

**PETITION FOR FORMATION AND  
PETITION FOR ADOPTION OF RESOLUTIONS  
ORDERING AND DECLARING FORMATION OF  
VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 7**

STATE OF ARIZONA            )  
COUNTY OF COCHISE        )  
CITY OF BENSON             )

THE UNDERSIGNED OWNERS OF ALL OF THE LAND (hereinafter referred to as, the "Petitioner") hereinafter described, acting pursuant to the provisions of Title 48, Chapter 39, Article 1 (hereinafter referred to as the "Act"), respectfully petitions The Honorable Council Members of the City of Benson, Arizona (hereinafter referred to as the "City") to adopt a resolution (hereinafter referred to as the "Resolution") declaring its intention to form a tax levying Revitalization District (hereinafter referred to as the "District") and ordering a hearing on the formation of the District, and respectfully requests the proceedings provide for the following with respect thereto:

I.

The name of the District will be "**Villages At Vigneto Revitalization District No. 7**"

II.

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

III.

The District will contain an area of approximately 490 acres of land, more or less, wholly within the incorporated area of the City and to be composed of the land included in the parcels described as provided in **Exhibit "A"** hereto, which is made a part hereof for all purposes,

IV.

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

V.

The formation of the District will result in the levy of special assessments, revenue bonds, and/or ad valorem taxes to pay costs related to: (i) the formation and operation of the

District; (ii) infrastructure improvements financed, constructed and/or acquired by the District; and (iii) operation and maintenance of such infrastructure improvements.

VI.

Before the Resolution is adopted, the Clerk of the City will accept the filing of the "general plan" (as such term is defined in the Acts and hereinafter referred to as the "General Plan") attached hereto as **Exhibit B** for the District setting out a general description of the improvements for which the District is proposed to be formed and the general areas to be improved,

VII.

Public convenience and necessity require the adoption of the Resolution,

WHEREFORE, Petitioner attests and declares that:

1. On the date hereof, as shown on the assessment roll for State and county taxes in Cochise County, Arizona, all of the land to be in the District, as described in **Exhibit A** hereto, is owned by Petitioner or, if a person listed on such assessment roll is no longer the owner of land in the District, that the name of the successor owner has become known and has been verified by recorded deed or other similar evidence of transfer of ownership to be Petitioner and that there are no qualified electors residing on the land to be included in the District; and

2. Attached hereto as **Exhibit C** and made a part hereof, is a certificate of the Tax Assessor of Cochise County stating who are the owners of the land in the proposed district and listing the tax parcel numbers for the parcel of real property affected by or included within the boundaries of the District; and

3. Based on its own knowledge and the information contained in **Exhibit C** hereto, the Petitioner is the sole owner of the real property described in **Exhibit A**; no other person having any interest in such real property has filed a written request for copies of any notices under the Act; and there are no qualified electors residing on the land to be included in the District; and

4. The land to be included in the District: (i) consists of approximately 490 acres; (ii) lies wholly within the corporate limits of the City; and (iii) shall be benefited from the improvements for which the District is proposed to be formed; and

5. This Petition is signed (either as a single document or in counterparts) by the owners of all of the land in the District.

6. A General Plan for the proposed District has been filed with the Clerk of the City setting out a general description of the proposed public infrastructure improvements for which the District is proposed to be formed and the general areas to be improved; and

7. The District shall be formed and exist pursuant to the terms and provisions of the Act as such terms and provisions are modified, waived or restricted pursuant to agreements to be entered into by and among Petitioner, the City and the District; that public convenience and necessity require the adoption of the Resolution; and that the City shall in no way be liable for the payment of any of the costs of the infrastructure described in the General Plan, nor liable for any liability, debt or obligation of the District.

8. All normal, customary, and necessary fees and costs incurred by the Town related to the formation of the District will be reimbursed by the Petitioner as established by the Act.

FURTHER, Petitioner respectfully requests that this Petition be properly filed as provided by law; that the City adopt the Resolution and declare its intention to form the District after the required provisions for posting, publication, mailing, notice, hearing and election otherwise required by the Act in connection with the Resolution; and that such other orders, acts, procedure and relief as are proper, necessary and appropriate to the purposes of organizing the District and to the execution of the purposes for which the District shall be organized be granted as The Honorable City Council of the City shall deem proper and necessary.

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Submitted and effective this 10 day of August, 2017

**El Dorado Benson LLC,**  
an Arizona limited liability company

By: El Dorado Holdings, Inc.,  
an Arizona corporation

Its: Administrative Agent

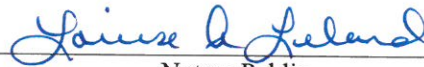
  
Authorized Agent

STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA    )

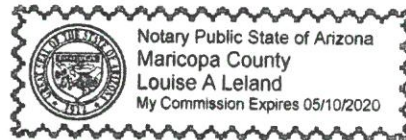
The foregoing instrument was acknowledged before me this 10 day of August 2017, by Michael T. Reinbold as Authorized Agent of El Dorado Holdings, Inc. an Arizona corporation, Administrative Agent of El Dorado Benson, LLC, an Arizona limited liability company on behalf of the company.

My commission expires:

5/10/20



Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 7 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 33 pages.

Submitted and effective this 10 day of August, 2017

By: **Michael T. Reinbold**, a married man  
dealing with his sole and separate property



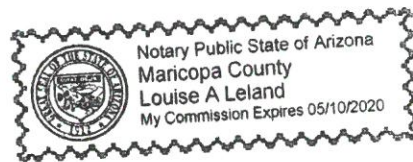
STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Michael T. Reinbold.

My commission expires:

5/10/20

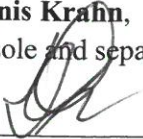
  
Notary Public



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Submitted and effective this 10 day of August, 2017

By: **Dennis Krahn**, a married man dealing with his sole and separate property

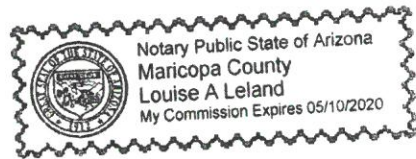
  
\_\_\_\_\_

STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Dennis Krahn.

My commission expires:  
5/10/20

  
\_\_\_\_\_  
Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 7 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 33 pages.

Submitted and effective this 10 day of August, 2017

By: **Eric Hollensbe**, an unmarried man

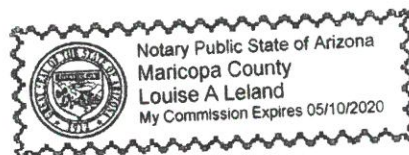
*Eric Hollensbe*

STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me this 10 day of August 2017, by Eric Hollensbe.

My commission expires:  
5/10/20

*Louise A Leland*  
Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 7 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 33 pages.

Submitted and effective this 10 day of August, 2017

By: **June Prinz**, an unmarried woman

June Prinz

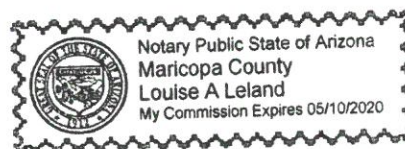
STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me this 10 day of August 2017, by June Prinz.

My commission expires:

5/10/20

Louise A Leland  
Notary Public



Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Petition for the Adoption of A Resolution Declaring the Intention to Form the Villages At Vigneto Revitalization District No. 7 executed by the City Of Benson, El Dorado Benson LLC, an Arizona limited liability company, Michael T. Reinbold, a married man dealing with his sole and separate property, Dennis Krahn, a married man dealing with his sole and separate property, Eric Hollensbe, an unmarried man and June Prinz, an unmarried woman, as a tenants in commons (the "Notarized Document"). The Notarized Document dated 8/10, 2017 contains a total of 33 pages.



**ATTACHMENTS:**

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

EXHIBIT B - General Plan

EXHIBIT C – County Assessor Report

**EXHIBIT A**

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

## DESCRIPTION OF REVITALIZATION DISTRICT 7 (RD-7)

Block 2, and Well Site abutting Block 2 of THE CANYONS AT WHETSTONE RANCH subdivision, recorded in Book 15 at Page 23, 23A through 23M in the Cochise County Recorder's office, and those portions of Sections 29 and 30, Township 17 South, Range 20 East, Gila and Salt River Meridian, all in Cochise County, Arizona, described as follows:

BEGINNING at the corner common to Sections 28, 29, 32, 33, Township 17 South, Range 20 East, Gila and Salt River Meridian;

Thence South 89 degrees 27 minutes 57 seconds West, 3637.48 feet along the south line of said Section 29 to the intersection with the exterior boundary of THE CANYONS AT WHETSTONE RANCH subdivision (Book 15, page 23, Cochise County records);

Thence the following courses along the said exterior boundary of THE CANYONS AT WHETSTONE RANCH subdivision (Book 15, page 23, Cochise County records);

Thence North 67 degrees 00 minutes 00 seconds East, 222.76 feet;

Thence North 19 degrees 00 minutes 00 seconds West, 186.81 feet;

Thence North 71 degrees 00 minutes 00 seconds East, 834.24 feet;

Thence North 36 degrees 00 minutes 56 seconds East, 593.12 feet;

Thence North 54 degrees 10 minutes 41 seconds East, 307.02 feet;

Thence North 06 degrees 30 minutes 54 seconds West, 129.11 feet calculated (North 06 degrees 31 minutes 16 seconds East, 129.10 feet record plat);

Thence South 87 degrees 17 minutes 10 seconds West, 474.99 feet to a point of non-tangent curvature, from which point the radius point bears North 71 degrees 06 minutes 07 seconds West;

Thence along a curve to the right, having a radius of 350.00 feet and a central angle of 094 degrees 44 minutes 07 seconds, 578.70 feet to a point of tangency;

Thence North 66 degrees 22 minutes 03 seconds West, 216.56 feet;

Thence North 44 degrees 37 minutes 46 seconds West, 137.93 feet;

Thence South 77 degrees 28 minutes 12 seconds West, 321.08 feet calculated (321.14 feet record plat) to a point of non-tangent curvature, from which point the radius point bears North 41 degrees 59 minutes 01 seconds West;

Thence along a curve to the right, having a radius of 1975.00 feet and a central angle of 030 degrees 55 minutes 18 seconds, 1065.88 feet calculated (1066.30 record plat);

Thence South 03 degrees 05 minutes 39 seconds East, 120.14 feet;

Thence South 85 degrees 17 minutes 54 seconds West, 54.00 feet (54.02 feet record plat) to a point of non-tangent curvature, from which point the radius point bears South 86 degrees 54 minutes 07 seconds West;

Thence along a curve to the right, having a radius of 25.00 feet and a central angle of 083 degrees 39 minutes 07 seconds, 36.50 feet to a point of tangency;

Thence South 80 degrees 33 minutes 14 seconds West, 118.41 feet to a point of non-tangent curvature, from which point the radius point bears North 09 degrees 26 minutes 44 seconds West;

Thence along a curve to the right, having a radius of 565.00 feet and a central angle of 039 degrees 04 minutes 05 seconds, 385.25 feet to a point of tangency;

Thence North 60 degrees 22 minutes 41 seconds West, 268.45 feet to a point of non-tangent curvature, from which point the radius point bears South 29 degrees 37 minutes 18 seconds West;

Thence along a curve to the left, having a radius of 665.00 feet and a central angle of 032 degrees 12 minutes 41 seconds, 373.86 feet to a point of reverse curvature;

Thence along a curve to the right, having a radius of 1740.00 feet and a central angle of 023 degrees 13 minutes 10 seconds, 705.15 feet to a point on the exterior boundary of THE COTTONWOOD HIGHLANDS subdivision (Book 15, page 25, Cochise County records);

Thence North 21 degrees 04 minutes 11 seconds West, 40.99 feet (41.03 feet record plat) along said exterior boundary of said THE COTTONWOOD HIGHLANDS subdivision;

Thence the following courses along said exterior boundary of said THE COTTONWOOD HIGHLANDS subdivision;

Thence North 54 degrees 28 minutes 47 seconds East, 761.10 feet;

Thence North 24 degrees 42 minutes 22 seconds West, 211.59 feet;

Thence North 60 degrees 00 minutes 00 seconds East, 1596.14 feet;

Thence North 00 degrees 05 minutes 20 seconds West, 694.84 feet;

Thence North 76 degrees 00 minutes 00 seconds East, 525.85 feet;

Thence South 52 degrees 45 minutes 34 seconds East, 334.83 feet calculated (South 52 degrees 50 minutes 34 seconds East, 334.94 feet record plat) to the Southwest corner of Lot 140 of said THE COTTONWOOD HIGHLANDS subdivision;

Thence departing said exterior boundary the following courses around the perimeter of said Lot 140;

Thence North 08 degrees 11 minutes 10 seconds West, 228.47 feet to a point of non-tangent curvature, from which point the radius point bears North 08 degrees 11 minutes 10 seconds West;

Thence along a curve to the left, having a radius of 320.00 feet and a central angle of 026 degrees 25 minutes 28 seconds, 147.58 feet to a point of tangency;

Thence North 55 degrees 23 minutes 21 seconds East, 286.39 feet;

Thence South 31 degrees 08 minutes 59 seconds East, 281.44 feet to the intersection with said exterior boundary;

Thence the following courses along said exterior boundary of THE COTTONWOOD HIGHLANDS subdivision;

Thence North 67 degrees 27 minutes 16 seconds East, 510.87 feet;

Thence North 44 degrees 10 minutes 00 seconds East, 1158.98 feet;

Thence North 45 degrees 50 minutes 00 seconds West, 450.00 feet;

Thence South 44 degrees 10 minutes 00 seconds West, 550.00 feet;

Thence North 45 degrees 50 minutes 00 seconds West, 500.00 feet to the intersection with the exterior boundary of that property described within the Special Warranty Deed to the City of Benson recorded in Document No. 0605-18326 in the office of the Cochise County Recorder;

Thence the following courses along said Special Warranty Deed;

Thence North 44 degrees 10 minutes 24 seconds East, 449.99 feet calculated;

Thence North 45 degrees 49 minutes 54 seconds West, 410.07 feet;

Thence South 88 degrees 22 minutes 01 seconds West, 1982.49 feet to the said exterior boundary of THE COTTONWOOD HIGHLANDS subdivision;

Thence North 01 degrees 38 minutes 00 seconds West, 100.00 feet along said exterior boundary;

Thence South 88 degrees 21 minutes 16 seconds West 297.61 feet along said exterior boundary to the intersection with the West line of Section 29;

Thence North 00 degrees 39 minutes 14 seconds West, 100.00 feet along said West line to the Northwest corner of said Section 29;

Thence North 88 degrees 22 minutes 00 seconds East, 2685.18 feet along the north line of the Northwest quarter of said Section 29 to the North quarter corner thereof;

Thence South 88 degrees 52 minutes 53 seconds East, 2632.56 feet along the north line of the Northeast quarter of said Section 29 to the Northeast corner thereof;

Thence South 00 degrees 21 minutes 07 seconds East, 5284.19 feet along the East line of said Section 29 to the said corner common to Sections 28, 29, 32, 33 and POINT OF BEGINNING.

Total Area for RD-7 is 21,325,616 square feet (489.569 acres), more or less

**EXHIBIT B**  
GENERAL PLAN

When recorded return to:

Kenneth Guckenberger  
Kutak Rock  
8601 North Scottsdale Road  
Suite 300  
Scottsdale, AZ 85253

**GENERAL PLAN  
FOR THE PROPOSED  
THE VILLAGES AT VIGNETO  
REVITALIZATION DISTRICT NO. 7**

To: Clerk, City of Benson, Arizona

For the purposes of Section 48-6801 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 Revitalization District No. 7 (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 INFRASTRUCTURE**

The proposed District is being formed to finance, construct and/or acquire the "infrastructure" (as such term is defined in Section 48-6801 of the Arizona Revised Statutes) enumerated below and all other "infrastructure purposes" (as such term is defined in Section 48-6801 of the Arizona Revised Statutes) to be located within and/or directly or indirectly benefiting the property contained within the District boundaries. The general location of the District and



infrastructure is attached as **Exhibit B.**

Infrastructure means:

- (a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
- (b) Water systems, including collection, transport, delivery, storage, treatment and dispersal.
- (c) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.
- (d) Highways, streets, roadways and parking facilities, including all areas for vehicular use for travel, ingress, egress and parking.
- (e) Areas for pedestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
- (f) Pedestrian malls, parks and open space areas for the use of members of the public for entertainment, assembly and recreation.
- (g) Landscaping, including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.
- (h) Buildings and facilities.
- (i) Lighting systems and communications facilities.
- (j) Traffic control systems and devices, including signals, controls, markings and signage.
- (k) Land clearance activities, demolition of public and private buildings and facilities and environmental remediation.
- (l) Equipment, vehicles, furnishings and other personalty related to the items listed in this paragraph.

Infrastructure purpose means:

- (a) Planning, design, engineering, construction, demolition, acquisition or installation of infrastructure.
- (b) Acquiring, converting, renovating or improving existing facilities for infrastructure.
- (c) Acquiring interests in real property for infrastructure.
- (d) Establishing, maintaining and replenishing reserves from any source described in Arizona Revised Statutes Section 48-6812 or from any other source in order to secure payment of debt service on bonds.
- (e) 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 bonds with new bonds.
- (h) Issuing bonds to finance infrastructure purposes.
- (i) Incurring expenses of the district incident to and reasonably necessary to carry out the purposes specified in this paragraph.
- (j) Any other lawful purposes.

**RECEIPT**

Received and filed in the office of the Clerk of the City, for the Villages at Vigneto Revitalization District No. 7.

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 REVITALIZATION DISTRICT 7 (RD-7)

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BEGINNING at the corner common to Sections 28, 29, 32, 33, Township 17 South, Range 20 East, Gila and Salt River Meridian;

Thence South 89 degrees 27 minutes 57 seconds West, 3637.48 feet along the south line of said Section 29 to the intersection with the exterior boundary of THE CANYONS AT WHETSTONE RANCH subdivision (Book 15, page 23, Cochise County records);

Thence the following courses along the said exterior boundary of THE CANYONS AT WHETSTONE RANCH subdivision (Book 15, page 23, Cochise County records);

Thence North 67 degrees 00 minutes 00 seconds East, 222.76 feet;

Thence North 19 degrees 00 minutes 00 seconds West, 186.81 feet;

Thence North 71 degrees 00 minutes 00 seconds East, 834.24 feet;

Thence North 36 degrees 00 minutes 56 seconds East, 593.12 feet;

Thence North 54 degrees 10 minutes 41 seconds East, 307.02 feet;

Thence North 06 degrees 30 minutes 54 seconds West, 129.11 feet calculated (North 06 degrees 31 minutes 16 seconds East, 129.10 feet record plat);

Thence South 87 degrees 17 minutes 10 seconds West, 474.99 feet to a point of non-tangent curvature, from which point the radius point bears North 71 degrees 06 minutes 07 seconds West;

Thence along a curve to the right, having a radius of 350.00 feet and a central angle of 094 degrees 44 minutes 07 seconds, 578.70 feet to a point of tangency;

Thence North 66 degrees 22 minutes 03 seconds West, 216.56 feet;

Thence North 44 degrees 37 minutes 46 seconds West, 137.93 feet;

Thence South 77 degrees 28 minutes 12 seconds West, 321.08 feet calculated (321.14 feet record plat) to a point of non-tangent curvature, from which point the radius point bears North 41 degrees 59 minutes 01 seconds West;

Thence along a curve to the right, having a radius of 1975.00 feet and a central angle of 030 degrees 55 minutes 18 seconds, 1065.88 feet calculated (1066.30 record plat);

Thence South 03 degrees 05 minutes 39 seconds East, 120.14 feet;

Thence South 85 degrees 17 minutes 54 seconds West, 54.00 feet (54.02 feet record plat) to a point of non-tangent curvature, from which point the radius point bears South 86 degrees 54 minutes 07 seconds West;

Thence along a curve to the right, having a radius of 25.00 feet and a central angle of 083 degrees 39 minutes 07 seconds, 36.50 feet to a point of tangency;

Thence South 80 degrees 33 minutes 14 seconds West, 118.41 feet to a point of non-tangent curvature, from which point the radius point bears North 09 degrees 26 minutes 44 seconds West;

Thence along a curve to the right, having a radius of 565.00 feet and a central angle of 039 degrees 04 minutes 05 seconds, 385.25 feet to a point of tangency;

Thence North 60 degrees 22 minutes 41 seconds West, 268.45 feet to a point of non-tangent curvature, from which point the radius point bears South 29 degrees 37 minutes 18 seconds West;

Thence along a curve to the left, having a radius of 665.00 feet and a central angle of 032 degrees 12 minutes 41 seconds, 373.86 feet to a point of reverse curvature;

Thence along a curve to the right, having a radius of 1740.00 feet and a central angle of 023 degrees 13 minutes 10 seconds, 705.15 feet to a point on the exterior boundary of THE COTTONWOOD HIGHLANDS subdivision (Book 15, page 25, Cochise County records);

Thence North 21 degrees 04 minutes 11 seconds West, 40.99 feet (41.03 feet record plat) along said exterior boundary of said THE COTTONWOOD HIGHLANDS subdivision;

Thence the following courses along said exterior boundary of said THE COTTONWOOD HIGHLANDS subdivision;

Thence North 54 degrees 28 minutes 47 seconds East, 761.10 feet;

Thence North 24 degrees 42 minutes 22 seconds West, 211.59 feet;

Thence North 60 degrees 00 minutes 00 seconds East, 1596.14 feet;

Thence North 00 degrees 05 minutes 20 seconds West, 694.84 feet;

Thence North 76 degrees 00 minutes 00 seconds East, 525.85 feet;

Thence South 52 degrees 45 minutes 34 seconds East, 334.83 feet calculated (South 52 degrees 50 minutes 34 seconds East, 334.94 feet record plat) to the Southwest corner of Lot 140 of said THE COTTONWOOD HIGHLANDS subdivision;

Thence departing said exterior boundary the following courses around the perimeter of said Lot 140;

Thence North 08 degrees 11 minutes 10 seconds West, 228.47 feet to a point of non-tangent curvature, from which point the radius point bears North 08 degrees 11 minutes 10 seconds West;

Thence along a curve to the left, having a radius of 320.00 feet and a central angle of 026 degrees 25 minutes 28 seconds, 147.58 feet to a point of tangency;

Thence North 55 degrees 23 minutes 21 seconds East, 286.39 feet;

Thence South 31 degrees 08 minutes 59 seconds East, 281.44 feet to the intersection with said exterior boundary;

Thence the following courses along said exterior boundary of THE COTTONWOOD HIGHLANDS subdivision;

Thence North 67 degrees 27 minutes 16 seconds East, 510.87 feet;

Thence North 44 degrees 10 minutes 00 seconds East, 1158.98 feet;

Thence North 45 degrees 50 minutes 00 seconds West, 450.00 feet;

Thence South 44 degrees 10 minutes 00 seconds West, 550.00 feet;

Thence North 45 degrees 50 minutes 00 seconds West, 500.00 feet to the intersection with the exterior boundary of that property described within the Special Warranty Deed to the City of Benson recorded in Document No. 0605-18326 in the office of the Cochise County Recorder;

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Thence North 45 degrees 49 minutes 54 seconds West, 410.07 feet;

Thence South 88 degrees 22 minutes 01 seconds West, 1982.49 feet to the said exterior boundary of THE COTTONWOOD HIGHLANDS subdivision;

Thence North 01 degrees 38 minutes 00 seconds West, 100.00 feet along said exterior boundary;

Thence South 88 degrees 21 minutes 16 seconds West 297.61 feet along said exterior boundary to the intersection with the West line of Section 29;

Thence North 00 degrees 39 minutes 14 seconds West, 100.00 feet along said West line to the Northwest corner of said Section 29;

Thence North 88 degrees 22 minutes 00 seconds East, 2685.18 feet along the north line of the Northwest quarter of said Section 29 to the North quarter corner thereof;

Thence South 88 degrees 52 minutes 53 seconds East, 2632.56 feet along the north line of the Northeast quarter of said Section 29 to the Northeast corner thereof;

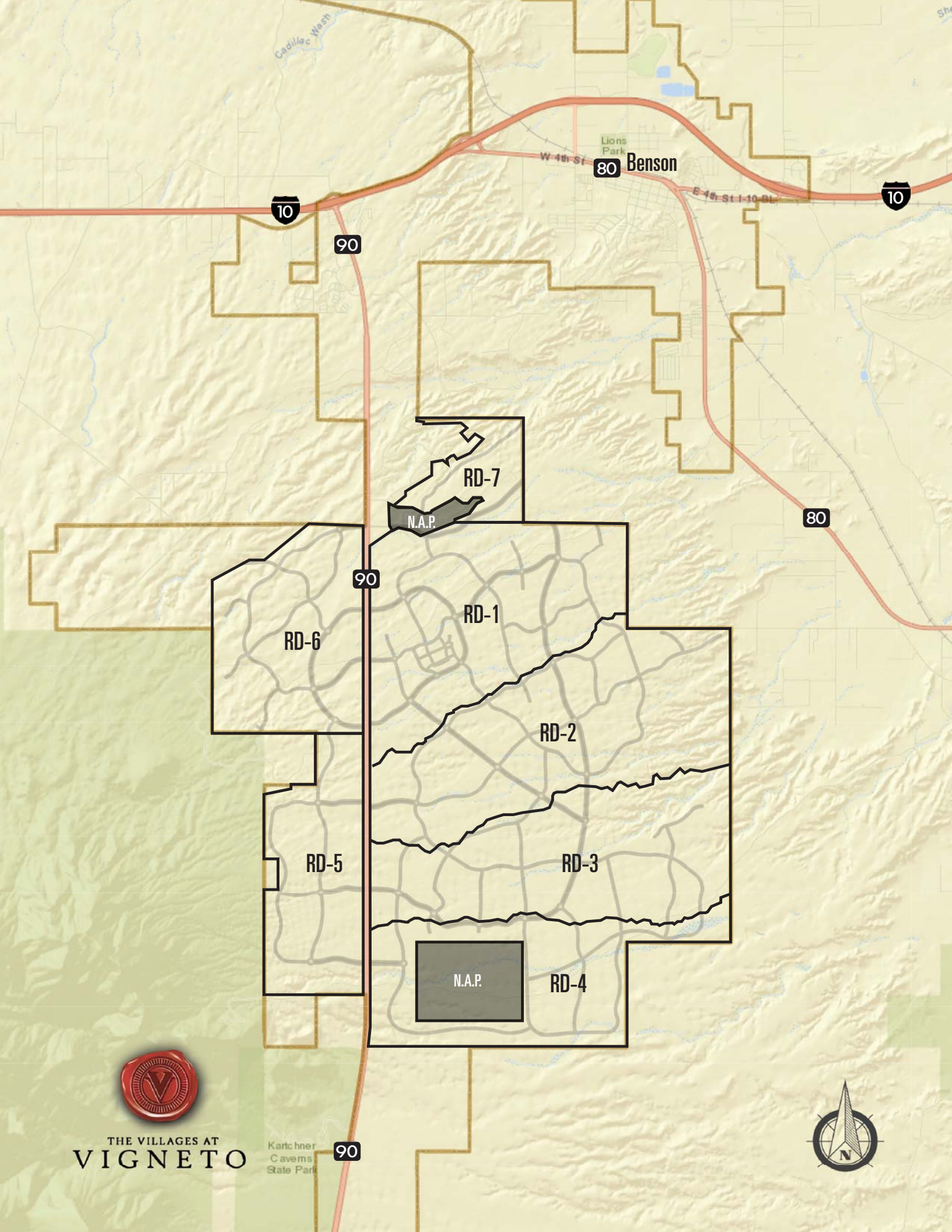
Thence South 00 degrees 21 minutes 07 seconds East, 5284.19 feet along the East line of said Section 29 to the said corner common to Sections 28, 29, 32, 33 and POINT OF BEGINNING.

Total Area for RD-7 is 21,325,616 square feet (489.569 acres), more or less



**EXHIBIT B**

MAP SHOWING GENERAL AREAS  
OF THE PUBLIC INFRASTRUCTURE



Cadillac Wash

Lions Park  
Benson

W 4th St

E 4th St I-10 BL

10

90

80

10

80

RD-7

N.A.P.

90

RD-1

RD-6

RD-2

RD-5

RD-3

N.A.P.

RD-4

90

Kartchner  
Caverns  
State Park



THE VILLAGES AT  
VIGNETO



**EXHIBIT C**  
COUNTY ASSESSORS  
REPORT

PARCELNO	NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE	2017 LPV	2017 LPV ASSESSED
12412012F	REINBOLD MICHAEL T	KRAHN DENNIS & ETAL		426 N 44TH ST STE 100	PHOENIX	AZ	850086595	\$998.29	\$150.00
12412012C	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$87,958.00	\$13,194.00
12412012E	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$159,606.13	\$23,941.00
12477192	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$254,923.00	\$38,238.00
12477205	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$500.00	\$75.00
12477346	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$20,000.00	\$3,000.00
12477390	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477391	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477392	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477393	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477394	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477395	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477396	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477397	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477398	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477399	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477400	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477401	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477402	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477403	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477404	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477405	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477406	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477407	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477408	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477409	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477410	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477411	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477412	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477413	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477414	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477415	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477416	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477417	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477418	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00
12477419	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	\$5,000.00	\$750.00











PARCELNO	NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE	2017 LPV	2017 LPV ASSESSED
12477564	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$7,500.00</b>	<b>\$1,125.00</b>
12477565	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$7,500.00</b>	<b>\$1,125.00</b>
12477566	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$12,800.00</b>	<b>\$1,920.00</b>
12477567	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$7,500.00</b>	<b>\$1,125.00</b>
12477568	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$7,500.00</b>	<b>\$1,125.00</b>
12477569	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$5,108.00</b>	<b>\$766.00</b>
12477570	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$3,036.00</b>	<b>\$455.00</b>
12477571	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$428.00</b>	<b>\$64.00</b>
12477572	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$524.00</b>	<b>\$79.00</b>
12477573	EL DORADO BENSON LLC			8501 N SCOTTSDALE RD STE 120	SCOTTSDALE	AZ	852532750	<b>\$400.00</b>	<b>\$60.00</b>

<b>TOTALS</b>	<b>\$1,451,281.42</b>	<b>\$217,692.00</b>
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