



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 6, 2018

Title: Final Block Plat (P17FP00001) Cortaro Thornydale Commercial Center Block 1 (Future Commercial Development) & Block 2 (Natural Open Space)

Introduction/Background:

Final Block Plat process to create a legally subdivided property, dedicate natural open space to Pima County, & Assurance Agreement

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval of the Block Plat

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

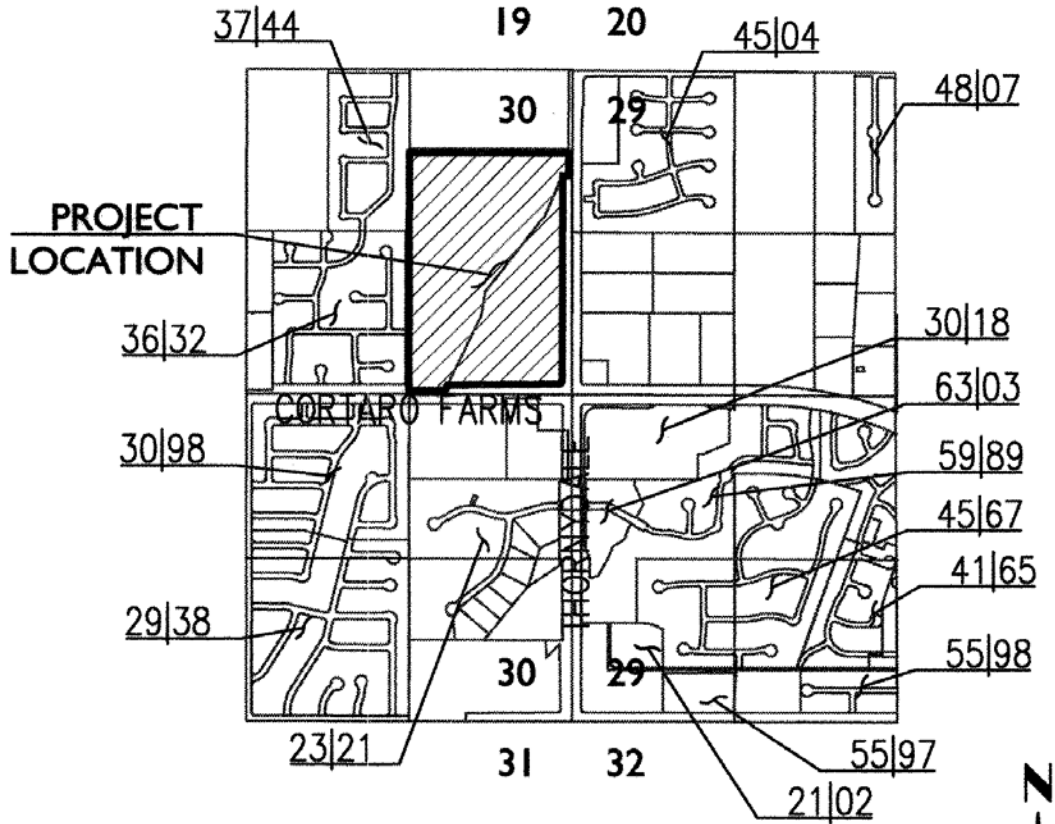
Department: Development Services Telephone: 724-6490

Contact: Mary Wright Telephone: 724-7576

Department Director Signature/Date: Lauren A. Ortega 1/25/18

Deputy County Administrator Signature/Date: [Signature] 1/26/18

County Administrator Signature/Date: C. Dullesberry 1/26/18



LOCATION MAP

3" = 1 Mi



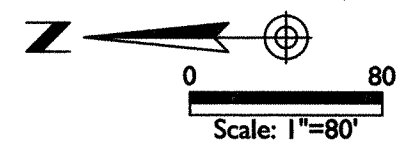
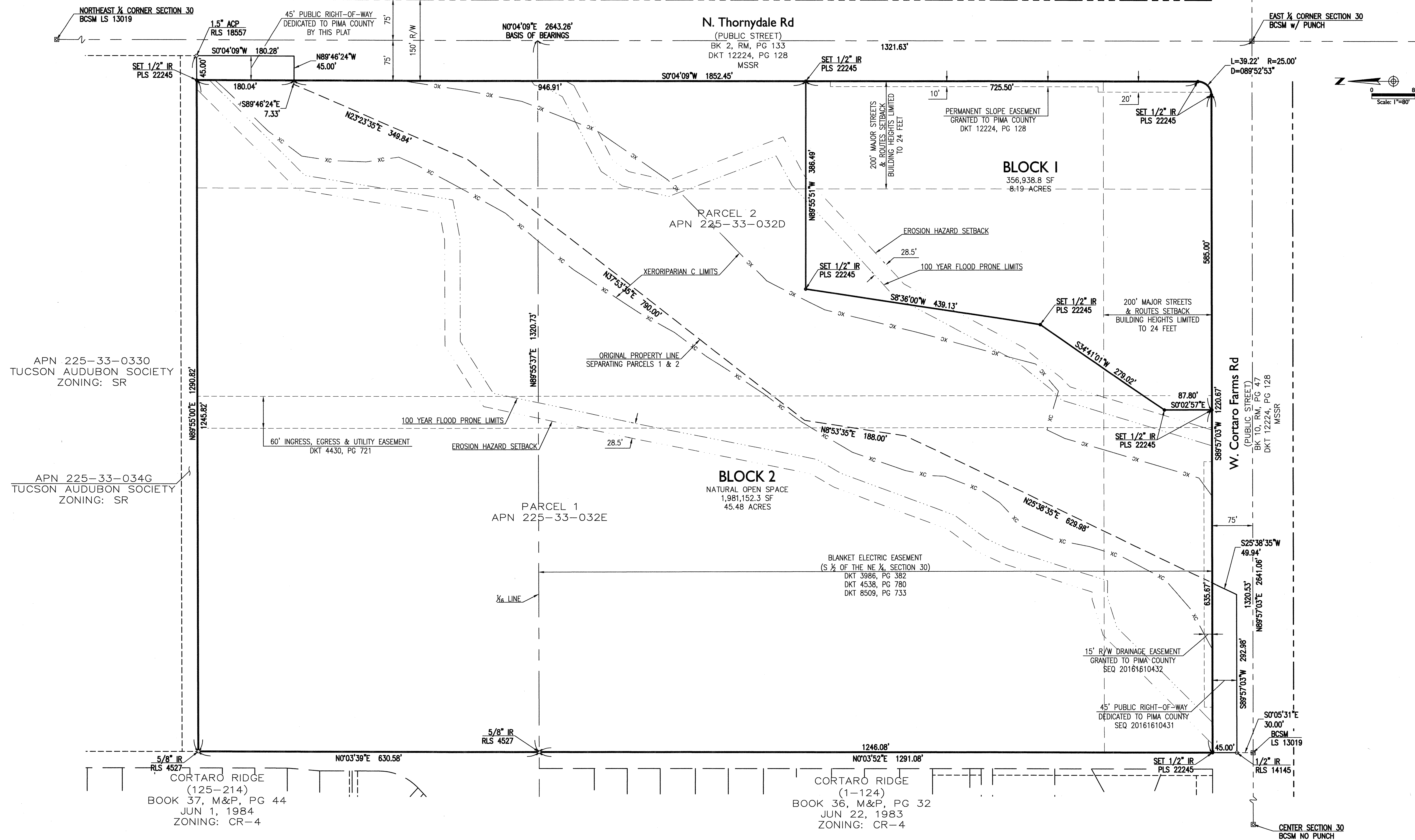
A PORTION OF THE NORTHEAST ¼ OF SECTION 30
 TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
 PIMA COUNTY, ARIZONA

P17FP00001

Cortaro Thornydale

Commercial Center

Block 1 (Future Commercial Development)
 & Block 2 (Natural Open Space)



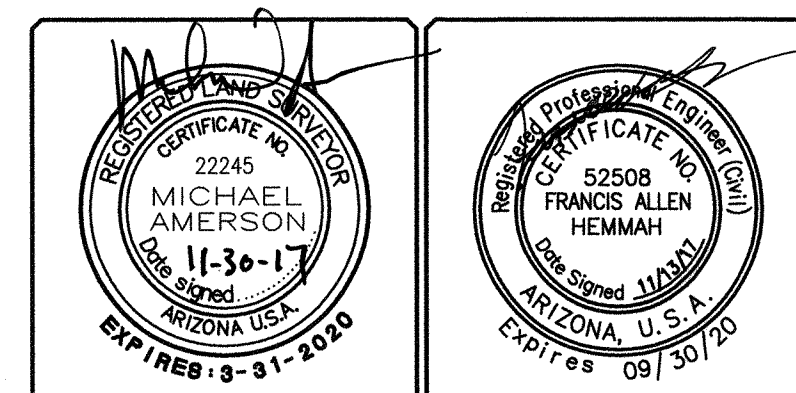
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 pzmamm

APN 225-33-0330
 TUCSON AUDUBON SOCIETY
 ZONING: SR

 APN 225-33-034G
 TUCSON AUDUBON SOCIETY
 ZONING: SR

CORTARO RIDGE
 (125-214)
 BOOK 37, M&P, PG 44
 JUN 1, 1984
 ZONING: CR-4

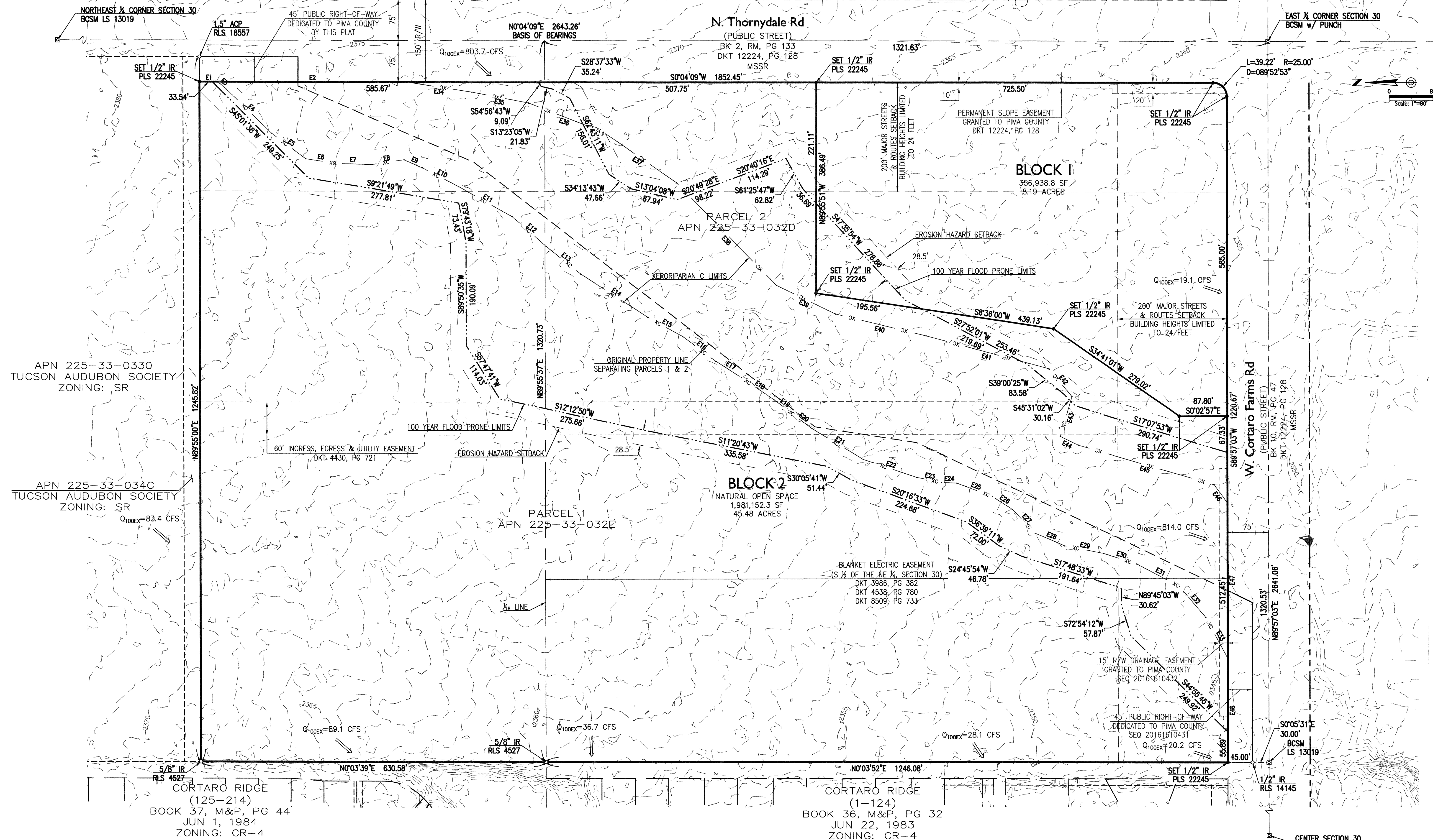
CORTARO RIDGE
 (1-124)
 BOOK 36, M&P, PG 32
 JUN 22, 1983
 ZONING: CR-4



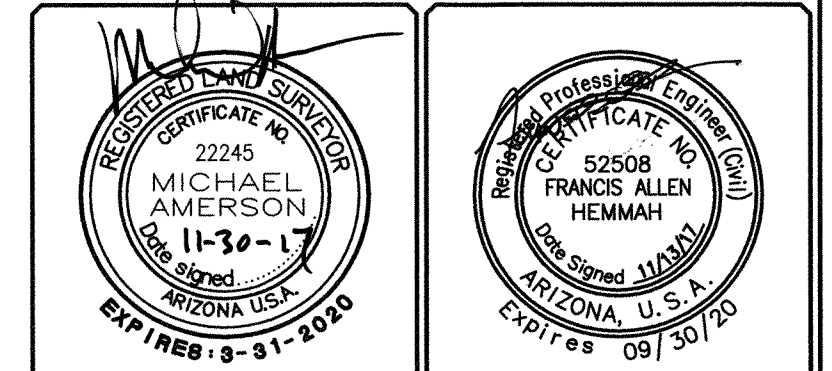
EPS GROUP
 8710 N. Thornydale Rd, Suite 140
 Tucson, AZ 85742
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 www.epsgroupinc.com

REF: P15RZ00005
**Block Plat for
 Cortaro Thornydale
 Commercial Center**
 Block 1 (Future Commercial Development)
 & Block 2 (Natural Open Space)
 Being a portion of the East 1/2 of the Northeast 1/4 of Section 30,
 T12S, R13E, G&SRM, Pima County, Arizona
 EPS Project No. 14-341.9 Date: 11/13/17

P17FP00001
 Scale: 1" = 80'
 Contour Interval: N/A
FP02
 Sheet No.
2
 of 3



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH						
E1	S0°04'09"W	33.54'	E7	S2°02'32"W	65.84'	E13	S38°54'20"W	82.09'	E19	S37°36'02"W	39.61'	E25	S20°56'10"W	69.88'	E31	S27°57'54"W	87.79'	E37	N34°53'09"E	163.08'	E43	S73°46'04"E	75.83'
E2	S0°04'09"W	346.67'	E8	S8°22'23"E	61.20'	E14	S33°11'50"W	145.62'	E20	S36°45'24"W	47.51'	E26	S33°10'40"W	43.23'	E32	S49°13'31"W	74.08'	E38	N45°55'29"E	262.56'	E44	N26°08'29"E	36.44'
E3	S40°46'46"W	19.15'	E9	S23°51'11"W	36.30'	E15	S28°54'10"W	73.04'	E21	S31°19'20"W	109.28'	E27	S46°40'58"W	60.93'	E33	S61°47'22"W	84.23'	E39	N26°12'36"E	119.78'	E45	N16°31'48"E	259.01'
E4	S44°06'06"W	117.68'	E10	S27°26'07"W	75.32'	E16	S36°47'04"W	75.28'	E22	S19°01'24"W	103.73'	E28	S23°01'57"W	58.40'	E34	N8°41'32"E	119.12'	E40	N13°35'46"E	170.54'	E46	N54°12'49"E	41.45'
E5	S36°50'43"W	77.06'	E11	S29°22'44"W	111.92'	E17	S32°18'30"W	55.47'	E23	S11°45'36"W	46.30'	E29	S10°55'32"W	72.44'	E35	N11°06'07"E	105.31'	E41	N15°01'08"E	232.32'	E47	N89°57'03"E	283.64'
E6	S8°50'11"W	53.79'	E12	S41°09'01"W	82.19'	E18	S34°05'58"W	71.79'	E24	S2°35'09"W	28.01'	E30	S17°39'18"W	63.80'	E36	N21°05'05"E	146.50'	E42	N50°06'35"E	65.45'	E48	N89°57'03"E	191.30'



REF: P15RZ00005

Block Plat for Cortaro Thornydale Commerical Center

Block 1 (Future Commercial Development) & Block 2 (Natural Open Space)

Being a portion of the East 1/2 of the Northeast 1/4 of Section 30, T12S, R13E, G&SRM, Pima County, Arizona

EPS Project No. 14-341.9 Date: 11/13/17

P17FP00001
Scale: 1" = 80'
Contour Interval: N/A

FP03

Sheet No. **3** of 3

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**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P17FP00001

THIS AGREEMENT is made and entered into by and between Pacific International Properties, L.L.P., an Arizona limited liability partnership, or successors in interest ("Subdivider"), Fidelity National Title Agency, Inc., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,466; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as CORTARO THORNYDALE COMMERCIAL CENTER, Block 1 (Future Commercial Development) & Block 2 (Natural Open Space), recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plot all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plot to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plot described in this section. The re-plot may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plot will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plot under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER:

Pacific International Properties, L.L.P.,
an Arizona limited liability partnership

Chair, Board of Supervisors

By: _____
Its: Authorized Agent

TRUSTEE:

Fidelity National Title Agency, Inc., an Arizona
corporation, as Trustee under Trust No 60,466,
and not in its corporate capacity

ATTEST:

Clerk of the Board

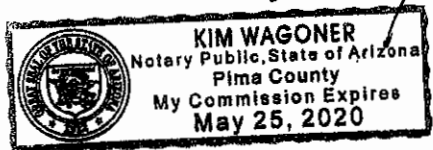
By: _____
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 9th day of FEBRUARY, 20 17, by Lawrence C. Leung, Authorized Agent of Pacific International Properties, L.L.P., an Arizona limited liability partnership ("Subdivider"), on behalf of said partnership.

Notary Public

My Commission Expires:
May 25, 2020



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 10th day of FEBRUARY, 20 17, by Martha L. Hill of Fidelity National National Title Agency, Inc., ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,466.

Notary Public

My Commission Expires:
7/7/17
Hillcrest No. 60,466

