rd Bedroom), 2 Baths, 1994 Livable Sq. Ft.

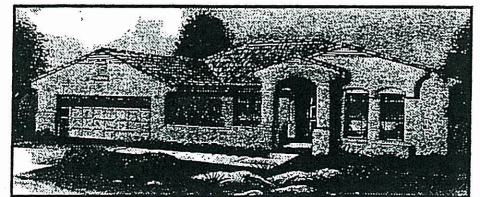


Optional Garage Extension

Optional Golf Cart Garage



Exterior Design-A



Exterior Design-B



Exterior Design-C

Floorplan Matches
Exterior Design A

Features Included in the Luxury Series

LUXURY FEATURES

- ◆ Concrete Tile Roof with Ridge Vents (Per Exterior Design)
- ◆ White, Bronze or Driftwood Frame, Duo-Glaze Windows and 8 Ft. Sliding Glass Doors (Per Plan)
- ◆ Rounded Interior Wall Corners
- ◆ Volume Ceilings (Per Plan & Exterior Design)
- ◆ Decorative Glass Block in Master Bath (Per Plan)
- ◆ Sculptured Plant Shelves (Per Plan)
- ◆ Spacious Walk-In Closet with Custom Built-In Shelving
- ◆ Storage Cabinets in Garage
- ◆ Storage Cabinets in Laundry/Hobby Room
- ◆ Polished Brass Lever Door Hardware and Front Entry Handlesets

BATHROOM FEATURES

- ◆ Double Lavatories in Master Bath
- ◆ Clerestory Windows in Master Bath (Per Plan)
- ◆ Double Shower Soap Niches in Master Bath
- ◆ Single Lever Chrome Washerless Faucets
- ◆ Cultured Marble Bath Vanity Tops with Integral Bowls and Backsplash
- ◆ Ceramic Tile Shower Surrounds with Custom Shower Enclosure and Enclosed Water Closet in Master Bath (Per Plan)
- ◆ Porcelain Bathtub with Ceramic Tile Surrounds in Guest Bath (Per Plan)
- ◆ Decorator Light Fixtures
- ◆ Garden Tub in Master Bath

KITCHEN FEATURES

- ◆ Center Island (Per Plan)
- ◆ Energy Saving Dishwasher
- ◆ Electric Cook Top and Self-Cleaning Oven
- ◆ Built-In Microwave Oven
- ◆ Garbage Disposer
- ◆ Duo-Level 1/3-2/3 Stainless Steel Kitchen Sink
- ◆ Raised Panel Oak Front Cabinets with Easy Clean Interiors
- ◆ Choice of Cabinet Color
- ◆ Beautiful Laminate Kitchen Countertops and Utility Tops (Per Plan)
- ◆ Water Line to Refrigerator for Icemaker and Reverse Osmosis (Customer to Connect)
- ◆ Bay Window in Breakfast Nook (Per Plan)

FLOORING FEATURES

- ◆ No-Wax Sheet Vinyl Flooring in Kitchen, Baths and Utility Room
- ◆ Choice of Wall-To-Wall Carpet and Color in Remainder of Home

GARAGE FEATURES

- ◆ Exterior Light on Garage (Check for Location)
- ◆ Flush or Raised Panel Steel Insulated Garage Door
- ◆ Automatic Garage Door Opener
- ◆ Finished Two-Car Garage

ENERGY SAVING FEATURES

- ◆ High Efficiency Central Gas Heating & Energy Efficient Electric Air Conditioning
- ◆ R-24 Masonry Wall System/Integra® Block Construction (Most Areas) & Frame Construction
- ◆ R-30 Ceiling Insulation with Positive Attic Ventilation
- ◆ Covered Entries & Patios (Per Plan)

ADDITIONAL FEATURES

- ◆ Choice of Exterior Color and Trim
- ◆ Rapid Recovery 50 Gallon Gas Hot Water Heater
- ◆ Washer/Dryer Area with Drain to Exterior
- ◆ Insulated Entry Door with 2, 4 or 6 Panels
- ◆ Knock Down Textured Walls & Ceilings
- ◆ Hallway Cabinets (Per Plan)
- ◆ Decorator Light Switches and Outlets
- ◆ Recessed Patio Lighting
- ◆ Finished Patio Ceilings
- ◆ 4 Exterior Hose Bibs
- ◆ Smoke Detectors
- ◆ Pre-Wired for Cable TV & Telephone
- ◆ Copper Wiring to Lighting and Electrical Outlets (110 Volt)
- ◆ GFI Protected Weatherproof Exterior and Bath Outlets
- ◆ 220 Volt/Gas Hook-Up Vent for Dryer and Vent for Dryer & Range (Per Plan)
- ◆ Deadbolt Locks on Exterior Doors Except Sliding Glass Doors
- ◆ Five Year Termite Warranty

Notice: Ceiling Heights Will Vary Per Room, Per Exterior Design.
Check With Your New Home Consultant.

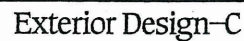
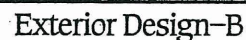
The housing at any Robson community is intended for occupancy by at least one person 55 years of age or older per unit, although the occupants of a limited number of the dwelling units may be younger. No one in permanent residence under 19 years of age.

"We reserve the right to discontinue or change specifications at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein, which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant. Illustrations are artist's conceptions and not intended to show specific detailing."

The Mandalay - Plan 2120

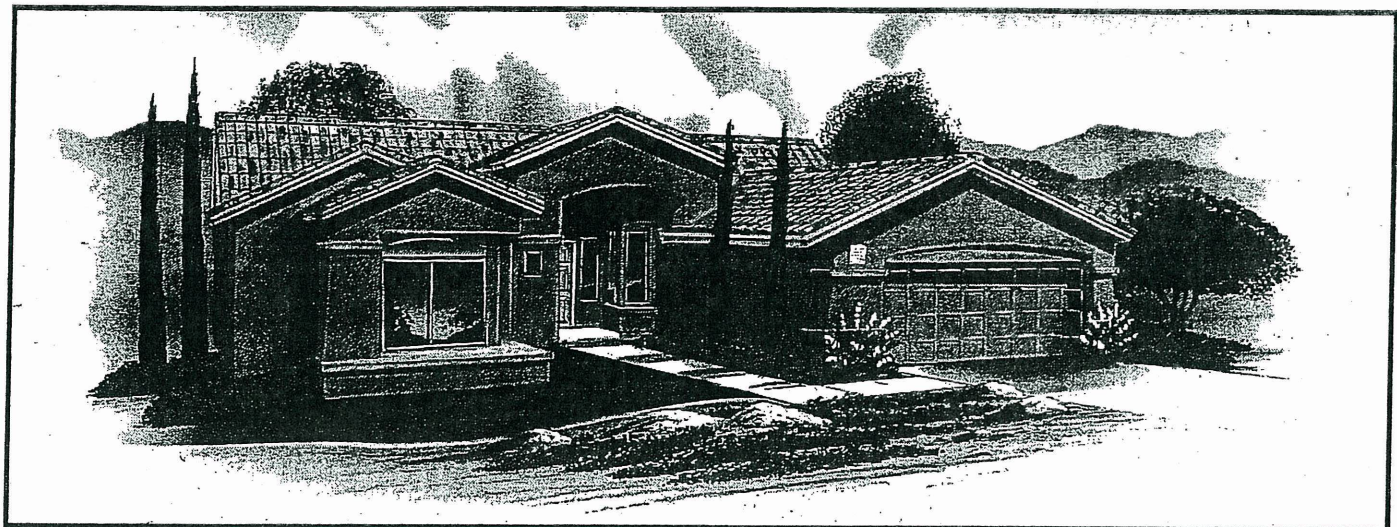


2 Bedrooms, 2 Baths, 2120 Livable Sq. Ft.



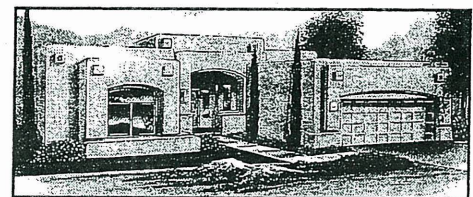
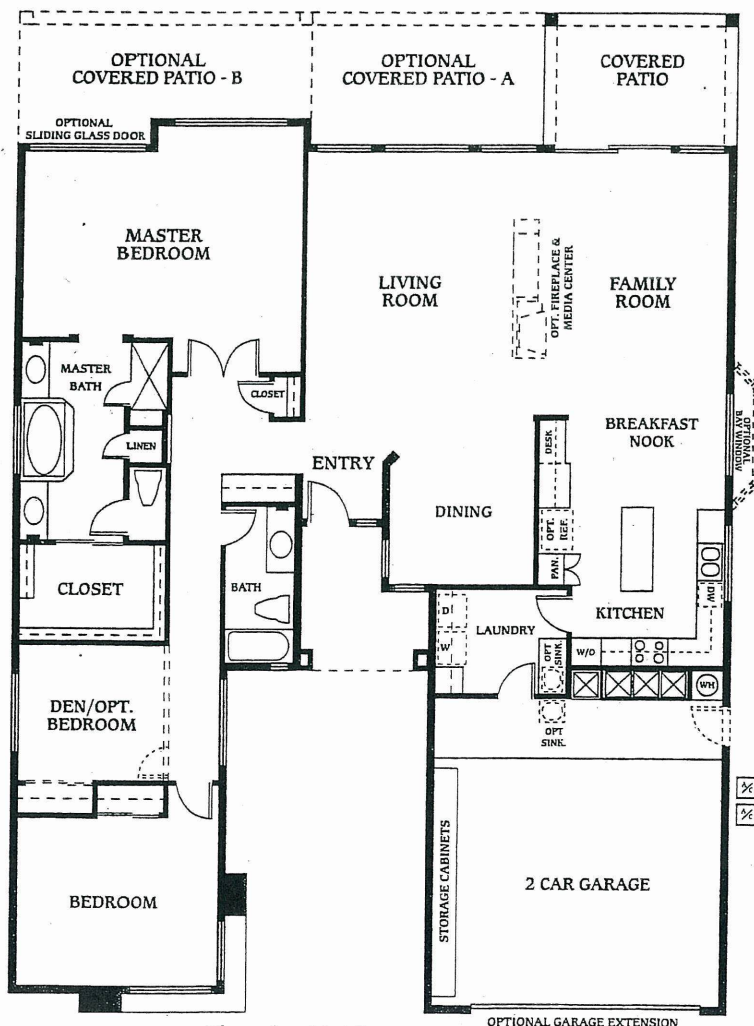
- Built-In Kitchen Desk
- Kitchen Island
- Built-In Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Split His & Her Sinks in Master Bath
- Storage Cabinets in Garage

The Mandalay - Plan 2290



Exterior Design-B

2 Bedrooms, Den (Optional 3rd Bedroom), 2 Baths, 2290 Livable Sq. Ft.



Exterior Design-A



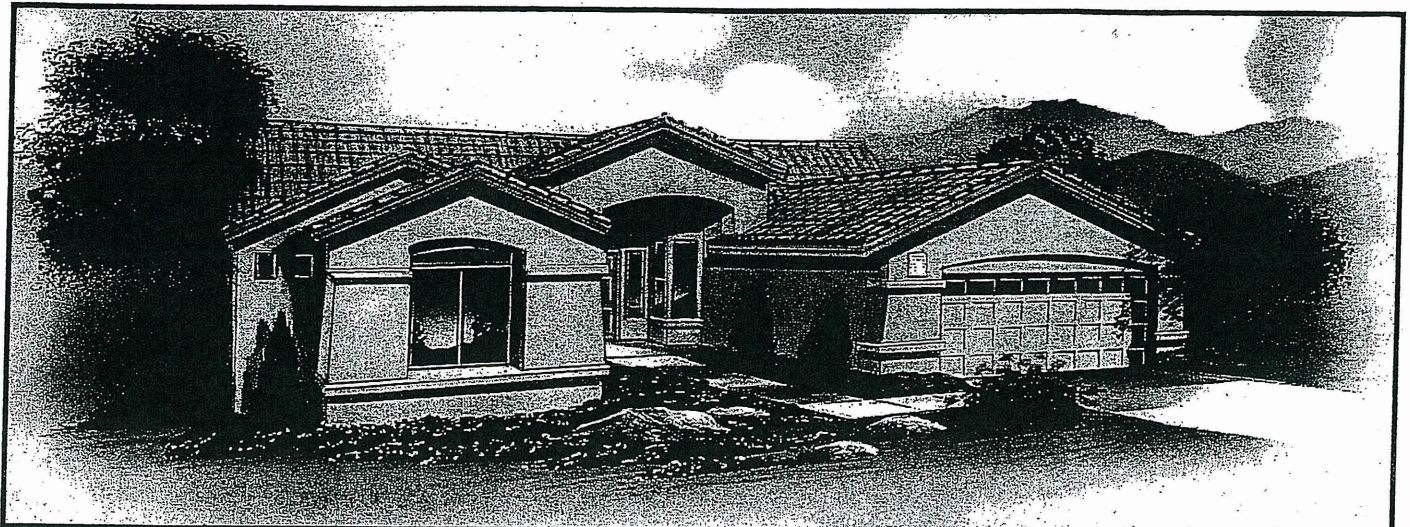
Exterior Design-C

Special Features:

- Built-In Kitchen Desk
- Kitchen Island
- Built-In Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Split His & Her Sinks in Master Bath
- Storage Cabinets in Garage

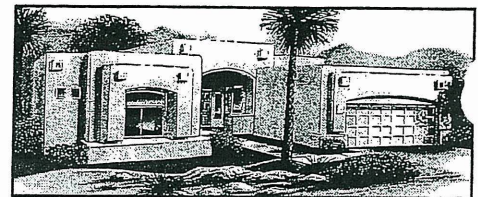
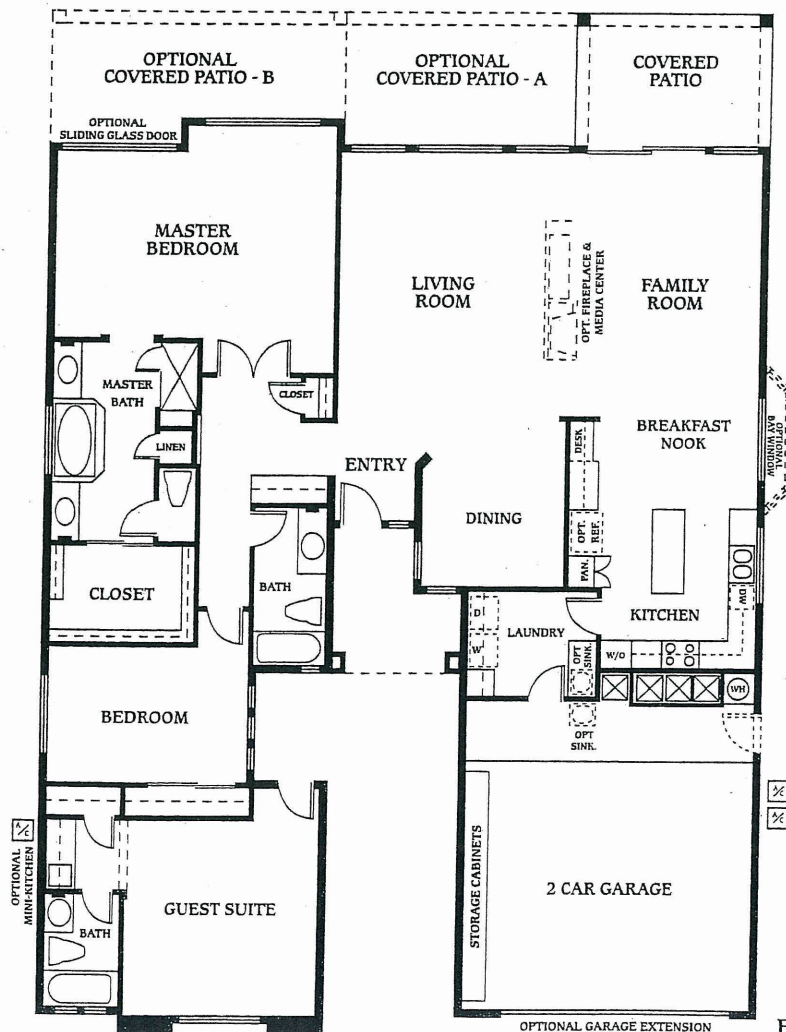
Floorplan Matches
Exterior Design A

The Mandalay - Plan 2405

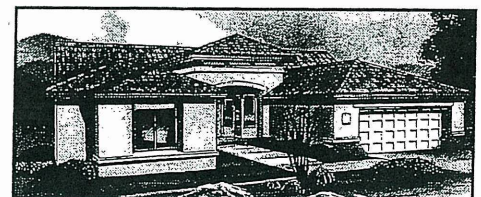


Exterior Design-B

2 Bedrooms, 2 Baths, Guest Suite with Full Bath, 2,405 Livable Square Feet



Exterior Design-A



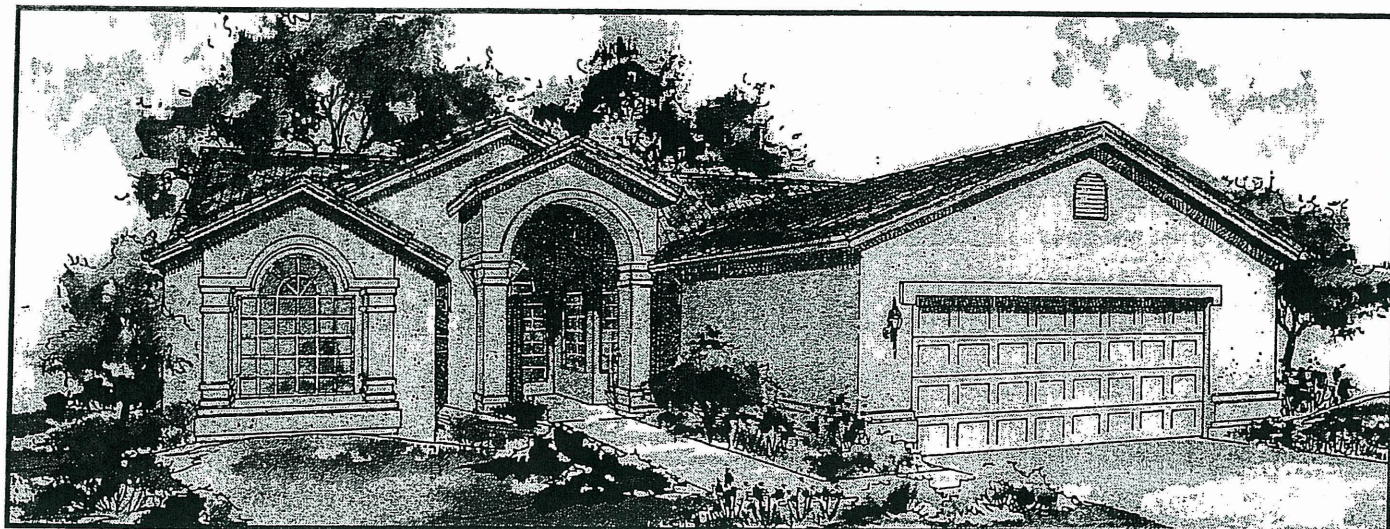
Exterior Design-C

Special Features:

- Built-In Kitchen Desk
- Kitchen Island
- Built-In Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Split His & Her Sinks in Master Bath
- Storage Cabinets in Garage

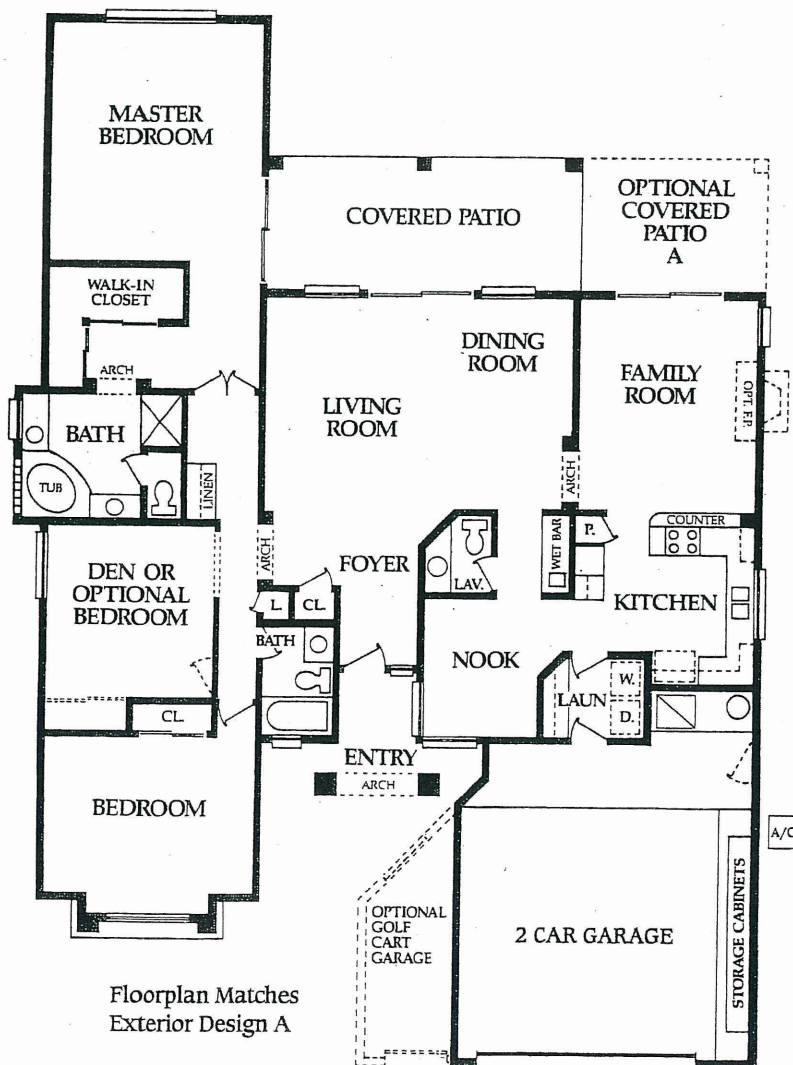
Floorplan Matches
Exterior Design A

The Madera - Plan 2190



Exterior Design-A

2 Bedrooms, Den (Optional 3rd Bedroom), 2-1/2 Baths, 2196 Livable Sq. Ft.



Floorplan Matches
Exterior Design A

Optional Garage Extension



Exterior Design-B



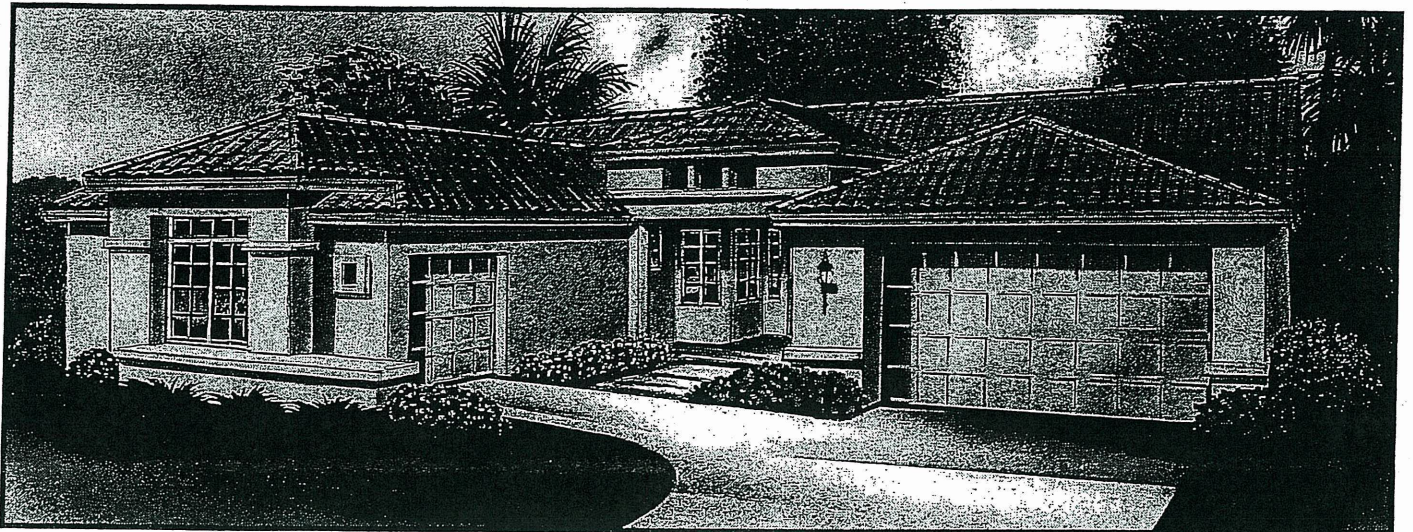
Exterior Design-C

Special Features:

- Wet Bar
- Breakfast Bar
- Downdraft Cooking Ventilation
- Built-in Microwave
- Hallway Cabinets
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

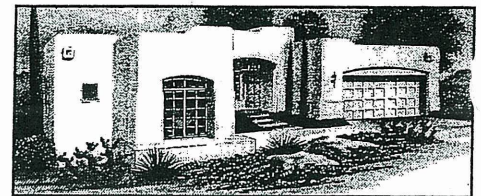
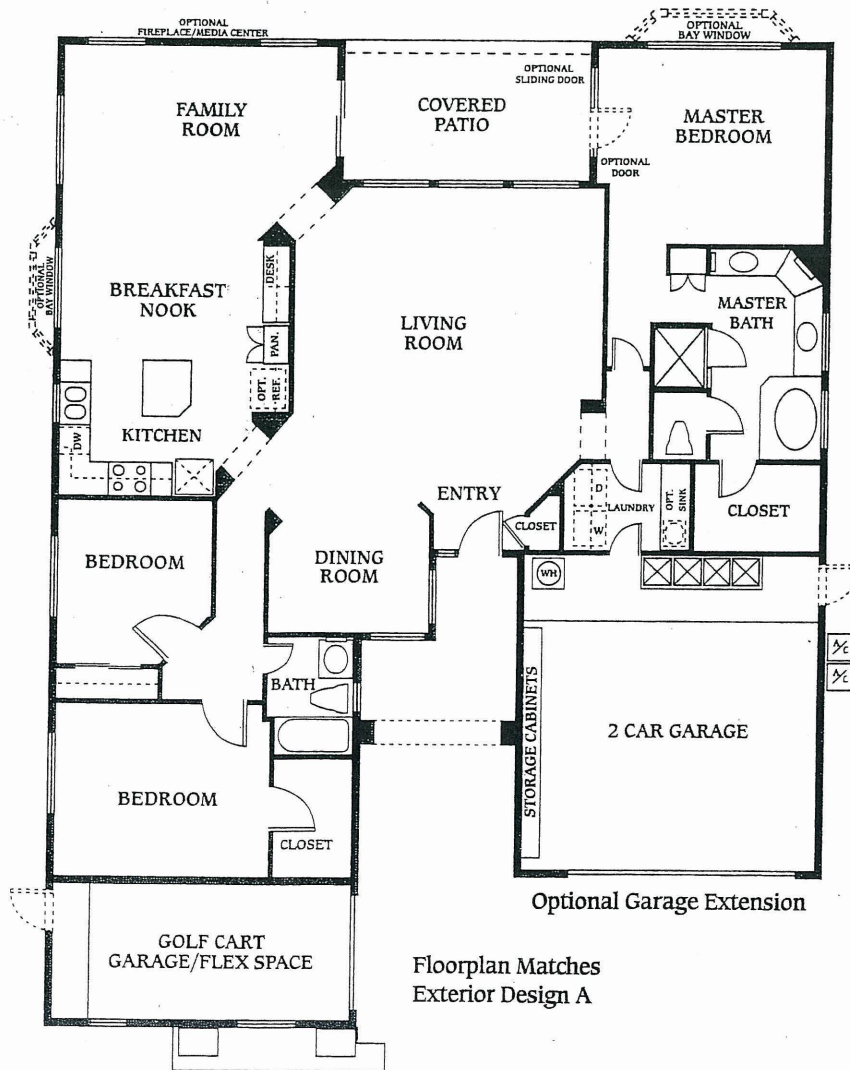
The L u x u r y S e r i e s

The Sonoma - Plan 2368

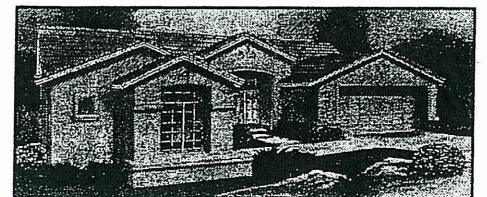


Exterior Design-C

3 Bedrooms, 2 Baths, Side Entry Golf Cart Garage, 2368 Livable Sq. Ft.



Exterior Design-A



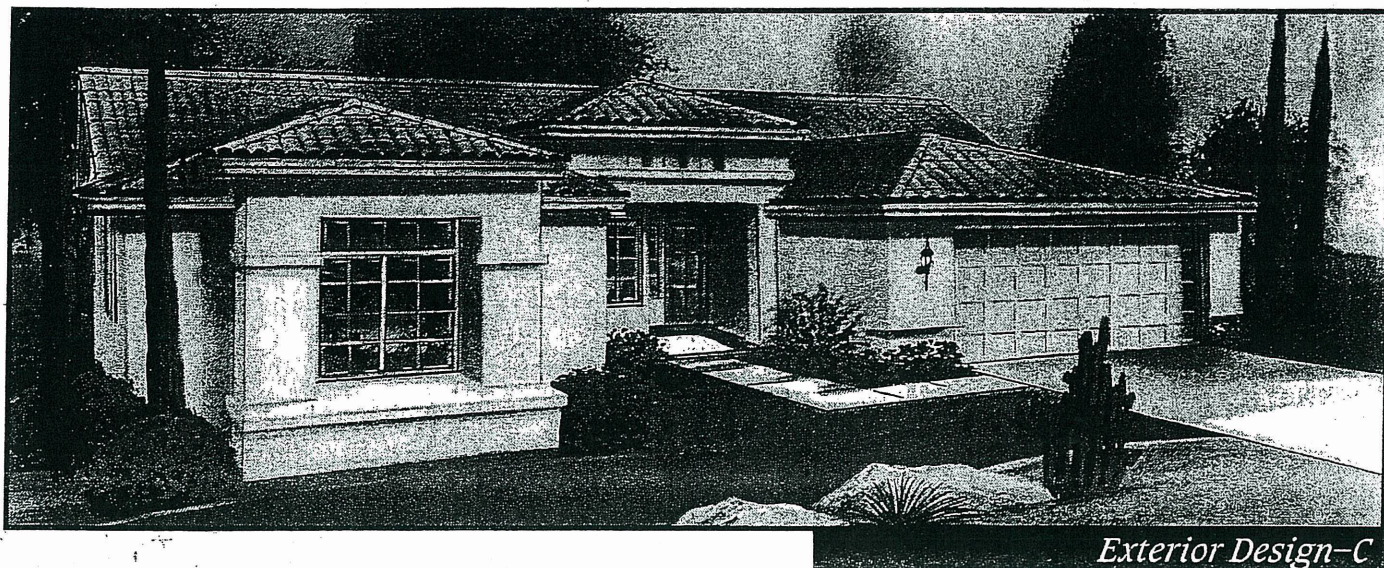
Exterior Design-B

Special Features:

- Built-in Kitchen Desk
- Kitchen Island
- Built-in Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Storage Cabinets in Garage

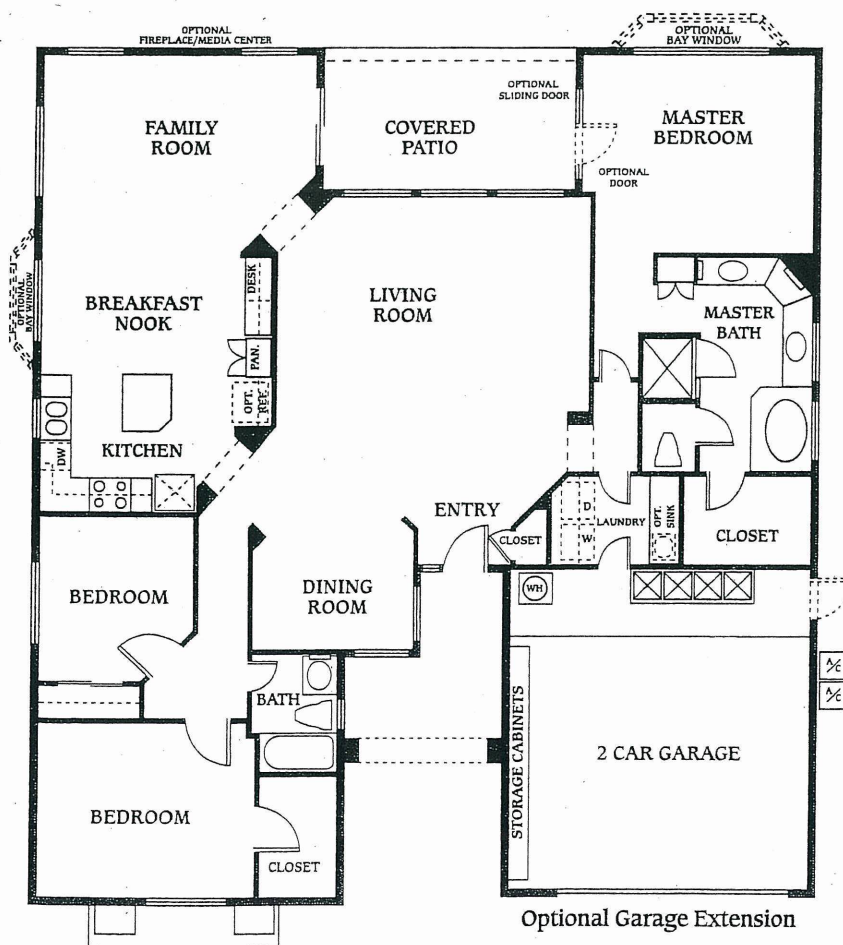
Floorplan Matches
Exterior Design A

The Sonoma - Plan 2383

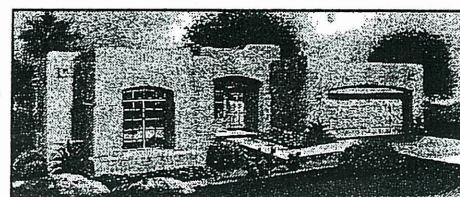


Exterior Design-C

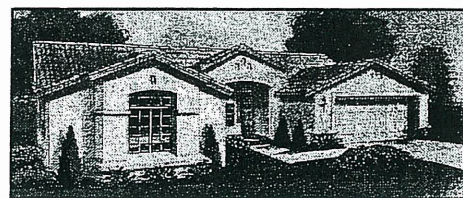
3 Bedrooms, 2 Baths, 2383 Livable Sq. Ft.



Floorplan Matches
Exterior Design A



Exterior Design-A

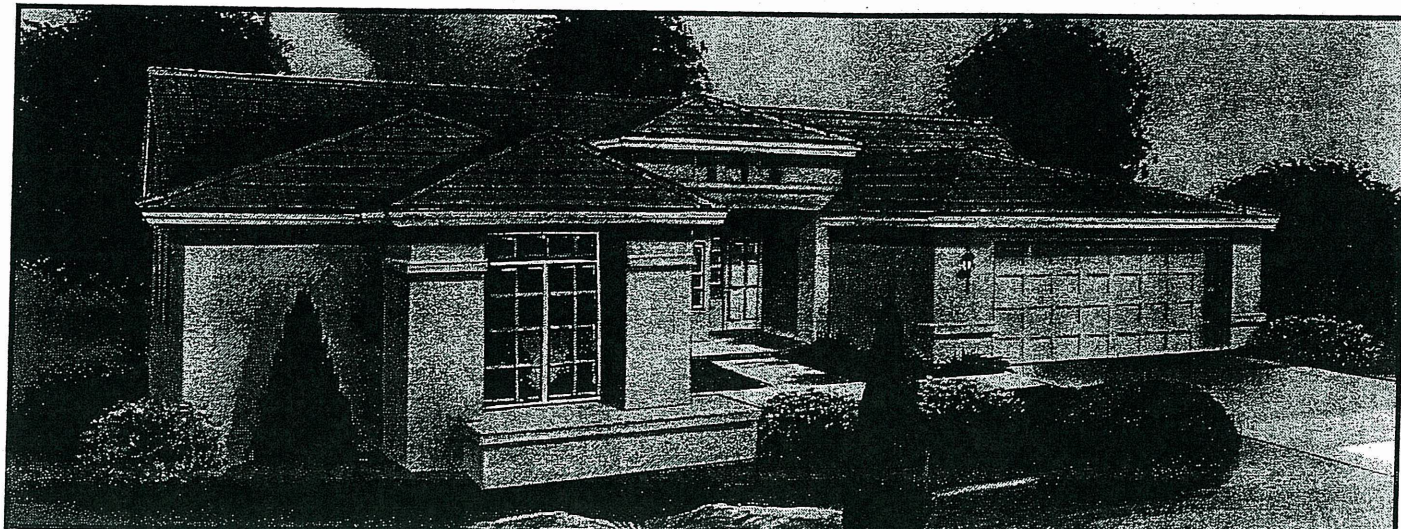


Exterior Design-B

Special Features:

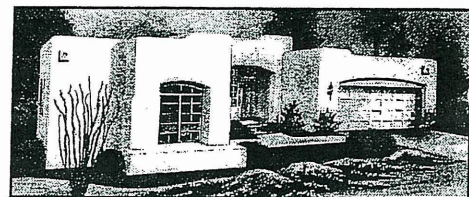
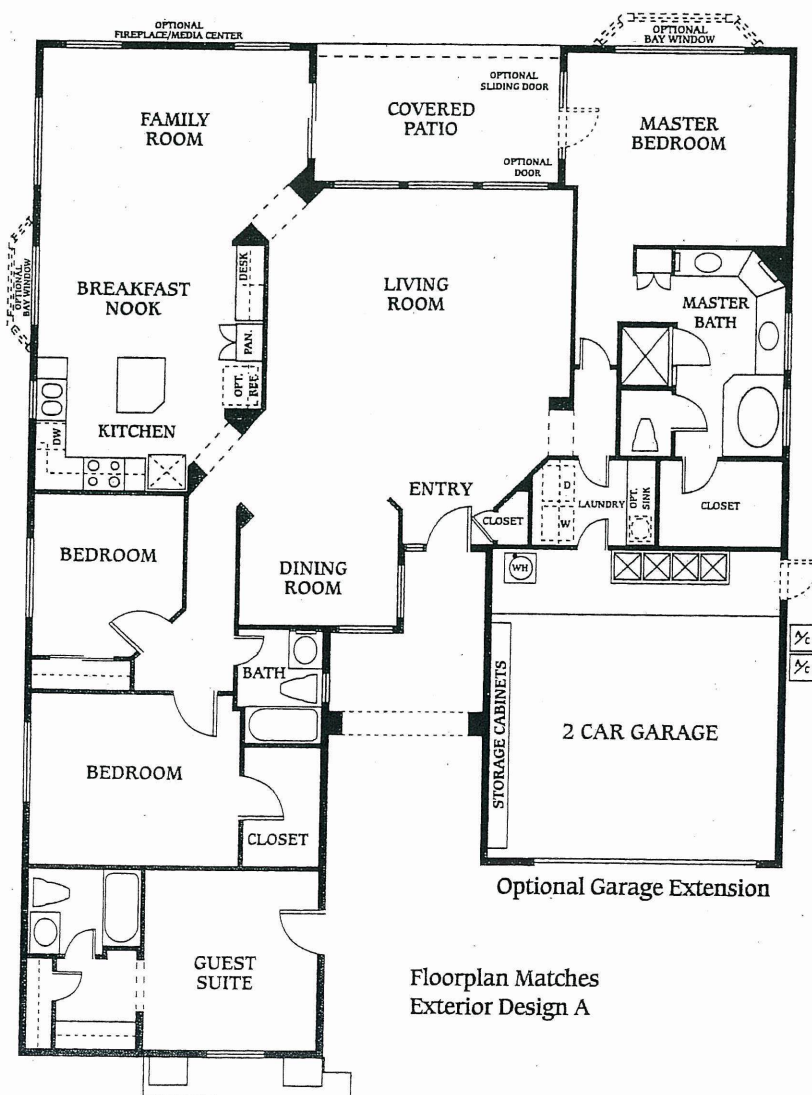
- Built-in Kitchen Desk
- Kitchen Island
- Built-in Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Storage Cabinets in Garage

The Sonoma - Plan 2647

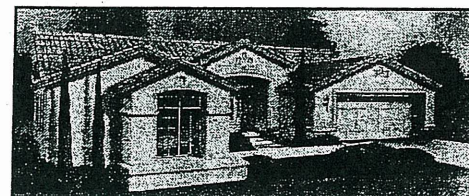


Exterior Design-C

3 Bedrooms, 2 Baths, Guest Suite with Full Bath, 2647 Livable Sq. Ft.



Exterior Design-A

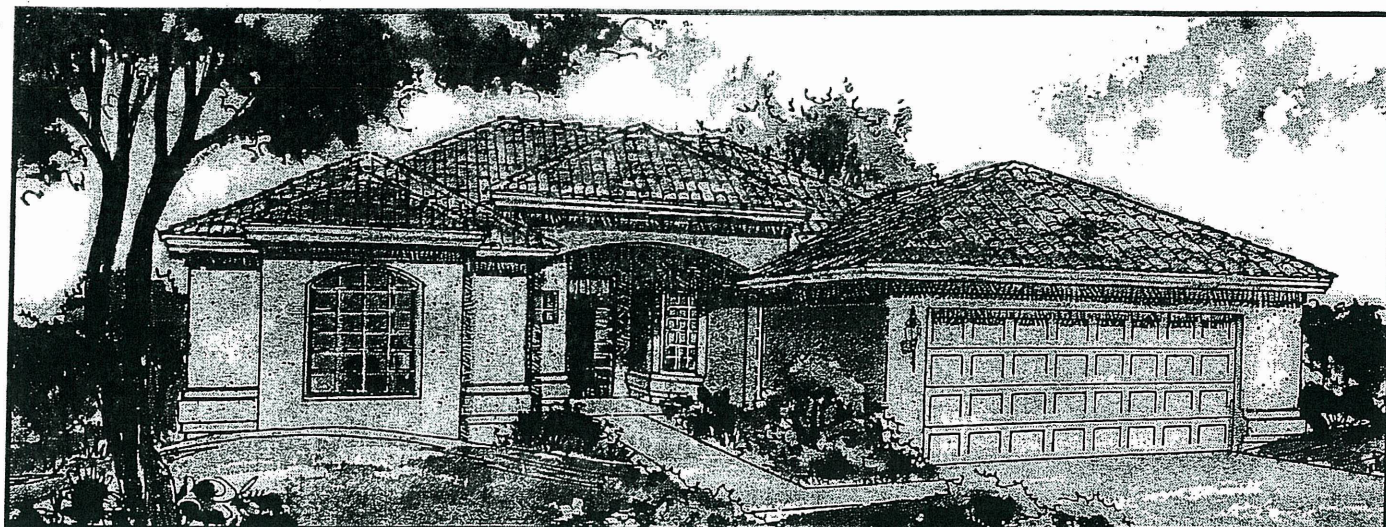


Exterior Design-B

Special Features:

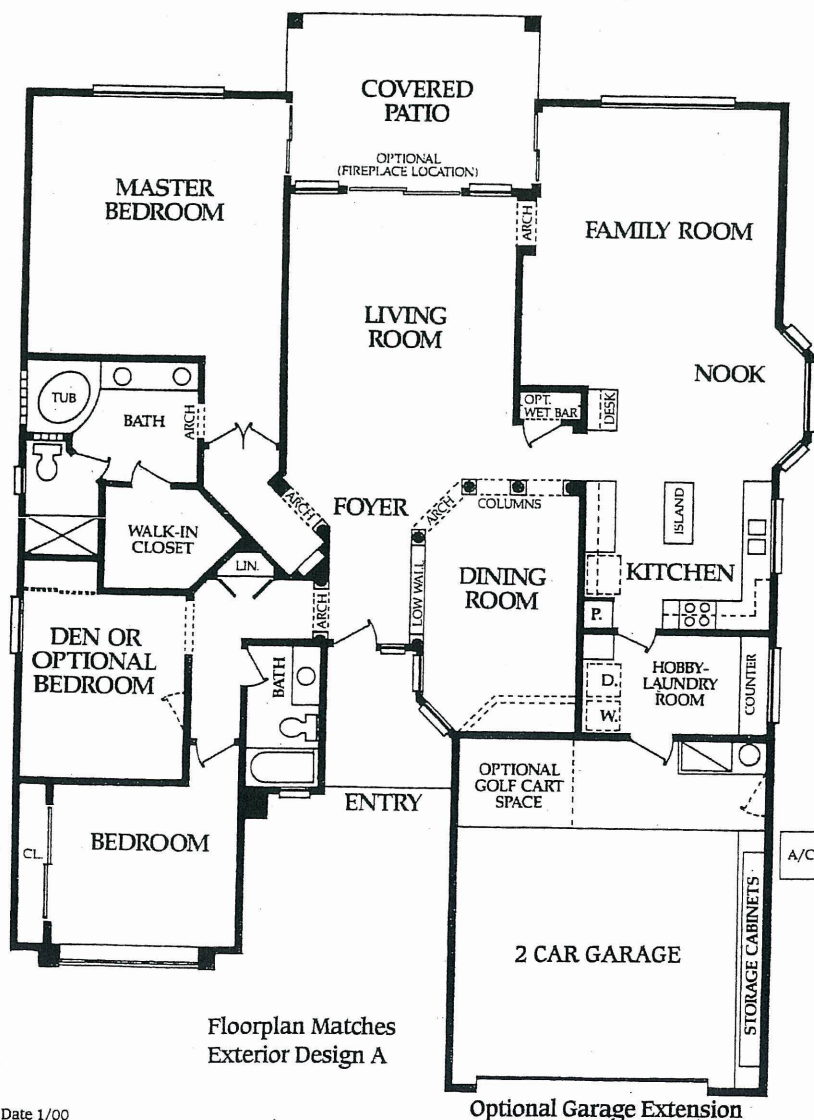
- Built-in Kitchen Desk
- Kitchen Island
- Built-in Microwave
- Custom Closet in Master Bedroom
- Roman Tub in Master Bath
- Storage Cabinets in Garage

The Estancia - Plan 2420



Exterior Design-C

2 Bedrooms, Den (Optional 3rd Bedroom), 2 Baths, 2420 Livable Sq. Ft.



Exterior Design-A

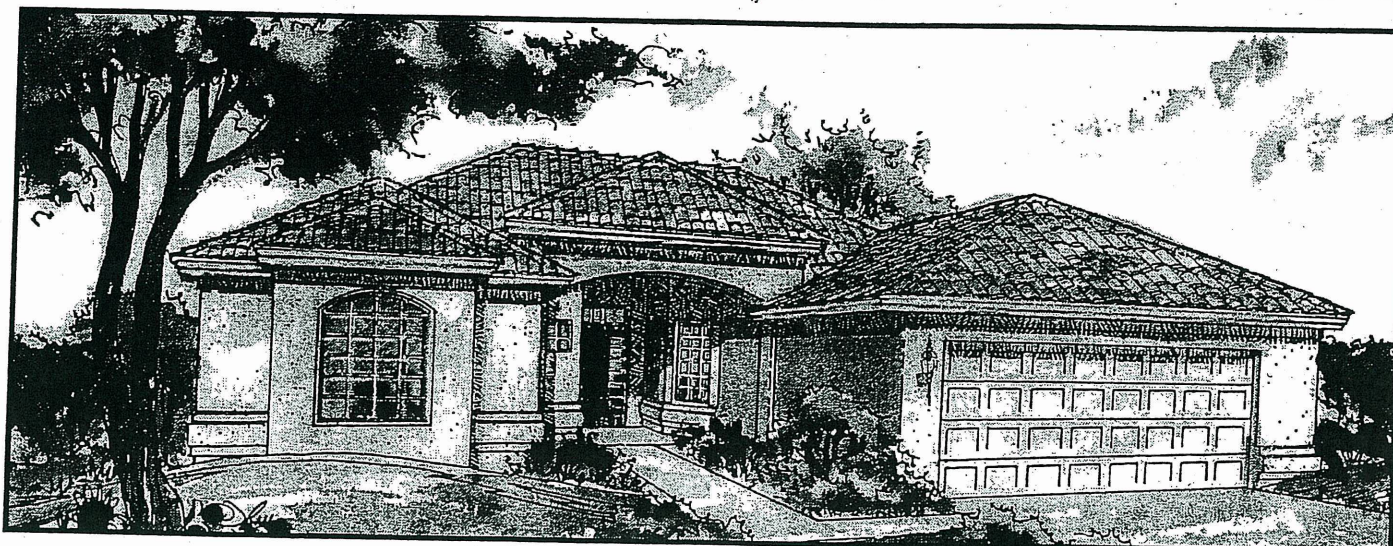


Exterior Design-B

Special Features:

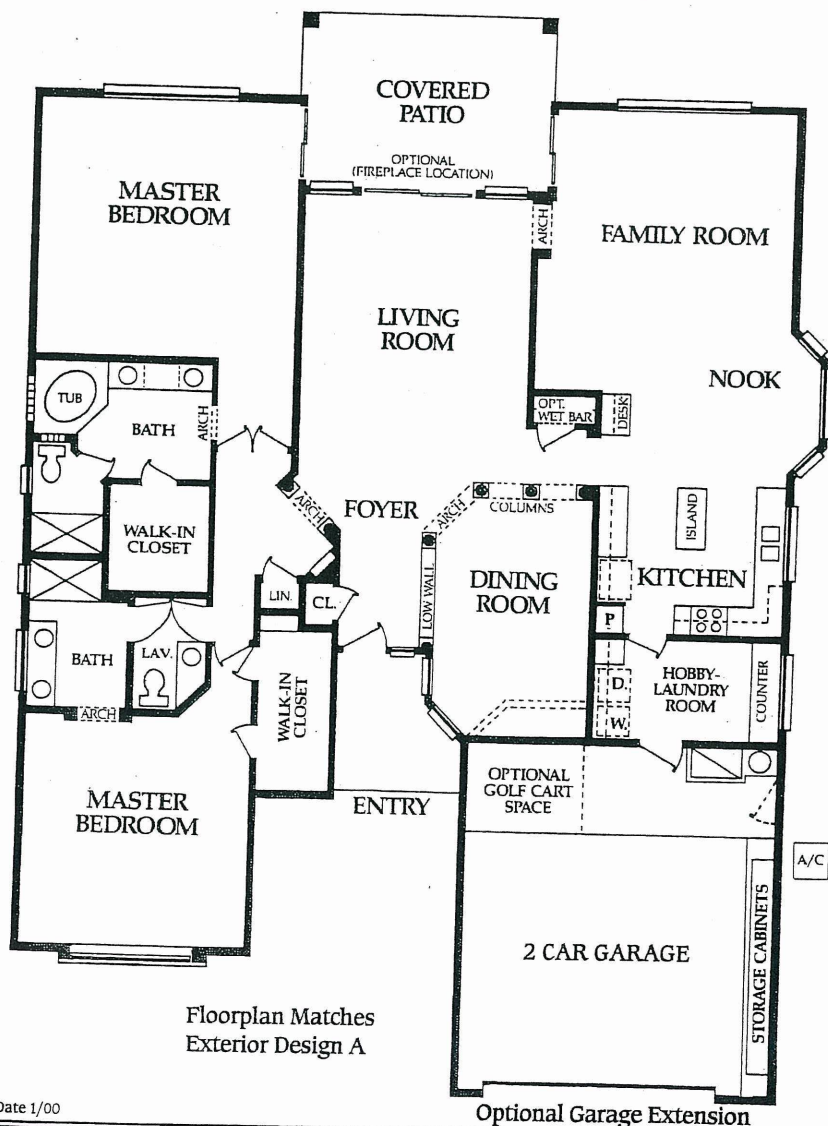
- Built-in Kitchen Desk
- Bay Window in Breakfast Nook
- Kitchen Island
- Built-in Microwave
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

The Estancia - Plan 2422



Exterior Design-C

2 Master Suites, 2 Baths, 2420 Livable Sq. Ft.



Exterior Design-A

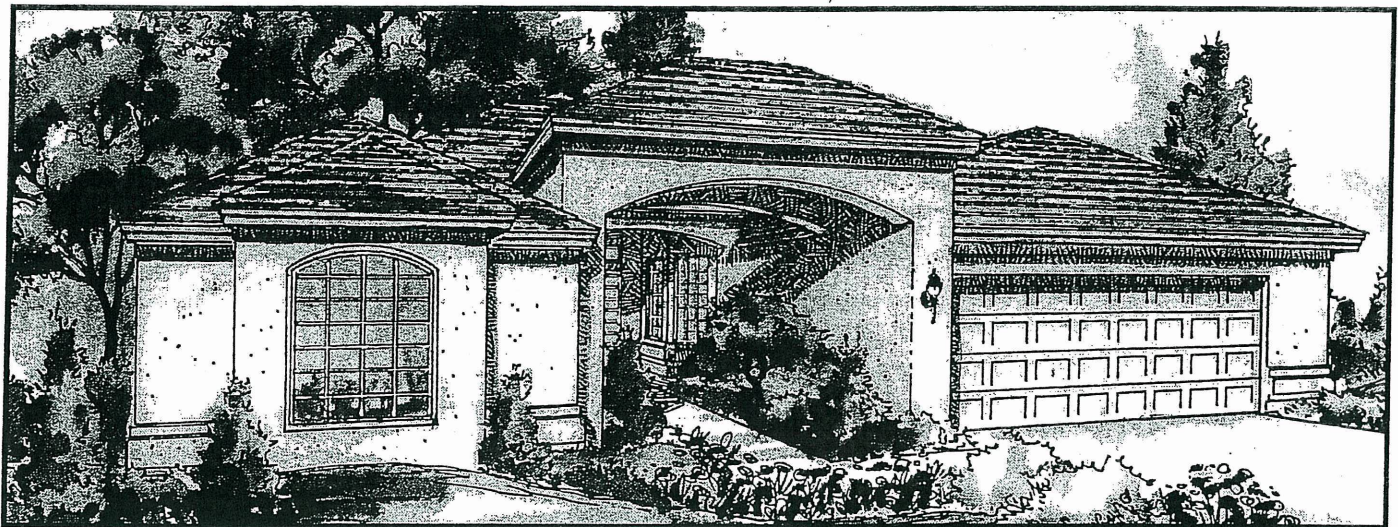


Exterior Design-B

Special Features:

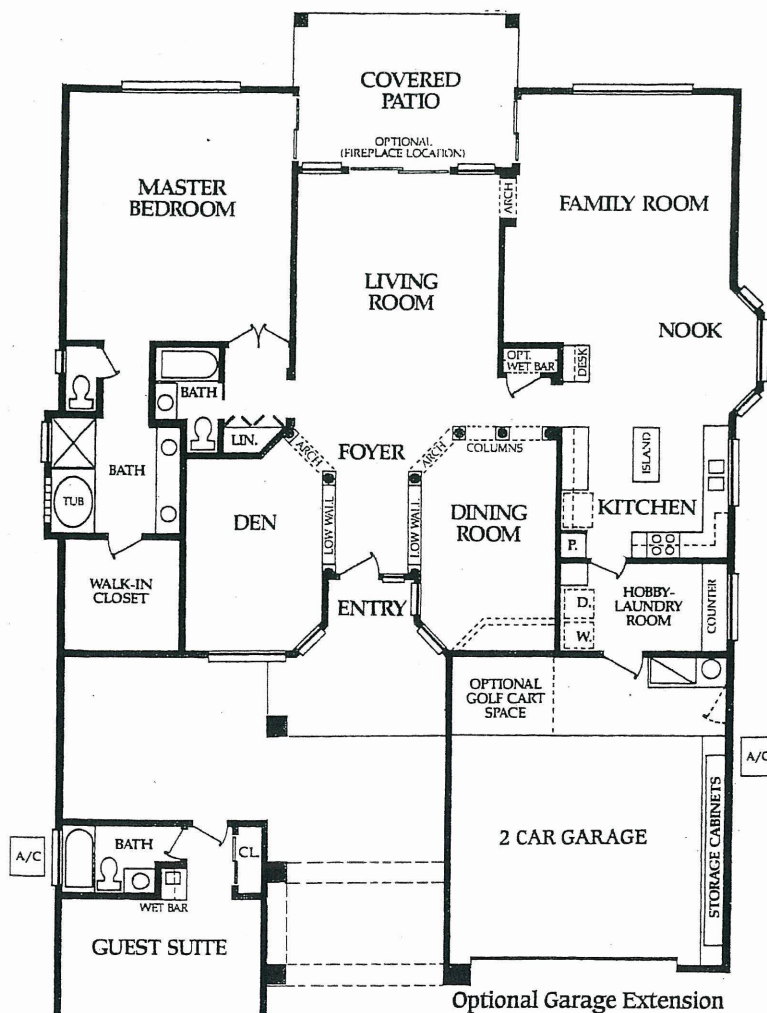
- Built-in Kitchen Desk
- Bay Window in Breakfast Nook
- Kitchen Island
- Built-in Microwave
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

The Estancia - Plan 2440



Exterior Design-C

1 Bedroom, Den, 2 Baths, Separate Guest Suite w/Full Bath, 2437 Livable Sq. Ft.



Floorplan Matches
Exterior Design A



Exterior Design-A

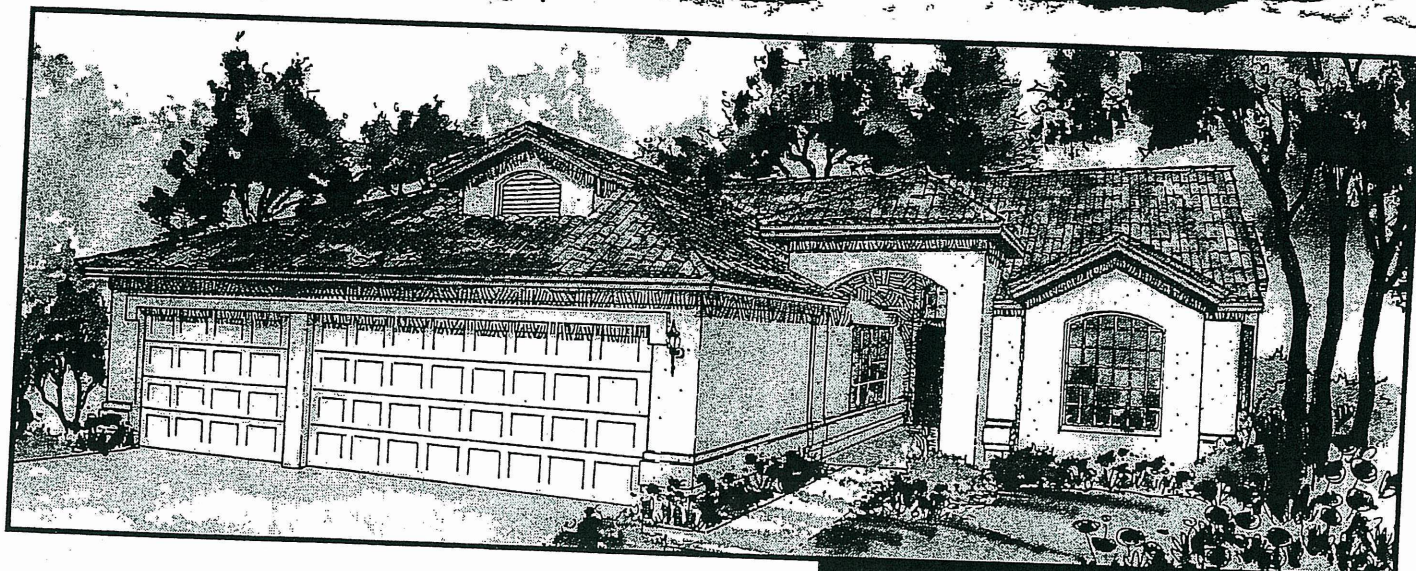


Exterior Design-B

Special Features:

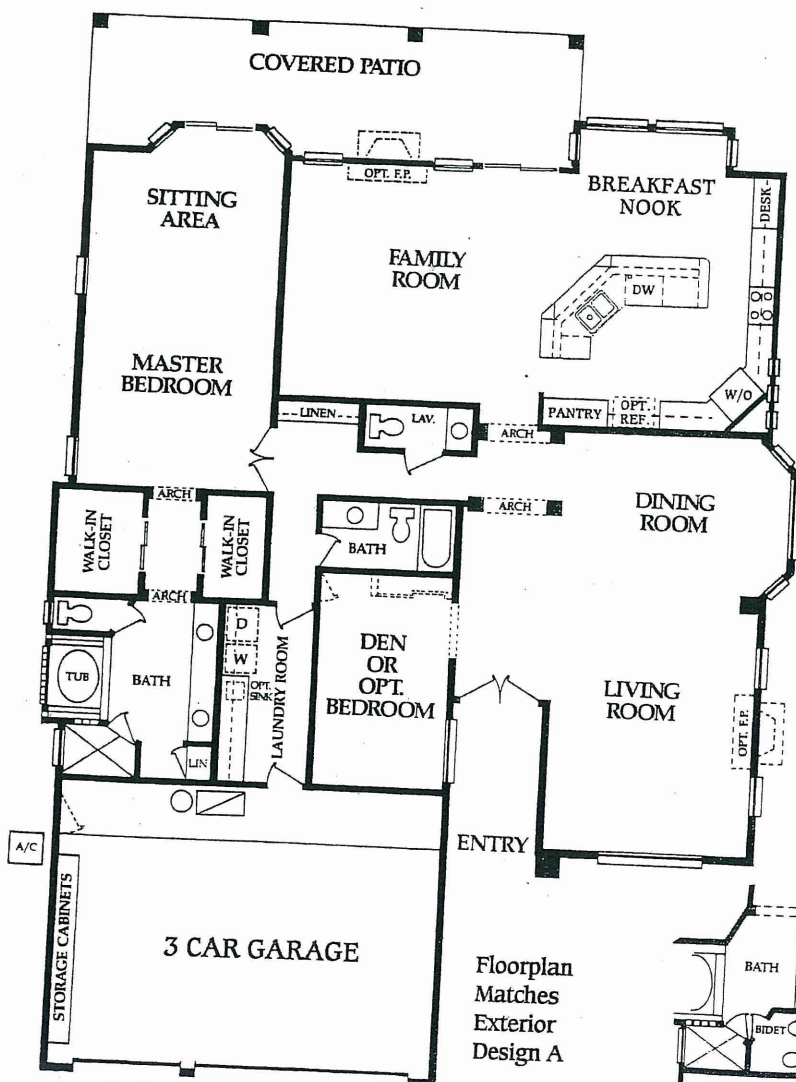
- Built-in Kitchen Desk
- Bay Window in Breakfast Nook
- Kitchen Island
- Built-in Microwave
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

The Marbella - Plan 2611

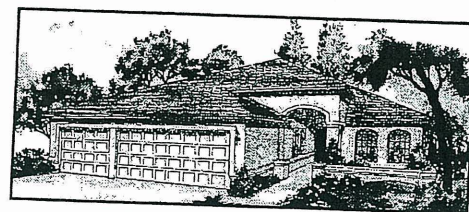


Exterior Design-B

1 Bedroom, Den (Optional 2nd Bedroom), 2-1/2 Baths, 2606 Livable Sq. Ft.



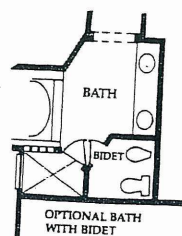
Exterior Design-A



Exterior Design-C

Special Features:

- Bay Windows in Breakfast Nook & Dining Room
- Built-in Kitchen Desk
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Hallway Cabinets
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage



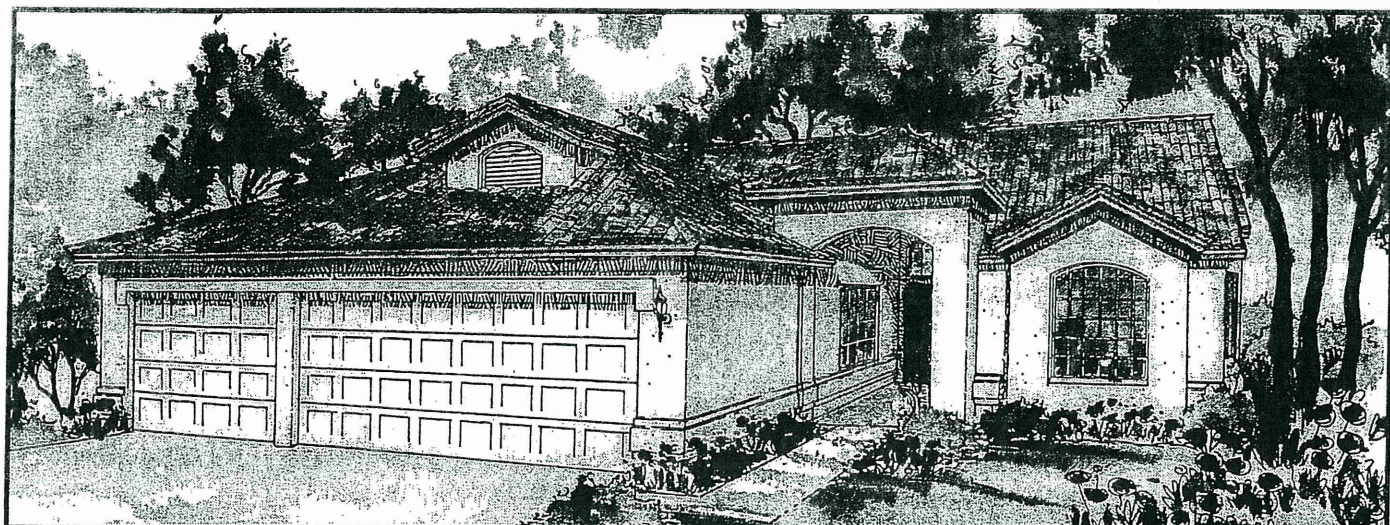
OPTIONAL BATH WITH BIDET

Effective Date 1/00

Optional Garage Extension

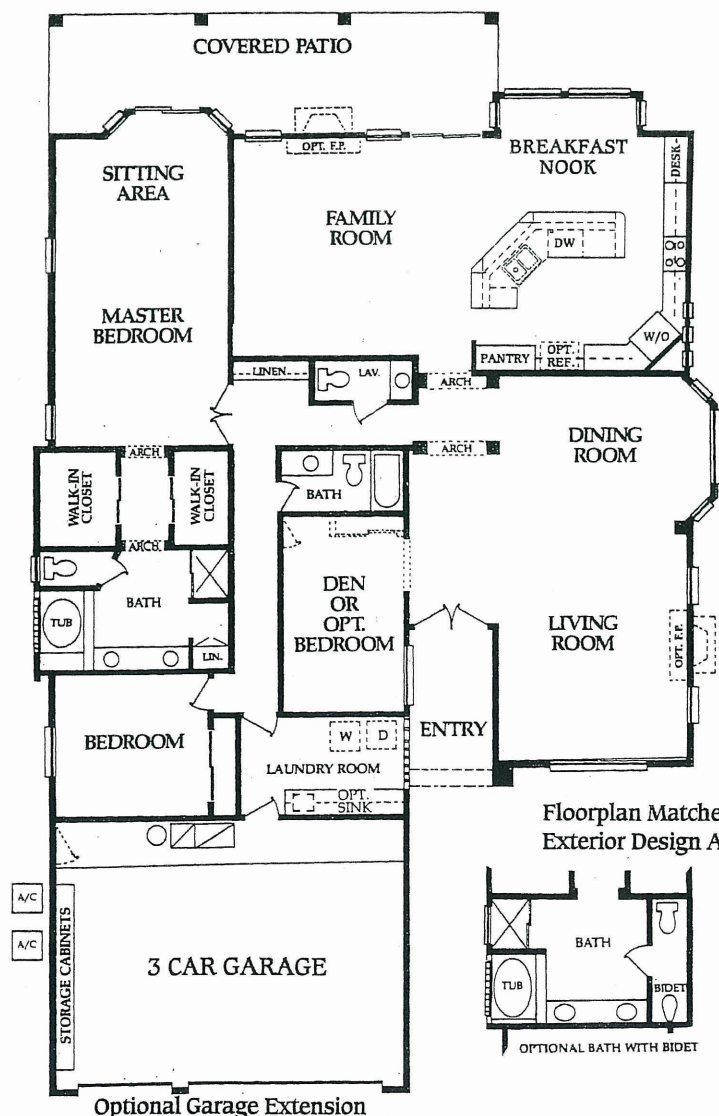
Ceiling Heights/Vaulted Ceilings Will Vary Per Room, Per Exterior Design. See Your New Home Consultant.

The Marbella - Plan 2841



Exterior Design-B

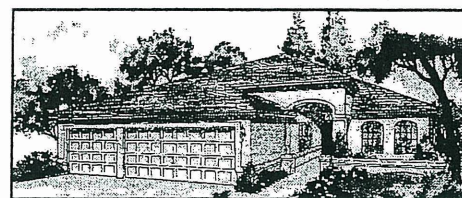
2 Bedrooms, Den (Optional 3rd Bedroom), 2-1/2 Baths, 2838 Livable Sq. Ft.



Floorplan Matches Exterior Design A



Exterior Design-A



Exterior Design-C

Special Features:

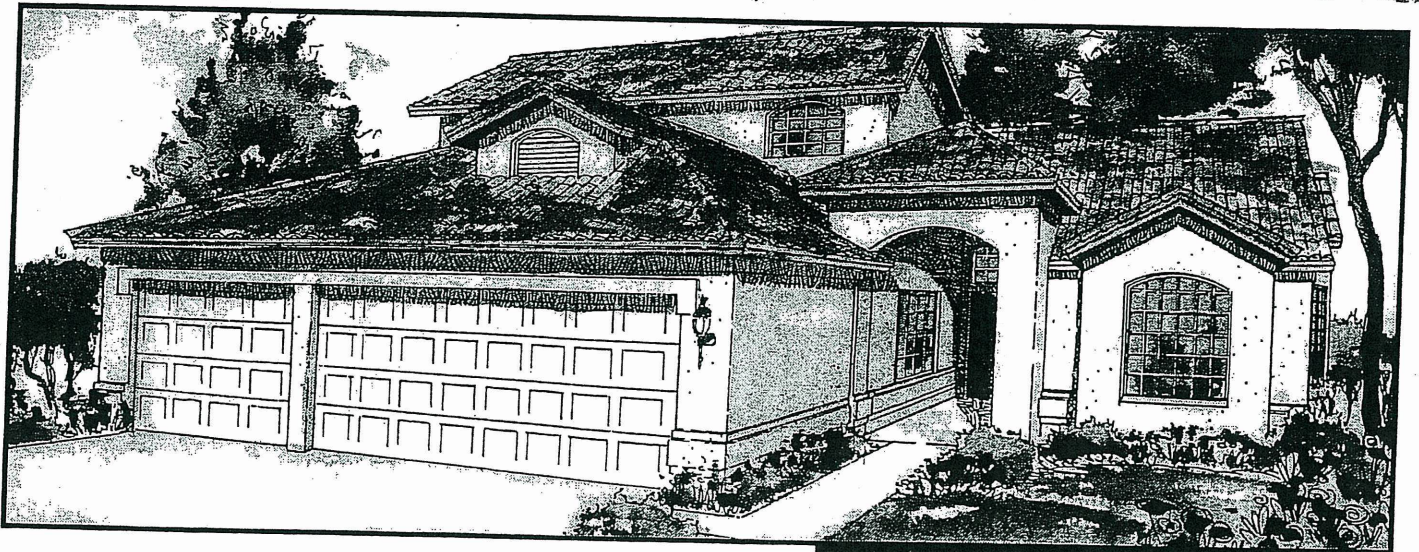
- Bay Windows in Breakfast Nook & Dining Room
- Built-in Kitchen Desk
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Hallway Cabinets
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

Ceiling Heights/Vaulted Ceilings Will Vary Per Room, Per Exterior Design. See Your New Home Consultant.

Glass Block Window in Laundry Room Not Shown On Exterior Design.

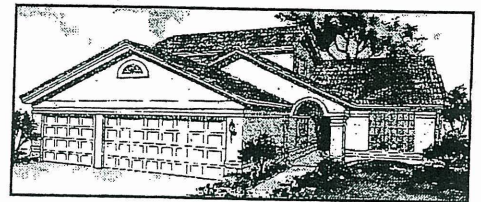
The Luxury Series

The Marbella - Plan 3181

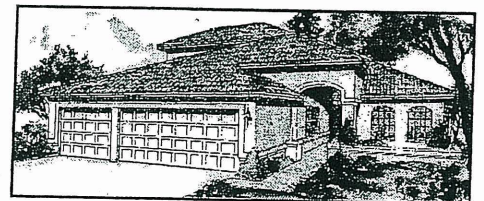


Exterior Design-B

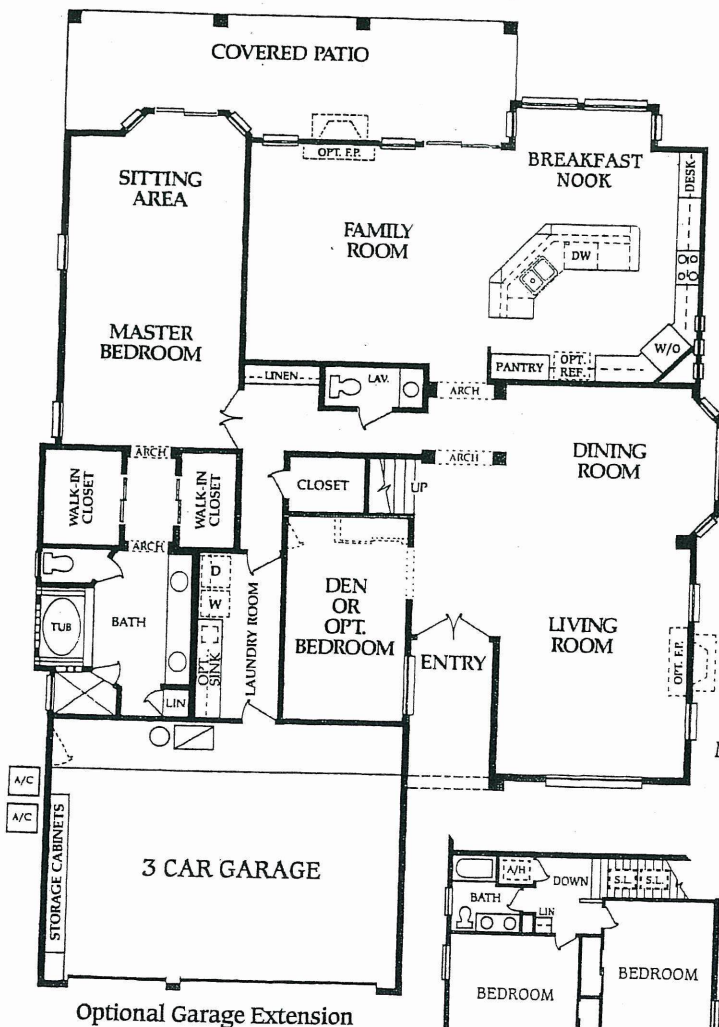
Two Story, 3 Bedrooms, Den (Optional 4th Bedroom), 2-1/2 Baths, 3176 Livable Sq. Ft.



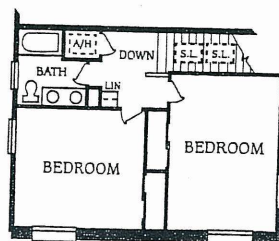
Exterior Design-A



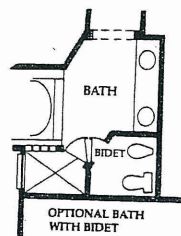
Exterior Design-C



Floorplan
Matches Exterior
Design A



EXTERIOR DESIGN B ONLY



OPTIONAL BATH
WITH BIDET

Special Features:

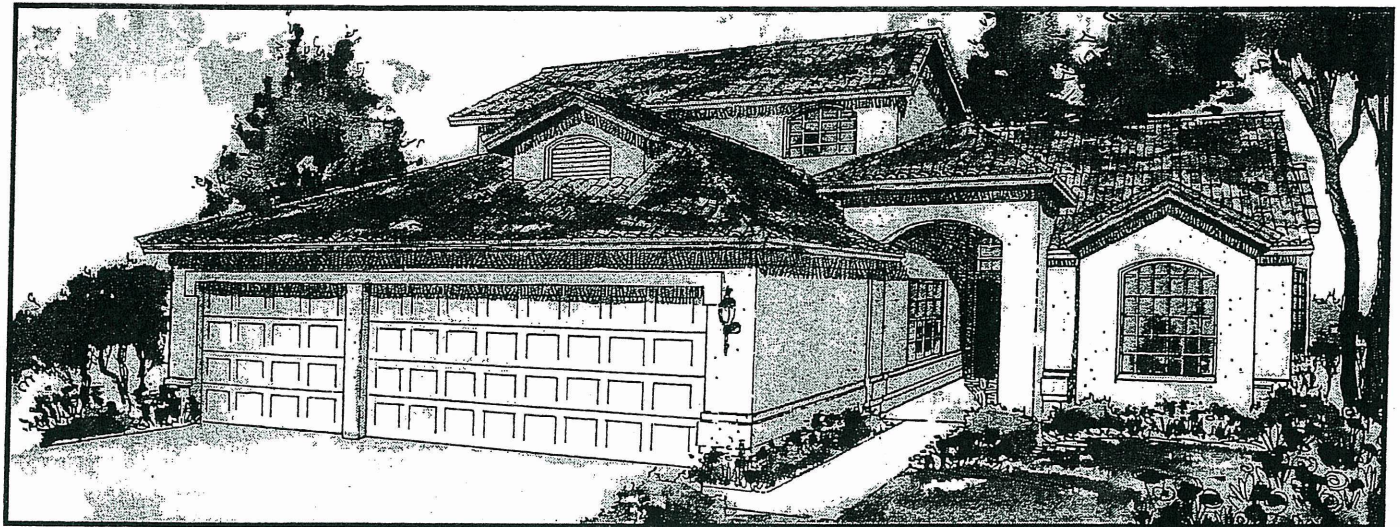
- Bay Windows in Breakfast Nook & Dining Room
- Built-in Kitchen Desk
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Hallway Cabinets
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

Please Note That Upstairs Bedroom Windows Vary
Per Exterior Design. Frame Construction On Second Story.

Effective Date 1/00

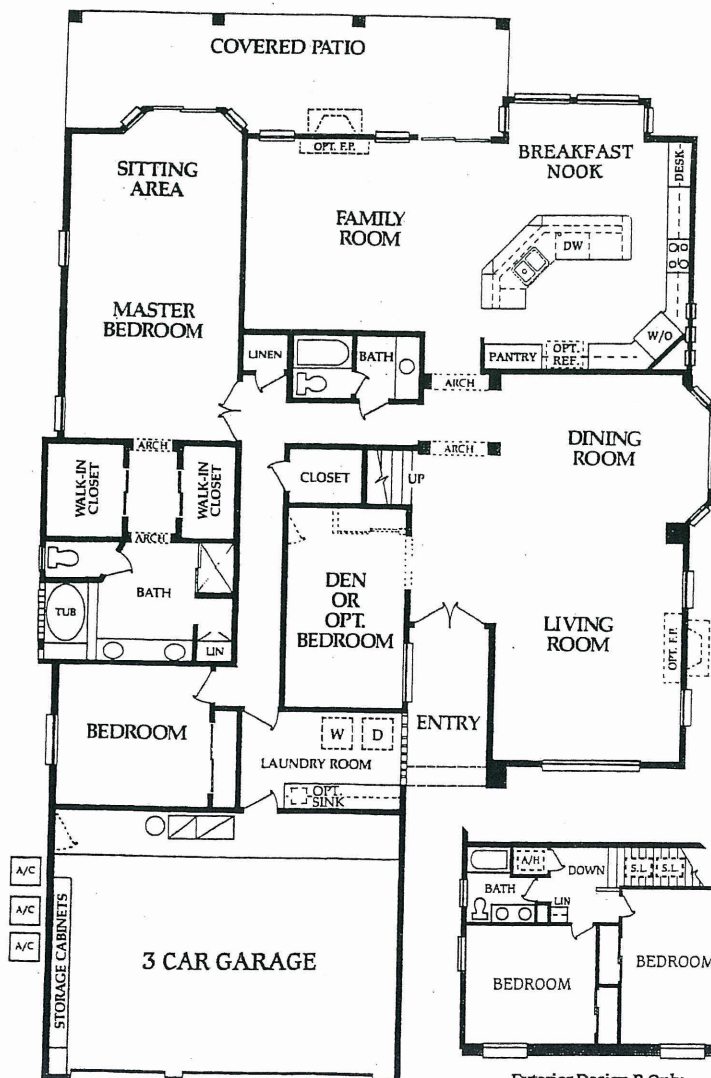
Ceiling Heights/Vaulted Ceilings Will Vary Per Room,
Per Exterior Design. See Your New Home Consultant.

The Marbella - Plan 3411

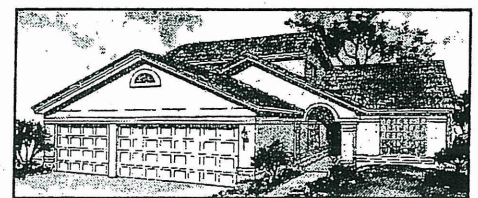


Exterior Design-B

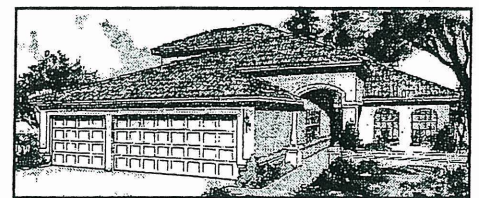
Two Story, 4 Bedrooms, Den (Optional 5th Bedroom), 3 Baths, 3408 Livable Sq. Ft.



Floorplan
Matches
Exterior
Design A



Exterior Design-A

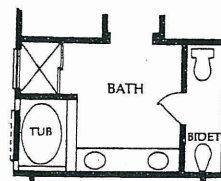


Exterior Design-C

Special Features:

- Bay Windows in Breakfast Nook & Dining Room
- Built-in Kitchen Desk
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Hallway Cabinets
- Glass Block Window in Master Bath
- Storage Cabinets in Laundry Room & Garage

Exterior Design A & C Only



OPTIONAL BATH WITH BIDET

Glass Block Window In
Laundry Room Not Shown
On Exterior Design.

Ceiling Heights/Vaulted Ceilings Will Vary Per Room, Per
Exterior Design. See Your New Home Consultant.

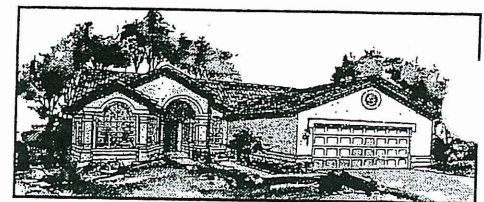
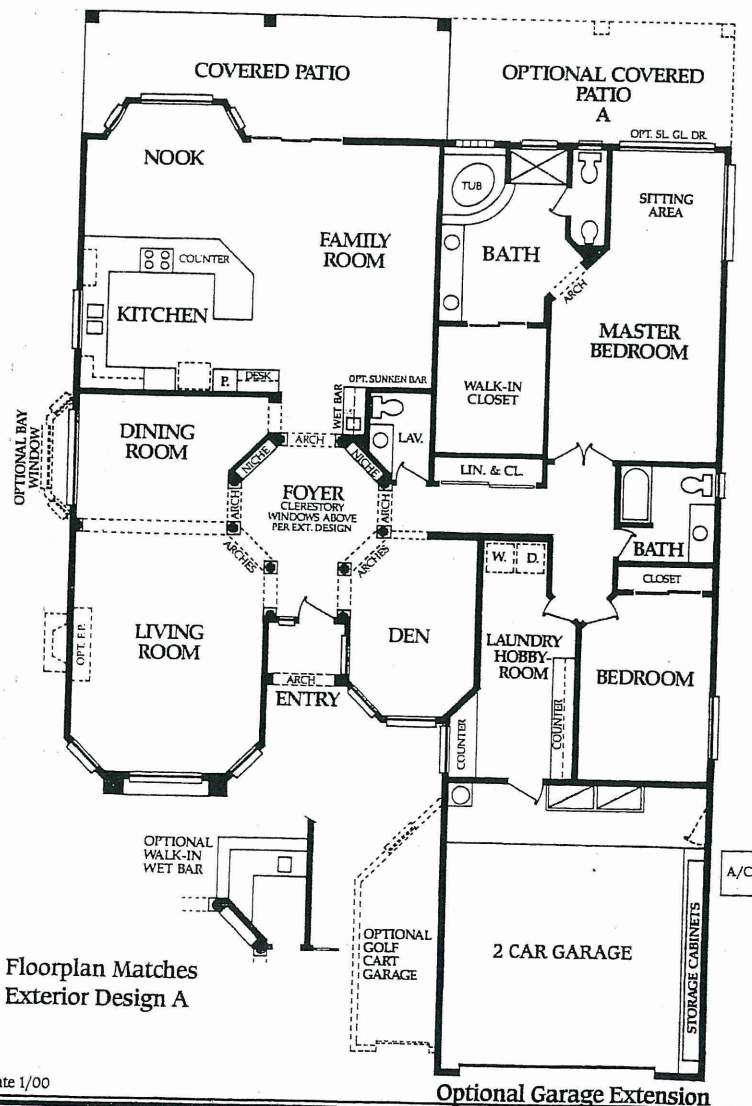
Please Note That Upstairs Bedroom Windows Vary Per
Exterior Design. Frame Construction On Second Story.

The Cambria - Plan 2690

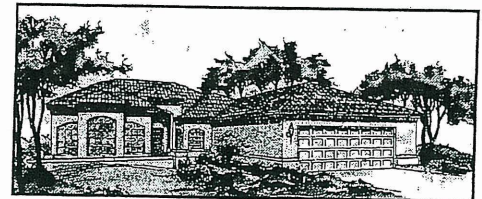


Exterior Design-B

2 Bedrooms, Den, 2-1/2 Baths, 2695 Livable Sq. Ft.



Exterior Design-A

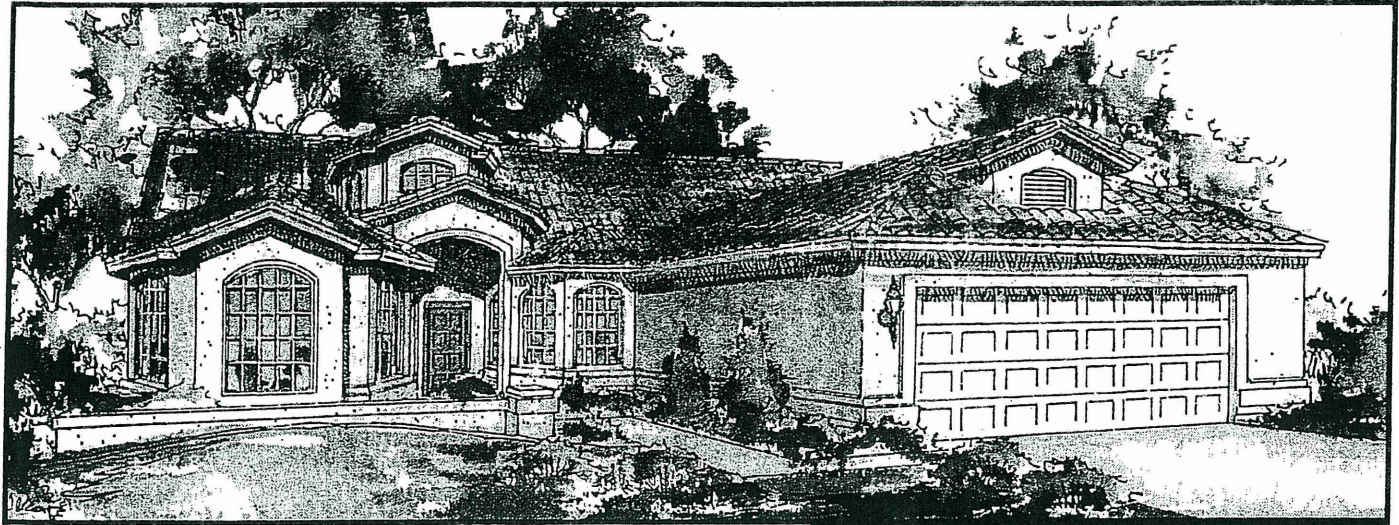


Exterior Design-C

Special Features:

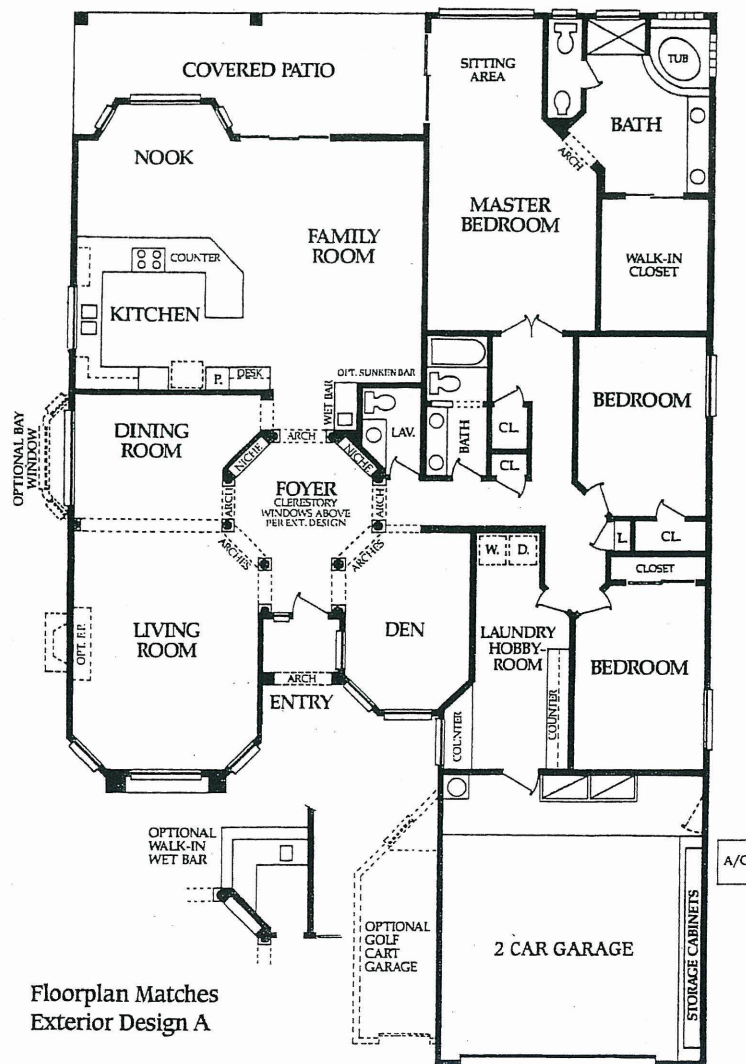
- Built-in Kitchen Desk
- Wet Bar
- Bay Window in Breakfast Nook
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Glass Block Window in Master Bath
- Bidet in Master Bath
- Storage Cabinets in Laundry Room & Garage

The Cambria - Plan 2930



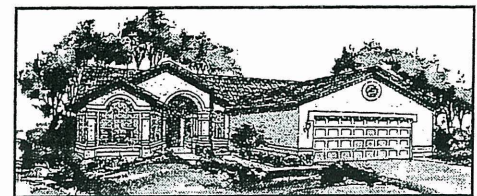
Exterior Design-B

3 Bedrooms, Den, 2-1/2 Baths, 2935 Livable Sq. Ft.

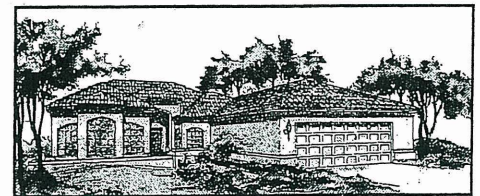


Floorplan Matches
Exterior Design A

Optional Garage Extension



Exterior Design-A

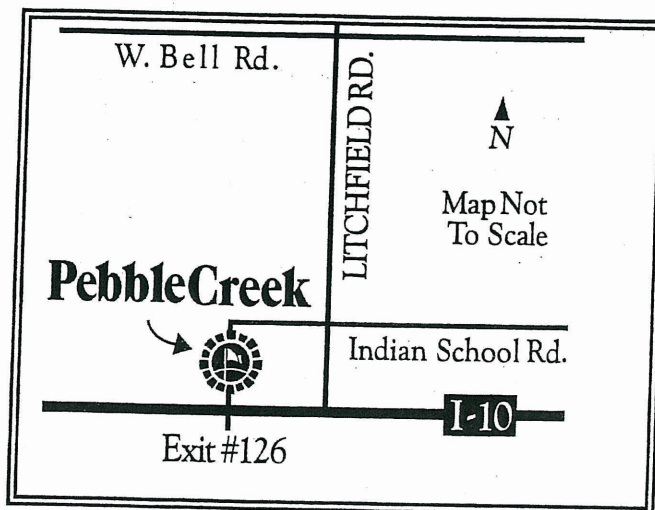


Exterior Design-C

Special Features:

- Built-in Kitchen Desk
- Wet Bar
- Bay Window in Breakfast Nook
- Breakfast Bar
- Built-in Microwave
- Downdraft Cooking Ventilation
- Glass Block Window in Master Bath
- Bidet in Master Bath
- Storage Cabinets in Laundry Room & Garage

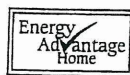
Robson Communities has the stability of active family leadership backed by a team of hand-picked professionals specializing in the multifaceted aspects of both housing and resort lifestyle design. Distinctive neighborhoods of fine homes, regal clubhouses, golf courses, commercial construction and amenity development are all produced by the same construction expertise. The professional consistency provided by Robson Communities assures you of a master-planned community that retains a continuing high level of beauty and quality as it maintains its record growth levels.



The Model Village is open daily 9-6.
West on I-10 to PebbleCreek Parkway (Exit #126).

1-800-795-4663 or 1-623-935-6700
3639 Clubhouse Drive
Goodyear, Arizona 85338

Visit our Internet address: www.robson.com
E-mail us at: pebblecreek@robson.com



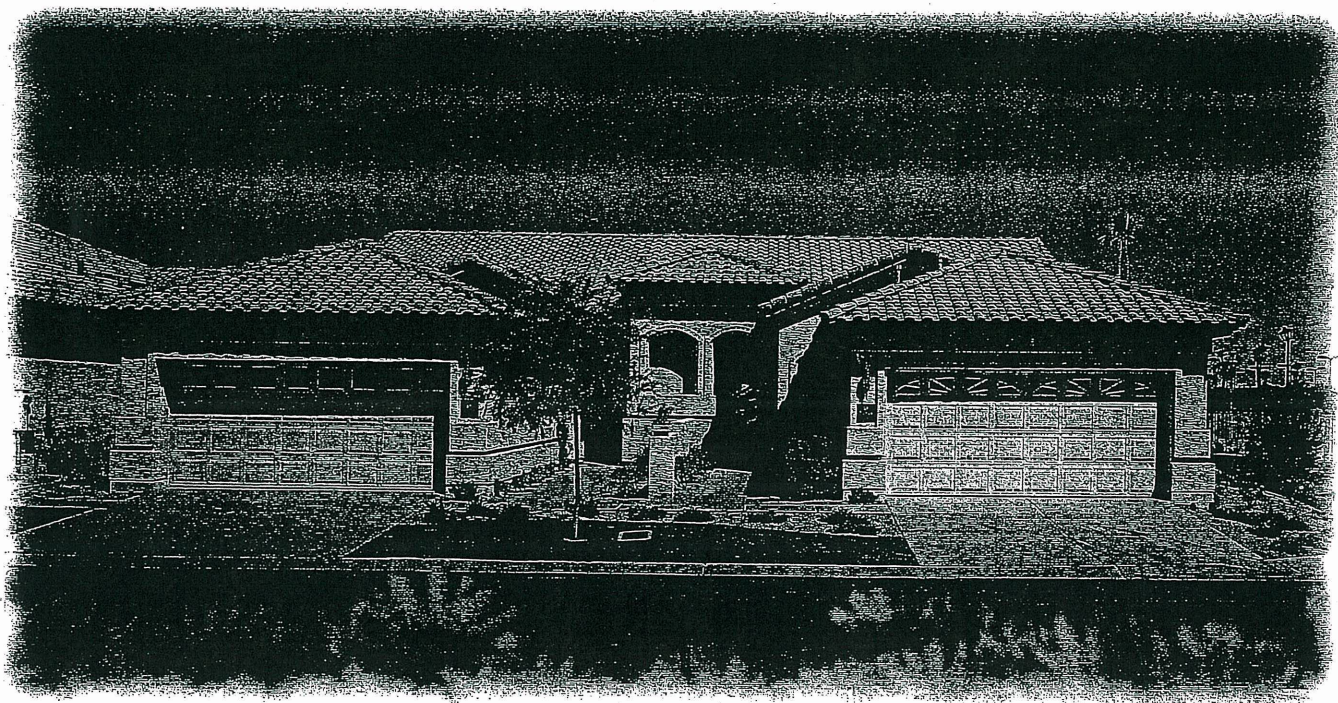
*We reserve the right to discontinue or change specifications of designs at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant. Illustrations are artist's conceptions and are not intended to show specific detailing.

ABOUT OUR DECORATIONS...Our model homes have been professionally decorated for your convenience in viewing how furniture and accessories can be arranged. Among the decorator items are certain floor coverings, wallpaper, draperies and shutters, furniture, mirrors, pictures and accessories which are not included in the cost of the home. Landscaping and certain outdoor additions are also excluded. Please ask your New Home Consultant if you have any questions about decorator items.

*The housing at any Robson Community is intended for occupancy by at least one person 55 years of age or older per unit, although the occupants of a limited number of the dwelling units may be younger. No one in permanent residence under 19 years of age. Effective date 1/00. PD 1/00 10M License #B-094029

ROBSON COMMUNITIES™

THE VILLA SERIES

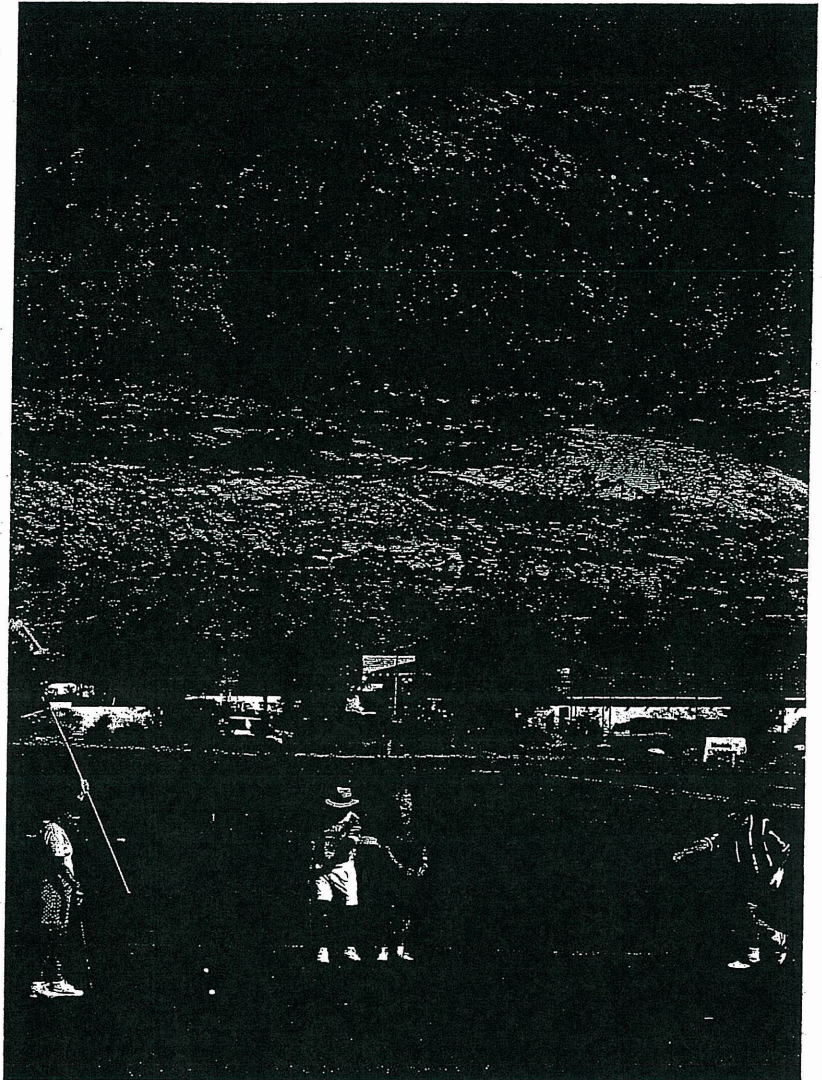


SaddleBrooke™
Resort Community

MASTER-PLANNED RESORT LIVING FOR ACTIVE ADULTS

Welcome To CAREFREE LIVING

SaddleBrooke's new Villa Home Series has been creatively designed to enhance your active adult lifestyle. Everything about the spectacular Villa Home Series, from an outstanding location near our new multi-million dollar MountainView Country Club to a carefree environment, is designed for your comfort and maximum enjoyment of SaddleBrooke's resort lifestyle.



As a SaddleBrooke Villa Homeowner Association member, the following services are provided for you.

- ◆ Landscape design, planting and maintenance.
- ◆ Building exterior maintenance.
- ◆ Roof maintenance and repair if needed.
- ◆ All common areas & street maintenance within the Villa Association.
- ◆ Building insurance. Additional policy required for personal property.

Services included in Villa's monthly community service fees. Subject to change without notice.

FEATURES INCLUDED IN THE VILLA SERIES

DISTINCTIVE FEATURES

- ◆ Insulated Entry Doors
- ◆ Dual Pane Windows And Sliding Glass Doors (White, Bronze or Driftwood)
- ◆ Polished Brass Lever Door Hardware And Front Entry Pulls
- ◆ Dramatic Vaulted Ceilings (Per Plan)
- ◆ Finished Garage, Utility And Patio Ceilings
- ◆ Concrete Tile Roof
- ◆ Stucco Patio Columns

BATHROOM FEATURES

- ◆ Double Lavatories In Master Bath
- ◆ Single Lever Chrome Faucets
- ◆ Cultured Marble Vanity Tops With Integral Bowls And Backsplash
- ◆ White Elongated Water Closets
- ◆ Shower Enclosure In Master Bath (Per Plan)
- ◆ Ceramic Tile Tub And Shower Wainscots
- ◆ Decorator Light Fixtures
- ◆ Washerless Faucets

KITCHEN FEATURES

- ◆ Energy Saving Dishwasher
- ◆ Electric Range And Self-Cleaning Oven
- ◆ Garbage Disposal
- ◆ Stainless Steel Kitchen Sink
- ◆ Laminate Kitchen Countertops
- ◆ Water Line To Refrigerator (Customer To Connect)

FLOORING FEATURES

- ◆ No-Wax Sheet Vinyl Flooring In Kitchen, Baths And Utility Room
- ◆ Choice Of Wall-To-Wall Carpet Color In Remainder Of Home

GARAGE FEATURES

- ◆ Vented 2 Car Garage
- ◆ Exterior Carriage Light (Mounted On Interior Side Only)
- ◆ Raised Panel Steel Insulated Garage Door
- ◆ Automatic Garage Door Opener

MISCELLANEOUS FEATURES

- ◆ Rapid Recovery 50 Gallon Water Heater
- ◆ Washer/Dryer Area With Drain
- ◆ Underground Utilities
- ◆ 3 Exterior Hose Bibs
- ◆ Smoke Detectors
- ◆ Pre-Wired For Cable Television
- ◆ Pre-Wired For Telephone Outlets
- ◆ Copper Wiring To Lighting And Electrical Outlets Except Air Conditioner, Range And Dryer
- ◆ GFI Protected Weatherproof Exterior And Bath Outlets
- ◆ 220 Volt Hook-Up And Vent For Dryer
- ◆ Deadbolt Locks On Exterior Doors
- ◆ Five Year Termite Warranty
- ◆ Common Wall - See New Home Consultant For Details

ENERGY SAVING FEATURES

- ◆ Energy Efficient Natural Gas
- ◆ Dual Pane Windows
- ◆ High Efficiency Central Gas Heating & Energy Efficient Electric Air Conditioning
- ◆ R-30 Ceiling Insulation
- ◆ Covered Patio
- ◆ Weather Stripped Exterior Doors And Windows
- ◆ Ridge Vents (Per Plan)
- ◆ 2 X 4 Frame With R-13 Batt Insulation
- ◆ Frame And Stucco Construction

Notice: Ceiling heights will vary per room, per exterior design.
Check with your New Home Consultant.



*We reserve the right to discontinue or change specifications of designs at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant. Illustrations are artist's conceptions and are not intended to show specific detailing.

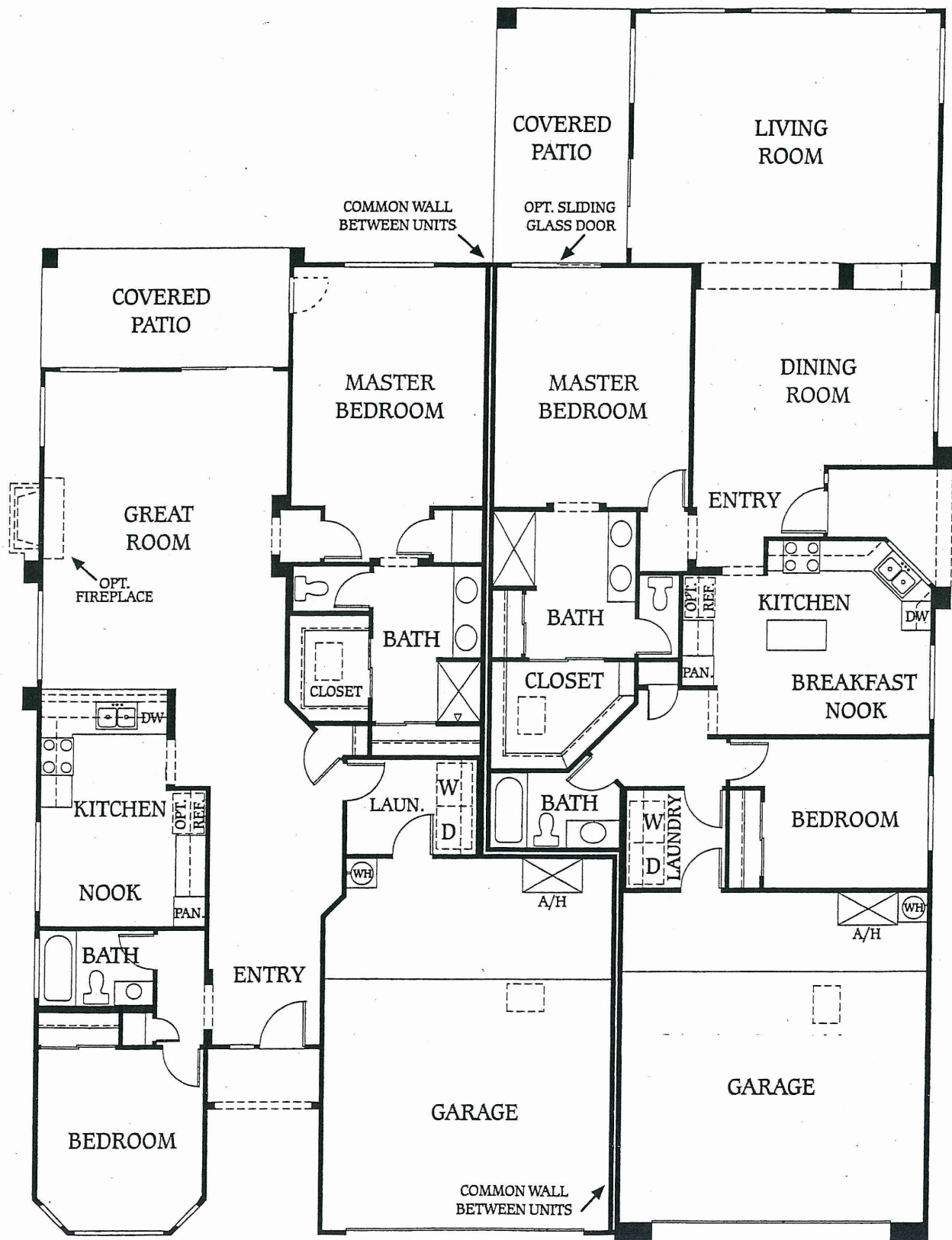
ABOUT OUR DECORATIONS...Our model homes have been professionally decorated for your convenience in viewing how furniture and accessories can be arranged. Among the decorator items are certain light fixtures, floor coverings, wallpaper, draperies and shutters, furniture, mirrors, pictures and accessories which are not included in the cost of the home. Landscaping and certain outdoor additions are also excluded. Please ask your New Home Consultant if you have any questions about decorator items. Effective date 5/00

The Monaco-#1466

2 Bedrooms, 2 Baths, 2-Car Garage,
1,466 Square Feet

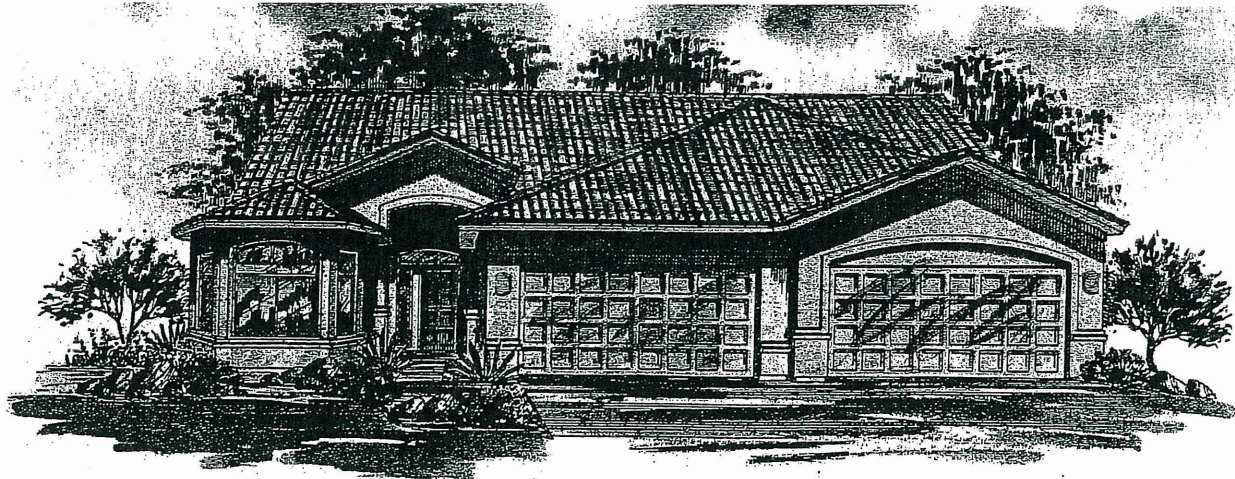
The Riviera-#1556

2 Bedrooms, 2 Baths, 2-Car Garage,
1,556 Square Feet

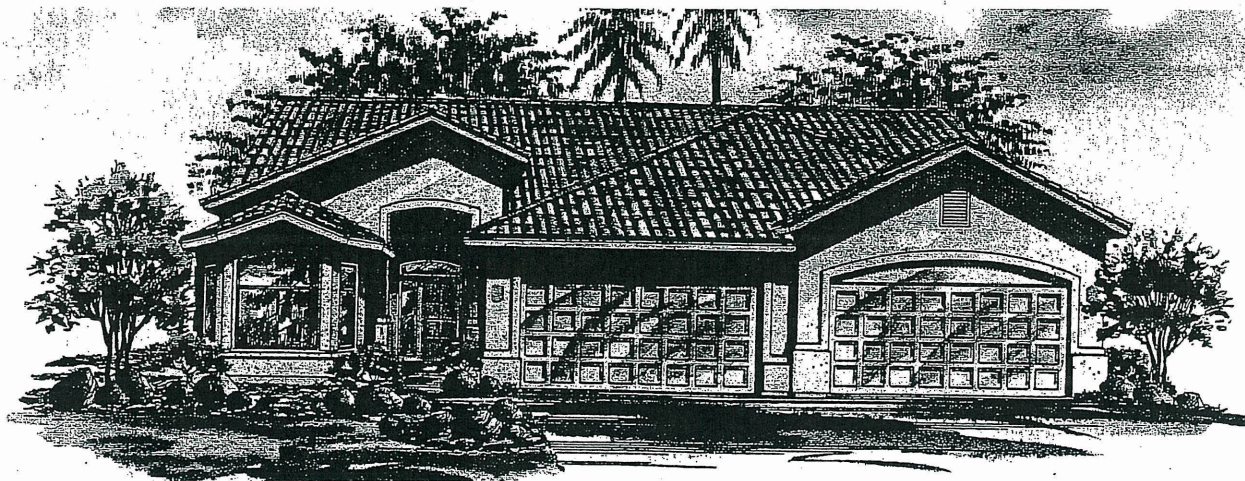


The Monaco & The Riviera

Exterior Designs

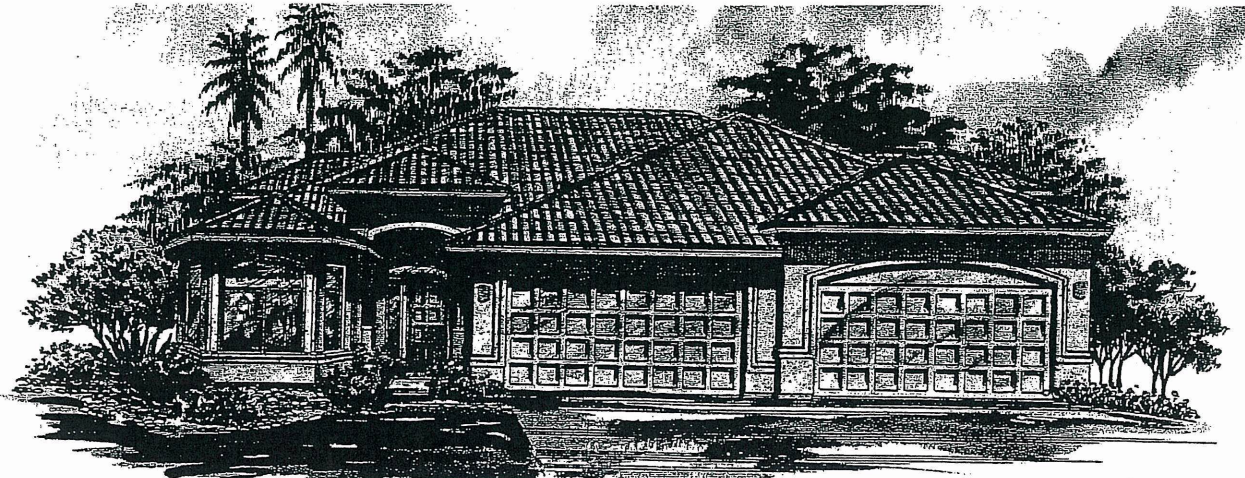


Exterior Design A - Front View



Exterior Design B - Front View

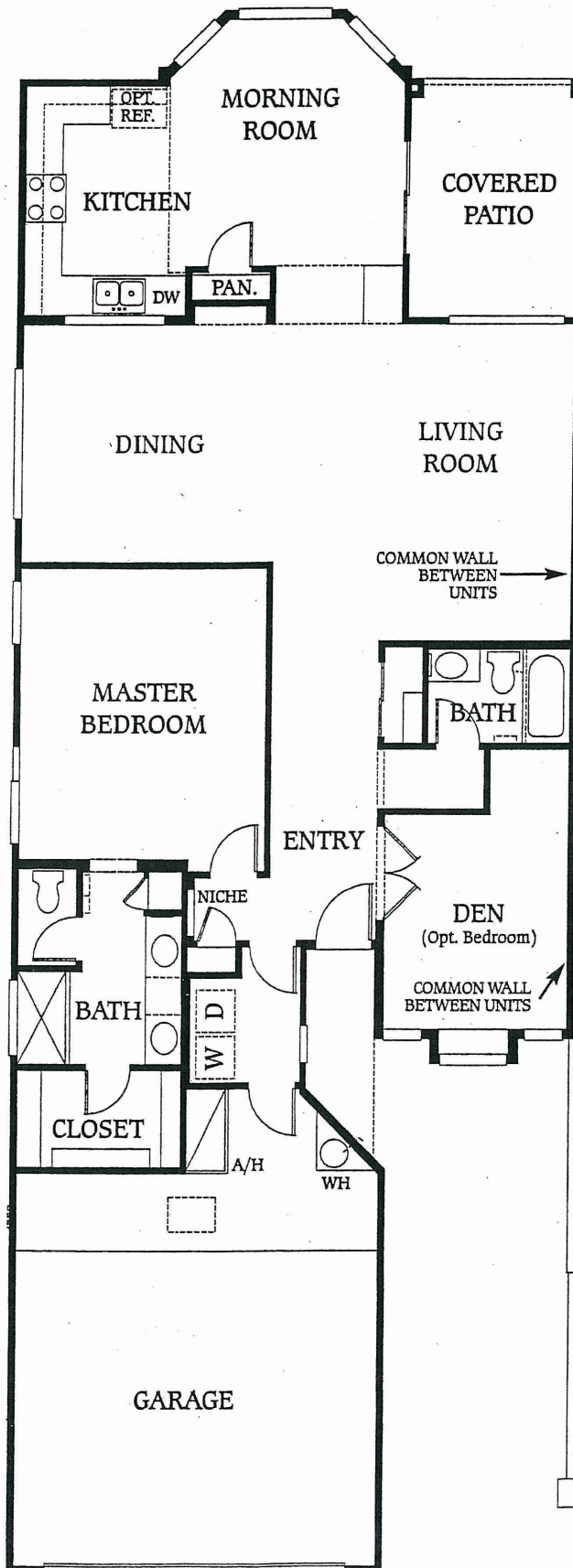
Roofline above the Monaco's bedroom & front entryway is actually lower than shown above.



Exterior Design C - Front View

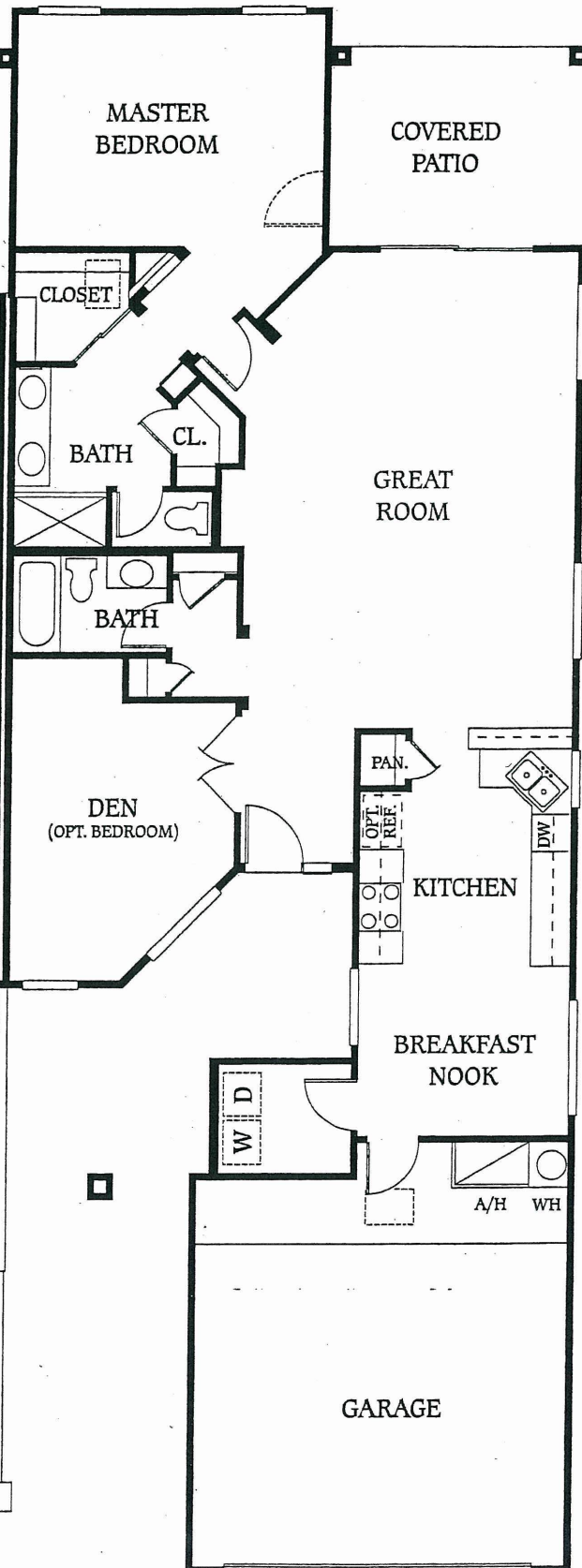
The Capri-#1525

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,525 Square Feet



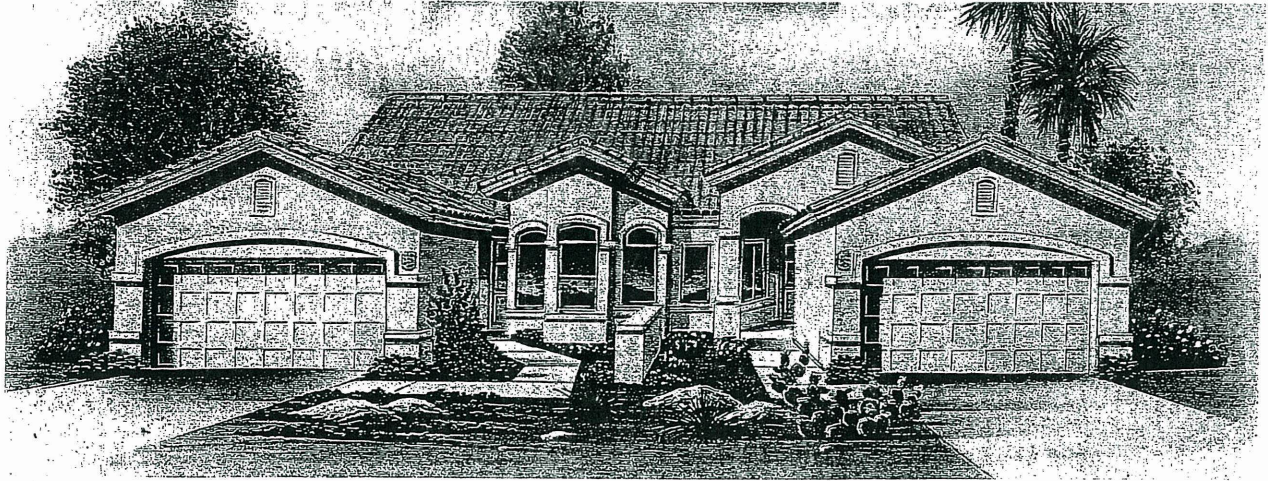
The San Remo-#1452

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,452 Square Feet

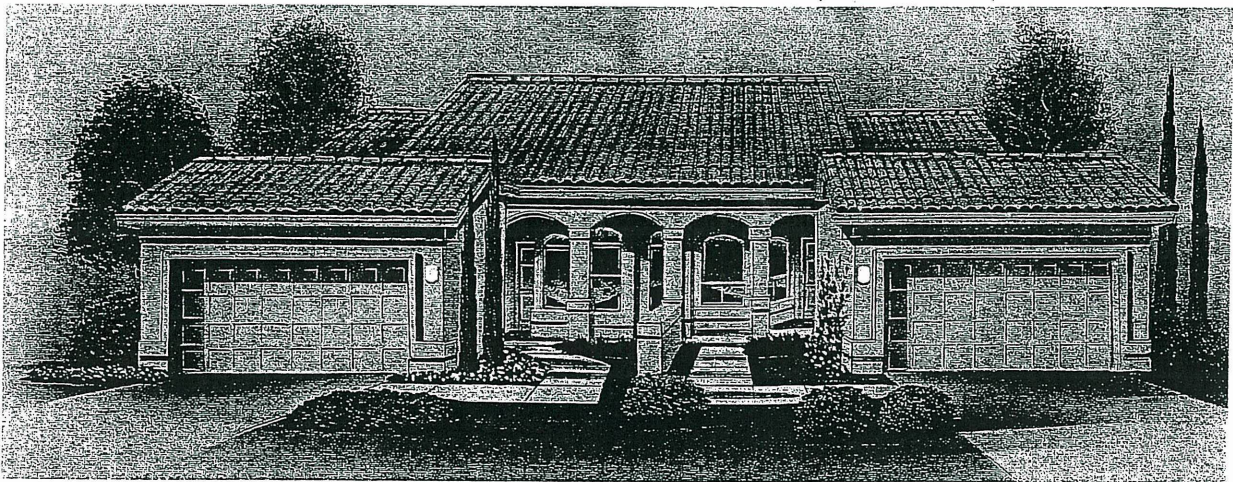


The Capri & The San Remo

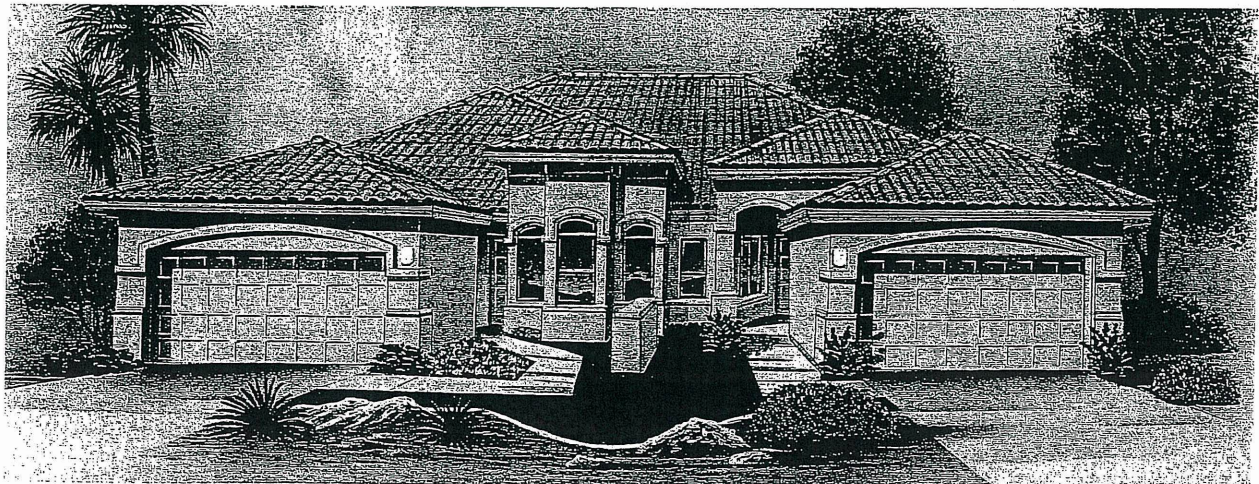
Exterior Designs



Exterior Design A - Front View



Exterior Design B - Front View



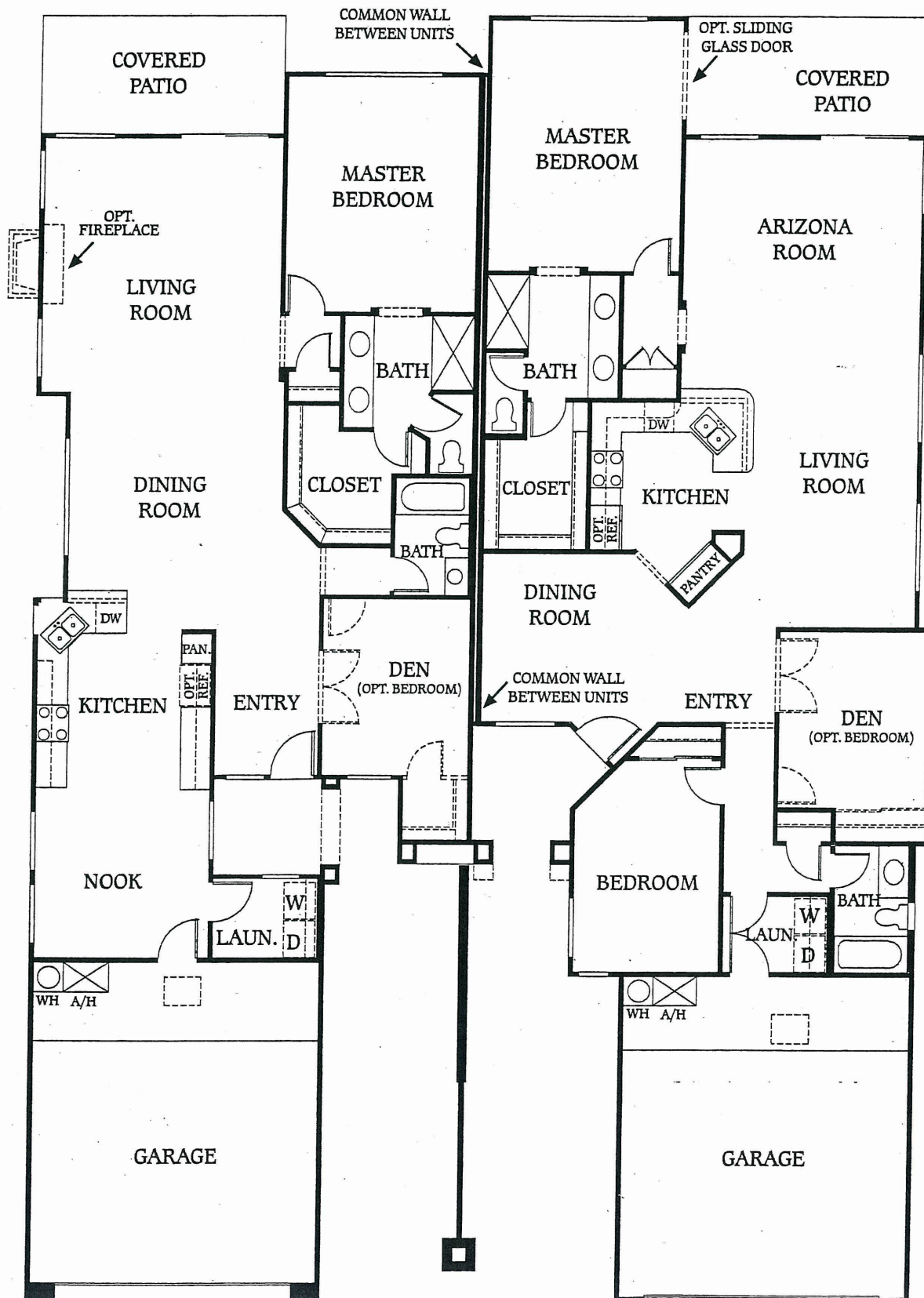
Exterior Design C - Front View

The Portofino-#1574

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,574 Square Feet

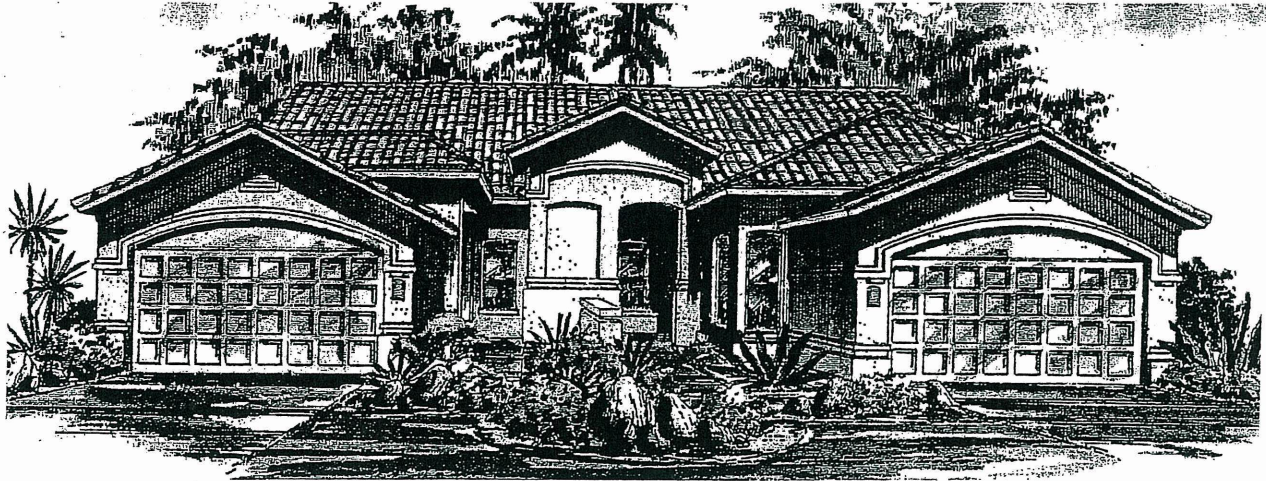
The Naples-#1724

2 Bedrooms, Den (Optional 3rd Bedroom),
2 Baths, 2-Car Garage, 1,724 Square Feet

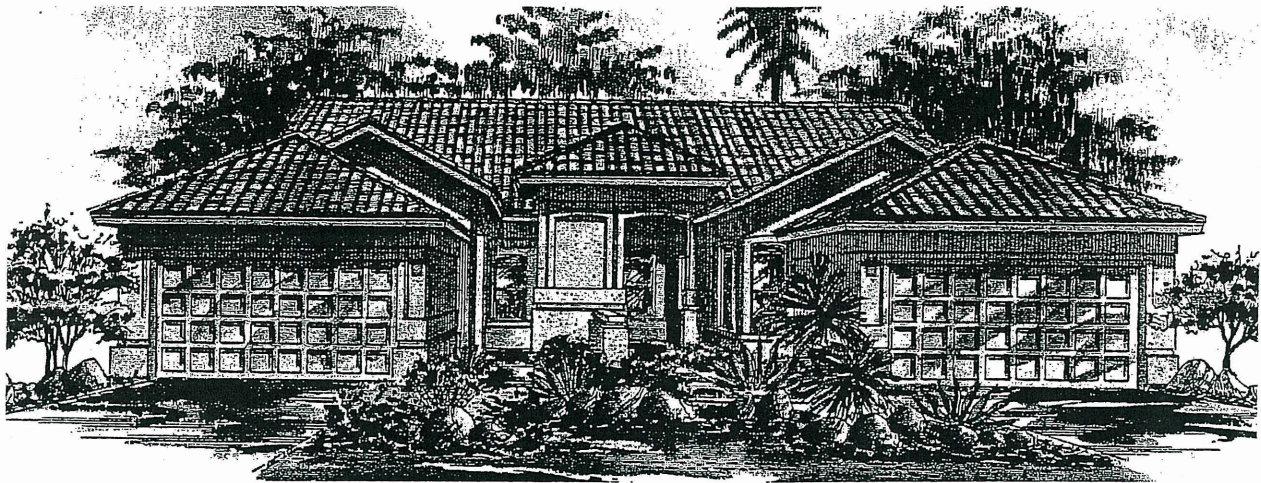


The Portofino & The Naples

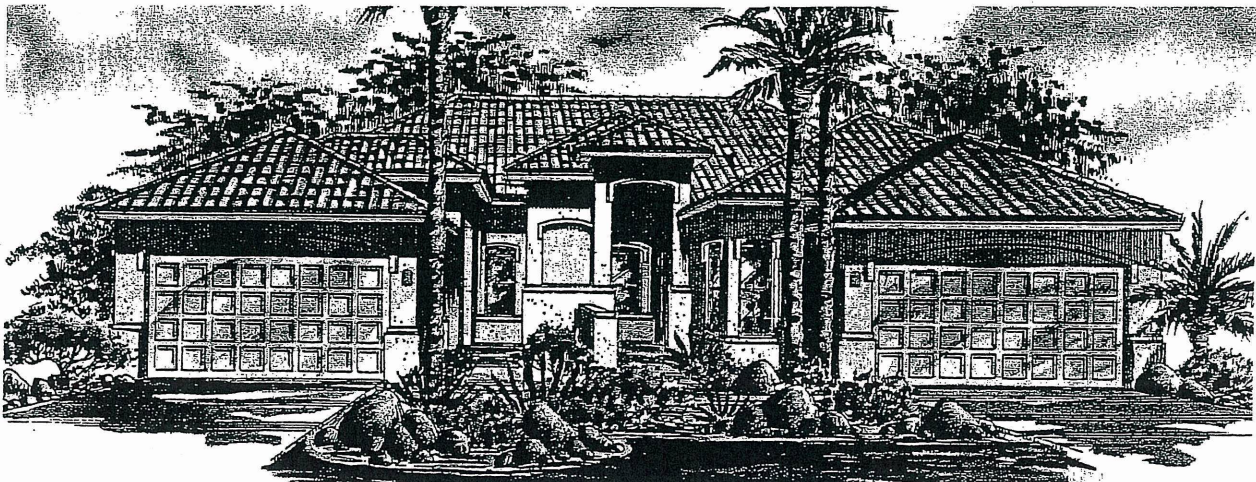
Exterior Designs



Exterior Design A - Front View



Exterior Design B - Front View



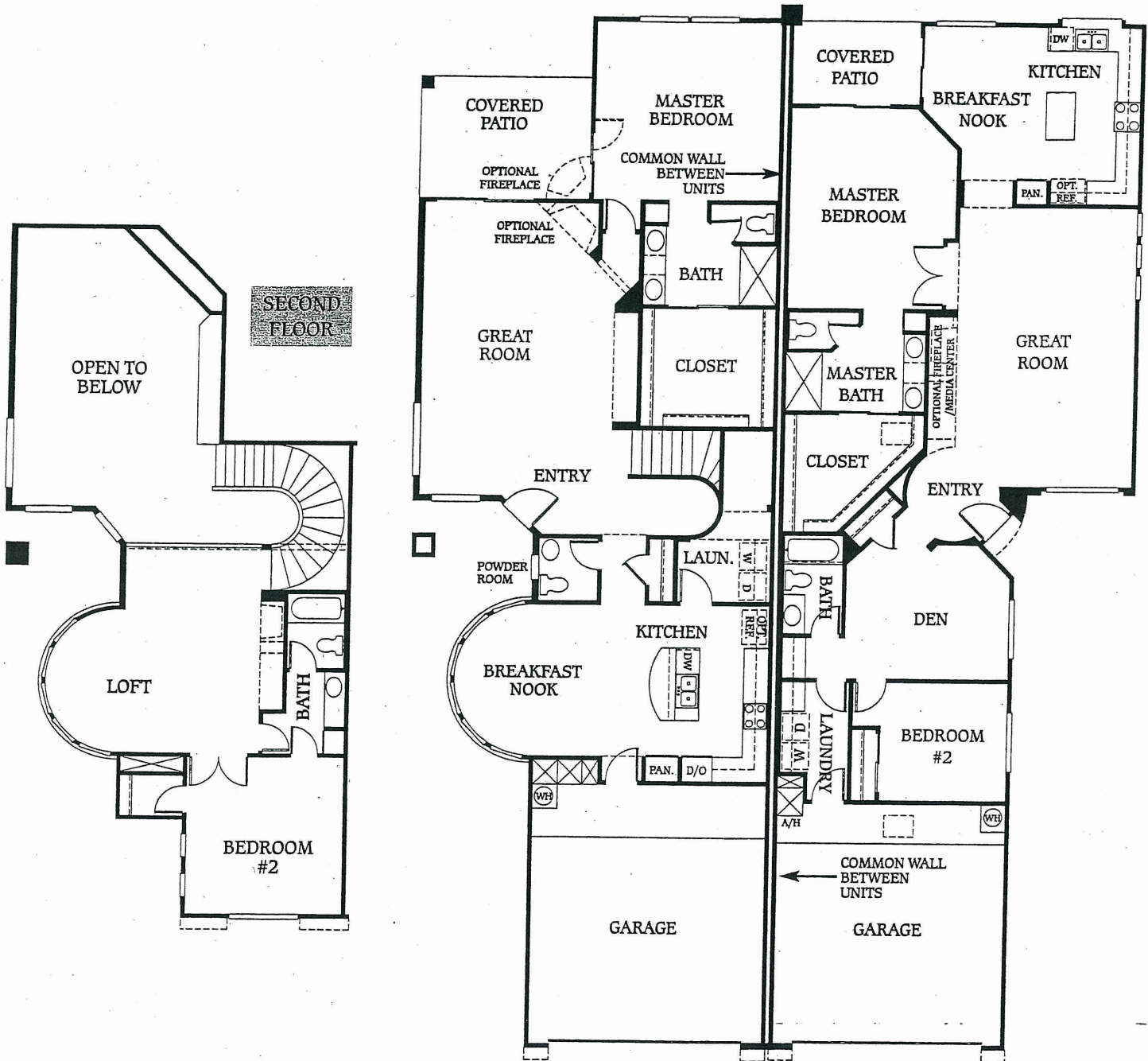
Exterior Design C - Front View

Preliminary

The St. Tropez-#2165 The Verona-#1635

2 Story, 2 Bedrooms, Loft, 2 1/2 Baths,
2-Car Garage, 2,165 Square Feet

2 Bedrooms, Den, 2 Baths,
2-Car Garage, 1,635 Square Feet



The St. Tropez #2165 and The Verona #1635 duplex can be built as:

- Verona #1635/Verona #1635
- St. Tropez #2165/Verona #1635 (*As featured above*)
- St. Tropez #2165/St. Tropez #2165

Floorplans not to scale • Effective date 5/00

Preliminary

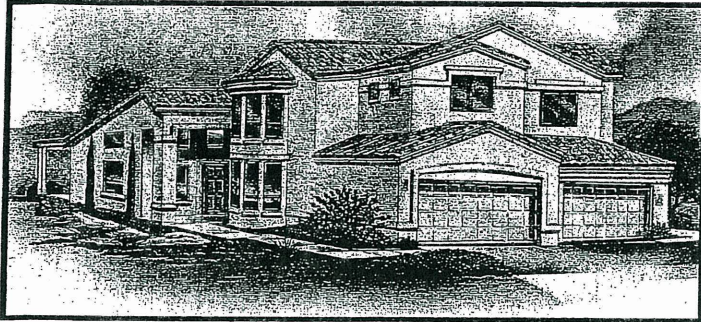
The St. Tropez & The Verona

Exterior Designs

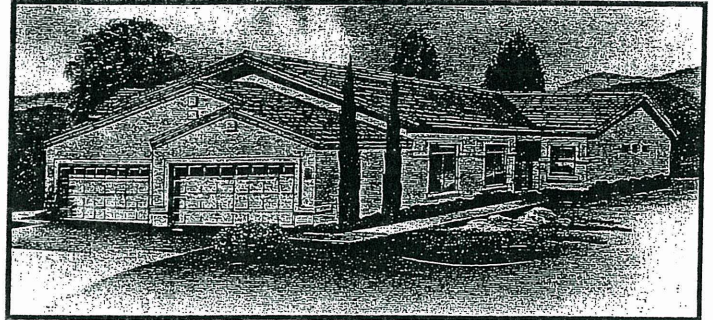
The St. Tropez Side View

The Verona Side View

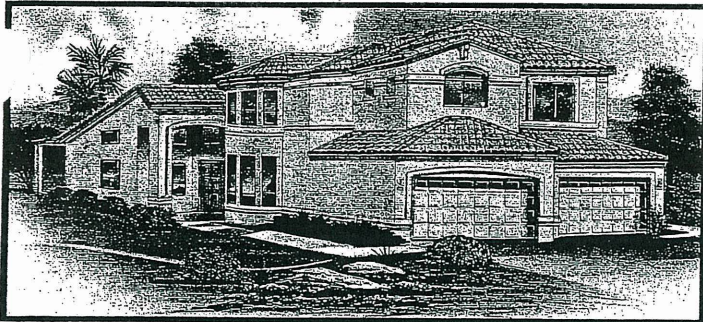
Exterior designs will change per plan selection and location - Check with your New Home Consultant



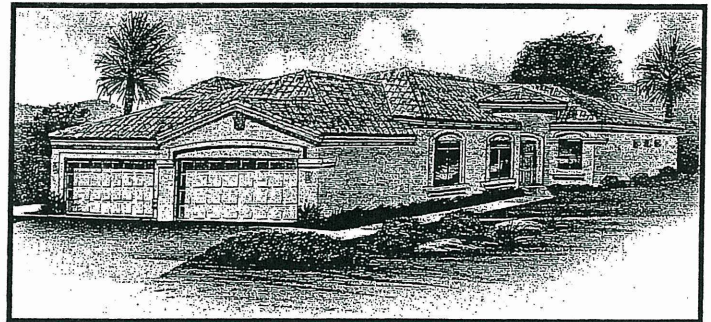
#2165/#2165 - Exterior Design A



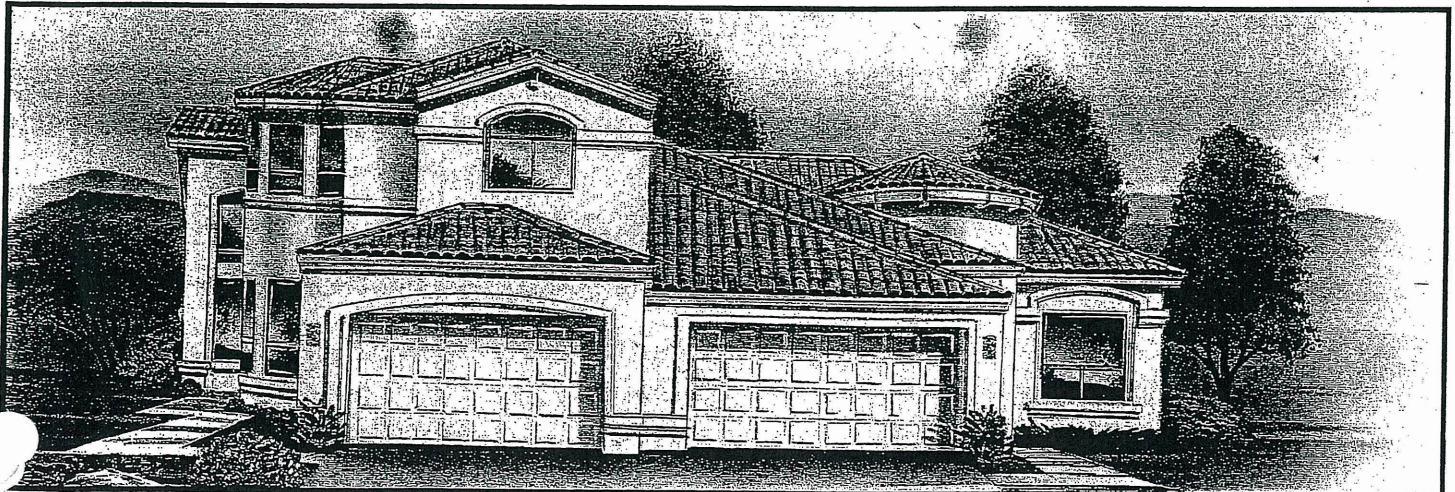
#1635/#1635 - Exterior Design A



#2165/#2165 - Exterior Design B

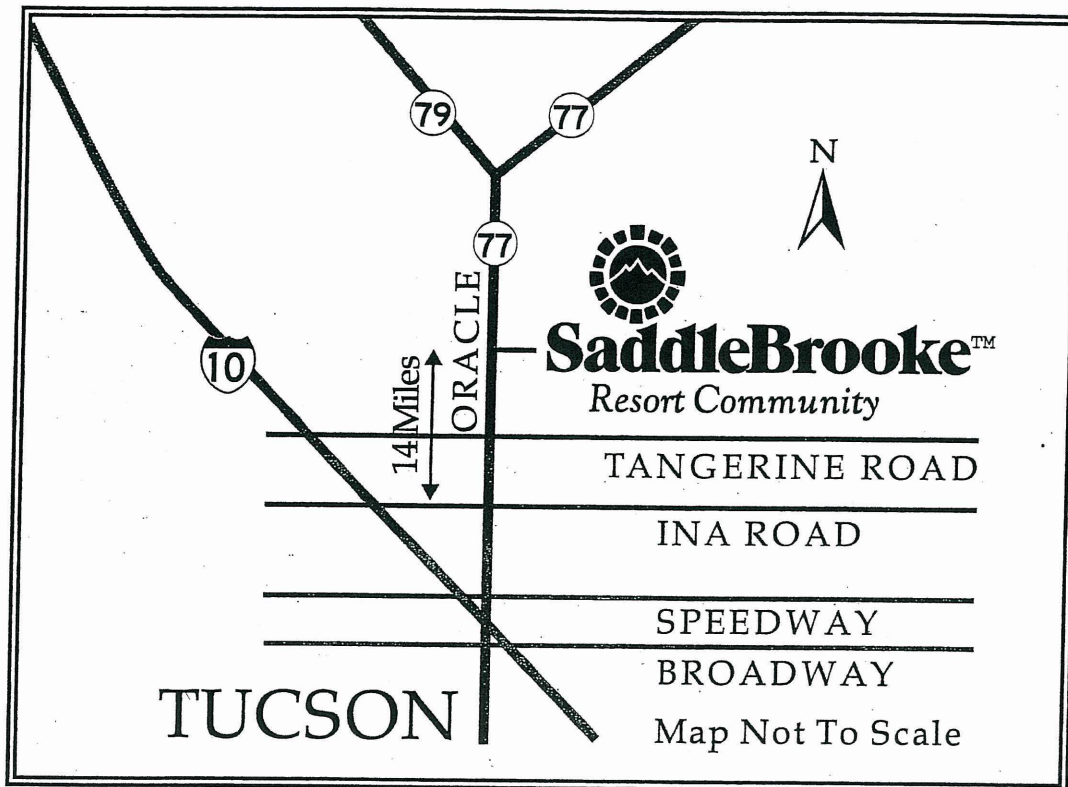


#1635/#1635 - Exterior Design B



St. Tropez #2165/Verona #1635 · Exterior Design C - Front View

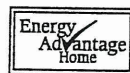
BREATHTAKING MOUNTAIN VIEW LOCATION



SaddleBrooke is located 14 miles North of Ina Road on Oracle Road.
Take SaddleBrooke Boulevard East to the breathtaking panorama of
this foothill community. Model Village is open daily 9-6.

1-520-825-3030 or 1-800-733-4050 Fax 520-825-2301
63395 E. Flower Ridge Drive
Tucson, Arizona 85739

Visit our Internet address: <http://www.robson.com>
Email us at saddlebrooke@robson.com



The housing at any Robson Community is intended for occupancy by at least one person 55 years of age or older per unit, although the occupants of a limited number of the dwelling units may be younger. One person must be at least 40 years of age in each unit. No one in permanent residence under 19 years of age.
The developer of the project and the seller of homes is an affiliate of Robson Communities Inc. Effective date 5/00. PD 5/00 10M License # B-092680

SADDLEBROOKE RESORT COMMUNITY™