

1 **ARIZONA DEPARTMENT OF WATER RESOURCES**

2 **BEFORE THE DIRECTOR**

3
4 In the Matter of Certificate of Assured Water
5 Supply No. 27-401640.0001, Coronado
6 Reserve Lots 1-260 (excluding lots 86-88, 90-
95, 97-105)

**STIPULATION AND CONSENT
ORDER REVOKING CERTIFICATE
OF ASSURED WATER SUPPLY**

7
8 The Department of Water Resources (“Department”), Fidelity National Title Agency, Inc., an
9 Arizona Corporation, as Trustee under Trust No. 10,869 (“Fidelity”), and Rancho Linda Vista,
10 Inc. (“Rancho Linda”) agree as follows:

11 **I. JURISDICTION**

- 12 1. This Stipulation and Consent Order is entered into pursuant to the authority of the Director
13 of the Department (“Director”) as set forth in Arizona Revised Statutes (“A.R.S.”) §§ 45-
14 105 and 45-576 and Arizona Administrative Code (“A.A.C.”) R12-15-709.

15 **II. FACTUAL BACKGROUND**

- 16 2. Coronado Reserve Lots 1-260 (excluding lots 86-88, 90-95, 97-105) is a subdivision
17 located in Pinal County, Arizona, within the Tucson Active Management Area.
- 18 3. On September 23, 2005, the Department issued Certificate of Assured Water Supply
19 (“Certificate”) No. 27-401640.0000 for 242 lots in Coronado Reserve Lots 1-260
20 (excluding lots 86-88, 90-95, 97-105) with an estimated water demand of 129.7 acre-feet
21 per year to Oracle Highlands LLC, an Arizona limited liability company (“Oracle
22 Highlands”). Physical availability for Certificate No. 27-401640.0000 was demonstrated
23 with a hydrologic study submitted with the application for Certificate.
- 24 4. Prior to the issuance of Certificate No. 27-401640.0000, Coronado Reserve Lots 1-260
25 (excluding lots 86-88, 90-95, 97-105) was enrolled as member lands in the Central
26 Arizona Groundwater Replenishment District (“CAGR”), pursuant to A.R.S. § 48-3774.

- 1 5. On February 15, 2006, the Department re-issued Certificate No. 27-401640.0001 for 242
2 lots in Coronado Reserve Lots 1-260 (excluding lots 86-88, 90-95, 97-105) with an
3 estimated water demand of 129.7 acre-feet per year to Oracle Highlands LLC, an
4 Arizona Limited Liability Company, as Owner, with Coronado Highlands Development,
5 Inc., an Arizona Corporation (“Coronado Highlands”), as Optionee. Physical availability
6 for Certificate No. 27-401640.0001 was demonstrated with the hydrologic study
7 submitted with Certificate No. 27-401640.0000.
- 8 6. On July 29, 2009, Fidelity obtained ownership of Coronado Reserve Lots 1-260
9 (excluding lots 86-88, 90-95, 97-105).
- 10 7. On August 8, 2019, Rancho Linda obtained ownership of a portion of Coronado Reserve
11 Lots 1-260 (excluding lots 86-88, 90-95, 97-105).
- 12 8. On January 28, 2024, a Certificate of Administrative Dissolution was issued,
13 administratively dissolving Coronado Highlands.
- 14 9. On May 19, 2025, Fidelity submitted a request to the CAGR D to terminate its member
15 land status for Coronado Reserve Lots 1-260 (excluding lots 86-88, 90-95, 97-105).
- 16 10. The CAGR D has verified that Fidelity and Rancho Linda are the current owners of lands
17 contained within Certificate No. 27-401640.0001. *See* A.A.C. R12-15-704(B)(1)(a)(ii).
- 18 a. Fidelity is the sole owner of Pinal County Parcel Nos. 305-37-001D, 305-37-001E,
19 305-38-001B, 305-38-001D.
- 20 b. Rancho Linda is the sole owner of Pinal County Parcel No. 305-38-001C.
- 21 11. No residential lots have been sold nor has any building begun at Coronado Reserve Lots
22 1-260 (excluding lots 86-88, 90-95, 97-105). *See* A.A.C. R12-15-709(B).

23 **III. EFFECTIVE DATE**

24

- 25 12. This Stipulation and the Consent Order below, when signed and approved by the Director
26 or his designated representative, shall have the full force and effect of a final decision and

1 order, and it shall be effective as of that date.

2 **IV. CONSENT TO REVOCATION OF CERTIFICATE**

3 13. Fidelity and Rancho Linda waive their rights to a hearing in this matter and rights to appeal
4 this Stipulation and the Consent Order below.

5 14. Fidelity and Rancho Linda affirm that there are no additional owners or holders of
6 ownership interest in the lands described in Certificate No. 27-401640.0001.

7 15. Fidelity and Rancho Linda agree that Certificate No. 27-401640.0001 shall be revoked,
8 effective upon CAGR D's termination of member land status for Coronado Reserve Lots
9 1-260 (excluding lots 86-88, 90-95, 97-105), pursuant to A.R.S. § 48-3774(D)(6).

10 16. Fidelity and Rancho Linda admit the jurisdiction of the Department and consent to the
11 revocation of Certificate No. 27-401640.0001 upon termination of member land status for
12 Coronado Reserve Lots 1-260 (excluding lots 86-88, 90-95, 97-105) pursuant to A.R.S. §
13 48-3774(D) and consent to entry of the Consent Order below.

14 17. Fidelity and Rancho Linda affirm that no promise was made to induce it to enter this
15 Stipulation and declares that is has entered this Stipulation voluntarily.

16 The undersigned warrant their authority to bind the parties on whose behalf their signatures are
17 made to the provisions of this Stipulation, and the Consent Order shall be binding on the parties,
18 their successors and assigns, forever.

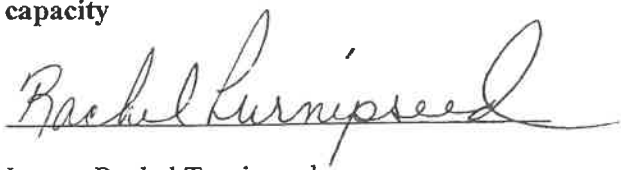
19 ARIZONA DEPARTMENT OF WATER RESOURCES

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21 _____
22 Carol M Ward, Assistant Director

23 Date: 12/11/25
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**Fidelity National Title Agency, Inc., an
Arizona Corporation, as Trustee under
Trust No. 10,869, and not in its corporate
capacity**



Name: Rachel Turnipseed

Title: Trust Officer

Date: 12-11-25

**Rancho Linda Vista, Inc., an Arizona
Corporation**

**SIGNED IN
COUNTERPART**

Name: Austin Owens

Title: Director

Date: _____

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Trust No. 10,869, and not in its corporate
capacity

**SIGNED IN
COUNTERPART**

Name: Rachel Turnipseed

Title: Trust Officer

Date: _____

**Rancho Linda Vista, Inc., an Arizona
Corporation**



Name: Austin Owens

Title: Director

Date: 12/11/2025

1 CONSENT ORDER

2 IT IS ORDERED that the terms of the foregoing Stipulation are approved and adopted as
3 the final Decision and Order in this case.

4 IT IS FURTHER ORDERED that Certificate No. 27-401460.0001 is revoked effective upon
5 termination of member land status for Coronado Reserve Lots 1-260 (excluding list 86-88,90-95
6 97-105) pursuant to A.R.S. § 48-3774(D).
7

8 BE IT SO APPROVED this 12 day of December, 2025.

9
10 

11 Thomas Buschatzke
12 Director
13 Arizona Department of Water Resources

14 COPY of the foregoing sent via
15 certified mail and electronic mail
16 this 12th day of December, 2025 to:

17 James B. Marian, CCIM, MRE
18 Chapman Lindsey Commercial Real Estate Services LLC
19 4547 East Ft. Lowell Road, Suite 401
20 Tucson, Arizona 85712
21 jbm@ccim.net

CMRRR# 9489 0090 0027 6628 4899.57

22 COPY of the foregoing sent via
23 certified mail this 12 day
24 of December, 2025 to:

25 Rancho Linda Vista, Inc
26 P.O. Box 160
Oracle, Arizona 85623

CMRRR# 9489 0090 0027 6628 4899 64

27 Copy of the foregoing sent by electronic mail
28 this 12 day of December, 2025 to:

1 Trust for Public Land
Michael Patrick
2 *Representative of Rancho Linda Vista, Inc.*
3 michael.patrick@tpl.org

4 Central Arizona Groundwater Replenishment District
Monika Tkaczyk
5 mtkaczyk@cap-az.com

6 Arizona Department of Real Estate
Sara Nicholson
7 devservices@azre.gov

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