Tucson, Arizona 85701

GENERAL PLAN
FOR
THE PROPOSED
WILDFLOWER COMMUNITY FACILITIES DISTRICT

TO: CLERK OF THE BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA

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

GENERAL AREA TO BE IMPROVED WITHIN THE PROPOSED CAPTIONED DISTRICT ("THE DISTRICT"): All that area described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

All that "public infrastructure" (as such term is defined in Section 48-701, Arizona Revised Statues, as amended) described in Exhibit "B" attached hereto and made a part hereof for all purposes.
ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR ACQUIRED BY THE DISTRICT:

See Exhibit “C” attached hereto and made a part hereof for all purposes.

ATTACHMENTS:

EXHIBIT “A” -- Legal Description Of Property To Be Included In The District
EXHIBIT “B” -- Description of Public Infrastructure
EXHIBIT “C” -- Estimated Cost of Construction or Acquisition of Public Infrastructure
RESPECTFULLY SUBMITTED this 27th day of September 2021.

POMEGRANATE FARMS - TUCSON, LLC, a Delaware limited liability company

By: Its Managing Member, Crown West Realty, LLC, a New York limited liability company

By: Dean Wingert, Vice President

STATE OF ARIZONA  )
 ) ss.
COUNTY OF PIMA   )

The foregoing instrument was acknowledged before me on this 27 day of September 2021, by Dean Wingert, Vice President of Crown West Realty, LLC, a New York limited liability company, managing member of Pomegranate Farms-Tucson, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Notary Public

My commission expires:

4/10/2024

JAMIE O’NEILL
Notary Public - State of Arizona
PIMA COUNTY
Commission # 588855
Expires April 10, 2024
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO
BE INCLUDED IN THE DISTRICT

The Final Block Plat for Wildflower Blocks 1-22 and Common Area “A” (Natural Open Space and Drainage) and Common Area “B” (Enhanced Natural Open space) Section 18, T15S, R12E, G&SRB&M, Pima County, Arizona, recorded by the Pima County Recorder under sequence No. 20172440197 on September 1, 2017.
EXHIBIT "B"

DESCRIPTION OF PUBLIC INFRASTRUCTURE

(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 the repair or replacement of existing facilities when required by other improvements permitted by this article.

(d) Highways, streets, roadways and parking facilities, including all areas for vehicular use for travel, ingress, egress and parking.

(e) Areas for pedestrian, equestrian, bicycle or other nonmotor 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 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) 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 this paragraph.

(l) Any and all other public infrastructure hereinafter included in the definition of such term in Section 48-701, Arizona Revised Statutes, as amended.
### Estimated Costs of Project Improvements:

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Estimated Cost</th>
<th>Costs Not Eligible for CFD Financing</th>
<th>Costs Eligible for CFD Financing</th>
<th>Costs to be Reimbursed by CFD</th>
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<tbody>
<tr>
<td><strong>Regional Improvements:</strong></td>
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<tr>
<td>Spine Roads</td>
<td>$6,653,547</td>
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<tr>
<td>Engineering</td>
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<td>Surveying</td>
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<td>On-Site Public Sewer</td>
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<td>Off-Site Sewer</td>
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<td>Public Water</td>
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<td>Subgrade Prep for Utilities</td>
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<td>Drainage</td>
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<td>Dry Utilities</td>
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<td>Landscaping in right of way</td>
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<td>Public Parks, Trails, Monuments</td>
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<td>$3,395,300</td>
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<td><strong>Total Regional Improvements:</strong></td>
<td><strong>38,896,547</strong></td>
<td><strong>6,567,212</strong></td>
<td><strong>32,329,335</strong></td>
<td><strong>32,329,335</strong></td>
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<tr>
<td><strong>In-Tract Improvements:</strong></td>
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<tr>
<td>Production</td>
<td>$85,024,000</td>
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<td><strong>Total In-Tract Improvements:</strong></td>
<td><strong>85,024,000</strong></td>
<td><strong>85,024,000</strong></td>
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<td><strong>Total Improvements</strong></td>
<td><strong>123,920,547</strong></td>
<td><strong>91,591,212</strong></td>
<td><strong>32,329,335</strong></td>
<td><strong>32,329,335</strong></td>
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