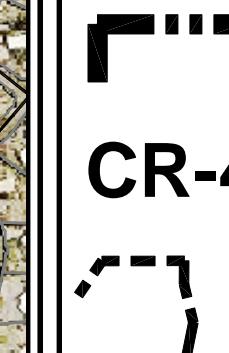


LEGEND



Boundary of Subject Plan
Amendment Request

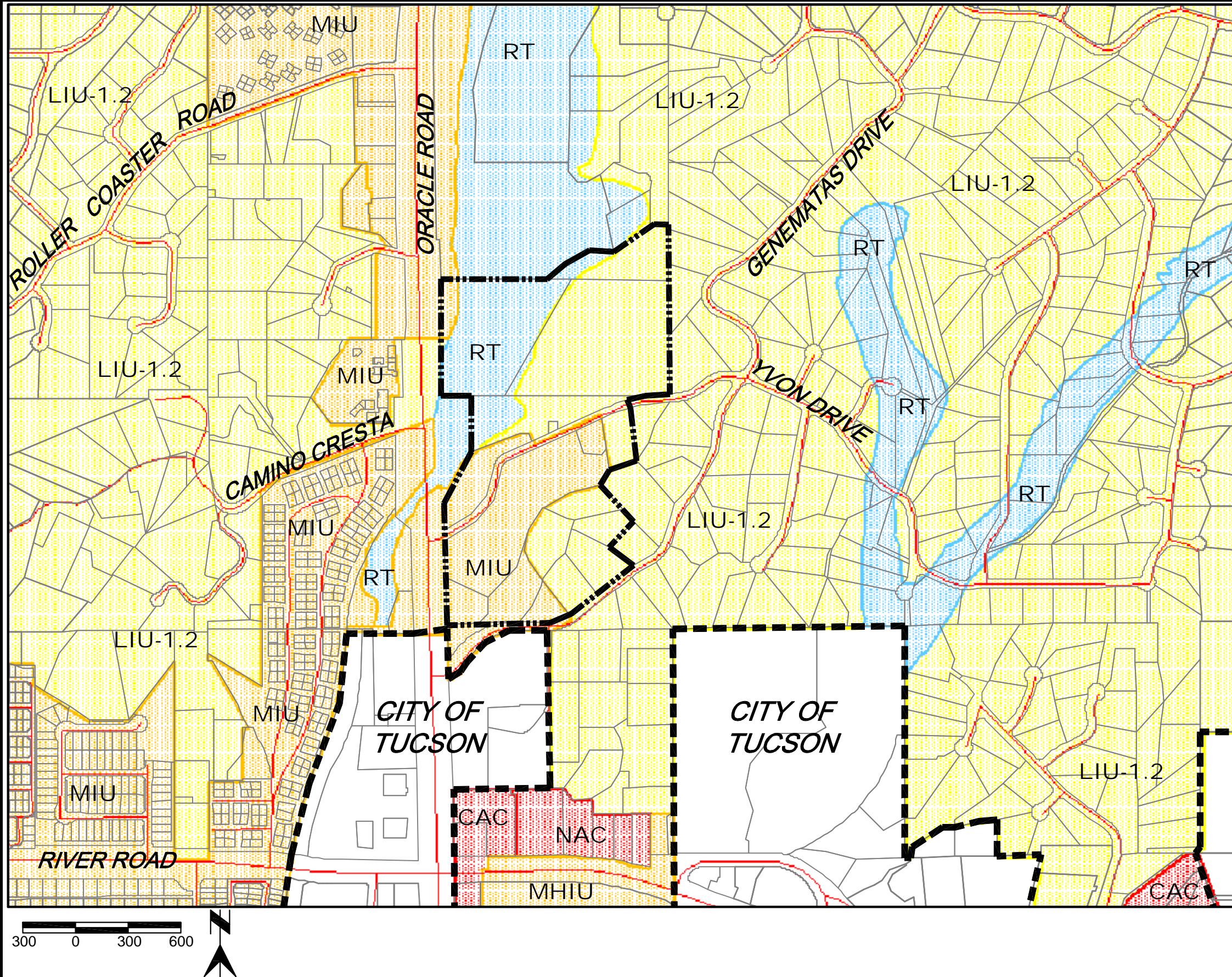
Existing Zoning, typ.

Tucson City Limits

NOTES

- The subject property contains large vacant areas, as well as existing/occupied apartments, rental casitas, and single-family residences. The long-term objective of this project is the complete redevelopment of the site as a masterplanned, mixed-use project.
- The subject property is presently comprised of CR-1, CR-4, CR-5 and CB-1 zoning.
- The surrounding context is an urbanized mix of development featuring single-family residences, higher-density residential uses (townhomes, patio homes, and a mobile home park), professional and medical offices, a private golf course and tennis club, neighborhood shopping centers, a regional mall, and a variety of stand-alone commercial and restaurant enterprises throughout the Oracle Road and River Road corridors.
- The surrounding properties are a mix of CR-1, CR-4, CR-5, TR and CB-1 Pima County zoning, as well as C-1, C-3, O-3 and RX-4 City of Tucson zoning.

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
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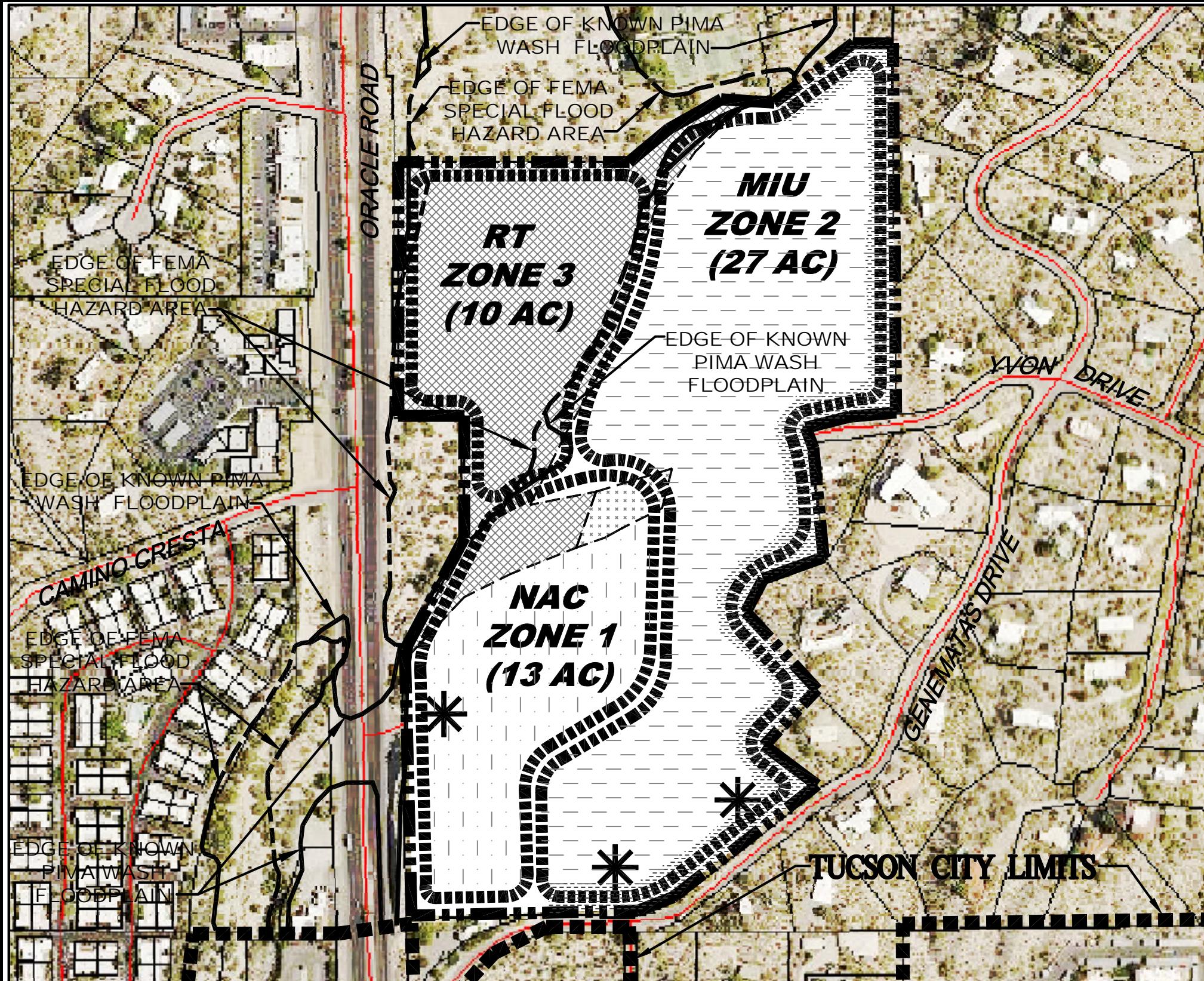
LEGEND

- Boundary of Subject Plan Amendment Request
- Tucson City Limits
- CAC -- Community Activity Center
- NAC -- Neighborhood Activity Center
- MHIU -- Medium High Intensity Urban
- MIU -- Medium Intensity Urban
- LIU-1.2 -- Low Intensity Urban 1.2
- LIU-0.3 -- Low Intensity Urban 0.3
- RT -- Resource Transition

NOTES

1. Subject Property Existing Comprehensive Plan Designation: LIU-1.2, RT and MIU.
2. Requested Designation: RT, NAC and MIU.

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LEGEND

- Boundary of Subject Plan Amendment Request
- Tucson City Limits
- Limits of Important Riparian Areas with underlying Xeroriparian "C" - conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (PCRFC). See Note #5 below.
- Xeroriparian "C" (Non-Important Riparian Area)
- Access to Public Street (Conceptual Location)
- Protective Buffer Adjacent to Existing CR-1 Residential; See Notes 2-4 below.

ZONE DESCRIPTIONS

Zone 1: Activity Center & Commercial Core with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential uses, including restaurants, a boutique hotel, and specialty retail in an activity-center, ridge-top setting.

Zone 2: Residential Component with Medium Intensity Urban (MIU) Designation. These areas are dedicated to higher-density residential uses. Final form and product to be market-reflective at the time of rezoning and development, but will potentially include higher-density single-family residences, townhomes, patio homes and, possibly, an assisted-living facility. An enhanced, protective buffer, as depicted hereon, will be a component of the MIU district wherever it abuts the established CR-1 single-family residential lots.

Zone 3: Lowland/Natural Drainage Area with Resource Transition (RT) Designation. Area dedicated to protecting the existing natural drainageway and associated Xeroriparian "C" and Important Riparian Area (IRA).

GENERAL NOTES

1. Vehicular access to and from this site will occur only from Oracle Road and from Genematas Drive where it borders the property along its south boundary. No vehicular access (other than fire & emergency) will be permitted to the east via Yvon Drive.
2. Natural and enhanced landscaped setbacks and buffers in excess of normal Zoning Code requirements will be provided wherever the proposed development abuts existing CR-1 residential lots. Building heights, setbacks and perimeter landscape buffers will achieve an appropriate transition to these established residential areas.
3. Details of the buffering and mitigation adjacent to the existing CR-1 residential area to be determined at the time of final design and be detailed in the Site Analysis provided at time of future rezoning.
4. Salvaged native-desert tree and shrub specimens will be transplanted primarily into project perimeter buffers adjacent to the existing CR-1 residences so as to achieve a mature character in the project edges as rapidly as possible.
5. Final design will protect the Xeroriparian "C" drainage course and Important Riparian Area (IRA) within Zone 3. Any modifications to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with PCRFC's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
6. Conservation Lands System (CLS) mitigation to be accomplished with on-site set-aside areas together with, if necessary, suitable off-site mitigation in coordination with the Pima County Office of Sustainability and Conservation.