PAVILIONS PAD
PROCEDURE FOR IMPLEMENTATION OF VIEW CORRIDOR REQUIREMENTS

Background

A. The undersigned are all of the owners of the land constituting the Pavilions PAD.

B. Section E-5.a.4 of the Pavilions PAD provides as follows:

> Section 2.8.2.6B of the LUC shall apply to the Pavilions PAD except that (i) the requirements may be met for the Pavilions PAD as a whole and (ii) for the purpose of Section 2.8.2.6B, the Scenic Corridor Zone shall be 200 feet deep measured from the future Houghton Road right-of-way line as indicated on the Major Streets and Routes Map. The method of allocating view corridor areas across the Pavilions PAD and/or among different property owners shall be established and submitted to City staff for approval in connection with the approval of the first development plan within the Pavilions PAD.

C. This Procedure for Implementation of View Corridor Requirements implements the foregoing provision of the Pavilions PAD.

D. For the purposes hereof:

(i) The numbering of Lots refers to the plat entitled "Pavilions: Final Plat" recorded in the Pima County Recorder's Office in Book 63 of Maps and Plats at Page 68.

(ii) 'Scenic Corridor Zone" has the meaning given in Section E-5.a.4 of the Pavilions PAD.

(iii) "Zone 1" means the portions of Lots 6, 7, 9 and 10 lying within the Scenic Corridor Zone.

(iv) "Zone 2" means the portions of Lots 1 and 16 lying within the Scenic Corridor Zone.

E. Lots 2 through 5, 8, 11 through 15, and 17 are not included in Zone 1 or Zone 2 because no portion of those Lots is within the Scenic Corridor Zone.

Procedure

1. Each development plan for the development or redevelopment of any land within Zone 1 or Zone 2 shall comply with this Procedure.

2. The first development plan for the development of any land within Zone 1 shall comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B as applied to the particular Lot. Each subsequent development plan for the development or redevelopment of any land within Zone 1 also shall comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B, but the 20% requirement shall be calculated for the particular Lot taken together with all of the land within Zone 1 previously improved pursuant to a City-approved development plan.

3. Similarly, the first development plan for the development of any land within Zone 2 shall comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B as applied to the particular Lot. Each subsequent development plan for the development or redevelopment of any land within Zone 2 also shall comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B, but the 20% requirement shall be calculated for the particular Lot taken together with all of the land within Zone 2 previously improved pursuant to a City-approved development plan.

4. For example, if Lot 9 is the first Lot in Zone 1 for which a development plan is submitted for approval, the development plan must comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B applied to Lot 9 on its own. If a development plan is then submitted for Lot 6, then Lot must also comply with the 20% view corridor requirement of LUC Section 2.8.2.6.B; however, for the purposes of the calculation, Lots 6 and 9 would be considered together (taking into account the improvements previously constructed on Lot 6). In this way, a development plan for Lot 9 that would not on its own meet the 20% requirement could meet the requirement if the prior development of Lot 6 was such that, taken together, Lot 6 and Lot 9 together meet the 20% requirement.

TITLE SECURITY AGENCY OF ARIZONA,
an Arizona corporation, as Trustee under Trust
No. 975 (with respect to Lots (1-4 and 11-17),
and not in its corporate capacity

By: _____
Name: _____
Trust Officer

Beneficiary Approval:
TMC HOLDINGS, INC.

By _____
Name Tracy P. Nuckolls, Esq.
Title Executive Vice President
Business Affairs

TITLE SECURITY AGENCY OF ARIZONA,
an Arizona corporation, as Trustee under Trust
Trust No. 1080 (with respect to Lots (5-10),
and not in its corporate capacity

By: _____
Name: _____
Trust Officer

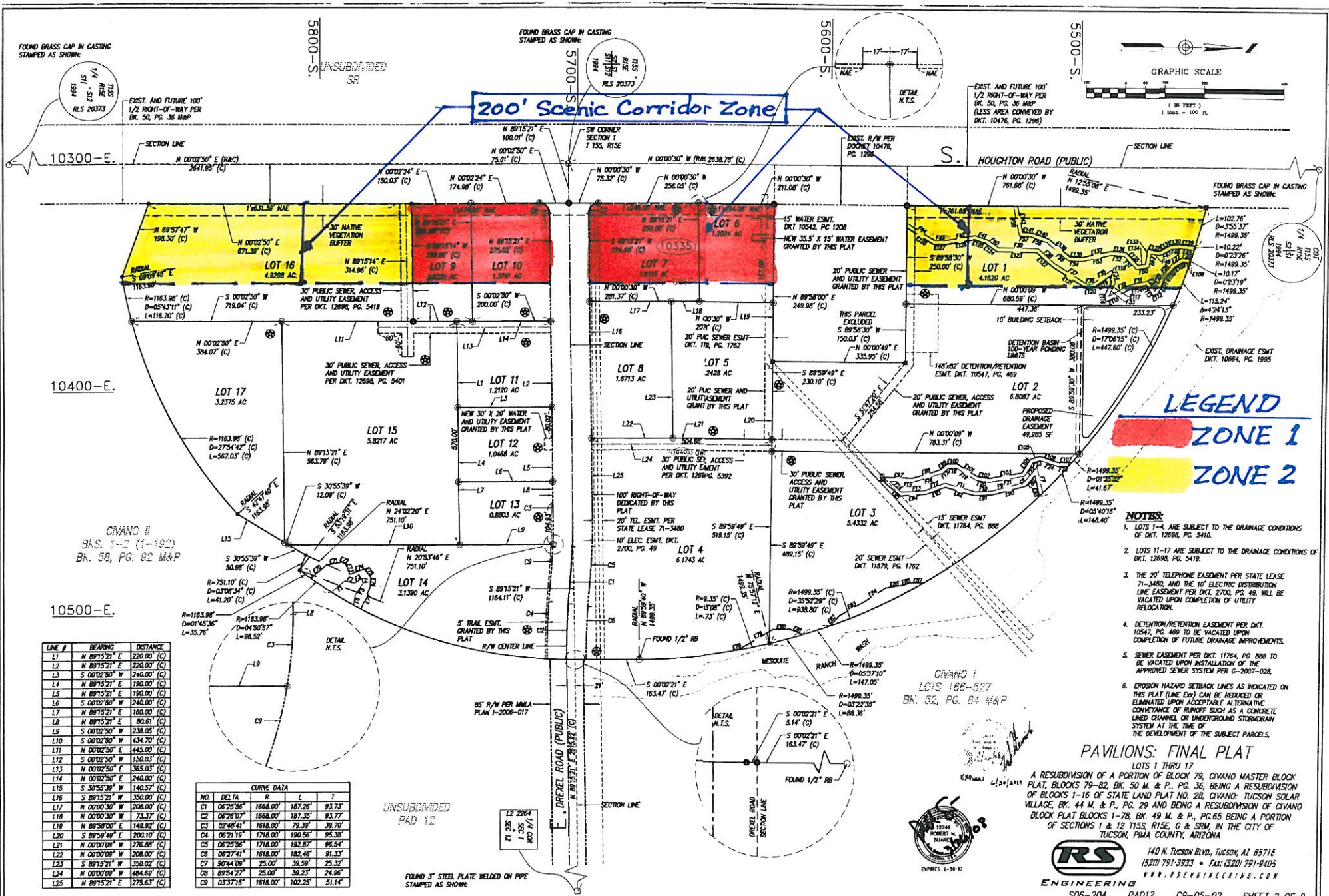
Beneficiary Approval:
HOUGHTON DREXEL, LLC

By _____
Name _____
Authorized Representative

City staff approval:

The foregoing has been approved pursuant to Section E-5.a.4 of the Pavilions PAD.

By: _____
Name: _____
Title _____



LINE #	BEARING	DISTANCE
L1	N 89°15'21" E	220.00' (C)
L2	N 89°15'21" E	220.00' (C)
L3	S 00°02'50" W	240.00' (C)
L4	N 89°15'21" E	190.00' (C)
L5	N 89°15'21" E	190.00' (C)
L6	S 00°02'50" W	240.00' (C)
L7	N 89°15'21" E	160.00' (C)
L8	N 89°15'21" E	80.61' (C)
L9	S 00°02'50" W	238.05' (C)
L10	S 00°02'50" W	434.70' (C)
L11	N 00°02'50" E	445.00' (C)
L12	S 00°02'50" W	150.03' (C)
L13	N 00°02'50" E	365.03' (C)
L14	N 00°02'50" E	240.00' (C)
L15	S 30°55'39" W	140.57' (C)
L16	S 89°15'21" W	350.00' (C)
L17	N 00°00'30" W	208.00' (C)
L18	N 00°00'30" W	73.17' (C)
L19	N 89°58'00" E	148.92' (C)
L20	S 89°59'49" E	200.10' (C)
L21	N 00°00'09" W	276.68' (C)
L22	N 00°00'09" W	208.00' (C)
L23	S 89°15'21" W	350.02' (C)
L24	N 00°00'09" W	484.69' (C)
L25	N 89°15'21" E	275.63' (C)

CURVE DATA				
NO.	DELTA	R	L	T
C1	06°25'56"	1668.00'	187.26'	93.73'
C2	06°26'07"	1668.00'	187.35'	93.77'
C3	02°46'41"	1618.00'	78.39'	39.20'
C4	06°21'19"	1718.00'	190.56'	95.38'
C5	06°25'56"	1718.00'	192.87'	96.54'
C6	06°27'41"	1618.00'	182.46'	91.33'
C7	90°44'09"	25.00'	39.59'	25.32'
C8	89°54'27"	25.00'	39.23'	24.96'
C9	03°37'15"	1618.00'	102.25'	51.14'

NOTES:

1. LOTS 1-4, ARE SUBJECT TO THE DRAINAGE CONDITIONS OF DKT. 12698, PG. 5410.
2. LOTS 11-17 ARE SUBJECT TO THE DRAINAGE CONDITIONS OF DKT. 12698, PG. 5419.
3. THE 20' TELEPHONE EASEMENT PER STATE LEASE 71-3480, AND THE 10' ELECTRIC DISTRIBUTION LINE EASEMENT PER DKT. 2700, PG. 49, WILL BE VACATED UPON COMPLETION OF UTILITY RELOCATION.
4. DETENTION/RETENTION EASEMENT PER DKT. 10547, PG. 469 TO BE VACATED UPON COMPLETION OF FUTURE DRAINAGE IMPROVEMENTS.
5. SEWER EASEMENT PER DKT. 11784, PG. 868 TO BE VACATED UPON INSTALLATION OF THE APPROVED SEWER SYSTEM PER G-2007-028.
6. EROSION HAZARD SETBACK LINES AS INDICATED ON THIS PLAT (LINE Ece) CAN BE REDUCED OR ELIMINATED UPON ACCEPTABLE ALTERNATIVE CONVEYANCE OF RUNOFF SUCH AS A CONCRETE LINED CHANNEL OR UNDERGROUND STORMDRAIN SYSTEM AT THE TIME OF THE DEVELOPMENT OF THE SUBJECT PARCELS.

LEGEND
ZONE 1
ZONE 2

PAVILIONS: FINAL PLAT

LOTS 1 THRU 17

A RESUBDIVISION OF A PORTION OF BLOCK 79, CIVANO MASTER BLOCK PLAT, BLOCKS 79-82, BK. 50 M. & P., PG. 36, BEING A RESUBDIVISION OF BLOCKS 1-16 OF STATE LAND PLAT NO. 28, CIVANO: TUCSON SOLAR VILLAGE, BK. 44 M. & P., PG. 29 AND BEING A RESUBDIVISION OF CIVANO BLOCK PLAT BLOCKS 1-78, BK. 49 M. & P., PG.65 BEING A PORTION OF SECTIONS 1 & 12 T15S, R15E, G & SRM, IN THE CITY OF TUCSON, PIMA COUNTY, ARIZONA

RS ENGINEERING
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(520) 791-3933 • Fax: (520) 791-9405
WWW.RSENGINEERING.COM

S06-204 PAD12 C9-05-02 SHEET 2 OF 2

DATE: 01/22/07
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