

EXHIBIT C

SAM HUGHES VILLAGE

NORTH PARKING LOT SECURITY PLAN

This document describes measures, which Winged Foot Associates will implement to enhance security at a parking lot it intends to improve in connection with the Sam Hughes Village.

Background.

Winged Foot Associates, an Arizona limited partnership (“Winged Foot”) owns four vacant lots at the southeast corner of Tucson Boulevard and Fifth Street, more specifically described as lots 5, 6, 7 and 8 in Block 12, Fairmount Addition, Pima County, Arizona, according to the plat of record in the Office of the Pima County Recorder, in Book 4 of Maps and Plats at page 32 thereof (the “North Parking Lot”). Winged Foot will improve the North Parking Lot for use as tenant employee and patron overflow parking in connection with the retail and office uses in its adjacent Sam Hughes Village (the “Village”). The improved configuration of the North Parking Lot is shown on Exhibit B.

In order to obtain regulatory approvals from the City of Tucson (the “City”) for the planned improvements to the North Parking Lot, Winged Foot has applied to the City for an amendment to the City’s General Plan, Sam Hughes Neighborhood Plan (the “Plan”). In connection with the Plan amendment, Winged Foot has discussed the proposed improvements to the North Parking Lot with the Sam Hughes Neighborhood Association (“SHNA”). While SHNA generally supports the design of the improvements to the North Parking Lot, it remains concerned about potential security problems at the North Parking Lot which may impact adjacent residential uses. Specifically, SHNA is concerned that the North Parking Lot may be used for general public parking past 10:00 p.m. at night. Such parking, SHNA believes, may result in persons gathering in the lots at late hours, generating noise which could negatively impact neighboring residences. Based on these concerns, Winged Foot understands that the purpose of this North Parking Lot Security Plan (the “Security Plan”) is to forestall occurrences which, though they may not constitute violations of City regulations prohibiting (i) public nuisances, Tucson Code §§ 11-46, 11-47; (ii) loud or unruly gatherings, Tucson Code §§ 11-140, et seq.; and (iii) loud noise regulations, Tucson Code §§ 11-71, et seq.(collectively, the “Prohibited Activities”), they nevertheless may disturb adjacent residential uses.

North Parking Lot Security Plan.

Winged Foot will implement the Security Plan on a phased basis to forestall nuisance-like activities on the North Parking Lot as follows:

Level 1. Winged Foot shall:

- a. Amend its Rules and Regulations for tenants of the Village to require tenants to use the North Parking Lot for all employee parking. The Rules and Regulations will further prohibit public parking on the North Parking Lot between the hours of 10:00 p.m. and 5:00 a.m. daily.
- b. Clearly and legibly sign the North Parking Lot “NO PUBLIC PARKING 10:00 P.M. TO 5:00 A.M.”
- c. Establish a continuing liaison with the Tucson Police Department, Midtown Substation (“TPD”), and SHNA to insure that Winged Foot and its Village management staff are informed of any complaints received by TPD and SHNA about activities on the North Parking Lot. A formal review of the Security Plan shall be conducted after one year of operation with

Winged Foot, the SHNA Board, TPD, and residents within 1,200 feet of the North Parking Lot. Changes to the Security Plan may be adopted if agreed to in writing by Winged Foot and the SHNA Board. The Security Plan may be reviewed annually thereafter if requested by any of these parties.

Level 2. If, after implementation of the Level 1 measures, Winged Foot receives notification from either SHNA or TPD of occurrences which approach, though technically do not constitute, "Prohibited Activities," Winged Foot will engage the services of a security agency to periodically patrol the North Parking Lot between the hours of 10:00 p.m. and 5:00 a.m. Such security services shall also be capable of responding to notification of complaints received by either TPD, SHNA, or residents within 1,200 feet of the north parking lot. Telephone numbers and other contact information shall be provided to the SHNA Board and residents within 1,200 feet of the north parking lot.

Level 3. If, notwithstanding the implementation of the Level 1 and Level 2 measures, Winged Foot continues to receive notification from either SHNA or TPD of occurrences which approach, though technically do not constitute, "Prohibited Activities," Winged Foot will meet with affected residents to discuss and agree upon remedial actions, which shall include providing a parking lot attendant or physically closing the North Parking Lot between the hours of 10:00 p.m. and 5:00 a.m. daily.