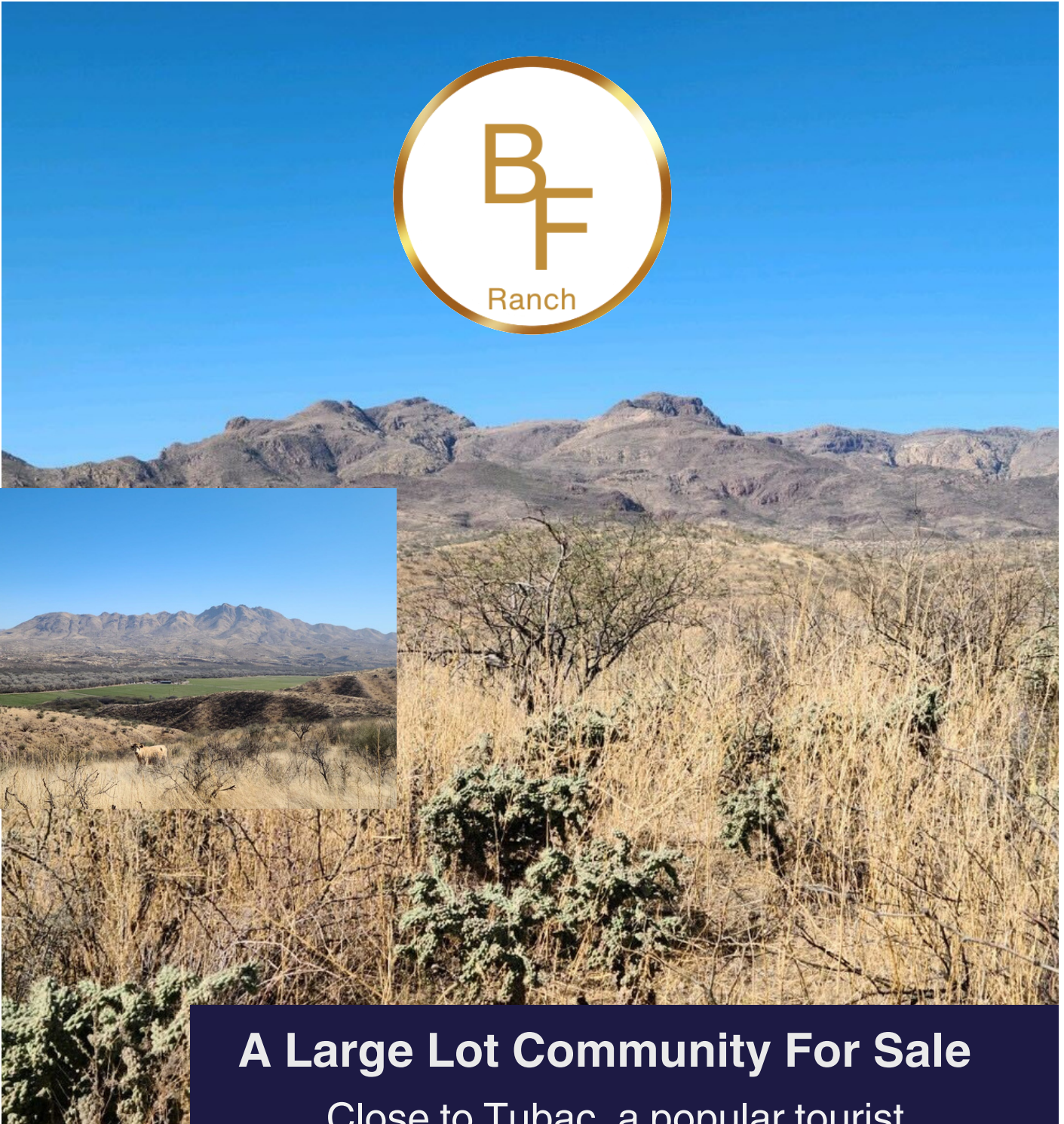


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A Large Lot Community For Sale

Close to Tubac, a popular tourist destination designated as the best small-town arts scene by USA Today.



A small group of Tubac Valley investors aggregated 345 acres from a number of different parcels that are nestled against the Tumacacori Mountains. The site is unique in its position overlooking the Tubac Valley. The views from this site are unmatched in the area. Expansive panoramic views in all directions. It also is elevated from the Valley. Private and at the end of W. Frontage Rd with easy access to Interstate 19.

This project is fully entitled and ready for any developer to commence development. Currently, it is one of the very few upscale residential developments in the entire Santa Cruz County that again is "shovel ready".

The Project's name is BF Ranch A full Planned Area Development Plan (PAD) permitted by Santa Cruz County. The PAD has 79 lots designed for Custom homes with lots ranging from 1.5 acres to 4 acres. Each lot consists of building envelopes to maximize the natural open space. The site has a significant riparian area that boasts one of the area's best bird habitats. This has been set aside as a preservation area. There also are a number of historical sites that have been studied by the University of AZ and approved within the PAD.

This is a very unique opportunity to create a private luxury custom home community that boasts incredible views, is serene in nature, and yet is less than 5 minutes from the I-19 artery from the International Border to Tucson. It is also is 5 miles from the Historic Village of Tubac and 40 miles from Tucson. The site is entitled and ready for the proper steward to make this one of the most sought-after private communities in Southern Arizona.

A Luxury Custom Home Community

Planned in an environmentally sensitive manner



Interstate Access



Natural Bird Habitats



Unobstructed Spectacular Views



Luxury Community



Planned Area Development Close To Tumacacori National Park

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01. Introduction

Palo Parado is a 345-acre site featuring 79 lots designed for custom homes under the existing GR zoning. The site will be designed for the preservation of the existing terrain, with about 45% of the site maintained as natural open space, well exceeding the 25% minimum set aside requirement. The site will be split into two unique parts - the northwest side with a minimum of 1.5 acre lots and the southeast side with a minimum of 2 acre lots.

Locations of lots and roads will attempt to minimize the impact on the topography, leaving key features natural. All roads will be private.

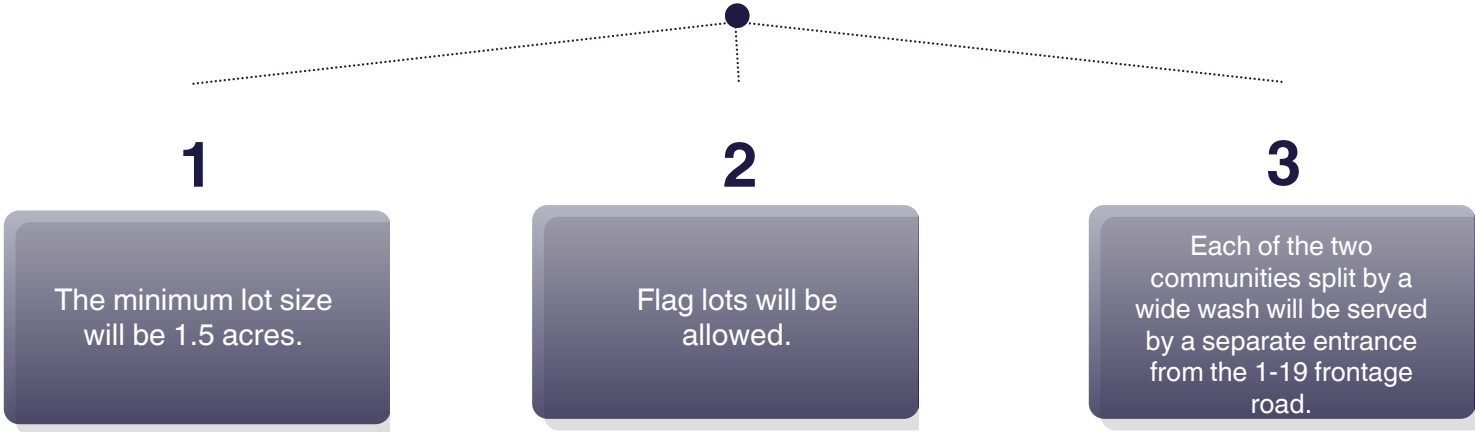
Planned Area Development Close To Tumacacori National Park



02. Purpose

The purpose of the Palo Parado Planned Area Development (PAD) is to permit greater design flexibility by providing development standards expressly for the Palo Parado site, as specified in the Santa Cruz County Zoning and Development Code. These standards are designed for the purpose of minimizing the disturbance to the existing terrain.

The following development standards will apply to the Palo Parado PAD:



03. Site Description

The project provides a variety of potential home site locations and styles. The 79 proposed lots will be divided by the wash into two separate communities. Significant attention to detail of landscaping and color will present a continuous view across the development, both from within and outside of Palo Parado. The location and relative distance of several important mountain ranges are well within the viewing range of residents and create a panoramic vista as they rise above the desert floor.



Planned Area Development Nestled In The Foothills Of The Tumacacori Mountains

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04. Location

Palo Parado is located 5.5 miles south of Tubac, Arizona. The development is a portion of the Luis Maria Baca Land-Grant, lying-in portions of theoretical Sections 5, 6, 7 & 8, Township 22 South, Range 13 East, in Santa Cruz County, along the western side of US Interstate 19. The development is located roughly one mile north of the Palo Parado interchange and lies directly east of the Coronado National Forest. The surrounding properties are primarily undeveloped.



Large Lot Community For Sale Near The Historic Tubac Golf Resort And Spa

05. Vision

Design guidelines are intended to protect and enhance the environment of Palo Parado, recognizing the vision of the Santa Cruz County Comprehensive Plan. The project is designed to maintain open space and preserve the natural terrain, in a luxury custom home community planned in an environmentally sensitive manner.

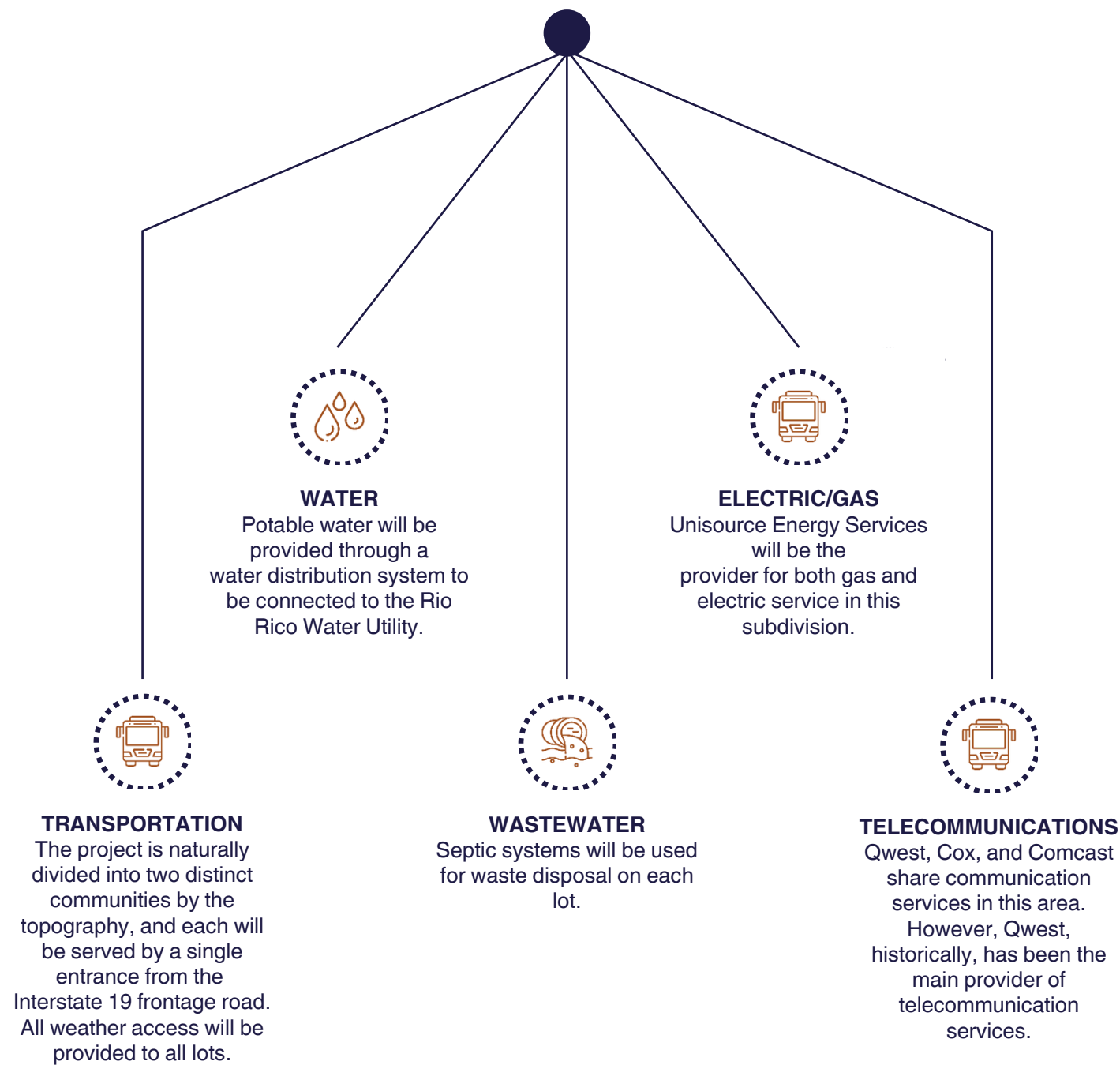


Planned Area Development With 79 Large Lots

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06. Services and Infrastructure



Large Lot Community For Sale With Water Service By Liberty Utilities



07. Development Standards

Landscape & Design

- Native Vegetation
- Surrounding Wildlife

Architecture & Style

- Compliment Natural Surroundings
- Customized

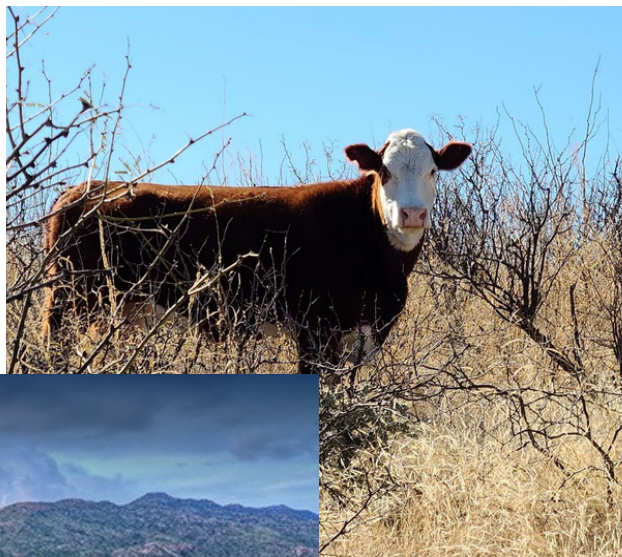
Individual Site Development

- Large Lots
- Established Guidelines

Planned Area Development Close To Restaurants And Over 100 Fine Art Galleries

08. Conclusion

The Palo Parado project is planned as a luxury rural community that complements the pristine beauty of the natural features. Reduced lot sizes will increase the amount of natural open space and minimize the disturbance to the environment. Road grades that follow the natural terrain will enhance the visual quality of the site.



Large Lot Community For Sale In Southern Arizona

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Development Planning Regional Team

Leo Miller A.I.A- Planner of Tubac Golf and Resort and Telluride Development

PSOMAS- Major Regional Land Planning / Platting & Engineering- (Bob Iannarino / Regina Beem)

Montgomery & Associates – Regional Water Entitlements / Hydrogeological Services (Jim Davis)

Fennemore ,Craig- Regional Law Firm – Land Use/ Entitlements (Patrick Black)

Liberty Utilities- Regional Water Utilities Planner & Provider (Steve Carlson)

Noticable Project Points

Scalable two (2) Phase 79 Lot sustainable development that will call for a very little costly infrastructure (Golf /Clubhouses / etc.) that no one wants to pay for. All lots are in excess of 1.5 acres up to 4 acres each.

Almost 50% of open space. Nearly 3,500-foot elevation – consistently 8-10 degrees cooler than Phoenix/ Tucson area.

Target Market- Primary Homes - Downtown Tucson professionals and Southern Arizona demand for new thinking in living.

Fully engineered and designed by a team of nationally and regionally renowned Architect / Engineering/ Environmental firms.

Fully Entitled (As of July 2012) project. Took nearly 7 years to entitle.

Agreements to obtain water from Rio Rico Water- a local public utility. This took over two years to negotiate.

Almost 360–degree unencumbered views of a national forest and mountain ranges.

Adjacent to the I-19- only 45 minutes or less to Downtown Tucson / Tucson Airport

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