

TUBAC RIO CRUZ

PROPERTY PROFILE

Tubac Rio Cruz, located at the southeast corner of Chavez Siding and Tucson/Nogales Frontage Roads is the newest Custom Home Development in Tubac, Arizona. It consists of twenty one (21), 4.1 plus acre parcels on approximately 100 acres. It features large and open building sites with dramatic 360 degree views of the Santa Rita, San Cayetano, and Tumacacori Mountains and is only a short distance from the Santa Cruz River.

This magnificent property will have two entrances from Chavez Siding Road. Each entrance will have expansive monument walls constructed of adobe block with abundant landscape features including Ocotillos, Yuccas and other native foliage. Bordering walls will meander along Chaves Siding Road with seasonal wild flowers irrigated with a low flow irrigation system. The Tubac Rio Cruz Logo will be placed at the entrance walls for identity purposes.

All parcels will have underground utilities to preserve the area's incredible scenic basin. Tubac Rio Cruz Developers have provided Citizens Water Utility with its own on site well and new improvements to allow sufficient water useage. All existing overhead electrical lines along the eastern part of the property will be placed underground along the new roadway. Telephone service will be provided by Qwest. There are no natural gas lines near the property, however, propane can be used as a substitute for gas related items. Television by satellite use is recommended.

Tubac Rio Cruz is strategically located a short drive to Tucson, Green Valley, and Nogales for shopping, medical facilities, entertainment, and dining. Also nearby are numerous points of interest and day trips. Some nearby sights are Patagonia and Parker Lake, Madera National Park, (hiking, picnicking and overnight camping), Smithsonian Institute, Tumacacori Historical Park & Mountains, Rio Rico Golf & Health Spa at Rio Rico Resort and of course our own Tubac Art Village and Tubac Golf Country Club Resort. Historical and Western theme Tombstone and Bisbee Az., are only a few hours away for day trips as well as Nogales, Mexico, for great shopping bargains and authentic Mexican dining.

Tubac Rio Cruz's objective is to blend in with the existing community and create an exciting new place to live. It is the intent of the Developer to further enhance the community, keep its southwest character intact and create a pride of ownership property for its owners. It is our intent to provide our clients with all the tools necessary to make their home building as painless as possible by assisting in whatever needs they may want and need.

Tubac Rio Cruz developers are working with Architects Inc. a Tucson architect firm and also the project review architect. Architects Inc. is familiar with the design guidelines, are can work with our clients in recommending home site selection, preparing construction drawings, and providing construction management if needed. Tubac Rio Cruz developers can also provide a licensed and bonded home builder which we have selected for construction of our model home. Tubac Rio Cruz also has inquired with lenders for preferred financing opportunities for construction and permanent financing packages. Building a new home should not only be exciting but rewarding and pleasant to live in when completed. It is our intent to assist our clients in achieving these dreams.

TUBAC RIO CRUZ DESIGN GUIDELINE SUMMARY

The purpose of the Design Guidelines is to ensure the integration of architectural design with the natural landscape of the property. As an extension of the Tubac Rio Cruz efforts to develop an architecturally consistent and unique community, building requirements were created and are outlined in the following summary of the design guidelines:

1. Designated Building sites.
2. Minimum 2500 square foot living area.
3. Minimum grading sites of 25,600 square feet, a 160' x 160' foot pad not including driveways limited to 18' wide.
4. Minimum three car garages or two car garage and golf cart bay.
5. Minimum 9' garage doors width, with the exception of a golf cart bay.
6. Minimum 18' x 18' master bedroom suites, with minimum 12' ceilings not including master bathroom, hallways, and closets.
7. Minimum 14' x 14' second bedroom with minimum 10' ceilings not including bathroom, or closets.
8. Minimum ceiling heights 14' in balance of living space (those spaces not addressed above).
9. Minimum 12' foot deep rear patios with minimum 10' ceilings.
10. Minimum 10' foot deep front patios with minimum 10' ceilings.
11. Minimum 8' high and 3' wide entry double doors.
12. Minimum 12" interior ceiling vigas and 10" outside patio vigas.
13. Maximum 20 foot high roof lines from existing grade.

Association Related Fees:

1. Yearly Association Fees of \$720.00 to maintain monument entry walls, landscaping, lighting, private roadways, wash covert cleanup, signage, management and accounting.
2. Architectural review of fee of \$750.00 paid to project architect to review building site and construction drawings due and payable upon construction plan submittal.
3. Non-refundable construction deposit of \$500.00 paid for maintenance of roadways and other related community improvements paid upon starting construction.
4. Refundable construction deposit of \$2,000.00 payable for expenses related to damages and repairs to any common areas caused by construction.

The objective of the Design Guidelines is to encourage its homeowners to develop quality in architectural design and natural landscape where individual home site owners bear the responsibility and agree to maintain the integrity and spirit of the development as a whole. This may be achieved by the owner working closely with the Architectural and Landscape Review Committee.

The Developer along with the Project Architect have carefully chosen the building sites of every parcel. Each parcel has a maximum and generous building envelope larger than will be needed for flexibility of horizontal design. The remaining area must remain undisturbed, with the exception of driveways, as approved by the review and approval process. The Developer will be flexible with homeowners and their architects to changes, provided such plans are within reason and do not adversely effect other home sites.