



CDDO Ranch

A Premier Development Opportunity

Land Investment Brief: Tucson, Arizona – A Rare Legacy Offering

Stunning 1600+ Deeded Acre Master Plan Community. Entitled with Secured Water for over 3000 Homes, Hotel and Golf!



CDO Ranch: Legacy, Land & Opportunity

The historic Cañada del Oro (CDO) Ranch, located in Southern Arizona just north of Tucson in development-friendly Pinal County, offers an excellent opportunity to purchase an exclusive Master Plan Community ready to go vertical. Spanning 1,600 acres of high desert terrain at the base of the Santa Catalina Mountains, the CDO Ranch combines a rich legacy dating back to the 1850s with the potential for premier master-planned development. With its approved block plat and water availability, this property is ideally situated just outside of Tucson, one of the nation's most desirable and livable cities.

Historical Highlights

- 1853: Founded by Don Mariano Samaniego as a cattle ranching empire
- 1920s–1957: Homesteaded by Canadian dentist Dr. Lackner
- 1957–1968: Owned by Lady Margaret, Countess of Suffolk; built Spanish-style Casa del Oro
- 1969–1978: Purchased by Motorola; developed hotel, restaurant, and conference center
- 1978–1984: Donated to University of Arizona for retreats and educational use
- 1984–1994: Biosphere 2 constructed by Space Biosphere Ventures on site
- 2007–present: University of Arizona now Owns Biosphere 2 and 40 acres in the commercial CDO Ranch core.

Property & Development Summary

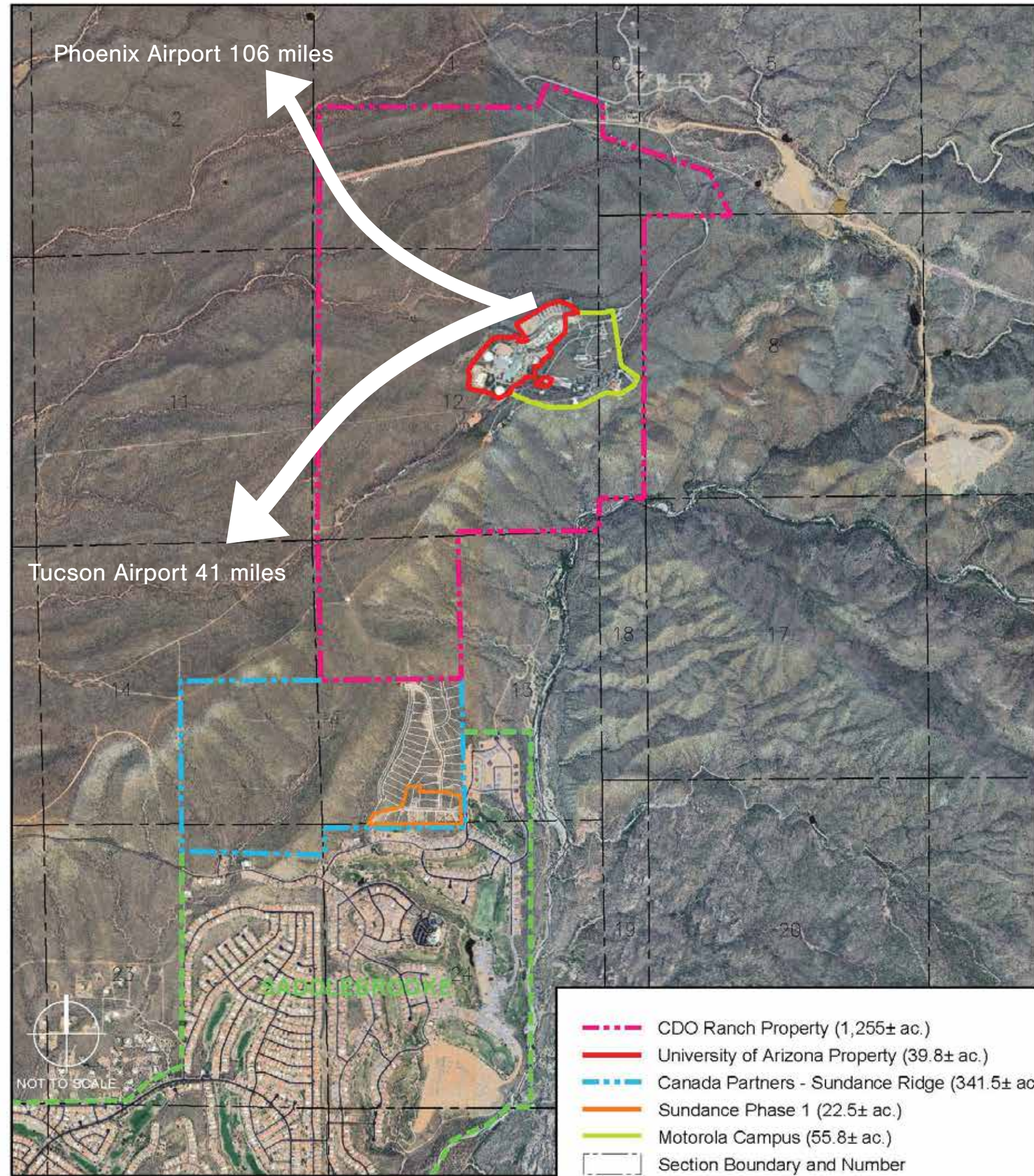
- 1,600± acres of deeded land with approved Plat
- Entitlements include: 1,262 residential units, 200-room resort, 18-hole golf course
- Sundance Ridge: 364-acre southern parcel with 55 estate lots underway
- Dramatic ridgelines, amphitheater topography, and lush riparian corridors

Expansion & Zoning

- 2,200± adjacent Arizona State Trust acres approved in PAD
- Combined entitlement: up to 3,400+ residential units, resort, commercial, and institutional uses
- 640-acre nearby parcel owned by CDO for potential future land swap

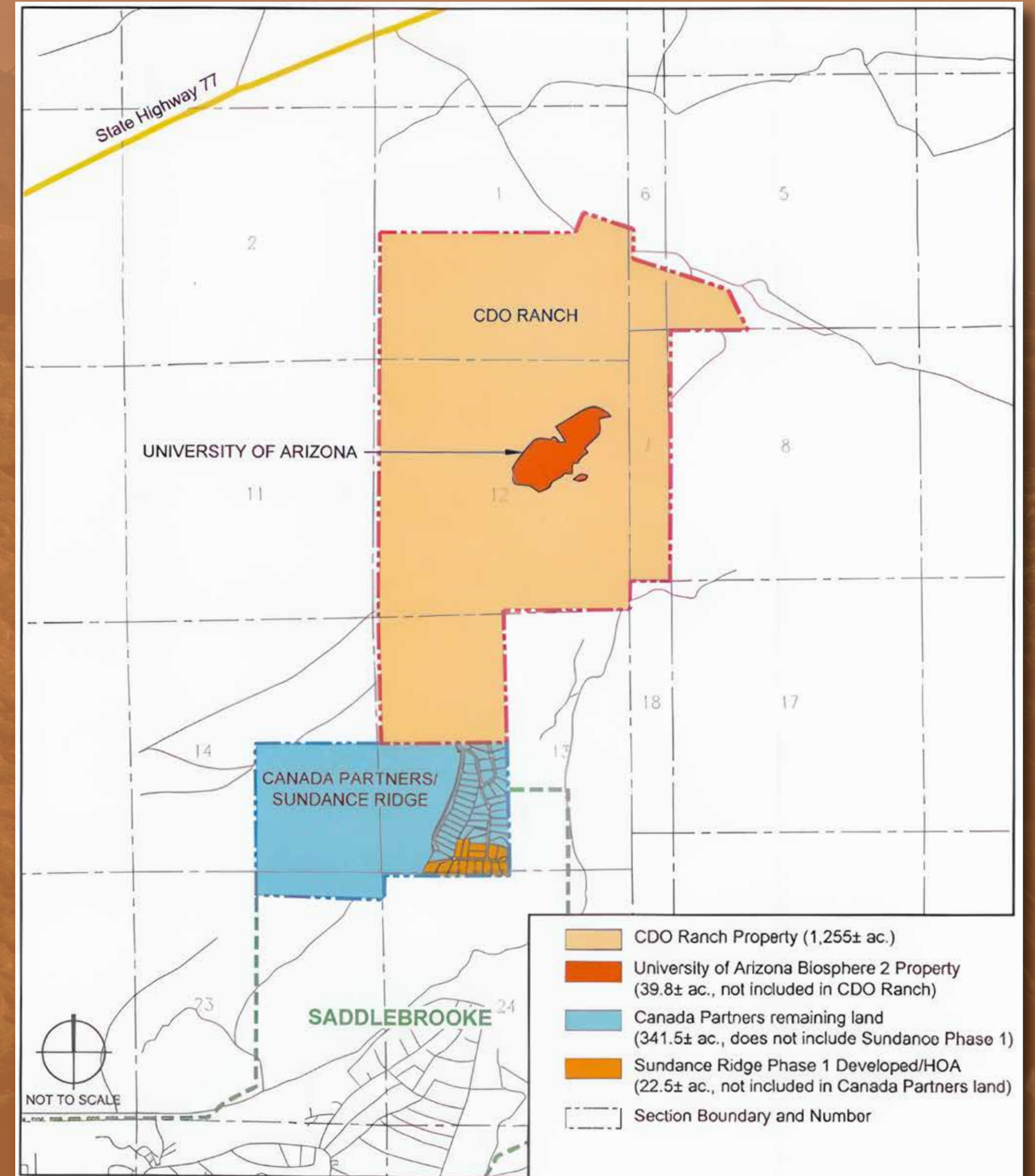


CDO Ranch and Related Properties



CDO Ranch Properties
Exhibit 1

8/1/24



CDO Ranch Properties
Exhibit 1A

8/7/24



Water Security: Proven, Protected & Abundant



Water security is a defining strength of the Cañada del Oro Ranch, with access to one of Arizona's deepest and cleanest aquifers—fed from the Catalina Mountains. Located in the Tucson Active Management Area (AMA), the project holds an approved Analysis of Assured Water Supply (AAWS), securing long-term availability for its full buildout. With existing water infrastructure, legal entitlements, and oversight by the Desert Springs Water Improvement District, the CDO Ranch is well-positioned to meet residential, resort, and future growth needs with confidence.

Water Source & Certification

- Groundwater from Catalina-fed aquifer: deep, clean, and stable
- Located within Tucson AMA, ensuring compliance with conservation standards
- Certificate of Assured Water Supply (CAWS) issued for Sundance Ridge Phase 1 (55 lots)
- Total volume available: 1,390+ acre-feet/year, enough for 4,000+ homes

Infrastructure & Governance

- Served by Desert Springs Domestic Water Improvement District (DWID)
- Existing wells, storage, and transmission systems in place or planned
- Potential to convert unused golf course allocation to residential use

Regulatory Benefits

- AMA mandates 100-year supply certification prior to lot sales
- ADWR (Arizona Department of Water Resources) provides structured oversight
- Ensures water quality, legal reliability, and financial delivery capability

Future Expansion & Modeling

- B-2 Ranch Analysis extended to 2026; eligible for further renewal
- ADWR may request updated groundwater model for additional planning
- Designation via DWID enhances entitlement stability





The 1,600 Deeded Acres: Prime, Entitled Land



The Cañada del Oro Ranch spans 1,600± deeded acres in Southern Pinal County, located just northeast of Oro Valley and southwest of Oracle. With direct access via Highway 77 and Biosphere Road, the site is only 18 miles from Tucson and under two hours from Phoenix. The ranch lies in the scenic foothills of the Santa Catalina Mountains and is surrounded primarily by Arizona State Trust Land—much of which is leased by CDO Ventures. The property represents a rare opportunity to develop a large-scale master-planned community in a region already seeing steady residential growth.

Ownership & Composition

- 1,255 acres owned by CDO Ventures LLC
- 364 acres owned by Canada Partners LP
- 40 acres donated to University of Arizona (2011)
- 55-lot Sundance Ridge Estates subdivision underway (15 lots sold)

Land Use & Zoning

- Updated PAD zoning for 3,000+ residential units on deeded land, with a total entitlement of 3,350+ units across deeded and State Trust Land.
- 1,600 units, nearly half of those units are on deeded lands
- Remainder of land within PAD is Arizona State Trust Land, managed for public education benefit
- CDO owns all private lands in the PAD boundary



Access & Adjacency

- 18 miles, 20 minutes, from Tucson, ~1 hour to Tucson Intl Airport
- ~2 hours to Phoenix Intl Airport
- Accessible via State Highway 77 & Biosphere Road
- Adjacent to Coronado National Forest, Canada del Oro Wash, SaddleBrooke communities

Additional Assets

- Grazing leases on 2,200± acres of State Land
- Small-scale cattle operation (30–60 head)
- Total footprint (owned + leased): 3,365 acres



Biosphere 2: A Hub of Innovation



Biosphere 2 is the world's largest controlled Earth science laboratory welcoming over 4 million visitors since opening in 1990 with 100,000 visitor yearly average the past 35 years. Located in southern Arizona, it features five immersive biomes and the groundbreaking Landscape Evolution Observatory (LEO), which helps scientists study how water moves through arid landscapes. Biosphere 2 is also home to the Space Analog for the Moon and Mars (SAM), where researchers explore life-support systems for future space missions. As a hub for innovation, it supports cutting-edge work in understanding and adapting to changing environmental and ecological systems, as well as advancing sustainability and space exploration.

Research Highlights

- 150+ peer-reviewed papers, \$18M+ in research funding
- 85+ projects across 40 institutions in 6 countries
- Coral Reef Arks & plant-based biomedical platforms under development
- Interdisciplinary focus: UArizona Colleges of Science, Medicine, Public Health, Steward Observatory

Education & Outreach

- Visitor program revenue tripled since 2008
- K-12 STEM program serves 4,500+ students/year
- New interactive science app supports Arizona education standards

Public Acclaim

- Trip Advisor rated Best 2024: Over 1300 Excellent & Very Good reviews
- Media Highlights: NBC Today Show, New York Times, USA Today, HBO and National Geographic TV

Facility Use & Events

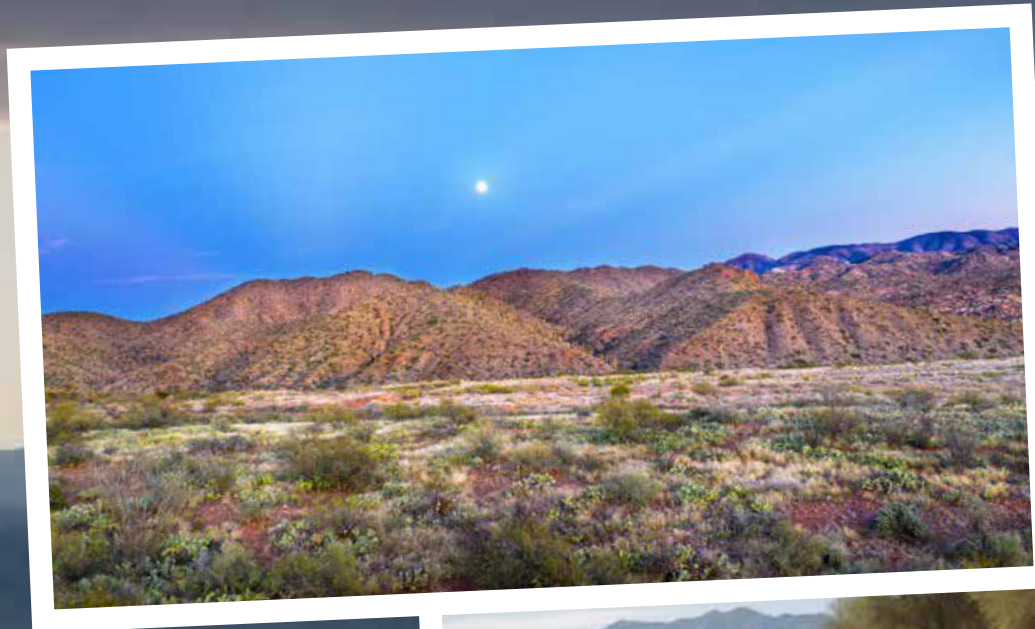
- 640+ conferences/retreats hosted since 2008; revenue
- Attracts top researchers, faculty, and global partners

Future Vision

- Expand renewable energy, research access & visitor experience
- Strategic facility upgrades and increased philanthropy
- Support biodiversity and sustainability innovation



Infrastructure & Sundance Ridge Phase 1



Sundance Ridge represents the first active development phase within the Cañada del Oro Ranch, supported by a robust infrastructure strategy and high-end natural setting. A total of 364 acres, the site offers dramatic topography, exceptional views, and a habitat-rich environment. Development is made feasible and scalable through the Desert Springs Domestic Water Improvement District (DWID), a powerful financing tool that shifts infrastructure costs over time to property owners through managed assessments—similar to successful models in top-tier master-planned communities like Rancho Sahuarita.

Desert Springs DWID Infrastructure Financing

- Legally formed under ARS §48-909 for long-term infrastructure development
- Enables phased buildout without upfront cost burden on developer
- Finances major systems: roads, water, wastewater, and utilities
- Cost recovery through property tax assessments paid by homeowners
- Recognized model in other major Arizona master plans

Sundance Ridge Phase 1 Development

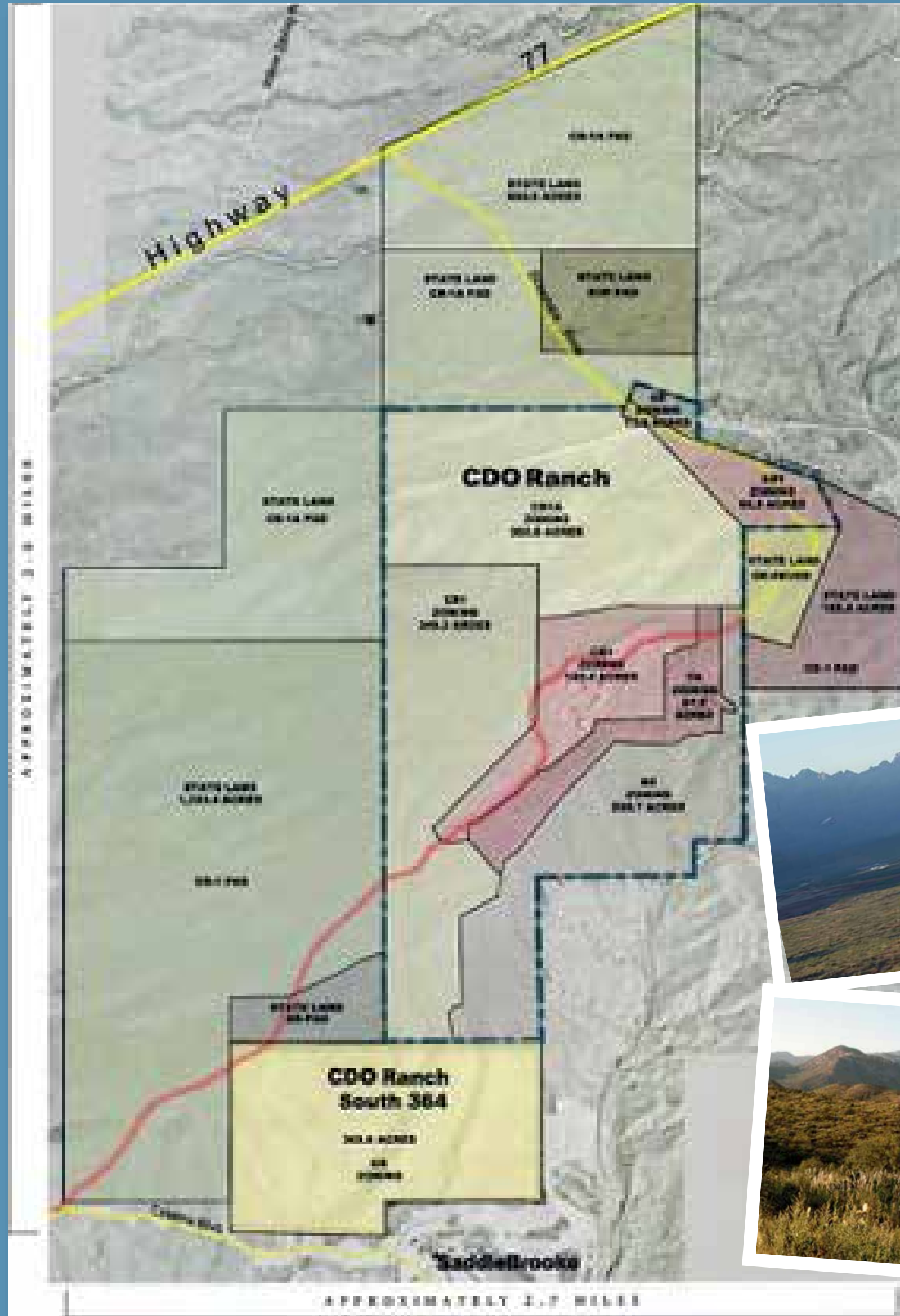
- 364± acres of dramatic ridge terrain and high-desert landscape
- First 55 estate lots platted above SaddleBrooke Preserve
- Natural amphitheater layout with panoramic Catalina Mountain views
- Cooler temps and green corridors enhance livability and appeal

Ecological Richness

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Strategic Expansion: 2,200 Acres of State Trust Land



A pivotal move in 1993 secured zoning entitlements for 2,200± acres of adjacent Arizona State Trust Land within the Biosphere Ranch Planned Area Development (PAD). The PAD was established as a flexible zoning overlay designed to support innovative land use, alternative development patterns, and long-term planning in alignment with local goals. Combined with CDO's 1,600± acres of deeded land, the PAD enables a nearly 4,000-acre, master-planned community integrating residential, resort, commercial, and institutional uses—including Biosphere 2. Approximately two-thirds of the PAD is managed by the Arizona State Land Department (ASLD) to benefit Arizona's public school system, while CDO owns all private land in the boundary.

PAD Overview & Ownership

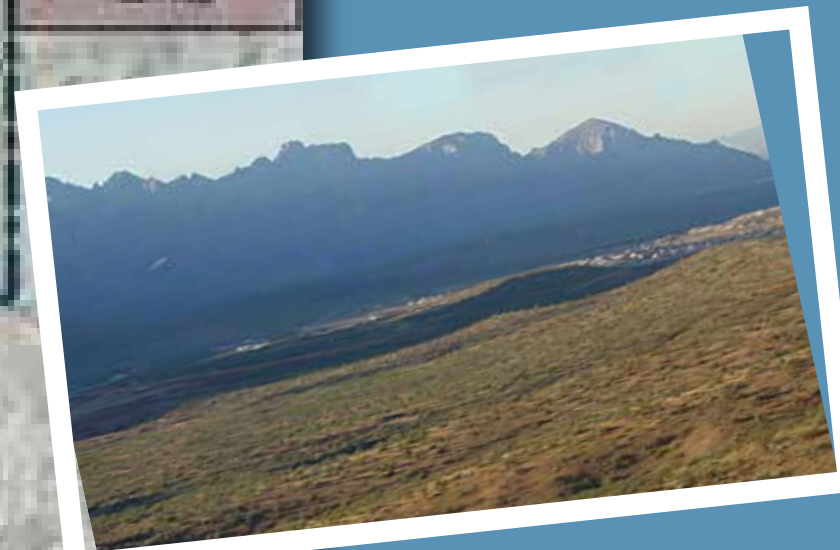
- AD adopted in 1993 as a flexible zoning overlay for adaptive land use planning
- Promotes innovation in site design, sustainability, and environmental compatibility
- Approximately 4,000 total acres (CDO + State Trust Land) within PAD boundary
- Ownership split: ~2/3 Arizona State Trust Land (ASLD), ~1/3 privately owned by CDO

Development Potential

- APAD approved for 3,200+ residential units, resort, commercial, and university facilities
- State Trust parcel allows ~1,800 units, integrated into a unified planning framework
- Deeded lands entitled for 1,400+ units, including Sundance Ridge and resort elements

ASLD Land Use & Auction Process

- State Trust Land managed for maximum public benefit, especially education funding
- Public auction required for sale or long-term lease
- Developers can initiate planning and apply for reimbursement if outbid
- Urban Lands Act supports large-scale, master-planned community development
- Development subject to local zoning and jurisdictional planning (e.g., Pinal County)
- Transparent sale process: public notices and structured auction calendar





Regional Context: Arizona, Phoenix & Growth Corridor

Arizona, the sixth largest U.S. state by area, is located in the fast-growing Southwest. Known for its unique Sonoran Desert landscapes, iconic natural landmarks, and vibrant cities, the state offers a dynamic mix of outdoor beauty and economic opportunity. Its Capital, Phoenix, is one of the fastest-growing cities in America, driven by its diversified economy, affordability, and strategic location. The CDO Ranch is positioned within this growth corridor—just north of Tucson and a short distance from Phoenix—offering proximity to major employment hubs, infrastructure, and expanding housing markets.

Arizona Overview

- Population: 7.69 million (14th most populous U.S. state)
- Borders: California, Nevada, Utah, Colorado, New Mexico, and Mexico
- Key industries: Technology, aerospace, mining, tourism, and renewable energy
- Geography: Hot desert in the south; forests and canyons in the north
- Home to Grand Canyon, Saguaro National Park, and multiple national forests

Phoenix – State Capital & Growth Engine

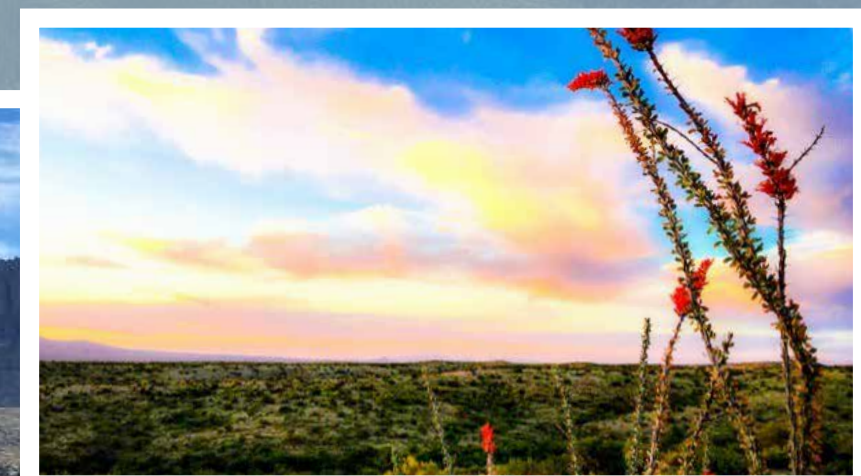
- 5th most populous U.S. city; most populous state capital
- Median age: 34.9 | Median household income: \$79,664
- Key industries: Aerospace, tech, logistics, tourism
- Located ~120 miles from the Mexico border, ~90 minutes from CDO Ranch
- Supported by robust infrastructure and well-managed water resources
- Draws new residents with affordability, outdoor lifestyle, and economic opportunity

Pinal County Overview

- Pinal County, encompassing an area of 5,371 square miles.
- It is situated between the two largest population bases in the state
- Expand its economy from agriculture and mining to manufacturing, trade, and services.
- Total population of Pinal County is 467,459 (July 2023).
- Employment base of 208,233 workers with 2023 unemployment of 3.0 percent.

Why It Matters for CDO Ranch

- Positioned within the Tucson–Phoenix mega-region
- Access to two major metros supports labor force, tourism, and investment
- Growth trends reinforce demand for master-planned housing in Pinal County





Onsite Commercial Assets: Legacy Infrastructure with Future Potential

The original Motorola Executive Institute facilities offer immediate commercial, hospitality, and institutional reuse potential—positioned adjacent to the Biosphere 2 project. Totalling nearly 97,000 square feet, these legacy buildings sit along a scenic ridgeline and provide a valuable foundation for a future mixed-use business and research park. With existing structures for lodging, dining, events, and housing, this area can activate the core of the CDO master plan with minimal upfront capital, offering scale, flexibility, and synergy with adjacent academic and tourism activity.

Key Legacy Improvements (Motorola Era)

- 27-room boutique hotel
- 120-seat restaurant and bar
- 112-seat welcome center and theater
- Total improved square footage: ~96,814 SF
- Weighted average year built: 1977 (range: 1930–1999)

Layout & Integration

- Facilities aligned along central northeast–southwest ridgeline
- Lodging located on northeast side; housing improvements to the southwest
- Functional adjacency to Biosphere 2, enhancing live-work and visitor experiences
- Design lends itself to a vibrant commercial and research campus feel

Opportunity for Adaptive Reuse

- Potential to convert into business, education, event, or tourism facilities
- Ideal anchor for Innovation Park expansion or hospitality district
- Adds built-in commercial amenities to support full master plan vision





Biosphere 2 Synergy: Research, Innovation & Community



Biosphere 2 is more than a scientific landmark—it's a strategic asset for future development at Cañada del Oro Ranch. Adjacent to the ranch core, this globally recognized facility attracts over 100,000 visitors annually and now serves as the foundation for a new Biosphere 2 Innovation Park, led by the University of Arizona. The Park will foster research partnerships, product innovation, and sustainable living models while offering conference and residential capacity. This synergy between world-class science and private development positions the Ranch as a truly unique, future-focused community hub.

Innovation Park Vision

- Purpose-built research park focused on global sustainability
- Collaboration between UArizona and industry partners
- Dedicated space for labs, prototypes, testbeds, and corporate research hubs
- Enhanced livability: new visitor center, housing, and guest accommodations

Tourism & Public Engagement

- Over 100,000 visitors annually (Biosphere2.org)
- Renowned public science education programs
- Expanded meeting and conference space for multi-day events

Space Analog for the Moon and Mars (SAM)

- Sealed prototype habitat for space-based life systems research
- Supports human-in-the-loop testing for off-Earth missions
- Reinforces region's leadership in space science and innovation

Why It Matters for CDO Ranch

- Adjacent location offers built-in traffic, interest, and economic draw
- Opportunity for live-work collaboration with UArizona and science partners
- Adds resort and residential appeal through educational and eco-tourism value





Southern Arizona Economy: Innovation, Industry & Growth



Southern Arizona has emerged as a powerful economic engine fueled by innovation, education, and strategic development. Anchored by Tucson's global leadership in aerospace, space science, and health innovation—and reinforced by rapid growth in Pinal County's Arizona Innovation and Technology Corridor—the region supports a future-focused economy built on research, resilience, and renewable energy. With top-tier universities, a skilled workforce, and well-managed infrastructure, Southern Arizona is primed for long-term economic expansion and job creation.

Tucson: A Center for Innovation

- UArizona research hub: \$824M+ annual R&D, aiming for \$1B
- Leading space innovation: OSIRIS-REx, James Webb, Giant Magellan, Lunar research
- Top employers: Raytheon (region's largest private employer), Paragon, World View, Phantom Space
- Thriving biotech cluster: UArizona BIO5 Institute, bioscience startups, biomedical R&D
- Tourism magnet: 300+ sunny days/year; featured in Time, NYT, Condé Nast Traveler
- National leader in space tech manufacturing and biomedical innovation

Pinal County: Arizona's Innovation Corridor

- Arizona Innovation & Technology Corridor (AZITC) spans Phoenix–Tucson
- Focus on green energy, EVs, semiconductors, and logistics
- Growing employment centers and large-scale infrastructure investment
- Low cost of doing business + abundant land = ideal development environment

Key Economic Strengths

- Aerospace & defense leadership
- Research-driven innovation economy
- Workforce development tied to UArizona & Central Arizona College
- High livability and affordability attract skilled talent and retirees
- Strong tourism, healthcare, and senior living sectors





Southern Arizona Lifestyle: Culture, Community & Outdoor Living

Southern Arizona, anchored by Tucson, offers a vibrant lifestyle defined by its natural beauty, multicultural heritage, and year-round outdoor opportunities, attracting those seeking a unique Southwestern experience. Known for mild winters, striking desert landscapes dotted with saguaros, and a deeply rooted sense of place, the region blends ancient traditions with modern amenities and a relaxed pace. With its strong community spirit, culinary distinction featuring Sonoran flavors, and abundant outdoor accessibility for adventure, Southern Arizona is not just a place to live—it's a cherished way of life.

Community & Living

- Tight-knit, welcoming communities with strong local pride
- Historic and luxury homes across diverse neighborhoods
- Active senior living and retirement communities thrive in the region



Outdoor Lifestyle

- Iconic hiking and biking: Catalina State Park, Picacho Peak
- Stargazing under some of the darkest skies in North America
- Golf, horseback riding, and national parks close to urban hubs

Climate & Tourism Legacy

- Mild winters and low humidity make for ideal year-round living
- Origin of tourism: dude ranches like Tanque Verde Guest Ranch and Westward Look
- Region maintains its western charm with modern hospitality and wellness retreats

Cultural Richness

- Deep Indigenous heritage: Pascua Yaqui Tribe, Tohono O'odham Nation
- Blend of Native American, Spanish, Mexican, and Anglo traditions
- Renowned arts, music, and festivals create a dynamic cultural scene

Economy & Affordability

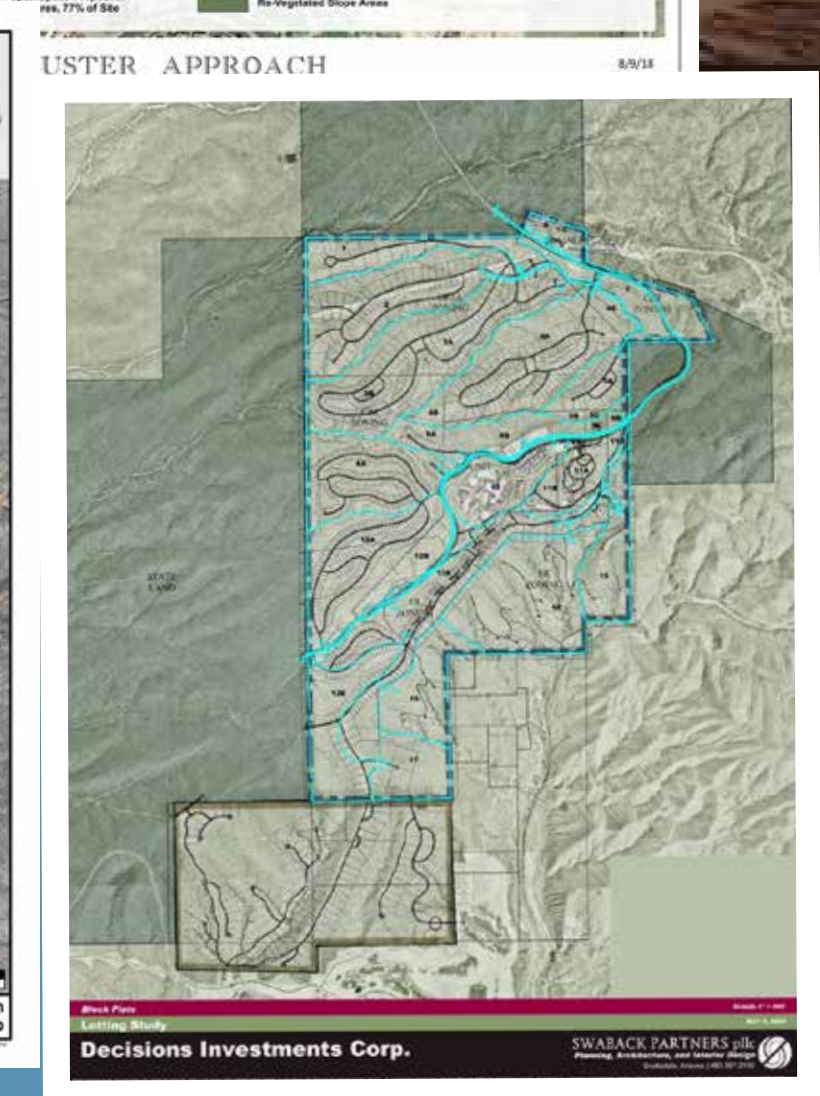
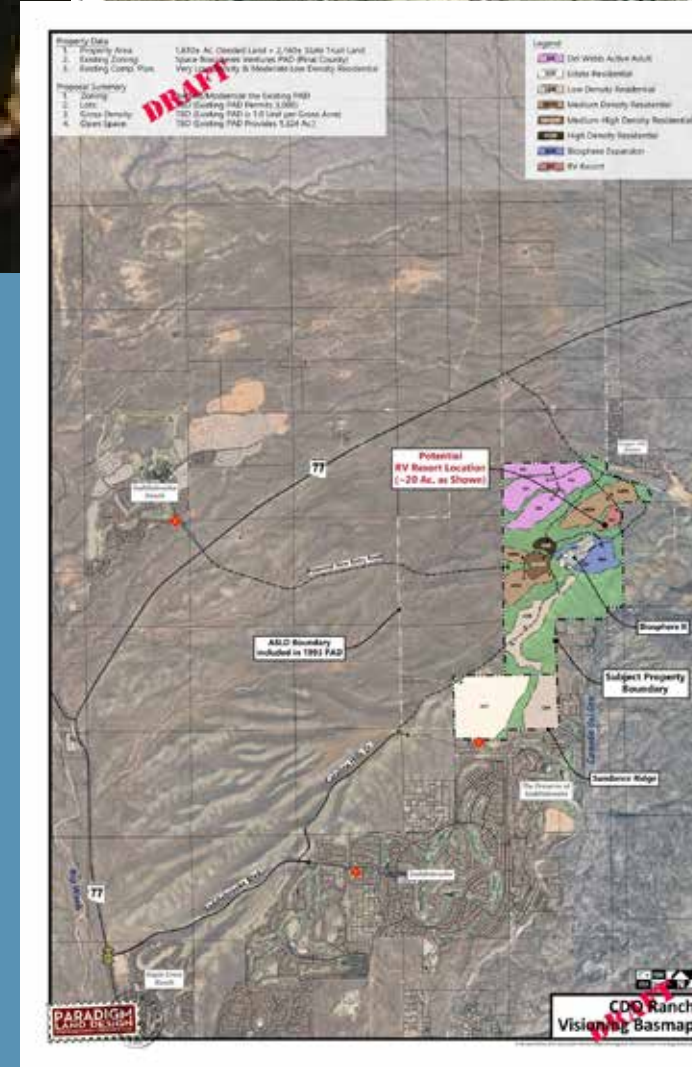
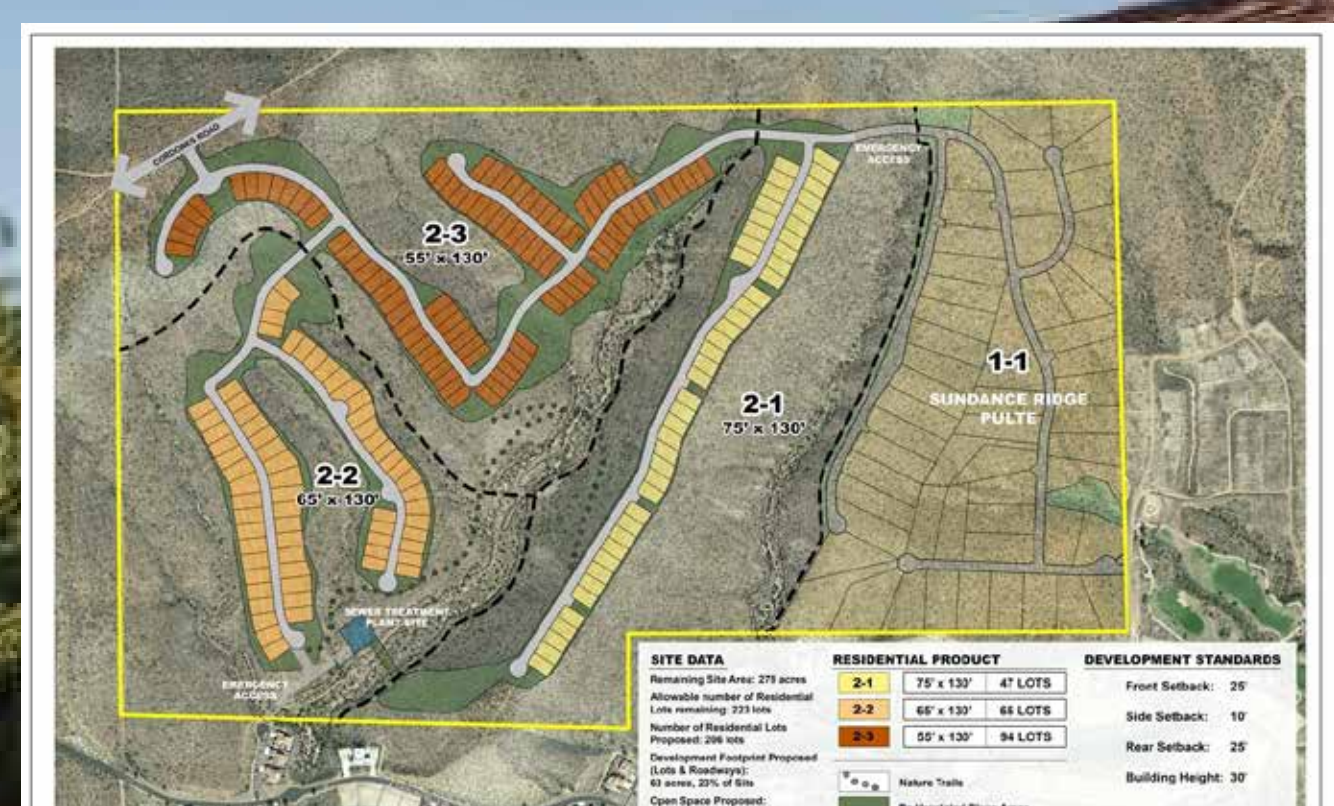
- Growing job market in tech, healthcare, and sustainable industries
- Cost of living lower than national metro averages
- Lifestyle appeals to retirees, families, and remote professionals





Vision for the Future: Creative Potential with Purpose

Cañada del Oro Ranch, paired with the Biosphere 2 Innovation Zone, offers a once-in-a-generation opportunity to deliver a next-generation mixed-use community rooted in sustainability, wellness, research, and landscape-driven design. The vision encompasses dynamic live/work environments, innovative hospitality, nature-forward residential concepts, and a research and business park that amplifies the nearby UA presence—all while preserving natural corridors and promoting long-term social, economic, and environmental vitality.



Innovation & Research Campus

- Business/research park planned around Biosphere 2 to complement—not duplicate—UA research
- Focus areas: water, renewable energy, sustainability, wellness/fitness
- Development pads available for corporate tenants in science, health, and energy sectors

Residential Strategy

- Targeting diverse housing: retirement, family, and workforce product
- Explore GR Cluster zoning for better economics (10,000 SF lots vs. 1.25-acre)
- Phased rollout of Sundance Ridge expansion (Lots 46/47 and beyond)
- Infrastructure design and wastewater phasing critical to land use and density mix

Hospitality & Wellness

- Potential to develop hospitality asset in partnership with Valencia Hotel Group
- Adjacency to state and national forest supports outdoor wellness lifestyle
- Emphasis on healthy living, walkability, and eco-tourism

New Use Considerations

- Evaluate demand for data centers, solar, and battery storage
- Consider operations of existing student housing village for enhanced returns
- Long-term value could include land leases, CFD reimbursements, and build-to-suit deals

Guiding Principles for Master Plan

- Economic Development
- Social Equity
- Environmental Sustainability
- Cultural Vitality

Execution Philosophy

- Phased, flexible infrastructure plan adapted to topography
- Creative grading and road design to maximize views and marketability
- A community that aligns with UA's conservation ethos while delivering ROI



The Opportunity: Value Proposition

Cañada del Oro Ranch offers a rare convergence of scale, entitlement, and market timing in one of the most supply-constrained and high-demand growth corridors in Southern Arizona. With infrastructure in place, water secured, and anchor assets like Biosphere 2 and the Motorola campus established, the project is poised to deliver immediate value. In a market where top builders control most housing starts and land scarcity threatens regional growth, CDO Ranch is uniquely positioned to lead the next wave of development with speed, scale, and flexibility.

Strategic Development Advantages

- Nearly 4,000 acres total with over 3,350 entitled residential units
- Extensive infrastructure: paved roads, water, power, sewer
- 1 mile off State Highway 77, with direct access to Tucson and Phoenix corridors
- Anchored by Biosphere 2, Motorola campus, and the Innovation Park vision
- Sundance Ridge Phase 1 already delivering homes in high-demand foothill setting

Master Plan Value Mechanics

- Central amenities create an "anchor" that lifts surrounding land value ("the increment")
- DWID financing enables phased infrastructure delivery without capital drag
- Strong potential for resort, senior living, tech hub, and mixed-use village development

Market Readiness & Demand Pressure

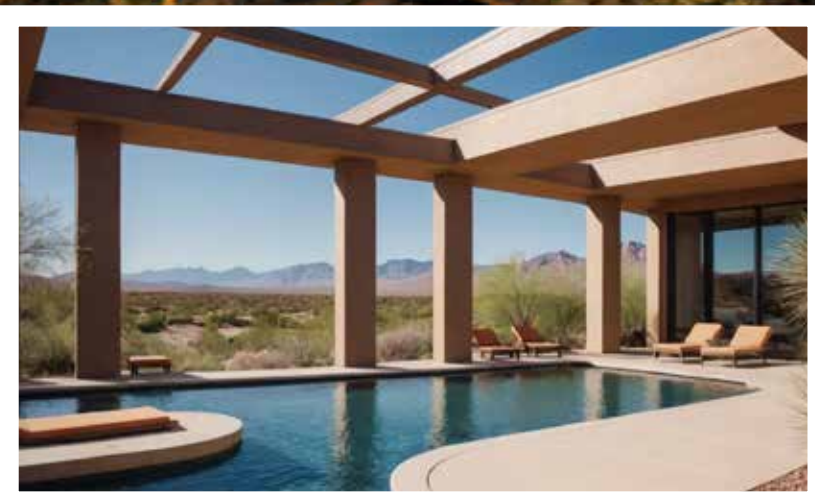
- Tucson needs ~20,000 lots in next 5 years, with only ~14,000 identified
- Land is tight; top 3-4 builders control 75% of new home starts
- CDO Ranch offers a turnkey platform to meet regional demand

Regional Momentum

- Oro Valley biotech cluster: Roche, Sanofi, Innovation Park
- Major retail and healthcare assets (Oro Valley Hospital, Marketplace Mall)
- Nearby destination resorts: Miraval Spa, El Conquistador, Rancho Vistoso M-Club
- Surrounding master-plans like SaddleBrooke Ranch, Eagle Crest, and Black Horse provide proven demand anchors

Home Price Resilience

- Median home price in Tucson: \$422,000 (2025)
- Inventory down 17% YoY; current supply = 2-3 months
- Limited resale inventory pushes buyers to new homes and premium communities





Investment Highlights: De-Risked, Scalable, and Rare

Cañada del Oro Ranch represents one of Southern Arizona's largest, most strategically positioned development opportunities—with water, entitlements, and infrastructure already in place. Its scale and zoning flexibility make it well-suited for a phased approach, with opportunities for both near-term homebuilder absorption and long-term capital appreciation. As market pressures mount for finished lots and shovel-ready land, CDO Ranch offers a de-risked platform for institutional and strategic investors to capitalize on this rapidly evolving growth corridor.

Asset Fundamentals

- ~1,600 deeded acres with PAD zoning and infrastructure
- Over 3,350 entitled units + potential for resort, mixed-use, and commercial
- Full 100-year water supply analysis and DWID in place
- Near Biosphere 2, UA research complex, and other regional economic drivers

Valuation Overview

- As-is investor sale value (12–18 months): \$56M–\$64M (\$35k–\$40k/acre)
- Builder/developer sale value (full buildout): \$120M–\$136M (\$75k–\$85k/acre)
- Lot premium strategy may yield added returns in negotiations

Ideal Buyer Profiles

- Institutional investors (pension/endowment funds)
- Top Arizona homebuilders and master-planned community developers
- Private equity, utility, and green energy developers
- Fortune 500 companies or commercial/industrial users

Tucson Market Dynamics

- Severe finished lot shortage forecasted by late 2025
- Top 3–4 builders control 75% of new starts; aggressively seeking land
- Permitting backlog and infrastructure lag add to urgency for shovel-ready inventory
- High absorption, low MLS resale supply, and a spec-heavy builder strategy

Macro Outlook

- "Lock-in effect" has limited resale inventory; new homes gaining 15–20% market share
- Population growth and job expansion continue, led by TSMC's \$40B AZ investment
- Pressure on power/water access increases land with verified resources in value
- 2025 expected to bring rate cuts and renewed buyer demand





Next Steps & Contact: Let's Realize the Vision

Cañada del Oro Ranch & Biosphere 2 represent more than land—they offer a chance to lead the future of sustainable, high-impact development in the American Southwest. At a time when society seeks regenerative, wellness-focused communities and ESG-aligned investment opportunities, this project offers a platform for innovation, stewardship, and meaningful legacy. We invite aligned partners to explore, collaborate, and act on a development opportunity that's as financially sound as it is globally relevant.

Call to Action

- Site Tours Available — Explore the land, infrastructure, and vision firsthand
- Investor Packets & Data Room — Planning docs, entitlements, hydrology, market comps
- Joint Venture & Sale Inquiries Welcome — Institutional, family office, ESG & development partners invited

Deal Summary & Structure

- Listing Price: \$63 million for ~1,600 acres (includes \$5M allocation for Motorola complex)
- Entities:
 - CDO Ventures LLC: 1,255 acres
 - Canada Partners LP: 341 acres
- Sale Format:
 - “As Is” basis
 - 1-year listing window
 - Firm closing timeline
 - No water or platting contingencies
 - Buyer responsible for planning due diligence
 - Non-refundable deposit after 60-day diligence
 - Clear commission structure, including co-broker strategy

ESG & Impact Investment Opportunity

- Designed for climate resilience, wellness, and education
- Scope for tribal partnerships, green infrastructure, and regenerative design
- Significant appeal for impact capital, institutional ESG portfolios, and philanthropic investors

Contact

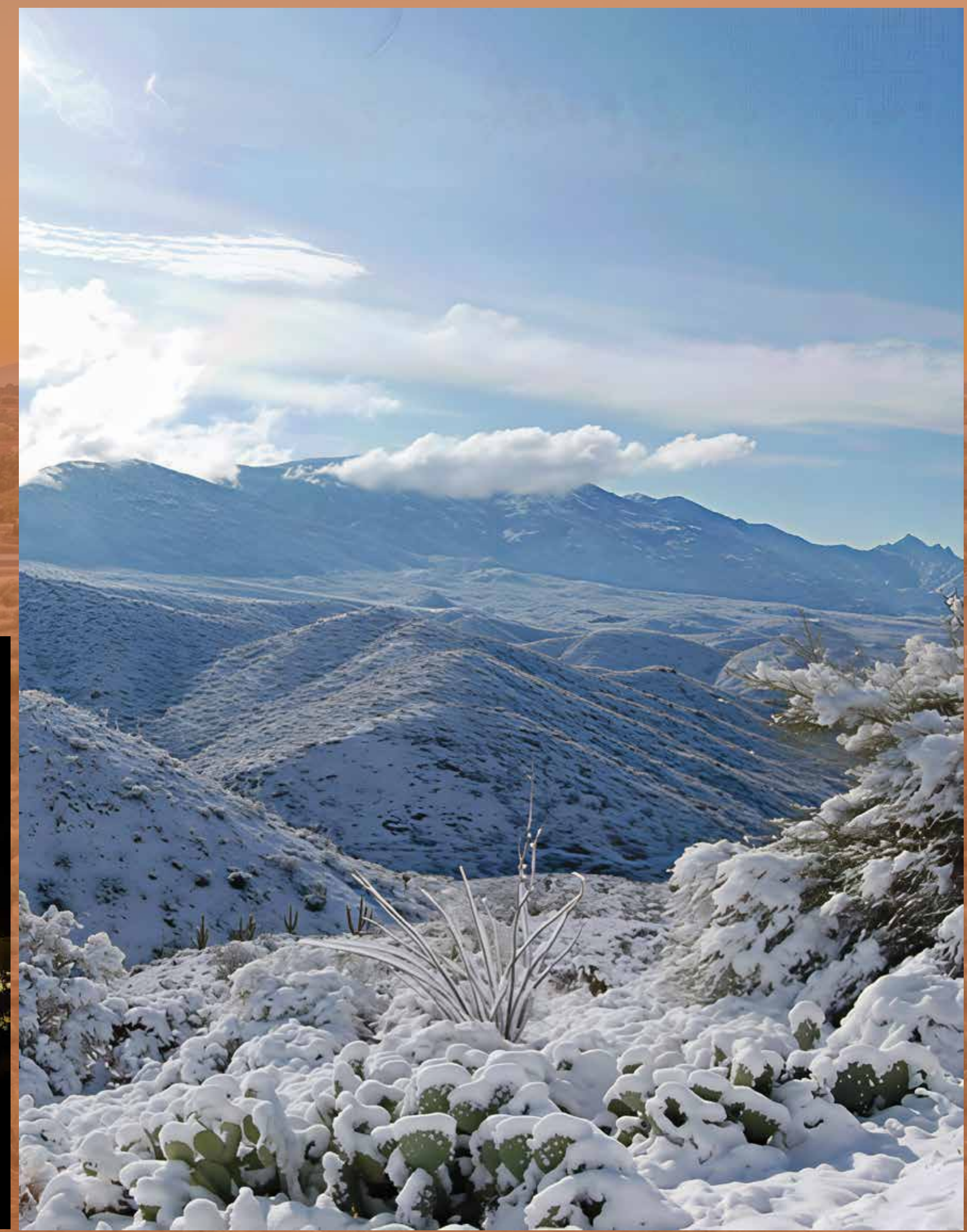
Richard Neter

CDO Ranch Team Member - Licensed Commercial Land Agent (Fiduciary Only)

Let's discuss how we can partner to
bring this rare, future-focused vision to life.



Cañada Del Oro Photo Gallery



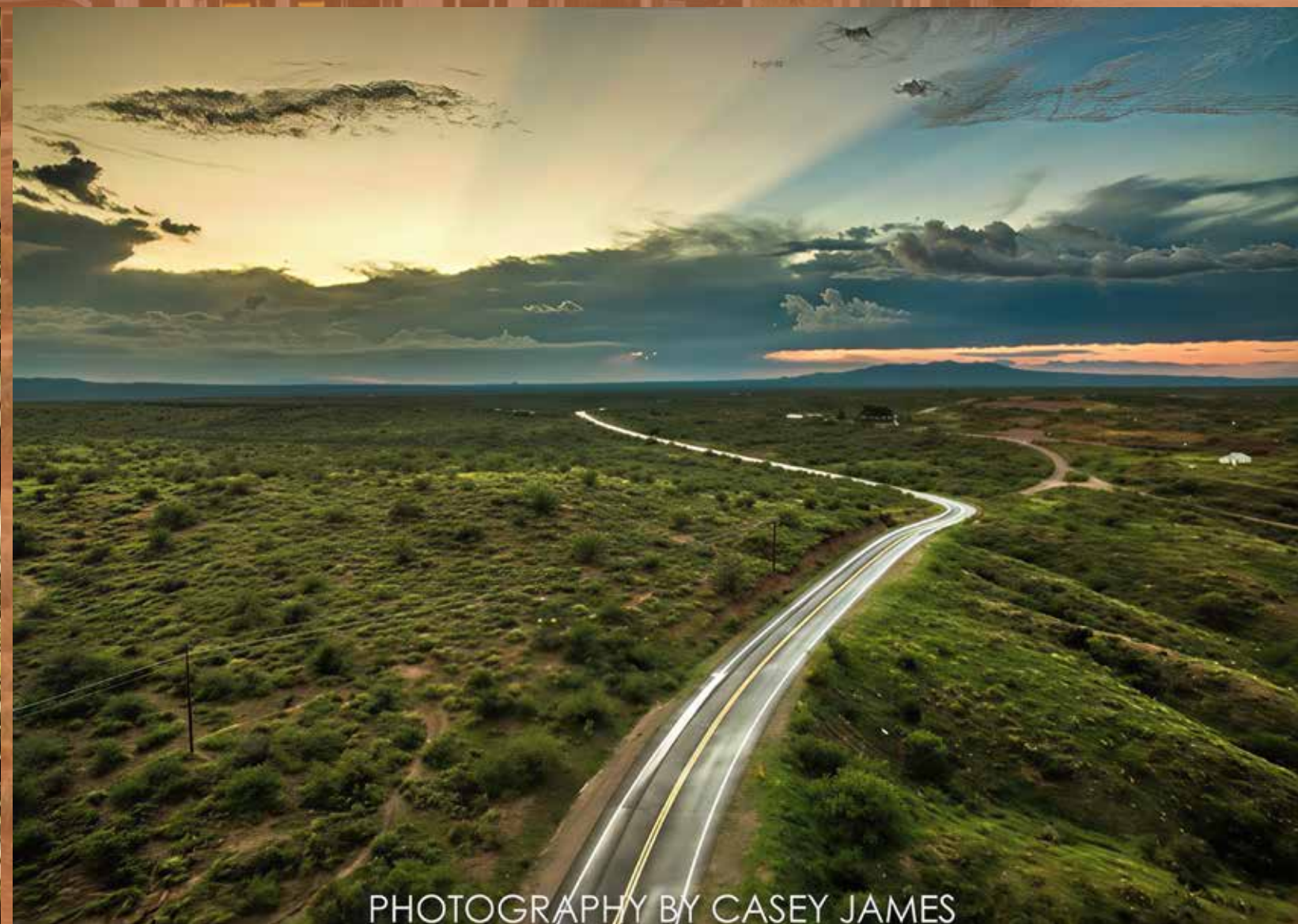


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PHOTOGRAPHY BY CASEY JAMES

