

**AGREEMENT TO PROVIDE ECONOMIC BENEFITS**  
**2932 East Broadway Boulevard**

**This Economic Benefit Agreement** (this “**Agreement**”) is effective as of the date set forth on the signature page hereof (“**Effective Date**”) between Piccolo Pasta, LLC, an Arizona limited liability company (“**Piccolo**”), and Rio Nuevo Multipurpose Facilities District, a special taxing district of the State of Arizona (the “**District**”). Piccolo and the District are sometimes referred to in this Agreement, collectively, as the “**Parties**” or, individually, as a “**Party**.”

**RECITALS**

- A.** The District is a Tax Increment Finance District (“**TIF**”) which is funded in part through a share of the Transaction Privilege Taxes (“**TPT**”) collected by the Arizona Department of Revenue (“**AZDOR**”) from retail sales within the District’s boundaries. In order to receive such funds, the District relies on the proper reporting of TPT by merchants within the District, as further set forth in Section 3(c) herein.
- B.** Piccolo has a commercial lease agreement (“**Lease**”) with Palms Park, LLC (“**Landlord**”). Landlord owns the real property and building located at 2932 East Broadway Boulevard, Tucson, Arizona 85716 (such real property and improvements thereon, the “**Premises**”), Pima County Assessor parcel number 12902049Q, which is legally described and depicted in Exhibit A, attached hereto. The Premises is comprised of land and improvements including, without limit, the approximately 2,000 square feet of rental space leased by Piccolo pursuant to the Lease (among other improvements).
- C.** Piccolo will invest at least \$257,050.59 into the Premises to renovate and remodel the Premises as described and depicted in Exhibit B (the construction proposal, architectural drawings, and renderings—all of which shall be produced and shall be consistent with the presentation made by Piccolo at the District’s February 10, 2026 board meeting—collectively, the “**Construction Proposal**”) to operate a Bubbe’s Fine Bagels restaurant (collectively, the “**Project**”).
- D.** After the Project’s completion, Piccolo anticipates that the Premises will immediately generate substantial revenue that will produce TPT revenues for the District.
- E.** At the Rio Nuevo District’s public meeting on February 10, 2026, Piccolo requested the District’s financial assistance to complete construction, remodeling, and repurposing of the above-referenced areas in the Premises. Piccolo’s goal is to complete development and commence its expanded operations before August 1, 2026.
- F.** The District’s board members (the “**Board Members**”) have determined that the remodeling, repurposing, and development of the above-referenced areas in the Premises and the District’s support of the Project in the Premises, will generate substantial taxable revenue, appreciably increase employment opportunities, and will therefore benefit downtown Tucson, the Convention Center, and the District, in general.
- G.** On February 10, 2026, the District approved—subject to other language and restrictions herein—a cost-reimbursement grant up to, **but not to exceed**, \$86,000.00 (the “**Economic**

**Incentive**) to Piccolo for the purpose of reimbursing Piccolo for as-completed hard construction draw costs (*i.e.*, costs other than architectural/design work, legal fees, permits and furniture, fixtures, or equipment) and/or other improvements to the Project in compliance with the Construction Proposal.

- H. The Parties agree that the purpose of this Agreement is to detail the terms and conditions of the Economic Incentive that the District has agreed to provide Piccolo for assistance with completing the Project in the Premises, and to generally describe the terms and conditions that the Parties will incorporate into their relationship thereafter with respect to the Project.

## **AGREEMENT**

**THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and in consideration of the mutual covenants, promises, and agreements herein, the Parties agree as follows:

1. **Recitals**. The Parties hereto acknowledge the accuracy of the Recitals and understand that each Party is relying on the truth of the other Party's representations in the Recitals to support the Economic Incentive herein, which are incorporated herein by this reference.
2. **Definitions**. Each term defined in the Recitals and preamble of this Agreement has its assigned meanings, and each of the following terms, unless a different meaning clearly appears from the context, has the meaning assigned to it below:

**"Affiliate"** as applied to any person, means any person directly or indirectly controlling, controlled by or under common control with, that person or a blood relative or spouse of such person, if such person is a natural person. For the purposes of this definition: (i) "control" (including, with correlative meaning, the terms "controlling," "controlled by," and "under common control"), as applied to any person, means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of that person, whether through the ownership of voting securities, by contract, or otherwise; and (ii) "person" means and includes natural persons, corporations, limited partnerships, general partnerships, joint stock companies, joint venture associations, limited liability companies, limited liability partnerships, trusts, land trusts, business trusts, or other organizations, whether or not legal entities.

**"Applicable Laws"** means the federal, state, county, and local laws (statutory and common law), ordinances, rules, regulations, permit requirements and other requirements and official policies of the City which apply to the development of the Premises from time to time.

**"Architect"** means the architect engaged by Piccolo to complete the formal plans and specifications for the Project as detailed in the Construction Proposal.

**"City"** means the City of Tucson, Arizona.

**"Contractor"** means Piccolo's general contractor engaged for completion of the Project, at all times in accordance with the accepted Construction Proposal.

“**Convention Center**” means the Tucson Convention Center, constituting the primary component of the District as that term is defined in A.R.S. § 48-4201.

“**Cure Period**” has the meaning assigned in Section 6 hereof.

“**Default**” means a default by a Party of any term, condition, obligation, warranty, representation, or covenant of this Agreement that: (i) is not reasonably capable of being cured or (ii) otherwise remains uncured after the applicable Cure Period.

“**Draw Notice**” has the meaning assigned in Section 5(j) hereof.

“**Economic Incentive**” has the meaning assigned in the recitals of this Agreement but subject to other language and restrictions herein.

“**Enforced Delay**” has the meaning assigned in Section 8(a) hereof.

“**Improvements**” means Piccolo’s planned improvements to the Premises, in compliance with the descriptions, plans, and other information in the Construction Proposal.

“**Minimum Requirements**” means certain continuing obligations and requirements of Piccolo, applicable at all times during the Term of this Agreement and as specifically set forth in Section 3(a) and Section 3(b) of this Agreement.

“**Notice**” means any objection, approval, disapproval, demand, document, or other notice permitted or required under this Agreement.

“**Order**” means the order, judgment, action, or determination of any court, administrative agency, governmental authority or other governmental body.

“**Permitted Assignee**” has the meaning given in Section 9(m) hereof

“**Term**” means the term of this Agreement, beginning upon the Effective Date and terminating in accordance with Section 9(n) hereof.

“**Third Party**” means any person or entity other than a Party or an Affiliate of a Party.

**3. Recipient’s Minimum Requirements.** To be eligible for the Economic Incentive provided by the District, Piccolo shall at all times satisfy the following Minimum Requirements:

**(a) Timing of Improvements.** The Improvements to the Premises and Project contemplated by this Agreement must be completed, and a Certificate of Occupancy issued, no later than August 1, 2026.

**(b) Insurance.** In addition to any insurance required under the Lease, Piccolo shall maintain at its own cost and expense the following: (i) Causes of Loss-Special Form (formerly “all-risk”) Property Insurance against loss or damage to the existing and new improvements and betterments on the Premises, written at replacement cost value and with a replacement cost endorsement, covering the Premises for the Lease’s term (as provided in the Lease); and

(ii) builder's risk insurance to be maintained during the construction by Contractor, as contemplated by this Agreement, in the full amount of the cost of the improvements, and Piccolo shall further cause all its contractors and subcontractors to maintain insurance reasonably required by the District. The above-referenced insurance policies shall include an endorsement to provide a waiver of subrogation in favor of the District and shall be endorsed to include the District as "an additional insured," and Piccolo and Contractor shall maintain such policies with responsible insurance companies with an A.M. Best's rating of A-VIII or better, authorized to do business in the State of Arizona. Piccolo shall provide a copy of such policies with the appropriate endorsements and additional insured designations upon execution of this Agreement.

**(c) Tax Reporting.** Piccolo shall file with the AZDOR a Form TPT-EZ on a monthly basis, and a Form TPT-1 on an annual basis (collectively, the "**TPT Forms**"), until the latter of: (a) the District sunsets (i.e., is no longer authorized to accept TPT or operate); or (b) Piccolo stops operating within the District. For both of these filings, Piccolo shall identify the region code as "PAD." Piccolo also acknowledges, agrees, and understands that for the District to receive TIF funding, it is imperative that Piccolo properly file all tax forms to memorialize all appropriate sales made within the District's district. In the event that it is determined by the District, the Arizona Department of Revenue, or the City of Tucson, that Piccolo has failed to properly or timely file any of the TPT Forms or stopped operating in the district before generating TPT revenues that match the Economic Incentive provided by the District to Piccolo hereunder, such failure shall be considered an event of Default hereunder, and the District shall have all rights available to it pursuant to Section 6(b)(i) including, without limit, the right to claw back from Piccolo the difference between any and all Economic Incentive payments made to Piccolo at the time of such Default minus any TPT funds originating from Piccolo's operation/sales, and cease any pending or future distributions of any requested Economic Incentive payments to Piccolo. Further information regarding TPT funds and tax filings is included in Exhibit C.

**(d) Conditions Precedent.** For the duration of this Agreement and the Project, the foregoing Minimum Requirements are, and shall at all times remain, express conditions precedent to the District's obligation to provide (or continue to provide) any amount of the Economic Incentive funding for the construction, renovation, and remodeling of the Premises.

**4. The District's Findings.** The District has determined that Piccolo's satisfaction of the Minimum Requirements: (a) will benefit the District, the Convention Center, and the City in numerous ways including, without limitation, (i) increasing TPT revenues and other revenues, (ii) increasing the District's and City's employment base, (iii) stimulating further economic development in and around the Convention Center and within the District's district, and (iv) otherwise improving or enhancing the economic welfare of the downtown Tucson area, the Convention Center, and the District, in general; (b) is not likely to occur (or to occur at this time and/or in this manner and/or in the Premises) without the benefits provided in this Agreement; and (c) demonstrates the potential to generate revenues and other benefits (both tangible and intangible) to the District that outweigh, or are not disproportionate to, the costs associated with those benefits.

**5. Economic Incentive for Recipient.**

(a) **Release of Funds.** Based upon the District's findings in Section 4, and subject to Piccolo's continuing satisfaction of the Minimum Requirements in Section 3, the District will pay the Economic Incentive as described in this Section 5.

(b) **Tenant Improvement Prerequisite.** As a prerequisite to the District's disbursement of any Economic Incentive funds, Tenant shall provide proof that Landlord has contributed no less than \$60,000.00 towards the Project and that such funds have been applied to the construction costs associated with the Project. In other words, the District's Economic Incentives in the form of a Construction Cost Reimbursement and Equivalent Tax Rebates shall be *last in*.

(c) **Amounts & Limitations.** The total Economic Incentive eligible to be paid to Piccolo shall not exceed \$86,000.00, comprised of the Construction Cost Reimbursement (as defined below), and Equivalent Tax Rebates (as defined below) equal to the lesser of: (i) 50% of the total construction costs actually paid by Piccolo to complete the Improvements and Project, as described in the Construction Proposal; or (ii) \$86,000.00. The Construction Cost Reimbursement shall not exceed the lesser of: (i) 50% of the total construction costs actually paid by Piccolo to complete the Improvements related to the Project, as described in the Construction Proposal; or (ii) \$64,500.00. The total Equivalent Tax Rebates shall not exceed the lesser of: (i) 50% of the total construction costs actually paid by Piccolo to complete the Improvements related to the Project, as described in the Construction Proposal, minus the Construction Cost Reimbursement; or (ii) \$21,500.00.

(d) **Construction Cost Reimbursement.** The first \$64,500.00 of the Economic Incentive will be payable in *pro rata* installments, proportional to actual work and construction progress completed on the Project (the "**Construction Cost Reimbursement**"). Accordingly, the District will release each installment of funds in an amount consistent with the latest construction draw submitted by Piccolo's Contractor up to the Construction Cost Reimbursement and only upon completion of the following required conditions:

(i) Piccolo and/or Contractor shall deliver to the District a signed construction draw ("**Draw Notice**") proving the Improvements have been made in the Premises in compliance with the applicable Draw Notice and Construction Proposal;

(ii) For each Draw Notice submitted by Piccolo or Contractor, Piccolo (or its architect) shall further provide written verification that: (X) certain improvements and work consistent with the applicable Draw Notice number have been made in the Premises in compliance with the Construction Proposal, and (Y) proof of payment to Contractor and each of the applicable subcontractors and suppliers for Economic Incentive draws previously paid by the District. For the avoidance of doubt, the requisite proof of payment shall include the lien waivers as elsewhere described in this Section;

(iii) Upon completion of the foregoing, the District shall have 10 business days from the date of receipt of Piccolo's applicable Draw Notice to inspect the construction work and confirm such work is in accordance with the Construction Proposal, if applicable,

and the submitted Draw Notice. Within 7 business days of such inspection, the District shall notify Piccolo in writing if the work (or any portion thereof) is not approved, and the District may withhold any Economic Incentive payment to Piccolo until such time as the work has been corrected or performed in accordance with the District's notice and to its satisfaction. If the District fails to inspect the property or provide notice within the time periods specified, the District will conclusively be deemed to have approved the Draw Notice; and

(iv) As a further condition for release of each installment, Piccolo shall provide applicable lien waivers including, without limit, Conditional Lien waivers from all contractors, subcontractors, and suppliers with each Draw Notice as a condition for release of any Economic Incentive payment(s) by the District, and Unconditional Lien waivers evidencing such payments for each subsequent Draw Notice. All such lien waivers shall be in the form prescribed in A.R.S. § 33-1008.

(e) **Distribution Procedure for Any Potential Equivalent Tax Rebates.** For the avoidance of doubt, in addition to the Construction Cost Reimbursement, Piccolo is eligible to recover an additional \$21,500.00 of the Economic Incentive in monthly installments<sup>1</sup> equal to the amount of Transaction Privilege Tax revenues (the "**TPT Revenue**") that the construction and retail sales of the Project generates and contributes to the District via construction, retail/food, and liquor sales taxes (the "**Equivalent Tax Rebate**"). The total Equivalent Tax Rebate shall not exceed the lesser of: (i) fifty percent (50%) of the total construction costs actually paid by Piccolo to complete the Improvements related to the Project, as described in the Construction Proposal, minus the Construction Cost Reimbursement; or (ii) \$21,500.00. Piccolo further agrees that it will be responsible for providing the name of its Contractor (whom the District will work with to ensure all eligible TPT Revenue is accounted for and tracked) and the amount of each construction draw during the Term, providing evidence of said TPT Revenue to the District, and to cooperate with the District to identify all TPT Revenue generated each month from the Project before the release of any Equivalent Tax Rebates from the District to Piccolo. Upon verification of actual TPT Revenue generated from the Project, the District will: (1) track the Equivalent Tax Rebate monthly in a form similar to the exemplar Rebate Form included in Exhibit C; (2) deposit the monthly Equivalent Tax Rebate into a District owned and controlled clearinghouse bank account monthly; and (3) promptly release each installment of Equivalent Tax Rebate (from its non-TPT designated funds) on a quarterly basis in compliance with the monetary caps herein and so long as Piccolo remains in compliance with the terms and conditions in this Agreement.

Subject to the other terms and conditions in this Agreement, if Piccolo satisfies each of the foregoing conditions in this Section 5(e), as well as the other applicable terms and conditions in Section 5, the District shall release the applicable installment of Economic Incentive funds. For any work approved by the District, each such installment shall be released no later than 14 business

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<sup>1</sup> The Parties acknowledge and agree that there is a two- or three-month lag in the Arizona Department of Revenue's reporting of TPT Revenue. Consequently, Piccolo acknowledges and agrees that it may not receive its first quarterly Equivalent Tax Rebate until two or three months after its initial submission for this Project. Piccolo further acknowledges and agrees that it will not receive actual TPT Revenue, but the equivalent of same from Rio Nuevo's non-TPT designated funds.

days following the date the District inspects and approves the construction work in the Premises and work pursuant to Section 5(j) and (e), above.

**(f) Tax Filings.** Piccolo hereby understands and agrees that a precondition to its eligibility for the Economic Incentive is to file the Tax Forms according to the terms and procedures set forth in Section 3(c) and Exhibit C hereof.

**(g) Sole Use.** Piccolo hereby irrevocably covenants and agrees to use the Economic Incentive solely to defray Piccolo's actual costs for the construction, renovation, and repurposing of the Premises in compliance with the Project and Construction Proposal.

**(h) Documentation.** Piccolo shall promptly provide the District with any and all documentation and/or evidence that the District requests to establish that the Economic Incentive granted herein, and each installment of Economic Incentive funds made to Piccolo hereunder, is used consistently with the District's stated purpose and goals, this Agreement, and the Construction Proposal documents.

**(i) No Material Change in Scope.** Piccolo agrees that it shall not materially change the scope of this Project without first notifying the District in writing and negotiating with the District before any material changes are made to the Project.

**(j) Termination of Right to Economic Incentive.** In addition to such other restrictions and conditions expressly contained in this Agreement, Piccolo's right to Economic Incentive funds will terminate at the earlier of: (i) the completion date of the Improvements and payment by the District of the Economic Incentive pursuant to Section 5(b), or (ii) August 1, 2026. Notwithstanding the foregoing, if none of the work anticipated under this Agreement has commenced by June 1, 2026, then this Agreement, without further act or notice required, shall automatically expire and terminate, and the Parties shall have no rights or obligations hereunder.

## **6. Default, Cure & Remedies.**

**(a) Party Default.** If either Party violates any term or condition of this Agreement or fails to perform its obligations under this Agreement and such violation and/or failure continues for a period of 30 days after written notice thereof from the other Party (the "**Cure Period**"), such failure shall constitute a Default under this Agreement; *provided*, however, that, if the violation or failure is such that more than 30 days would reasonably be required to perform such action or comply with any term or provision hereof, then such Party shall have such additional time as may be necessary to perform its obligations so long as such Party commences performance or compliance within said Cure Period and diligently proceeds to complete such performance. Any notice of a Default shall specify the nature of said Default and the manner in which said Default may be satisfactorily cured, where possible. If said Default is not cured within the Cure Period, or by its nature cannot be cured, the non-defaulting Party shall have the remedies available to them in Section 6(b) or Section 6(c) of this Agreement, as applicable.

**(b) The District's Remedies.** Whenever a Default occurs and is not cured (or, if appropriate, cure undertaken) by Piccolo in accordance with this Agreement, the District's remedies shall include, without limit, the following:

(i) Upon any Default which continues for 30 days or more after the Cure Period (unless additional time is required to cure such Default as provided elsewhere in this Section), the District shall—without incurring any penalty or liability whatsoever—be entitled to, in all cases, recover from Piccolo any and all Economic Incentive payments made during the period of any properly noticed and uncured Default, and immediately cease all future Economic Incentive payments to Piccolo;

(ii) In addition to all other rights and remedies available to the District, the following uncured events of Default shall give the District the right to claw back from Piccolo all Economic Incentive payments previously disbursed to Piccolo:

(x) Misuse or misappropriation, or material misrepresentation or omission as to the use or purpose, of any Economic Incentive funds received hereunder, irrespective of when during the term such misuse, misappropriation or misrepresentation occurred;

(y) Failure to properly and timely file TPT Forms as set forth in Section 3(c); and/or

(z) Material misrepresentation or omission on the part of Piccolo to induce and/or secure the Economic Incentive or regarding the Construction Proposal, claw back from Piccolo all Economic Incentive payments previously disbursed.

(iii) Upon any Default, the District shall be entitled to any other remedies as may be available at law or in equity. All remedies of the District shall be cumulative and not exclusive of one another, and the District's exercise of any remedy (or remedies) shall not constitute a waiver or election with respect to any other available remedy (or remedies). For the avoidance of doubt, the foregoing rights and remedies of the District shall be available after the Term for any Default unless otherwise expressly agreed in a separate writing signed by the District.

**(c) Piccolo's Remedies.** Whenever a Default occurs and is not cured (or, if appropriate, cure undertaken) by the District in accordance with the requisite notice and Cure Period provisions of this Agreement, the District expressly acknowledges and agrees that Piccolo may seek specific performance, an injunction, special action, declaratory relief, or other similar relief requiring the District to undertake and fully and timely perform its obligations under this Agreement and/or Piccolo may seek damages from the District limited to the amount of any undisbursed funds that a court determines should properly be disbursed to Piccolo and not for any other damages of any kind or nature.

**(d) Limitation on Damages.** Except as limited herein, claims for damages (when and if permitted) shall be limited to actual damages as of the time of entry of judgment. The Parties each hereby waive any and all rights to seek or receive punitive, multiple, exemplary, consequential, or other damages.

**(e) Delays; Waivers.** Except as otherwise expressly provided in this Agreement, any delay by any Party in asserting any right or remedy under this Agreement shall not operate as a

waiver of any such rights nor limit such rights in any way; and any waiver in fact made by such Party with respect to any Default by the other Party shall not be considered as a waiver of rights with respect to any other Default by the performing Party or with respect to the particular Default, except to the extent specifically waived in writing. It is the intent of the Parties that this provision will enable each Party to avoid the risk of being limited in the exercise of any right or remedy provided in this Agreement by the doctrine of waiver.

7. **Representations and Warranties and Covenants.**

(a) **Of Piccolo.** Piccolo represents, warrants, and covenants to the District that:

(i) **Organization.** Piccolo is a limited liability company, duly organized, validly existing, and in good standing under the laws of the State of Arizona, and Piccolo has the power, right, and authority to enter into this Agreement, and consummate the transaction contemplated hereby, without the consent or joinder of any other party or order or approval of any court, and this Agreement shall constitute a legal, valid, and binding obligation of Piccolo, enforceable against it in accordance with the terms and conditions herein.

(ii) **Performance.** Piccolo shall execute and acknowledge when appropriate, all documents and instruments and take all actions necessary to implement and evidence this Agreement and shall timely perform all of its obligations under the Lease and this Agreement.

(iii) **Litigation.** As of the date of this Agreement, Piccolo knows of no litigation, proceeding, or official investigation contesting the powers of Piccolo or its officers with respect to this Agreement, including Piccolo's execution, delivery, and performance hereof, that has not been disclosed in writing to the District.

(iv) **Contracts.** Except as provided in this Agreement, neither this Agreement nor anything required to be done hereunder violates or shall violate any contract or agreement to which Piccolo is a party.

(v) **Indemnification.** Upon the filing by any Third Party of any action at law or in equity or the assertion of any claim, cause of action, or judicial or non-judicial proceeding relating or pertaining to Piccolo's performance or failure to perform its obligations under this Agreement, whether or not Piccolo is a party to such claim, action, or proceeding, and whether or not negligence or gross negligence by the District is alleged, Piccolo shall cause such action or proceeding (including all claims against the District, its directors, officers, agents, or employees) to be timely defended by counsel selected by Piccolo and acceptable to the District in its reasonable discretion. The District shall fully cooperate in the defense of such action or proceeding in coordination with Piccolo's counsel, at Piccolo's sole cost and expense. The District may, in its sole discretion, select its own counsel to defend the District, at the District's own cost and expense. In addition to the foregoing, Piccolo shall indemnify, defend, and hold the District, its Board Members, officers, representatives, agents, attorneys, and employees, harmless for, from, and against any liability, loss, claim, action, or demand, including attorneys' fees and costs that may arise out of or is connected (A) with Piccolo's breach of any covenant, representation,

warranty, or term in this Agreement, or (B) to the Improvements to the Project or the Economic Incentive provided by the District to Piccolo. Notwithstanding anything in this Agreement to the contrary, Piccolo's obligations in this Section 7(a)(v) shall survive termination and/or the expiration of this Agreement.

(vi) No Consideration to Third Parties. Piccolo has not paid or given, and will not pay or give, any Third Party any money or other consideration for obtaining this Agreement other than normal costs of conducting business and costs of professional services such as the services of architects, engineers, and attorneys.

**(b) The District.**

(i) Organization. The District is a special taxing district of the State of Arizona, duly organized, validly existing, and in good standing under the laws of the State of Arizona and has the power, right, and authority to enter into this Agreement and to consummate the transaction contemplated hereby, without the consent or joinder of any other party, or order or approval of any court, and this Agreement shall constitute a legal, valid, and binding obligation of the District, enforceable against the District, in accordance with the terms and conditions herein.

(ii) Performance. The District will execute and acknowledge, when appropriate, all documents and instruments and take all actions necessary to implement and evidence this Agreement.

(iii) Litigation. As of the date of this Agreement, the District knows of no litigation, proceeding, initiative, referendum, or official investigation contesting the powers of the District or its officials with respect to this Agreement, including the District's execution, delivery, and performance hereof, that has not been disclosed in writing to Piccolo.

(iv) Other Contracts. Except as provided in this Agreement, neither this Agreement nor anything required to be done hereunder violates or shall violate any contract or agreement to which the District is a party.

(v) Indemnification. The District shall indemnify and defend Piccolo, its managers, members, representatives, agents, and employees from and against any liability, loss, claim, action, or demand, including reasonable attorneys' fees and costs, which arise out of or is connected with the District's breach of any covenant, representation, warranty, or term in this Agreement. The District's indemnification obligation above shall survive the termination or expiration of this Agreement for a period equal to the applicable statute of limitations period.

**(c) Limitation on Representations.** Except as expressly stated herein, no Party has made any representation regarding the validity, enforceability, tax effect, or any other aspect of this Agreement.

## 8. Enforced Delay.

(a) **Events Constituting Enforced Delay.** Whether stated or not, all periods of time in this Agreement are subject to this Section. Neither Party, as the case may be, shall be considered to have caused a Default, nor shall Piccolo be deemed to have failed to satisfy Piccolo Minimum Requirements with respect to its obligations under this Agreement, in the event of a delay (an “**Enforced Delay**”) due to causes beyond its control and without its fault, negligence or failure to comply with the Applicable Laws including, but not restricted to:

(i) acts of God; acts of the Federal or State government; acts of a Third Party; litigation or other action authorized by law concerning the validity and enforceability of this Agreement or relating to transactions contemplated hereby; fires, floods, pandemics, epidemics, quarantine, restrictions, strikes, embargoes, labor disputes, and unusually severe weather, or the delays of subcontractors or materialmen due to such causes; act of a public enemy; war, terrorism or act of terror (including, but not limited to, bio-terrorism or eco-terrorism); nuclear radiation; declaration of national emergency or national alert; blockade, insurrection, riot, labor strike or interruption, extortion, sabotage, or similar occurrence; any exercise of the power of eminent domain by any governmental body on behalf of any public, quasi-public, or private entity; or declaration of moratorium or similar hiatus directly affecting the Premises and property by any governmental entity; or

(ii) any Order which delays the completion of the work or other obligation of the Party claiming the delay, unless it is shown that such Order is the result of the failure to comply with Applicable Laws by the Party claiming the delay; *provided*, however, that the contesting, in good faith, of any such Order shall not constitute or be construed or deemed as a waiver by a Party of Enforced Delay. In no event will Enforced Delay include any delay resulting from general economic or market conditions, from the unavailability of financing or financing on terms acceptable to Piccolo, from labor shortages, nor from the unavailability for any reason of particular materials or other supplies, contractors, subcontractors, vendors, investors, or lenders desired by Piccolo. It is understood and agreed that Piccolo will bear all risks of delay which is not Enforced Delay.

(b) **Notice of Enforced Delay.** In the event of the occurrence of any such Enforced Delay, the time or times for performance of the obligations of the Party claiming delay shall be extended for a period equal to the duration of the Enforced Delay. The Party seeking the benefit of this Section shall, within 30 days after such Party knows or reasonably should know of any such Enforced Delay, first notify the other Party of the specific delay in writing and claim the right to an extension for the period of the Enforced Delay.

## 9. General Provisions.

(a) **Waivers.** No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver be a continuing waiver. Unless expressly provided for in this Agreement, no waiver shall be binding unless executed in writing by the Party making the waiver. Any Party may waive any provision of this Agreement intended for its sole benefit; however, unless otherwise provided for herein, such waiver shall in

no way excuse the other Party from the performance of any of its other obligations under this Agreement.

**(b) Construction, Governing Law, and Venue.** This Agreement shall be interpreted according to Arizona law and shall be construed as a whole and in accordance with its fair meaning and without regard to, or taking into account, any presumption or other rule of law requiring construction against the Party preparing this Agreement or any part hereof. Any dispute or controversy relating to this Agreement, including the breach and enforcement thereof, shall take place in the Superior Court of Pima County, Arizona.

**(c) Time.** Time is strictly of the essence for each and every provision of this Agreement.

**(d) No Commission.** Both Parties represent that no unpaid commission is outstanding with respect to this Agreement, and each Party indemnifies the other against brokerage or commission claims arising out of the indemnifying Party's actions.

**(e) Attorneys' Fees.** If any action is brought by any Party in respect to its rights under this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees and court costs as determined by the court, including reasonable attorneys' fees incurred before any court or enforcement action that relate to the enforcement hereof.

**(f) Binding Effect.** This Agreement and all instruments or documents entered into pursuant hereto are binding upon and shall inure to the benefit of the Parties (as applicable) and their respective permitted successors and assigns.

**(g) Further Assurances and Documentation.** Each Party agrees in good faith to take such further actions and execute such further documents as may be necessary or appropriate to fully carry out the intent and purposes of this Agreement and to effectuate the provisions of this Agreement and the rights of each Party.

**(h) Time Periods.** If the time for the performance of any obligation under this Agreement expires on a Saturday, Sunday, or legal holiday, the time for performance shall be extended to the next succeeding day which is not a Saturday, Sunday, or legal holiday.

**(i) Headings.** The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Agreement.

**(j) Entire Agreement.** This Agreement, together with all exhibits referred to herein, which are incorporated herein and made a part hereof by this reference, constitutes the entire agreement between the Parties pertaining to the subject matter in this Agreement. No supplement, modification, or amendment of this Agreement shall be binding unless in writing and executed by the Parties.

**(k) Counterparts.** This Agreement may be executed by the exchange of faxed or electronic signatures and in any number of counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument.

**(l) Approvals and Notices.** Any Notice that any Party may desire or may be obligated to give to any other Party shall be in writing and may be given by personal delivery; registered or certified mail (return receipt requested); email transmission (with delivery receipt); or by commercial courier to the Party, or its successors or assigns, to whom the Notice is intended at the address of the Party set forth below or at any other address as the Parties may later designate in writing. Change of address by a Party shall be given by Notice as provided in this Section:

**If to the District:** Rio Nuevo Multipurpose Facilities District  
Attn: Fletcher McCusker  
1703 East Broadway Boulevard  
Tucson, Arizona 85719  
Email: [fjmccusker@gmail.com](mailto:fjmccusker@gmail.com)

**With a copy to:** Farhang & Medcoff, PLLC  
Attn: Timothy Medcoff, Esq.  
100 South Church Avenue, Suite 100  
Tucson, Arizona 85701  
Email: [tmedcoff@farhangmedcoff.com](mailto:tmedcoff@farhangmedcoff.com)

**If to Piccolo:** Piccolo Pasta, LLC  
Attn: Felix Rippel  
4930 North Calle La Vela  
Tucson, Arizona 85718  
Email: [felixr@pizzicatopizza.com](mailto:felixr@pizzicatopizza.com)

**(m) Successors and Assigns.** All of the provisions hereof shall inure to the benefit of and be binding upon the successors and assigns of the Parties; *provided*, however, that Piccolo's rights and obligations hereunder may be assigned or transferred only at any time the assignor is not in Default under any provision of this Agreement to a single person or entity that has acquired the entirety of such rights and obligations as a successor in interest to Piccolo; and, *provided further*, that the successor has expressly and in writing, for the benefit of the District, assumed all of the obligations of the assignor under this Agreement. An assignee pursuant to an assignment or transfer made in compliance with all of the terms and provisions of this Agreement may be referred to as a "**Permitted Assignee.**" Any assignment or transfer not made in compliance with all of the terms and provisions of the Agreement shall be void *ab initio*, and not voidable, and shall vest no rights in the purported assignee or transferee.

**(n) Term.** Subject to any express provision to the contrary, the Term shall automatically expire and terminate, without further act or notice required, upon the occurrence of the events contemplated in Section 5(j). Following the Term, the Parties shall have no rights or obligations hereunder; *except* that, notwithstanding anything in this Section or Agreement to the contrary, the Parties' indemnification obligations set forth in Section 7 shall survive along with any other rights and obligations of the Parties as may be otherwise expressly provided in this Agreement.

**(o) No Partnership; Third Parties.** Nothing in this Agreement shall create, or be deemed to create, any partnership, joint venture, or other similar arrangement between the Parties.

No term or provision of this Agreement is intended to or shall be for the benefit of any person, firm, organization, or corporation not a Party hereto, and no such other person, firm, organization, or corporation shall have any right or standing to any cause of action hereunder; *except* that the protection of the indemnification provisions of this Agreement shall extend to all agents, attorneys, Board Members, officers, and employees of the District acting in the course and scope of their employment or engagement and all such persons shall be, and are intended to be, third party beneficiaries of such indemnification provisions.

**(p) Limited Severability.** The Parties agree that, in the event that any provision of this Agreement is declared void or unenforceable (or is construed as requiring the District to do any act in violation of any Applicable Law), such provision shall be deemed severed from this Agreement, and this Agreement shall otherwise remain in full force and effect; *provided*, that this Agreement shall retroactively be deemed reformed to the extent reasonably possible in such a manner so that the reformed agreement provides essentially the same rights and benefits (economic and otherwise) to the Parties as if such severance and reformation were not required. Further, the Parties shall perform all acts and execute all amendments, instruments, and consents necessary to accomplish and to give effect to the purposes of this Agreement, as and if reformed in accordance with this Section 9(p).

**(q) No Liability of the District Officials.** No director, officer, official, representative, agent, attorney, or employee of the District shall be personally liable to Piccolo, or to any successor in interest to Piccolo, in the event of any Default by the District, or for any amount which may become due to Piccolo or its successors, or with respect to any obligation of the District pursuant to this Agreement.

**(r) The District Expenditures.** Notwithstanding anything to the contrary herein, the District's cumulative financial responsibility for all payments, expenses, and costs incurred under this Agreement shall, in all cases, be less than the expenditure thresholds set forth in A.R.S. §§ 48-4203(E) and 48-4204(C).

**(s) Sunset Provision.** Notwithstanding anything to the contrary herein, under no circumstances shall District be subject to any liability to Piccolo under this Agreement that arises or results from District's termination or dissolution pursuant to applicable law and/or any actions taken by District in compliance with any applicable statutory mandate (including without limit those set forth in A.R.S. § 48-4202) or intergovernmental agreement relating to the District.

**(t) Construction with Applicable Law.** This Agreement shall be at all times construed in a manner consistent with the Arizona laws including, without limit, those applicable to multipurpose facilities districts at A.R.S. § 48-4201 *et seq.*

**(u) Conflict of Interest.** This Agreement is subject to and may be terminated by the District in accordance with the provisions of A.R.S. § 38-511.

**(v) No Offer.** The Parties acknowledge and agree that this Agreement shall not constitute an offer or be binding upon either Party until it is fully executed and delivered by the District.

(w) **Israel Boycott.** If and to the extent that A.R.S. § 35-393 *et seq.* is applicable, Piccolo certifies that it is not currently engaged in, and agrees for the duration of this Agreement to not engage in, a boycott of goods or services from Israel as that term is defined in A.R.S. § 35-393.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth with their respective signatures, effective as of the Effective Date below.

Effective Date: 3/31/2026

**PICCOLO PASTA, LLC**

**RIO NUEVO MULTIPURPOSE FACILITIES  
DISTRICT**

By: *Felix Rippel*  
Name: Felix Rippel  
Title: CEO  
Date: 03 / 17 / 2026

By: *[Signature]*  
Name: Fletcher McCusker  
Title: Chairman  
Date: 03 / 14 / 2026

By: *[Signature]*  
Name: Taunya Villicana  
Title: Secretary  
Date: 03 / 14 / 2026

**APPROVED AND CONSENTED TO BY LANDLORD:  
Palms Park, LLC**

By: *[Signature]*  
Name: Eric Brandt  
Its: Member  
Date: 03 / 31 / 2026

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The West 20 feet of the East 85 feet of the North 248 feet of Lot Eleven in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46;

EXCEPT the North 15 feet thereof.

**EXHIBIT B**  
**CONSTRUCTION PROPOSAL PLANS AND DOCUMENTS**



**Bubbe's**  
FINE BAGELS

# BUBBE'S BAGELS

**Neighborhood Build Out Proposal**  
2932 E. Broadway Blvd. Tucson, Arizona

Doc ID: 04afa41ede3f711df71fbbdac7a54f5e0f8ef31f

Doc ID: 945a8606157abf619eca3eb47136a172dd006855

# Project Overview

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- New Bubbe's Bagels location serving central Tucson
- Reuse of existing neighborhood retail space
- Bagel bakery concept serving the surrounding community
- Designed for long term operation and local employment



Doc ID: 04afa41ede3f711df71fbbdac7a54f5e0f8ef31f

# Why This Location?

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- Underutilized retail space on a well traveled corridor
- Walkable access for nearby neighborhoods
- Concept complements the surrounding daytime uses
- Long term lease supporting sustained tax base growth



Doc ID: 04afa41ed63f711df71fbbdac7a54f5e0f8ef31f



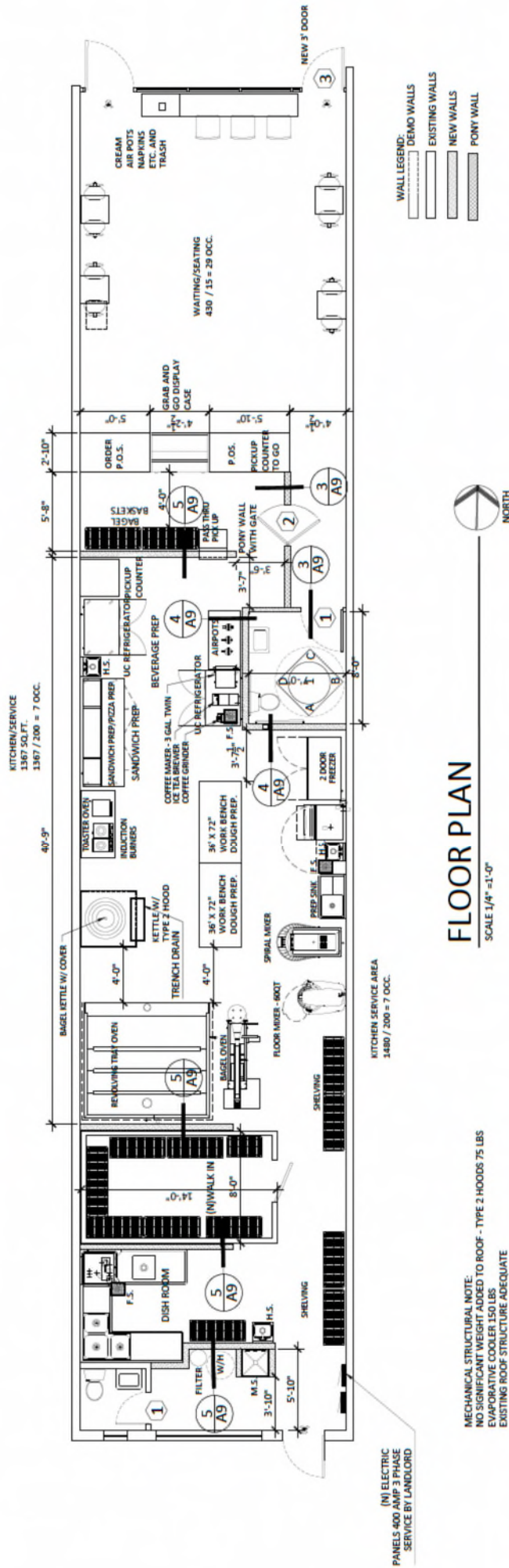
**PLANS &  
RENDERINGS**  
2932 E. Broadway Blvd. Tucson, Arizona



Doc ID: 04afa41ede3f711df71fbbdac7a54f5e0f8ef31f

Doc ID: 945a8606157abf619eca3eb47136a172dd006855

# Plans & Renderings



Doc ID: 04afa41ed63f711df71fbbdac7a54f5e0f8ef31f

## Tenant Improvement Scope

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- Interior renovation of approximately 1,900 square feet
- Includes demolition, framing, plumbing, electrical, HVAC, and finishes
- Scope coordinated with completed construction documents
- Furniture fixtures and equipment excluded



Doc ID: 04a1fa41ed63f711df71fbbdac7a54f5e0f8ef31f

# Tenant Improvement Budget Summary

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- Estimated total tenant improvement cost \$257,050.59
- Budget reflects market rate construction pricing in Tucson



Doc ID: 04a1a41ed63f711df71fbbdac7a54f5e0f8ef31f

# About Bubbe's Bagels

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- Established local neighborhood focused bagel concept
- Emphasis on in-house made products with efficient operations
- Built for consistency, community oriented rather than trend oriented
- Prior operating experience informs layout and staffing



## Long Term Lease Commitment

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- Fully executed lease at 2932 E. Broadway Blvd.
- Initial ten year lease term with annual escalations
- Use restricted to Bubbe's ensuring longevity
- Demonstrates long term commitment to the corridor



## Timeline & Readiness

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- Construction documents completed
- Permitting and agency coordination underway
- Tenant improvements scoped and budgeted
- Project ready to move forward upon funding approval



Doc ID: 04afa41ed63f711df71fbbdac7a54f5e0f8ef31f

# Revenue Forecast Summary

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- Three year forecast reflecting conservative operating assumptions

YR	Year	Sales
1	Jul-26 - Jun-27	1,369,109
2	Jul-27 - Jun-28	1,380,039
3	Jul-28 - Jun-29	1,406,605



FINE BAGELS

Doc ID: 04afa41ede3f711df71fbbdac7a54f5e0f8ef31f

# Funding Request Overview

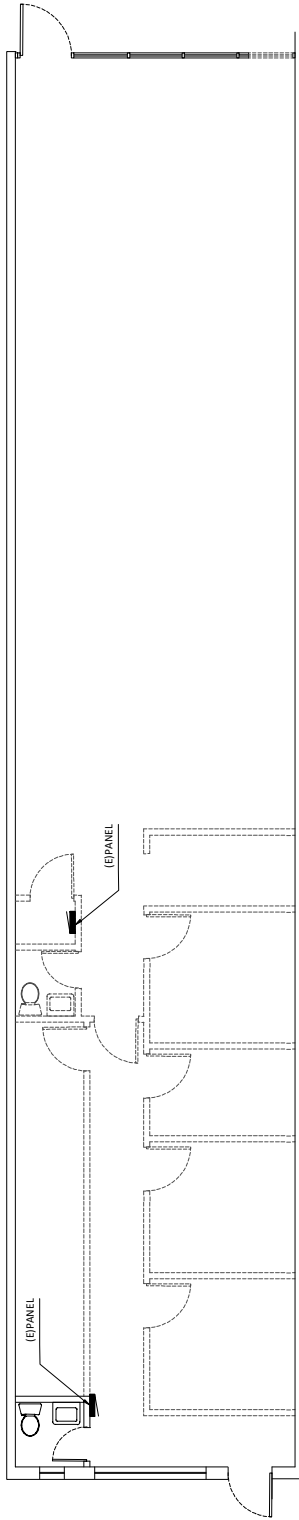
---

- We are requesting assistance in the amount of \$112,500 (a bit less than half of TI budget) toward tenant improvement costs
- Supports build out of a permanent neighborhood business
- Public investment recaptured through increased tax generation
- Aligned with revitalization goals



Doc ID: 04a1fa41ed63f711df71fbbdac7a54f5e0f8ef31f





WALL LEGEND  
 --- DEMO WALLS  
 - - - EXISTING WALLS  
 = = = NEW WALLS

DEMOLITION SCOPE OF WORK  
 REMOVE NON-BEARING WALLS  
 REMOVE OLD FINISHES AND CLEAN SPACE  
 PREVIOUS REMODEL AFTER 1990 NO ASBESTOS  
 NO NESHAP REQUIRED

# DEMO PLAN

SCALE 1/4" = 1'-0"



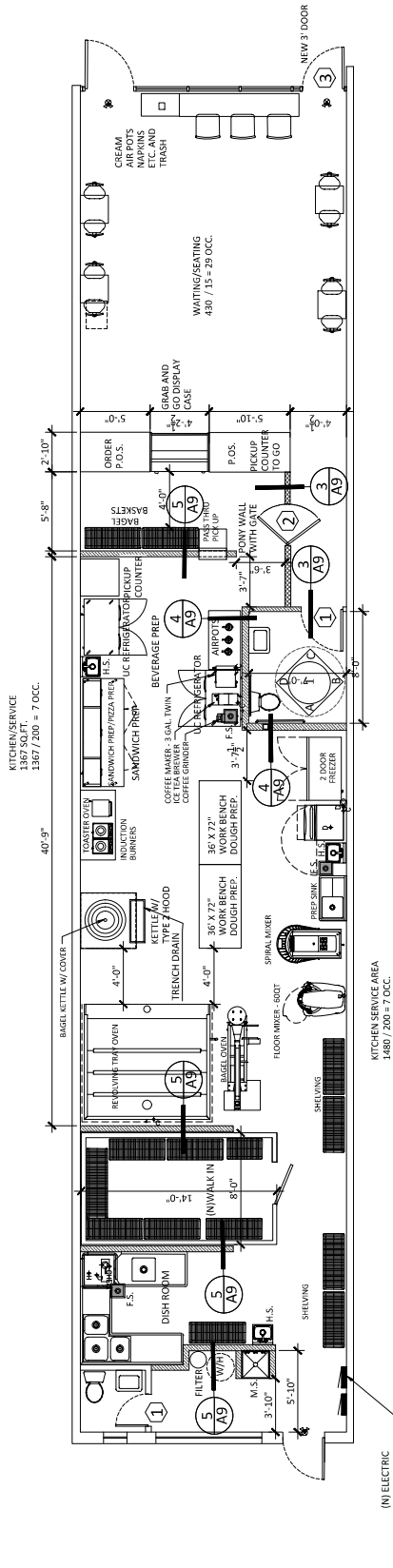
David J. Callahan  
 David J. Callahan  
 David J. Callahan

		<b>VVC DESIGN</b> ARCHITECT 1820 W. CASSIM LN TULSON, AZ. (520)460-4286	
		PROJECT: <b>BUBBE'S BAGELS III</b>	SHEET: <b>A2</b>
DRAWN BY: JAVIER DIAZ	DATE: 07/25/26	1	

Doc ID: 04afa41ede3f711df71fbdac7a54f5e0f8e131f







# FLOOR PLAN

SCALE 1/4" = 1'-0"



### ROOM FINISH SCHEDULE

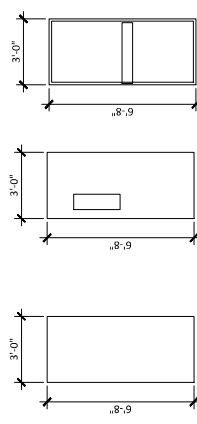
ROOM NAME	CEILING	WALLS	FLOOR	DOORS	WINDOWS
KITCHEN	1	1	1	1	1
BATHROOMS	2	2	2	2	2
DINING ROOM	3	3	3	3	3

**SPECIFIC FINISHES FOR QUALITY AND COLOR SHOULD BE SELECTED BY OWNER AND COORDINATED WITH GENERAL CONTRACTOR**

### DOOR SCHEDULE

No.	Size		Type	Material	Finish	Hardware Group
	Width	Height				
1	3'-0"	6'-8"	A	SW 5 & V	HM M	B
2	3'-0"	6'-8"	B	HM M	HM M	PP
3	3'-0"	6'-8"	C	AL	AL	PH

**DOOR SCHEDULE ABBREVIATIONS**  
 HM - HOLLOW METAL  
 PR - PAIR  
 SC - STAIN AND VARNISH  
 TEMP - TEMPERED  
 AL - ALUMINUM  
 B - BATHROOM LOCK  
 OFFICE LOCK  
 M - METAL FINISH  
 SW - SOLID CORE BIRCH VENEER  
 PH - PANIC HARDWARE  
 PP - PUSH/PULL



**PLAN NOTES:**  
 ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. EXISTING DOORS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (WITH 1" HIGH LETTERS). PROVIDE EXIT SIGNS AT DOORS. THIS SPACE IS HANDICAPPED ACCESSIBLE. PER (IFC SECTION 1010.1.9.4)

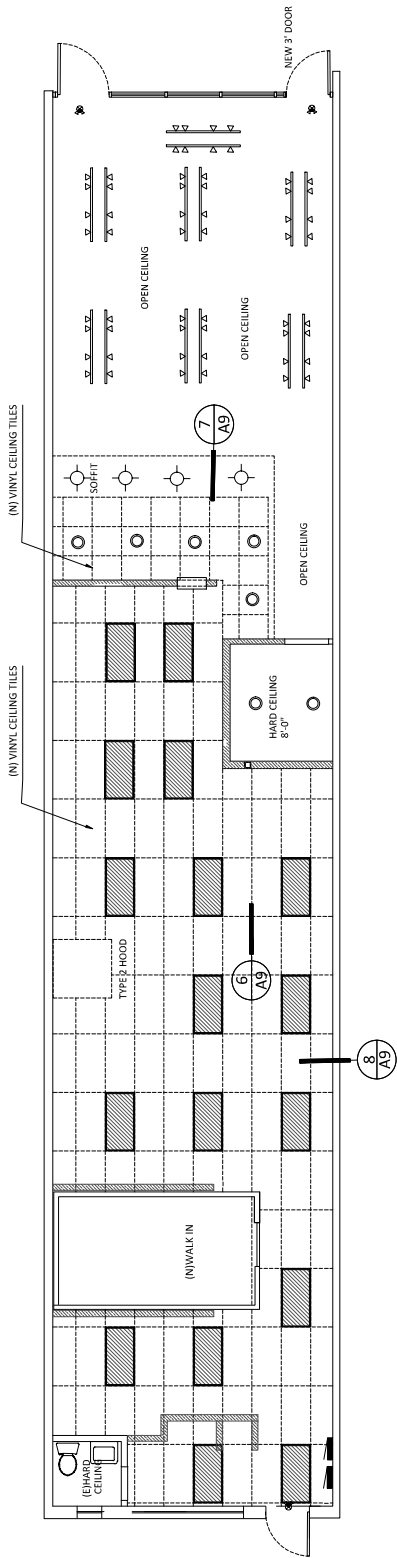
ADA SIGNAGE IS REQUIRED AT ALL EXIT DOORS PER 2012 IBC SEC. 1011.4 AND SECTION 111.03 PARAGRAPH 3. THE SIGNS SHALL BE TACTILE BRAILLE PER IBC SEC. 1011.4 AND CONFORM TO THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 703.1 PROVIDE ADA RESTROOM SIGNS ADJACENT TO THE DOORS PER ICC/ANSI A117.1 2009 FIGURE 703.3.0 AND FIGURE 703.3.11

**VVC DESIGN**  
 ARCHITECT  
 1820 W. CASSIM LN  
 TUCSON, AZ. (520)460-4286

**BUBBE'S BAGELS III**  
 V.C. COLLABORATIVE  
 DATE: 07/25/25  
 SHEET: 1  
 A5







LIGHTING LEGEND	
	(N) TRACK LIGHTS
	(N) LED FLAT LIGHTS
	(N) PENDENT LIGHTS
	(N) 6" CAN LIGHTS

**CEILING PLAN**  
SCALE 1/4" = 1'-0"



**VVC DESIGN**  
ARCHITECT  
1920 W. CASSIM LN  
TUCSON, AZ. (520)400-4226

**BUBBE'S BAGELS III**  
DRAWN BY: VVC DATE: 01/05/2016

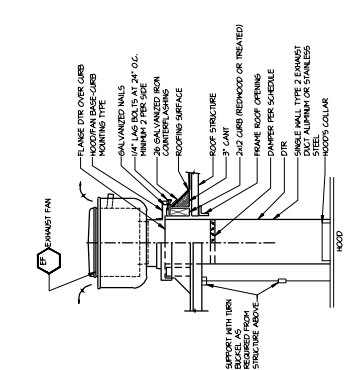
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SHEET 2



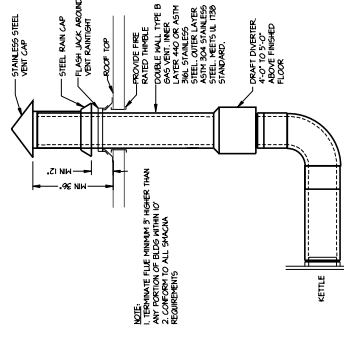




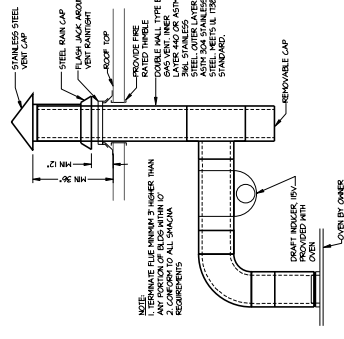




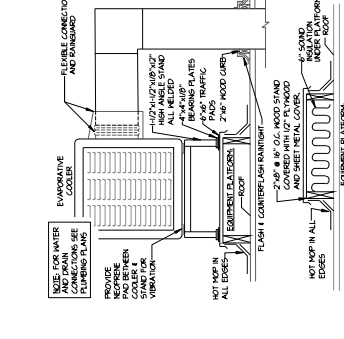
**101**  
**ROOF EXHAUST FAN**  
 N.T.S.



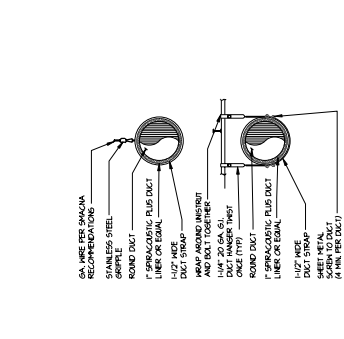
**102**  
**KETTLE VENT DETAIL**  
 N.T.S.



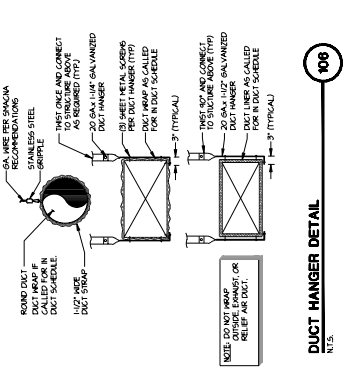
**103**  
**OVEN VENT DETAIL**  
 N.T.S.



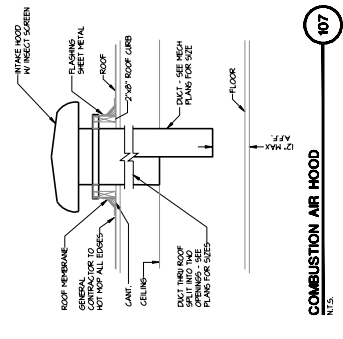
**104**  
**EVAPORATIVE COOLER**  
 N.T.S.



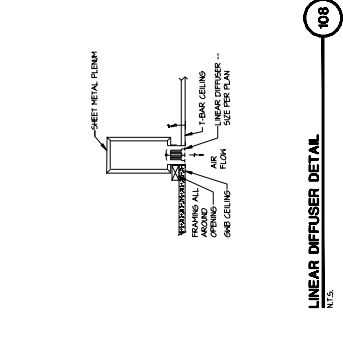
**105**  
**DUCT HANGER DETAIL-LINED ROUND**  
 N.T.S.



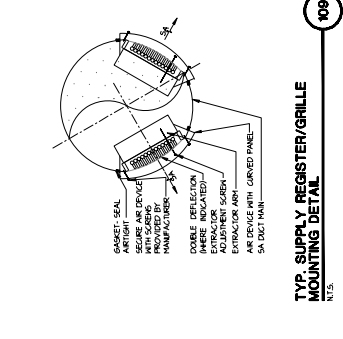
**106**  
**DUCT HANGER DETAIL**  
 N.T.S.



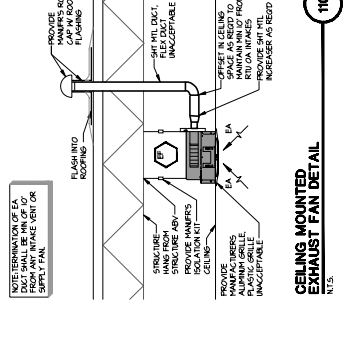
**107**  
**COMBUSTION AIR HOOD**  
 N.T.S.



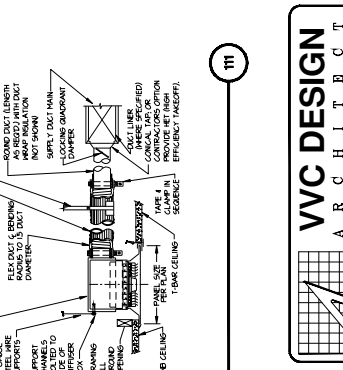
**108**  
**LINEAR DIFFUSER DETAIL**  
 N.T.S.



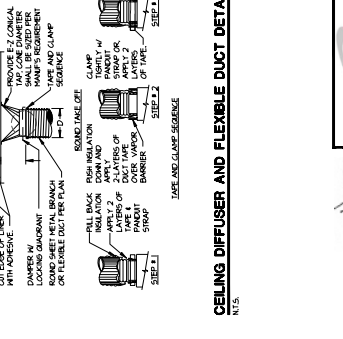
**109**  
**TYP. SUPPLY REGISTER/GRILLE MOUNTING DETAIL**  
 N.T.S.



**110**  
**CEILING MOUNTED EXHAUST FAN DETAIL**  
 N.T.S.



**111**  
**CEILING DIFFUSER AND FLEXIBLE DUCT DETAIL**  
 N.T.S.



**112**  
**CONCENTRIC VENT DETAIL**  
 N.T.S.

**VVC DESIGN**  
 ARCHITECT  
 880 W. CALLETA  
 TUCSON, AZ 85704-0828

**BUBBE'S BAGELS III**  
 1000 W. WILSON BLVD. #100  
 TUCSON, AZ 85710-2521  
 DATE: 07/27/23  
 SHEET: M2

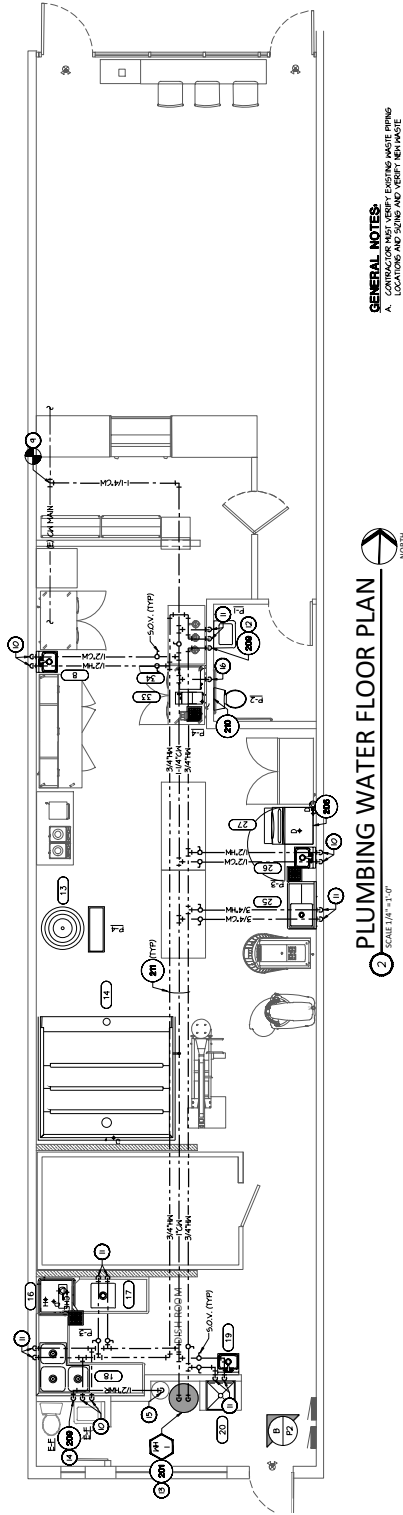
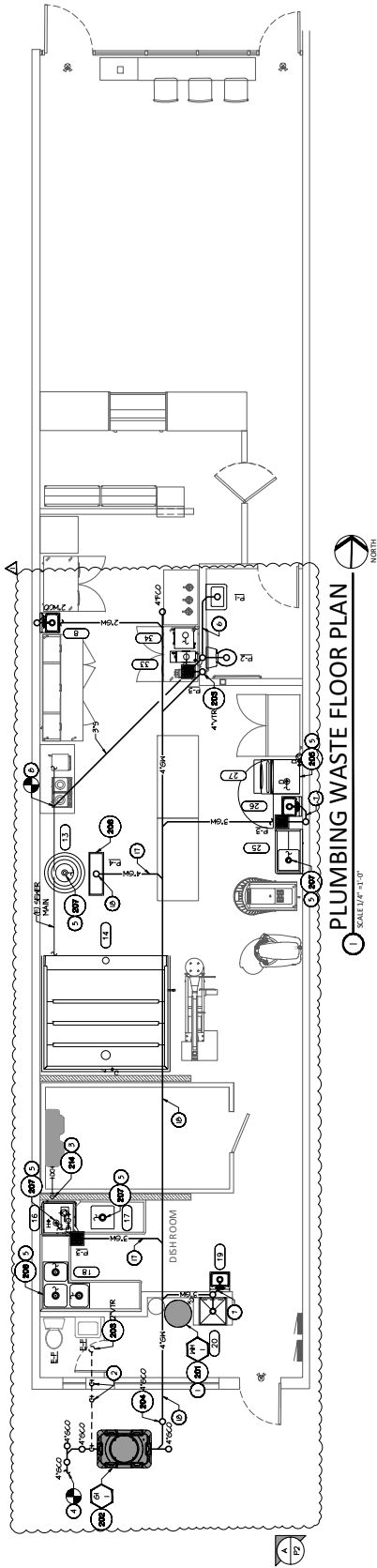
**PH**  
 PROFESSIONAL ENGINEERING  
 1000 W. WILSON BLVD. #100  
 TUCSON, AZ 85710-2521  
 F: (520) 721-3001  
 WWW.PHENGINEERING.COM

**THE STATE OF ARIZONA**  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 1022179  
 EXPIRES 12/31/2024

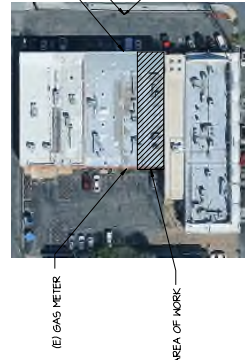


### PLUMBING LEGEND & SYMBOLS

15	1/2" WATER LINE
16	3/4" WATER LINE
17	1" WATER LINE
18	1 1/2" WATER LINE
19	2" WATER LINE
20	3" WATER LINE
21	4" WATER LINE
22	6" WATER LINE
23	8" WATER LINE
24	10" WATER LINE
25	12" WATER LINE
26	14" WATER LINE
27	16" WATER LINE
28	18" WATER LINE
29	20" WATER LINE
30	24" WATER LINE
31	30" WATER LINE
32	36" WATER LINE
33	42" WATER LINE
34	48" WATER LINE
35	54" WATER LINE
36	60" WATER LINE
37	66" WATER LINE
38	72" WATER LINE
39	78" WATER LINE
40	84" WATER LINE
41	90" WATER LINE
42	96" WATER LINE
43	102" WATER LINE
44	108" WATER LINE
45	114" WATER LINE
46	120" WATER LINE
47	126" WATER LINE
48	132" WATER LINE
49	138" WATER LINE
50	144" WATER LINE
51	150" WATER LINE
52	156" WATER LINE
53	162" WATER LINE
54	168" WATER LINE
55	174" WATER LINE
56	180" WATER LINE
57	186" WATER LINE
58	192" WATER LINE
59	198" WATER LINE
60	204" WATER LINE
61	210" WATER LINE
62	216" WATER LINE
63	222" WATER LINE
64	228" WATER LINE
65	234" WATER LINE
66	240" WATER LINE
67	246" WATER LINE
68	252" WATER LINE
69	258" WATER LINE
70	264" WATER LINE
71	270" WATER LINE
72	276" WATER LINE
73	282" WATER LINE
74	288" WATER LINE
75	294" WATER LINE
76	300" WATER LINE
77	306" WATER LINE
78	312" WATER LINE
79	318" WATER LINE
80	324" WATER LINE
81	330" WATER LINE
82	336" WATER LINE
83	342" WATER LINE
84	348" WATER LINE
85	354" WATER LINE
86	360" WATER LINE
87	366" WATER LINE
88	372" WATER LINE
89	378" WATER LINE
90	384" WATER LINE
91	390" WATER LINE
92	396" WATER LINE
93	402" WATER LINE
94	408" WATER LINE
95	414" WATER LINE
96	420" WATER LINE
97	426" WATER LINE
98	432" WATER LINE
99	438" WATER LINE
100	444" WATER LINE
101	450" WATER LINE
102	456" WATER LINE
103	462" WATER LINE
104	468" WATER LINE
105	474" WATER LINE
106	480" WATER LINE
107	486" WATER LINE
108	492" WATER LINE
109	498" WATER LINE
110	504" WATER LINE
111	510" WATER LINE
112	516" WATER LINE
113	522" WATER LINE
114	528" WATER LINE
115	534" WATER LINE
116	540" WATER LINE
117	546" WATER LINE
118	552" WATER LINE
119	558" WATER LINE
120	564" WATER LINE
121	570" WATER LINE
122	576" WATER LINE
123	582" WATER LINE
124	588" WATER LINE
125	594" WATER LINE
126	600" WATER LINE
127	606" WATER LINE
128	612" WATER LINE
129	618" WATER LINE
130	624" WATER LINE
131	630" WATER LINE
132	636" WATER LINE
133	642" WATER LINE
134	648" WATER LINE
135	654" WATER LINE
136	660" WATER LINE
137	666" WATER LINE
138	672" WATER LINE
139	678" WATER LINE
140	684" WATER LINE
141	690" WATER LINE
142	696" WATER LINE
143	702" WATER LINE
144	708" WATER LINE
145	714" WATER LINE
146	720" WATER LINE
147	726" WATER LINE
148	732" WATER LINE
149	738" WATER LINE
150	744" WATER LINE
151	750" WATER LINE
152	756" WATER LINE
153	762" WATER LINE
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162	816" WATER LINE
163	822" WATER LINE
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166	840" WATER LINE
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171	870" WATER LINE
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175	894" WATER LINE
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183	942" WATER LINE
184	948" WATER LINE
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186	960" WATER LINE
187	966" WATER LINE
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189	978" WATER LINE
190	984" WATER LINE
191	990" WATER LINE
192	996" WATER LINE
193	1002" WATER LINE
194	1008" WATER LINE
195	1014" WATER LINE
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210	1104" WATER LINE
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213	1122" WATER LINE
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215	1134" WATER LINE
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225	1194" WATER LINE
226	1200" WATER LINE
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343	1902" WATER LINE
344	1908" WATER LINE
345	1914" WATER LINE
346	1920" WATER LINE
347	1926" WATER LINE
348	1932" WATER LINE
349	1938" WATER LINE
350	1944" WATER LINE
351	1950" WATER LINE
352	1956" WATER LINE
353	1962" WATER LINE
354	1968" WATER LINE
355	1974" WATER LINE
356	1980" WATER LINE
357	1986" WATER LINE
358	1992" WATER LINE
359	1998" WATER LINE
360	2004" WATER LINE
361	2010" WATER LINE
362	2016" WATER LINE
363	2022" WATER LINE
364	2028" WATER LINE
365	2034" WATER LINE
366	2040" WATER LINE
367	2046" WATER LINE
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369	2058" WATER LINE
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371	2070" WATER LINE
372	2076" WATER LINE
373	2082" WATER LINE
374	2088" WATER LINE
375	2094" WATER LINE
376	2100" WATER LINE
377	2106" WATER LINE
378	2112" WATER LINE
379	2118" WATER LINE
380	2124" WATER LINE
381	2130" WATER LINE
382	2136" WATER LINE
383	2142" WATER LINE
384	2148" WATER LINE
385	2154" WATER LINE
386	2160" WATER LINE
387	2166" WATER LINE
388	2172" WATER LINE
389	2178" WATER LINE
390	2184" WATER LINE
391	2190" WATER LINE
392	2196" WATER LINE
393	2202" WATER LINE
394	2208" WATER LINE
395	2214" WATER LINE
396	2220" WATER LINE
397	2226" WATER LINE
398	2232" WATER LINE
399	2238" WATER LINE
400	2244" WATER LINE
401	2250" WATER LINE
402	2256" WATER LINE
403	2262" WATER LINE
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411	2310" WATER LINE
412	2316" WATER LINE
413	2322" WATER LINE
414	2328" WATER LINE
415	2334" WATER LINE
416	2340" WATER LINE
417	2346" WATER LINE
418	2352" WATER LINE
419	2358" WATER LINE
420	2364" WATER LINE
421	2370" WATER LINE
422	2376" WATER LINE
423	2382" WATER LINE
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425	2394" WATER LINE
426	2400" WATER LINE
427	2406" WATER LINE
428	2412" WATER LINE
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430	2424" WATER LINE
431	2430" WATER LINE
432	2436" WATER LINE
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435	2454" WATER LINE
436	2460" WATER LINE
437	2466" WATER LINE
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467	2646" WATER LINE
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515	2934" WATER LINE
516	2940" WATER LINE
517	2946" WATER LINE
518	2952" WATER LINE
519	2958" WATER LINE



- GENERAL NOTES:**
- CONTRACTOR MUST VERIFY EXISTING WASTE PIPING LOCATIONS AND DEPTHS. EXISTING WASTE PIPING CAN BE INSTALLED WITH THE PROPER SLOPE BEFORE BEGINNING WORK. EXISTING WATERS SUPPLY PIPING AND LOCATIONS BEFORE BEGINNING WORK.
- KEY NOTES:**
- 1" OR FROM MH ROUTE MS.
  - 1" OR FROM MH ROUTE MS.
  - 2" OR FROM MH ROUTE MS.
  - 3" OR FROM MH ROUTE MS.
  - 4" OR FROM MH ROUTE MS.
  - 5" OR FROM MH ROUTE MS.
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  - 8" OR FROM MH ROUTE MS.
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  - 12" OR FROM MH ROUTE MS.
  - 14" OR FROM MH ROUTE MS.
  - 16" OR FROM MH ROUTE MS.
  - 18" OR FROM MH ROUTE MS.
  - 20" OR FROM MH ROUTE MS.
  - 24" OR FROM MH ROUTE MS.
  - 30" OR FROM MH ROUTE MS.
  - 36" OR FROM MH ROUTE MS.
  - 42" OR FROM MH ROUTE MS.
  - 48" OR FROM MH ROUTE MS.
  - 54" OR FROM MH ROUTE MS.
  - 60" OR FROM MH ROUTE MS.
  - 66" OR FROM MH ROUTE MS.
  - 72" OR FROM MH ROUTE MS.
  - 78" OR FROM MH ROUTE MS.
  - 84" OR FROM MH ROUTE MS.
  - 90" OR FROM MH ROUTE MS.
  - 96" OR FROM MH ROUTE MS.
  - 102" OR FROM MH ROUTE MS.
  - 108" OR FROM MH ROUTE MS.
  - 114" OR FROM MH ROUTE MS.
  - 120" OR FROM MH ROUTE MS.
  - 126" OR FROM MH ROUTE MS.
  - 132" OR FROM MH ROUTE MS.
  - 138" OR FROM MH ROUTE MS.
  - 144" OR FROM MH ROUTE MS.
  - 150" OR FROM MH ROUTE MS.
  - 156" OR FROM MH ROUTE MS.
  - 162" OR FROM MH ROUTE MS.
  - 168" OR FROM MH ROUTE MS.
  - 174" OR FROM MH ROUTE MS.
  - 180" OR FROM MH ROUTE MS.
  - 186" OR FROM MH ROUTE MS.
  - 192" OR FROM MH ROUTE MS.
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  - 216" OR FROM MH ROUTE MS.
  - 222" OR FROM MH ROUTE MS.
  - 228" OR FROM MH ROUTE MS.
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  - 240" OR FROM MH ROUTE MS.
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  - 276" OR FROM MH ROUTE MS.
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  - 300" OR FROM MH ROUTE MS.
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  - 360" OR FROM MH ROUTE MS.
  - 366" OR FROM MH ROUTE MS.
  - 372" OR FROM MH ROUTE MS.
  - 378" OR FROM MH ROUTE MS.
  - 384" OR FROM MH ROUTE MS.
  - 390" OR FROM MH ROUTE MS.
  - 396" OR FROM MH ROUTE MS.
  - 402" OR FROM MH ROUTE MS.
  - 408" OR FROM MH ROUTE MS.
  - 414" OR FROM MH ROUTE MS.
  - 420" OR FROM MH ROUTE MS.
  - 426" OR FROM MH ROUTE MS.
  - 432" OR FROM MH ROUTE MS.
  - 438" OR FROM MH ROUTE MS.
  - 444" OR FROM MH ROUTE MS.
  - 450" OR FROM MH ROUTE MS.
  - 456" OR FROM MH ROUTE MS.
  - 462" OR FROM MH ROUTE MS.
  - 468" OR FROM MH ROUTE MS.
  - 474" OR FROM MH ROUTE MS.
  - 480" OR FROM MH ROUTE MS.
  - 486" OR FROM MH ROUTE MS.
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  - 654" OR FROM MH ROUTE MS.
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  - 666" OR FROM MH ROUTE MS.
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  - 702" OR FROM MH ROUTE MS.
  - 708" OR FROM MH ROUTE MS.
  - 714" OR FROM MH ROUTE MS.
  - 720" OR FROM MH ROUTE MS.
  - 726" OR FROM MH ROUTE MS.
  - 732" OR FROM MH ROUTE MS.
  - 738" OR FROM MH ROUTE MS.
  - 744" OR FROM MH ROUTE MS.
  - 750" OR FROM MH ROUTE MS.
  - 756" OR FROM MH ROUTE MS.
  - 762" OR FROM MH ROUTE MS.
  - 768" OR FROM MH ROUTE MS.
  - 774" OR FROM MH ROUTE MS.
  - 780" OR FROM MH ROUTE MS.
  - 786" OR FROM MH ROUTE MS.
  - 792" OR FROM MH ROUTE MS.
  - 798" OR FROM MH ROUTE MS.
  - 804" OR FROM MH ROUTE MS.
  - 810" OR FROM MH ROUTE MS.
  - 816" OR FROM MH ROUTE MS.
  - 822" OR FROM MH ROUTE MS.
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  - 924" OR FROM MH ROUTE MS.
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  - 978" OR FROM MH ROUTE MS.
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  - 990" OR FROM MH ROUTE MS.
  - 996" OR FROM MH ROUTE MS.
  - 1002" OR FROM MH ROUTE MS.



**VVC DESIGN**  
ARCHITECT  
880 W. CAMEL LN  
TUBSON AZ 85804-1828

**BUBBE'S BAGELS III**  
DATE 07/27/23  
ISSUED TO  
REVISED BY

P1  
SHEET

Doc ID: 04afa41ede3f711d7f1fbdac7a54f5e0f8e13f1







SYMBOL	DESCRIPTION
	EXIT LIGHT - CEILING OR WALL MOUNT. BAR DENOTES FACE/ARROWS
	EXIT EMERGENCY COMBO LIGHT - CEILING OR WALL MOUNT. BAR DENOTES FACE SURFACE OR RECESSED. LIGHT FIXTURE
	EM TYPE SURFACE OR RECESSED. LIGHT FIXTURE
	WALL MOUNT LIGHT
	PENDANT LIGHT
	LIGHT FIXTURE
	EM TYPE LIGHT FIXTURE
	4" LONG TRACK LIGHT WITH CURRENT LIMITER
	"K" BESIDE SYMBOL DENOTES TYPE
	LOWER CASE LETTER BESIDE SYMBOL DENOTES SWITCHING

SYMBOL	DESCRIPTION
	DIGITAL TIMECLOCK
	CEILING MOUNT OCCUPANCY SENSOR. AUTO ON, AUTO OFF AFTER 20 MIN. OF VACANCY.
	SINGLE POLE SWITCH WITH MANUAL DIMMING.
	3. THREE-WAY SWITCH
	4. FOUR-WAY SWITCH
	5. DUAL TECHNOLOGY OCCUPANCY SENSING DIMMER SWITCH PROGRAMMED FOR AUTO ON/AUTO OFF AFTER 20 MINUTES OF VACANCY WITH MANUAL DIMMING.

SYMBOL	DESCRIPTION
	WALL MOUNTED 125 VOLT 15 OR 20 AMP DUPLEX RECEPTACLE OR 2502 OR EQUAL. MOUNT AT +18" AFF. UNLESS NOTED OTHERWISE.
	+42" AFF. OR ABOVE. COUNTER, OR AS OTHERWISE NOTED.
	FLUSH CEILING MOUNTED TELEVISION SYSTEM OUTLET WITH DUPLEX RECEPTACLE. PROVIDE RECESSED BOX ABOVE WITH DIMENSIONS FOR POWER AND LOW VOLTAGE CABLES. PROVIDE DUPLEX RECEPTACLE. 4" FROM DATA OUTLET. DATA OUTLET AND OTHER DEVICES AS REQUIRED.
	JUNCTION BOX SIZE AND INSTALL PER NEC 314.
	WALL MOUNT TELE/DATA OUTLET. MOUNT @ 48" AFF. UNLESS OTHERWISE NOTED. PROVIDE SINGLE GANG 4" SQUARE BOX WITH QUAD MOUNT AND PLASTIC BUSHING. RUN 1-1/2" PVC STUB WITH PULL STRING TO ACCESSIBLE CEILING SPACE.
	USE AS NOTED FOR WALL MOUNT TELE/DATA OUTLET. EXCEPT MOUNT @ 18" AFF. UNLESS OTHERWISE NOTED.
	THERMOSTAT. PROVIDE 3/4" CONDUIT TO ASSOCIATED MECHANICAL EQUIPMENT.
	PANELBOARD. SURFACE MOUNT. REFER TO PANEL SCHEDULE.
	PANELBOARD. FLUSH MOUNT. REFER TO PANEL SCHEDULE.
	CIRCUIT BREAKER
	SWITCH AND FUSE
	GROUND

MARK	DEFINITION	MARK	DEFINITION
A	AMPERES	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MU	MAN UNITS ONLY
AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
EMIP	ELECTRICAL METALLIC TUBING	RM	ROOM
ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
F	FUSED	TV	TELEVISION
GF	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
K	KEYED	W	WATER
KV	KILOVOLTS	WH	WATER HEATER
KVA	KILOVA	WL	WET LOCATION
L	LOAD	WP	WEATHERPROOF
LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

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ELC	ELECTRICAL	REF	REFRIGERATOR
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AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
EMIP	ELECTRICAL METALLIC TUBING	RM	ROOM
ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
F	FUSED	TV	TELEVISION
GF	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
K	KEYED	W	WATER
KV	KILOVOLTS	WH	WATER HEATER
KVA	KILOVA	WL	WET LOCATION
L	LOAD	WP	WEATHERPROOF
LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

MARK	DEFINITION	MARK	DEFINITION
A	AMPERES	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MU	MAN UNITS ONLY
AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
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ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
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L	LOAD	WP	WEATHERPROOF
LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

MARK	DEFINITION	MARK	DEFINITION
A	AMPERES	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MU	MAN UNITS ONLY
AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
EMIP	ELECTRICAL METALLIC TUBING	RM	ROOM
ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
F	FUSED	TV	TELEVISION
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GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
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LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

MARK	DEFINITION	MARK	DEFINITION
A	AMPERES	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MU	MAN UNITS ONLY
AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
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ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
F	FUSED	TV	TELEVISION
GF	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
K	KEYED	W	WATER
KV	KILOVOLTS	WH	WATER HEATER
KVA	KILOVA	WL	WET LOCATION
L	LOAD	WP	WEATHERPROOF
LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

MARK	DEFINITION	MARK	DEFINITION
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AF	ABOVE FINISHED FLOOR	MU	MAN UNITS ONLY
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ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
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ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
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GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
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KV	KILOVOLTS	WH	WATER HEATER
KVA	KILOVA	WL	WET LOCATION
L	LOAD	WP	WEATHERPROOF
LTS	LIGHTS	XBR	X-RAY
MCB	MAIN CIRCUIT BREAKER		

MARK	DEFINITION	MARK	DEFINITION
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AL	ALUMINUM	MTD	MOUNTED
ALG	ALUMINUM GROUNDING	MTC	MOUNTING
ALB	ALUMINUM BREAKER	NE	NATIONAL ELECTRICAL CODE
B	BOXES	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NOT IN CONTRACT	NOT IN CONTRACT
CAV	CABLE TELEVISION	NM	NONMETALLIC
CT	CENTRAL TREATMENT	PN	PANEL
CL	CEILING	PVC	POLYVINYL CHLORIDE
DN	DOWN	PWR	POWER
EX	EXHAUST FAN	SC	SCHEMATIC
ELC	ELECTRICAL	SEC	SECURITY
ELC	ELECTRICAL	REF	REFRIGERATOR
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EMIP	ELECTRICAL METALLIC TUBING	RM	ROOM
ETR	EXISTING TO REMAIN	TP	TAMPER PROOF
F	FUSED	TV	TELEVISION
F	FUSED	TV	TELEVISION
GF	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GRD	GROUND	V	VOLTS
IBOX	INTERCOMMUNICATION BOX	VA	VOLTS AMPERES
K	KEYED</		



**LITHONIA LIGHTING**  
 FEATURES & SPECIFICATIONS

TYPE K1



**CPX LED PANEL**  
 1x6-2777-CE

**FEATURES & SPECIFICATIONS**

- 100% Dimmable
- 100% Recycled
- 100% Mercury Free
- 100% Lead Free
- 100% RoHS Compliant
- 100% Energy Star Qualified
- 100% UL Listed
- 100% ETL Listed
- 100% FCC Class B Compliant
- 100% CE Marked
- 100% VESA Mountable
- 100% 5 Year Warranty



**JOY**  
 JOY Lighting is a leading manufacturer of high-quality lighting solutions for commercial and residential applications. Our products are designed to provide superior performance and energy efficiency.

**Capable Luminaires**  
 Capable luminaires are designed to provide superior performance and energy efficiency. They are available in a variety of sizes and finishes to meet your specific needs.

**Energy Star**  
 Energy Star qualified products are designed to provide superior performance and energy efficiency. They are available in a variety of sizes and finishes to meet your specific needs.

**LITHONIA LIGHTING**  
 FEATURES & SPECIFICATIONS

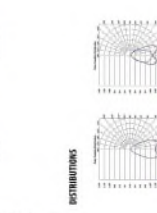
TYPE K2



**LDN6 STATIC WHITE**  
 4" Round and Recessed LED  
 3000K  
 100lm/ft²  
 100lm/ft²

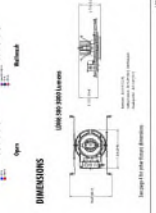
**FEATURES & SPECIFICATIONS**

- 100% Dimmable
- 100% Recycled
- 100% Mercury Free
- 100% Lead Free
- 100% RoHS Compliant
- 100% Energy Star Qualified
- 100% UL Listed
- 100% ETL Listed
- 100% FCC Class B Compliant
- 100% CE Marked
- 100% VESA Mountable
- 100% 5 Year Warranty



**PERFORMANCE DATA**

Beam Spread	Beam Diameter	Beam Area	Beam Length	Beam Volume
15°	1.18"	1.10"	1.18"	1.10"
30°	2.36"	4.40"	2.36"	4.40"
45°	3.54"	12.10"	3.54"	12.10"
60°	4.72"	21.80"	4.72"	21.80"
75°	5.90"	33.60"	5.90"	33.60"
90°	7.08"	47.40"	7.08"	47.40"
105°	8.26"	63.20"	8.26"	63.20"
120°	9.44"	81.00"	9.44"	81.00"
135°	10.62"	100.80"	10.62"	100.80"
150°	11.80"	122.60"	11.80"	122.60"
165°	12.98"	146.40"	12.98"	146.40"
180°	14.16"	172.20"	14.16"	172.20"



TYPE K4



**RAGEL SERIES**

**PRODUCT DESCRIPTION**

The Ragel Series is a collection of recessed lighting fixtures designed for modern interiors. It features a sleek, minimalist design and is available in a variety of finishes and colors.

**PRODUCT SPECIFICATIONS**

- 100% Dimmable
- 100% Recycled
- 100% Mercury Free
- 100% Lead Free
- 100% RoHS Compliant
- 100% Energy Star Qualified
- 100% UL Listed
- 100% ETL Listed
- 100% FCC Class B Compliant
- 100% CE Marked
- 100% VESA Mountable
- 100% 5 Year Warranty



**INSTALLATION**

The Ragel Series is designed for easy installation. It features a simple, plug-and-play design that allows you to install it in minutes.

**WARRANTY**

The Ragel Series is backed by a 5-year warranty, ensuring long-lasting performance and reliability.

**EELP**  
 EDGE-E  
 Edgelit Combo

TYPE X1E



**FEATURES & SPECIFICATIONS**

- 100% Dimmable
- 100% Recycled
- 100% Mercury Free
- 100% Lead Free
- 100% RoHS Compliant
- 100% Energy Star Qualified
- 100% UL Listed
- 100% ETL Listed
- 100% FCC Class B Compliant
- 100% CE Marked
- 100% VESA Mountable
- 100% 5 Year Warranty



**INSTALLATION**

The EDGE-E Edgelit Combo is designed for easy installation. It features a simple, plug-and-play design that allows you to install it in minutes.

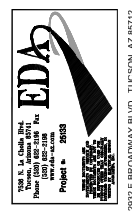
**WARRANTY**

The EDGE-E Edgelit Combo is backed by a 5-year warranty, ensuring long-lasting performance and reliability.

**DIGITAL TIMELOCK**  
 365-DAY WITH SCHEDULE

**TIMELOCK:**  
 AUTO ON = 1 HR. PRIOR TO OPEN  
 AUTO OFF = 1 HR. AFTER CLOSE  
 (OR AS SPECIFIED BY OWNER)  
 INTERIOR LIGHTS NOT CONTROLLED BY OCCUPANCY SENSORS  
 SWITCH SHALL PROVIDE 2-HR. MAX. MANUAL OVERRIDE IN COMPLIANCE WITH IECC

1 LIGHTING CONTROL DIAGRAM  
 NO SCALE



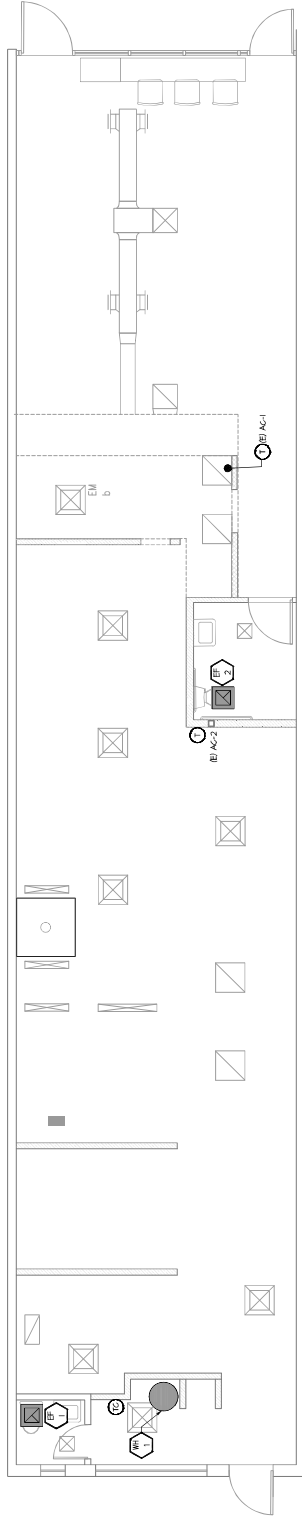
2932 E BROADWAY BLVD., TUCSON, AZ 85712  
**VVC DESIGN**  
 ARCHITECT  
 2000 N. CALHOUN BLVD.  
 TUCSON, AZ 85719-4000  
 PH: 520.744.8888  
 FAX: 520.744.8889  
 WWW.VVCDESIGN.COM

**BUBBE'S BAGELS III**  
 1000 W. PALM BLVD.  
 TUCSON, AZ 85719  
 DATE: 10/27/2015  
 SHEET: E1.1

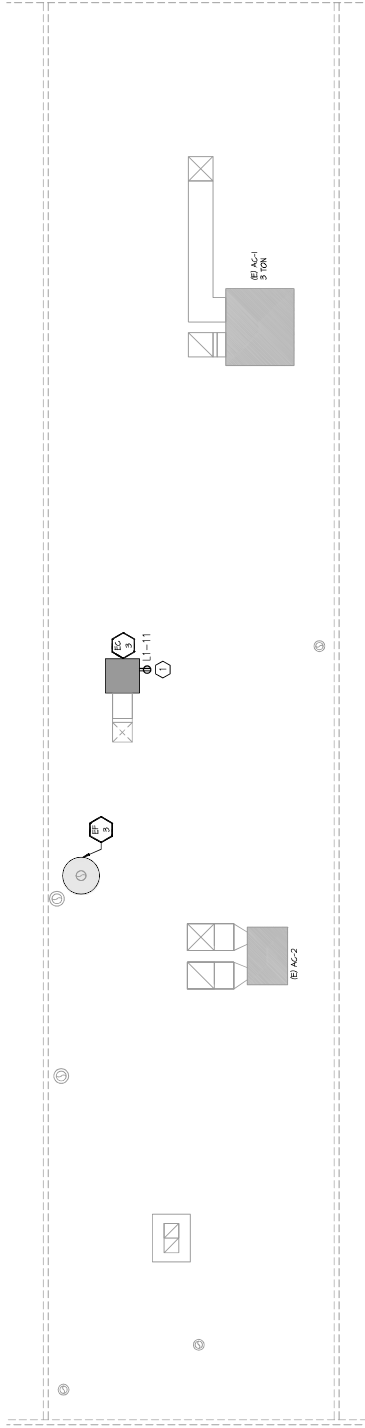


**KEY NOTES:**

- GFI, WP WITH PLUG INSERTED RECEIPTAGE, ON ROOF.



1 MECHANICAL POWER PLAN  
1/4" = 1'-0"



2 MECHANICAL POWER PLAN - ROOF  
1/4" = 1'-0"

TAG	CIRCUIT	FEEDER	DISCONNECT SIZE	EFR	NOTES
EF-1	SEE NOTE 5	3/4" C., 2#12, #12 GRD.	30A		4.5,6
EF-2	SEE NOTE 5	3/4" C., 2#12, #12 GRD.	30A		4.5,6
EF-3	L1-26	3/4" C., 2#12, #12 GRD.	30A		1.2,3,9
EF-4	L1-32	3/4" C., 2#12, #12 GRD.	30A		1.2,3,9
EC-1	L1-24	3/4" C., 2#12, #12 GRD.	30A		1.2,3,9
PUMP	L1-22	3/4" C., 2#12, #12 GRD.	30A		7,8
AC-1	L1-39,41	1" C., 3#6, #10 GRD.	60A	X	1,2,3
AC-2	L1-38,40,42	1" C., 3#6, #10 GRD.	60A	X	1,2,3
ROP-1	L1-37	3/4" C., 2#12, #12 GRD.	30A		7,8
WH-1	L1-37	3/4" C., 2#12, #12 GRD.	30A		7,8

- NOTES:
- PROVIDE DISCONNECT: NEMA 1 FOR INTERIOR DRY LOCATIONS NEMA 3R FOR EXTERIOR OR WET LOCATIONS
  - LOCATE ON UNISRUIT ADJACENT TO UNIT
  - WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES BASED ON NAMED DATE
  - WORK SHALL INCLUDE FAULT CURRENT STUDY PER RATING TO INCLUDE ALL COMPONENTS, NO ADDITIONAL UPSTREAM PROTECTION
  - PROVIDE MOTOR-RATED SWITCH
  - CONNECT TO ADJACENT LIGHTING CIRCUIT
  - PROVIDE 300V, 150% OVERCURRENT PROTECTION TO ALL CIRCUITS
  - COORDINATE GROUNDING/PLUG CONNECTION REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
  - INTERLOCK EF-3, EF-4 AND EC-1 FOR SIMULTANEOUS OPERATION



**EDA**  
2008 S. W. Clark Blvd.  
Phoenix, AZ 85024  
Phone: (602) 998-1888  
Fax: (602) 998-1889  
www.eda.com  
Project #: 201803

2002 E BROADWAY BLVD., TUCSON, AZ 85712

**VVC DESIGN**  
ARCHITECT  
TUCSON, AZ 85704-4200  
PH: 520-796-8800

BUBBE'S BAGELS III  
DRAWN BY: PALUPU  
CHECKED BY: BOZEMAN  
DATE: 03/27/2018

E3.0  
SHEET

JOB NAME: BUBBE'S	JOB NO. 20138	RM. 50H	PANEL ISS: 200 AMP	PANEL NO. L2	NEVA 1
VOLTAGE: 120/208 PHASE 3	WIRE 4	MINI. M.O.	200 AMP	TYPE: MOUNTING SURFACE	
REMARKS: EXISTING PANEL					
PROVIDE BREAKERS AS SHOWN					
BRK	TRIP	HP	CT	TRIP	REMARKS:
A	B	C			
15	1.0	1.0	1.0	1.0	WALK-IN REFRIG
20/1 1	1.5	1.5	1.5	1.5	20/1 1 DISH MACHINE
20/1 3	0.4	0.4	0.4	0.4	20/1 3 30 BRK TBL
20/1 5	1.2	1.2	1.2	1.2	20/1 5 MAPLE
20/1 7	1.5	1.5	1.5	1.5	20/1 7 MAPLE WORK TBL
20/1 9	1.1	1.1	1.1	1.1	20/1 9 COFFEE GRINDER
20/1 11	1.7	1.7	1.7	1.7	20/1 11 TEA BREWER
20/1 13	1.5	1.5	1.5	1.5	20/1 13 UC REFRIG
20/1 15	1.5	1.5	1.5	1.5	20/1 15 WORK TABLE
20/1 17	1.5	1.5	1.5	1.5	20/1 17 SPARE
20/1 19	1.5	1.5	1.5	1.5	20/1 19 SPARE
20/1 21	1.5	1.5	1.5	1.5	20/1 21 SPARE
20/1 23	2.1	2.1	2.1	2.1	20/1 23 FLOOR MOWER
20/1 25	2.1	2.1	2.1	2.1	20/1 25 FLOOR MOWER
20/1 27	2.4	2.4	2.4	2.4	20/1 27 FLOOR MOWER
20/1 29	2.4	2.4	2.4	2.4	20/1 29 COFFEE MAKER
20/1 31	3.1	3.1	3.1	3.1	20/1 31 ICE MACHINE
20/1 33	3.5	3.5	3.5	3.5	20/1 33 ICE MACHINE
20/1 35	4.4	4.4	4.4	4.4	20/1 35 ICE MACHINE
20/1 37	4.7	4.7	4.7	4.7	20/1 37 FORMER
20/1 39	4.7	4.7	4.7	4.7	20/1 39 FORMER
41	1.3	1.3	1.3	1.3	41
42	1.3	1.3	1.3	1.3	42
CONNECTED TOTALS: - 18.5 18.0 16.4 -					
LARGEST MOTOR/CONTINUOUS x 1.25 5.9 5.9 5.9 5.9					
NON-CONTINUOUS 11.8 11.2 11.6 NON-CONCURRENT (KVA) 0.0					
DEMAND 17.7 17.2 17.5 NET KVA 32 AMP 48					

JOB NAME: BUBBE'S	JOB NO. 20138	RM. 50H	PANEL ISS: 200 AMP	PANEL NO. L1	NEVA 1
VOLTAGE: 120/208 PHASE 3	WIRE 4	MINI. M.O.	200 AMP	TYPE: MOUNTING SURFACE	
REMARKS: EXISTING PANEL					
PROVIDE BREAKERS AS SHOWN					
BRK	TRIP	HP	CT	TRIP	REMARKS:
A	B	C			
15	0.8	0.8	0.8	0.8	15 LVS
20/1 1	0.5	0.5	0.5	0.5	20/1 1 BACK OF HOUSE
20/1 3	0.5	0.5	0.5	0.5	20/1 3 PICK UP COUNTER
20/1 5	0.5	0.5	0.5	0.5	20/1 5 DISPLAY CASE
20/1 7	0.5	0.5	0.5	0.5	20/1 7 ORDER COUNTER
20/1 9	0.7	0.7	0.7	0.7	20/1 9 UC REFRIG
20/1 11	1.1	1.1	1.1	1.1	20/1 11 SAND PREP
20/1 13	0.7	0.7	0.7	0.7	20/1 13 WORK TABLE
20/1 15	0.5	0.5	0.5	0.5	20/1 15 DUSTER
20/1 17	0.5	0.5	0.5	0.5	20/1 17 HOOD
20/1 19	1.8	1.8	1.8	1.8	20/1 19 SPARE
20/1 21	0.2	0.2	0.2	0.2	20/1 21 RND RANGE
20/1 23	0.7	0.7	0.7	0.7	20/1 23 EC-1 PUMP
20/1 25	0.7	0.7	0.7	0.7	20/1 25 EC-1
20/1 27	0.7	0.7	0.7	0.7	20/1 27 EF-3
20/1 29	0.7	0.7	0.7	0.7	20/1 29 SHRE
20/1 31	0.7	0.7	0.7	0.7	20/1 31 SPARE
20/1 33	0.5	0.5	0.5	0.5	20/1 33 EF-4
20/1 35	0.2	0.2	0.2	0.2	20/1 35 GAS SOLENOID
20/1 37	2.9	2.9	2.9	2.9	20/1 37 RCP-1
20/1 39	2.9	2.9	2.9	2.9	20/1 39 GAS WH-1
41	4.7	4.7	4.7	4.7	41 AC-1
42	4.7	4.7	4.7	4.7	42 AC-2
CONNECTED TOTALS: - 11.5 12.4 12.0 -					
LARGEST MOTOR/CONTINUOUS x 1.25 1.0 7.1 5.9 5.9					
NON-CONTINUOUS 10.7 6.8 7.3 NON-CONCURRENT (KVA) 0.0					
DEMAND 11.7 13.8 13.2 NET KVA 39 AMP 115					

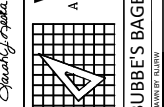
JOB NAME: BUBBE'S	JOB NO. 20138	RM. 50H	PANEL ISS: 200 AMP	PANEL NO. L2	NEVA 1
VOLTAGE: 120/208 PHASE 3	WIRE 4	MINI. M.O.	200 AMP	TYPE: MOUNTING SURFACE	
REMARKS: EXISTING PANEL					
PROVIDE BREAKERS AS SHOWN					
BRK	TRIP	HP	CT	TRIP	REMARKS:
A	B	C			
15	1.0	1.0	1.0	1.0	WALK-IN REFRIG
20/1 1	1.5	1.5	1.5	1.5	20/1 1 DISH MACHINE
20/1 3	0.4	0.4	0.4	0.4	20/1 3 30 BRK TBL
20/1 5	1.2	1.2	1.2	1.2	20/1 5 MAPLE
20/1 7	1.5	1.5	1.5	1.5	20/1 7 MAPLE WORK TBL
20/1 9	1.1	1.1	1.1	1.1	20/1 9 COFFEE GRINDER
20/1 11	1.7	1.7	1.7	1.7	20/1 11 TEA BREWER
20/1 13	1.5	1.5	1.5	1.5	20/1 13 UC REFRIG
20/1 15	1.5	1.5	1.5	1.5	20/1 15 WORK TABLE
20/1 17	1.5	1.5	1.5	1.5	20/1 17 SPARE
20/1 19	1.5	1.5	1.5	1.5	20/1 19 SPARE
20/1 21	1.5	1.5	1.5	1.5	20/1 21 SPARE
20/1 23	2.1	2.1	2.1	2.1	20/1 23 FLOOR MOWER
20/1 25	2.1	2.1	2.1	2.1	20/1 25 FLOOR MOWER
20/1 27	2.4	2.4	2.4	2.4	20/1 27 FLOOR MOWER
20/1 29	2.4	2.4	2.4	2.4	20/1 29 COFFEE MAKER
20/1 31	3.1	3.1	3.1	3.1	20/1 31 ICE MACHINE
20/1 33	3.5	3.5	3.5	3.5	20/1 33 ICE MACHINE
20/1 35	4.4	4.4	4.4	4.4	20/1 35 ICE MACHINE
20/1 37	4.7	4.7	4.7	4.7	20/1 37 FORMER
20/1 39	4.7	4.7	4.7	4.7	20/1 39 FORMER
41	1.3	1.3	1.3	1.3	41
42	1.3	1.3	1.3	1.3	42
CONNECTED TOTALS: - 18.5 18.0 16.4 -					
LARGEST MOTOR/CONTINUOUS x 1.25 5.9 5.9 5.9 5.9					
NON-CONTINUOUS 11.8 11.2 11.6 NON-CONCURRENT (KVA) 0.0					
DEMAND 17.7 17.2 17.5 NET KVA 32 AMP 48					

JOB NAME: BUBBE'S	JOB NO. 20138	RM. 50H	PANEL ISS: 200 AMP	PANEL NO. L1	NEVA 1
VOLTAGE: 120/208 PHASE 3	WIRE 4	MINI. M.O.	200 AMP	TYPE: MOUNTING SURFACE	
REMARKS: EXISTING PANEL					
PROVIDE BREAKERS AS SHOWN					
BRK	TRIP	HP	CT	TRIP	REMARKS:
A	B	C			
15	0.8	0.8	0.8	0.8	15 LVS
20/1 1	0.5	0.5	0.5	0.5	20/1 1 BACK OF HOUSE
20/1 3	0.5	0.5	0.5	0.5	20/1 3 PICK UP COUNTER
20/1 5	0.5	0.5	0.5	0.5	20/1 5 DISPLAY CASE
20/1 7	0.5	0.5	0.5	0.5	20/1 7 ORDER COUNTER
20/1 9	0.7	0.7	0.7	0.7	20/1 9 UC REFRIG
20/1 11	1.1	1.1	1.1	1.1	20/1 11 SAND PREP
20/1 13	0.7	0.7	0.7	0.7	20/1 13 WORK TABLE
20/1 15	0.5	0.5	0.5	0.5	20/1 15 DUSTER
20/1 17	0.5	0.5	0.5	0.5	20/1 17 HOOD
20/1 19	1.8	1.8	1.8	1.8	20/1 19 SPARE
20/1 21	0.2	0.2	0.2	0.2	20/1 21 RND RANGE
20/1 23	0.7	0.7	0.7	0.7	20/1 23 EC-1 PUMP
20/1 25	0.7	0.7	0.7	0.7	20/1 25 EC-1
20/1 27	0.7	0.7	0.7	0.7	20/1 27 EF-3
20/1 29	0.7	0.7	0.7	0.7	20/1 29 SHRE
20/1 31	0.7	0.7	0.7	0.7	20/1 31 SPARE
20/1 33	0.5	0.5	0.5	0.5	20/1 33 EF-4
20/1 35	0.2	0.2	0.2	0.2	20/1 35 GAS SOLENOID
20/1 37	2.9	2.9	2.9	2.9	20/1 37 RCP-1
20/1 39	2.9	2.9	2.9	2.9	20/1 39 GAS WH-1
41	4.7	4.7	4.7	4.7	41 AC-1
42	4.7	4.7	4.7	4.7	42 AC-2
CONNECTED TOTALS: - 11.5 12.4 12.0 -					
LARGEST MOTOR/CONTINUOUS x 1.25 1.0 7.1 5.9 5.9					
NON-CONTINUOUS 10.7 6.8 7.3 NON-CONCURRENT (KVA) 0.0					
DEMAND 11.7 13.8 13.2 NET KVA 39 AMP 115					

Doc ID: 04afa41ede3711d771bbdac7a54f5e0f8e131f



308 S. W. Olsen, Inc.  
 32748  
 License No. 32748  
 Exp. 12/31/2018  
 Project No. 201803

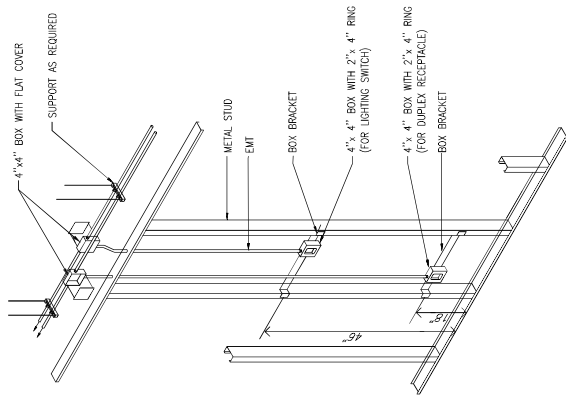


2002 E BROADWAY BLVD., TUCSON, AZ 85712

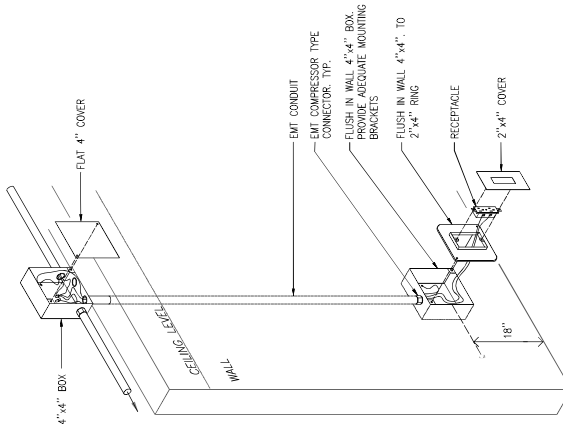
BUBBE'S BAGELS III  
 TUCSON, AZ 85704-4889

DATE: 10/27/18  
 DRAWN BY: PALUPP  
 SHEET

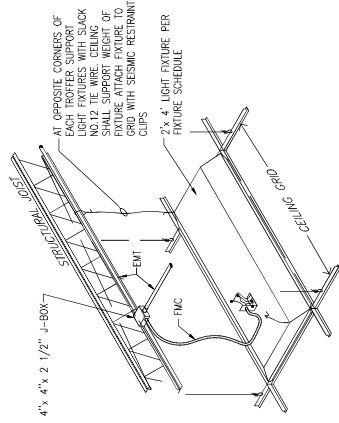
E4.0



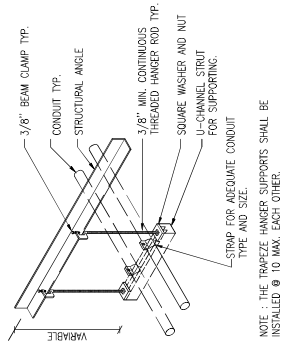
1 FLUSH IN WALL J-BOX INSTALLATION



2 RECEPTACLE INSTALLATION

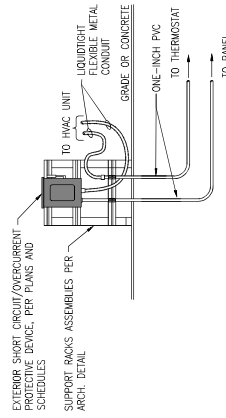


3 2'x4' LIGHTING FIXTURE INSTALLATION

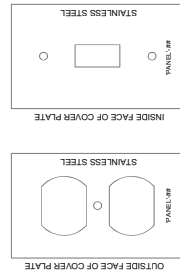


NOTE: THE TRAPEZE HANGER SUPPORTS SHALL BE INSTALLED @ TO MAX. EACH OTHER.

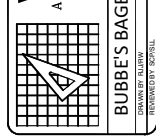
4 TRAPEZE HANGER



5 DISCONNECT INSTALLATION



6 COVER PLATE LABEL DIAGRAM  
NO SCALE



BUBBE'S BAGELS III		DATE: 03/27/25	SHEET
DRAWN BY: JALUJAY		E5.0	
VVC DESIGN ARCHITECT 1308 S. W. CHINO BLVD. PHOENIX, AZ 85019-4509			

**EXHIBIT C**  
**MERCHANT INFORMATION GUIDE**



# Rio Nuevo District Sales Tax Reporting Information

TPT AND TIF INFORMATION FOR RIO NUEVO DISTRICT MERCHANTS  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

(520) 623-7336 | 1703 E. Broadway Blvd., Tucson, AZ 85719 | [www.RioNuevo.org](http://www.RioNuevo.org)

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The Rio Nuevo District is an economic development agency that provides long-term growth by helping defray the steep costs of major projects, new development, and property improvements, benefiting the Tucson community.

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# ABOUT

The Rio Nuevo District is a Tax Increment Finance District (TIF) funded by a share of state sales tax dollars and held accountable to the Arizona State Legislature for use of the funds. In 1999 voters approved the creation of the district that allows TIF funds to be reinvested into the Tucson community. TIF funds are managed by the Rio Nuevo District Board of Directors who as of 2010 are appointed by the State Governor, President of the Senate, and Speaker of the House of Representatives.

In partnership with private sector developers, commercial lenders, real estate investment firms and others, Rio Nuevo invests in projects that expand the tax base and bring people and new businesses to downtown Tucson and the Sunshine Mile. This investment helps to defray the steep costs of projects, events, new development, and property improvements.

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Rio Nuevo District's mission is to revitalize downtown Tucson and the Sunshine Mile to create a vibrant, urban environment where residents and visitors can live, stay, work and play.

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## TAX INCREMENT FINANCE (TIF)

A tax increment finance district (TIF) is a public financing method that is used for redevelopment, infrastructure, and other community-improvement projects in many states. TIF funding is generated by growth in sales tax revenues, called the tax increment.

TIF's help local governments attract private development and new businesses by adding more jobs, more customers, and more private investment. TIF's create short- and long-term benefits for communities including:

- No tax increases
- Increased property values
- Private investment and development
- New jobs
- Job retention
- Stronger, broader tax base
- Stronger economic base
- Locally controlled development
- Incremental revenue reinvested into the TIF district
- Stimulates investment outside TIF district boundaries

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## TIF DISTRICT BOUNDARIES



The TIF District, <https://rionuevo.org/about/tif-district/district-map/>, approximately 7 miles in length, encompasses the Mercado on the west side of I10, downtown Tucson, and Broadway Blvd from downtown to Park Place Mall.

## YOUR ROLE

A majority of Rio Nuevo funding is generated by a splitting of the transaction privilege taxes (TPT) paid by District merchants to the Arizona Department of Revenue. Merchants within the District complete sales tax reports by using the code 'PAD' in the Region Code section of the sales tax form. By using code 'PAD' on the form, this instructs the Arizona Department of Revenue to direct funds to Rio Nuevo, which are invested into the community.

Per the Arizona Department of Revenue:

*“Effective October 1, 2002, taxable activity and collections occurring in the Rio Nuevo District must be reported separately. The code **PAD** should be used in place of PMA for all business activity occurring within Rio Nuevo in the Business Classes listed below. Activity will continue to be reported by TPT class. The tax rate applied to **PAD** Business Classes will remain the same as that applied to PMA Business Classes.*

*For example, if your business has activity within the Rio Nuevo District in Pima County and it has taxable retail transactions, that activity should be listed on the TPT-EZ return in **PAD 017** instead of PMA 017. All transactions not located in the Rio Nuevo District should continue to be filed under the specific county code. If your business has multiple locations within Pima County, only the taxable transactions at the locations within the Rio Nuevo District should be filed under **PAD**. All remaining taxable activity should be filed under PMA.”*

---

This does not increase your tax and does not raise rates.

---

# SALES TAX (TPT)

Transaction Privilege Tax (TPT) is commonly referred to as sales tax and is a tax on a vendor for the privilege of doing business in the state. Various business activities are subject to sales tax and must be licensed.

Form TPT-EZ, <https://azdor.gov/forms/tpt-forms/tpt-ez-transaction-privilege-use-and-severance-tax-return>, is the form that merchants must submit to the Arizona Department of Revenue. And is where the code 'PAD' will be used in the Region Code section.

If you are correctly completing your sales tax reports, we sincerely thank you. If for some reason you are not, we strongly encourage you to correctly complete the TPT Form. Rio Nuevo District staff are available to assist you if you have any questions. You can also amend prior filings for up to four years.

TRANSACTION PRIVILEGE, USE, AND SEVERANCE TAX RETURN - (TPT-EZ)

Arizona Department of Revenue  
PO Box 20203 Phoenix, AZ 85028-0203  
For assistance call 1-800-451-7829 (TDD) 24 HOURS or  
1-800-451-7829 (TDD) 24 HOURS

Form TPT-EZ is for filing periods beginning on or after June 1, 2016.

TPT-EZ return is due the 30th day of the month following the month in which the tax-collector were conducted.

NUMBER IDENTIFICATION NUMBER:  TIN  EIN

TAXPAYER NAME: \_\_\_\_\_

Print All Pages

Calculate

Questions? Please contact Rio Nuevo at (520) 623-7336 or BrandiHB@rionuevo-tucson.org.

www.RioNuevo.org

TRANSACTION PRIVILEGE, USE, AND SEVERANCE TAX RETURN - (TPT-EZ) LICENSE NUMBER \_\_\_\_\_ Page 2

STATE (AZ) COUNTY TRANSACTION DETAIL (See Table 1 on the Tax Rate Table, www.azdor.gov)

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
REG. CODE	NAME OF REGION	BUS. CODE	DESC. OF BUS. ACTIVITY	GROSS RECEIPTS	DEDUCTIONS FROM SCHEDULE A	(F) - (G) = (H) NET TAXABLE	AZ COUNTY TAX RATE	(H) X (I) = (J) TOTAL TAX	ACCTG. CREDIT	(K) X (N) = (L) ACCOUNTING CREDIT	(M) - (L) = (O) ADJUSTED TAX DUE				
PAD															

Business activity and tax collections occurring within the Rio Nuevo District must be reported separately on the State of Arizona TPT-1 Return.

The Region Code "PAD" should be used in the place of "PMA" for all business activity occurring within the Rio Nuevo District. Activities will continue to be reported by TPT class. The tax rate applied to Region Code "PAD" business classes will remain the same as that applied to "PMA" Business Classes.

For example, if your business has retail activity within the Rio Nuevo District in Pima County, that activity should be listed on the State of Arizona TPT-1 Return as "PAD 017" instead of "PMA 017". All transactions not located in the Rio Nuevo District should continue to be filed under the specific county code. If your business has multiple locations within Pima County, only the transactions at the locations within the Rio Nuevo District should be filed under Region Code "PAD". All remaining taxable activity should be filed under "PMA".

NOTE: The deduction amounts that have been listed on the lines in column G must be itemized by category for each region code and business code reported. The total of the amounts listed in Schedule A must equal the total of the Deduction Amounts listed in column G.

SCHEDULE A - DEDUCTION DETAIL INFORMATION STATE (AZ) COUNTY DEDUCTIONS DETAIL

(A)	(B)	(C)	(D)	(E)	(F)
REGION CODE	BUS. CODE	DEDUCTION CODE	DEDUCTION AMOUNT	DESCRIPTION OF DEDUCTION CODE	
1			\$		
2			\$		
3			\$		
4			\$		
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## ONLINE FILING

If your business reports sales tax online and is not currently using code “PAD” please use the following link to update the Region code: **AZDOR – Updating a TPT Account**

<https://azdor.gov/transaction-privilege-tax/tpt-license/updating-tpt-account>

Detailed instructions to fix your code online is available at: **Step By Step Instructions**

[https://azdor.gov/sites/default/files/2023-03/PUBLICATION\\_TPT\\_TPT2-stepbystep.pdf](https://azdor.gov/sites/default/files/2023-03/PUBLICATION_TPT_TPT2-stepbystep.pdf)

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## AMENDMENTS

Amendments to sales tax reports can be made by using the TPT-1 form and placing a checkmark in the ‘Amended Return’ box: **AZDOR TPT-1** <https://azdor.gov/forms/tpt-forms/tpt-1-transaction-privilege-use-and-severance-tax-return-filing-periods-june-1-2016>

<https://azdor.gov/forms/tpt-forms/tpt-1-transaction-privilege-use-and-severance-tax-return-filing-periods-june-1-2016>

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The TIF keeps money in Tucson and allows Rio Nuevo to invest in the community.

---

## OUR ASK

We ask that you assist the Rio Nuevo District by correctly completing your TPT form by using the code ‘PAD’.

---

## RESOURCES

Arizona Department of Revenue – Taxpayer Education and Information

<https://azdor.gov/taxpayer-education/online-tutorials/tpt-tutorials>

Arizona Department of Revenue Tax Rate Table

[https://modelcitytaxcode.az.gov/Tax\\_rate/PDF/201909.pdf](https://modelcitytaxcode.az.gov/Tax_rate/PDF/201909.pdf)

Arizona Department of Revenue – Determine if you are in the Rio Nuevo District

<https://www.aztaxes.gov/Home/Address?Length=13>

Arizona Department of Revenue – Update Online State/Region Code

<https://azdor.gov/transaction-privilege-tax/tpt-license/updating-tpt-account>



Arizona Department of Revenue – Amendments to Sales Tax Reports TPT-1 Form  
<https://azdor.gov/forms/tpt-forms/tpt-1-transaction-privilege-use-and-severance-tax-return-filing-periods-june-1-2016>

Rio Nuevo District - Learn more about Rio Nuevo District projects  
[www.RioNuevo.org](http://www.RioNuevo.org)

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## CONTACTS

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Dan Meyers, Chief Financial Officer  
(520) 623-7336, [Danielm@rionuevo-tucson.org](mailto:Danielm@rionuevo-tucson.org)

If you would like updates on Rio Nuevo projects, please sign up for our board meeting agenda notification at [www.RioNuevo.org](http://www.RioNuevo.org).