

When recorded return to:

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**GENERAL PLAN
FOR THE PROPOSED
THE VILLAGES AT VIGNETO
COMMUNITY FACILITIES DISTRICT NO. 3**

To: Clerk, City of Benson, Arizona

For the purposes of Section 48-702(B), Arizona Revised Statutes, as amended, the following is the general plan for the proposed captioned district:

Article I.

**GENERAL AREA TO BE IMPROVED WITHIN THE PROPOSED
CAPTIONED DISTRICT**

All that area described in Exhibit A attached hereto and made a part hereof for all purposes shall comprise the area to be benefited. The public infrastructure improvements shall be constructed in public rights-of-way or easements located both within and outside The Villages at Vigneto Community Facilities District No. 3 (the "District") and the areas described in Exhibit A hereto, all for the benefit of the area described in Exhibit A hereto.

Article II.

**GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE
IMPROVEMENTS FOR WHICH THE PROPOSED CAPTIONED
DISTRICT IS PROPOSED TO BE FORMED:**

1. INITIAL PUBLIC INFRASTRUCTURE

The proposed District is being formed to finance, construct and/or acquire the public infrastructure enumerated below and all other "public infrastructure purposes" (as such term is defined in Section 48-701 of the Arizona Revised Statutes) to be located within and/or directly or indirectly & benefiting the property contained within the district boundaries. The following public infrastructure improvements as such improvements are authorized by the governing body of the District in accordance with applicable law and are consistent with the powers of a community facilities district. The general location of the district and public infrastructure is attached as Exhibit B.

Public Infrastructure means:

- (a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge;
- (b) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge;
- (c) Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment, transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for repair or replacement of existing facilities when required by other improvements permitted by this article;
- (d) Highways, streets, roadways, bridges and parking facilities including all areas for vehicular use for travel, ingress, egress and parking;
- (e) Areas for pedestrian, equestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking;
- (f) Pedestrian malls, parks, recreational facilities other than stadiums and open space areas for the use of the public entertainment, assembly and recreation;
- (g) Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems;
- (h) Public buildings, public safety facilities and fire protection facilities;
- (i) Lighting systems;
- (j) Traffic control systems and devices including signals, controls, markings and signage;
- (k) Equipment, vehicles, furnishings and other personalty related to the items listed in clauses (a) through and including (j) above;
- (l) Operation and maintenance of the items listed in clauses (a) through and including (k) above.

Public infrastructure purpose means:

- (a) Planning, design, engineering, construction, acquisition or installation of public infrastructure.
- (b) Acquiring, converting, renovating or improving existing facilities for public infrastructure.

- (c) Acquiring interests in real property for public infrastructure.
- (d) Establishing, maintaining and replenishing reserves from any source described in section 48-717 or from any other source in order to secure payment of debt service on bonds.
- (e) Notwithstanding section 48-589, funding and paying from bond proceeds interest accruing on bonds for a period of not to exceed three years from their date of issuance.
- (f) Providing for the timely payment of debt service on bonds or other indebtedness of the district.
- (g) Refinancing any matured or unmatured bonds with new bonds.
- (h) Incurring expenses of the district incident to and reasonably necessary to carry out the purposes specified in this paragraph.
- (i) Any other lawful purpose.

RECEIPT

Received and filed in the office of the Clerk of the City, for the Villages at Vigneto
Community Facilities District No. 3.

DATED: _____

City Clerk

ATTACHMENTS:

- EXHIBIT A Legal description of property to be included in the District
- EXHIBIT B Map showing general areas of the public infrastructure to be constructed or installed by the District

EXHIBIT A

LEGAL DESCRIPTION OF
PROPERTY TO BE INCLUDED IN
THE DISTRICT

DESCRIPTION OF COMMUNITY FACILITIES DISTRICT 3 (CFD-3)

Those portions of Sections 7, 18, and 19, Township 18 South, Range 20 East, Gila and Salt River Meridian and Sections 12, 13 and 24, Township 18 South, Range 19 East, Gila and Salt River Meridian, all in Cochise County, Arizona described as follows:

BEGINNING at the Northwest corner of said Section 7;

Thence South 00 degrees 04 minutes 33 seconds West, 2643.09 feet along the West line of said Section 7 to the Quarter corner common to said Sections 7 and 12;

Thence South 89 degrees 51 minutes 22 seconds West, 1320.01 feet along the East-West Mid-section line of said Section 12;

Thence South 00 degrees 05 minutes 31 seconds West, 233.00 feet;

Thence South 79 degrees 51 minutes 15 seconds West, 1341.69 feet to the intersection with the North-South Mid-section line of said Section 12;

Thence South 00 degrees 06 minutes 47 seconds West, 2176.57 feet along the said North-South Mid-section line of Section 12 to the Quarter corner common to said Section 12 and 13;

Thence South 00 degrees 11 minutes 06 seconds West, 1102.99 feet along the North-South Mid-section line of said Section 13;

Thence North 89 degrees 48 minutes 01 seconds East, 693.77 feet;

Thence South 00 degrees 15 minutes 22 seconds West, 631.48 feet;

Thence South 00 degrees 11 minutes 06 seconds West, 911.84 feet to the East-West Mid-section line of said Section 13;

Thence South 89 degrees 55 minutes 06 seconds West, 692.97 feet along the said East-West Mid-section line of Section 13 to the Center Quarter thereof;

Thence South 00 degrees 12 minutes 23 seconds West, 2645.80 feet along the North-South Mid-section line of said Section 13 to the Quarter corner common to said Sections 13 and 24;

Thence South 00 degrees 00 minutes 47 seconds West, 2648.04 feet along the North-South Mid-section line of said Section 24 to the Center Quarter corner thereof;

Thence North 89 degrees 56 minutes 35 seconds East, 2638.53 feet along the East-West Mid-section line of said Section 24 to the Quarter corner common to said Sections 19 and 24;

Thence South 89 degrees 54 minutes 56 seconds East, 2409.56 feet along the East-West Mid-section line of said Section 19 to a point on the West right-of-way of State Route 90;

Continue along the said West right-of-way of State Route 90 the following courses;

Thence North 00 degrees 12 minutes 05 seconds East, 2654.03 feet to the intersection with the line common to said Sections 18 and 19;

Thence North 00 degrees 02 minutes 48 seconds East, 2641.27 feet to the intersection with the Mid-section line of said Section 18;

Thence North 00 degrees 02 minutes 48 seconds East, 2645.86 feet to the intersection with the line common to said Sections 18 and 7;

Thence North 00 degrees 02 minutes 13 seconds East, 2645.71 feet to the intersection with the Mid-section line of said Section 7;

Thence North 00 degrees 02 minutes 13 seconds East, 2652.61 feet to the intersection with the North line of said Section 7;

Thence departing said right-of-way South 89 degrees 49 minutes 12 seconds West, 2397.60 feet along said North line to the POINT OF BEGINNING.

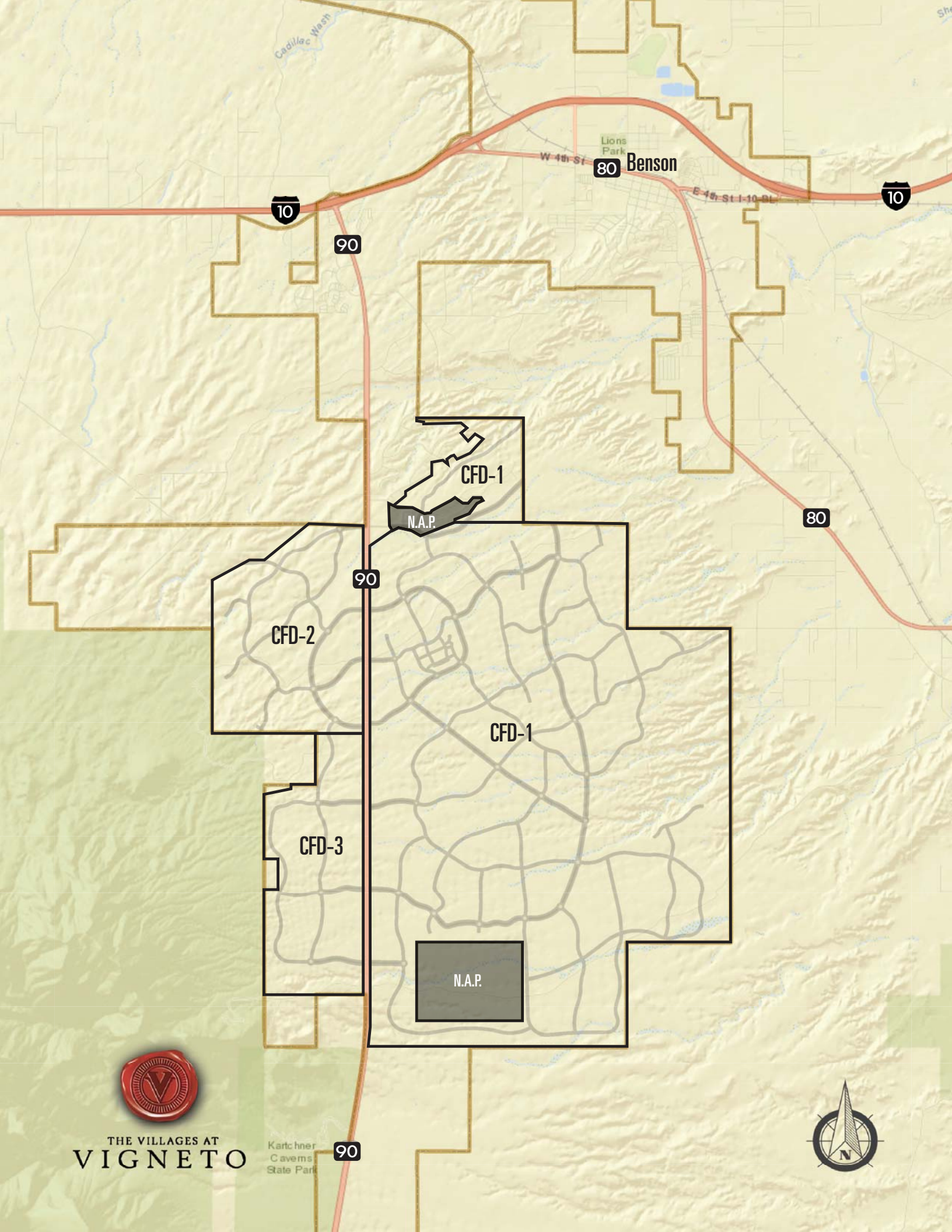
Total Area for CFD-3 is 58,254,220 square feet (1,337.333 acres) more or less.



EXPIRES 3/31/2018

EXHIBIT B

MAP SHOWING GENERAL AREAS
OF THE PUBLIC INFRASTRUCTURE



Cadillac Wash

Lions Park
Benson

10

80

10

90

80

90

CFD-1

N.A.P.

CFD-2

CFD-1

CFD-3

N.A.P.

90

Kartchner
Caverns
State Park



THE VILLAGES AT
VIGNETO

