



THE 3RD STREET CONNECTOR

SOUTH CENTRAL PHOENIX'S
likeable, bikeable, walkable link to the rio salado regional trail network!

NOVEMBER 2022

MAG GRANT PARTNERSHIP WITH THE CITY OF PHOENIX

3rd Street Connector: 3rd Street between Lincoln Rd and Rio Salado

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Project Name: 3RD STREET DOWNTOWN LOW-STRESS CONNECTOR



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1 INTRODUCTION

3rd Street from Lincoln to Rio Salado also known as 3rd Street Downtown Low-Stress Connector (3rd Street Connector) is to be completed in Phoenix and crosses under I-17 freeway. The project provides a path/bikeway that connects downtown Phoenix to the Rio Salado multi-use pathway system. The improvements provide numerous connections for neighborhoods to link to on street bike lanes using the path/bikeway as an enjoyable and safer route of travel for non-motorized travel. The project limits for 3rd Street Connector are between Lincoln Street and the north bank paths of the Salt River in the City of Phoenix. At the date this study/report was commissioned, the 3rd Street Connector was listed as first priority on the Bicycle Master Plan.

1.1 PURPOSE OF STUDY

The 3rd Street Downtown Low-Stress Connector (“3rd Street” or “3rd St Connector”) project will serve an area of dire need, providing pedestrians and bicyclists of all ages and abilities with safe, convenient connections between the Rio Salado Multi-use Path, South Phoenix, south downtown, and the downtown core. The termini of this project are Lincoln Street on the north and the Rio Salado Multi-use Path (MUP) on the south.

The City of Phoenix’s voter-approved Transportation 2050 (T2050) Mobility Program assigned the highest priority in the City to the South Downtown Neighborhoods Mobility Study Area, in which the 3rd Street Connector is located. Additional information about the T2050 South Downtown Neighborhoods Mobility Study can be found at: <https://www.phoenix.gov/streets/mobility/southdowntown>.

The 3rd Street Connector is located immediately south of growing downtown Phoenix and includes the rapidly redeveloping Warehouse District. Academia del Pueblo Elementary School is located on the 3rd Street Connector and serves a low-income and very high walking population. Phoenix’s first downtown grocery store in nearly 50 years opened in 2019 at 1st Street & Jefferson Street, and likely will become another important destination. There is a community swimming pool and three small parks, and another park immediately to the west. Phoenix Memorial Hospital and Abrazo Health Care are important destinations. The 3rd Street Connector is envisioned as the primary low-stress multi-use connection among these destinations.

The overall goal of the 3rd Street Connector is to connect vulnerable road users to their important destinations, improve the safety of multimodal travel,

and improve the quality of life in the surrounding neighborhoods. The City of Phoenix used some of the MAG recommended demographics to select its T2050 Mobility Study Areas in 2017, including the South Downtown Neighborhoods Study Area, in which the 3rd Street Connector is located.

According to MAG Demographic Mapping and the American Community Survey (ACS) the 3rd Street Connector area has a 76 percent minority population. Forty percent of households have incomes below the poverty level and 28 percent have no vehicle available. The ACS also shows that 30 percent of households own only one vehicle. People in these categories are highly reliant on walking, bicycling, and connections to public transit. Nineteen percent of residents are 5 and 19 years of age, and 11 percent age 65 years and over. These are some of our most vulnerable road users, especially when they travel by foot or bicycle.

1.2 STUDY AREA

The project corridor is home to several schools, including Academia del Pueblo School (201 E. Durango Street), which immediately abuts 3rd Street. The City of Phoenix School Safety Program has conducted Walk to School Day, safety assemblies, and other Safe Routes To School-focused events with them. Other nearby schools are Lowell Elementary School (1,700 feet away), Faith North Montessori School (3,300 feet away), Vista College Prep (3,600 feet away), and Dunbar Elementary School (4,000 feet away).

Friendly House is a community organization serving South Phoenix and other Arizona communities since 1920, whose mission is “To empower Arizona communities through education and human services.” Friendly House has three active program areas: Elementary Education, Workforce Readiness & Education, and Family Support Services.

Friendly House is a partner with Academia del Pueblo Elementary Charter School. It has three facilities near the project area (113 W. Sherman Street, 201 W. Durango Street, and 723 S. 2nd Avenue). These two entities are discussing plans to construct an additional school facility adjacent to this site.

A popular youth destination is the Matthew Henson Youth Center, which is about ¾ mile west of 3rd Street. Important senior destinations include the Marcos de Niza Senior Center (2,400 feet away), Memorial Tower Senior Apartments and Abrazo Health Care (both about 3,500 feet away), 7th Avenue Family Health Center, and Phoenix Memorial Hospital (both 3,400 feet away).



2 BACKGROUND AND DATA COLLECTION

2.1 SUMMARY OF NEED/JUSTIFICATION

The 3rd Street Connector will make two very significant regional connections. At its south terminus the project connects to the Rio Salado Multi-use Path (MUP), which provides a direct pedestrian and bike connection to the Rio Salado Audubon Center. The connection to the Rio Salado MUP establishes a regional link 7.0 miles into Tempe and then 4.5 additional miles into Mesa for a total of more than 13.0 miles of regional trails. Major destinations include Tempe Town Lake, Tempe Center for the Arts, Tempe Beach Park, Arizona State University, Tempe Marketplace, Sloan Park (Chicago Cubs), Riverview Park, and Mesa Riverview shopping plaza. The City of Phoenix is creating important signage for the Rio Salado MUP using MAG's Valley Path Brand and Wayfinding Signage Guidelines that will further enhance the trail system for all users.

The 3rd Street Connector also will provide neighborhood residents with important regional connections via both the existing light rail system and the South-Central Phoenix light rail extension. At its north terminus at Lincoln Street, users will be able to conveniently connect to the existing light rail system with stations are at 3rd St and Jefferson and Washington. and access by rail many destinations in Phoenix, Tempe, and Mesa, a distance of more than 26 miles. This also provides an important transit link between ASU Downtown and Main campuses. The 3rd Street Connector would provide a low-stress alternative route to the proposed South-Central Phoenix light rail alignment, which would operate one-quarter mile to the west.

This proposed connector will provide safe, convenient connections to four schools, Rio Salado MUP, South Phoenix, south downtown, and downtown core. The Fry's Food Store on Washington and 2nd streets is expected to generate many ped/bike trips to/from south downtown via 3rd Street. The multimodal connections to new land use and destinations make the 3rd Street Connector highly beneficial for residents.

It also helps the City honor its T2050 commitment to voters which includes 135 miles of new sidewalk by 2050. There will be approx. 1.5 miles of sidewalk added, as well as a HAWK beacon, ADA curb ramps, trees, and street lighting. The project also will utilize abandoned railroad right of way, repurposing it for more active transportation.

The 3rd Street Connector also will provide neighborhoods with important regional connections via both the existing light rail system and the

proposed South-Central Phoenix light rail extension. At its north terminus at Lincoln Street, users will be able to conveniently connect to the existing light rail system and access many destinations in Phoenix, Tempe, and Mesa, a distance of more than 26 miles. This also provides an important transit link between ASU Downtown and ASU Main campuses.

The South-Central Light Rail Extension will run on Central Avenue between Washington Street and Baseline Road, a mere 1,100 feet from 3rd Street. 3rd Street will function as an important parallel, low-stress, north-south connector for pedestrians and bicyclists who want to connect to/from the light rail. Within the 3rd Street Connector corridor there are light rail stations in construction on Central Avenue at Lincoln Street and at Buckeye Road, all within a walkable distance of 3rd Street.

The 3rd Street Connector will augment the existing transit network and improves access to neighborhoods, social service agencies, parks, businesses, cultural and sports activities, and other establishments in South Phoenix.

This project will offer convenient connections to many local and neighborhood destinations, including the Phoenix Job Corps Center, Rio Salado Audubon Center, Marcos de Niza Senior Center, Central Park, Grant Park, and Harmon Park. In addition, within approximately one-half mile is the St. Vincent de Paul complex, which includes a Family Dining Room, Center for Family Wellness, Urban Farm Fresh Perspectives home improvement program, and the Ozanam Manor affordable housing, which provides a bridge to permanent housing for homeless men and women age 50 and above; along with physically or mentally disabled adults age 18 and above.

The City of Phoenix's "Shifting Gears," an update to the Comprehensive Bicycle Master Plan ranks the 3rd Street corridor between Steele Indian School Park (Indian School Road) and Buckeye Road as its number one priority in Phoenix. These projects were based on an exhaustive consultant-led analysis, which was and reviewed and vetted by City's Bicycle Advisory Committee (later replaced by the Complete Streets Advisory Board), and ranked by the Street Transportation Department.

The T2050 Mobility Program was voter approved. The prioritization of multimodal need throughout the city was based on an equity analysis to identify the neighborhoods with the greatest needs. The number one highest priority area in the city is the South Downtown Neighborhoods Mobility Study Area, and the 3rd Street Connector is recommended



by this study.

2.2 PROJECT BACKGROUND

The 3rd St. project will connect with other Phoenix projects along 3rd Street. The 3rd St. Promenade from Roosevelt Street to Indian School Road utilized a MAG Design Assistance grant for predesign effort; now the project is complete/built. The Downtown North-South Bikeway Study which will look at connecting from Lincoln and 3rd St to Roosevelt and 3rd St, on 3rd St (or if not 3rd St, a nearby parallel corridor). It will provide 26,000 feet (2.5 miles) of continuous pedestrian, bike, and ADA facilities. Another project, 3rd St. from Washington St. to Lincoln St. (.4 miles) also completed predesign using Highway User Revenue funds and will feature a 2-way cycle track on 3rd Street - one of the first the City will implement. These three projects will add 4.25 miles safe ped/bike infrastructure to our growing, active City.

Crash statistics from the period 2013-2017 indicate that there were no fatal vehicle crashes with bicyclists or pedestrians on 3rd Street. There were, however, two serious injury crashes, both of them at intersections. However, 7th Street and Central Avenue are the nearest roadways to 3rd Street that provide continuous connections longer than 1,900 feet (slightly more than 1/4 mile). This connectivity usually directs many pedestrians and bicyclists toward these roadways, which also have much higher vehicle volumes: 14,000 VPD and 5,000 VPD, respectively. Consequently, there have been four fatal pedestrian and bicyclist crashes on these roadways.

3rd Street, however, is a local street located nearly equidistant between 7th Street and Central Avenue (1/4 mile from each), provides 1.36 miles of continuous pedestrian and bicyclist facilities and is a low-stress route due, in part, to its very low traffic volume. The City of Phoenix feels that encouraging pedestrian and bicycle traffic/trips onto 3rd Street -- off of 7th Street, Central Avenue, and 7th Avenue -- will significantly reduce vehicular crashes with pedestrians and bicyclists, as well as providing a more enjoyable, lower-stress user experience.

2.3 DATA COLLECTION

Data collection for this project was conducted as part of the evaluation of existing conditions and review of controlling design standards and regulations. The project team completed a field photographic survey of existing corridor conditions, review of local, regional, and national development standards and design criteria of the project area. Reviews of existing site opportunities and constraints were performed. The existing signals,

existing pavements, land ownership, right of way development, and barriers were investigated. Right-of-way and property lines were provided by the City to ensure the project improvements are maintained with existing right-of-way or within a future easement. (See photographs in Appendix I)

The data collection of design criteria included in this Task was assembled from materials provided by City of Phoenix and from relevant materials gathered by UCD Team. Design materials were gathered from Federal, State, Regional (MAG), and local municipal sources.

The following materials and information were gathered:

TEAM Information

The information provided by site visits allowed the design team to further understand the existing conditions and issues within the project corridor. During these site visits the design team noted drainage concerns, bike facility gaps, pedestrian facility gaps, landscape scarcity issues, lighting gaps, and inconsistent aesthetic character in the project area.

PROPERTY Information

Title reports were collected for the following properties abutting the proposed 3rd Street Connector:

007 1241 S. 3rd St. 10/28/20 10/23/20
112-41-970 331 E. Durango St. 10/28/20
112-34-970 225 E. Yuma St. 10/28/20
112-34-971 225 E. Yuma St. 10/28/20 11/18/20
112-41-971 2126 S. 7th St. 10/28/20 11/23/20
112-41-972 450 E. Watkins St. 10/28/20 11/18/20
112-42-022 302 E. Watkins St. 10/28/20 11/18/20
112-42-023E 246 E. Watkins St. 10/28/20 11/23/20
112-42-023D 2219 S. 2nd Pl. 10/28/20 11/23/20
112-42-037B 302 E. University Dr. 10/28/20 11/18/20
112-42-024C 245 E. Watkins St. 10/28/20 11/23/20
112-42-039C 242 E. University Dr. 10/28/20
112-42-038B 250 E. University Dr. 10/28/20 11/23/20
112-42-044C 511 E. University Dr. 10/28/20 11/23/20
112-42-217 261 E. University Dr. 10/28/20 11/18/20

CITY Information:

- City of Phoenix – Compete Streets Brochure (2013)
- City of Phoenix – Compete Street Policy (February 2017)
- City of Phoenix – Street Classification Map (January 20, 2010)
- City of Phoenix – General Plan Land Use Zoning (April 9, 2018)
- City of Phoenix – Tree and Shade Master Plan (2010)
- City of Phoenix – Project Development Requirements and Guidelines (February 2012)



- City of Phoenix – Street Landscape Standards (2006)
- City of Phoenix – Street Planning and Design Guidelines (December 2009)
- City of Phoenix – Comprehensive Bike Master Plan (August 2014)
- City of Phoenix – GIS Base Map Data (2018)
- City of Phoenix – LED Street Light Program (2017)
- City of Phoenix – Storm Water Policies and Standards Manual, 3rd Edition (December 2013)
- City of Phoenix – Design Standards Manual for Water and Wastewater Systems (2017)
- City of Phoenix – Street Pavement Cut Policy (2017)
- City of Phoenix – Visibility Requirements for Landscaping Corner Lots

REGIONAL Information:

- MAG – Complete Streets Guide (December 2010)
- MAG – Pedestrian Policies and Guideline (2005)
- MAG – Letters of Support for 3rd St (2019)
- MAG – Pedestrian Master Plan (2010)
- MAG – Valley Path Brand and Wayfinding Signage Guidelines (2015)
- MAG – Right of Way GIS information – AutoCAD Civil 3D (2018)
- MAG – City of Phoenix Supplements to MAG (2015)
- AZ Bluestake – Utility Design Ticket # 2018050101682.000 (May 1, 2018) STATE Information:
- AZ - Statewide Bicycle and Pedestrian Plan Design Guidelines (2003)
- ADOT – Crash Data (2018)

FEDERAL Information:

- PROWAG (Public Rights-of-Way Accessibility Guidelines)
- NACTO (National Association of Transportation Officials) – Design Guidelines (2009)
- NACTO (National Association of Transportation Officials) – Urban Bikeway Design Guide (2013)
- NACTO (National Association of Transportation Officials) – Urban Street Design Guide (2013)
- AASHTO (American Association of State Highways and Transportation Officials) – Guide for the Development of Bicycle Facilities (2012)
- AASHTO (American Association of State Highways and Transportation Officials) – Green Book (2011)
- FEMA (Federal Emergency Management Agency) – FIRM Map Panel 1-4 (May 1, 2018)
- ADAAG (American Disability Act Accessibility Guidelines) – Design Guidelines (2010)

UCD team collected following items during the data collection phase from various agencies. These items will be utilized in preliminary layout of the project alignment.

- City of Phoenix Sewer Quarter Section (QS) Maps 5-28s, 6-28s, 7-28s, 8-28s, 9-28s, 10-28s,
- City of Phoenix Water QS Maps 5-28w, 6-28w, 7-28w, 8-28w, 9-28w, 10-28w

- APS QS Maps 1N 3E 8 NE, 1N 3E 8 SE, 1N 3E 17 NE, 1N 3E 17 SE, 1N 3E 20 NE, 1N 3E 20 SE
- AT&T Facility Maps
- Century Link Map Sheet 1 to 69
- Clearway Energy Pipe line Layout Map
- Cox Communication Maps 758434 to 758453
- Sprint facility Map
- SRP Electric Underground Maps: AC-20-01, AC-20-02, AC-20-07 to 10, AC-20-15 to 16
- SRP Electric Overhead Maps: AC-20-NE, AC-20-SE
- SRP Irrigation Facility Maps: A-095-0553, A-095-0623, A-95-79, A-95-89.1, A-95-224.1 and 224.2, A-95-245.1 and 2, A-95-247, A-95-273, A-95-370, A-102-191.1, A-102-238, A-102-427, A-102-0937, A-102-0938, B-7-155, B-7-168, B-9-151, B-483-327
- Southwest Gas Facility Maps: 5-28, 6-28, 7-28, 8-28, 9-28, 10-28
- City of Phoenix GIS Shape Files: Easement Line, Landlines, LandPoint, MonLine, ParcelLines, Project Area County Aerial, QS Sheet Index
- Flood Control District of Maricopa County (FCDMC) GIS Shape Files; Baseline FEMA, BFEFEMA, Bridge, Building, Canal, ContourNAVD88, ContourNGVD29, FloodZoneFCD, FloodZoneOverlapFCD, LOMR, Railroad, River, SpotElevationNAVD88, SpotElevationNGVD29, StreetDetail, SurveyPointFCDMapping
- FCDMC Metro Phoenix Area Drainage Master Plan LiDAR data, DEM, Full Point Cloud
- LID HANDBOOK, JANUARY 2019
- PowerPoint Presentation 3rd St & Lincoln Street, Dec 11, 2020 Final
- S&T 1751 Impacts of Grade Control Structure Installations on Hydrology and Sediment Transport as an Adaptive Management Strategy (measured infiltration and microclimate data.
- Loma Vista Flood Mitigation Study (Tempe LID study)
- Solving Flooding Challenges with Green Infrastructure in the Airport Wash Area (Tucson LID study)
- Site Plan of approved Ball Park Apartments on Lincoln Dr. (See Appendix)
- City of Phoenix Striping Plan for 3rd Street and 4th Street (See Appendix)
- Site Plan of Buckeye Logistics Center KIVA 05-512 (See Appendix)
- Site Plan for commercial building at 5th and Buckeye (See Appendix)
- Durango LID, City of Phoenix Project Proposal (See Appendix)
- ARDURRA - Aerial Imagery – Bing, AutoCAD Civil 3D (2018)
- “Green Infrastructure for Desert Communities (2017)



2.4 REVIEW OF PLANNING DOCUMENTS

Summary of Planning Documents Reviewed

City of Phoenix Comprehensive Bicycle Master, Plan
City of Phoenix, 2014

City of Phoenix Complete Streets Policy, City of
Phoenix, 2017

City of Phoenix Complete Streets Design Guidelines
(DRAFT), City of Phoenix, 2018

General Plan Land Use Zoning, City of Phoenix,
2018

Tree and Shade Master Plan, City of Phoenix,
2010

Drainage Reports, City of Phoenix, 2018

MAG Complete Streets Guide, MAG, 2011

MAG Pedestrian Policies and Design Guidelines, MAG,
2005

City of Phoenix – Comprehensive Bike Master Plan (August 2014)

The City of Phoenix established a goal to achieve “Platinum-Level Bicycle Friendly Community” status within the next 20 years by improving existing bicycle facilities including bicycle lanes, bicycle routes, and shared use paths. The 2014 City of Phoenix Comprehensive Bicycle Master Plan (BMP) establishes the following goals:

- Increase bicycle mode share.
- Enhance comfort and safety for all users.
- Build out the existing bicycle network and improve connection with adjacent agencies.
- Provide connections to bikeways, shared use paths, and trails within Phoenix and adjoining communities to provide longer-distance recreation and commuting opportunities.
- Improve mobility to connect neighborhoods, access to downtown Phoenix, and connections to schools, parks, shopping, work and other activity centers.

In another initiative, the City has developed Phoenix Transportation 2050, a 35-year plan for investments in bus service, light rail construction, bicycle infrastructure, and street improvements, approved by voters in 2015. A component of the plan includes enhancements in bicycle infrastructure with plans for phased project implementation to complete the bicycle network.

City of Phoenix – Complete Streets Policy (2017)

The intent of the Complete Streets Policy is to help the City of Phoenix “Become more walkable, bikeable and public transit friendly, Foster social engagement, instill community pride, Grow the local

economy and property values, identify projects that will improve equitable transportation access for vulnerable and transit-dependent populations, Improve the livability and long-term sustainability of the region.”

City of Phoenix – Complete Streets Design Guidelines (DRAFT 2018)

The draft of the guidelines state that “Phoenix’s transportation network has been designed almost exclusively for the vehicle. This principle strives to return balance to the transportation network for users of all modes of transportation resulting in a safer city.” Design principles are included in the document for safety, comfort and convenience, context, sustainability, cost-effectiveness, and connectivity.

City of Phoenix – Tree and Shade Master Plan (2010)

The Tree and Shade Master Plan is a roadmap created to provide an outline for a healthier, more livable, and prosperous Phoenix, Arizona. This document was created to raise awareness, preserve and protect existing trees while increasing the city’s canopy percentage, and provide sustainable practices and recommendations for future developments.

The Tree and Shade Master Plan provides a detailed roadmap to achieve an average 25% shade canopy coverage for the entire city. This is achieved by requiring all new developments and infill projects to provide specific tree quantities depending on their zoning ordinance. Other tools include creating awareness through education, maintenance, salvage and inventory of existing tree materials on all project sites and creating of design standards and irrigation standards.

2011 MAG Complete Streets Guide

The 2011 MAG Complete Streets Guide identifies steps and recommendations for implementing Complete Streets in the MAG region. This guide describes strategies to implement Complete Streets projects relevant to the 3rd Street Connector and cites separated bike lanes as a potential best practice to provide a “safe place” for bicyclists, pedestrians, and non-motorized travel. The Complete Streets Guide references the MAG Pedestrian Policies and Design Guidelines, which detail recommended minimum standards for ‘safe,’ ‘comfortable,’ and ‘destination’ facilities, such as sidewalk width and shade coverage.

MAG has also developed standards and guidelines for its regional off-street network (Valley Path),



including graphic standards, MUTCD drawings, and wayfinding guidelines. The wayfinding guidelines address topics such as destination priorities, on/off-street transitions and path-roadway intersections.

2005 MAG Pedestrian Policies and Design Guidelines

The Pedestrian Area Policies and Design Guidelines are “intended to provide a source of information and design assistance to support walking as an alternative transportation mode. Through application of the policies and design guidance in this document, jurisdictions, neighborhoods, land planners, and other entities will be able to: 1) better recognize opportunities to enhance the built environment for pedestrians; 2) better create and redevelop pedestrian areas throughout the region that integrate facilities for walking with other transportation modes; 3) support the development of areas where walking is the preferred transportation mode; and 4) encourage the development of other independent pedestrian focused transportation facilities.”

Greater Phoenix Metro Green Infrastructure Handbook 2019

The purpose of the Handbook is to provide members of the design, planning, and development communities in Maricopa County, Arizona with guidance and specific techniques for low impact development (LID) that can be implemented on projects.

2.5 EXISTING TRAFFIC CONDITIONS

2.5.1 Street Classification

Per the City of Phoenix Street Classification Map, the portions of the 3rd St. Collector that align with the existing 3rd Street are not classified or designated streets other than local streets.

2.5.2 Existing Traffic Signals

There are no existing traffic signals within the area proposed for the 3rd Street Connector. However, the intersection of 3rd Street and Lincoln does have existing traffic signals.

2.5.3 Existing Transit

A Valley Metro bus route is not located on the proposed 3rd Street Connector and there are no light rail stops along this alignment. At the time of this report, the planned Light Rail line is under construction.

Bicycling and walking are complementary to transit. Connections to transit stops are important for the usefulness of a transit network and users should

be able to access transit stops by bicycle as well as on foot. Transit users should feel that they have a safe and convenient route to and from transit stops. With this project adding bicycle lanes and improving sidewalks and creating pathways along the 3rd Street Connector project area, an improved connectivity will be realized for all roadway users.

The 3rd Street Connector is served by/with-in walking distance to three Valley Metro local bus routes: 0 (Central Venue), 7 (7th Street), and 13 (Buckeye Road). This area will be part of the Micromobility Program anticipated to launch in early 2023.

Parallel with the 3rd Street Connector corridor there are proposed light rail stations on Central Avenue at Lincoln Street and at Buckeye Road with an alternate station proposed at Watkins Road, all within a walkable distance of 3rd Street.

2.5.4 Existing Pedestrian and Bicycle Facilities

The area that makes up the proposed 3rd Street Connector does not have continuous sidewalks on both sides of the street for its entirety nor does it have any existing bicycle facilities.

Lincoln South to Grant

The section of the proposed connector as modified previously from its original City Beautiful Movement Grid Layout of the early 1900s (and late 1800s) to accommodate turn lanes for cars and the curb-to-curb measurement flares in this location. On street parking and sidewalks exist. No bicycle facilities exist.

Grant South to Buckeye

The section of the corridor is a great representation of the City’s historic City Beautiful Movement Grid Layout and features desirable pedestrian facilities with setback sidewalks, sufficient planting strips/boulevards, vertical curbs, and on-street parking. No bicycle facilities exist.

Buckeye South to Yuma

This section of the proposed connector is a vehicular dead end and terminates in a round-about that is also used by semi-trucks as at least one building lining the street accommodates a business that requires semi-truck access. Curb, gutter, and sidewalk exist on the west of the street and no curb, gutter, or sidewalk exists on the east.

Yuma South to Pima

This entire portion of the proposed connector exists on an existing drainage easement that sits on private property. Currently this area has no buildings or block walls and is being used for surface storage or



parking by property owners.

Pima South to Durango

This portion of the proposed connector does not have any curb or gutter along any of the residential properties. No sidewalks, or bicycle facilities exist.

South of Durango

This portion of the proposed connector is not located on an existing street and instead follows an abandon rail corridor and drainage easement. No pedestrian or bicycle facilities exist.

2.5.5 Existing Pedestrian and Bicycle Connectivity

As discussed in the previous section, there are existing gaps in the pedestrian and bicycle facilities along the proposed 3rd Street Connector and in approximately half of the project area, no facilities exist at all. As described previously, 3rd Street is an opportunity to complete a low-stress corridor beginning at Indian School Park south to the Rio Salado MUP dedicated to the comfort and safety of bicycles and pedestrians while adequately accommodating existing vehicular traffic. Currently there is no vehicular passage along the corridor between Pima and Mohave and no passage south of Durango. In these areas, completely new facilities would need to be designed and built. Along 3rd Street, the residential community south of Pima is cut off from the Downtown Core if they try to maneuver 3rd Street by bicycle or foot.

The proposed connector includes the rapidly redeveloping Warehouse District. Academia del Pueblo Elementary School and serves a low-income and very high walking population. Phoenix's first downtown grocery store is at 1st Street & Jefferson Street, and there is a community swimming pool and three small parks within walking distance of the corridor. In addition, another park is located immediately to the west. Phoenix Memorial Hospital and Abrazo Health Care are other important destinations. The 3rd Street Connector is envisioned as the primary low-stress multiuse facility connecting these destinations

2.5.6 Existing Traffic Volumes and Crash History

New traffic count data was not obtained for this project assessment and not included in the scope of work.

Existing vehicle and pedestrian count data were not provided for the project along 3rd Street from Lincoln to the Rio Salado MUP and also not in the scope of work of this feasibility study. If this project should move forward, it is recommend that the five

most recent years of Accident Location Identification Surveillance System (ALISS) crash data is obtained from ADOT's Safety Data Mart database and new pedestrian, bicycle, and vehicular counts obtained as determined by City of Phoenix and Design Team.

2.6 EXISTING DRAINAGE

The 3rd Street study corridor currently experiences localized flooding at multiple locations during almost every storm event. Corridor residents have indicated that during particularly large events the water levels have resulted in flooding of portions of the roadway. The properties located on the 3rd Street and Durango Street is inundated with ponding flood water along the roadway. The homes are built at same grade at street level and possible residential flooding is a risk during larger storms. The street flooding along 3rd Street between Durango Street and Mohave Street takes place during the frequent storm events.

Offsite

The historical offsite flow path is from north to south towards Salt River. Flows from the north of the project sheet flow along 3rd Street and continue south. I-17 bisects the offsite flow along the north side of I-17 but, the crossings of 3rd Street allows that storm water to flow south through the underpass. There is no defined conveyance channel within the project site. Salt River is located at the south end of the project. Salt River flows from east to west and our project will be tied into the north bank of the Salt River. The Flood Control District of Maricopa County (FCDMC) conducted a Metro Area Drainage Master Study/Plan (ADMS/P) and currently updating this ADMS/P. No channels and/or detention basins are identified within the project area.

Onsite

The onsite drainage from the 3rd Street from Lincoln Street to Buckeye Rd continues to flow south and enters into a storm drain system located along Buckeye Road. The onsite storm water between Buckeye Road and Pima Road flows south and stays within private development. The street drainage between Pima St and Durango St flows south along 3rd St and collects at open areas along south side of Durango St. Onsite drainage from south of I-17 will continue to flow south towards Salt River.

FEMA Floodplain Information

The majority of the project area is classified as Zone 'X'. Zone 'X' is defined as "areas of 0.2% annual chance flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with

drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.”

There is a Zone “AE” floodplain along the south end of the project where the multiuse path ties into the Rio Salado pathway. Zone “AE” is defined as “Areas with a 1% annual chance of flooding determined by detailed methods. However, our project does not impact any portion of Zone “AE” floodplain. No Conditional Letter of Map Revision (CLOMR) is required.

2.7 EXISTING STRUCTURES AND UTILITIES

The following utility providers were determined to have infrastructure located within the study corridor according to Arizona 811 Blue Stake Inc. (Ticket No: 2018050101682.000):

- American Telephone and Telegraph
- Arizona Department of Transportation – Maricopa County
- Arizona Public Service
- City of Phoenix Traffic Signals
- City of Phoenix Water Services Department
- City of Phoenix Sewer Services Department
- Cox Communications
- CenturyLink
- Level 3 Communication (CenturyLink)
- MCI – Fiber Optics (Verizon Business)
- Pauley Construction LLC – Communications
- Salt River Project – Maricopa – Communications, Electric, Irrigation
- Southwest Gas Contact Located SW
- Southwest Gas High Pressure SW
- Sprint Communications Company
- Swissport Fueling, Inc.
- Zayo Group FKA AGL – Communications

The locations of existing underground utilities have been shown on the 10% plans to the best of the design engineer’s knowledge and information provided by each utility provider.

The I-17 overpass Bridge Structure at the middle of the project alignment is the only structure located within the study area. The current condition of the bridge was not evaluated as part of this study and no modification to the bridge is anticipated. Sta 10+00 to Sta 16+00 (Salt River North Bank to Watkins Street):

No major utility conflict exists south of Watkins Street. At Watkins Street intersection with 3rd Street, there are several utilities as shown below:

- Underground electrical lines owned by APS
- 4” Gas line owned by Southwest Gas (SWG)
- Coaxial TV cable line owned by Cox Communication

(Cox)

- 12” Waterline owned by City of Phoenix (City)
- 10” Sewer line owned by City
- Telephone line owned by Sprint
- Storm drain system owned by City
- 84” parallel storm drain along 3rd St

Sta 16+00 to Sta 23+00 (Watkins Street to South of I-17)

No major utility conflict exists within this corridor. There are some underground and overhead electrical line within project corridor and sewer line crossing.

Sta. 23+00 to 30+00 (I-17 to Durango Street)

- ADOT Storm drain system along I-17 frontage roads
- 8” Sewer line along Durango Street
- 8” Water line along Durango Street
- 24” Irrigation line owned by SRP Irrigation
- 84” parallel storm drain along 3rd St

Sta 30+00 to Sta 37+00 (Durango St to Mohave Street)

- 8” Waterline parallel to 3rd Street
- 2” Gas line parallel to 3rd Street
- 6” waterline along Mohave Street
- 10” and 2” Gas line along Mohave Street
- 8” sewer line along Mohave Street
- Telephone line overhead along Mohave Street
- Underground electrical line at 3rd St/Mohave Street
- 84” parallel storm drain along 3rd St

Sta 37+00 to Sta 44+00 (Mohave Street to Pima Street)

- 2” gas line parallel to 3rd St
- 6” waterline parallel to 3rd St
- Underground electrical line parallel to 3rd St
- Coaxial TV along Pima Street
- 8” sewer line at the Pima Street/3rd St
- Underground electrical line along Pima Street
- 84” parallel storm drain along 3rd St

Sta 44+00 to Sta 51+00 (Pima Street to Yuma Street)

- 8” sewer line at Yuma Street
- 8” water line at Yuma Street
- Underground buried conduit at Yuma Street
- 84” parallel storm drain along 3rd St

Sta 51+00 to Sta 58+00 (Yuma Street to Buckeye Road)

- 8” water and 2” water parallel to 3rd St
- 8” sewer line parallel to 3rd St
- Underground conduit parallel to 3rd St
- Coaxial TV parallel to 3rd St
- 8” and 12” water along Buckeye Road
- 4” gas along Buckeye Road
- Century Link Telephone, underground and overhead

- Underground Fiber optic by Pauley Construction
- Underground electric along Buckeye Road
- 84" parallel storm drain along 3rd St

Sta 58+00 to Sta 62+00 (Buckeye Road to Tonto Street)

- 2" gas line along 3rd St
- 8" water line along 3rd St
- Overhead tv line along Tonto St
- Underground AT&T telephone line
- 84" parallel storm drain along 3rd St

Sta 62+00 to Sta 65+00 (Tonto St to Hadley Street)

- 2" gas line along 3rd St
- 8" waterline along 3rd St
- 84" parallel storm drain along 3rd St

Sta 65+00 to Sta 73+00 (Hadley St to Grant Street)

- 8" sewer line along Grant St and parallel along 3rd St
- Underground TV line
- Fiberoptic line by Zayo along 3rd St
- 2" gas line along Grant St and along 3rd St
- Century link telephone lines along 3rd St and Grant St
- 12" water line along Grant St and 8" water line along 3rd St
- 84" parallel storm drain along 3rd St

Sta 73+00 to Sta 77+00 (Grant Street to Lincoln Street)

- 2" gas line along 3rd St
- 8" sewer line along 3rd St
- Fiber optic line by Zayo along 3rd St
- Century link telephone lines along 3rd St
- Coaxial Cox Cable lines along 3rd St
- 12" water line along 3rd St
- 84" parallel storm drain along 3rd St
- 8" water line along Lincoln Street
- Underground electric line along Lincoln Street

2.8 EXISTING LANDSCAPE CHARACTER

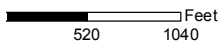
The existing landscape character of the 3rd Street Connector study area has a diverse and inconsistent identity. The current streetscape includes some of Phoenix's oldest residential lots and commercial lots. They front access the corridor and connect to a regional multi-use path and several key destinations. The landscape character is a mix of bare soil, rock mulch with no plants, and hardly any urban vegetative density. Community art, decorative paving, and site furnishings do not exist.

3 PROJECT SCOPE

The City of Phoenix is evaluating the 3rd Street Connector between Lincoln south to the Rio Salado MUP for bicycle and pedestrian safety improvements. The project has identified drainage/LID opportunity, shade, lighting, habitat restoration, and wayfinding opportunities.

The City of Phoenix 3rd Street Connector Project is a study to design and develop a safe corridor along 3rd St with emphasis on the pedestrian and bike facilities to connect to the regional non-motorized network of pathways and trails found at the Rio Salado MUP directly to Phoenix residents and businesses. Local, regional, and national standards and guides have been collected and analyzed to provide information and recommendations to the future development of the site. These findings are to be used to guide the design team

The City of Phoenix Project Development Requirements and Guidelines (February 2012) establishes standards for consultants in the creation and submittal of street projects, such as paving, drainage studies and improvements, streetscape modernization, traffic operations, sidewalk enhancements, water or sewer improvements. This document is intended as a guide and does not dictate design or engineering judgment, nor does it impede on the use of other documents to provide a comprehensive plan.



3rd Street Bike Path to Rio Salado

Date: 6/28/2016



City of Phoenix



4 PROJECT FEASIBILITY CONSIDERATIONS

4.1 COMMUNITY AND STAKEHOLDER OUTREACH

The concept options developed as part of the concept alignment package in Appendix A and Appendix B were developed based on community input from several City of Phoenix Stakeholder Standing Meetings, Community Led Meetings, Community Public Meeting No. 1 and two on-line Community Surveys. The following describes the community and stakeholder outreach efforts taken during this project effort:

Meeting with CCS on 10.13.22 (recorded by COP)

At the request of Central City South (CCS), City of Phoenix (COP) staff presented the 3rd Street Connector project on Thursday, October 13th, at Emmett McLoughlin Community Training and Education Center on South 7th Avenue in Phoenix. Staff's presentation focused on providing a project status update and discussed the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant award received by the United States Department of Transportation (USDOT) to fund final design and construction of the 3rd Street Bike/Ped Bridge at Rio Salado. Staff's presentation also provided a high-level overview of the 3rd Street Connector initial concepts and routes. Input gained from this meeting included excitement for the RAISE grant win and, also, an appreciation for the variation of initial concept routes presented by City staff for the 3rd Street Connector project.

Meeting with SCC on 9.23.22 (recorded by COP)

City staff met with South Central Collaborative representatives to discuss the 3rd Street Connector project on Friday, September 23rd, at Phoenix City Hall on West Washington Street in Phoenix. The history and intent of the project was discussed as well as the overall interest in the project from the community. Where the project is headed was also discussed and City staff reiterated their willingness to collaborate with South Central Collaborative in review of the project plans with the community.

Meeting with SCC on 6.17.22 (recorded by COP)

At the request of South Central Collaborative (SCC), City staff presented the project on Friday, June 17th, in partnership with South Central Collaborative at Multi-studio Offices on South 3rd Street in Phoenix. Staff's presentation focused on providing a project status update and discussed the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant application that city staff recently submitted to the United States Department of Transportation (USDOT). Staff's presentation also provided a high level overview

of the project's initial concept package. The initial concept package was shared at the end of the meeting and displayed on a larger scale as a roll plot for review and comment. During the meeting, SCC presented to the City of Phoenix Staff, a proposal to collaborate through community involvement for both projects. SCC showcased their collaborative Community Ownership design model with the ultimate goal to create a partnership arrangement between the South Central Collaborative, City of Phoenix and Valley Metro to pilot the model on the 3rd Street Connector and all infrastructure projects throughout the South Central Corridor. Opposition was shown towards the initial concept route along 3rd Street.

Community Meeting on 12.16.21(recorded by COP)

At the request of Central City South (CCS), City staff presented the project on Thursday, December 16th, at Wesley Community Center on south 10th Street in Phoenix. The community was informed about the project's status and where the project is headed. An initial concept route was presented in addition to the initial project concept alternatives previously presented at the first community public held a couple months prior on October 13th. Opposition was shown towards the route residing along 3rd Street. A property owner voiced their opposition towards the route proposed through the Buckeye to Yuma corridor along 3rd Street.

City of Phoenix Public Outreach August 2021 – 1st Community Survey (recorded by COP)

The City of Phoenix introduced 3rd St Connector in concert with the Rio Salado Bike/Ped Bridge to the public in the summer of 2021 and at the same time conducted an online survey. See Appendix D for survey findings. Urban Culture Design Team (UCD Team) suggested questions and assisted the City in preparation. The survey provided direction for additional concepts for the corridor. Survey questions #14 and #15 reveal that respondents significantly prioritize bicycle facilities over preserving on-street parking and significantly desire two-way protected bike lanes over one-way bike lanes or shared boulevards.

City of Phoenix Public Outreach and Survey November 2021 – 2nd Community Survey (recorded by COP)

The City of Phoenix presented options for the 3rd St Connector in concert with the Rio Salado Bike/Ped Bridge to the public in the fall of 2021 and at the same time conducted an online survey. See Appendix D for survey findings. Urban Culture Design Team (UCD Team) assisted the City in preparation. The survey provided direction for additional concepts

for the corridor. Approximately 80% of respondents said they would prefer a bicycle path separated from pedestrian path instead of a shared use path. Approximately 96% of respondents said they would like to see trees for shade where there is space to plant trees.

Meeting with Academia del Pueblo School Principal 8/27/2021 (recorded by COP)

On 8/27/21, City staff and project consultant met with Frank Lomeli, School Principal, to get caught up on current expansion plans for the School and discussed the City's idea to plan for bicycle and pedestrian improvements near the School.

Meeting with South Central Collaborative on 1.21.21 (recorded by UCD Team)

This meeting served to introduce the project to SCC.

Meeting with TNC-BOR GI/LID Study 12/7/20 and 6/2/21 (recorded by UCD Team)

These meetings served to introduce the 3rd St Connector project to the research team to determine if the 3rd Street Connector could be used in their study area and modelled for LID efficiencies. It was determined that because of the nature of the drainage basin, this project could not be included in their study.

4.2 CONSTRUCTION AND CONTRACT METHOD

Upon completion of the final engineering design, the City of Phoenix may competitively bid and award the project to the lowest responsive bidder. The procurement process will depend upon the funding source requirements.

4.3 GEOTECHNICAL AND DRAINAGE REQUIREMENTS

No geotechnical investigation was completed as part of this study. Geotechnical subsurface exploration is recommended during final design to determine the engineering parameters for design of any new pavement and provide recommendations for construction (excavation, bedding, backfill, etc.).

This study conducted a cursory review of existing drainage patterns within the study corridor and determined existing drainage infrastructure was inadequate for a Collector roadway. Proposed improvements may increase the impervious area within the corridor. Implementation of a storm drain system within 3rd Street is recommended. The system will be designed in accordance with City of Phoenix Stormwater Policies and Standards to

capture on-site storm flows from a 2-year, 6-hour storm event.

4.4 RIGHT-OF-WAY REQUIREMENTS

In an effort to minimize design and construction costs, the project team focused its efforts on planning and recommending all improvements to be within the City's existing right-of-way (R.O.W.). Temporary Construction Easements (TCE's) will be identified during final design and required at a minimum for construction of driveway entrances. Right-of-entry permit from ADOT will be required to cross I-17 right-of-way. Several private properties will need to be acquired south of I-17 to construct proposed improvements.

4.5 UTILITY RELOCATION REQUIREMENTS

Existing utilities have been located based upon maps provided by the individual utility providers and are shown on the 10% design plans. The proposed improvements are recommended to be designed to minimize conflicts with existing utilities. No major utility conflict is identified, however, if underground storm drain system is constructed along 3rd Street, final design shall evaluate potential utility conflicts.

4.6 SEASONAL CONSIDERATIONS

No construction will take place during severe or inclement weather. To the extent practical, the construction activities should be completed during the off-season or summer months to avoid impacting the school activities near 3rd Street and Durango Street.

Placement of concrete and bituminous compounds will be conducted in accordance with temperature requirements as specified in the MAG Uniform Standard Specifications for Public Works Construction.

4.7 MANAGEMENT OF TRAFFIC REQUIREMENTS

Temporary transitions are anticipated for the construction of this project. The intersections will remain operational with movement restrictions, as necessary, to accommodate local traffic. Traffic control plans for maintenance and protection of traffic (MOT) will be necessary during construction of this project. Traffic control plans should conform to the latest edition of the City of Phoenix Traffic Barricade Manual which was prepared in conformance with the MUTCD. Traffic control plans should include signing, pavement marking and barricades to route pedestrian, bicyclists, and motorists around work zones.

Extensive coordination with ADOT will be required



during construction within their right-of-way near I-17 east and west bound frontage roads.

4.8 DESIGN CRITERIA

4.8.1 References

The project will be implemented in accordance with the MAG Uniform Standard Details for Public Works Construction, latest edition; which is consistent with City of Phoenix standards. Design guidelines are listed as follows:

- MAG Uniform Standard Specifications and Details for Public Works Construction
- City of Phoenix Supplements to MAG
- City of Phoenix Administrative Procedure 155
- City of Phoenix – Street Landscape Standards, 2006
- City of Phoenix Visibility Requirements for Landscaping Corner Lots, May 2018
- City of Phoenix Street Planning and Design Guidelines, December 2009
- City of Phoenix Traffic Signal Standard Details
- City of Phoenix Storm Water Policies and Standards Manual, 3rd Edition, December 2013
- City of Phoenix Design Standards Manual for Water and Wastewater Systems, 2017
- Manual on Uniform Traffic Control Devices (MUTCD)
- Arizona Supplement to the MUTCD approved by ADOT, January 2012
- AASHTO Policy on Geometric Design of Highways and Streets
- AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals
- AASHTO Roadside Design Guide
- AASHTO (American Association of State Highways and Transportation Officials) – Guide for the Development of Bicycle Facilities (2012)
- Public Rights-of-Way Accessibility Guidelines
- FHWA Separated Bicycle Lane Planning and Design Guide
- FHWA Roundabouts: An Informational Guide

City of Phoenix – Street Planning and Design Guidelines (2009)

Chapter 10 of the guidelines provides bikeway planning design. Per the guidelines, “On-street bike lanes are an integral section of a roadway which is marked for exclusive bicycle use. On-street bike lanes are always one-way. Bike routes may include shared streets, bike lanes, shared-use paths or multiuse trails, in any combination. Routes may be designated by signing or by placement on a map. Bikeways can be any combination of shared-streets, bike lanes, bike routes, shared-use paths or multi-use trails, and can be designated by signing, mapping, or consistent public use.” Chapter 11 discusses traffic calming measures and includes standard drawings for traffic calming measures

including a football, choker, and chicane.

City of Phoenix – Street Landscape Standards (2006)

This City of Phoenix document was created to outline the landscaping requirements and standards that must be adhered to when designing a project within Phoenix’s city limits. It dictates what acceptable plant materials, irrigation equipment, and other landscape enhancements must be provided, along with the landscape and irrigation construction details and design. This document provides standards for street landscape in the following areas:

Plant Material

To comply with Arizona Nursery Standards

- Trees – Native or Adapted Tree Materials.
- Shrubs – Variety of species to promote diversity, color, and shape.
- Accents – Variety of species to promote diversity, color, and shape.

Irrigation Systems

To ensure consistency of equipment and ensure correct installation.

Safety Considerations

To provide adequate space for planting to ensure public safety, promote safe working conditions, provide low maintenance, and high performing landscaping that is appropriate for the climate and context

Design Requirements

- Coordinate placement of site utilities
- Plants to be a mixture of drought tolerant deciduous and evergreen trees, shrubs, and groundcovers selected from the approved list, and covering no more than 40% of the landscaped area
- Eliminate all turf in Right-of-way locations.
- All plans to be reviewed by parks and recreational representatives.
- Planting Recommendations
- Street Tree Retrofitting

4.8.2 National Best Practices

Best practices on bicycle facility design have evolved and expanded since the most recent local and regional planning documents were adopted by MAG. National research indicates that separated bicycle facilities increase bicyclist comfort and confidence, create a designated separation between cyclists and motor vehicles and improve predictability and interaction between bicyclists and motor vehicles. National best practice for bicycle facilities is emerging with FHWA, and NACTO providing written guidance and recommendations



for conventional or buffered bicycle lanes, two one-way separated bicycle lanes, a two-way separated cycle track (two-way protected bike lanes), and side paths.

Bicycle lanes are most effective for streets with greater than 3,000 ADT, streets with a posted speed limit equal to or greater than 25 mph, or streets with a high transit vehicle volume (NACTO). According to FHWA, designers should consider issues such as bicycle volumes, connectivity and access to destinations, and potential conflicts. National best practices also recommend that the selected bicycle lane design address other contextual issues such as interaction with transit and conflicts at intersections and driveways.



5 FINDINGS - RECOMMENDED IMPROVEMENTS

5.1 RESULTS - PUBLIC MEETING AND TWO ON-LINE SURVEYS

In fall and winter of 2021 a public meeting was held and two on-line surveys were conducted. The City of Phoenix introduced 3rd St Connector to the public in the fall of 2021 showing 1) that bike lanes could be accommodated on the street in dedicated lanes and 2) as Bike Boulevard where bikes share space with vehicles. An overwhelming majority of participants wanted dedicated/protected bike lanes in some form. Options were also given about orientation for on-street parking: parallel parking, angled parking, and eliminated parking. Participants highly favored parking elimination to accommodate bike lanes in more narrow parts of the corridor. Where there is room for parking, participants preferred angled parking where it could fit. Finally, participants were asked to rank priorities and shade was the top priority. See Appendix D for complete surveys overseen by the City of Phoenix in concert with the surveys for the 3rd Street Pedestrian Bridge Project.

5.2 ADDITIONAL CONCEPTS WITH PROTECTED AND DEDICATED BIKE LANES

The Urban Culture Design Team (UDC Team) worked with City staff to develop a revised concept alignment and alternatives for sections to accommodate traffic calming, on-street parking, and/or maximize planting/vegetative shade. See section 5.4.3 for work on green infrastructure and 5.4.5 for application of cool corridors during this phase. Section 5.4.2 expands the existing concept of the Rio Salado Habitat Restoration Project and MUP to include habitat for Monarch Butterflies.

This document presents 10% design concepts and does not include a preferred alternative. Many ideas were generated however, the feedback provided to City Staff through community initiated meetings suggests the community members do not all agree the proper location for this project is the 3rd Street alignment. See section 6.10 explaining more community outreach/engagement as the next step.

See Appendix B for typical cross-sections and the layout with alternatives and descriptions of alternatives.

5.3 REFINED CONCEPT WITH ESTIMATE OF PROBABLE COST

The concept from the work described in 5.2 was refined and the options that required the most work/

construction were drafted in order to create an estimate of probable cost. Included in this effort are street light layout, tree layout, public art locations and wayfinding concepts.

See Appendix A for project layout, estimate of probable cost, street light layout. See Appendix B for shade tree layout. See Appendix C for wayfinding concepts.

5.4 LANDSCAPE FEATURES AND AMENITIES

5.4.1 Vegetative Shade

The proposed landscape features of the proposed 3rd Street Connector alignment include shade trees per the City of Phoenix development standards spacing and size requirements. Development of a theme tree scheme is encouraged to develop a sense of place and consistent identity. However, it is recommended that a native tree pallet is used to extend and support the existing wildlife corridor created by the Rio Salado Habitat Restoration Project. Trees will help offset urban heat island effects created by excessive pavement use. A bio-swale planter is recommended to support tree growth and supplement other vegetation.

5.4.2 Monarch Butterfly Habitat

Phoenix is a recent signatory of the National Wildlife Federation's Mayor's Monarch Pledge and has committed to taking steps over the next 3-5 years to help conserve monarch butterflies. The 3rd Street Connector can support this pledge by including native plants that support butterflies. Host plants, also called larval plants, are annuals or perennials where butterflies lay their eggs. As the tiny caterpillars hatch from the eggs they will consume the leaves and often the flowers as food. Plant milkweeds (*Asclepius* spp.) and include other host plants and nectar plants to draw a variety of other butterflies as well. Public art related to monarch butterflies along with interpretive signage about their migration could be ways to incorporate education and awareness of the Mayor's Monarch Pledge. Consideration should be given to coordinating this opportunity with the Office of Arts and Culture.

5.4.3 Green Infrastructure and Low Impact Development

Green infrastructure (GI) refers to constructed features that use living, natural systems to provide environmental services, such as capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic.

Flooding presents a major challenge for the

residents in the area south of Pima to Durango. In an effort to minimize damage to road and structures, green infrastructure can be established through low impact development strategies.

The proposed 3rd Street Connector projects can satisfy the three main principles of the system (as defined in “Green Infrastructure for Desert Communities” 2017):

- 1) Protect and Restore Natural Areas: The area south of I-17 will provide the opportunity to support the Rio Salado Habitat Restoration Project as well as enhance a drainage corridor into a native garden that supports all native wildlife as well as the Monarch migration.
- 2) Serve a multitude of functions: The proposed connector will implement green infrastructure to provide calming traffic, improving pedestrian and bicycle pathways, cool and beautify streets, reduce and clean stormwater runoff, and create wildlife habitat.
- 3) Include the Community: The residents and community groups in and around the 3rd Street Connector expressed desire during this study to be a part of visioning and implementing these improvements.

For each existing character section of the proposed 3rd Street Connector, the following Low Impact Development (LID) strategies can be considered in the design phase (see also Appendix A and Appendix B):

Lincoln South to Grant

- Curb cut (into street adjacent planting boulevard) and bio-retention basin (or swale) with dense vegetation
- Planted Swales or bio-retention basin in planting boulevards, chicanes, street edges/bulb-outs without curb cuts (bio retention planter)
- Chicanes, Street Edges/bulb-outs – planted
- Traffic calming island with raised crosswalk – planted
- Pervious paving

Grant South to Buckeye

- Curb cut (into street adjacent planting boulevard) and bio-retention basin (or swale) with dense vegetation
- Planted Swales or bio-retention basin in planting boulevards, chicanes, street edges/bulb-outs without curb cuts (bio retention planter)
- Chicanes, Street Edges/bulb-outs – planted
- Traffic calming island with raised crosswalk – planted
- Pervious paving

Buckeye South to Yuma

- Curb cut (into street adjacent planting boulevard) and bio-retention basin (or swale) with dense vegetation
- Pervious paving

Yuma South to Pima

- Stormwater Harvesting Basin
- Sediment Trap
- Domed Overflow structure
- Pervious paving

Pima South to Durango

- Curb cut (into street adjacent planting boulevard) and bio-retention basin (or swale) with dense vegetation
- Planted Swales or bio-retention basin in planting boulevards, chicanes, street edges/bulb-outs without curb cuts (bio retention planter)
- Chicanes, Street Edges/bulb-outs – planted
- Traffic calming island with raised crosswalk – planted
- Pervious paving

South of Durango

- Stormwater Harvesting Basin
- Sediment Trap
- Domed Overflow structure
- Pervious paving
- Railroad easement provides special opportunity to increase LID beyond the pathway into a larger space. The larger space could be wildlife habitat, a pocket park, a rest area or other recreational amenity. See Appendix A and Appendix B.

5.4.4 Pervious Paving and 3rd Street Connector

Paving is an important tool in defining space between modes of movement as a change in material, color, or finish acts as a cue to the user that there is a threshold, boundary, or edge. Pervious paving comes in many forms and can help define the user experience while providing stormwater mitigation, infiltration for our underground water systems, and providing extra water for vegetation during a rain event. Pervious paving includes: stabilized aggregate, porous concrete, structural grids, and permeable pavers. Porous asphalt should be researched and considered with caution due to the toxic chemicals in asphalt entering our water cycle. Each type of permeable pavements has their own advantages and disadvantages. Porous pavers have a proven track record, adding aesthetic value while providing the ability to convey and store most storm events into a subgrade stone storage layer. Porous concrete have been used in limited applications by the City of Phoenix itself



(and other private and public entities), and must be carefully selected, mixed and regularly cleaned to be successful. Civic Park in Downtown Phoenix has been a good example of porous cement use.

5.4.5 Cool Corridor Designation

3rd Street Connector funding could benefit from Cool Corridor Designation and we recommend working with the Office of Heat Response and Mitigation to achieve designation. Currently there is one corridor identified as priority in each district and 3rd Street Connector would need to be added to the list and ranked.

In 2020 Urban Heat Island and Tree and Shade (UHITS), a sub-committee of EDSQ, identified the following overarching goal for the Cool Corridors Program in the Climate Action Plan Framework (November 2020), which it supports: “Create a network of cool corridors in vulnerable communities to facilitate movement from residents’ homes to their places of employment, education, and play.”

The UHITS Subcommittee offers several additions to this conceptualization of cool corridors, and recommends that roadways serving as “cool corridors” would have the following characteristics:

1. Cool Corridors are approximately one-mile long walkways, pathways or trails adjacent and/or parallel to arterial streets that are designed to serve residents who walk, bike, and use transit. Collector or local streets, and various pathways also could serve as cool corridors that provide important linkages with cool corridor arterials.
2. Cool Corridors offer residents of all ages and abilities relief from hot weather through the provisioning of natural and engineered shade, use of green infrastructure and other features that lower daytime air temperature, availability of benches, drinking water foundations, and other features to facilitate rest and recovery, and communications services to facilitate information exchange between the city and residents, including emergency call functionality. Cool Corridors could have a combination of public and private features that provide shade or reduce extreme heat such as: landscaping in the public right-of-way, landscaping in private property, public art, cool pavement, and misters.
3. Cool Corridors, at a minimum, meet the “Good” shade coverage target for pedestrian routes identified in the MAG Active Transportation² toolbox: 30% shade coverage as measured during the hottest times of the day. The target shade coverage for all Cool Corridors is 60%, consistent

with MAG’s “Excellent” benchmark.

4. Cool Corridor investments recognize the need for all city residents to have access to safe and comfortable walking routes near their homes and places of work and play, as well as the differential exposures that some residents have based on their employment, resources, preferences, schedules, and other factors. As such, cool corridor investments are prioritized to serve residents who most actively use, or depend on, active and public transportation.
5. Cool Corridors help connect residents to critical services including but not limited to schools, places of employment, places of worship, places of recreation, grocery stores, and medical services. In addition, Cool Corridors may serve as connectors for popular walkways, pathways or trails.
6. Cool Corridor investments and implementation align with and support other existing local and regional initiatives, programs, and goals, including the Phoenix Climate Action Plan Framework, MAG’s Active Transportation Plan, Arizona’s Climate and Health Adaptation Plan, the Street Transportation’s Department right-of-way tree plantings, public art projects, various zoning codes or design guidelines for private development, the Love Your Block Program, and the Block Watch Grant Program.
7. Cool Corridors include information displays, signs, and/or other infrastructure designed to educate the broader public about the Cool Corridors Program, guide residents and visitors to important cooling resources and other city services, and more generally highlight the city’s role as a national leader in building resilience to extreme heat.
8. Cool Corridors are designed and implemented in a manner consistent with the culture and context of local residents, following best practices established in the Heat Action Planning Guide for Greater Phoenix² and similar resources.

5.4.6 Seating and Comfort Stations

The following is a recommended standard practice in determining seating and/or comfort stations along a bicycle and pedestrian corridor such as the 3rd Street Connector:

Location: Consider providing rest/shade/water along the 3d St Connector in a consistent spacing to accommodate users with reduced stamina. Also consider providing viewing areas and waiting areas where there are points of interest or crossings.

Visual define seating/comfort area: Consider using a change in ground finish, texture, tone/color to



distinguish the rest area from the adjacent path of travel.

Seating: Provide some seating that provides support for the aging or disabled such as armrests and backrests.

Clear area: Provide clear ground/clear floor next to comfort area/seating to accommodate mobility aids, service animals or strollers.

5.5 RAISED ISLANDS OR MEDIANS

If implemented in the final design, the minimum widths for accessible refuge islands and for design and placement of detectable warning surfaces are provided in the “Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG)”. NACTO also provides guidelines for median refuge islands. Per the MUTCD, “Raised islands or medians of sufficient width that are placed in the center area of a street or highway can serve as a place of refuge for pedestrians who are attempting to cross at a midblock or intersection location. Center islands or medians allow pedestrians to find an adequate gap in one direction of traffic at a time, as the pedestrians are able to stop, if necessary, in the center island or median area and wait for an adequate gap in the other direction of traffic before crossing the second half of the street or highway.

5.6 TRAFFIC CALMING

The primary focus of “Complete Streets” and “Cool Corridors” is comfort of all users of the public right-of-way including pedestrians and bicyclists. In an effort to calm traffic and to provide an improved environment for all users, traffic calming devices are being proposed, which include lateral shifts or chicanes (wool-nerf inspired neighborhood layout), speed cushions, and a raised crosswalk/speed table. The maximum speed limit allowed per the City of Phoenix for these devices is 30 mph.

5.6.1 Lateral Shift/Chicane

Lateral shifts/chicanes are proposed to calm traffic by reducing vehicle speeds and cut-through traffic.

A lateral shift is a realignment of an otherwise straight street that causes travel lanes to shift in one direction. The primary purpose of a lateral shift is to reduce motor vehicle speed along the street. A typical lateral shift separates opposing traffic through the shift with the aid of a median island. Without the island, a motorist could cross the centerline in order to drive the straightest path possible, thereby reducing the speed reduction effectiveness of the lateral shift. In addition, a median island reduces

the likelihood a motorist will veer into the path of opposing traffic, further improving the safety of the roadway for motorists.

A chicane is a variation of a lateral shift. A chicane provides a slow point with a horizontal deflection designed to slow traffic speeds and potentially discourage cut-through traffic. A chicane interrupts a normally straight roadway forcing drivers to reduce their speed and navigate the chicane before continuing down the roadway. Per the City of Phoenix Standard Details P1286 (16’ local street chicane with adjacent sidewalk) and P1287 (16’ local street chicane with detached sidewalk), the following requirements must be satisfied with the installation of a chicane:

- o Drainage must be accommodated.
- o Streetlight(s) will be placed in the vicinity of the chicane, with Street Transportation Dept. Street lighting Section approval. Streetlights to be placed 4’ from curb.
- o No driveways may be placed within the chicane and must be a minimum of 10’ from the transition.
- o Community mail boxes will not be placed within the chicane and must be placed at least twenty (20) feet from the transition.
- o All landscaping within the chicane shall meet the City guidelines and will be maintained by the City.
- o The chicane shall not remove any bicycle lanes or pedestrian walkways.
- o No parking will be allowed within the chicane.
- o Chicane must be placed at least 300’ from nearest traffic calming device.

Warning signs shall be installed alerting the driver of the shift in the horizontal alignment. R4-7 signs shall be installed at any medians, and object markers shall be installed at any bulb-outs or curb extensions.

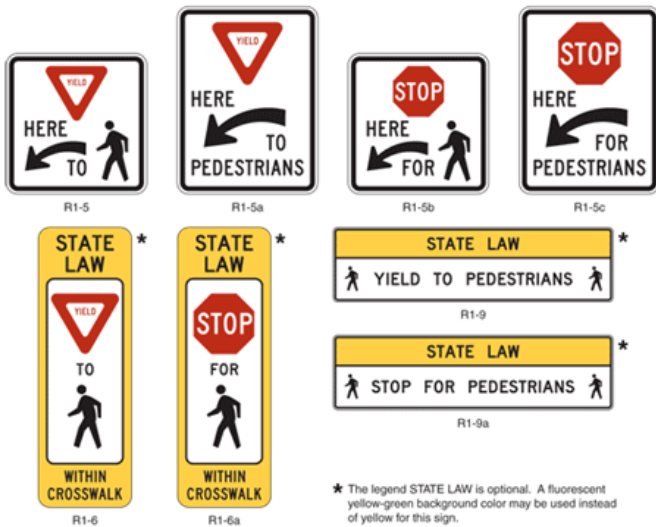
5.6.2 Speed Humps/Cushions

Per the City of Phoenix’s Speed Hump Program, speed humps are permitted on local streets in residential areas where the speed limit is 25 mph and are not permitted on collector streets.

5.6.3 Raised Pedestrian Crosswalk/Speed Table

Raised pedestrian crosswalks serve as traffic calming measures by extending the sidewalk across the road and bringing motor vehicles to the pedestrian level. They are speed tables striped with crosswalk markings and signage to channelize pedestrian crossings, providing pedestrians with a level street crossing. Raised crosswalks also improve accessibility by allowing a pedestrian to cross at nearly a constant grade without the need for a curb ramp and makes the pedestrian more visible





MUTCD Signs for Un-signalized Pedestrian Crosswalk

to approaching motorists. They have a trapezoid-shaped cross-section to slow motorists at the pedestrian crossing where the slowing will be most effective. They are effective at reducing speeds. When installing a raised pedestrian crosswalk, the impact to drainage needs to be considered along with proper signage and pavement marking.

5.7 PEDESTRIAN FACILITIES | PERMEABLE PAVING AND ENHANCED CROSSWALK

The proposed 3rd Street Connector will have paved sidewalk along all streets and a non-motorized corridor for the area south of Durango and the area between Yuma and Pima. Those areas represent at least half of the project and will have a corridor where bicycle lanes are separated from pedestrian paths/sidewalks. The City of Phoenix intends for the pedestrian walks to be concrete will investigate permeable paving as an option during the design phase.

Enhanced crosswalks for greater visibility are decorative and utilize alternative materials to develop contrast in crosswalk areas. This study recommends an asphalt street print with colored patterns for roadway crossings within the project limits as well as raised concrete crosswalks that provide safety for pedestrians, slow traffic, and visually enhance/place-make if designed with art. This includes all roadway crossings, not exclusively at traffic device-controlled intersections. Crosswalks are recommended to be a minimum of 12'-0" wide and include 24" buffer striping to delineate the safe crossing area for pedestrians.

5.8 BICYCLE FACILITIES AT INTERSECTION OF 3RD STREET AND LINCOLN ST.

The intersection at 3rd Street and Lincoln was



MUTCD Bike Lane Pavement Markings

significantly evaluated by our team and coordination efforts were made for the restriping effort on Lincoln. See document in Appendix F. A thorough understanding of how the proposed connector would link with bicycle and pedestrian plans for Downtown was considered. Therefore, in order to allow for the most flexibility for phasing, reduce the amount of re-striping required as phases progress, and allow for a smooth safe non-motorized route, we recommend that any/all dedicated two-way protected bicycle corridors be placed/designed on the west side of the street.

5.9 SIGNING AND PAVEMENT MARKING

Signage

Signs will be installed per the City of Phoenix Standard Signing/Marking Notes. R2-1 shall be placed at a rate of four signs per side per mile. R4-Special will only be needed in cases where the bike lane is on the roadway and at intersections with through/right turn lanes to alert drivers of potential bicyclist conflicts. One option show the bike lane raised throughout most of the corridor. All additional signage will be installed per the Manual on Uniform Traffic Control Devices (MUTCD). Relevant signs are depicted on this page.

Pavement Markings

Pavement marking not specified will be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD). The bike symbol shown below should be used four times per bike lane mile. Colored green pavement is recommended at potential areas of conflict to increase the visibility of the facility. Consistent application of color across a bikeway corridor is important to promote clear understanding for all users. The colored pavement



MUTCD Relevant Signs

should remain the same green color and applied in a consistent pattern. A sharrow symbol should be applied within the circular roadway of the Exeter roundabout.

5.10 TRAFFIC SIGNALS

No new intersection traffic signals are proposed. The existing intersection at the north end of the project (Lincoln Street and 3rd Street) is signalized traffic intersection. A signal may be warranted at 3rd Street and Buckeye Road intersection and further study is recommended. A signalized pedestrian/bicycle crossing will be necessary at I-17 eastbound and westbound crossings due to heavy traffic volumes. In fact, many signalized pedestrian/bicycle crossings are recommended along 3rd St Connector. See Appendix A for layout locations.

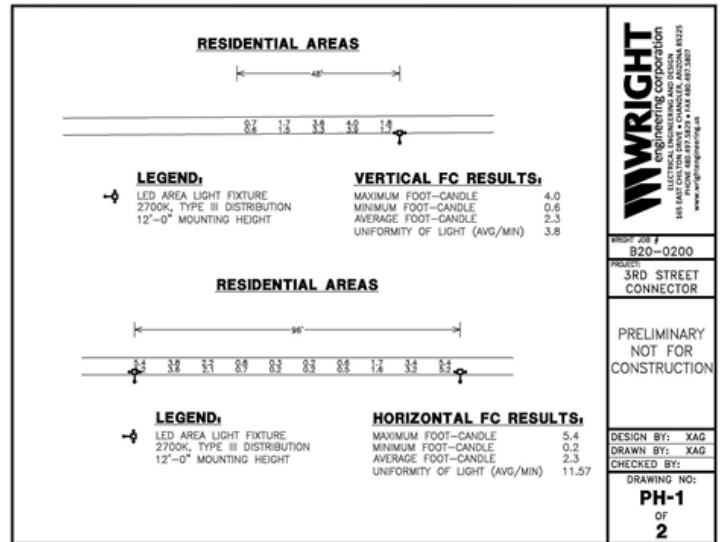
5.11 ART, WAYFINDING AND BRANDING

A 'brand' is about shaping perception more broadly in a way that touches on all parts of a sustainable public project. Therefore, a brand identity is just part of an overall equation. In order for a public project to be successful it must include public input, team collaboration, tested strategies and flexibility for future use and growth.

Connectivity to the neighborhood(s), to one another and to public spaces is the hallmark of a good wayfinding system. Providing simple and effective messaging helps direct individuals whether on foot, bike or other modes of transportation. It increases safety and security throughout the project as well as allowing traffic to flow at an optimum pace. Wayfinding can happen in a variety of ways, whether on a sign panel, part of the ground plane and even as a landmark statement or visual. Often Public Art can serve as a wayfinding mechanism too.

Art can be incorporated into the 3rd St Connector in a variety of ways enhance otherwise common experiences. For instance, crosswalks may become art if created in concert with an artist and can be accomplished by partnering with COP office of Arts and Culture. Seating, lighting, poles, murals, gateway markers, and interpretive signage can become art features and enhance the place making component of the project moving forward.

Finally, public art and wayfinding are great ways to increase awareness and educate users about history, wildlife, and other important community topics. For instance, art related to monarch butterflies along with interpretive signage about their migration could be ways to incorporate education and awareness of the Mayor's Monarch Pledge. Consideration should be given to coordinating this opportunity with the Office of Arts and Culture.



Photometric Analysis of Residential Areas

See Appendix C for wayfinding and art layout.

5.12 NIGHT LIGHTING AND SAFETY

The UCD Team worked to establish what considerations will be utilized during design to ensure safe light levels are maintained on the 3RD Street Connector while not interfering with adjacent properties.

At the time of this report, it is understood the City of Phoenix is likely to install 2 new street lights at the locations below and all future plans/designs must coordinate with this effort:

- 3rd St. and Grant SEC
- 3rd St. and Mohave NWC

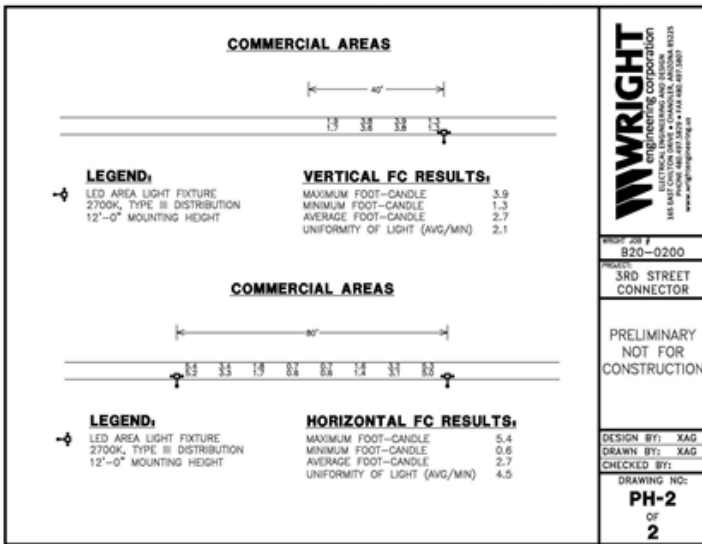
5.12.1 LIGHTING IN RESIDENTIAL ZONING

In residential areas, lower light levels can be utilized on the connector since there is less traffic on the streets than in a commercial shopping area. In addition, higher quality light fixtures with visual impact glare shields installed on the lights will also be utilized to minimize impact on neighboring residences.

The distance between each light in residential will be approximately every 100 feet. The calculated light levels along the corridor and at the adjacent property lines meet the City of Phoenix's requirements and industry recommended practices (refer to image 1).

5.12.2 LIGHTING IN COMMERCIAL ZONING

Commercial areas will be lit brighter than the residential areas to compensate for the higher amount of traffic than in these areas. It will provide



Photometric Analysis of Commercial Areas

a sufficient amount of light for people who are walking along the corridor. As in the residential areas, higher quality light fixtures with visual impact glare shields installed on the lights will also be utilized to minimize impact on pedestrians and on the businesses.

The distance between each light in commercial areas will be approximately 80 feet. The brighter pathways in this area will not cause a negative impact to the community since stores and businesses in these areas typically lit throughout the night and illuminated to a brighter level. The calculated light levels along the corridor and at the adjacent property lines meet the City of Phoenix’s requirements and industry recommended practices (refer to image 2).

5.12.3 LIGHT FIXTURE

The light fixture shown on plans gives a widespread beam very effective in lighting wide areas like roads or pathways. The fixture is a moderate size which will be bright enough to reduce the number of lights needed, while maintaining lighting uniformity throughout the pathway and thus decreasing the shadows and dark spots along the corridor.

5.12.3.1 COLOR TEMPERATURE

The color temperature of the light is 2700k as required by Phoenix.

5.12.3.2 SHIELDING

The lights will be provided with external shielding on the lights that will be placed on the back of the fixture to prevent light from being thrown towards the property line. This will allow the light to be focused on the areas where it is intended.

5.12.3.3 DIMMING

The lights will dim to half brightness after hours when the corridor is not as busy to help reduce the lighting impact to the community.

5.12.4 POLE

The light fixture will be mounted on a 12’-0” tall pole. This shorter height will reduce the amount of light that could negatively impact the residents while still providing sufficient height to distribute the light on the pathway in a uniform manner. The use of a concrete pole will keep the pole looking nicer for a longer time period since the pole is not painted it will not fade or chip. The pole can also easily be cleaned if vandalized. The pole will also not rust and or be subject to damage if installed in landscaped areas where higher amounts of water are used.

5.13 DRAINAGE FACILITIES

The proposed system proposed project will provide additional impervious areas including sidewalks, curb, gutter, and ADA ramps. These improvements will hinder with onsite roadway drainage and providing curb opening catch basins as well as area drains and LID features will assist in mitigating storm water flooding. See section 5.4.3.

Special attention will need to be provided for the area near Durango St and 3rd St intersection as well as area between Durango Street and Mohave Street, where frequent street ponding occurs. A large diameter (84-inch) storm drain system exists under 3rd Street conveying flow from Lincoln Street up to Salt River. Our recommendation is to provide curb opening catch basins at every intersection to capture storm runoff and convey it into the large storm drain. We also recommend providing curb-cuts to promote LID basins. A landscaped LID basin is proposed at the north side of Watkins Street and east side of 3rd Street within triangle shape City of Phoenix land and rail road easement which could serve as a small park (pocket park), rest area/comfort station, wildlife habitat, or other recreational amenity. See also Appendix A and Appendix B.

6 CONSIDERATIONS AND FUTURE STUDIES

6.1 INTERSECTION OF 3RD STREET AND BUCKEY RD

It is recommended that a detailed evaluation be completed for the 3rd St. and Buckeye Road intersection. The public mentioned concerns regarding rush hour traffic, semi-truck traffic and queuing, and crossing safety at Buckeye Rd.

6.2 ENVIRONMENTAL OVERVIEW

The preliminary environmental analysis (INCRA) was not undertaken during this concept study. Environmental overview will be described and thoroughly reviewed upon completion of construction documents.

6.3 ZONING AND VEGETATION

Analysis of how the adjacent zoning of private property might affect or influence the proposed connector is recommended if this project moves into design phase.

6.4 ACADEMIA DEL PUEBLO SAFE ROUTES TO SCHOOL (SRTS) STUDY BY CITY OF PHOENIX AND CURRENT CITY OF PHOENIX PROJECT

The Academia Del Pueblo Elementary School is located on Durango between 3rd and 4th Street. It is recommended that a Safe Routes to School (SRTS) Study be initiated through the City of Phoenix to assess circulation and determine any necessary improvements. The City of Phoenix should pursue the SRTS study independently of MAG due to long lead time with the application and award process. MAG also provide crossing guard training workshops, which may be of benefit to the school. Additionally, the school has requested cross walks for the safety of their students. At the date of this report, we understand that the City of Phoenix Street Department has initiated design intent and/or design documents that improve Durango's non-motorized connection from the school to the light rail corridor/stop on Central Ave. It is recommended that future design efforts coordinate with efforts on Durango.

6.5 SEEK COOL CORRIDOR DESIGNATION

The UHITS Subcommittee expressed belief that the development of Cool Corridor linkages on "collector or local streets or *along various pathways,*" like *3rd Street Connector* could make linkages possible through other city departments and partnerships with non-governmental organizations. For example, funding received through donations and grants could be used to connect arterial corridors to neighborhoods. Creation of corridor linkages

would align with the modal priorities identified in Phoenix's Comprehensive Bicycle Master Plan and Key Corridors Master Plan.

Therefore, the UHITS subcommittee recommended the following methodology for identifying routes for cool corridor investment:

Rank all cool corridor candidates based on four existing data products: a. City of Phoenix Heat Vulnerability Index scores for census tracts adjacent to corridors:

- a. Percent of housing units in census tracts adjacent to corridors with no cars
- b. Number of estimated daily pedestrian trips along each corridor based on MAG/ASU simulation data
- c. Current shade coverage and land surface temperature

Corridor prioritization would be based on the ranked sum of the rankings for each of the four variables. This exercise would ultimately produce a "master" prioritization list for the city's ~800 candidate corridors, which could then be filtered or sorted to identify priority corridors within particular geographic units (e.g., city council districts).

Prioritization lists produced by this process should subsequently be reviewed and adjusted based on input from key stakeholders including community members, NGOs, and city staff. The Tree and Shade Program Administration should further evaluate the prioritization list based on consistency with other existing city, regional, and state plans, opportunities to align with capital improvement projects, and other factors such as long term water availability. At least one public meeting should be held within each council district (or other geography) at which staff present the recommended corridor for cooling investments and reasons why that corridor was chosen and others were not. Factors to be considered during this phase include:

Community investments by NGO or other groups.

Professional staff knowledge of existing and potential conflicts with other infrastructure/ services.

Obtain Community Site Specific Input for Data Sets
Community perspectives on locations needing cooling investments.



Evaluate Consistency with Existing City Plans

- 1) Phoenix's Comprehensive Bicycle Master Plan
- 2) Phoenix's Key Corridors Master Plan.
- 3) Phoenix's Tree and Shade Master Plan
- 4) Phoenix's Climate Action Plan

The UHITS Subcommittee believes the cool corridor identification process should take into consideration the recommended data and policies in planning documents listed above as well as input received via community and stakeholder engagement, as described below.

Community / Stakeholder Engagement

The UHITS Subcommittee recognizes that there are a number of challenges involved in the development of the Cool Corridors Program, including balancing the expectations of stakeholders, competing infrastructure priorities, and additional fiscal investment required to reverse prior decisions that have made tree planting difficult in certain neighborhoods. For example, it can be particularly hard to find tree planting opportunities in areas that have high heat vulnerability. Conflicting city priorities could deter benefits and investment in communities that experience a disproportionate impact from heat. For this reason, it is important that there is a clearly defined city policy for the Cool Corridors Program to guide conflicting priorities and address community and health inequities in a transparent process.

Community stakeholders, such as universities, non-governmental organizations, and community advocacy groups also can contribute data and resources and provide input in the corridor evaluation process. For example, ASU has been supporting the development of the City of Phoenix Cool Corridors Program in many areas with data and analysis and will continue to be a valuable partner in this program. The City of Phoenix should leverage relationships with community partners to ensure additive benefits of coordinating investments in areas that are heat vulnerable.

Finally, a community engagement process can help staff to prove the "lived-experience" of Phoenix residents and determine how to prioritize conflicting priorities for the benefit of residents.

6.6 PEDESTRIAN AND BICYCLE COUNTS

Pedestrian and bicycle counts should be collected along the 3rd Street Connector before and after the project. We recommend an analysis to determine where the counts should take place.

6.7 LOCATE SEATING AND REST/COMFORT STATIONS This concept document does not provide specific criteria for the design and placement of comfort stations along the connector. Instead, it requires obligated organizations to consult with the public and people with disabilities and the COP accessibility advisory or advisory committee if one exists. This input can help determine where rest areas are to be provided and how they will be designed. Special consideration should be taken to mitigate excessive heat episodes.

6.8 BEFORE AND AFTER SPEED AND TRAFFIC COUNTS

The goal of the 3rd Street Connector project is to improve mobility for pedestrians and bicycles while filling a critical gap in our regional network by connecting Downtown Phoenix to the Rio Salado MUP. New traffic and speed data were not collected for this project assessment. It is recommended to collect vehicle traffic counts and speed data before and after construction to adequately assess existing conditions and determine the effectiveness of the project in reducing vehicle speeds and cut-through traffic. It is also recommended to utilize the before traffic counts and speed data to address issues in the design phase.

6.9 DRAINAGE REPORTS

No drainage reports were completed for this project boundary and need to be completed as the project moves into design phase.

6.10 STRUCTURAL SHADE AND SITE FURNISHINGS

Structural shade is helpful and necessary in locations that trees cannot be planted because of overhead utility lines, site visibility triangles and lack of space. It is also useful in areas that water cannot be provided for irrigation.

Site furnishings including seating and water stations are helpful in heavily used projects located in dry hot climates such as Phoenix. These amenities could be developed in collaboration with the City of Phoenix Office of Heat Response and Mitigation.

As this project moves forward, it is important to consider the role of structural shade and other amenities for users.

6.11 ADDITIONAL COMMUNITY OUTREACH REQUIRED

The results of this project feasibility study indicate



that community outreach that allows for feedback and accountability is the necessary next step to understand the design scope and continue to the project to its next steps. The City of Phoenix plans to conduct more community outreach in the future to explore the public's opinions, feedback, and suggestions regarding the current alignment of the 3rd Street Connector as defined in this document. As shown in the concept alignment package, Appendix A and B, there are a variety of ways to design the corridor to accommodate bicycle and pedestrian traffic and the City intends to get feedback on the work completed in this document in order to develop a community supported preferred alternative.



APPENDIX A – DESIGN CONCEPT LAYOUT AND ESTIMATE OF PROBABLE COST

The concept package (Appendix A) in this section shows the layout of the alternatives from Appendix B that require the most work/construction and they were drafted in order to create an estimate of probable cost. This section shows assumed dimensions for cost estimating purposes as well as proof of concept feasibility.



**Engineer's Opinion of Probable Cost
THE 3RD STREET CONNECTOR PROJECT
10% CONCEPTUAL DESIGN**

ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL
1	CONCRETE BIKE PATH PER PLAN	SY	8625	\$ 30.00	\$ 258,750.00
2	CONCRETE SIDEWALK PER COP STANDARD DET P1230	SY	2768	\$ 20.00	\$ 55,360.00
3	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALK	SF	10364	\$ 80.00	\$ 829,120.00
4	SIGNALIZED CROSSING	EA	1	\$ 400,000.00	\$ 400,000.00
5	STRIPING PER PLAN	LS	1	\$ 50,000.00	\$ 50,000.00
6	CONCRETE DRIVEWAY PER COP STANDARD DET P1255-1	EA	1	\$ 10,000.00	\$ 10,000.00
7	SIGNALIZED CROSSING/PEDESTRIAN SIGNAL	EA	3	\$ 200,000.00	\$ 600,000.00
8	TRAFFIC CALMING CENTER ISLAND	EA	3	\$ 25,000.00	\$ 75,000.00
9	CURB AND GUTTER PER MAG STD DET 220, TYPE A	LF	4022	\$ 18.00	\$ 72,396.00
10	CURB RAMP PER COP STD DET P1237	EA	17	\$ 4,000.00	\$ 68,000.00
11	DRAINAGE IMPROVEMENTS	LS	1	\$ 120,000.00	\$ 120,000.00
12	LID IMPROVEMENTS	LS	1	\$ 50,000.00	\$ 50,000.00
13	ELECTRICAL PEDESTRIAN LIGHTING	LS	1	\$ 798,100.00	\$ 798,100.00
14	PRIMARY GATEWAYS	EA	2	\$ 180,000.00	\$ 360,000.00
15	SECONDARY GATEWAYS	EA	2	\$ 125,000.00	\$ 250,000.00
16	TRAIL HEAD DIRECTIONAL SIGNAGE	EA	2	\$ 500.00	\$ 1,000.00
17	VEHICULAR DIRECTIONAL SIGNAGE	EA	34	\$ 400.00	\$ 13,600.00
18	PEDESTRIAN DIRECTIONAL SIGNAGE	EA	8	\$ 300.00	\$ 2,400.00
19	MILE MARKERS	EA	12	\$ 200.00	\$ 2,400.00
20	POINTS OF HISTORY MARKERS	EA	5	\$ 500.00	\$ 2,500.00
21	SITE FURNISHINGS BENCHES	EA	10	\$ 1,000.00	\$ 10,000.00
22	LID STRATEGY - EARTHWORK	LS	1	\$ 800,000.00	\$ 800,000.00
23	IRRIGATION	LS	1	\$ 500,000.00	\$ 500,000.00
24	SHADE STRUCTURES	EA	5	\$ 25,000.00	\$ 125,000.00
25	SHRUBS (3 GALLON)	EA	3000	\$ 15.00	\$ 45,000.00
26	SHRUBS (5 GALLON)	EA	1400	\$ 25.00	\$ 35,000.00
27	24" BOX TREES	EA	800	\$ 300.00	\$ 240,000.00
28	36" BOX TREES	EA	150	\$ 900.00	\$ 135,000.00
	SUBTOTAL CIVIL				\$ 5,908,626.00
50	CONSTRUCTION SURVEY & LAYOUT	LS	1	\$ 60,000.00	\$ 60,000.00
51	SWPPP/EROSION PROTECTION	LS	1	\$ 10,000.00	\$ 10,000.00
52	QUALITY CONTROL & QUALITY ASSURANCE	LS	1	\$ 22,000.00	\$ 22,000.00
53	MOBILIZATION	LS	1	\$ 175,000.00	\$ 175,000.00
54	FIELD OFFICE	LS	1	\$ 35,000.00	\$ 35,000.00
55	TRAFFIC CONTROL	LS	1	\$ 80,000.00	\$ 80,000.00
56	PROJECT SIGNS & PUBLIC INFORMATION/NOTIFICATION	LS	1	\$ 25,000.00	\$ 25,000.00
57	POST DESIGN SERVICES	LS	1	\$ 50,000.00	\$ 50,000.00
	SUBTOTAL GENERAL ITEMS				\$ 457,000.00
	GRAND TOTAL (CIVIL/GENERAL):				\$ 6,365,626.00
	CONTINGENCIES (25%)				\$ 1,591,406.50
				Total Price	\$ 7,957,032.50



GRADING AND DRAINAGE NOTES			
①	CONCRETE BIKE PATH PER PLAN	213	SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	57	SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	--	SF
④	SIGNALIZED CROSSING	--	EA
⑤	STRIPING PER PLAN	--	LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	--	EA
⑦	SIGNALIZED CROSSING/ PEDESTRIAN SIGNAL	--	EA
⑧	TRAFFIC CALMING CENTER ISLAND	--	EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	--	LF
⑩	CURB RAMP PER COP STD DET P1237	--	EA

urban culture design
 734 west park street
 phoenix, arizona 85007
 contact tiffany halperin
 tahlk 602-777-0702
 email tiffany@urbanculture.com

THE 3RD STREET CONNECTOR

Rio Salado north to Lincoln
 along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact Brandy Burk
 email brandy.burk@phoenix.gov
 tahlk 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
 ALL OPEN SPACE WILL BE
 CONVERTED TO LID. SEE
 SECTION 5.4.3 GREEN
 INFRASTRUCTURE AND LOW
 IMPACT DEVELOPMENT



RITTOCH-POWELL & Associates
 602-263-1177
 WWW.RPAENG.COM



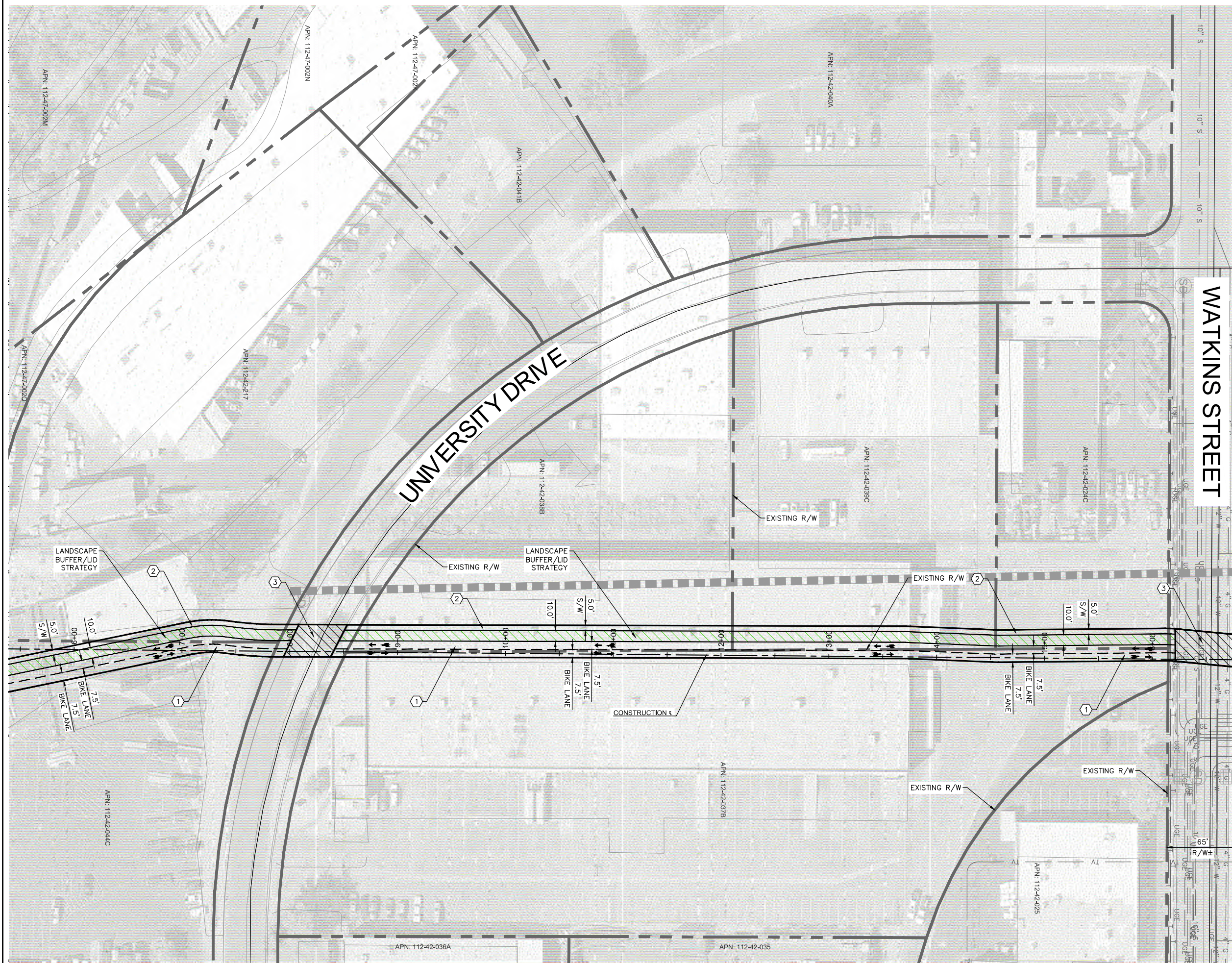
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	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS

SHEET
 09 OF 16



<input type="checkbox"/>	END CITY SUBMITTAL
<input type="checkbox"/>	80% CITY SUBMITTAL
<input type="checkbox"/>	DEVELOPMENT REVIEW
<input type="checkbox"/>	CONTRACTOR UPDATED SET
<input type="checkbox"/>	PRELIMINARY PLANS PLANTING AND IRRIGATION
<input checked="" type="checkbox"/>	CONCEPT DRAWINGS
	OCTOBER 2022
	RPA 20018 UCD 2022028



GRADING AND DRAINAGE NOTES		
①	CONCRETE BIKE PATH PER PLAN	1,737 SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	579 SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	3,072 SF
④	SIGNALIZED CROSSING	-- EA
⑤	STRIPING PER PLAN	-- LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	-- EA
⑦	SIGNALIZED CROSSING/ PEDESTRIAN SIGNAL	-- EA
⑧	TRAFFIC CALMING CENTER ISLAND	-- EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	-- LF
⑩	CURB RAMP PER COP STD DET P1237	-- EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary@urbanculture.com
 email: iflary@urbanculture.com

THE 3RD STREET CONNECTOR

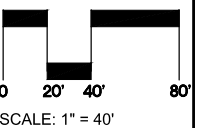
Rio Salado north to Lincoln
 along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Ruark
 email: brandy.ruark@phoenix.gov
 tel: 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
 ALL OPEN SPACE WILL BE
 CONVERTED TO LID. SEE
 SECTION 5.4.3 GREEN
 INFRASTRUCTURE AND LOW
 IMPACT DEVELOPMENT



RPA RITCOCH-POWELL & Associates
 602-263-1177
 WWW.RPAENG.COM



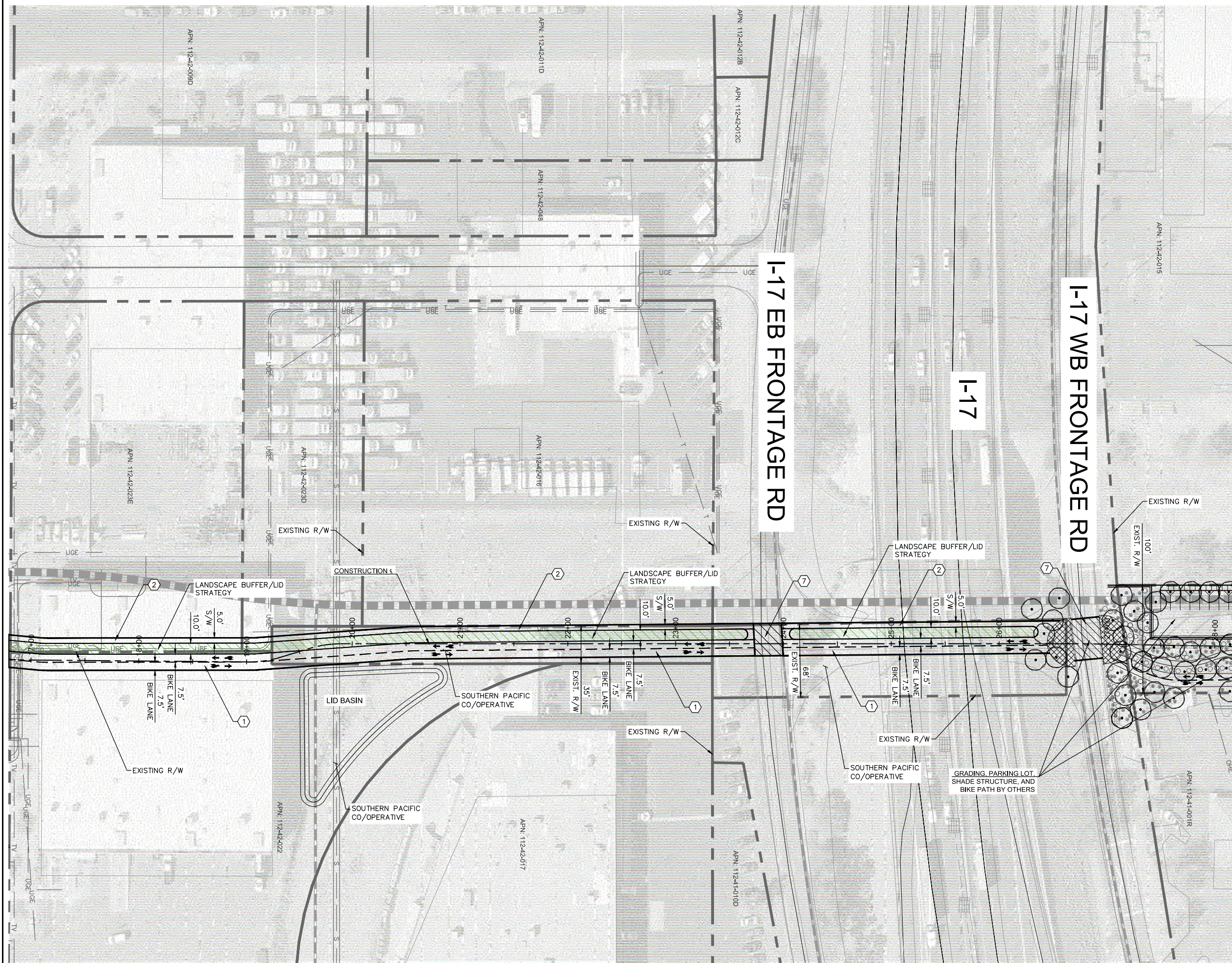
LEGEND	
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	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET
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OCTOBER 2022
 RPA 22078
 UCD 2020398



GRADING AND DRAINAGE NOTES			
①	CONCRETE BIKE PATH PER PLAN	1,564	SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	526	SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	--	SF
④	SIGNALIZED CROSSING	--	EA
⑤	STRIPING PER PLAN	--	LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	--	EA
⑦	SIGNALIZED CROSSING/PEDESTRIAN SIGNAL	2	EA
⑧	TRAFFIC CALMING CENTER ISLAND	--	EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	--	LF
⑩	CURB RAMP PER COP STD DET P1237	--	EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary@urbanculturedesign.com
 email: iflary@urbanculturedesign.com

THE 3RD STREET CONNECTOR

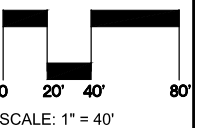
Rio Salado north to Lincoln
 along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Ruark
 email: brandy.ruark@phoenix.gov
 tel: 602-495-2088

PRELIMINARY
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 IMPACT DEVELOPMENT



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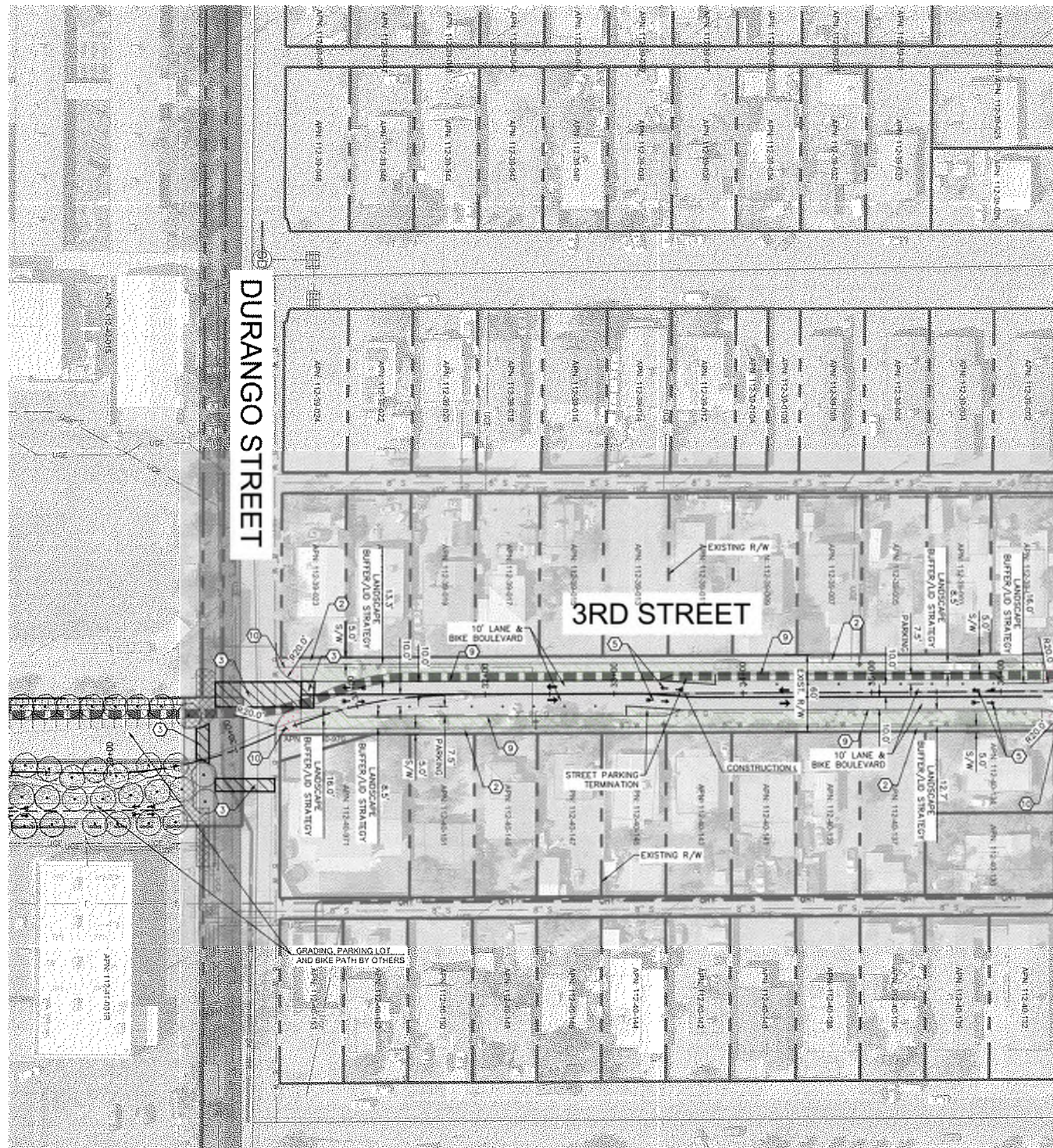
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	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET
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OCTOBER 2022
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 UCD 2020398



GRADING AND DRAINAGE NOTES			
①	CONCRETE BIKE PATH PER PLAN	--	SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	6.39	SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	2,276	SF
④	SIGNALIZED CROSSING	--	EA
⑤	STRIPING PER PLAN	--	LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	--	EA
⑦	SIGNALIZED CROSSING/ PEDESTRIAN SIGNAL	--	EA
⑧	TRAFFIC CALMING CENTER ISLAND	--	EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	1,352	LF
⑩	CURB RAMP PER COP STD DET P1237	4	EA

urban culture design
 734 west oak street
 phoenix, arizona 85007
 contact tiffany halperin
 talk 602-777-0702
 email tiffany@urbanculture.com

THE 3RD STREET CONNECTOR

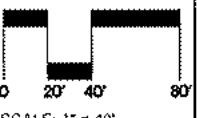
From Salado north to Lincoln along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact Brandi Busk
 email brandi.busk@phoenix.gov
 talk 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
 ALL OPEN SPACE WILL BE CONVERTED TO LID. SEE SECTION 5.4.3 GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT



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LEGEND	
	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALE: 1" = 40'

SCALED ALIGNMENT OPTIONS

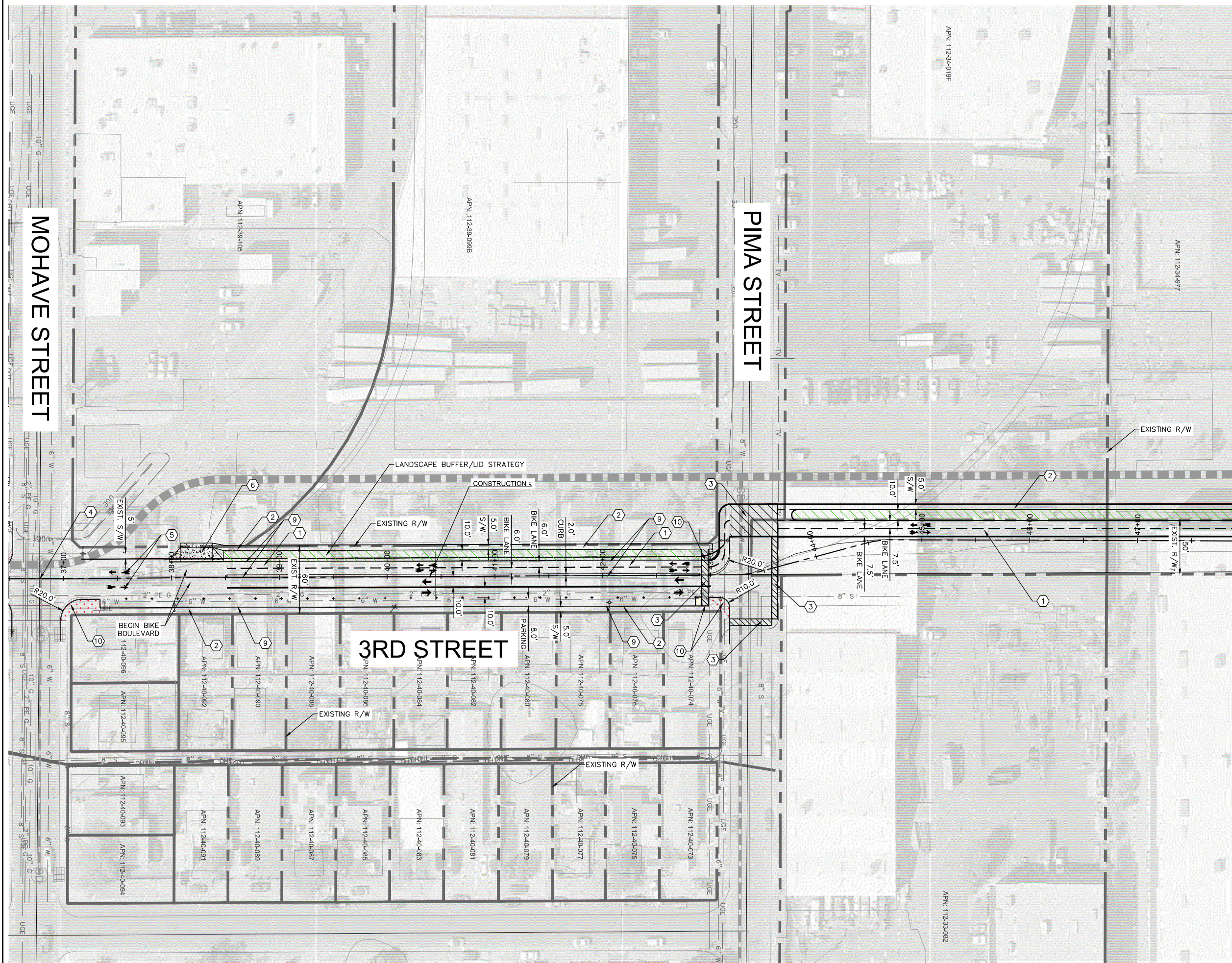
SHEET
 12 OF 16

	END CITY SUBMITTAL
	3RD CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND PAVING
	CONCEPT DRAWINGS
	OCTOBER 2022

Contact Arizona 811 at least two full working days before you begin excavation

 Call 811 or click Arizona811.com

RPA 2018
 UCD 2022028



GRADING AND DRAINAGE NOTES		
①	CONCRETE BIKE PATH PER PLAN	1,381 SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	815 SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	2,296 SF
④	SIGNALIZED CROSSING	1 EA
⑤	STRIPING PER PLAN	-- LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	1 EA
⑦	SIGNALIZED CROSSING/PEDESTRIAN SIGNAL	-- EA
⑧	TRAFFIC CALMING CENTER ISLAND	-- EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	1,688 LF
⑩	CURB RAMP PER COP STD DET P1237	4 EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary@urbanculturedesign.com
 email: iflary@urbanculturedesign.com

THE 3RD STREET CONNECTOR

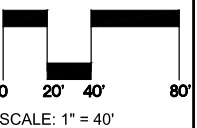
Rio Salado north to Lincoln
 along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Ruark
 email: brandy.ruark@phoenix.gov
 tel: 602-495-2088

PRELIMINARY
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NOTE:
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 INFRASTRUCTURE AND LOW
 IMPACT DEVELOPMENT



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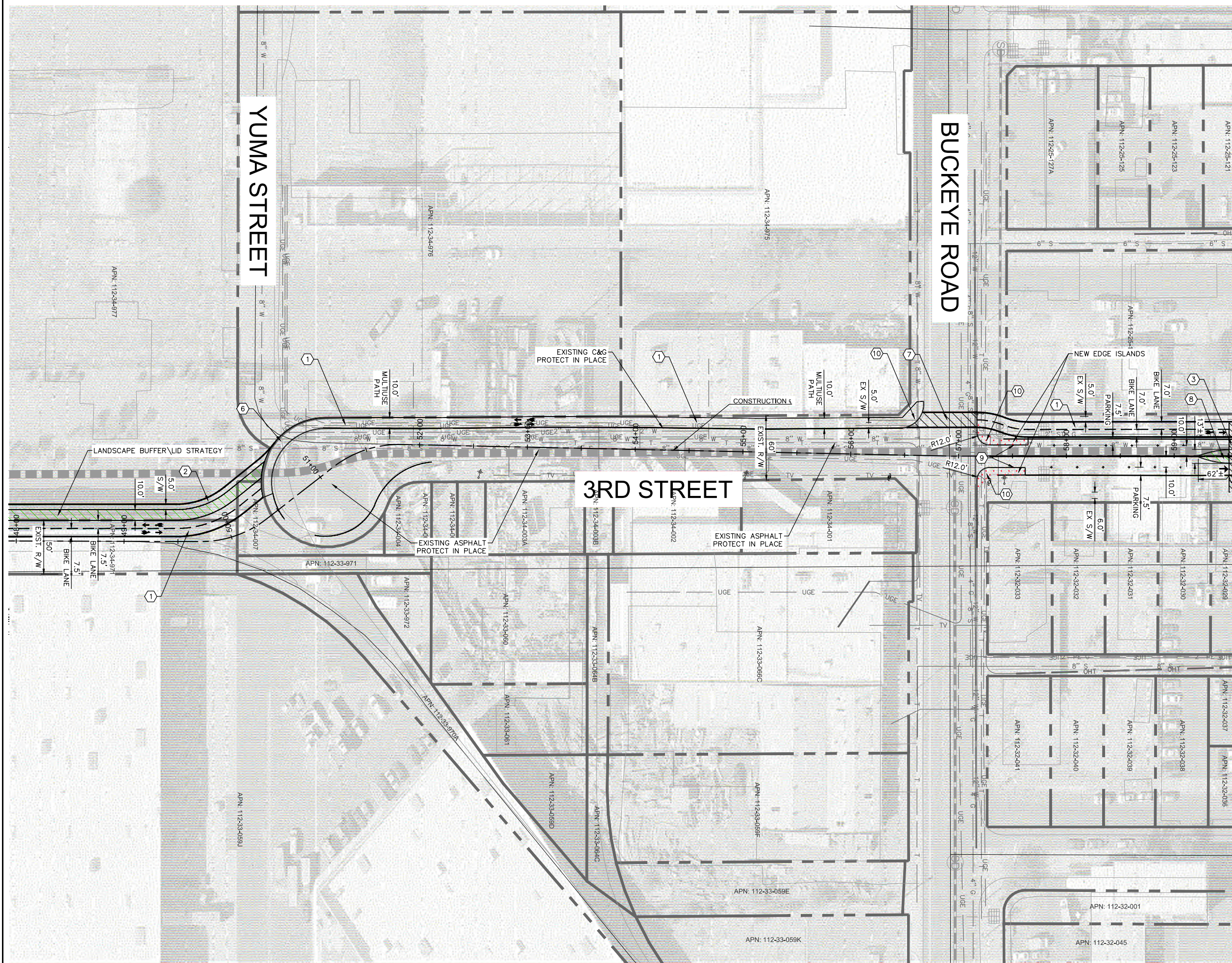
LEGEND	
	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET
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OCTOBER 2022
 RPA 22018
 UCD 2020398



GRADING AND DRAINAGE NOTES		
①	CONCRETE BIKE PATH PER PLAN	1,485 SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	142 SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	325 SF
④	SIGNALIZED CROSSING	-- EA
⑤	STRIPING PER PLAN	-- LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	-- EA
⑦	SIGNALIZED CROSSING/ PEDESTRIAN SIGNAL	1 EA
⑧	TRAFFIC CALMING CENTER ISLAND	1 EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	150 LF
⑩	CURB RAMP PER COP STD DET P1237	3 EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary@urbanculturedesign.com
 email: iflary@urbanculturedesign.com

THE 3RD STREET CONNECTOR

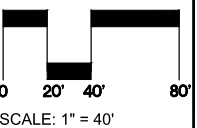
From Salado north to Lincoln along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Ruark
 email: brandy.ruark@phoenix.gov
 tel: 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
 ALL OPEN SPACE WILL BE CONVERTED TO LID. SEE SECTION 5.4.3 GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT



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 602-263-1177
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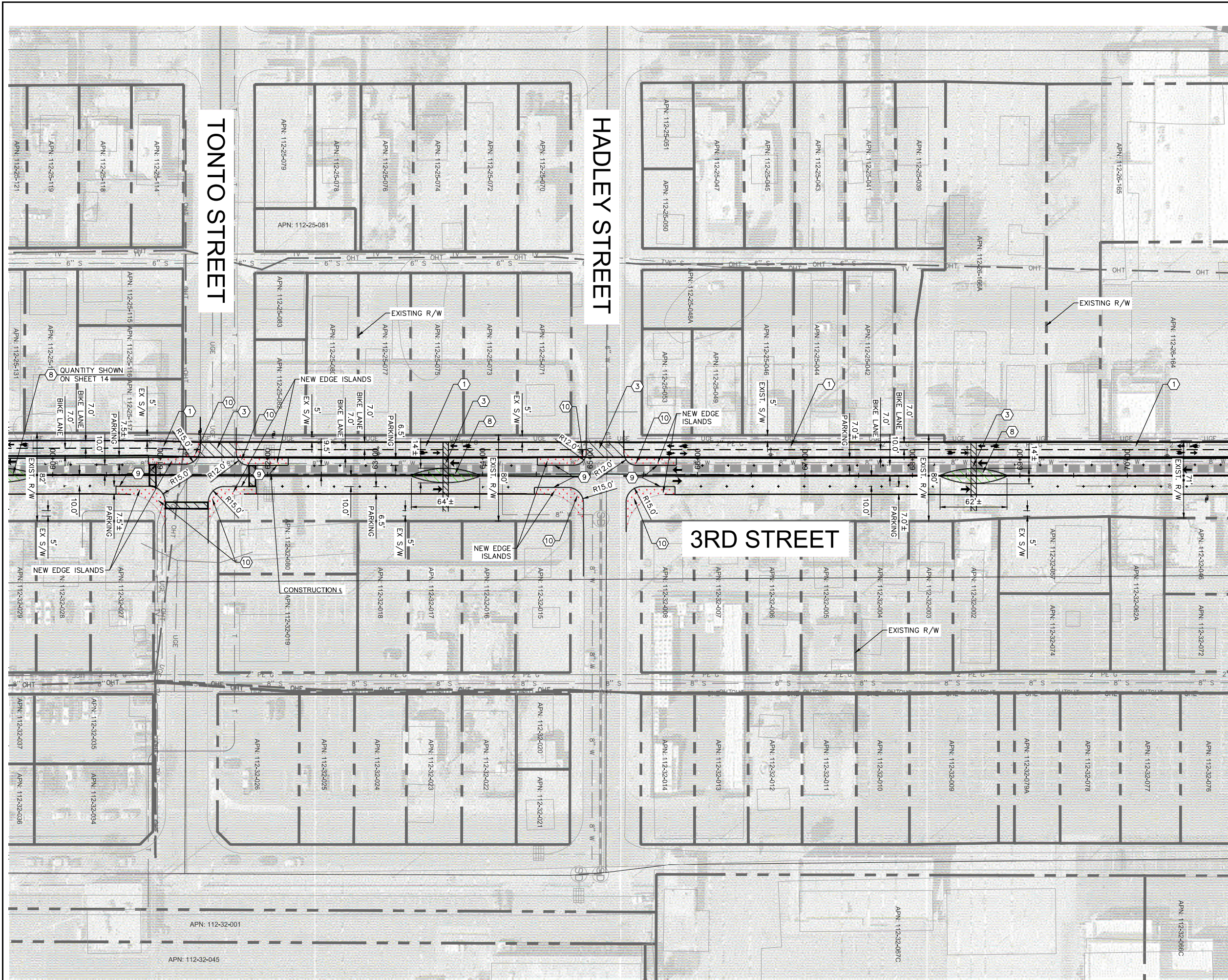
LEGEND	
	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET
 14 OF 16



RPA 220718
 UCD 20220318



GRADING AND DRAINAGE NOTES		
1	CONCRETE BIKE PATH PER PLAN	1,667 SY
2	CONCRETE SIDEWALK PER COP STD DET P1230	-- SY
3	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	1,594 SF
4	SIGNALIZED CROSSING	-- EA
5	STRIPING PER PLAN	-- LS
6	CONCRETE DRIVEWAY PER COP STD DET P1255-1	-- EA
7	SIGNALIZED CROSSING/ PEDESTRIAN SIGNAL	-- EA
8	TRAFFIC CALMING CENTER ISLAND	2 EA
9	CURB & GUTTER PER MAG STD DET 220, TYPE A	660 LF
10	CURB RAMP PER COP STD DET P1237	8 EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary halberin
 talk: 602-717-0702
 email: iflary@urbanculturedesign.com

THE 3RD STREET CONNECTOR

Rio Salado north to Lincoln along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Rusak
 email: brandy.rusak@phoenix.gov
 talk: 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

NOTE:
 ALL OPEN SPACE WILL BE CONVERTED TO LID. SEE SECTION 5.4.3 GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT



RITCOH-POWELL & Associates
 602-263-1177
 WWW.RPAENG.COM

SCALE: 1" = 40'

LEGEND	
	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

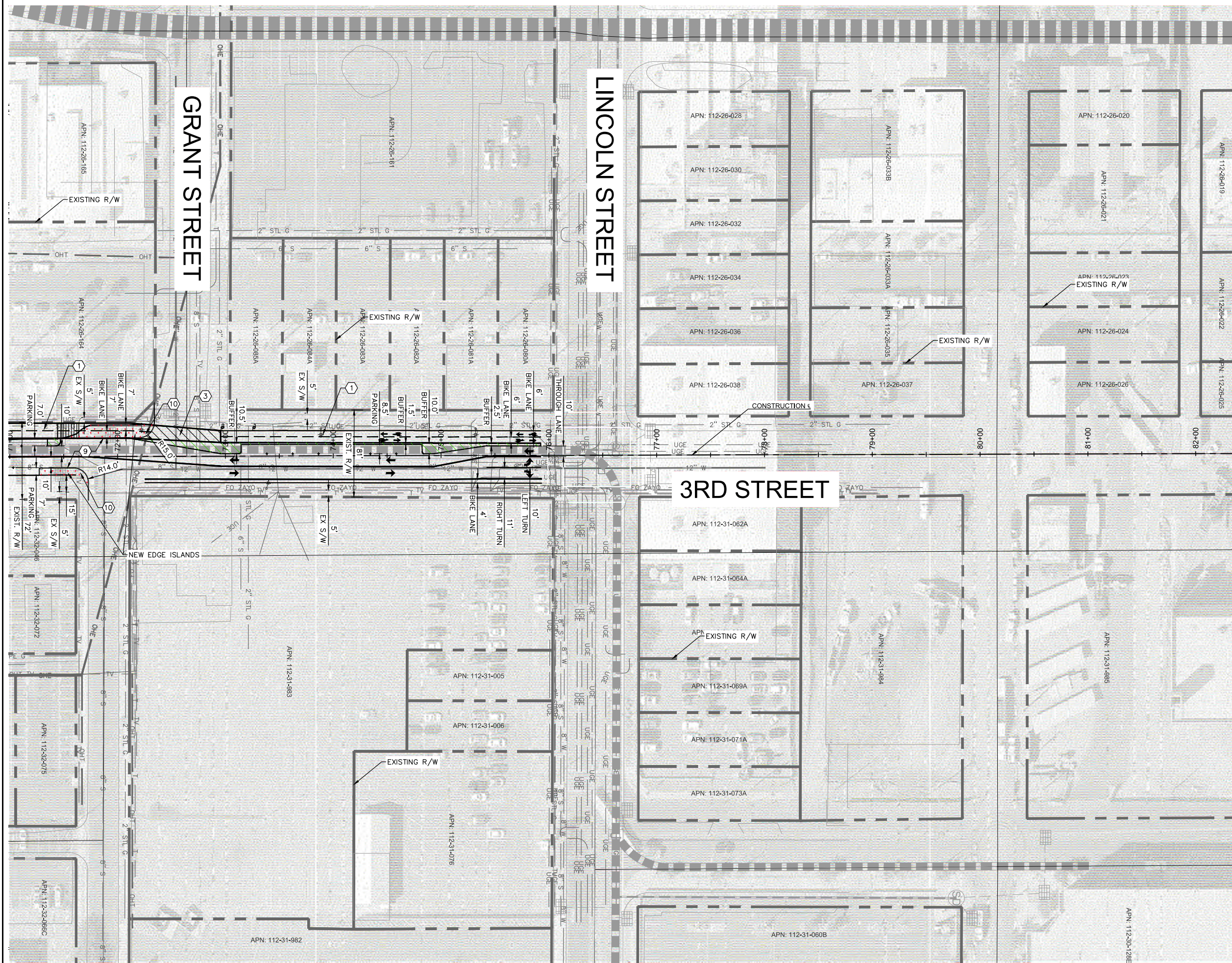
SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET 15 OF 16

ARIZONA
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October 2022

RPA 22018
 UCD 2021038



GRADING AND DRAINAGE NOTES			
①	CONCRETE BIKE PATH PER PLAN	578	SY
②	CONCRETE SIDEWALK PER COP STD DET P1230	--	SY
③	EVALUATE FOR RAISED CROSSING AND STRIPPED CROSSWALKS IN ALL DIRECTIONS	801	SF
④	SIGNALIZED CROSSING	--	EA
⑤	STRIPING PER PLAN	--	LS
⑥	CONCRETE DRIVEWAY PER COP STD DET P1255-1	--	EA
⑦	SIGNALIZED CROSSING/PEDESTRIAN SIGNAL	--	EA
⑧	TRAFFIC CALMING CENTER ISLAND	--	EA
⑨	CURB & GUTTER PER MAG STD DET 220, TYPE A	172	LF
⑩	CURB RAMP PER COP STD DET P1237	2	EA

urban culture design
 734 west polo street
 phoenix, arizona 85007
 contact: iflary halberin
 talk: 602-717-0702
 email: iflary@urbanculturedesign.com

THE 3RD STREET CONNECTOR

Rio Salado north to Lincoln along the 3rd Street alignment
 Phoenix, ARIZONA
 City of Phoenix Streets Department
 contact: Brandy Ruark
 email: brandy.ruark@phoenix.gov
 talk: 602-495-2088

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
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RITCOH-POWELL & Associates
 602-263-1177
 WWW.RPAENG.COM

SCALE: 1" = 40'

LEGEND	
	EXISTING R/W
	EXISTING CURB
	PROPOSED BIKE LANE STRIPING
	PROPOSED BIKE PATH CENTER
	PROPOSED ROADWAY STRIPING
	LANDSCAPE BUFFER/LID STRATEGY
	EDGE ISLAND

SCALED ALIGNMENT OPTIONS	
	2ND CITY SUBMITTAL
	1ST CITY SUBMITTAL
	DEVELOPMENT REVIEW
	CONTRACTOR UPDATED SET
	PRELIMINARY PLANS PLANTING AND IRRIGAT.
	CONCEPT DRAWINGS

SHEET
 16 OF 16

ARIZONA
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 UCD 20220318

APPENDIX B – ALTERNATIVES: CROSS-SECTION AND LAYOUT WITH TREES

The concept alignment package in Appendix B shows concept striping for bike lanes, crossings, parking, pedestrian paths, buffer zones as well as planting areas with tree locations and also calls out concept locations for traffic calming infrastructure, bike corridors, and signalized crossings. To demonstrate that a pedestrian and bicycle facilities can exist on this corridor without demolishing existing curb and gutter, this section includes graphic description of alternatives:

Lincoln South to Grant

The existing width curb-to-curb from Lincoln to Grant allows the addition of bike lanes while maintaining on-street parking. Existing planting strips/boulevards allow for tree planting and LID (see section 5.4.5). Existing night time lighting can be modified to meet current COP standards and create safety lighting for night-time travel.

Grant South to Buckeye

The section of the corridor is a great representation of the City's historic City Beautiful Grid Layout and features desirable pedestrian facilities with setback sidewalks, sufficient planting strips/boulevards, and vertical curbs. Trees can easily be added to existing facilities for shade and LID (see section 5.4.5). Edge islands and center islands help to slow traffic and give users safer crossings at intersections and mid-block. In this scheme, bicycles share the road with cars in a bicycle boulevard design.

Buckeye South to Yuma

This section of the proposed connector is a vehicular dead end and terminates in a round-a-bout that is also used by semi-trucks as at least one building lining the street accommodates a business that requires semi-truck access. Curb, gutter, and sidewalk exist on the west of the street and no curb, gutter, or sidewalk exists on the east. Shrub plantings are suitable adjacent to the sidewalk and tree species can be evaluated to be planted in the narrow planting area. LID can be incorporated (see section 5.4.5).

Yuma South to Pima

This entire portion of the proposed connector exists on an existing drainage easement that is on private property. Currently this area has no buildings or block walls and is being used for surface storage or parking by property owners. The scheme shows a sufficient planting strip for vegetative shade and separated facilities for pedestrians and bicycles. LID can be incorporated (see section 5.4.5).

Pima South to Durango

This portion of the proposed connector does not have any curb or gutter along any of the residential properties. The scheme shows sidewalks on both sides of the street and trees for vegetative shade on the west side of the street only. From Pima to Mohave, on-street parking is accommodated on the residential side of the street and on the west side/commercial side of the street is a dedicated, protected 2 way cycle track. From Mohave to Durango the bicycles share the street with vehicles in a bicycle boulevard scheme. This section is laid out in a woonerf inspired design that allows parking on alternating sides of the street and increases the planting boulevard in sections to slow traffic and accommodate LID (see section 5.4.5). Trees are accommodated on both sides of the street from Mohave to Durango.

South of Durango

This portion of the proposed connector is not located on an existing street and instead follows an abandon rail corridor and drainage easement. An empty lot located adjacent to the school is owned by Friendly House and the City of Phoenix is currently working both with the Friendly House and the school to develop the property using LID strategies. See Appendix E. The scheme shows a sufficient planting strip for vegetative shade and separated facilities for pedestrians and bicycles. LID can be incorporated (see section 5.4.5).

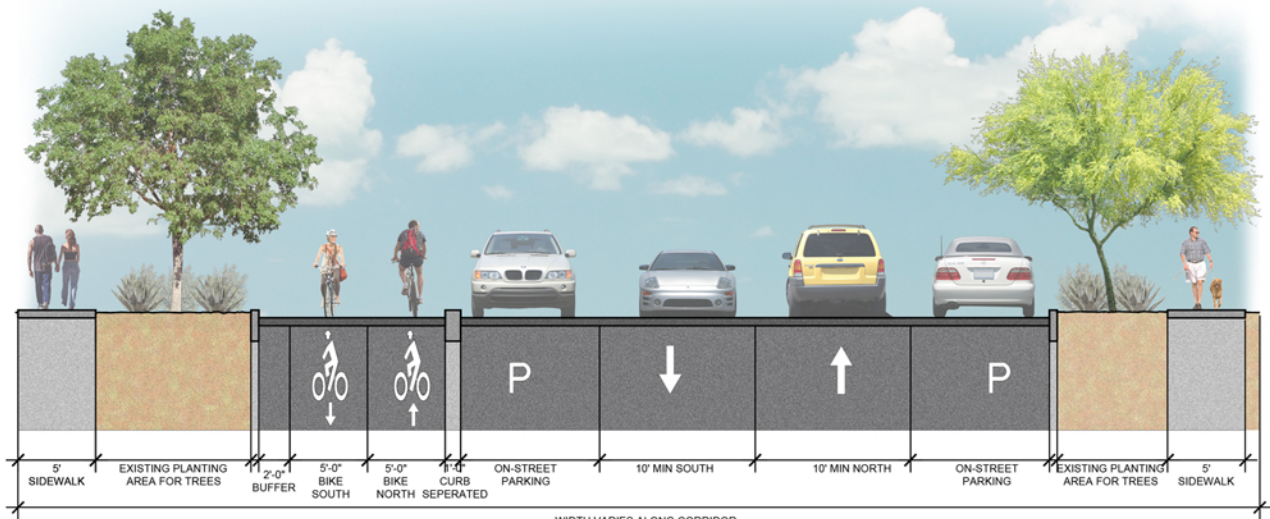
Alternative: Grant South to Buckeye

Desirable pedestrian facilities with setback sidewalks, sufficient planting strips/boulevards, and vertical curbs. Trees can easily be added to existing facilities for shade and LID (see section 5.4.5). Edge islands and center islands help to slow traffic and give users safer crossings at intersections and mid-block. In this scheme the existing sidewalk and planting boulevard on the west side of the street is redefined to create a pedestrian sidewalk and two-way protected bicycle facility on top of curb. All street crossing will need to be evaluated for raised crossings/crosswalks to provided additional safety for bike/ped users. Bicycles will have their own dedicated protected facility and not share the street with vehicles. Pedestrians will be able to have their own dedicated facility on both sides of the street. The west side of the street will not have vegetative shade (trees) unless adjacent to and edge island.

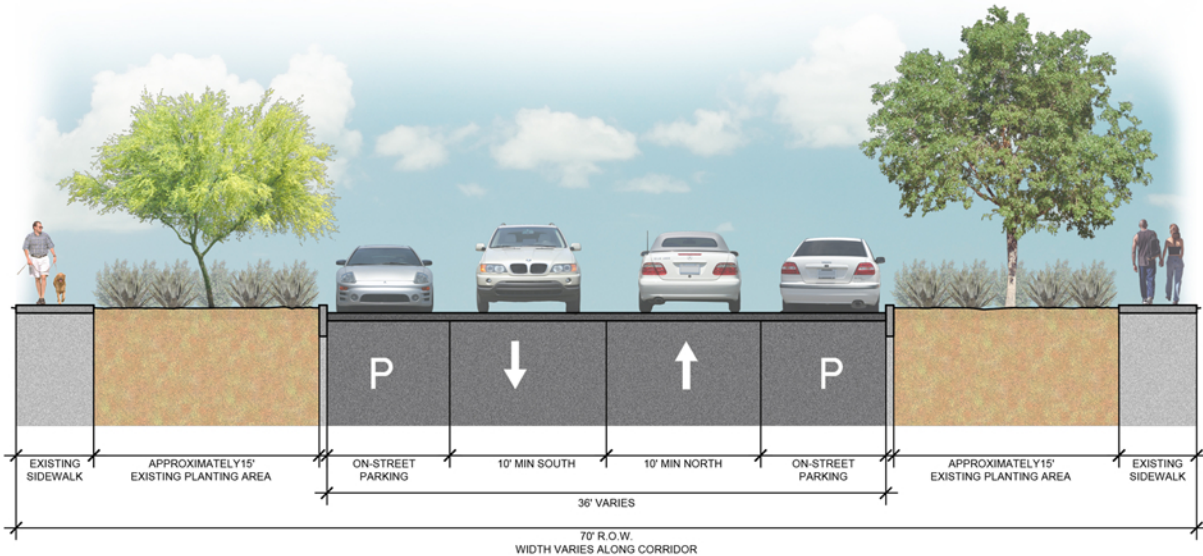
Alternative: Pima South to Durango

The scheme shows sidewalks and trees for vegetative shade on both sides of the street for the entire section. To accommodate trees (and LID) and still keep on-street parking from Pima to Mohave, the bicycles share the street in a bicycle boulevard layout. From Pima to Mohave, on-street parking is accommodated on the residential side of the street. From Mohave to Durango the bicycles boulevard continues with vehicle parking located on both sides of the street. The planting areas on both sides of the street accommodate LID (see section 5.4.5).

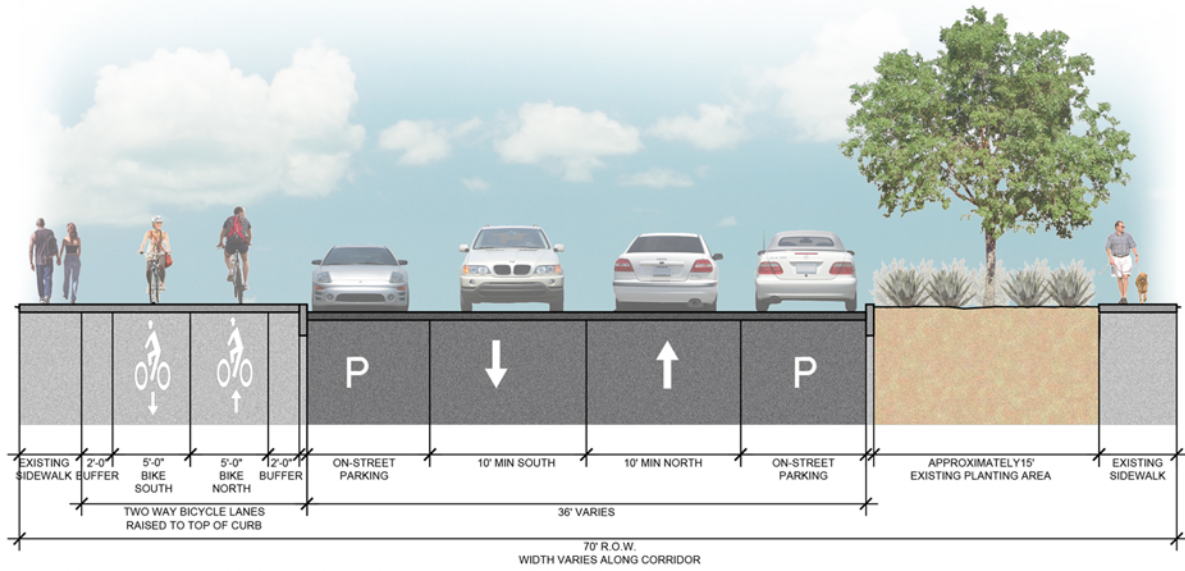




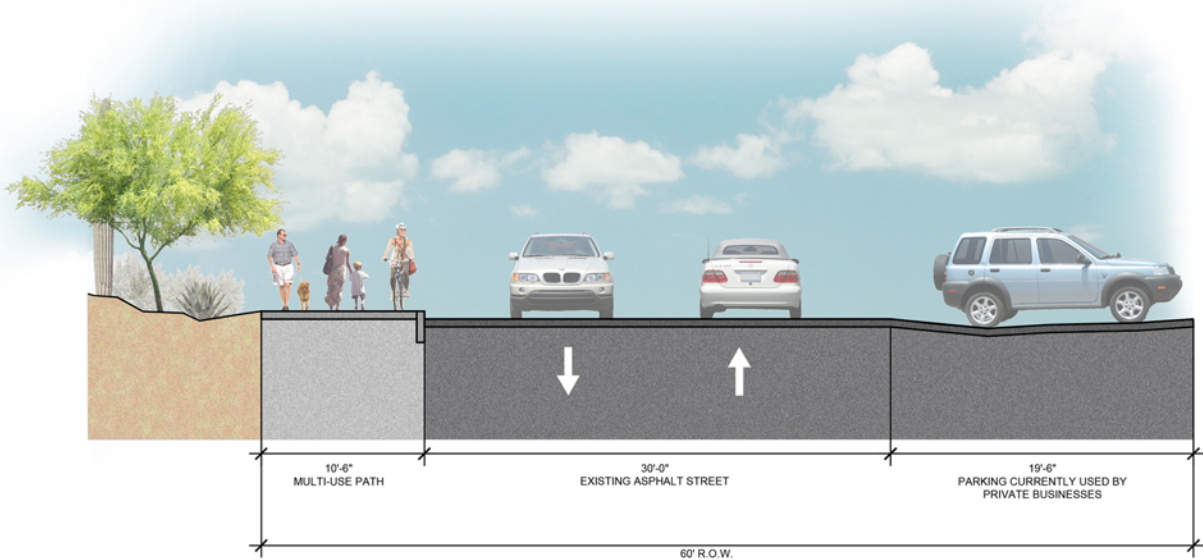
NEIGHBORHOOD STREET | TWO-WAY PROTECTED BIKE LANE
 CROSS-SECTION LINCOLN TO GRANT | LOOKING NORTH



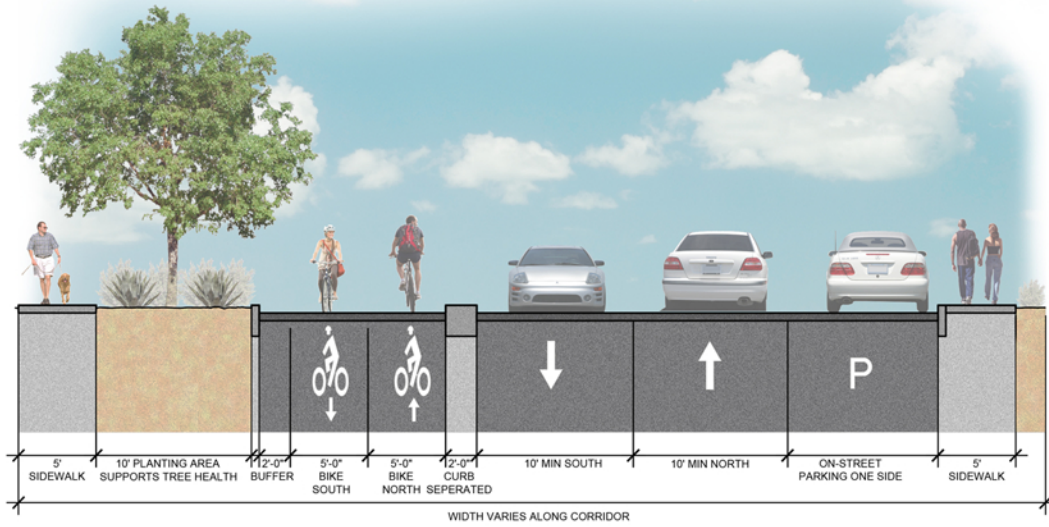
BICYCLE BLVD | STANDARD NEIGHBORHOOD STREET | NORTH OF BUCKEYE
CROSS-SECTION LOOKING NORTH



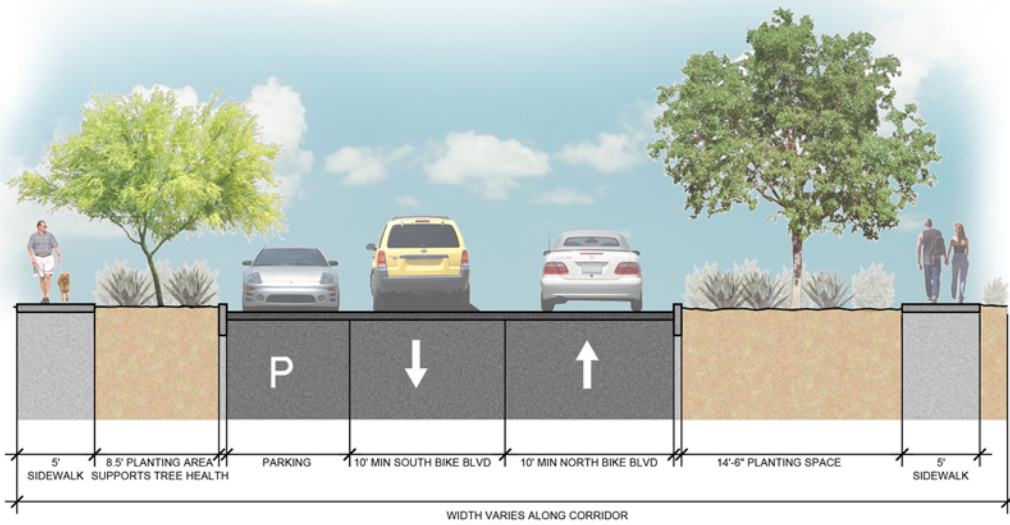
CYCLE TRACK | STANDARD NEIGHBORHOOD STREET | NORTH OF BUCKEYE
CROSS-SECTION LOOKING NORTH



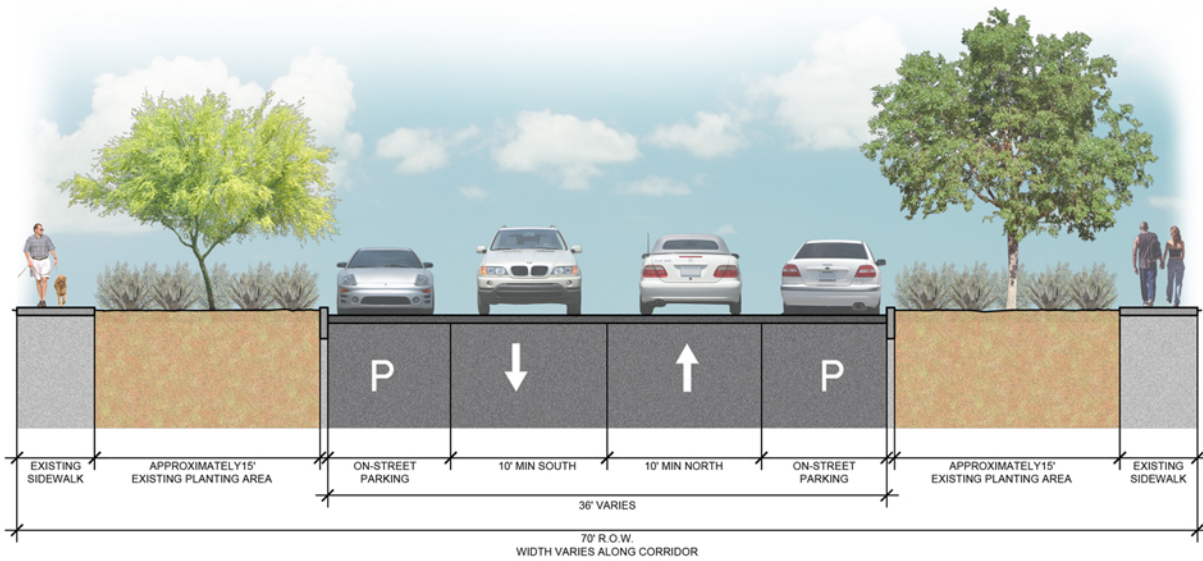
MULTI-USE PATH | CUL-DE-SAC SOUTH OF BUCKEYE
CROSS-SECTION LOOKING NORTH



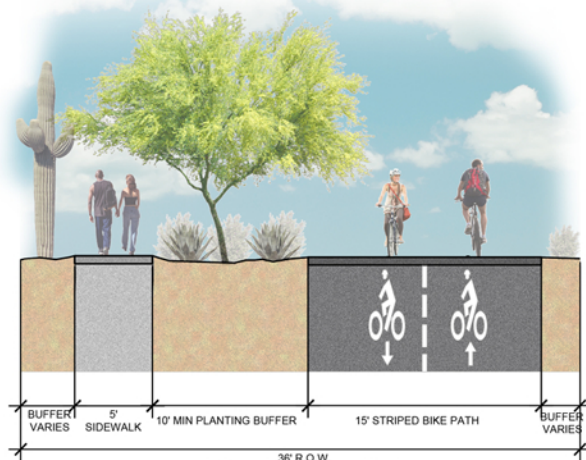
NEIGHBORHOOD STREET | CYCLE TRACK
 CROSS-SECTION NORTH OF MOHAVE AND SOUTH OF PIMA | LOOKING NORTH



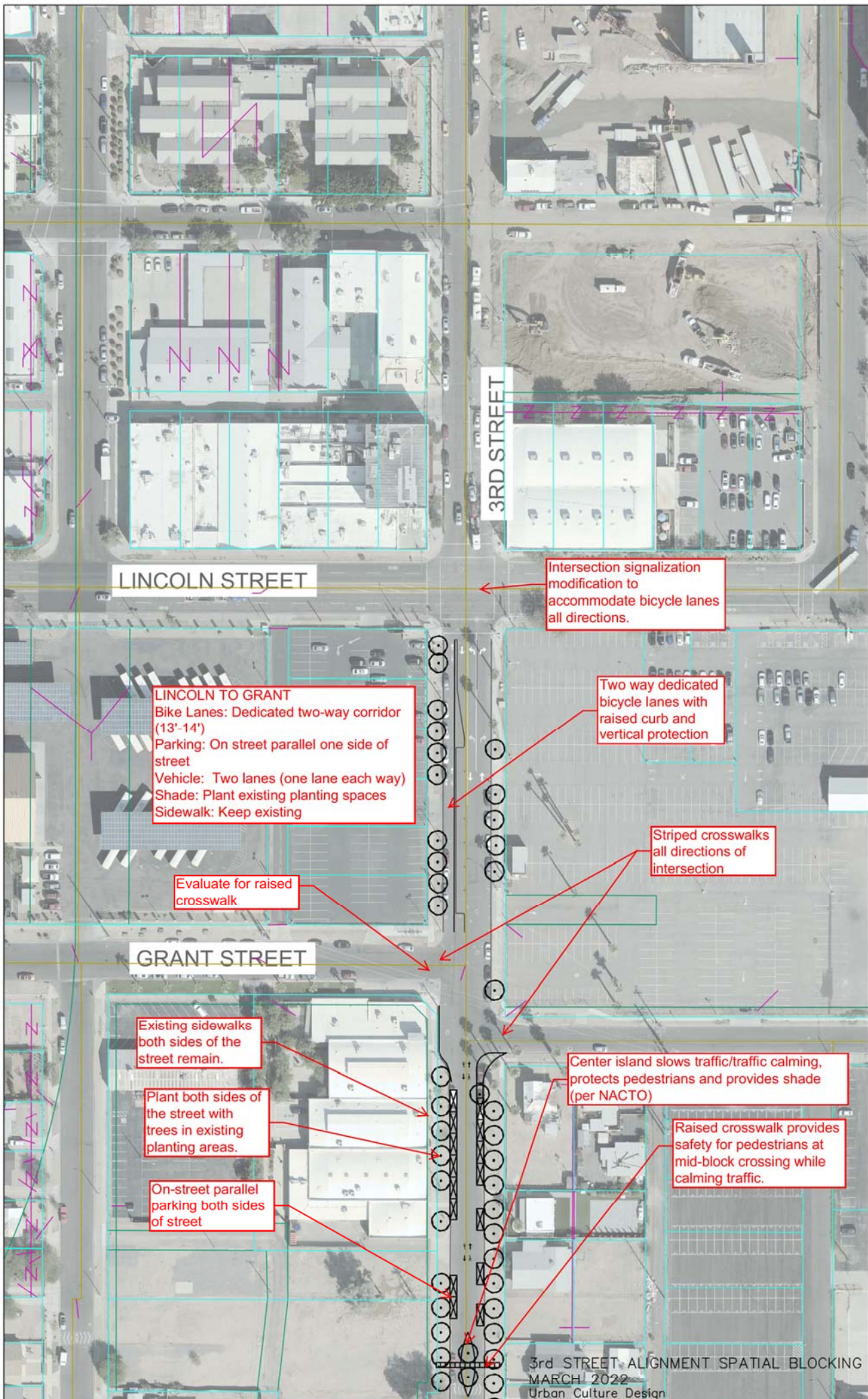
NEIGHBORHOOD STREET | WOO-NERF INSPIRED | BICYCLE BLVD
 CROSS-SECTION SOUTH OF MOHAVE TO DURANGO | LOOKING NORTH



NEIGHBORHOOD STREET | BICYCLE BLVD
 CROSS-SECTION SOUTH OF MOHAVE TO DURANGO | LOOKING NORTH



DEDICATED CORRIDOR | STANDARD DRAINAGE EASEMENT AND RAILROAD EASEMENT
 CROSS-SECTION LOOKING NORTH



LINCOLN STREET

3RD STREET

GRANT STREET

Intersection signalization modification to accommodate bicycle lanes all directions.

LINCOLN TO GRANT
Bike Lanes: Dedicated two-way corridor (13'-14')
Parking: On street parallel one side of street
Vehicle: Two lanes (one lane each way)
Shade: Plant existing planting spaces
Sidewalk: Keep existing

Two way dedicated bicycle lanes with raised curb and vertical protection

Striped crosswalks all directions of intersection

Evaluate for raised crosswalk

Existing sidewalks both sides of the street remain.

Plant both sides of the street with trees in existing planting areas.

On-street parallel parking both sides of street

Center island slows traffic/traffic calming, protects pedestrians and provides shade (per NACTO)

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

GRANT TO BUCKEYE:
This section of GRANT TO BUCKEYE is an example of how we can frame parking at the ends of the block and use an island in the center with raised crosswalk to slow traffic. This option could be applied to all areas north of Buckeye.

Evaluate for raised crosswalk

Striped crosswalks all directions of intersection

GRANT STREET

Existing sidewalks both sides of the street remain.

Plant both sides of the street with trees in existing planting areas.

On-street parallel parking both sides of street

GRANT STREET

Center island slows traffic/traffic calming, protects pedestrians and provides shade (per NACTO)

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

Edge islands/ bulb-outs anchor blocks and create neck-downs that slow car entry and exit on street and provide shade. They also create safer crossing for pedestrians by decreasing distance crossed. (per NACTO)

Evaluate for raised crosswalk

HADLEY STREET

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

Evaluate for raised crosswalk

Striped crosswalks all directions of intersection

TONTO STREET

Edge islands/ bulb-outs anchor blocks and create neck-downs that slow car entry and exit on street and provide shade. They also create safer crossing for pedestrians by decreasing distance crossed. (per NACTO)

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

TONTO STREET

Striped crosswalks all directions of intersection - evaluate for raised crosswalk

Existing sidewalks both sides of the street remain.

Center island slows traffic/traffic calming, protects pedestrians and provides shade (per NACTO)

Plant both sides of the street with trees in existing planting areas.

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

On-street parallel parking both sides of street

Signalized crossing at Buckeye - pedestrian signal

BUCKEYE ROAD

10' Multi-use path

No improvements this side of street.

3RD STREET

Driveway in this location

YUMA STREET

YUMA STREET

Bike lanes - one each direction (12'-14')

10' Buffer supports tree health

5' Pedestrian Path

Striped Crossing in all directions at intersection - raised crosswalk to be evaluated

PIMA STREET

5' Sidewalk

5' Sidewalk at curb

10' Planting area supports tree.

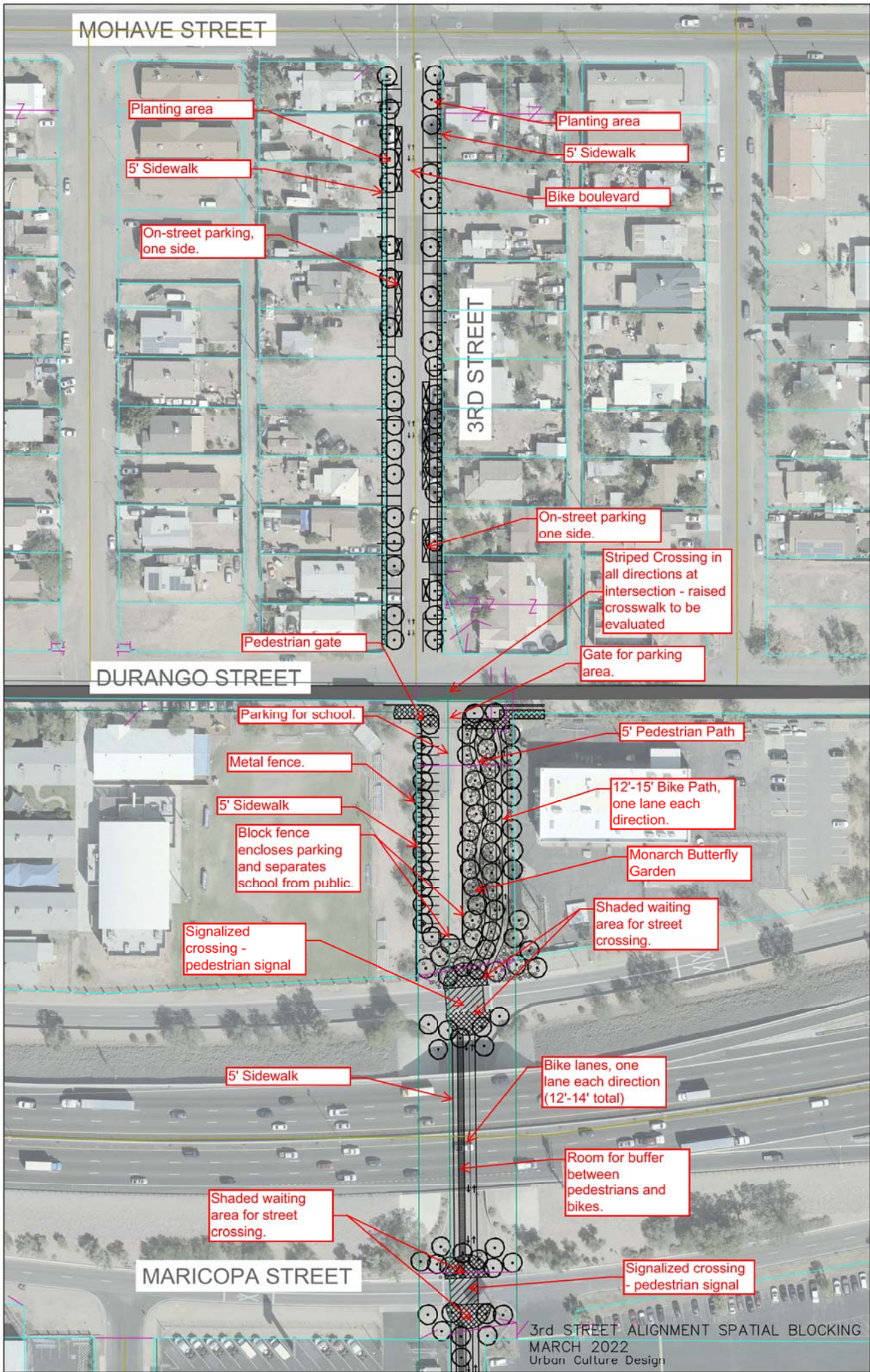
On-street parking in front of existing homes.

Bike Lanes: Dedicated two-way corridor with raised curb and vertical protection

Signalized crossing at Mohave - pedestrian signal

MOHAVE STREET

3RD STREET



MOHAVE STREET

Planting area

5' Sidewalk

On-street parking, one side.

Pedestrian gate

DURANGO STREET

Parking for school.

Metal fence.

5' Sidewalk

Block fence encloses parking and separates school from public.

Signalized crossing - pedestrian signal

5' Sidewalk

Shaded waiting area for street crossing.

MARICOPA STREET

Signalized crossing - pedestrian signal

Planting area

5' Sidewalk

Bike boulevard

3RD STREET

On-street parking one side.

Striped Crossing in all directions at intersection - raised crosswalk to be evaluated

Gate for parking area.

5' Pedestrian Path

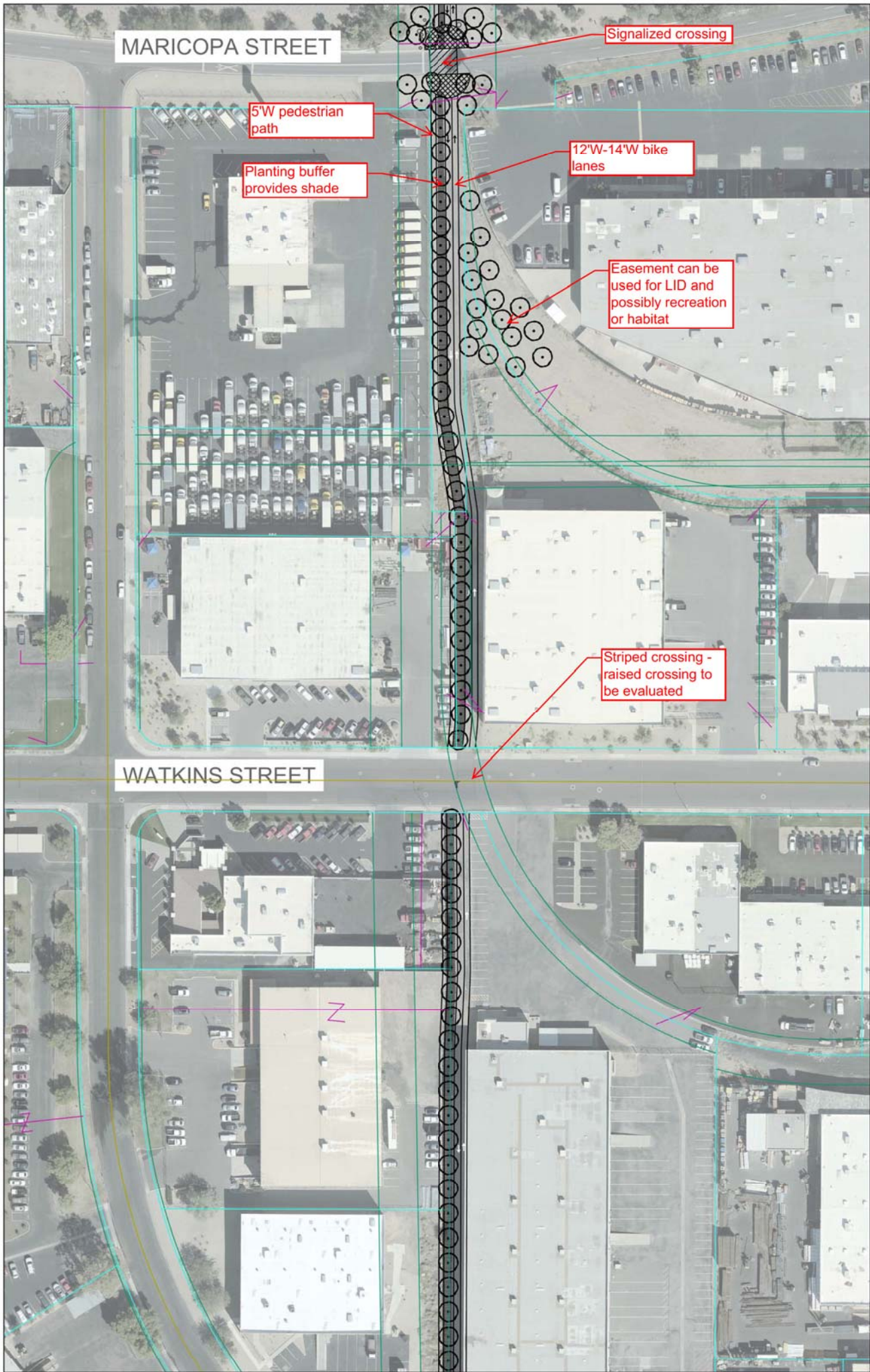
12'-15' Bike Path, one lane each direction.

Monarch Butterfly Garden

Shaded waiting area for street crossing.

Bike lanes, one lane each direction (12'-14' total)

Room for buffer between pedestrians and bikes.



MARICOPA STREET

Signalized crossing

5'W pedestrian path

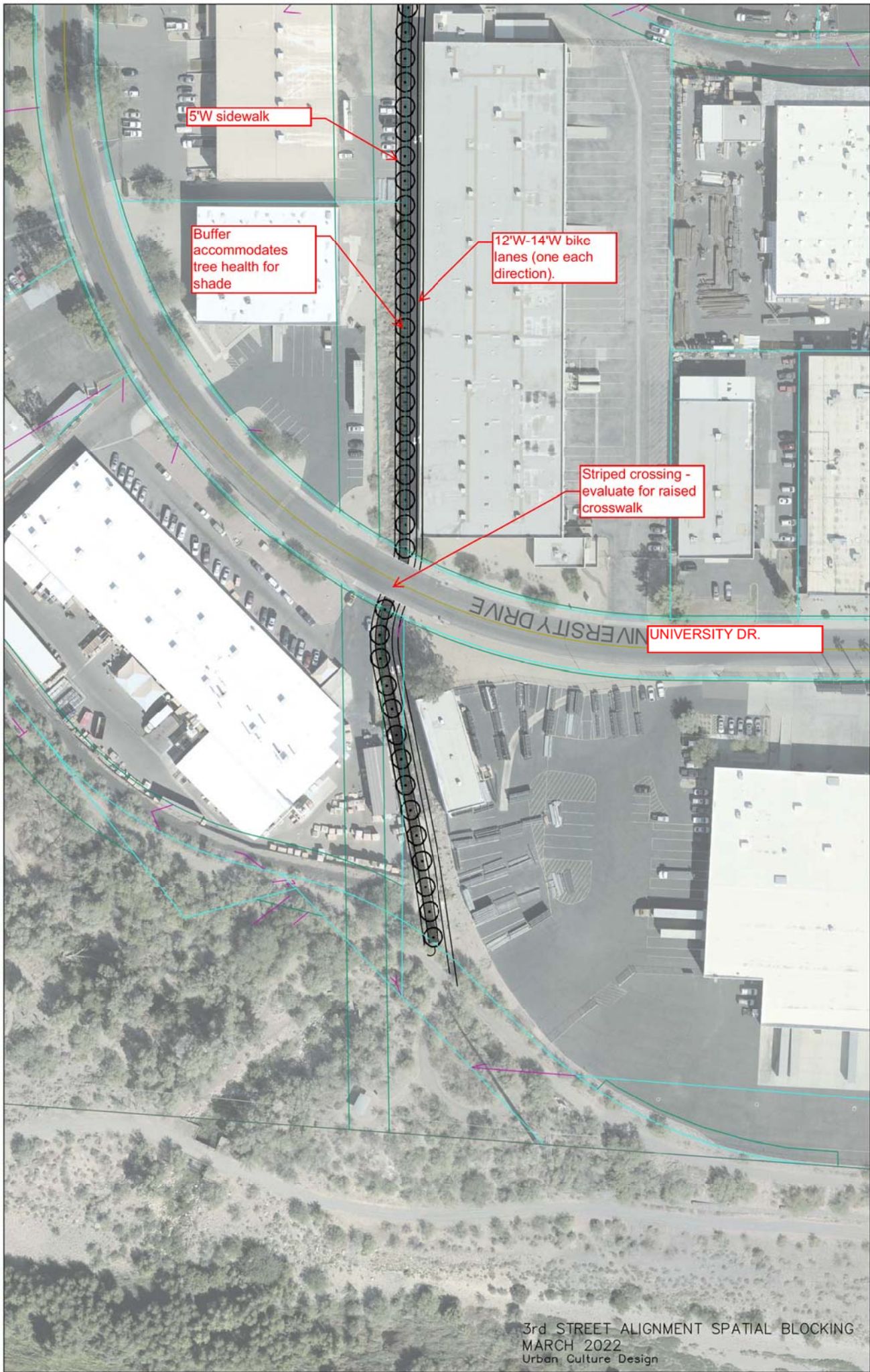
12'W-14'W bike lanes

Planting buffer provides shade

Easement can be used for LID and possibly recreation or habitat

Striped crossing - raised crossing to be evaluated

WATKINS STREET



5'W sidewalk

Buffer accommodates tree health for shade

12'W-14'W bike lanes (one each direction).

Striped crossing - evaluate for raised crosswalk

UNIVERSITY DR.

GRANT TO BUCKEYE ALTERNATIVE:
Featuring a raised curb-separated bike corridor, this section of GRANT TO BUCKEYE is an example of how we can frame parking at the ends of the block and use an island in the center with raised crosswalk to slow traffic.

Striped crosswalks all directions of intersection - evaluate for raised crossing/crosswalk

Existing sidewalks both sides of the street remain.

GRANT STREET

Plant both sides of the street with trees in existing planting areas, this side of the street.

On-street parallel parking both sides of street

Center island slows traffic/traffic calming, protects pedestrians and provides shade (per NACTO)

Raised dedicated two-way bike corridor, curb-separated

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

Edge islands/ bulb-outs anchor blocks and create neck-downs that slow car entry and exit on street and provide shade. They also create safer crossing for pedestrians by decreasing distance crossed. (per NACTO)

Evaluate raised crosswalk for intersection

All crosswalks striped at intersection

HADLEY STREET

Raised crosswalk provides safety for pedestrians at mid-block crossing while calming traffic.

Evaluate raised crosswalk for intersection

Striped crosswalks all directions of intersection

TONTO STREET

Raised dedicated two-way bike corridor, curb-separated

Evaluate raised crosswalk for intersection

Plant street with trees in existing planting areas.

Striped crosswalks all directions of intersection

TONTO STREET

Existing sidewalks both sides of the street remain.

On-street parallel parking both sides of street

Signalized crossing at Buckeye - pedestrian signal

BUCKEYE ROAD

SEE SHEET 3 FOR CALL-OUTS

3RD STREET

YUMA STREET

PIMA TO MOHAVE
ALTERNATIVE TWO - BICYCLE BOULEVARD

PIMA STREET

Plant trees in existing plant strip.

24' wide drive + bike boulevard

Speed hump or speed lump to accommodate bikes and trucks.

New 5' sidewalks both sides.

Speed hump or speed lump to accommodate bikes and trucks

Designs on this street may need to accommodate semi-trucks?

Parking on residential side of street.

Trees in new planting strip.

Accommodate existing driveways.

3RD STREET

MOHAVE STREET

MOHAVE STREET

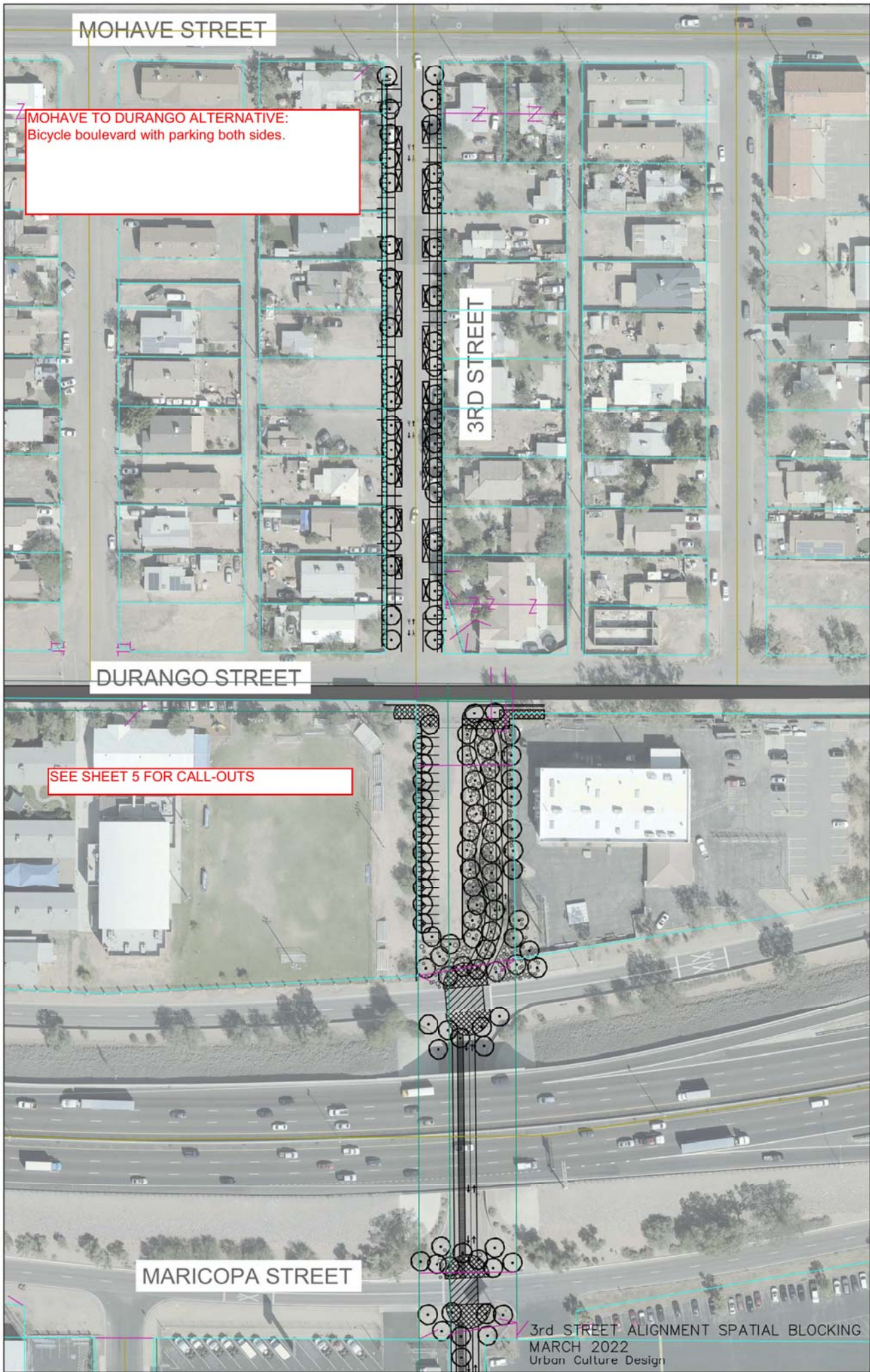
MOHAVE TO DURANGO ALTERNATIVE:
Bicycle boulevard with parking both sides.

3RD STREET

DURANGO STREET

SEE SHEET 5 FOR CALL-OUTS

MARICOPA STREET



APPENDIX C – WAYFINDING AND ART





THE 3RD STREET CONNECTOR

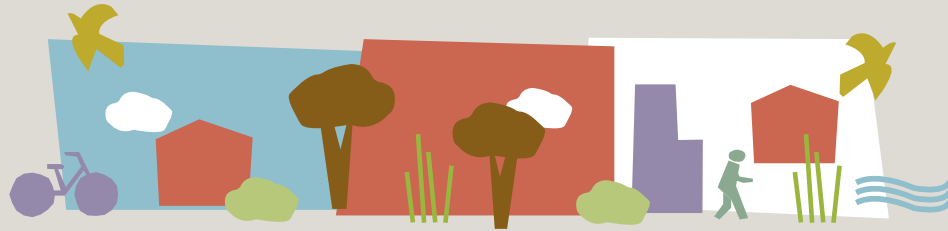
SOUTH CENTRAL PHOENIX'S
likeable, bikeable, walkable link to the rio salado regional trail network!

Environmental Graphic Design Theme and Strategy

NOVEMBER 2022

MAG GRANT PARTNERSHIP WITH THE CITY OF PHOENIX

THE 3RD STREET CONNECTOR

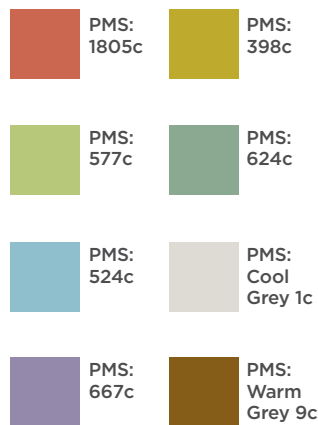


SOUTH CENTRAL PHOENIX'S likeable, bikeable, walkable link to the rio salado regional trail network!

SHAPE PALETTE



COLOR PALETTE



TAGLINE

**SOUTH CENTRAL PHOENIX'S
likeable, bikeable, walkable
link to the rio salado regional
trail network!**

FONT PALETTE

Gotham Medium
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Gotham Bold
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

IDENTITY & GRAPHIC NARRATIVE

Inspired through the study of successful public spaces, the use of universal symbols or pictograms respond well to a diverse community demographic in communicating an identity and a place accessible to all. Pair those symbols with a unique use of color, that reflects the diverse terrain of the project will reinforce a rejuvenated urban setting, an industrial district, a nature path and a water way.

The symbols may be grouped together creating a visual story or used as separate symbols or icons, they begin to craft an identity that can evolve throughout the years. The intensely colored symbols serve a purpose for strong communication in promoting the "3RD Street Connector", from marketing events to being applied on site in public art opportunities. These symbols also serve to support wayfinding and interpretive elements as demonstrated through the reference imagery on page 2 of this document. The signage hierarchy and location opportunities are highlighted on the following exhibits A thru C on pages 3 thru 5 for the "3RD Street Connector".

A 'Brand' is about shaping perception more broadly in a way that touches on all parts of a sustainable public project. Therefore, a brand identity is just part of an overall equation. In order for a public project to be successful it must include public input, team collaboration, tested strategies and flexibility for future use and growth.

ENVIRONMENTAL GRAPHIC DESIGN INSPIRATION



DESIGN INSPIRATION

We see the wayfinding solution for the Waterloo Greenway, organic and geometric in nature, as an inspiration for unique and distinctive graphics, connecting people to place. These whimsical, abstracts shapes, forms and symbols set a foundation for story telling. They inspire and lend themselves to various forms of artwork that can be incorporated into the project such as sculptures and murals as a few examples. They are great tools to use for marketing opportunities, fundraising and public awareness while helping to build project brand and identity at its very heart. We see this as a powerful design inspiration for the “3RD Street Connector” potential.

The WaterLoo Greenway Park in Austin Texas was designed to immerse visitors in the Waller Creek habitat.

<https://waterloogreenway.org/overview>

ENVIRONMENTAL GRAPHIC DESIGN GATEWAY AND SIGNAGE INSPIRATION

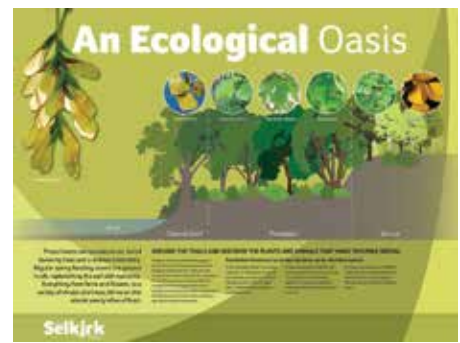
GATEWAY ELEMENTS

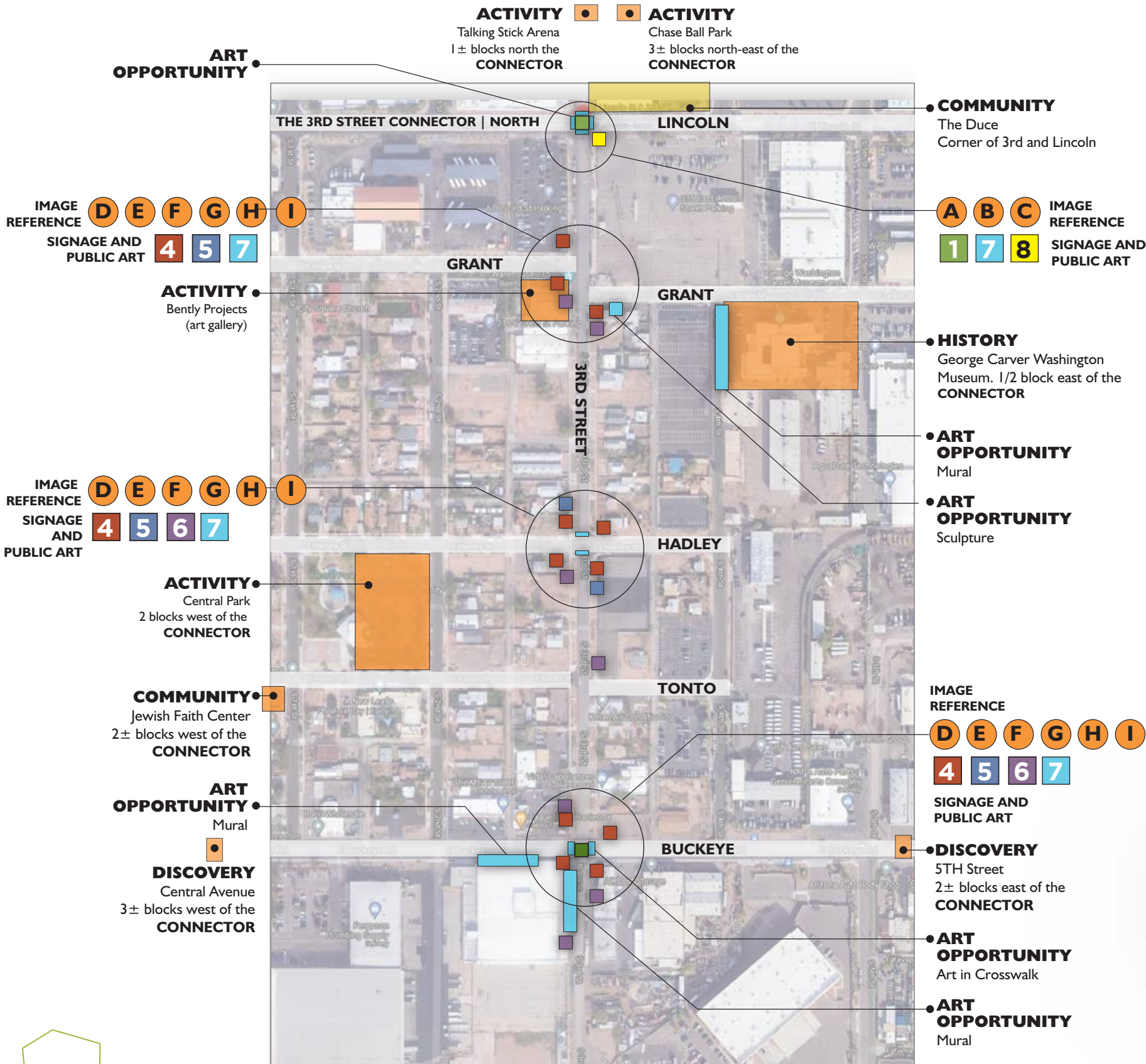


WAYFINDING SIGNAGE



PATH INTERPRETIVE





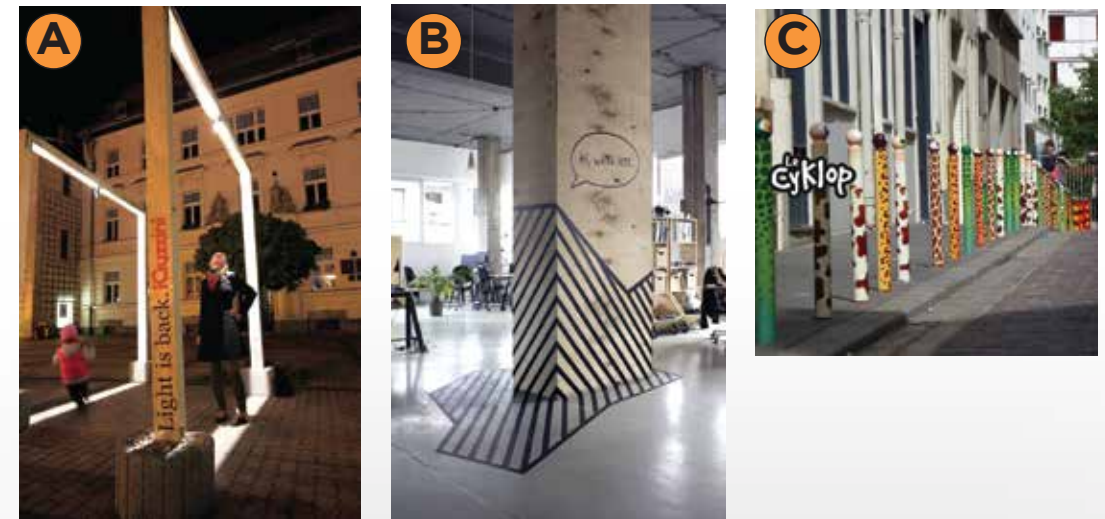
SIGNAGE HIERARCHY OPPORTUNITIES

CONNECTIVITY | POINTS OF INTEREST

- 1 GATEWAY | PUBLIC ART
- 2 SECONDARY GATEWAY
- 3 DIRECTORIES | TRAIL HEADS
- 4 VEHICULAR DIRECTIONALS
•Auto • Bike
- 5 PEDESTRIAN DIRECTIONALS
- 6 MILE MARKERS
- 7 PUBLIC ART
- 8 POINTS OF INTEREST | HISTORY

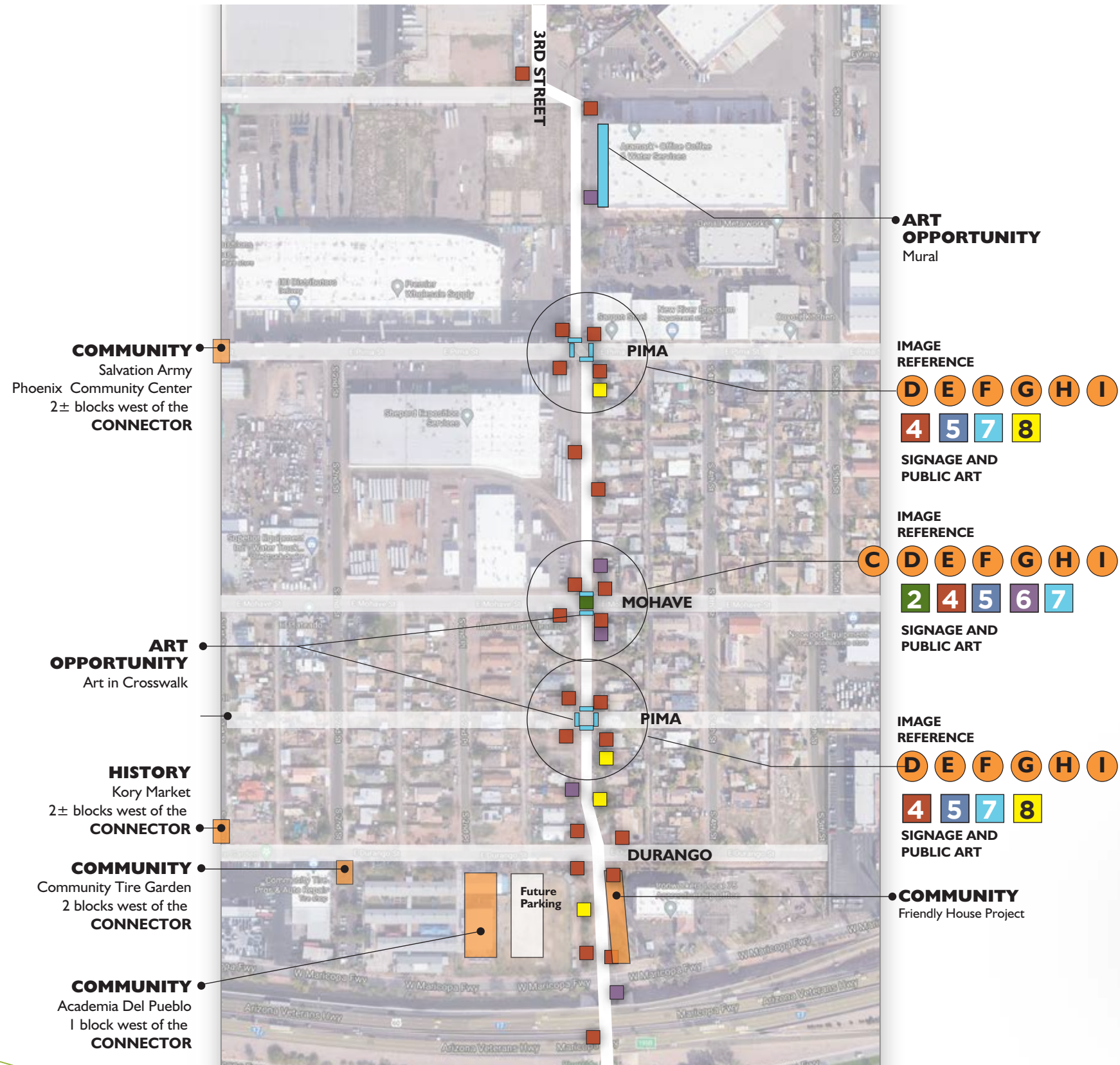
- ACTIVITY
- ART
- HISTORY
- COMMUNITY
- DISCOVERY
- ENVIRONMENTAL

REFERENCE IMAGERY



GATEWAY | PORTALS | IDENTITY

A Gateway or Portal to a public space offer a variety of often-overlapping functional and symbolic purposes. Accordingly, by allowing people to have access to spaces, activities, information, and resources a real sense of place is created and sustained as a destinations worth returning to. By creating a gateway statement at the entry, it begins to define that space, that destination and inform the community of its unique features and qualities, creating a true sense of place.



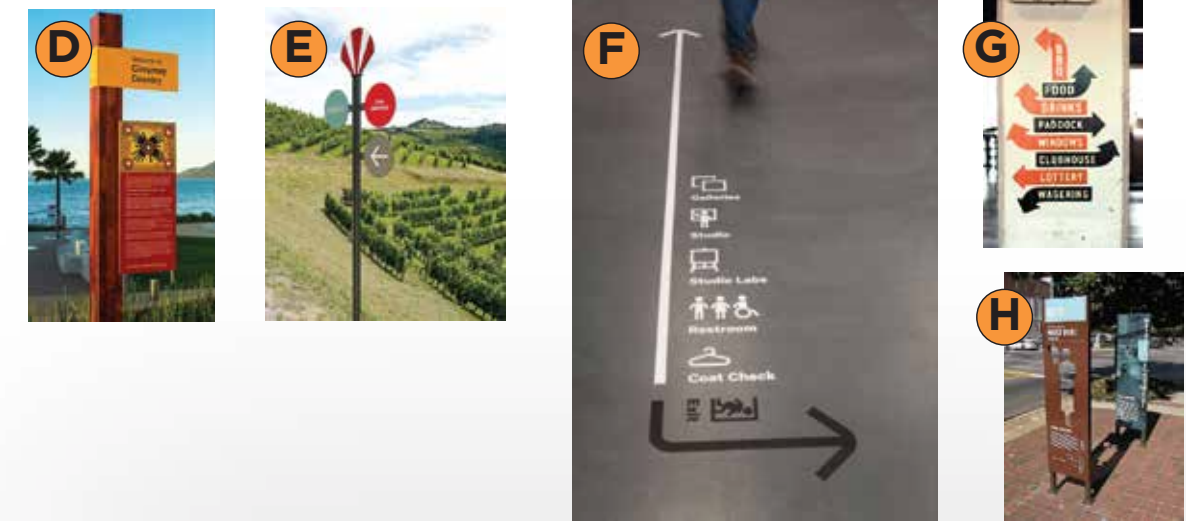
SIGNAGE HIERARCHY OPPORTUNITIES

- 1** GATEWAY | PUBLIC ART
- 2** SECONDARY GATEWAY
- 3** DIRECTORIES | TRAIL HEADS
- 4** VEHICULAR DIRECTIONALS
•Auto • Bike
- 5** PEDESTRIAN DIRECTIONALS
- 6** MILE MARKERS
- 7** PUBLIC ART
- 8** POINTS OF INTEREST | HISTORY

CONNECTIVITY | POINTS OF INTEREST

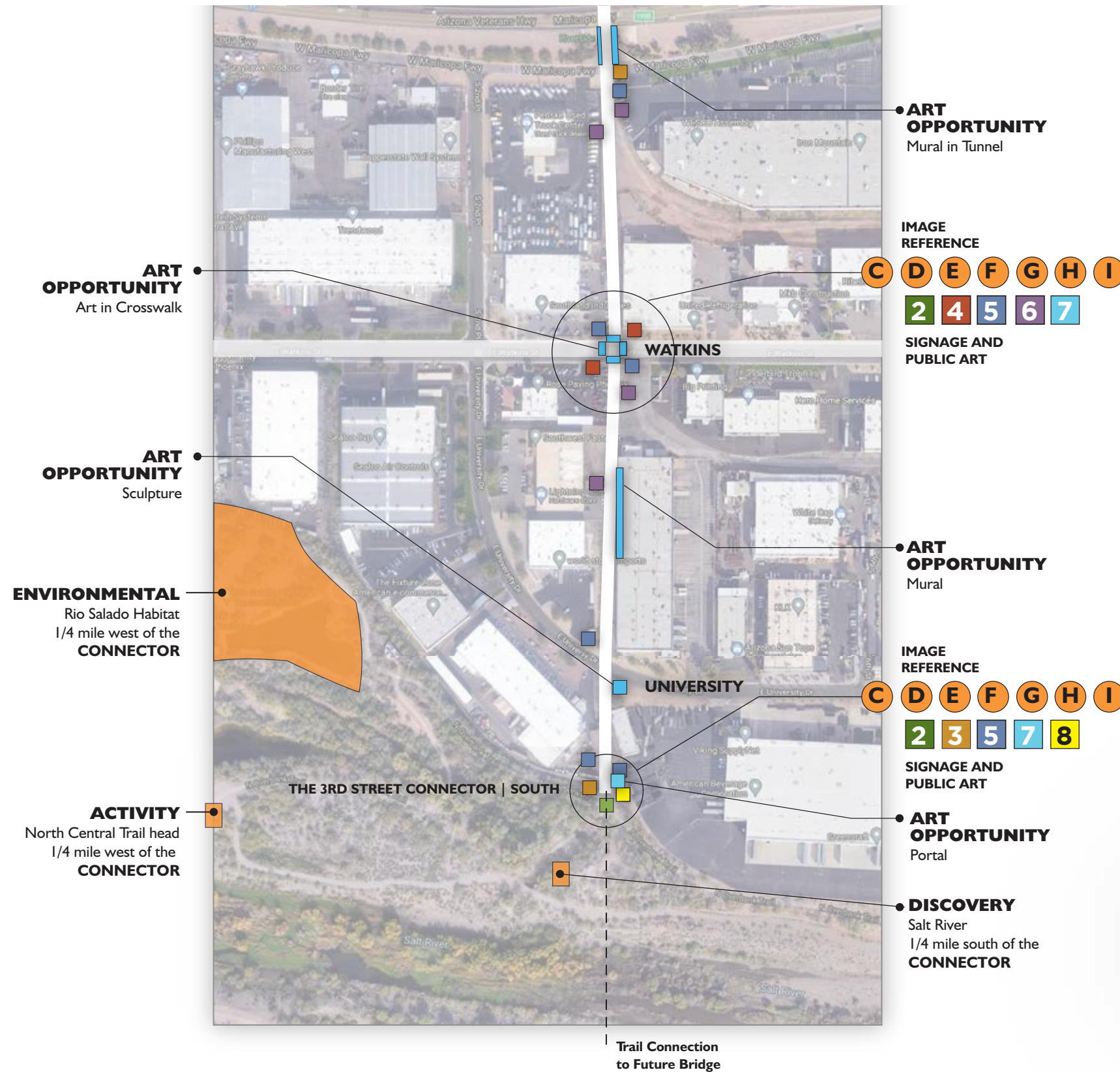
- ACTIVITY
- ART
- HISTORY
- COMMUNITY
- DISCOVERY
- ENVIRONMENTAL

REFERENCE IMAGERY



WAYFINDING & CONNECTIVITY

CONNECTIVITY to the neighborhood(s), to one another and to public spaces is the hallmark of a good wayfinding system. Providing simple and effective messaging helps direct individuals whether on foot, bike or other modes of transportation allowing traffic to flow at an optimum pace. Wayfinding can happen in a variety of ways, whether on a sign panel, part of the ground plane and even as a landmark statement or visual. Often Public Art can serve as a wayfinding mechanism too.



SIGNAGE HIERARCHY OPPORTUNITIES

- 1 GATEWAY | PUBLIC ART
- 2 SECONDARY GATEWAY
- 3 DIRECTORIES | TRAIL HEADS
- 4 VEHICULAR DIRECTIONALS •Auto • Bike
- 5 PEDESTRIAN DIRECTIONALS
- 6 MILE MARKERS
- 7 PUBLIC ART
- 8 POINTS OF INTEREST | HISTORY

CONNECTIVITY | POINTS OF INTEREST

- ACTIVITY
- ART
- HISTORY
- COMMUNITY
- DISCOVERY
- ENVIRONMENTAL

REFERENCE IMAGERY



HISTORY | POINTS OF PRIDE | ART

INTERPRETIVE elements in the form of artwork, sculpture, sign structures help share the roots of the neighborhood(s), the stories of what it was and what it is. Storytelling and gathering nodes at historical and culturally significant places within the project create an opportunity for spontaneous interactions. It provides a chance for interaction between our community of family, friends and visitors, explorers and discoverers of history and the arts. Celebrating the diversity within the project, will allow all voices to be heard in this a living breathing public space called the "3RD STREET CONNECTOR".

APPENDIX D- PUBLIC OUTREACH SURVEY



3rd Street Rio Salado Projects

Public Input Opportunity #1 - Survey

Public Involvement

Due to COVID-19 restrictions, the project team was unable to hold an in-person public meeting for scoping and soliciting early input. As an alternate approach, a survey was created using SurveyMonkey and a project hotline was created to gauge the community interest and response to the proposed project. These tools were provided in both English and Spanish. The survey was advertised by the City of Phoenix Office of Communication through social media posts on Facebook, Instagram, LinkedIn, and Twitter, as well as temporary signs near the study corridor.

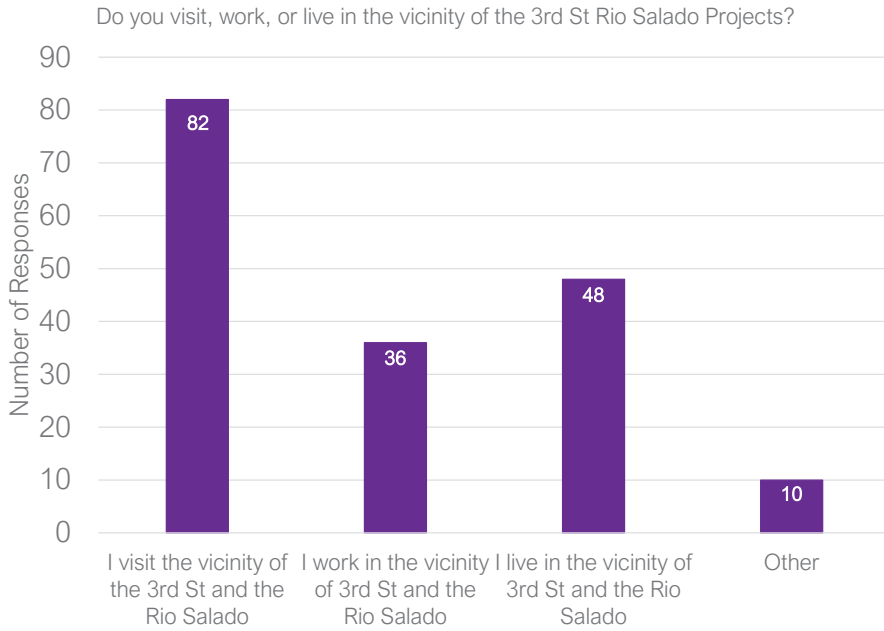
The survey was available to the public from August 3, 2021 to August 26, 2021 and received 117 responses. Approximately 62% of the respondents say they travel on the north side of Rio Salado on or between Central Avenue and 7th Street at least weekly, and 45% say they travel on the south side of Rio Salado at least weekly. Approximately 70% of respondents said they drive in the vicinity of the project on the north side of Rio Salado, and approximately 62% of the respondents that said that they ride bicycles in the vicinity of the project on the north side of Rio Salado. On the south side, the percentages were 63% and 50% for driving and biking, respectively. Approximately 30% of respondents said they walk in the vicinity of the proposed project on the north side of Rio Salado and 16% said they walk on the south side of Rio Salado.

In general, a large majority of the responses were positive, or in favor of implementing the pedestrian and bike bridge. Many respondents commented about safety concerns they have with the existing roadway conditions, and approximately 73% of respondents said they would prefer a two-way protected bike lane over one-way bike lanes or a shared street. Only 5% of respondents said they would not like to see any bikeways in the residential sections of 3rd Street. Many of the negative comments, or comments not in favor of implementing the pedestrian bridge at the proposed location, commented that they would rather see the project funds put towards improving existing bike and pedestrian facilities in nearby areas instead of implementing the pedestrian bridge at 3rd Street. Several respondents repeatedly mentioned that the street needs improved landscaping and shade trees to help address the urban heat island that exists currently at the roadway.

The hotline received two voicemails. One caller questioned the need for an additional bridge on 3rd Street and suggested improving the existing bridge at 3rd Street and Central Avenue or adding a new bridge on 7th Street instead of the proposed project. The other caller had concerns relating to the spacing of new street lighting and suggestions relating to landscaping. The caller requested that the street be completely illuminated on both sides and requested that the landscaping be non-native/larger shade trees, even at the potential expense of high water bills. Neither caller requested a call back.

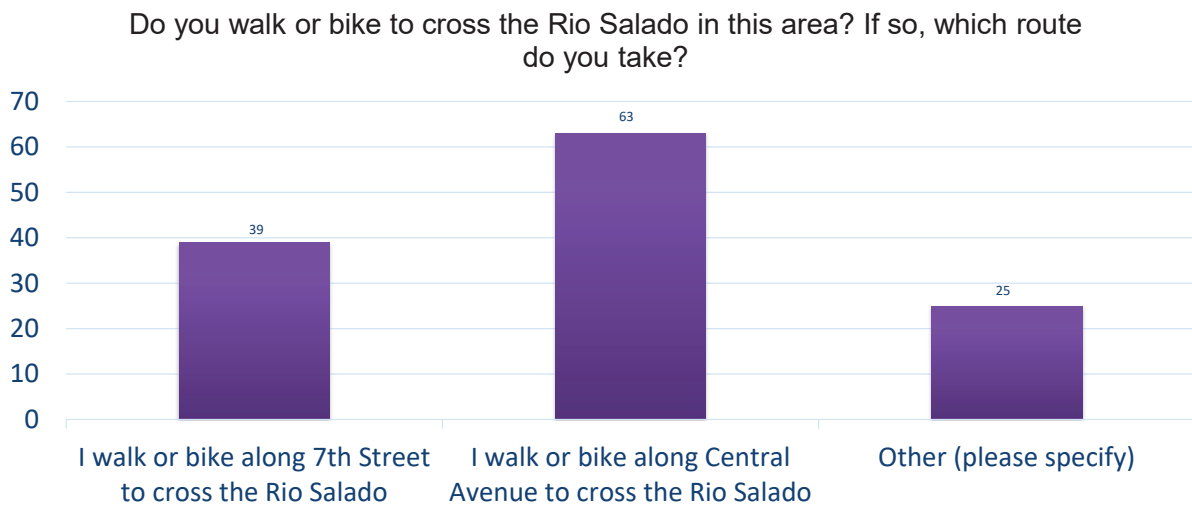
The public involvement summary and survey can be found attached with this document.

QUESTION #1: Relationship with Projects



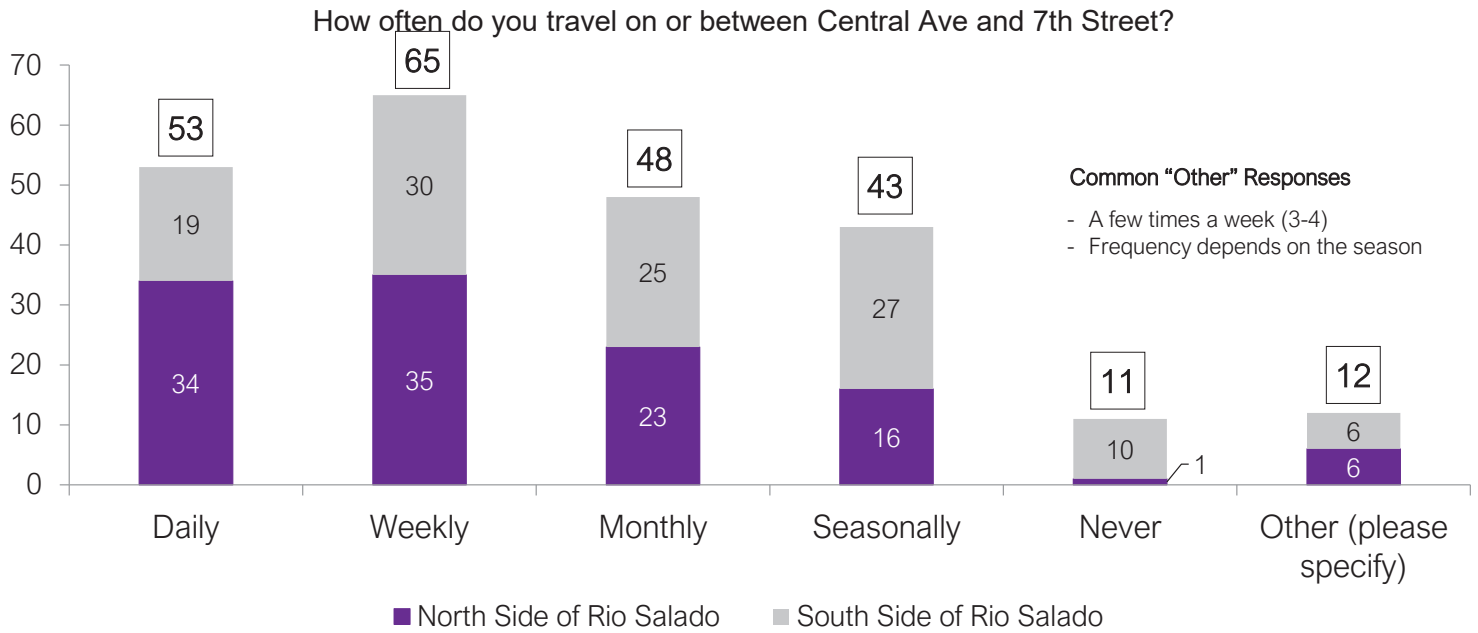
- Common "Other" Responses**
- Property Owners/Landlords with property in the area
 - Commute/Travel through the area often

QUESTION #2: Biking and Walking in the Area

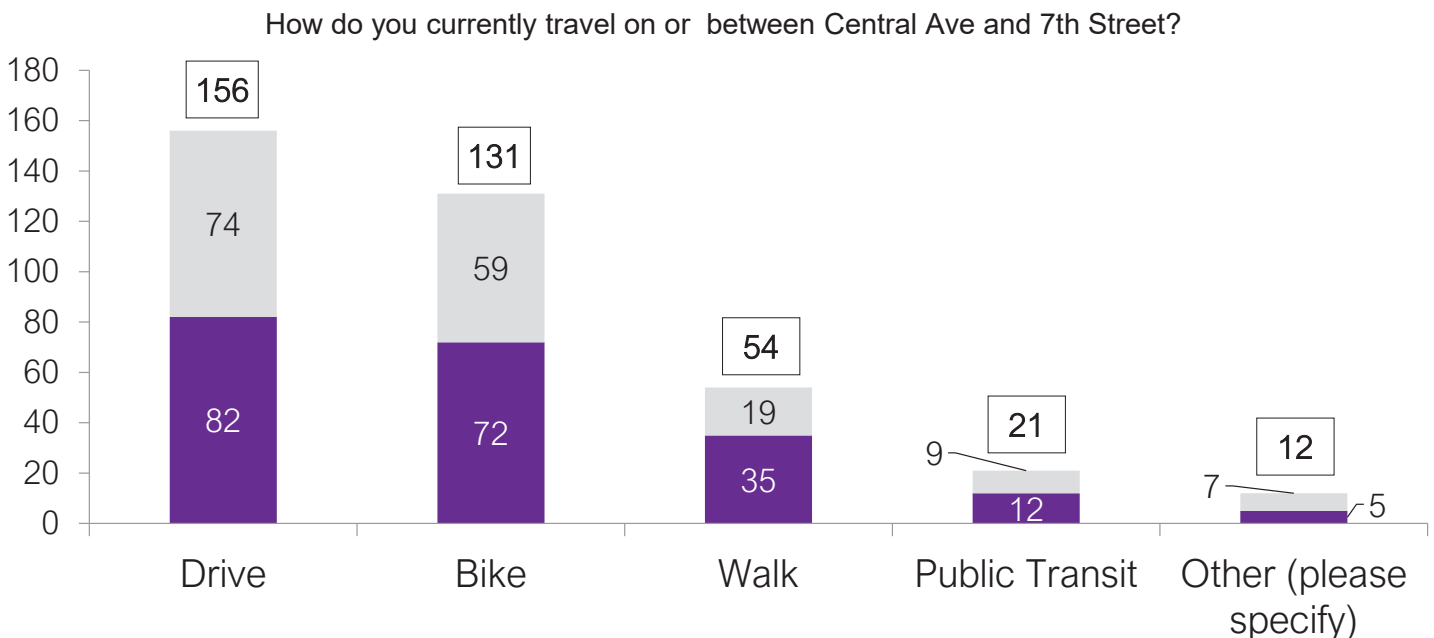


- Common "Other" Responses**
- Only drive
 - Would prefer to bike, but don't feel safe
 - Cross at another location

QUESTION #3 & 5: Frequency of Travel

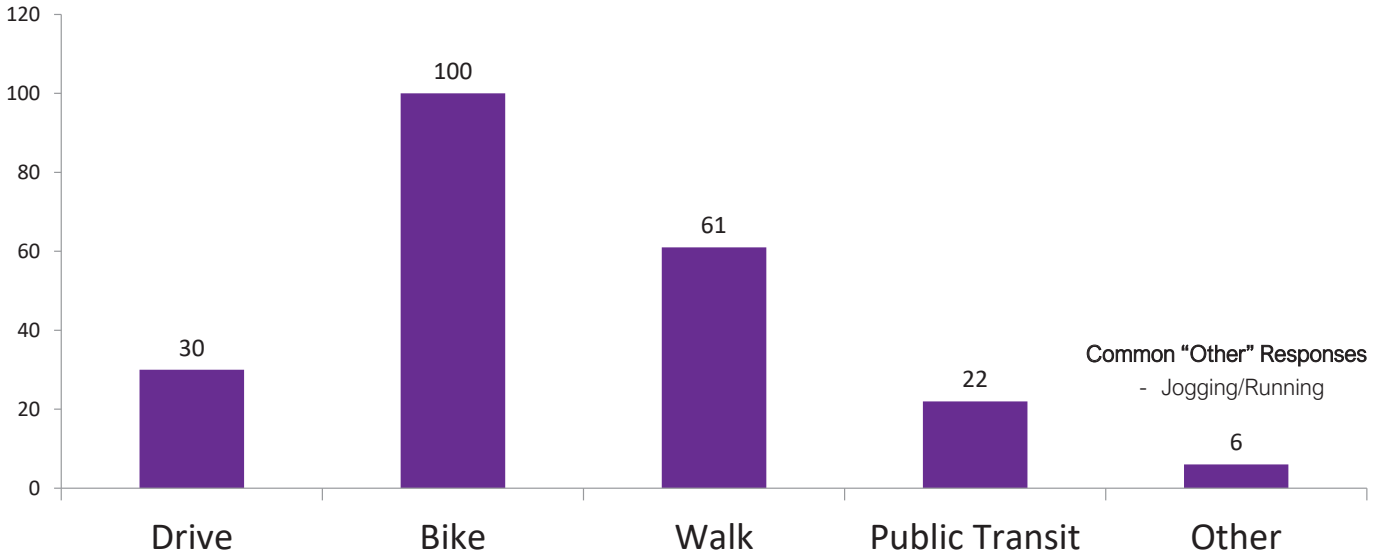


QUESTION #4 & 6: Mode of Travel



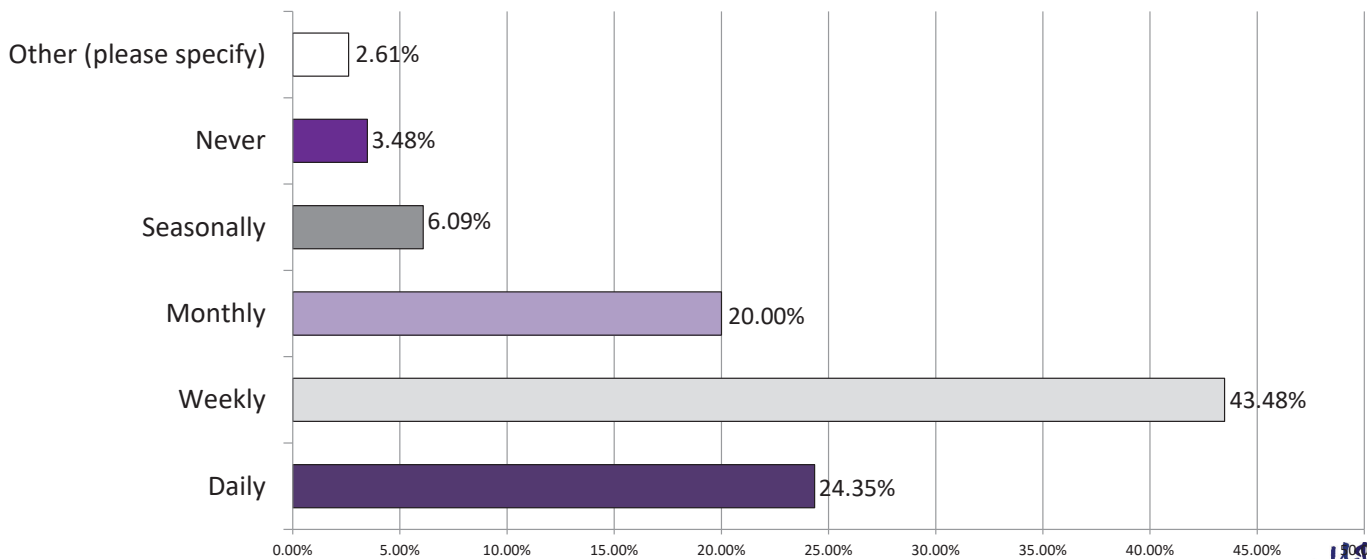
QUESTION #7: Preferred Mode of Travel

How would you like to travel in the vicinity of 3rd Street and the Rio Salado (Salt River) in the future?



QUESTION #8: Estimated Frequency of Travel after Projects

How often would you visit the area of the 3rd Street and Rio Salado Projects if a pedestrian and bicycle bridge existed?



QUESTION #10: Study Corridor Transportation Priorities

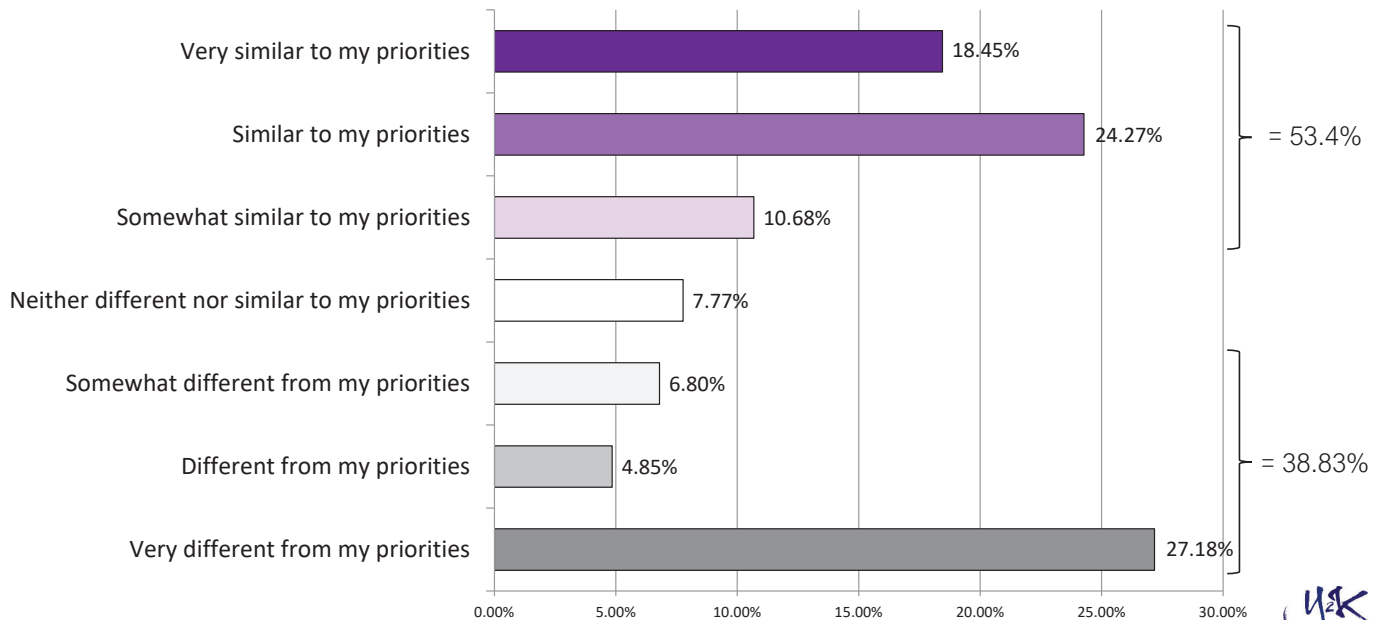
Thinking about 3rd Street, from Rio Salado to Downtown Phoenix, please rank your priorities:
 (Higher score = Higher Priority, averages based on 104 responses)

Rank	Category	Score
#1	Giving everyone comfortable options for using streets, whether they are driving, walking, biking, or taking transit	= 5.76
#2	Building a green and sustainable transportation system	= 4.89
#3	Preventing collisions that could cause injuries or fatalities	= 4.76
#4	Reducing vehicle congestion during rush hour	= 3.79
#5	Designing streets to match the atmosphere of the neighborhood	= 3.43
#6	Supporting the culture and history of the community	= 3.33
#7	Minimizing the cost of building and maintaining streets	= 2.3



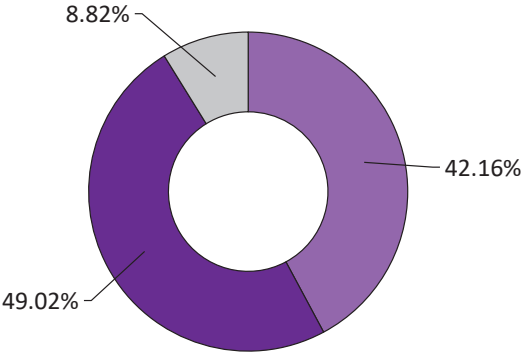
QUESTION #11: 3rd Street Priority Comparison

Thinking about your priorities for 3rd Street, how well does the current design match your priorities?



QUESTION #12: Wetland Conservation Priorities

If you had to choose between a more direct bridge alignment to the 3rd Street corridor and minimizing impacts to wetlands, which would you choose?



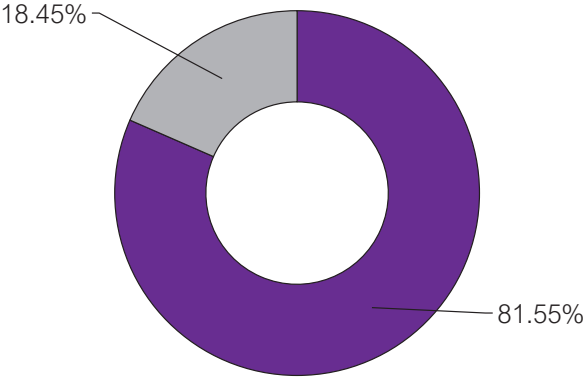
Common "Other" Responses

- Make sure to replant trees
- Move project closer to Central Ave

- Direct bridge alignment to the 3rd Street corridor north of Rio Salado
- Minimize temporary impacts to existing wetlands habitat and a less direct alignment to the 3rd Street corridor, but still accessible by bike/pedestrian pathway
- Other

QUESTION #13: Project Impact/Schedule Priorities

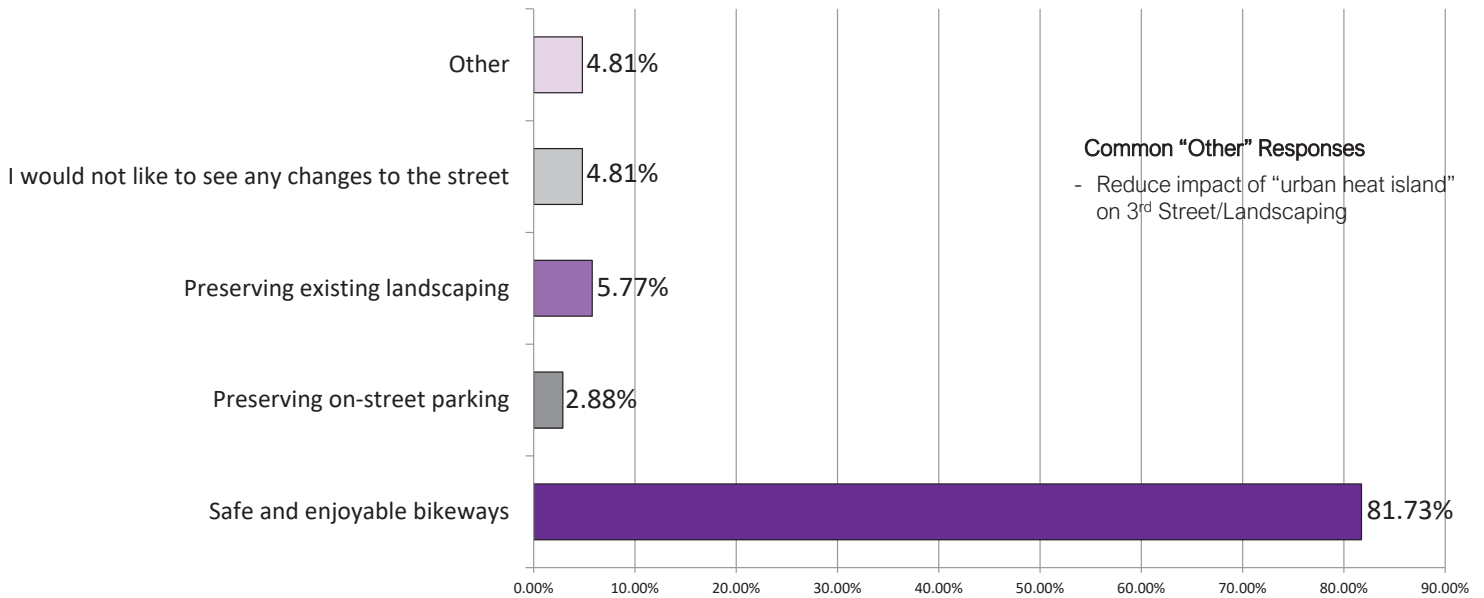
When thinking about potential streetscape improvements along the proposed 3rd Street alignment, what strategy would you prefer?



- Plan for large changes that make a big difference, even if they take a long time
- Plan for small changes that can be done quickly, even if they do not make a big difference

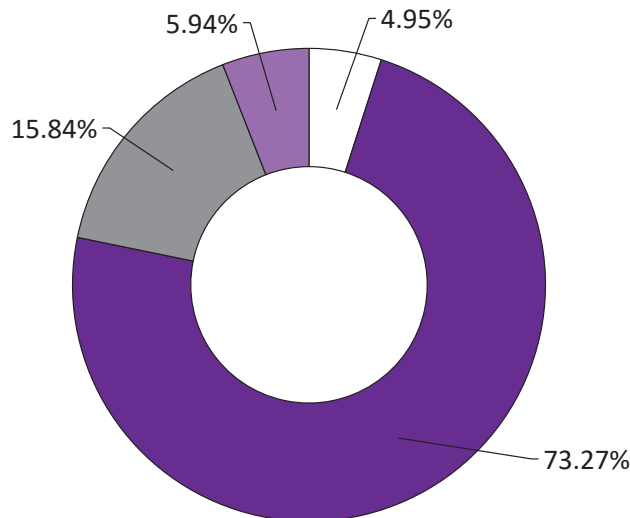
QUESTION #14: Project Design Priorities

Thinking about designs for bikeways, what should be the highest priority for 3rd Street?



QUESTION #15: Bike Lane Types

In the residential sections of 3rd St, what kind of bikeways would you be most interested in?



I would not like to see any bikeways Two-way protected bike lane One-way bike lanes Shared Street/Bike Boulevard

QUESTION #16: Final Comments

- Prioritize safety in the project
- Much needed project / in favor of implementation / Excited
- Connect the project to Sonoran Bike Way
- Shade trees are a must
- Improve existing bike infrastructure on 3rd Ave before adding to 3rd Street

**Rio Salado Pedestrian and Bicycle Crossing Improvement
Study - 3rd Street
Estudio de mejora del cruce de peatones y bicicletas en Río
Salado - Calle 3**

Survey 1 - Community Priorities & Tradeoffs

Encuesta 1 - Prioridades de la comunidad

The purpose of this survey is to get feedback on the community's priorities for a pedestrian and bicycle path and crossing over the Rio Salado near 3rd St. The responses from this survey will guide the design process for proposing streetscape improvements. More information can be found at phoenix.gov/streets/3rdStreetRioSalado.

You will have the option to give us your contact information in order to get more information about the project. No identifying information will be shared in the survey report. **This survey closes at 11:59 p.m. on Tuesday, August 24.**

For help completing this survey, please call the project hotline: 480-999-0024.

El propósito de esta encuesta es obtener comentarios sobre las prioridades de la comunidad para un carril para peatones y bicicletas y el cruce del Río Salado cerca de la Calle 3. Las respuestas de esta encuesta guiarán el proceso de diseño para proponer mejoras al paisaje urbano. Puede encontrar más información en phoenix.gov/streets/3rdStreetRioSalado.

Tendrá la opción de proporcionar su información de contacto para obtener más información sobre el proyecto. No se compartirá información de identificación en el informe de la encuesta. **Esta encuesta cierra a las 11:59 p.m. el martes 24 de agosto.**

Si necesita ayuda para completar esta encuesta, llame a la línea directa del proyecto: 480-999-0024.

Example images of the type of pathway that could be included in Project #1 are provided for reference.

Se proporcionan como referencia imágenes de ejemplo del tipo de sendero que se puede incluir en proyecto #1.





Example images of pedestrian/bicycle bridges that could be included in Project #2 are provided for reference. These images do not reflect the proposed bridge at Rio Salado. These images represent examples of some of the types of pedestrian/bicycle bridges.

Se proporcionan como referencia imágenes de ejemplo de puentes para peatones / bicicletas que podrían incluirse en el Proyecto #2. Estas imágenes no reflejan el puente propuesto en Río Salado. Estas imágenes representan ejemplos de algunos de los tipos de puentes para peatones / bicicletas





Rio Salado Pedestrian and Bicycle Crossing Improvement Study - 3rd Street

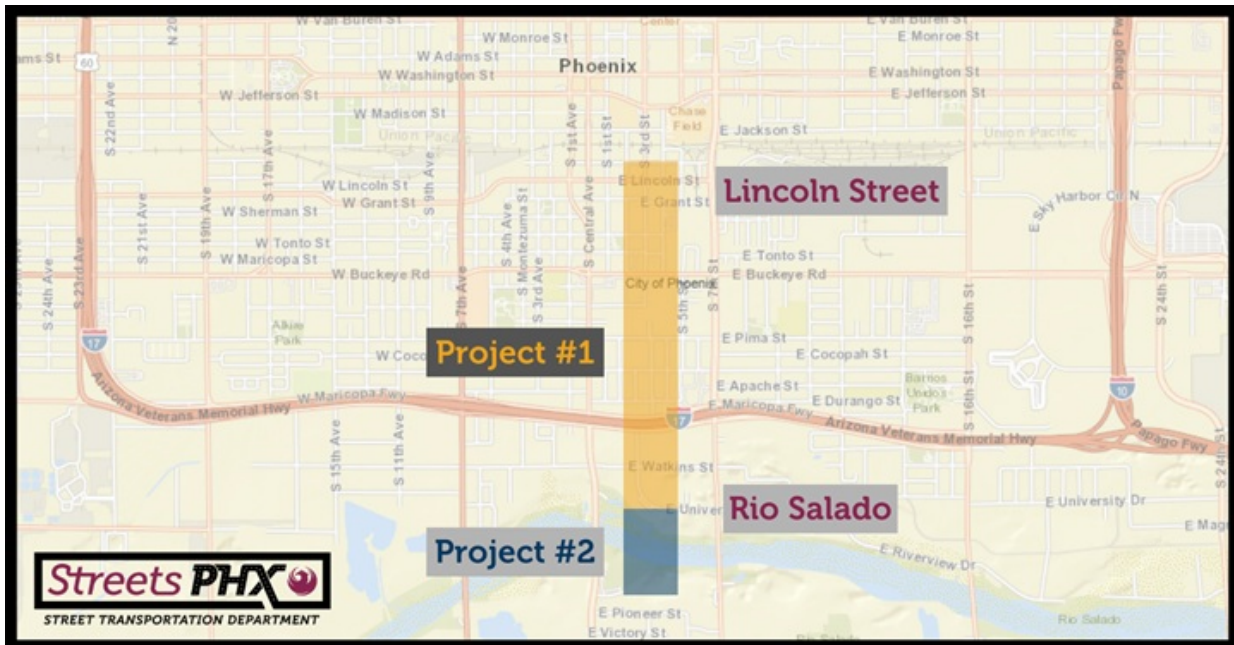
Estudio de mejora del cruce de peatones y bicicletas en Río Salado - Calle 3

Project Site Use /Usó del sitio del proyecto

For the purposes of this survey, vicinity = area highlighted on the Project Area Map for each project.

Para los propósitos de esta encuesta, las cercanías del proyecto significa el área resaltada en el mapa del área del proyecto para cada proyecto.

Project Area Map / Mapa del area del proyecto



1. Do you visit, work, or live in the vicinity of the 3rd St Rio Salado Projects? Select all that apply.

¿Visita, trabaja o vive en las cercanías de los Proyectos de la Calle 3ra Río Salado? Seleccione todas las opciones relevantes.

- I visit the vicinity of the 3rd St and the Rio Salado / Visito las cercanías de 3er calle y el Rio Salado.
- I work in the vicinity of 3rd St and the Rio Salado / Trabajo en las cercanías de 3er calle y el Rio Salado.
- I live in the vicinity of 3rd St and the Rio Salado / Vivo en las cercanías de 3er calle y el Rio Salado.
- Other (please specify) / Otro (por favor especifique)

2. Do you walk or bike to cross the Rio Salado in this area? If so, which route do you take? Select all that apply.

¿Camina o anda en bicicleta para cruzar el Río Salado en esta zona? Si es así, ¿qué ruta toma?

- I walk or bike along 7th Street to cross the Rio Salado / Camino o ando por bicicleta por el Calle 7 para cruzar el Rio Salado.
- I walk or bike along Central Avenue to cross the Rio Salado / Camino o ando por bicicleta por la Avenida Central para cruzar el Rio Salado
- Other (please specify) / Otro (por favor especifique)

3. How often do you travel on or between Central Ave and 7th Street, NORTH of the Rio Salado (Salt River)?

¿Con qué frecuencia viaja en o entre Central Ave y Calle 7, al NORTE del Río Salado?

- Daily / Todos los días Seasonally / Segun la temporada
- Weekly / Semanalmente Never / Nunca
- Monthly / Mensualmente
- Other (please specify) / Otro (por favor especifique)

4. How do you currently travel on or between Central Ave and 7th Street, NORTH of the Rio Salado (Salt River)? Select all that apply.

¿Cómo viaja actualmente en o entre Avenida Central y Calle 7, al NORTE del Río Salado? Seleccione todas las opciones relevantes.

- Drive / en vehiclulo personal
- Bike / por bicicleta
- Walk / caminando
- Public Transit / tránsito público
- Other (please specify) / Otro (por favor especifique)

5. How often do you travel on or between Central Ave and 7th Street, SOUTH of the Rio Salado (Salt River)?

¿Con qué frecuencia viaja en o entre Central Ave y Calle 7, al SUR del Río Salado?

- Daily / Todos los días Seasonally / Segun la temporada
- Weekly / Semanalmente Never / Nunca
- Monthly / Mensualmente
- Other (please specify) / Otro (por favor especifique)

6. How do you currently travel on or between Central Ave and 7th Street, SOUTH of the Rio Salado (Salt River)? Select all that apply.

- Drive / en vehiculo personal
- Bike / por bicicleta
- Walk / caminando
- Public Transit / tránsito público
- Other (please specify) / Otro (por favor especifique)

7. How would you like to travel in the vicinity of 3rd Street and the Rio Salado (Salt River) in the future? Select all that apply.

¿Cómo le gustaría viajar en las cercanías de la Calle 3 y el río Salado en el futuro?

- Drive / en vehiculo personal
- Bike / por bicicleta
- Walk / caminando
- Public Transit / tránsito público
- Other (please specify) / Otro (por favor especifique)

8. How often would you visit the area of the 3rd Street and Rio Salado Projects if a pedestrian and bicycle bridge existed?

¿Con qué frecuencia visitaría el área de los proyectos de la Calle 3 y Río Salado si existiera un puente para peatones y bicicletas?

- Daily / Todos los días
- Weekly / semanalmente
- Monthly / mensualmente
- Other (please specify) / Otro (por favor especifique)
- Seasonally / según la temporada
- Never / nunca

**Rio Salado Pedestrian and Bicycle Crossing Improvement
Study - 3rd Street
Estudio de mejora del cruce de peatones y bicicletas en Río
Salado - Calle 3**

Priorities / Prioridades

Part of designing streets is figuring out how to best address the different priorities of people using the streets. To better understand what you would like to see on our streets, please share what your highest priorities are for our transportation system.

Parte del diseño de calles es descubrir cómo abordar mejor las diferentes prioridades de las personas que usan las calles. Para comprender mejor lo que le gustaría ver en nuestras calles, comparta cuáles son sus principales prioridades para nuestro sistema de transporte.

9. Thinking about transportation overall in the City of Phoenix, please rank your priorities:

En lo que respecta al transporte general en la ciudad de Phoenix, clasifique sus prioridades:



Reducing vehicle congestion during rush hour / Reducir la congestión vehicular durante las horas pico



Preventing collisions that could cause injuries or fatalities / Prevenir colisiones que podrían causar lesiones o muertes



Minimizing the cost of building and maintaining streets / Minimizar el costo de construcción y mantenimiento de los calles



Giving everyone comfortable options for using streets, whether they are driving, walking, biking, or taking transit / Brindar a todos opciones cómodas para usar las calles, ya sea que conduzcan, caminen, anden en bicicleta o tomen el transporte público



Designing streets to match the atmosphere of the neighborhood / Diseñar calles que combinen con la atmósfera del barrio.



Building a green and sustainable transportation system / Construyendo un sistema de transporte sustentable



Supporting the culture and history of the community / apoyando la cultura y la historia de la comunidad

10. Thinking about 3rd Street, from Rio Salado to Downtown Phoenix, please rank your priorities:

Con respecto a Calle 3, desde Rio Salado hasta el centro de Phoenix, por favor clasifique sus prioridades:



Reducing vehicle congestion during rush hour / Reducir la congestión vehicular durante las horas pico



Preventing collisions that could cause injuries or fatalities / Prevenir colisiones que podrían causar lesiones o muertes



Minimizing the cost of building and maintaining streets / Minimizar el costo de construcción y mantenimiento de los calles



Giving everyone comfortable options for using streets, whether they are driving, walking, biking, or taking transit / Brindar a todos opciones cómodas para usar las calles, ya sea que conduzcan, caminen, anden en bicicleta o tomen el transporte público



Designing streets to match the atmosphere of the neighborhood / Diseñar calles que combinen con la atmósfera del barrio.



Building a green and sustainable transportation system / Construyendo un sistema de transporte sustentable



Supporting the culture and history of the community / apoyando la cultura y la historia de la comunidad

11. Thinking about your priorities for 3rd Street , how well does the current design match your priorities?

Con respecto a sus prioridades para la calle 3, ¿qué tan bien coincide el diseño actual con sus prioridades?

- Very different from my priorities / Muy diferente a mis prioridades**
- Somewhat similar to my priorities / Un poco similar a mis prioridades**
- Different from my priorities / Diferente a mis prioridades**
- Similar to my priorities / Similar a mis prioridades**
- Somewhat different from my priorities / Un poco diferente a mis prioridades**
- Very similar to my priorities / Muy similar a mis prioridades**
- Neither different nor similar to my priorities / Ni diferente ni similar a mis prioridades**

**Rio Salado Pedestrian and Bicycle Crossing Improvement
Study - 3rd Street
Estudio de mejora del cruce de peatones y bicicletas en Río
Salado - Calle 3**

Tradeoffs / Compensaciones

Selecting a location and layout for a pedestrian/bicycle bridge in an environmentally sensitive area and making changes to a street means choosing between different priorities. These tradeoffs can be hard. The next few questions are to help our planning and design team learn more about which tradeoffs would best satisfy the community. The answers will help us create several proposed alternatives to share with the community.

Hacer cambios en una calle y seleccionar una ubicación y diseño para un puente peatonal / para bicicletas en un área con ecosistemas frágiles significa elegir entre diferentes prioridades. Estas compensaciones pueden ser difíciles. Las siguientes preguntas son para ayudar a nuestro equipo de planificación y diseño a aprender más sobre qué compensaciones satisfarían mejor a la comunidad. Las respuestas nos ayudarán a crear varias alternativas propuestas para compartir con la comunidad.

12. The Rio Salado features rich wetlands within the project study area. Constructing a bridge could result in temporary impacts to existing wetlands habitat. If you had to choose between a more direct bridge alignment to the 3rd Street corridor and minimizing impacts to wetlands, which would you choose?

El Río Salado presenta ricos humedales dentro del área de estudio del proyecto. La construcción de un puente podría provocar impactos temporales en el hábitat de los humedales existentes. Si tuviera que elegir entre una alineación de puente más directa con el corredor de la calle 3 y minimizar los impactos en los humedales, ¿cuál elegiría?

- Direct bridge alignment to the 3rd Street corridor north of Rio Salado / Una alineación directa del puente al corredor de la calle 3 al norte de Río Salado.**
- Minimize temporary impacts to existing wetlands habitat and a less direct alignment to the 3rd Street corridor, but still accessible by bike/pedestrian pathway / Minimizar los impactos temporales en el hábitat de los humedales existentes y una alineación menos directa con el corredor de la calle 3rd, pero aún accesible por camino para bicicletas / peatones**
- Other (please specify) / Otro (por favor especifique)**

13. For streetscape improvements projects, small changes, like restriping the street, adding streetlights, or building 5-foot sidewalks, can often be made more quickly than large changes, like adding trees and landscaping or wider sidewalks. When thinking about potential streetscape improvements along the proposed 3rd Street alignment, what strategy would you prefer?

Para los proyectos de mejora del paisaje urbano, los cambios pequeños, como volver a pintar la calle, agregar alumbrado público o construir aceras de 5 pies, a menudo se pueden realizar más rápidamente que los cambios grandes, como agregar árboles y paisajismo o aceras más anchas. Al pensar en posibles mejoras al paisaje urbano a lo largo de la alineación propuesta de Calle 3, ¿qué estrategia preferiría?

- Plan for large changes that make a big difference, even if they take a long time. / Planifique cambios importantes que marquen una gran diferencia, incluso si toman mucho tiempo.
- Plan for small changes that can be done quickly, even if they do not make a big difference. / Planifique pequeños cambios que se puedan hacer rápidamente, incluso si no marcan una gran diferencia.

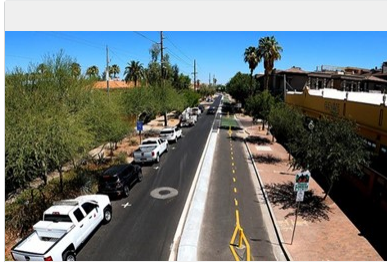
14. In residential areas, 3rd Street is about 30-feet wide, with parking and landscaping on both sides of the street. In order to add space for people bicycling, the design of the street would have to change. Thinking about designs for bikeways, what should be the highest priority for 3rd Street?

En áreas residenciales, Calle 3 tiene aproximadamente 30 pies de ancho, con estacionamiento y paisajismo a ambos lados de la calle. Para agregar espacio para las personas que andan en bicicleta, el diseño de la calle tendría que cambiar. Pensando en los diseños de ciclovías, ¿cuál debería ser la máxima prioridad para Calle 3?

- Safe and enjoyable bikeways / Ciclovías seguras y agradables
- Preserving on-street parking / Preservar el estacionamiento en vía.
- Preserving existing landscaping / Preservando el paisajismo existente.
- I would not like to see any changes to the street / No me gustaría ver cambios en la calle.
- Other (please specify) / Otro (por favor especifique)

15. In the residential sections of 3rd St, what kind of bikeways would you be most interested in?

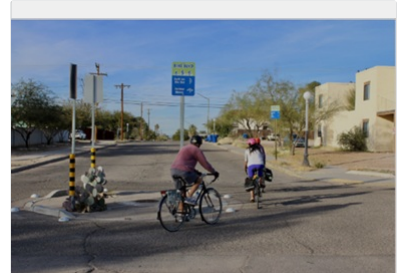
En las secciones residenciales de Calle 3, ¿qué tipo de ciclovías le interesaría más?



Two-way protected bike lane



One-way bike lanes



Shared Street/Bike Boulevard

I would not like to see any bikeways / No me gustaría ver ciclovías

16. Do you have any other comments regarding the proposed 3rd St Rio Salado Projects?

¿Tiene algún otro comentario con respecto a los proyectos propuestos para el Calle 3 y Rio Salado?

17. Contact Information (Optional) / Información de contacto (opcional)

Please provide if you would like to receive project updates

Proporcione si desea recibir actualizaciones del proyecto

Name / Nombre

**Email Address /
Correo electrónico**

3rd Street Rio Salado Projects

Public Input Opportunity #2 – Survey provided with Public Meeting #1

Public Involvement

Due to COVID-19 restrictions, the project team was unable to hold an in-person public meeting for scoping and soliciting early input. As an alternate approach, a virtual public meeting was held on October 13, 2021 at 5:30 pm with a public input opportunity survey provided to compliment the virtual public meeting input. The Virtual Public Meeting was posted on the project website ([Street Transportation 3rd Street Rio Salado Projects \(phoenix.gov\)](#)) following the meeting. The survey was created using SurveyMonkey and a project hotline was created to gauge the community interest and response to the proposed project. Both outreach methods were provided in both English and Spanish.

The virtual public meeting was advertised by the City of Phoenix Office of Communication through social media posts on Facebook, Instagram, LinkedIn, and Twitter, as well as notification mailers and temporary signs near the study corridor. The survey was publicized as part of the virtual meeting and via email to the stakeholder list, neighborhood notification list, and previous survey participants.

The survey was available to the public from October 13, 2021 to October 27, 2021 and received 109 responses.

3rd Street, Rio Salado to Lincoln Connector

Approximately 85% of the respondents say they would prefer to remove on-street parking and add a protected two-way bike lane instead of preserving on-street parking by creating a bike boulevard design. Approximately 80% of respondents said they would prefer a bicycle path separated from pedestrian path instead of a shared use path. Approximately 96% of respondents said they would like to see trees for shade where there is space to plant trees.

Rio Salado Bike / Pedestrian Bridge

The 3rd Street alignment was ranked as the preferred alignment with approximately 58% selecting 3rd Street Alignment as their preferred alignment and approximately 33% selecting 1st Street Alignment as the preferred alignment with 6th Street alignment ranked a distant third place in the ranking. Shade, lighting, wide bridge deck, and public art were consistently ranked as high priorities for the design of the bridge crossing of Rio Salado. Approximately 55% of respondents said they would prefer a simple structure that blends into the environment compared to approximately 44% respondents preferring a bold, attention-grabbing structure. Respondents indicated a preference for desert life (approximately 60%) and honoring southwestern indigenous history (approximately 54%) as the theme for the project.

Summary of Open-Ended Responses

In general, a large majority of the responses were positive, or in favor of implementing the 3rd Street connector and pedestrian and bike bridge across the Rio Salado. Several respondents made comments generalized as follows:

- Extend 3rd Street bikeway north of Lincoln.
- In favor of protecting bike lanes
- Align bridge with future development and connecting to bike paths on south and north banks of Rio Salado

3rd Street Rio Salado Projects

Public Input Opportunity #2 – Survey provided with Public Meeting #1

Negative comments, comments not in favor of proposed concepts, or constructive comments provided by respondents are generalized as follows:

- Suggest using Central Avenue corridor instead of 3rd Street
- Protected bike lanes need to have more than paint or plastic bollards

The hotline received no additional calls between the closing of the first survey on August 26, 2021 and the closing of the second survey on October 27, 2021.

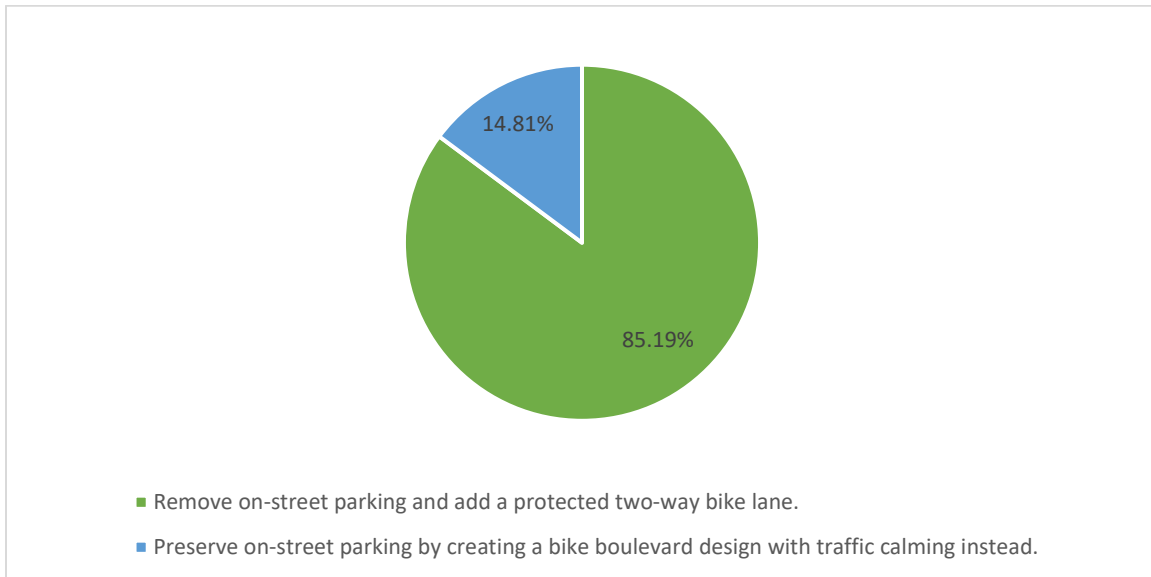
The full survey response details, survey responses summary, and survey can be found attached with this document.

3rd Street Rio Salado Projects

Public Input Opportunity #2 –Survey Responses Summary

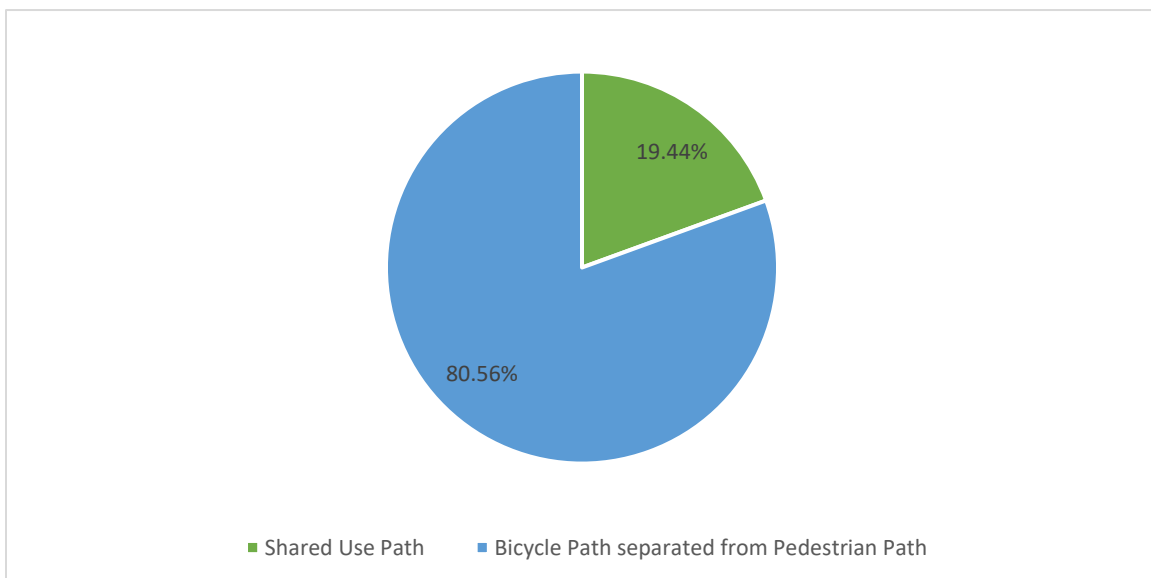
QUESTION #1: Parking

Right now, parking is allowed along most of 3rd Street from Rio Salado to Lincoln. Parking would need to be removed along the street if a protected two-way bike lane were installed. Which option would you prefer?



QUESTION #2: Shared Use or Separated Use

3rd Street is not connected throughout the corridor. In places where the street does not currently exist, where there is space to improve the area with either a Shared Use Path or to provide a bicycle path separated from a pedestrian path. What design would you rather see?

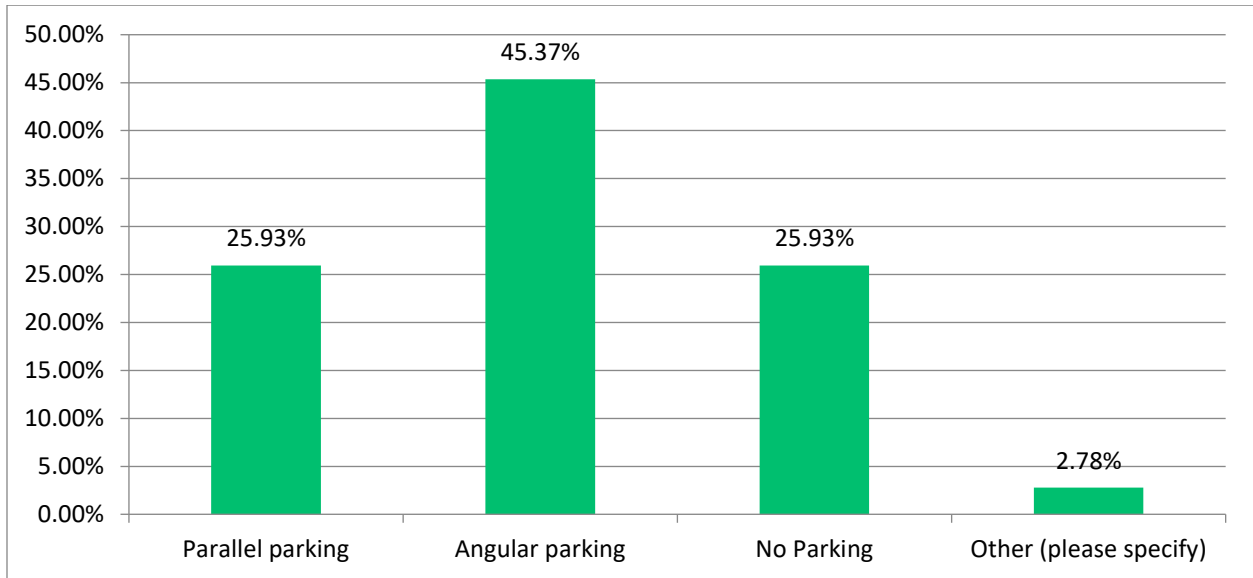


3rd Street Rio Salado Projects

Public Input Opportunity #2 –Survey Responses Summary

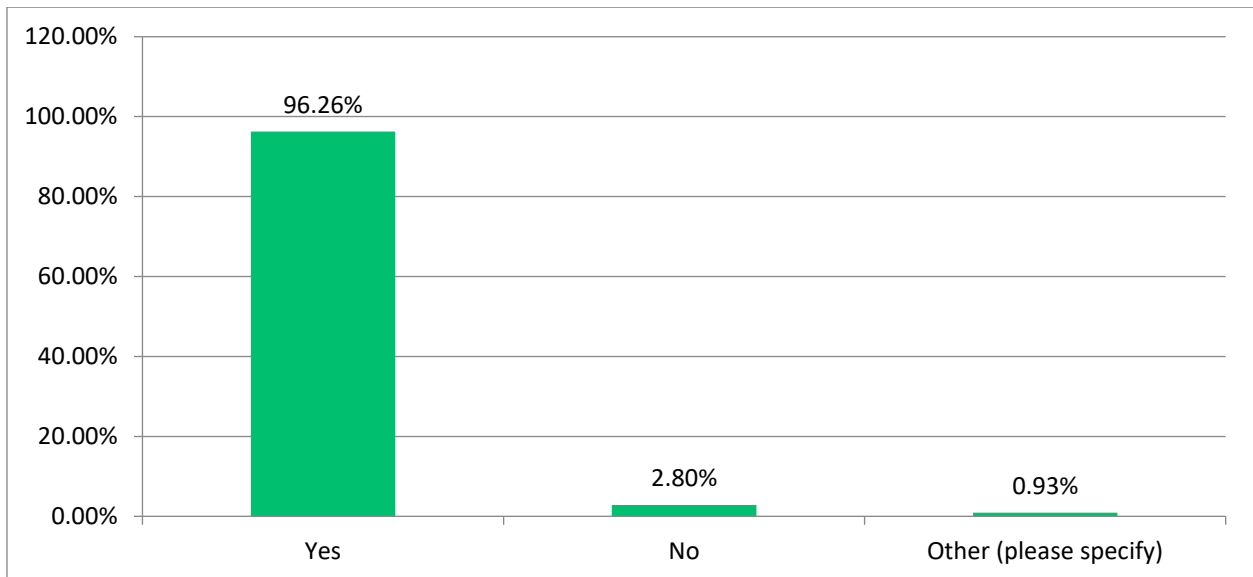
QUESTION #3: Parking Type Preference

In areas with no curb and gutter along 3rd Street, we could design to include ON-STREET parking. What type of parking would you prefer, if any?



QUESTION #4: Trees for Shade

In areas along 3rd Street would you like to see trees for shade where there is space to plant trees?



3rd Street Rio Salado Projects

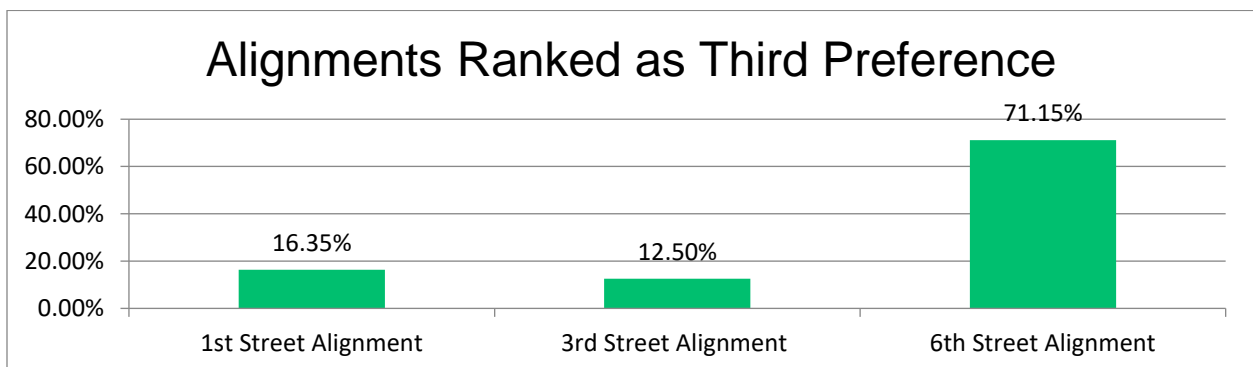
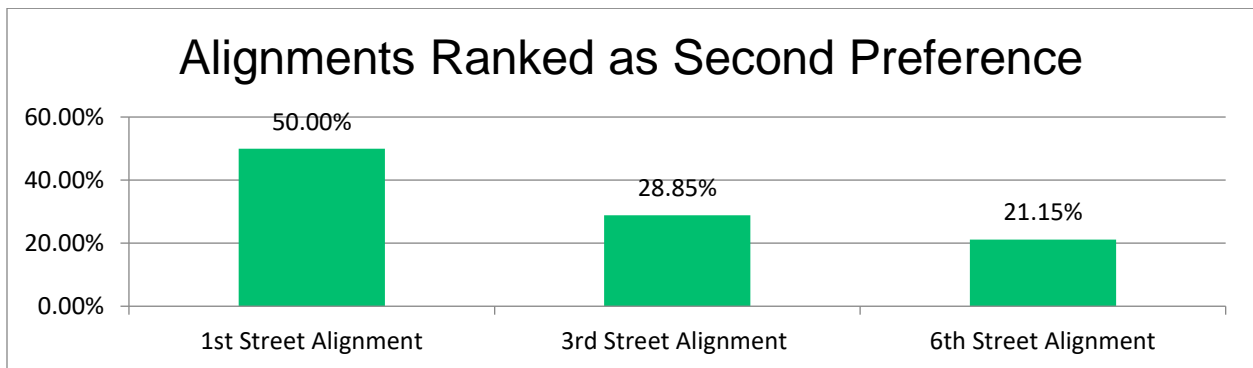
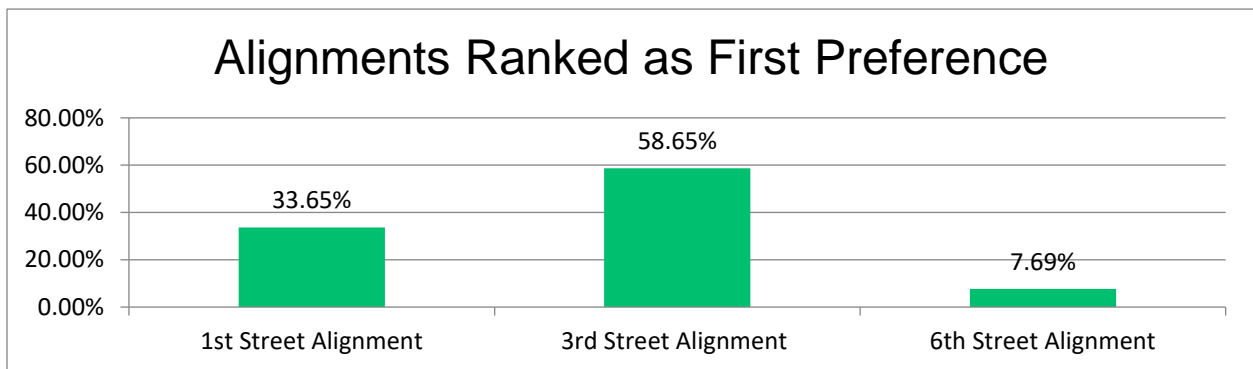
Public Input Opportunity #2 –Survey Responses Summary

QUESTION #5: Bridge Alignment

Please rank your preferred alignments in order



Note: A ranking of 1st results in a score of 3, and a ranking of 3rd results in a score of 1. The cumulative total of ranking is reflected above.

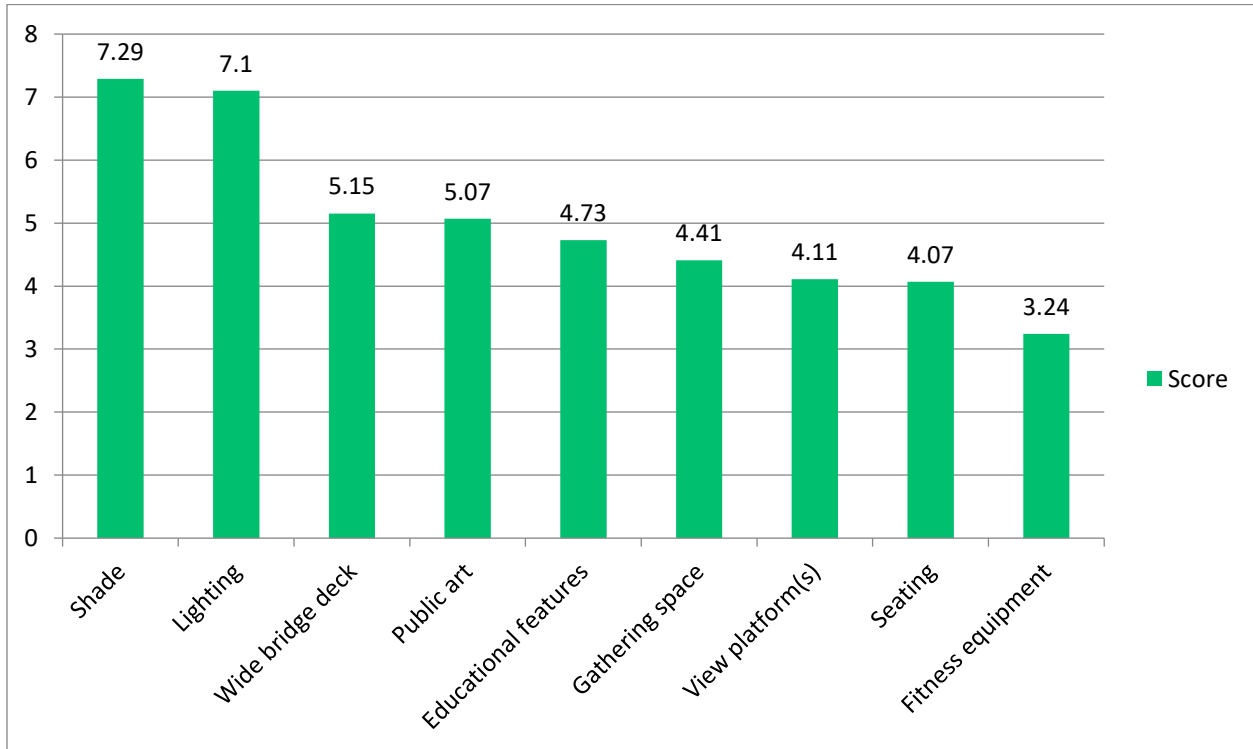


3rd Street Rio Salado Projects

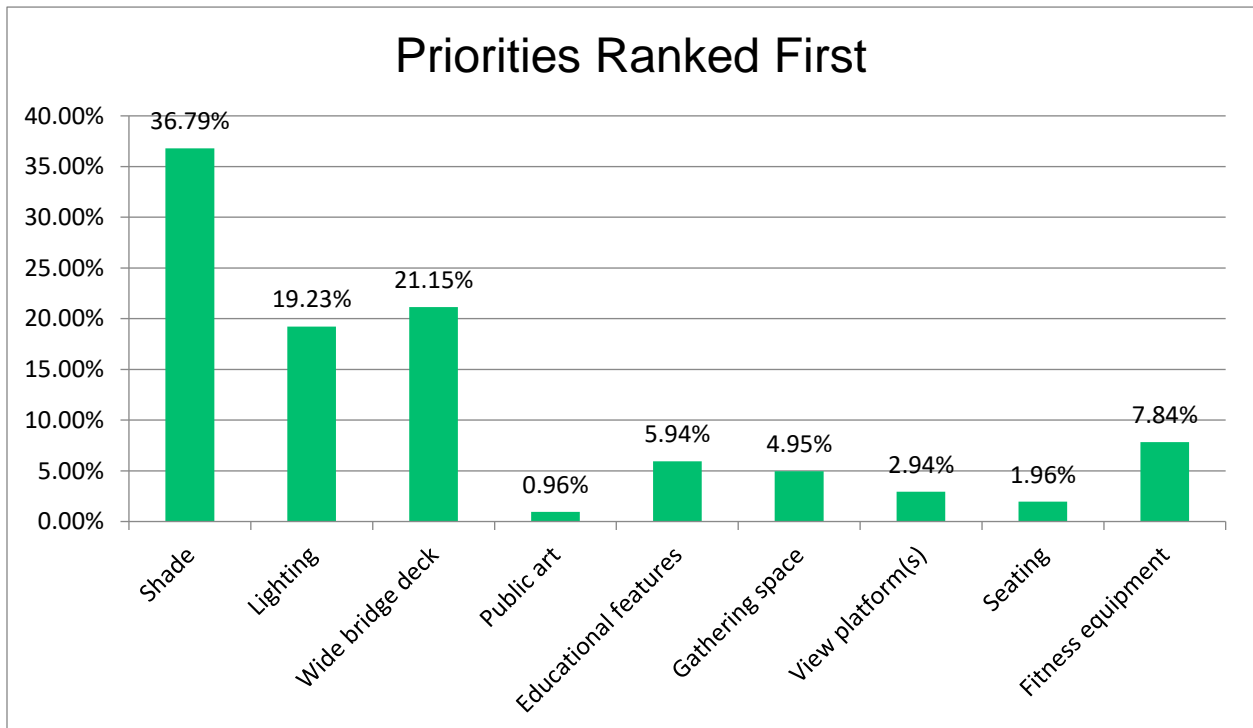
Public Input Opportunity #2 –Survey Responses Summary

QUESTION #6: Bridge Design Priorities

Please rank your priorities for the design of the bridge crossing of Rio Salado

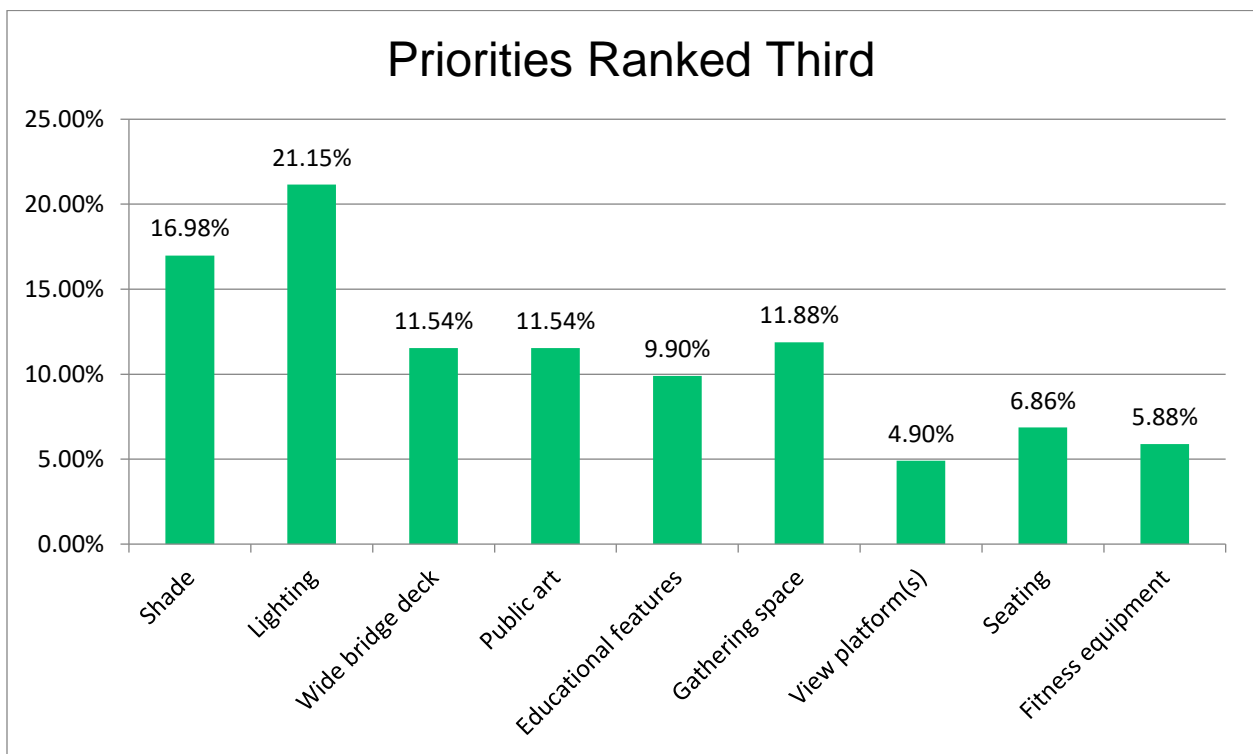
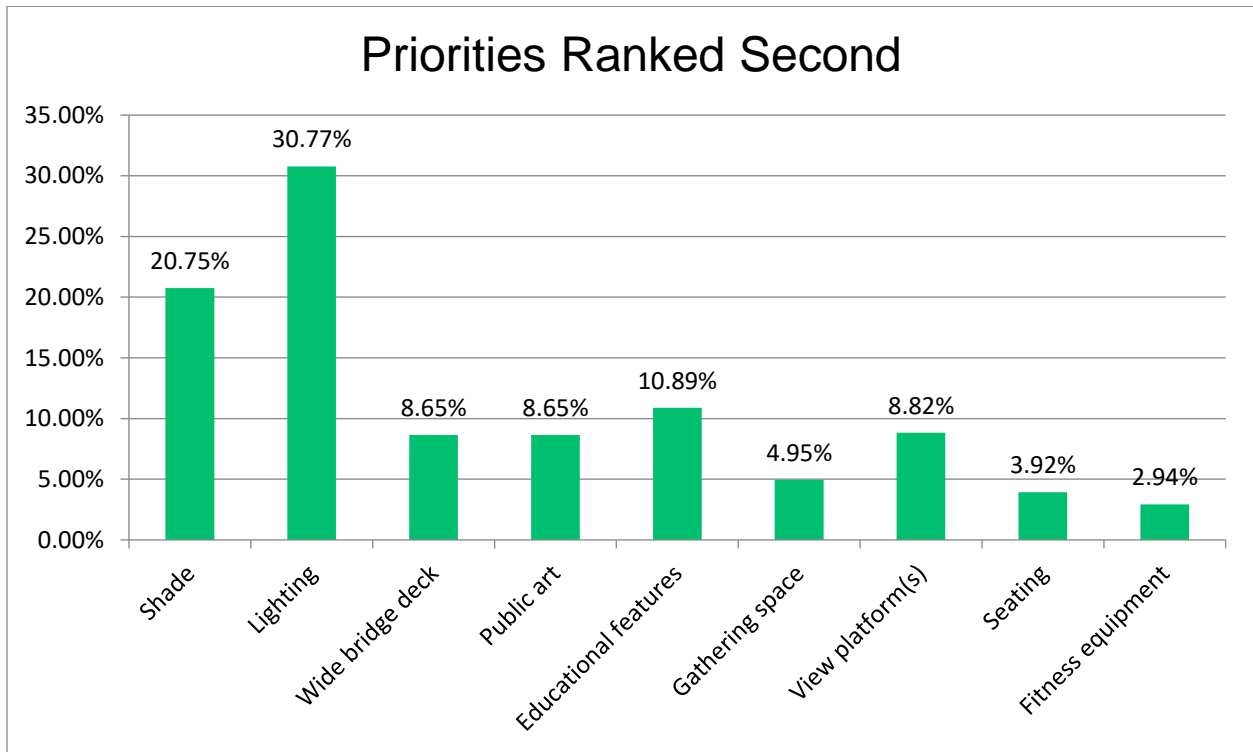


Note: A ranking of 1st results in a score of 9, and a ranking of 9th results in a score of 1. The cumulative total of ranking is reflected above.



3rd Street Rio Salado Projects

Public Input Opportunity #2 –Survey Responses Summary



3rd Street Rio Salado Projects

Public Input Opportunity #2 –Survey Responses Summary

QUESTION #7: Other Priorities for the Bridge Design

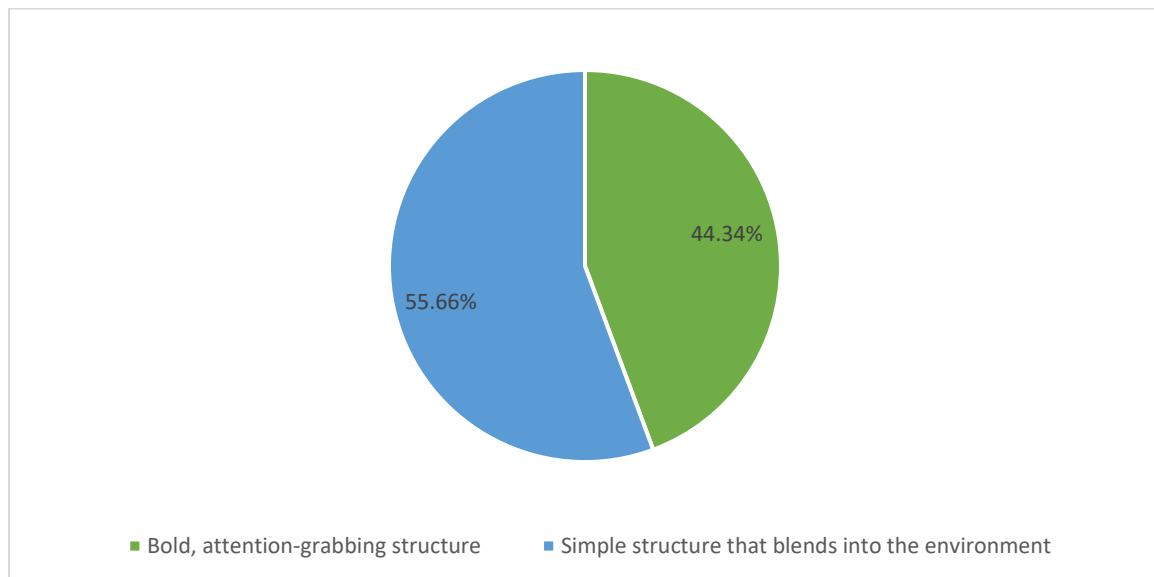
If there are other priorities for the design of the bridge crossing of Rio Salado, please specify

Common Responses:

- Align bridge with future development and connecting to bike paths on south and north banks of Rio Salado
- Dedicated bike path would be desirable
- Safety and accessibility a priority including ADA standards and language accessibility (English, Spanish, Braille)
- Use sustainable materials
- Incorporate trees with the bridge and/or use reflective material to reduce the structure capturing heat

QUESTION #8: Structure Type

Bold, attention-grabbing structures are significantly more expensive to implement than simple structures. Which type of structure would you prefer to cross the Rio Salado?

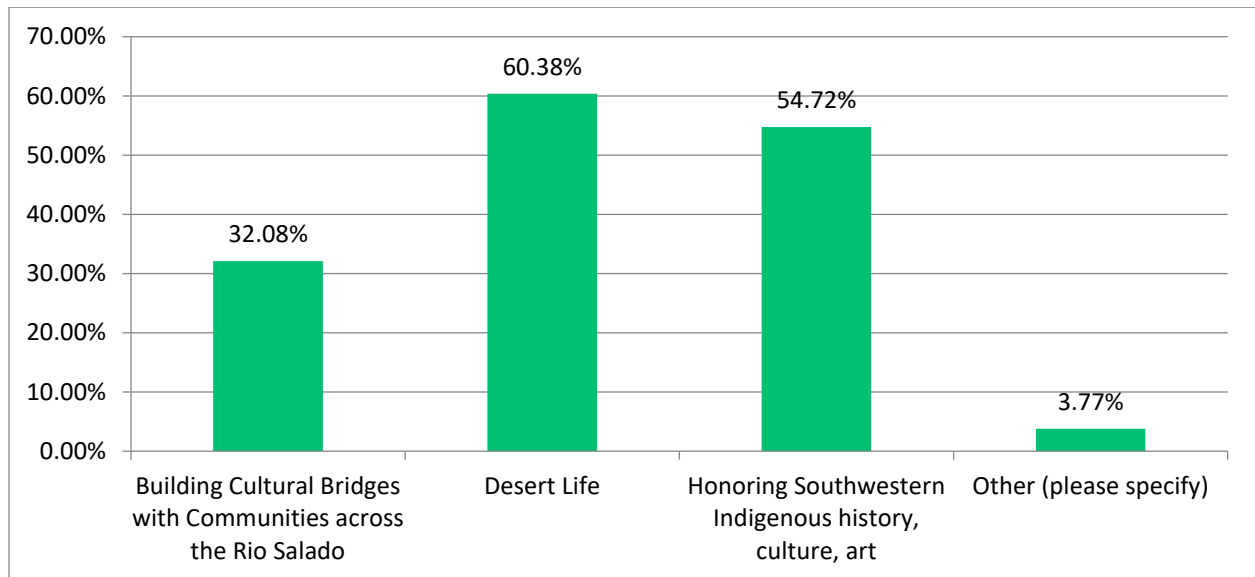


3rd Street Rio Salado Projects

Public Input Opportunity #2 –Survey Responses Summary

QUESTION #9: Bridge Design Theme

Designers usually start with a theme for a project. What theme(s) would you like to inspire the bridge design? Please select all that apply.



Other responses:

- Locally sourced material
- Honor the golden gate Barrio community
- Let designers create something interesting to show off. There's no interesting architecture in Phoenix
- Urban Desert Life

QUESTION #10: Other Comments

Do you have any other comments regarding the proposed 3rd Street Rio Salado Projects?

- Extend 3rd Street bikeway north of Lincoln.
- In favor of protecting bike lanes
- Align bridge with future development and connecting to bike paths on south and north banks of Rio Salado
- Suggest using Central Avenue corridor instead of 3rd Street
- Protected bike lanes need to have more than paint or plastic bollards

3rd Street Rio Salado Projects

Rio Salado to Lincoln Connector & Bike/Pedestrian Bridge

SURVEY 2 - Concept Alternatives Input

The purpose of this survey is to get feedback on the community's preferences related to concepts for bicycle and pedestrian connections along the 3rd Street corridor and a bicycle and pedestrian bridge over the Rio Salado near 3rd St.

You will have the option to give us your contact information in order to get more information about the project. No identifying information will be shared in the survey report. This survey closes at 11:59 p.m. on Wednesday, October 27.

For help completing this survey, please call the project hotline: 480-999-0024.

El propósito de esta encuesta es obtener respuestas y comentarios de la comunidad en los conceptos de la conexión peatonal y de bicicleta del proyecto "Puente para bicicletas y peatones en la Tercera calle sobre el Rio Salado".

Usted va a tener la opción de darnos su información de contacto para poder obtener más información sobre este proyecto. Su información no va a ser compartida en el reporte de esta encuesta. La encuesta terminará a las 11:59 p.m. el Miércoles 27 de Octubre.

Para obtener ayuda de como contestar esta encuesta, porfavor marque al: 480-999-0024.

Project Area Map (*Mapa de Área de Proyecto*)



For the purposes of this survey, vicinity = area highlighted on the Project Area Map for each project.

Con el propósito de contestar esta encuesta, "vicinity" = región = area resaltadas en el Mapa de Área del Proyecto.

Project #1: 3rd Street, Rio Salado to Lincoln Connector

Project #2: 3rd Street Rio Salado Bike/Pedestrian Bridge

3rd Street, Rio Salado to Lincoln Connector Concepts

The design team has drafted different potential approaches to adding enjoyable biking and walking infrastructure along 3rd Street from Rio Salado to Lincoln Street.

El equipo de diseño ha preparado posibles opciones que pudieran proveer una conexión cómoda y de bajo estrés para la gente que camina o usa bicicletas viajando de la calle Lincoln hacia el Rio Salado por la Tercera calle.

1. Right now, parking is allowed along most of 3rd Street from Rio Salado to Lincoln. Parking would need to be removed along the street if a protected two-way bike lane were installed. Which option would you prefer?

Por ahora, esta permitido estacionarse sobre la mayor parte de la Tercera calle desde el Rio Salado hasta la calle Lincoln. El estacionamiento deberá ser eliminado si dos carriles protegidos para bicicletas son instalados. Que opción prefieres?

- Remove on-street parking and add a protected two-way bike lane - *Elimine el estacionamiento e instale dos carriles protegidos para bicicletas.*
- Preserve on-street parking by creating a bike boulevard design with traffic calming instead - *Mantenga el estacionamiento e implemente un carril compartido que usan los ciclistas y automovilistas junto con la adopción de medidas para reducir la velocidad de los automóviles que circulan en la calle.*

Question Title



Protected two-way bike lane - *Dos carriles protegidos para bicicletas.*



Shared Street with Traffic Calming and Signage (Bike Boulevard) - *Carril compartido que usan los ciclistas y automovilistas.*

2. 3rd Street is not connected throughout the corridor. In places where the street does not currently exist, where there is space to improve the area with either a Shared Use Path or to provide a bicycle path separated from a pedestrian path. What design would you rather see?

La tercera calle tiene espacios que no esta conectada a lo largo del Proyecto. En estos lugares donde la calle no existe y donde hay espacio suficiente para implementar una ruta de uso compartido o una ruta de bicicleta separada de la ruta de peatones. Usted que opción prefiere?

- Shared Use Path - *Ruta de uso compartido*
- Bicycle Path separated from Pedestrian Path - *Ruta de Bicicleta separada de la ruta de peatones*



Shared Use Path = EVERYONE - *Ruta de uso compartido = TODOS*



Bicycle Path Separated from Pedestrian Path - *Ruta de Bicicleta separada de la ruta de peatones*

3. In areas with no curb and gutter along 3rd Street, we could design to include ON-STREET parking. What type of parking would you prefer, if any?

En áreas sin bordillo sobre la tercera calle, se puede implementar estacionamiento en la calle. Que tipo de estacionamiento prefieres?

- Parallel parking - *Estacionamiento Paralelo*
- Angular parking - *Estacionamiento Angular*
- No Parking - *No permitir estacionamiento*
- Other (please specify) - *Otro (favor de especificar)*

Parking in Areas with no Curb and Gutter along 3rd Street

Áreas de estacionamiento sin bordillo sobre la Tercera calle.



Parallel Parking (left side of picture) and Angular Parking (right side of picture)

Estacionamiento en paralelo (parte izquierda de la imagen) y estacionamiento angular (parte derecha de la imagen)



4. In areas along 3rd Street would you like to see trees for shade where there is space to plant trees?

Le gustaría que plantemos árboles sobre la tercera calle en lugares donde exista el espacio disponible?

- Yes - *Sí*
- No - *No*
- Other (please specify) - *Otro (favor de especificar)*

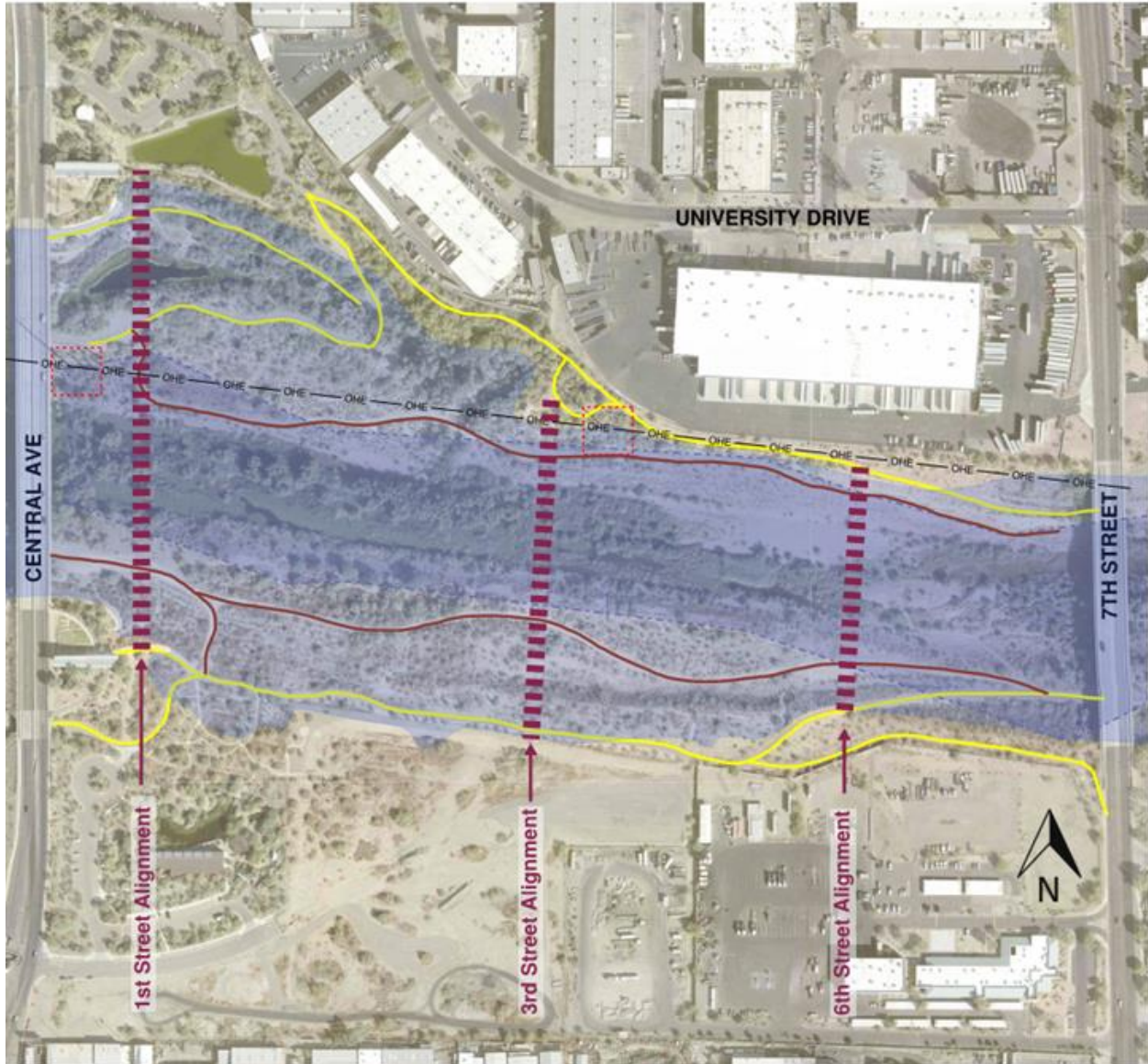
Rio Salado Bike / Pedestrian Bridge Concept Preferences

Potential concept alternatives have been developed for crossing the Rio Salado between Central Avenue and 7th Street. The next few questions are to help our planning and design team select an alignment, define potential amenities, and identify inspiration to guide the design development.

Algunas opciones de alineamiento han sido desarrolladas para proporcionar una conexión sobre el Rio Salado entre la Avenida Central y la Calle Siete. Las siguientes preguntas ayudarán a nuestro equipo de planeación y diseño a seleccionar la mejor alineación, así como también definir opciones de comodidades y poder identificar una guía de inspiración que nos ayudará en el desarrollo del diseño.

Which alignment would you prefer for the bridge crossing of Rio Salado to walk or bike along? Please refer to the image below for a conceptual layout of each alignment and rank your preferred alignments in order.

Cual alineación prefiere para el puente peatonal sobre el Rio Salado? Porfavor use la siguiente imagen para poder contestar la pregunta y clasifique las alineaciones en orden de su preferencia.



5. Please rank your preferred alignments in order - *Porfavor clasifique las alineaciones en orden de su preferencia.*

1st Street Alignment - *Alineación Primera Calle*

3rd Street Alignment - *Alineación Tercera Calle*

6th Street Alignment - *Alineación Sexta Calle*

6. Please rank your priorities for the design of the bridge crossing of Rio Salado: - *Porfavor clasifique sus prioridades para el diseño del puente peatonal sobre el Rio Salado:*

Educational features (environmental, cultural & historical) - *Características Educativas (medio ambiente, histórica y cultural)*

Fitness equipment - *Equipo para hacer ejercicio*

Gathering space - *Áreas de reunión*

Lighting - *Iluminación*

Public art - *Arte público*

Seating - *Asientos*

Shade - *Sombra*

View platform(s) - *Plataformas con vista panorámicas*

Wide bridge deck - *Plataforma de puente ancha*

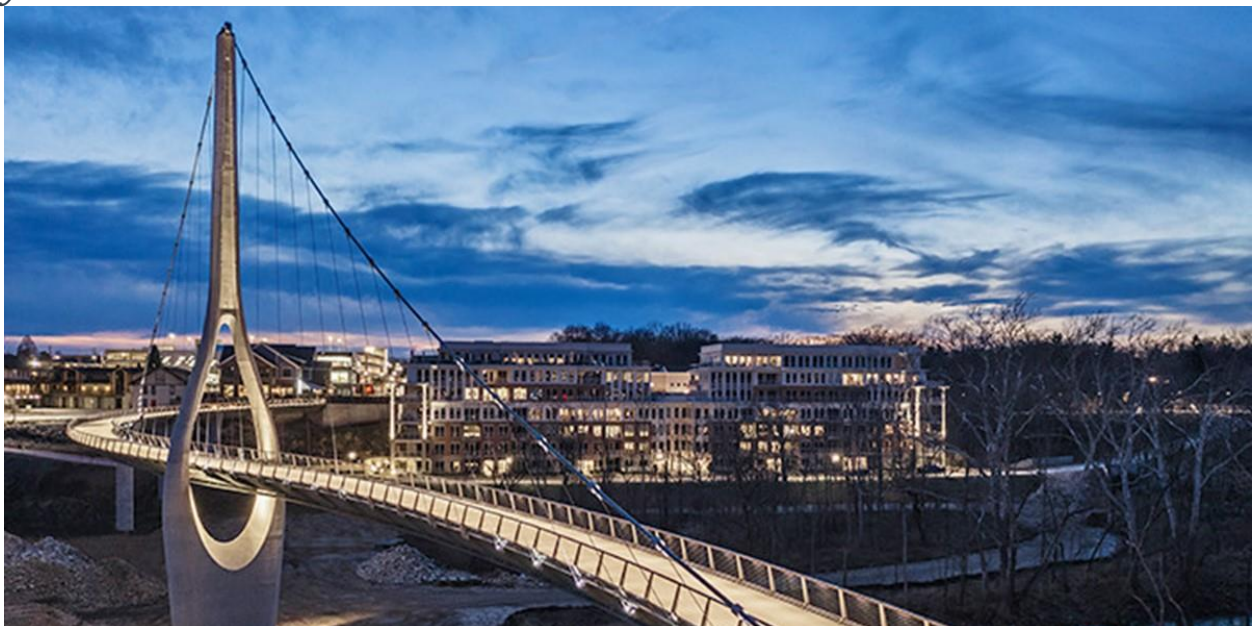
7. If there are other priorities for the design of the bridge crossing of Rio Salado, please specify:

Porfavor especifique si hay otras prioridades que hay que considerar para el diseño del puente peatonal sobre el Rio Salado:

We are working with a design team based in South Phoenix to create an original, visually pleasing design for this pedestrian/bicycle bridge at Rio Salado. Pedestrian bridges can take on a variety of forms ranging from a bold, attention-grabbing structure including curves to a simple structure that blends into the environment. Consider what impression you would like this bridge to make on you and others. Examples of each bridge type from other locations are provided below.

Estamos trabajando con un equipo de diseño establecido en el sur de Phoenix para crear un diseño de Puente peatonal original y visualmente agradable. Estos puentes peatonales pueden tomar una amplia variedad de formas que van desde una simple estructura que se mezcla con su entorno hasta una estructura impresionante que resalta y llama la atención. Que tipo de estructura te gustaría ver para este Puente peatonal? Las siguientes fotos son ejemplos de cada estructura.

Bold, Attention-grabbing structure - Estructura impresionante que resalta y llama la atención.



Simple structure that blends into the environment - *Estructura simple que se mezcla con su entorno.*



8. Bold, attention-grabbing structures are significantly more expensive to implement than simple structures. Which type of structure would you prefer to cross the Rio Salado?

Las estructuras impresionantes que llaman la atención son significativamente mas caras que una simple estructura. Que tipo de estructura te gustaría ver para este puente peatonal sobre el Rio Salado?

- Bold, attention-grabbing structure - *Estructura impresionante que llama la atención*
- Simple structure that blends into the environment - *Estructura simple que se mezcla con su entorno*

9. Designers usually start with a theme for a project. What theme(s) would you like to inspire the bridge design? Please select all that apply.

Los diseñadores se inspiran en un tema específico para este tipo de proyectos. Que tema(s) te gustaría ver para este puente peatonal? Porfavor escoge todos los que apliquen.

- Building Cultural Bridges with Communities across the Rio Salado
- *Construyendo puentes culturales de las comunidades sobre el Rio Salado*
- Desert Life - *Vida Desértica*
- Honoring Southwestern Indigenous history, culture, art - *Mostrar honor de la historia, cultura y arte indígena del suroeste*
- Other (please specify) - *Otro (favor de especificar)*

10. Do you have any other comments regarding the proposed 3rd Street Rio Salado Projects?

Usted tiene algún otro comentario con respecto a este proyecto?

11. Please provide your contact information if you would like to receive project updates.

Si le gustaría recibir actualizaciones del proyecto, porfavor proporcione su información de contacto.

Name - *Nombre*

Email Address - *Correo electrónico*

APPENDIX E: GI LID PROJECT AT DURANGO AND 5TH ST

The project in this section is funded and at the time of this report it is in the design phase. This project included the vacant lot next to the school owned by the Friendly House. Therefore, the vacant lot is expected to be developed by the time this project enters design phase.





APPENDIX F – PROJECT COORINATION WITH STRIPING AT LINCOLN BALL PARK APARTMENTS



3rd Street & Lincoln Street

coordination to reduce City efforts and costs

Coordination to Reduce City efforts and Costs

- Our project limits: Lincoln to Rio Salado along 3rd St
- Our team found two other efforts besides ours affecting the intersection of 3rd Street and Lincoln
- Currently none of the designs for the intersection are coordinated
- We estimate that the intersection and Lincoln Street itself could be restriped up to 3 times as each project is funded
- First project to be installed will be completed by the developer of Ball Park Apartments

Current Conditions: On Street Parking



On-Street parking demand north of Lincoln Street
on BOTH SIDES of the street
Note the single SB lane approaching intersection

Current Conditions: On Street Parking



On-Street parking demand south of Lincoln Street
on BOTH SIDES of the street
Note the single SB lane departing intersection

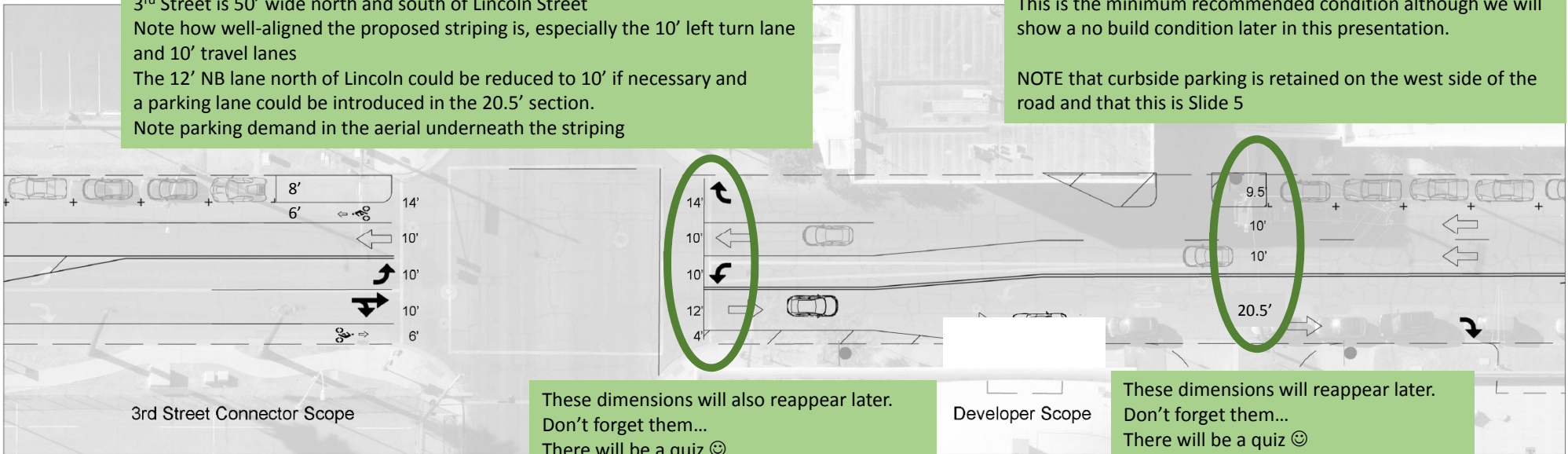
Our Project Allows Future Options: 14-10-10-16

Bike Lanes – traditional on the south leg only – MINIMUM condition – **SLIDE 5**

3rd Street is 50' wide north and south of Lincoln Street
 Note how well-aligned the proposed striping is, especially the 10' left turn lane and 10' travel lanes
 The 12' NB lane north of Lincoln could be reduced to 10' if necessary and a parking lane could be introduced in the 20.5' section.
 Note parking demand in the aerial underneath the striping

This is the minimum recommended condition although we will show a no build condition later in this presentation.

NOTE that curbside parking is retained on the west side of the road and that this is Slide 5



3rd Street Connector Scope

Developer Scope

These dimensions will also reappear later. Don't forget them... There will be a quiz 😊
 The 14' RTO, 10' through, 10' LTC and 16' NB are most important...
 Please feel free to write this down so you get 100% on the quiz 😊

These dimensions will reappear later. Don't forget them... There will be a quiz 😊
 The 20.5' and 9.5' are most important...
 Please feel free to write this down so you get 100% on the quiz 😊

Alternative 2 - Striping | Lane Modification

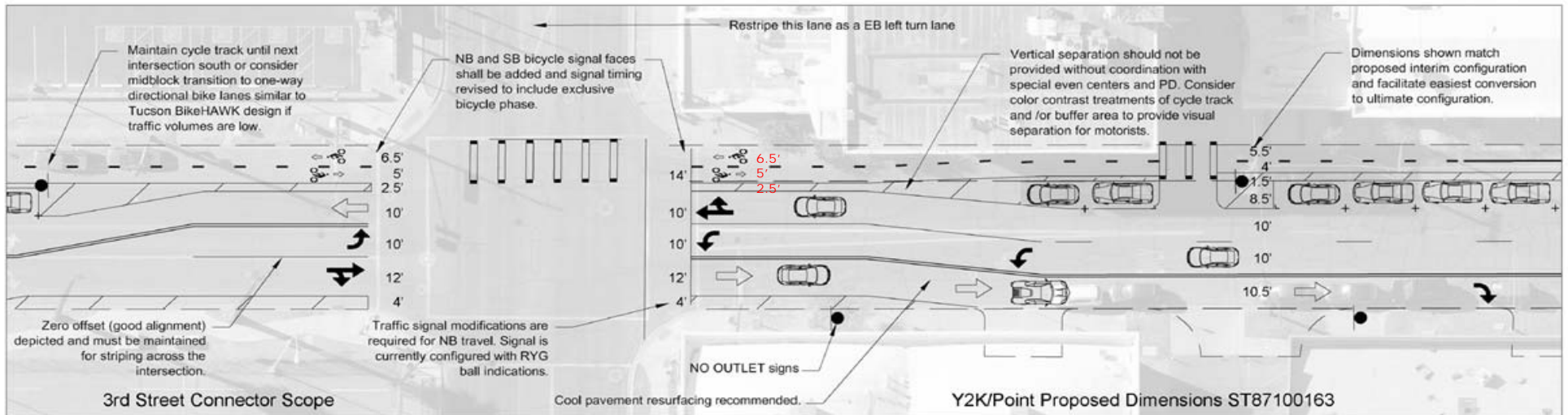
October 11, 2020

Bike Lanes Each Direction - Consideration

THE URBAN CULTURE DESIGN PROJECT

Our Project Allows Future Options: 14-10-10-16

TWO-WAY PARKING PROTECTED cycle track – RECOMMENDED CONDITION



This is how a cycle track may be easily added in the future using just the regular 6' bike lane and 8' parking lane on the west side of the street shown of the previous slide.

The two-way cycle track fits well in the 14' space. 1.5' or 18" of the 6.5' is gutter so each direction gets 5'

NOTE that there is no effect on the driving lanes striping dimensions
 Parking can be moved away from curbside and into the 10' SB lane from prior slide north of Lincoln Street to provide parking protected cycle track

The introduction of parking upstream does require a 4' bikeway in each direction.

Alternative 1 - Striping | Completed Vision
 October 11, 2020

THE URBAN CULTURE DESIGN PROJECT

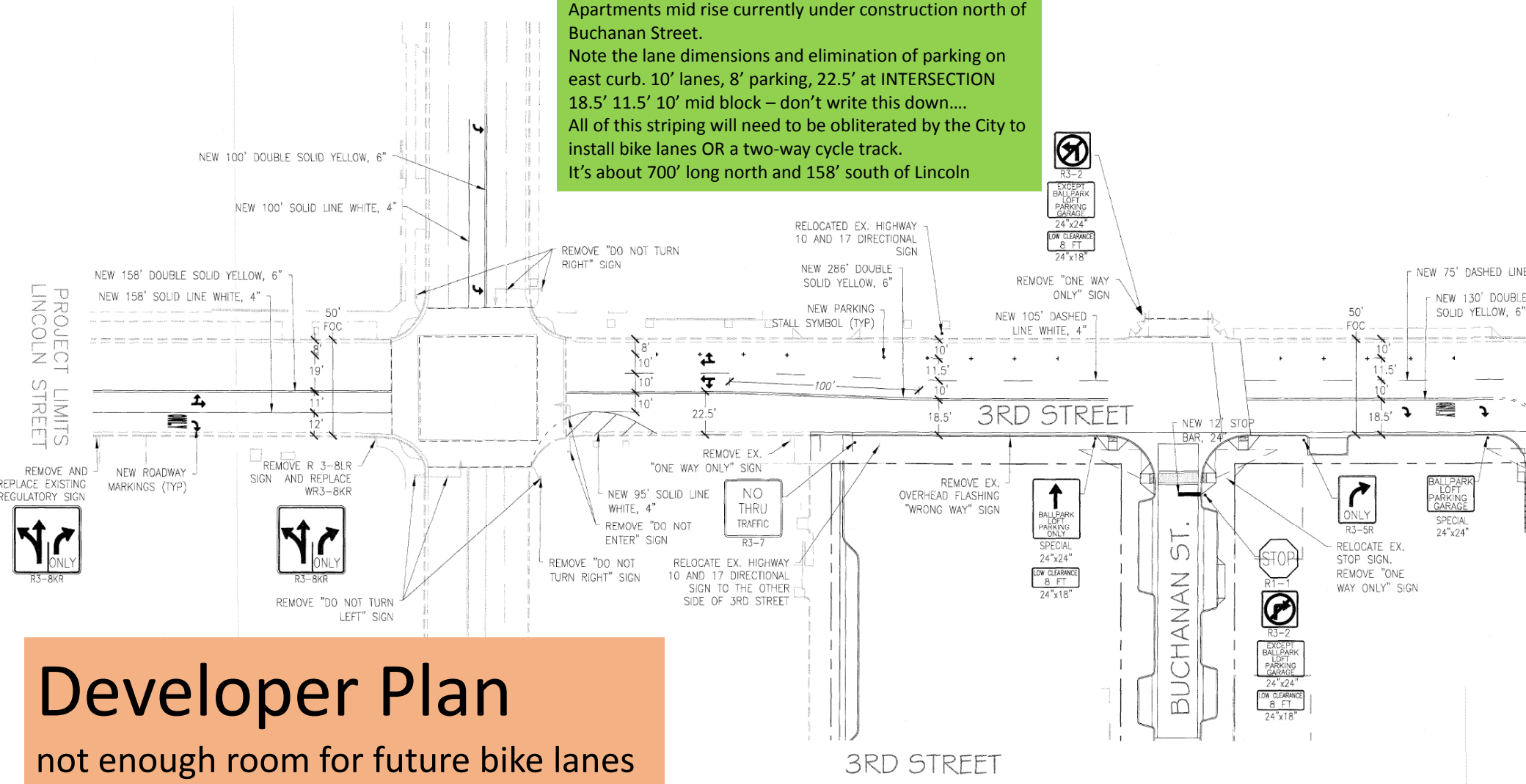
This is likely to be the recommended condition by Urban Culture Design. This will tie in well with any future plans to carry the two-way cycle track north to Washington.

This is the recently approved striping plan for Ball Park Apartments mid rise currently under construction north of Buchanan Street.

Note the lane dimensions and elimination of parking on east curb. 10' lanes, 8' parking, 22.5' at INTERSECTION 18.5' 11.5' 10' mid block – don't write this down...

All of this striping will need to be obliterated by the City to install bike lanes OR a two-way cycle track.

It's about 700' long north and 158' south of Lincoln



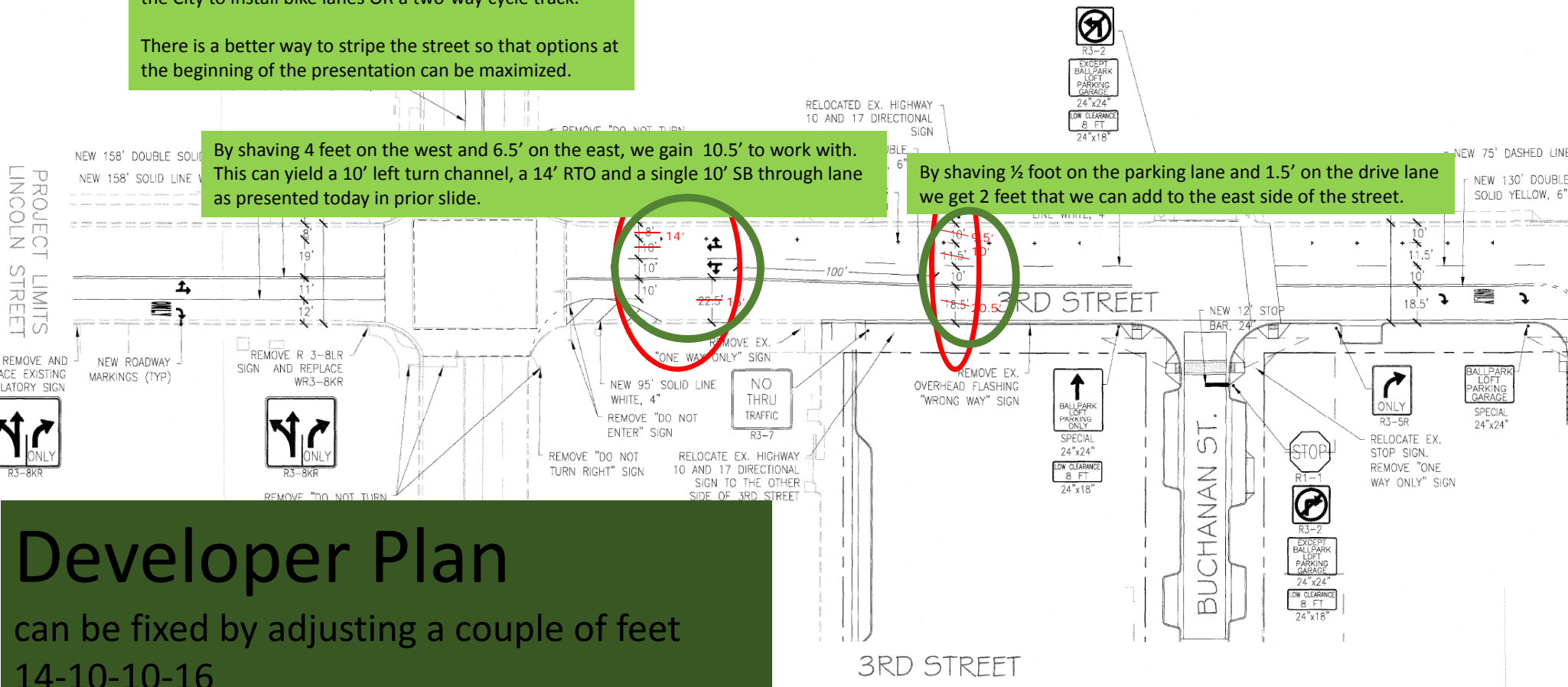
Developer Plan
 not enough room for future bike lanes

Again, this is a recently approved striping drawing for Ball Park apartments currently under construction. Note the lane dimensions and elimination of parking on east curb. All of this striping will need to be obliterated by the City to install bike lanes OR a two-way cycle track.

There is a better way to stripe the street so that options at the beginning of the presentation can be maximized.

By shaving 4 feet on the west and 6.5' on the east, we gain 10.5' to work with. This can yield a 10' left turn channel, a 14' RTO and a single 10' SB through lane as presented today in prior slide.

By shaving 1/2 foot on the parking lane and 1.5' on the drive lane we get 2 feet that we can add to the east side of the street.

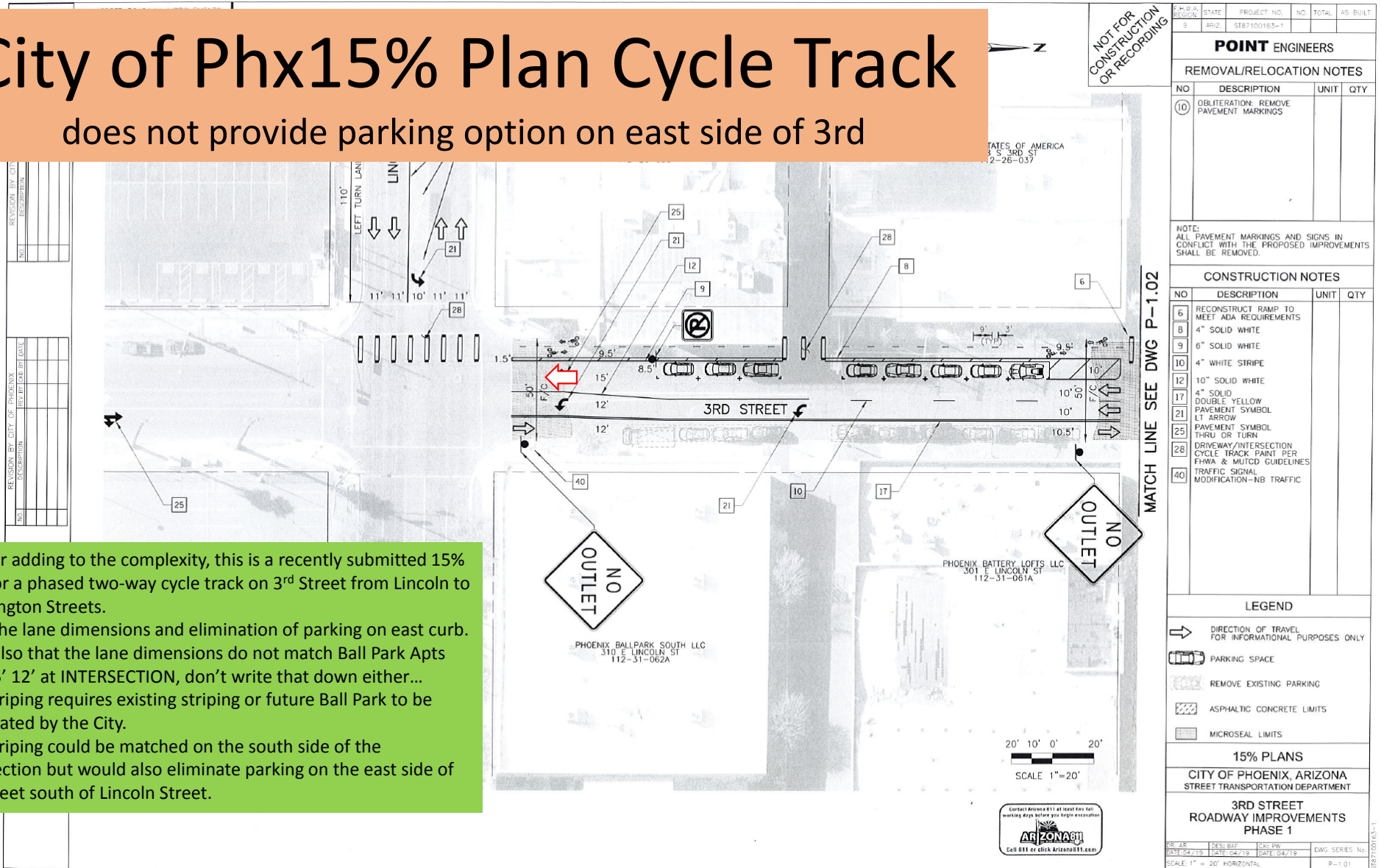


Developer Plan
 can be fixed by adjusting a couple of feet
 14-10-10-16

City of Phx 15% Plan Cycle Track

does not provide parking option on east side of 3rd

Further adding to the complexity, this is a recently submitted 15% plan for a phased two-way cycle track on 3rd Street from Lincoln to Washington Streets. Note the lane dimensions and elimination of parking on east curb. Note also that the lane dimensions do not match Ball Park Apts 9.5' 15' 12' at INTERSECTION, don't write that down either... This striping requires existing striping or future Ball Park to be obliterated by the City. This striping could be matched on the south side of the intersection but would also eliminate parking on the east side of the street south of Lincoln Street.



NOT FOR CONSTRUCTION OR RECORDING

F.P.O.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS BUILT
9	ARIZ.	ST87100165-1			
POINT ENGINEERS					
REMOVAL/RELOCATION NOTES					
NO.	DESCRIPTION	UNIT	QTY		
10	OBLITERATION: REMOVE PAVEMENT MARKINGS				
NOTE: ALL PAVEMENT MARKINGS AND SIGNS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.					
CONSTRUCTION NOTES					
NO.	DESCRIPTION	UNIT	QTY		
6	RECONSTRUCT RAMP TO MEET ADA REQUIREMENTS				
8	4" SOLID WHITE				
9	6" SOLID WHITE				
10	4" WHITE STRIPE				
12	10" SOLID WHITE				
17	4" SOLID DOUBLE YELLOW PAVEMENT SYMBOL				
21	PAVEMENT SYMBOL LT ARROW				
25	PAVEMENT SYMBOL THRU OR TURN				
28	DRIVEWAY/INTERSECTION CYCLE TRACK PAINT PER FHWA & MUTCD GUIDELINES				
40	TRAFFIC SIGNAL MODIFICATION-NB TRAFFIC				
LEGEND					
	DIRECTION OF TRAVEL FOR INFORMATIONAL PURPOSES ONLY				
	PARKING SPACE				
	REMOVE EXISTING PARKING				
	ASPHALTIC CONCRETE LIMITS				
	MICROSEAL LIMITS				
15% PLANS					
CITY OF PHOENIX, ARIZONA STREET TRANSPORTATION DEPARTMENT					
3RD STREET ROADWAY IMPROVEMENTS PHASE 1					
DR. AR.	DES. BAF	CHK. PW			
DATE: 04/19	DATE: 04/19	DATE: 04/19			
SCALE: 1" = 20' HORIZONTAL			P-1.01		

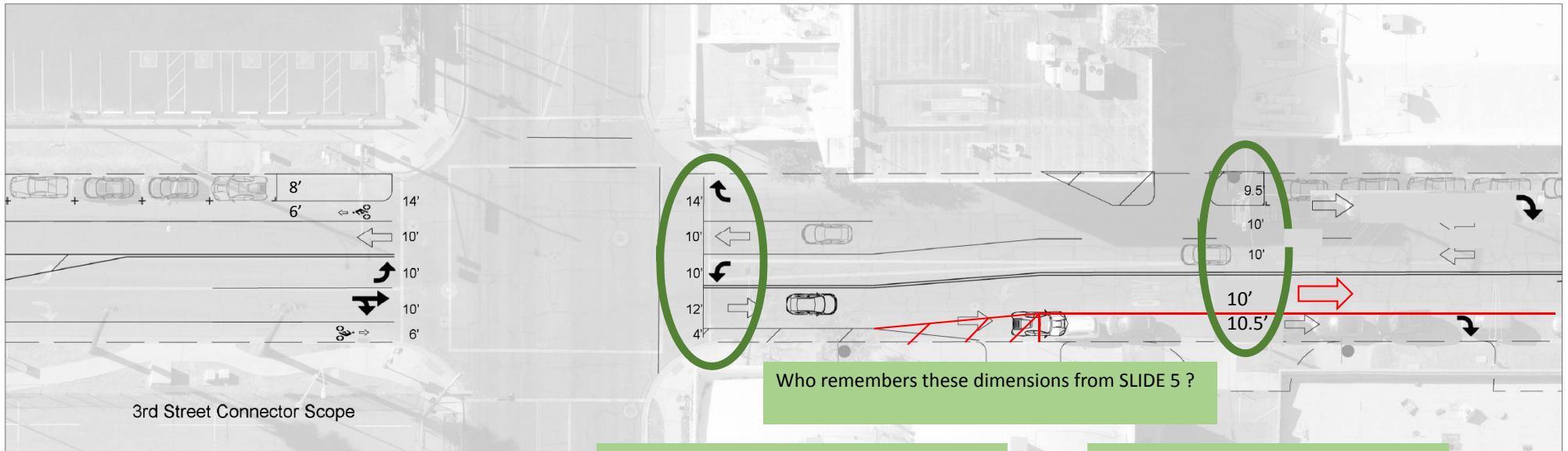


MATCH LINE SEE DWG P-1.02

Our Project Allows Parking Options

9.5-20-20.5

Bike Lanes - traditional



3rd Street Connector Scope

Who remembers these dimensions from SLIDE 5 ?

That's right...
The 14' RTO, 10' through, 10' LTC and 16' NB
are most important...

That's right...
20.5' and 9.5' are most important...

Best of all, a 10.5' parking lane can be added

Alternative 2 - Striping | Lane Modification

October 11, 2020

Bike Lanes Each Direction - Consideration

THE URBAN CULTURE DESIGN PROJECT

Our Project Allows Parking Options

10.5' could be used for on street parking



Alternative 2 - Striping | Lane Modification

October 11, 2020

Bike Lanes Each Direction - Consideration

THE URBAN CULTURE DESIGN PROJECT

3RD STREET ROADWAY IMPROVEMENTS:
LINCOLN STREET TO
WASHINGTON STREET
PROJECT NO. SB87100163-1

NOT FOR
CONSTRUCTION
OR RECORDING

FEDERAL DISTRICT	STATE	PROJECT NO.	NO.	TOTAL	AS BUILT
9	ARIZ.	SB87100163-1			

POINT ENGINEERS

NO.	DESCRIPTION	UNIT	QTY
10	OBLITERATION: REMOVE PAVEMENT MARKINGS		

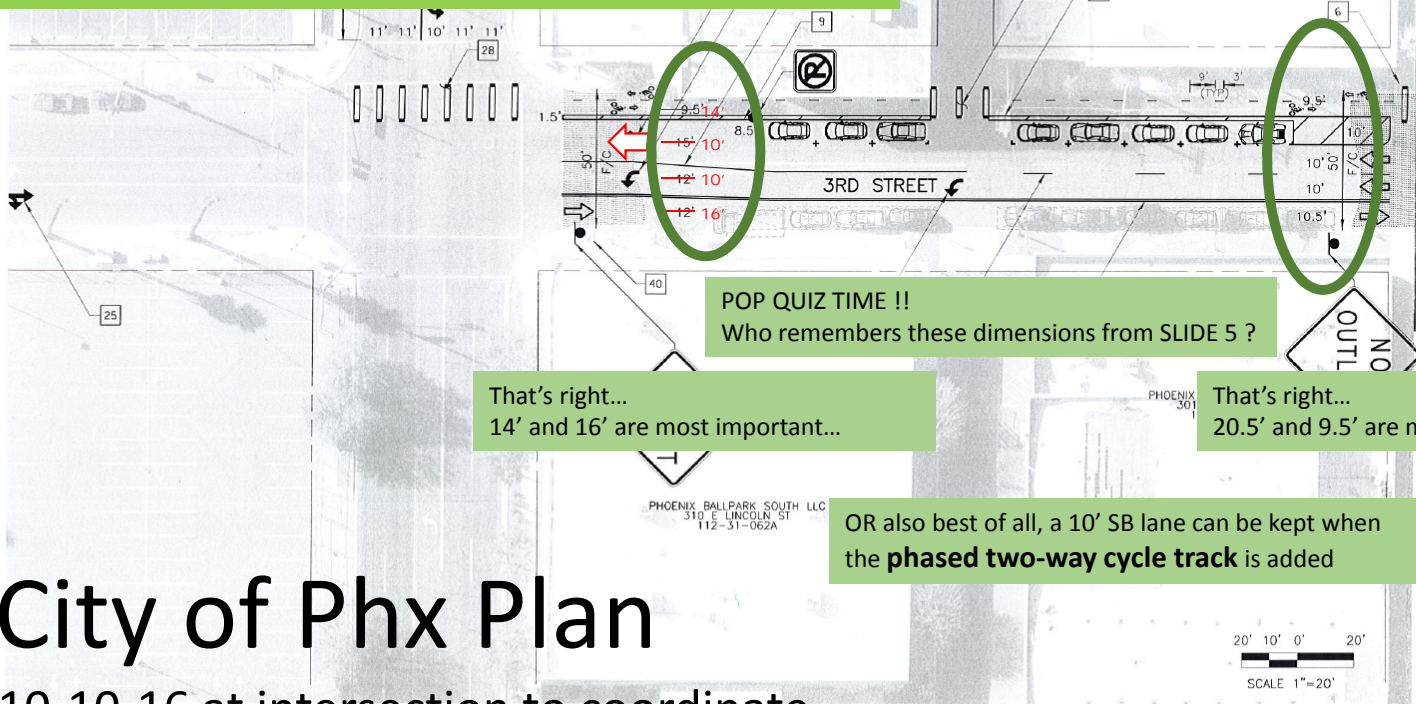
NOTE: ALL PAVEMENT MARKINGS AND SIGNS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.

CONSTRUCTION NOTES

NO.	DESCRIPTION	UNIT	QTY
6	RECONSTRUCT RAMP TO MEET ADA REQUIREMENTS		
8	4" SOLID WHITE		
9	6" SOLID WHITE		
10	4" WHITE STRIPE		
12	10" SOLID WHITE		
17	DOUBLE YELLOW PAVEMENT SYMBOL		
21	LT ARROW		
25	PAVEMENT SYMBOL THRU OR TURN		
28	DRIVEWAY/INTERSECTION CYCLE TRACK PAINT PER FHWA & MUTCD GUIDELINES		
40	TRAFFIC SIGNAL MODIFICATION-NB TRAFFIC		

Again, this is a recently submitted 15% plan for a **phased two-way cycle track** on 3rd Street from Lincoln to Washington Streets.
Note the lane dimensions and elimination of parking on east curb.
As mentioned before, this striping requires existing striping or Ball Park to be obliterated by the City.

There is also a better way to stripe the street so that the options at the beginning of the presentation can be maximized.



POP QUIZ TIME !!
Who remembers these dimensions from SLIDE 5 ?

That's right...
14' and 16' are most important...

That's right...
20.5' and 9.5' are most important...

OR also best of all, a 10' SB lane can be kept when the **phased two-way cycle track** is added

City of Phx Plan

use 14-10-10-16 at intersection to coordinate

LEGEND

- DIRECTION OF TRAVEL FOR INFORMATIONAL PURPOSES ONLY
- PARKING SPACE
- REMOVE EXISTING PARKING
- ASPHALTIC CONCRETE LIMITS
- MICROSEAL LIMITS

15% PLANS

CITY OF PHOENIX, ARIZONA
STREET TRANSPORTATION DEPARTMENT

3RD STREET ROADWAY IMPROVEMENTS PHASE 1

DR. AR.	DES. BAF.	CHK. PW.
DATE: 04/19	DATE: 04/19	DATE: 04/19

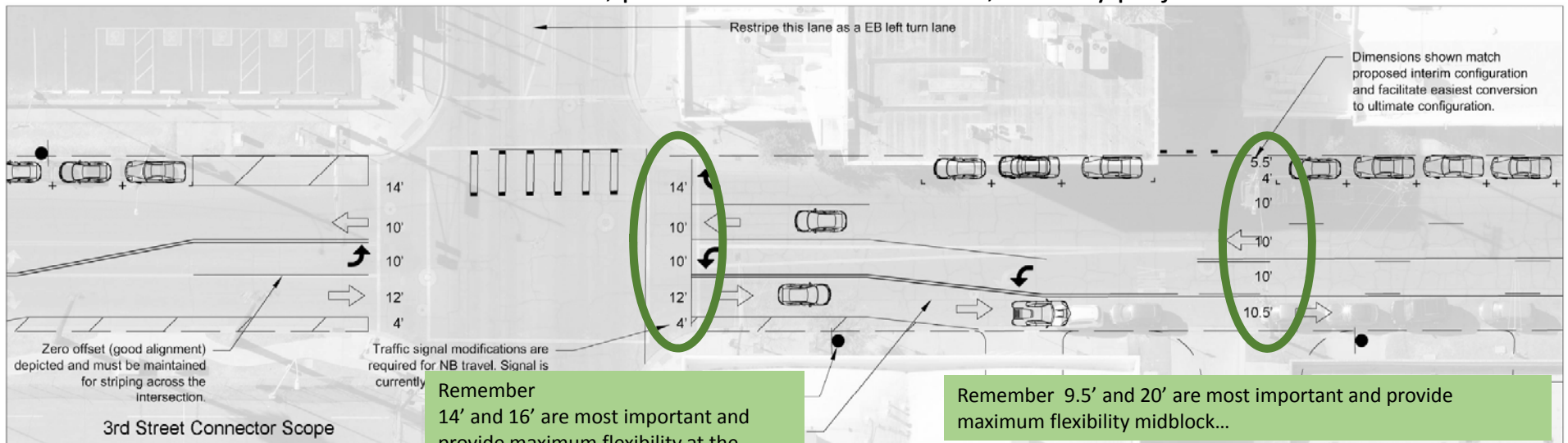
SCALE: 1" = 20' HORIZONTAL P-101



Striping Dimensions that Provide Options

and eliminate need to obliterate between projects

The ASK: NO BUILD, pursue additional resources, or delay project



Remember
14' and 16' are most important and provide maximum flexibility at the intersection...

Remember 9.5' and 20' are most important and provide maximum flexibility midblock...

Here is the no build option.

This is really the striping plan we want the Ball Park apartments to install rather than the approved drawing shown earlier.

This striping requires almost zero obliteration depending on if we want a two-way cycle track OR bike lanes and:

- a) two SB lanes, a two-way left turn lane and one NB lane OR
- b) two SB lanes, one NB lane and a 10.5' parking lane.

Temporary Striping Consideration with new lane dimensions

Our Project Allows Parking Options

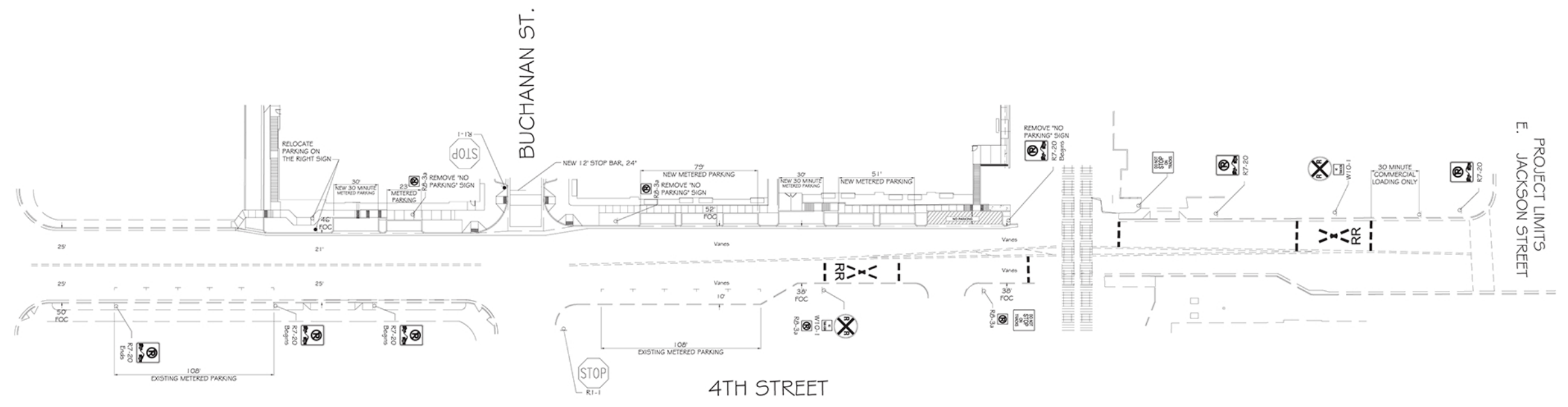
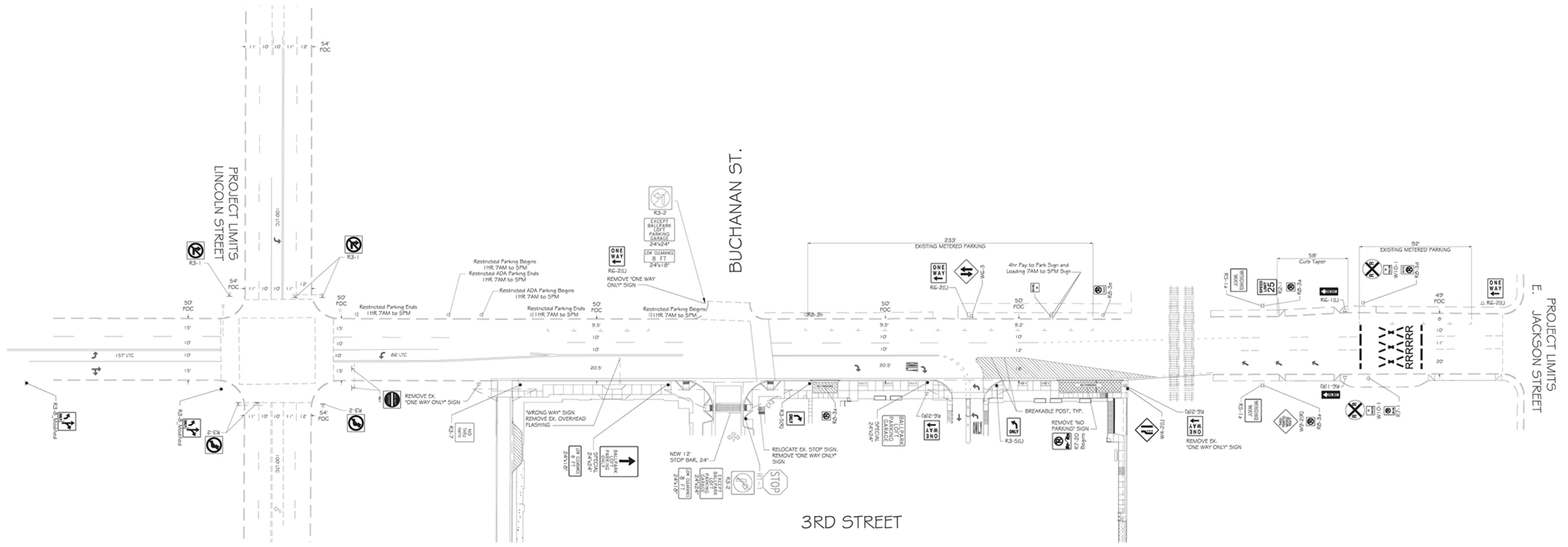


APPENDIX G: SITE PLANS FOR PROJECTS INTENDED ALONG 3RD ST CONNECTOR

As the City of Phoenix learned of projects planned for construction along the corridor, they shared site plans with are team. The following projects were recorded:

- Ballpark Apartments
- 5th Avenue and Buckeye
- Central Logistics Center
- GI LID Project at Durango and 5th Street





- NOTES:**
- 1 - Verify R2-1 (25) 4 per side per mile
 - 2 - Maintain existing signs unless otherwise noted.

PAINT AND SIGN PLAN APPROVAL IS VALID FOR 365 CALENDAR DAYS FROM DATE SIGNED. IF THE NOTIFICATION IS NOT RECEIVED PRIOR TO THE 365 DAYS ELAPSING, THE PAINT AND SIGN PLAN MUST BE RE-SUBMITTED FOR APPROVAL OR AN EXTENSION GRANTED BY THE TRAFFIC SERVICES DEPUTY DIRECTOR OR AN AUTHORIZED REPRESENTATIVE TO ENSURE THAT THE PROPOSED PAINT AND SIGN PLAN IS STILL ACCEPTABLE

THE CITY OF PHOENIX INSPECTOR SHALL NOTIFY THE CITY OF PHOENIX TRAFFIC SERVICES FIELD INVESTIGATOR UNIT (602)262-4684 A MINIMUM OF FIFTEEN (15) BUSINESS DAYS PRIOR TO HAVING TRAFFIC SIGN AND PAVEMENT WORK COMMENCE



"PER CITY OF PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY & MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY OF PHOENIX."

PAINT & SIGN PLANS

CITY OF PHOENIX, ARIZONA
STREET TRANSPORTATION DEPARTMENT

3RD STREET & 4TH STREET
E. JACKSON ST. TO LINCOLN ST.

APPROVED BY:
TRAFFIC SERVICES ENGINEER
DATE: 09/14/2021
STREET TRANSPORTATION TRAFFIC SERVICES DEPUTY DIRECTOR
DATE: 09/17/2021

KVA#: 13-174B	CPST#: 2105513	FILE NO: 10763
DR: 09/02/2021	DES: 09/02/2021	CK: 09/02/2021
SCALE: 1" = 40'	OS. #: 09-28	SHEET NO: 1
		TOTAL SHEETS: 1



GRADING AND DRAINAGE PLANS

FOR 5TH AND BUCKEYE

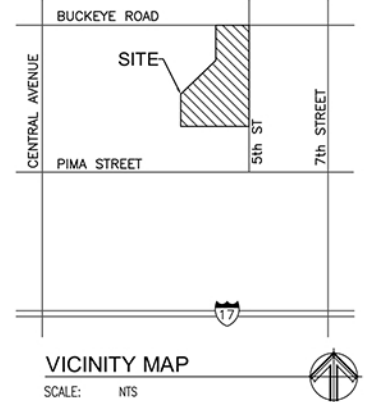
443 E. BUCKEYE ROAD
PHOENIX, ARIZONA 85004

SHEET INDEX

C1.01	COVER SHEET
C1.02	GRADING PLAN
C1.03	PAVING PLAN
C1.04	CROSS SECTIONS & DETAILS

LEGEND

---	MONUMENT LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	WATERSHED BOUNDARY
□	ELEC TRANSFORMER
⊕	FIRE HYDRANT/PROPOSED
⊙	SAN. SEWER M.H.
⊗	STREET LIGHT POLE
⊕	WATER VALVE
⊙	FD MON., AS NOTED
→	FLOW DIRECTION
▭	RIP-RAP
⊕	WATER METER
---	PRESSURE BACKFLOW PREVENTER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	GRADE BREAK
P	ASPHALT PAVEMENT/LIP OF GUTTER
C	CONCRETE
SW	TOP OF SIDEWALK
EX	EXISTING
GR	GRATE
TC	TOP OF BACK OF CURB
FND	FOUND
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
TF	TOP OF FOOTING
CO	CURB OPENING
INV	INVERT
WO	WALL OPENING
TRW	TOP OF RETAINING WALL



OWNER

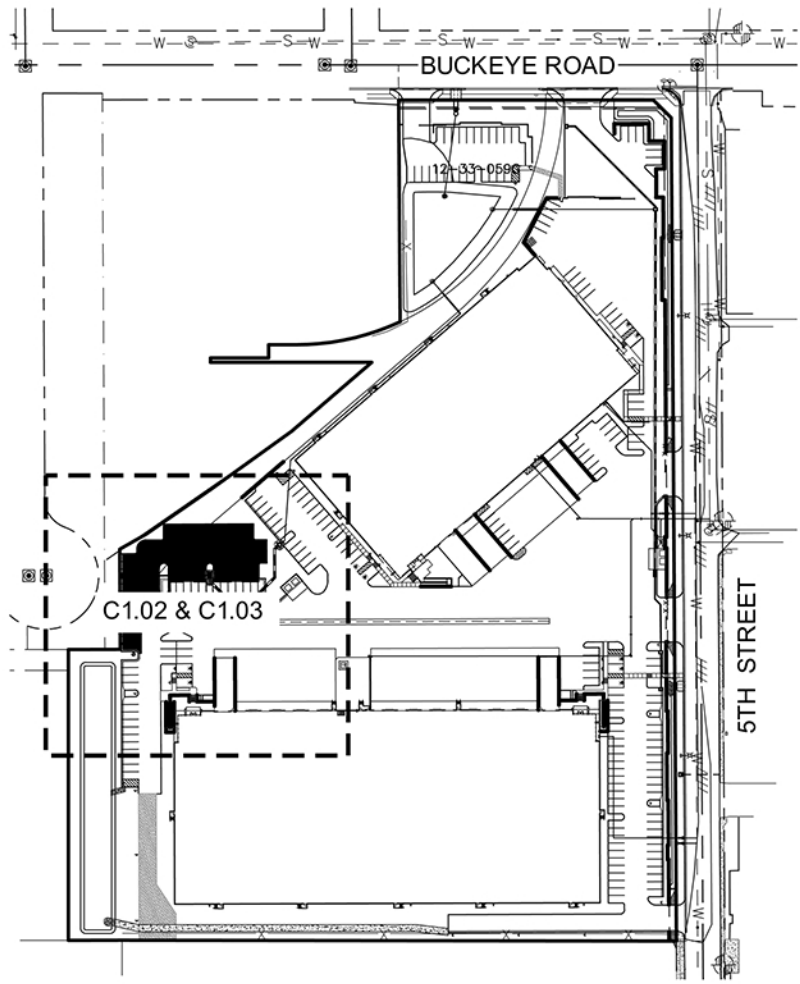
HARRIS PROPERTIES, L.L.C.
5512 N. 40TH STREET #105
PHOENIX, ARIZONA 85018
(602) 308-0407
CONTACT: KENNY HARRIS

ENGINEER

CEG APPLIED SCIENCES
12409 W INDIAN SCHOOL RD, C303
AVONDALE, ARIZONA 85392
(623) 536-1993
CONTACT: NATE COTTRELL, P.E.

HRH	NUC
CHECKED BY:	04/29/19
DATE:	AS NOTED
SCALE:	19-008
PROJECT #:	19-008
PURPOSE:	

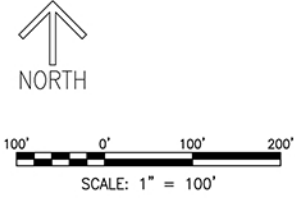
- GRADING AND DRAINAGE NOTES-CITY OF PHOENIX**
- A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
 - WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
 - EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
 - PLANNING AND DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS. TELEPHONE (602) 262-7811.
 - STAKING FINISHED FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
 - PAD CERTIFICATIONS WILL BE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND SUBMITTED TO THE CIVIL/SITE INSPECTOR PRIOR TO ANY CONCRETE CONSTRUCTED IN THE RIGHT-OF-WAY. PAD CERTIFICATION CAN BE SUBMITTED TO THE CIVIL/SITE INSPECTOR BY EITHER SUBMITTING ONE APPROVED BLACK-LINE AS-BUILT GRADING AND DRAINAGE PLAN OR IN LETTER FORMAT SHOWING THE DESIGN AND AS-BUILT PAD ELEVATION AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. IT IS REQUIRED THAT THE AS-BUILT PLAN AND LETTER BE SEALED BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.
 - A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
 - AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
 - GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.
 - GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUB-CONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THEN THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
 - ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
 - PER SECTION 6.8.7 OF THE STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
 - ALL RETAINING WALLS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE PLANNING & DEVELOPMENT DEPARTMENT. ALL RETAINING WALLS ARE TO BE IN ACCORDANCE WITH SECTION 703 OF THE ZONING ORDINANCE AND SECTION 32-32 OF THE SUBDIVISION ORDINANCE FOR SPECIFIC WALL HEIGHT REQUIREMENTS. USE PERMIT IS REQUIRED FOR ALL OVER-HEIGHT RETAINING WALLS.
 - ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES.
 - CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
 - EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
 - THE ENGINEERING DESIGN ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
 - THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
 - PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.



ENGINEER'S EARTHWORK ESTIMATE

CUT	150 cy
FILL	1,800 cy
NET	1,650 cy FILL

THESE QUANTITIES ARE APPROXIMATE AND FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. CALCULATIONS DO NOT INCLUDE SPOILS FROM UTILITIES, SCARIFICATION AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.



AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

DRAINAGE STATEMENT

THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE PROJECT LIES WITHIN ZONE SHADED 'X' OF FEMA FLOOD INSURANCE RATE MAP NO. 04013C2215 L DATED OCTOBER 16, 2013. THE SITE IS PART OF A PREVIOUSLY APPROVED PROJECT (CCPR 15-01076 KVA 01-19214) WHICH PROVIDES RETENTION. THE EXISTING BASINS, BUILDINGS, DRAINAGE FLOW PATTERNS, ETC. WILL NOT BE ALTERED WITH THIS PROPOSED WORK. OVERFLOW LOCATION FROM THE PARCEL WILL REMAIN AT THE SOUTHWESTERN CORNER OF THE OVERALL SITE AT THE PREVIOUSLY DESIGNED LOCATION AND ELEVATION. THE EXISTING BUILDINGS ARE FREE FROM INUNDATION DURING THE 100-YEAR STORM EVENT FOR ONSITE AND OFFSITE FLOWS, AND IF THE PROPOSED WORK IS BUILT PER THIS PLAN, THAT CONDITION WILL REMAIN UNAFFECTED.

PREVIOUS PROJECT INCLUDED FIRST FLUSH RETENTION FOR ONSITE RUNOFF AND FULL 100-YR RETENTION FOR OFFSITE RUNOFF FROM THE ADJACENT 1/2 STREET ROW. THOSE RETENTION VOLUMES WERE APPROVED CONSTRUCTED AND ACCEPTED. THOSE BASINS WILL NOT BE ALTERED OR MODIFIED BY THIS PROPOSED WORK. THIS PROPOSED WORK DOES NOT ALTER ANY RUNOFF COEFFICIENT (FIRST FLUSH IS ALREADY AT 1.00) AND THEREFORE NO ADDITIONAL RETENTION IS REQUIRED. RUNOFF FROM THIS WORK WILL BE DIRECTED TO PREVIOUSLY DESIGNED LOCATIONS ACCORDINGLY.

BASIN ID	VOLUME PROV'D	VOLUME REQ'D	AS-BUILT VOLUME
BASIN #1	30,787 C.F.	21,396 C.F.	
BASIN #2	3,560 C.F.	2,351 C.F.	
BASIN #3	1,010 C.F.	.993 C.F. (EQ)	N/A (REMOVED)
BASIN #4	489 C.F.	.993 C.F. (EQ)	N/A (REMOVED)
BASIN #5	1,413 C.F.	1,252 C.F.	
BASIN #6	2,687 C.F.	2,591 C.F.	
BASIN 3-A	5,380 C.F.	4,921 C.F.	

(EQ) - EQUALIZED BASIN VOLUMES

ONSITE RETENTION CALCULATIONS

FIRST FLUSH VOLUME REQUIRED

$V_{req} = C \cdot A \cdot P / 12$
C = 1.00
P = 0.50 IN

ONSITE WATERSHED #1
C = 1.00
A = 410,812 S.F.
F = 1.25
V_{req} = 21,396 C.F. ← GOVERNS

ONSITE WATERSHED #2
C = 1.00
A = 19,066 S.F.
F = 1.25
V_{req} = 993 C.F. ← GOVERNS

ONSITE WATERSHED #3
C = 1.00
A = 24,031 S.F.
F = 1.25
V_{req} = 1,252 C.F. ← GOVERNS

PRE-VS. POST VOLUME REQUIRED

$V_{req} = C \cdot A \cdot P / 12$
C_{pre} = 0.88
C_{post} = 0.95
P = 0.07
C = 2.20 IN

ONSITE WATERSHED #1
A = 410,812 S.F.
F = 1.25
V_{req} = 6,590 C.F.

ONSITE WATERSHED #2
A = 19,066 S.F.
F = 1.25
V_{req} = 306 C.F.

ONSITE WATERSHED #3
A = 24,031 S.F.
F = 1.25
V_{req} = 385 C.F.

VOLUME PROVIDED

ONSITE WATERSHED #1
BASIN #1 = 30,787 C.F.
VOL_{prov} = 30,787 C.F.

ONSITE WATERSHED #2
BASIN #3 = 1,010 C.F.
BASIN #4 = 489 C.F.
VOL_{prov} = 1,499 C.F.

ONSITE WATERSHED #3
BASIN #5 = 1,413 C.F.
VOL_{prov} = 1,413 C.F.

ADDITIONAL VOLUME REQUIRED

$V_{req} = C \cdot A \cdot P / 12$
C = 0.55
P = 2.20 IN

ONSITE WATERSHED #3A (REV-1)
C = 0.55
A = 19,923 S.F.
P = 2.20
V_{req} = 2,009 C.F.
(#2, #3, #3A)
TOTAL V_{req} = 4,921 C.F.

VOLUME PROVIDED

ONSITE WATERSHED #3A
BASIN #3A = 5,380 C.F.
VOL_{prov} = 5,380 C.F.

OFFSITE RETENTION CALCULATIONS

100-YR, 2-HR STORM EVENT VOLUME REQUIRED

$V_{req} = C \cdot A \cdot P / 12$
C = 0.95
P = 2.20 IN

OFFSITE WATERSHED #1
A = 13,498 S.F.
F = 1.25
V_{req} = 2,351 C.F. ← GOVERNS

OFFSITE WATERSHED #2
A = 14,876 S.F.
F = 1.25
V_{req} = 2,591 C.F. ← GOVERNS

OFFSITE WATERSHED #1
BASIN #2 = 3,560 C.F.
VOL_{prov} = 3,560 C.F.

OFFSITE WATERSHED #2
BASIN #6 = 2,687 C.F.
VOL_{prov} = 2,687 C.F.

NOTE: RETENTION CALC'S PREPARED **UNDER PREVIOUS CONSTRUCTION PERMIT. SHOWN FOR REFERENCE ONLY.

- ENGINEER'S NOTES**
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLANS.
 - "BLUE STAKE" LOCATES ONLY UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS. CONTRACTOR SHALL PROVIDE OTHER MEANS OF ON-SITE UTILITY LOCATION.
 - ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BID ON THEIR ESTIMATE.
 - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AND THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH.
 - THE ENGINEER IS NOT RESPONSIBLE FOR ANY ESTIMATES, BIDS, CONSTRUCTION, OR OTHER ACTIONS OR DECISIONS MADE WHICH HAVE BEEN BASED ON PRELIMINARY OR UNAPPROVED PLANS.
 - THE CONTRACTOR ON SITE SHALL CONFORM TO M.A.G. STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COMPLY WITH A.D.A. REQUIREMENTS RELATING TO CONSTRUCTION AT ALL TIMES.
 - ANY ALTERATIONS OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL FOR ALL UNPAVED AREAS DURING CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS PROJECT, INCLUDING ANY AND ALL ADDENDUMS AND SUPPLEMENTS ISSUED, AND FOLLOW ALL RECOMMENDATIONS THEREIN.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

CIVIL - Kasten Brown 602-534-6123

KVA #01-19214
CPGD #1902041
Q.S. #8-28

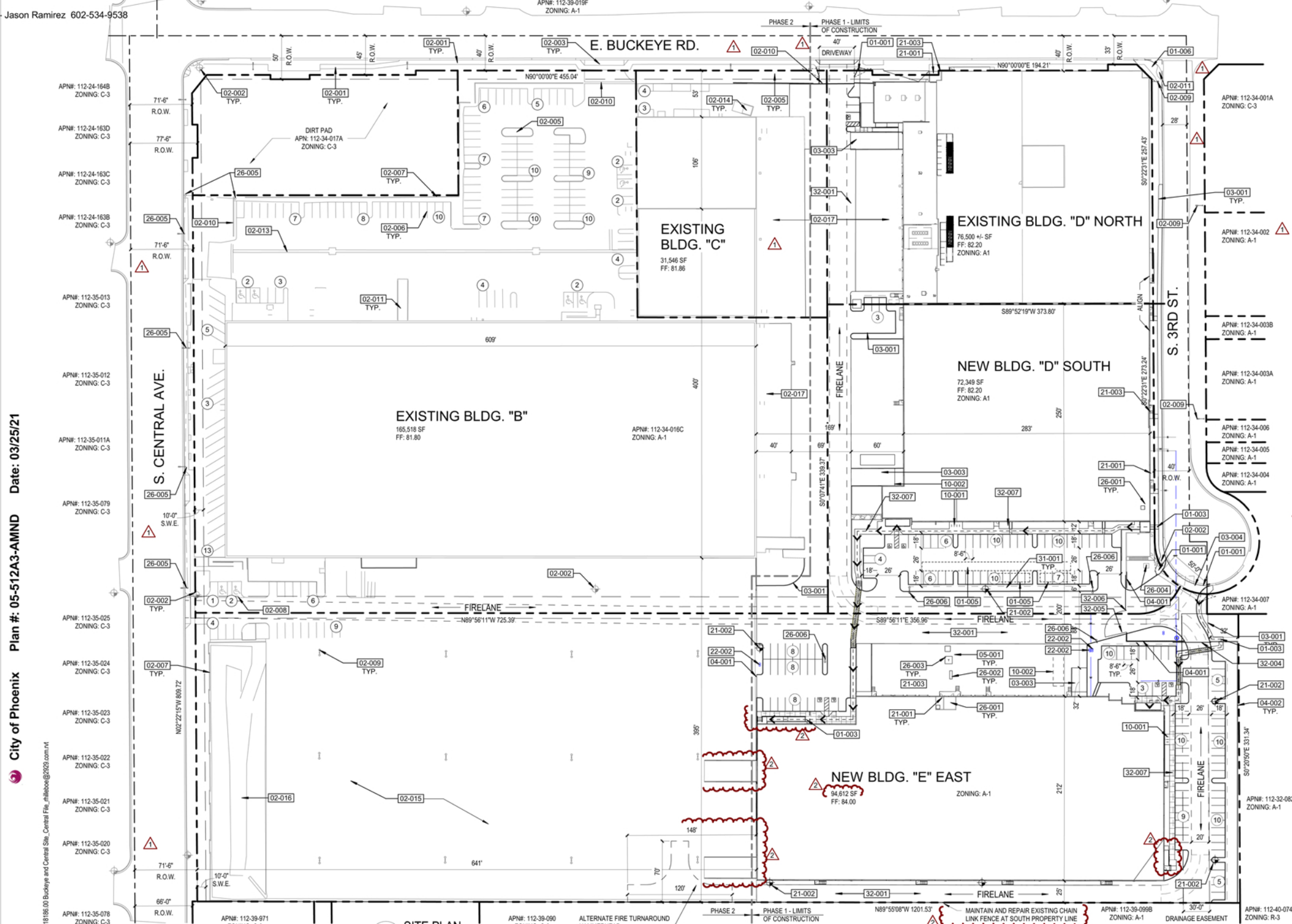
COVER SHEET
FOR
5TH AND BUCKEYE
443 E. BUCKEYE ROAD
PHOENIX ARIZONA 85004

PRE-CEG

12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

34081
NATHAN J
COTTRELL
04/29/19
09/30/2020

SHEET OF
1 OF 4
C1.01



KEYNOTES

- 01-001 10' x 20' VISIBILITY TRIANGLE
- 01-003 ACCESSIBLE ROUTE FROM STREET FRONTAGE, MAX 2% SLOPE
- 01-005 UNDERGROUND RETENTION - REFER TO CIVIL
- 01-006 33' x 33' VISIBILITY TRIANGLE
- 02-001 EXISTING SIDEWALK
- 02-002 EXISTING FIRE HYDRANT
- 02-003 EXISTING DRIVEWAY
- 02-005 EXISTING LANDSCAPE
- 02-006 EXISTING PARKING
- 02-007 EXISTING MASONRY SCREEN WALL
- 02-008 EXISTING ACCESSIBLE PARKING
- 02-009 EXISTING LIGHT POLE
- 02-010 EXISTING WROUGHT IRON FENCE AND GATE
- 02-011 EXISTING RAMP
- 02-013 EXISTING VALLEY GUTTER
- 02-014 EXISTING TRASH ENCLOSURE
- 02-015 EXISTING YARD
- 02-016 EXISTING RETENTION BASIN
- 02-017 EXISTING LOADING DOCK
- 03-001 CONCRETE SIDE WALK, CURB AND GUTTER PER CIVIL
- 03-003 NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
- 03-004 NEW DRIVEWAY P1243 - REFER TO CIVIL
- 04-001 4'-0" STEEL FENCE OVER 4'-0" MASONRY SCREEN WALL - REFER TO 6/AS-120
- 04-002 8'-0" MASONRY SCREEN WALL ADJACENT TO PROPERTY LINE - REFER TO 7/AS-120
- 05-001 PIPE BOLLARD
- 10-001 BICYCLE PARKING
- 10-002 TRASH COMPACTOR
- 21-001 FIRE RISER ROOM
- 21-002 NEW FIRE HYDRANT
- 21-003 FIRE DEPARTMENT CONNECTION
- 22-002 BACK FLOW PREVENTER
- 26-001 HOUSE ELECTRICAL ROOM WITH ROOF ACCESS
- 26-002 SES PER ELECTRICAL
- 26-003 UTILITY TRANSFORMER
- 26-004 EXISTING UTILITY TRANSFORMER
- 26-005 EXISTING LIGHT POLE/OVERHEAD ELECTRIC
- 26-006 NEW LIGHT POLE
- 31-001 LANDSCAPE AREAS, REFER TO LANDSCAPE AND CIVIL PLANS.
- 32-001 NEW PAVEMENT - REFER TO CIVIL
- 32-004 8'-0" HIGH AUTOMATED SLIDING GATE
- 32-005 8'-0" HIGH AUTOMATED SWINGING GATE
- 32-006 8'-0" STEEL FENCE COLUMN
- 32-007 6'-6" WIDE CONCRETE SIDEWALK

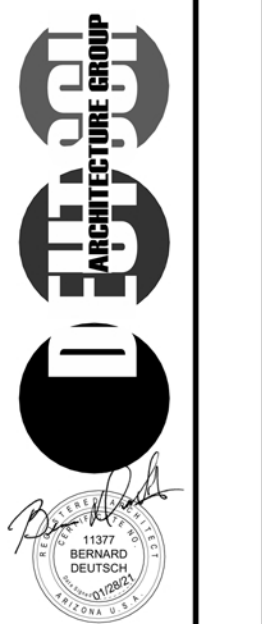
BUILDING B SITE DATA			
PARCEL	TBD	AREA	CURRENT ZONING
		348,835	C-3, A-1
ALLOWABLE BUILDING HEIGHT			
EXISTING BUILDING HEIGHT	NO CHANGE		
PARKING CALCULATION			
AREA	RATIO	TOTAL	
BUILDING B (GROSS S.F.)	2,000	83	
PARKING REQUIRED		83	
ADA REQUIRED		7	
BICYCLE REQUIRED		4	
PARKING PROVIDED	PER ADA 208.2	143	
ADA PROVIDED		8	
BICYCLE PROVIDED		2	
OVERALL PARKING RATIO		0.91	(1,000)
COVERAGE			
TOTAL BUILDING SF	165,518 S.F.		
MAXIMUM ALLOWABLE	NO LIMIT	% OF NET	
AREA	ACRES	% OF COVERAGE	
SITE AREA (GROSS)	389,249	8.94	43 %
SITE AREA (NET)	348,835	7.96	48 %
BUILDING C SITE DATA			
PARCEL	TBD	AREA	CURRENT ZONING
		657,171	C-3, A-1
ALLOWABLE BUILDING HEIGHT			
EXISTING BUILDING HEIGHT	NO CHANGE		
PROPOSED BUILDING HEIGHTS			
PARKING CALCULATION			
AREA	RATIO	TOTAL	
BUILDING C (GROSS S.F.)	2,500	7	
PARKING REQUIRED		7	
ADA REQUIRED		0	
BICYCLE REQUIRED		0	
PARKING PROVIDED	PER ADA 208.2	1	
ADA PROVIDED		0	
BICYCLE PROVIDED		0	
OVERALL PARKING RATIO		0.48	(1,000)
COVERAGE			
TOTAL BUILDING SF	14,532 S.F.		
MAXIMUM ALLOWABLE	NO LIMIT	% OF NET	
AREA	ACRES	% OF COVERAGE	
SITE AREA (GROSS)	75,543	1.62	21 %
SITE AREA (NET)	61,804	1.42	24 %
BUILDING D NORTH SITE DATA			
PARCEL	TBD	AREA	CURRENT ZONING
		96,535	C-3, A-1
ALLOWABLE BUILDING HEIGHT			
EXISTING BUILDING HEIGHT	NO CHANGE		
PROPOSED BUILDING HEIGHTS			
PARKING CALCULATION			
AREA	RATIO	TOTAL	
BUILDING D-NORTH (GROSS S.F.)	2,500	39	
PARKING REQUIRED		39	
ADA REQUIRED		3	
BICYCLE REQUIRED		1	
PARKING PROVIDED	PER ADA 208.2	1	
ADA PROVIDED		0	
BICYCLE PROVIDED		0	
OVERALL PARKING RATIO		0.08	(1,000)
COVERAGE			
TOTAL BUILDING SF	76,500 S.F.		
MAXIMUM ALLOWABLE	NO LIMIT	% OF NET	
AREA	ACRES	% OF COVERAGE	
SITE AREA (GROSS)	127,129	2.82	60 %
SITE AREA (NET)	98,326	2.29	77 %
BUILDING D SOUTH SITE DATA			
PARCEL	TBD	AREA	CURRENT ZONING
		133,893	A-1
ALLOWABLE BUILDING HEIGHT			
EXISTING BUILDING HEIGHT	NO CHANGE		
PROPOSED BUILDING HEIGHTS			
PARKING CALCULATION			
AREA	RATIO	TOTAL	
BUILDING D-SOUTH (GROSS S.F.)	2,500	36	
PARKING REQUIRED		36	
ADA REQUIRED		3	
BICYCLE REQUIRED		2	
PARKING PROVIDED	PER ADA 208.2	53	
ADA PROVIDED		2	
BICYCLE PROVIDED		2	
OVERALL PARKING RATIO		0.76	(1,000)
COVERAGE			
TOTAL BUILDING SF	72,349 S.F.		
MAXIMUM ALLOWABLE	NO LIMIT	% OF NET	
AREA	ACRES	% OF COVERAGE	
SITE AREA (GROSS)	148,328	3.38	49 %
SITE AREA (NET)	133,893	3.07	54 %
BUILDING E SITE DATA			
PARCEL	TBD	AREA	CURRENT ZONING
		297,241	A-1
ALLOWABLE BUILDING HEIGHT			
EXISTING BUILDING HEIGHT	NO CHANGE		
PROPOSED BUILDING HEIGHTS			
PARKING CALCULATION			
AREA	RATIO	TOTAL	
BUILDING E (GROSS S.F.)	2,500	47	
PARKING REQUIRED		47	
ADA REQUIRED		4	
BICYCLE REQUIRED		3	
PARKING PROVIDED	PER ADA 208.2	78	
ADA PROVIDED		4	
BICYCLE PROVIDED		4	
OVERALL PARKING RATIO		0.87	(1,000)
COVERAGE			
TOTAL BUILDING SF	94,164 S.F.		
MAXIMUM ALLOWABLE	NO LIMIT	% OF NET	
AREA	ACRES	% OF COVERAGE	
SITE AREA (GROSS)	422,329	9.70	22 %
SITE AREA (NET)	297,241	6.72	24 %

LANDSCAPE AREA

PHASE	PARKING AREA	LANDSCAPE AREA	LANDSCAPE %
PHASE 1	52,597	6,970	13 %

City of Phoenix Plan #: 05-512A3-AMND Date: 03/25/21

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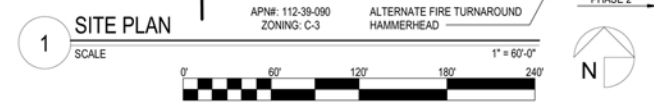


11377 BERNARD DEUTSCH
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

CENTRAL LOGISTICS CENTER
SITE IMPROVEMENTS
111 E. BUCKEYE RD., PHOENIX, AZ 85004

FIRST ISSUED: 05/20/19

REVISIONS		
No.	DATE	DESCRIPTION
1	02/12/20	1st PLANNING COMMENTS
2	12/28/20	OWNER CHANGES VE

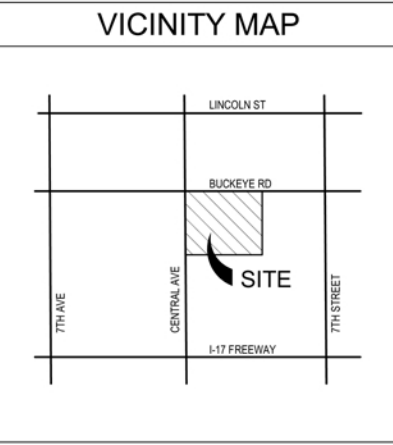


GENERAL SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFIRM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED TO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER, AND SIDEWALK ON ALL STREETS.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.

I CONSENT TO THE REPRODUCTION OF THE SITE PLAN FOR THE PURPOSES OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS THAT MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: *Bernard Deutsch* DATE: 01/28/2021
PRINT NAME OF COPYRIGHT OWNER: BERNARD DEUTSCH



CITY STAMP BOX

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

TRAFFIC - Lazaro Veitia 602-534-7339
SITE - Max Enterline 602-534-0479
FIRE - Gregory Preston 602-534-2639

KVA # 05-512
SDEV# 0500190
Q# 8-28
PAPP# 1900578

PROJECT CODE DATA

PROJECT: CENTRAL LOGISTICS CENTER
ADDRESS: SEC CENTRAL AND BUCKEYE PHOENIX, AZ 85044
GOVERNING MUNICIPALITY: CITY OF PHOENIX

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODES
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FORE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2010 ADA GUIDELINES

PROJECT DESCRIPTION: DEVELOPING MULTIPLE PARCELS WITH EXISTING AND NEW INDUSTRIAL WAREHOUSE BUILDINGS. BUILDING "D" SOUTH AND BUILDING "E" WILL BE SPEC. INDUSTRIAL.

ZONING: C-3 AND A-1

PROJECT TEAM

OCCUPANCY (IES):
BLDG B - 165,518 SF (B, F-1 & S-1) TYPE V-B ALLOWABLE UNLIMITED SF (TABLE 507)
BLDG C - 14,534 SF (B, F-1 & S-1) TYPE V-B ALLOWABLE 34,000 SF (TABLE 506.2)
BLDG D - 148,055 SF (B, F-1 & S-2) TYPE V-B ALLOWABLE UNLIMITED SF (TABLE 507)
BLDG E-EAST - 94,812 SF (B, F-1 & S-1) TYPE V-B ALLOWABLE 224,000 SF (TABLE 506.2)

BUILDING HEIGHT (ACTUAL): ESTIMATED BUILDING HEIGHT 35'-0" +/- MAX. ALLOWED IS 56'-0" FOR A-1 ZONING.

FIRE PROTECTION SYSTEM:
* FULLY SPRINKLER TYPE PER IBC CHAPTER 9 AND NFPA 13.
* FIRE ACCESS DOOR EVERY 125 FEET

OWNER: VIAWEST GROUP
2390 E. CAMELBACK RD. #305
PHOENIX, AZ 85016
PHONE: 602-957-8300 #115
EMAIL: lgilsmeyer@viavestgroup.com
CONTACT: TOM GLUSSMEYER

ARCHITECT: DEUTSCH ARCHITECTURE GROUP
4600 N. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602-840-2929
FAX: 602-840-6646
EMAIL: rhl@deusch2929.com
CONTACT: RANDY HILLEBOE

CIVIL: KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET #300
PHOENIX, AZ 85020
PHONE: 602-944-5500
EMAIL: eric.whitehurst@kimley-horn.com
CONTACT: ERIC WHITEHURST

LANDSCAPE ARCHITECT: G.K. FLANAGAN ASSOCIATES
4626 N. 44TH STREET
PHOENIX, AZ 85018
PHONE: 602-912-9691
FAX: 602-912-9693
EMAIL: justin@gfassociates.com
CONTACT: JUSTIN MEYER

AS-110



APPENDIX H – TITLE REPORTS



Commitment

Chicago Title - Phoenix

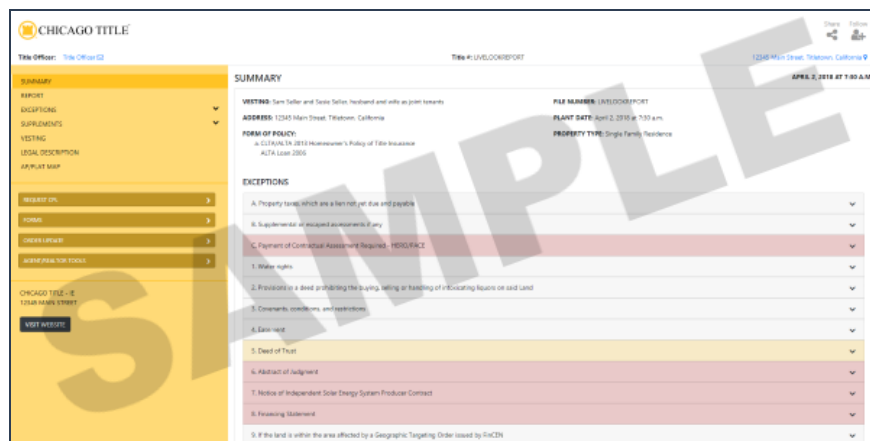
File No.: C212751

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:

- a. Applicant – The party or parties who have executed this Application and who are named in the Report.
- b. Company – The Title Insurance Company making the Report.
- c. Report – Condition of Title Report.
- d. Land – The real property described in the Application.
- e. Interest – The Estate in the Land described on the Application.
- f. Ownership – The Vesting of title to the Interest identified in the Application.
- g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.

2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

3. The Interest in the Land is a:

- a. Fee
- b. Leasehold created by _____
- c. Other _____

4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.

5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone

AGENT FOR APPLICANT

 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212751**

CONDITION OF TITLE REPORT

Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 12, 2020**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

That certain portion of a parcel of land as described in [Docket 1096, Page 370](#), records of Maricopa County, Arizona, within PARK VIEW ADDITION, according to [Book 1 of Maps, Page 52](#), records of Maricopa County, Arizona, Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the centerline intersection of Third Street, formerly Norris Avenue (vacated) and the Easterly prolongation of the South line of Lot 2 in Block 6 of said PARK VIEW ADDITION;

Thence along said centerline of Norris Avenue, South 00 degrees 20 minutes 51 seconds East (basis of bearing), a distance of 331.52 feet to the centerline intersection of Pima Street and said Third Street;

Thence along said Pima Street centerline, North 89 degrees 53 minutes 06 seconds West, a distance of 50.00 feet;

Thence leaving said Pima Street centerline, North 00 degrees 20 minutes 51 seconds West, a distance of 331.49 feet;

Thence South 89 degrees 54 minutes 50 seconds East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas and minerals as reserved in Quitclaim Deed recorded in [Recording No. 20160871897](#), records of Maricopa County, Arizona.

[APN: 112-34-970](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Pima Partners, an Arizona general partnership
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.

2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

3. Reservations contained in the Patent

From: The United States of America
Recording Date: November 13, 1883
Recording No: [Book 9 of Deeds, Page 561](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

4. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Highway
Recording Date: March 08, 1963
Recording No: [Docket 4491, Page 518](#)

6. Matters contained in that certain document

Entitled: Resolution No. 17582 – Redevelopment Plan
Recording Date: November 22, 1989
[Recording No: 89-541272](#)

Reference is hereby made to said document for full particulars.

**SCHEDULE B
(Continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Telecommunications Transmission System
Recording Date: September 03, 2002
[Recording No: 2002-0898208](#)

8. Matters contained in that certain document

Entitled: Quitclaim Deed
Recording Date: November 28, 2016
[Recording No: 20160871897](#)

Reference is hereby made to said document for full particulars.

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

[Recording No: 20160871897](#)

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$500,000.00
Dated: June 30, 2020
Trustor/Grantor Pima Partners, an Arizona general partnership
Trustee: First International Bank & Trust
Beneficiary: First International Bank & Trust
Recording Date: July 01, 2020
[Recording No: 20200584653](#)

Affects the herein described Land and other land.

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

Tax Note:
Year: 2020
[Tax Parcel No: 112-34-970](#)
Total Tax: \$924.64
First Installment Amount: PAID
Second Installment Amount: \$462.32

Commitment

Chicago Title - Phoenix

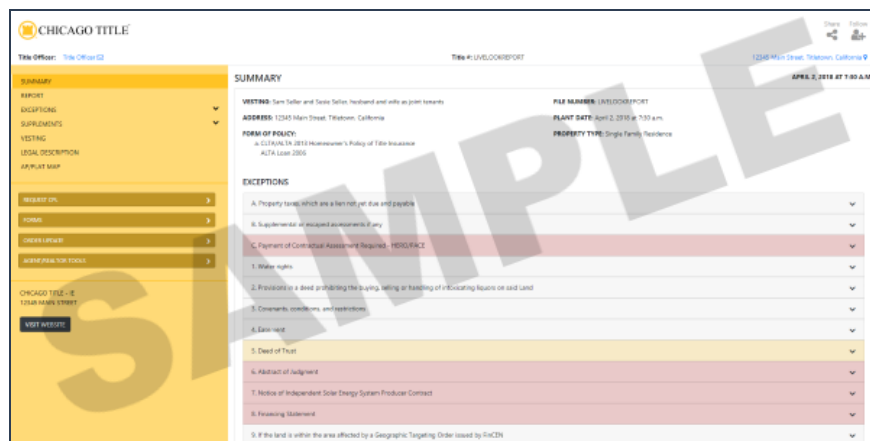
File No.: C212753

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT: _____
 Signature

Telephone _____

AGENT FOR APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT: _____
 Signature

Telephone _____



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212753**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 12, 2020**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

That certain portion of a parcel of land as described in [Docket 1096, Page 372](#), records of Maricopa County, Arizona, within PARK VIEW ADDITION, according to [Book 1 of Maps, Page 52](#), records of Maricopa County, Arizona, Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the centerline intersection of Third Street, formerly Norris Avenue (vacated) and Yuma Street, formerly Sixth Street (vacated) [Docket 775, Page 155](#);

Thence along said centerline of Norris Avenue, South 00 degrees 20 minutes 51 seconds East (basis of bearing), a distance of 330.47 feet;

Thence leaving said centerline, North 89 degrees 54 minutes 50 seconds West, a distance of 50.00 feet;

Thence North 00 degrees 20 minutes 51 seconds West, a distance of 330.40 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas and minerals as reserved in Quitclaim Deed recorded in [Recording No. 20160871897](#), records of Maricopa County, Arizona.

[APN: 112-34-971](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Buckeye Tract, LLC, an Arizona limited liability company
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.

2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

3. Reservations contained in the Patent

From: The United States of America
Recording Date: November 13, 1883
Recording No: [Book 9 of Deeds, Page 561](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

4. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

5. Matters contained in that certain document

Entitled: Resolution No. 17582 – Redevelopment Plan
Recording Date: November 22, 1989
[Recording No: 89-541272](#)

Reference is hereby made to said document for full particulars.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Telecommunications Transmission System
Recording Date: September 03, 2002
[Recording No: 2002-0898208](#)

**SCHEDULE B
(Continued)**

7. Matters contained in that certain document

Entitled: Quitclaim Deed
Recording Date: November 28, 2016
[Recording No: 20160871897](#)

Reference is hereby made to said document for full particulars.

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

[Recording No: 20160871897](#)

9. The lack of a right of access to and from the land.

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

Tax Note:

Year: 2020
[Tax Parcel No: 112-34-971](#)
Total Tax: \$892.76
First Installment Amount: PAID
Second Installment Amount: \$446.38

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:

- a. Applicant – The party or parties who have executed this Application and who are named in the Report.
- b. Company – The Title Insurance Company making the Report.
- c. Report – Condition of Title Report.
- d. Land – The real property described in the Application.
- e. Interest – The Estate in the Land described on the Application.
- f. Ownership – The Vesting of title to the Interest identified in the Application.
- g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.

2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

3. The Interest in the Land is a:

- a. Fee
- b. Leasehold created by _____
- c. Other _____

4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.

5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT: _____
Signature

Telephone _____

AGENT FOR APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT: _____
Signature

Telephone _____



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212777**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 26, 2020 at at 7:30 am**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 8, VALLEY INTERSTATE INDUSTRIAL CENTER, as recorded in [Book 177 of Maps, page 4](#), records of Maricopa County, Arizona described as follows:

BEGINNING at the Northwest corner of said Lot 8;

thence North 89 degrees 55 minutes 32 seconds East 301.65 feet along the North line of said Lot 8 to a corner common to said Lots 1 and 8;

thence South 00 degrees 39 minutes 36 seconds East 83.64 feet along the property line of said Lot 8 to a corner of Lot 8;

thence North 89 degrees 20 minutes 24 seconds East 25.15 feet along the property line of said Lot 8 to a corner common to Lot 8 and Lot 7, said VALLEY INTERSTATE INDUSTRIAL CENTER;

thence South 00 degrees 39 minutes 36 seconds East 26.62 feet along the East line of said Lot 8;

thence South 89 degrees 55 minutes 32 seconds West 326.80 feet to the West line of said Lot 8;

thence North 00 degrees 39 minutes 36 seconds West 110.00 feet to the POINT OF BEGINNING.

[APN: 112-42-023D](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Penske Truck Leasing Co L.P., a DE Ltd. Partnership
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

**SCHEDULE B
(Continued)**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
3. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#).
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: storm drainage
Recording No: [Docket 2619, page 316](#)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: sewer
Recording No: [Docket 5620, page 261](#)
Recording No: [Docket 5801, page 310](#)
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10816, page 88](#)

Modification(s) of said covenants, conditions and restrictions

Recording No: [Docket 13826, page 1259](#)
Recording No: [Docket 13888, page 1316](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad and communication
Recording No: [Docket 10969, page 819](#)
Recording No: [Docket 11663, page 218](#)
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines
Recording No: [Docket 12886, page 635](#)

**SCHEDULE B
(Continued)**

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

1. A judgment, for the amount shown below, and any other amounts due:

Amount: \$5,170.95
Debtor: Penske Truck Leasing Corporation
Creditor: A-L Financial Corp.
Date entered: July 06, 2016
County: Maricopa
Court: Superior Court
Case No.: CV2015-013604
Recording Date: March 30, 2017
Recording No: 2017-225971

Commitment

Chicago Title - Phoenix

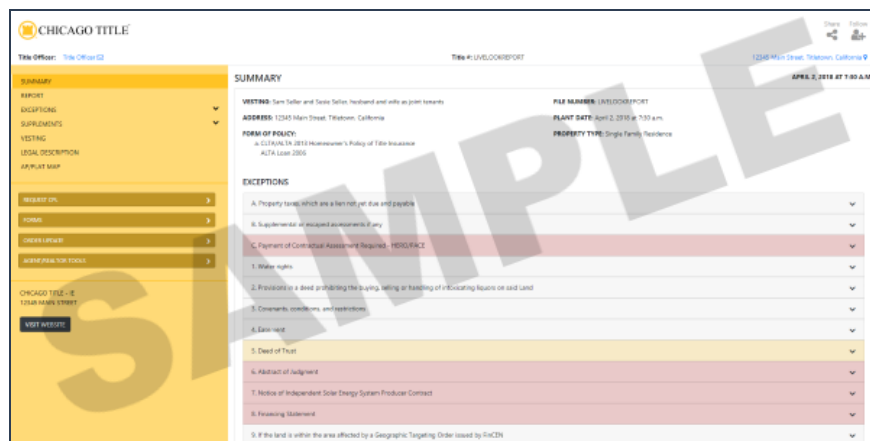
File No.: C212754

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee **(ST87600133)**
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone

AGENT FOR APPLICANT

 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212754**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 23, 2020 at 7:30 AM**

1. Name of Party:

City of Phoenix

ST87600133

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

The West 67 feet of Lot 10, of SMITH AND WARD SUBDIVISION, according to the plat recorded in Book 3 of Maps, page 23, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Lot 10, said corner being distant South 89 degrees 25 minutes East 34.43 feet and South 342 feet, from the Northwest corner of the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 89 degrees 25 minutes East along the North line of said Lot 10, a distance of 67 feet;

Thence South 326 feet to a point in the South line of said Lot 10;

Thence North 89 degrees 25 minutes West along said South line , 67 feet to the Southwest corner of said Lot 10;

Thence North along the West line of said Lot, 326 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

That portion of "Private Road" lying between Lots 7 and 10, of SMITH AND WARD SUBDIVISION, according to the plat recorded in Book 3 of Maps, page 23, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Lot 7, said corner being distant South 89 degrees 25 minutes East 2.42 feet and South 342 feet from the Northwest corner of the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 89 degrees 25 minutes East 32 feet to the Northwest corner of said Lot 10;

Thence South along the West line of said Lot 10, a distance of 326 feet to Southwest corner thereof;

Thence North 89 degrees 25 minutes West 32 feet to the Southeast corner of said Lot 7;

Thence North along the East line of said Lot 7, a distance of 326 feet to the POINT OF BEGINNING.

[APN: 112-41-971](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

El Paso & Southwestern Railroad Company, an Arizona corporation
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
 2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 3. Reservations contained in the Patent

From: The United States of America
To: Thomas H. Brown
Recording Date: January 19, 1892
Recording No: [Book 28 of Deeds, page 452](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
 4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 3 of Maps, page 28](#).
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Electric lines and appurtenant facilities
Recording Date: April 18, 1949
Recording No: [Docket 373, page 84](#)
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Roadway
Recording Date: March 3, 1953
Recording No: [Docket 1086, page 235](#) and
Recording No: [Docket 1086, page 250](#)

**SCHEDULE B
(Continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: 84 inch storm drain
 Recording Date: October 8, 1958
 Recording No: [Docket 2619, page 316](#)

Note: Unknown legal, see document for particulars.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Overpass and Frontage Road
 Recording Date: August 7, 1961
 Recording No: [Docket 3800, page 537](#)

Tax Note:

Year:	2020
<u>Tax Parcel No:</u>	<u>112-41-971</u>
Total Tax:	Not assessed/Exempt
First Installment Amount:	\$0.00
Second Installment Amount:	\$0.00

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.

Commitment

Chicago Title - Phoenix

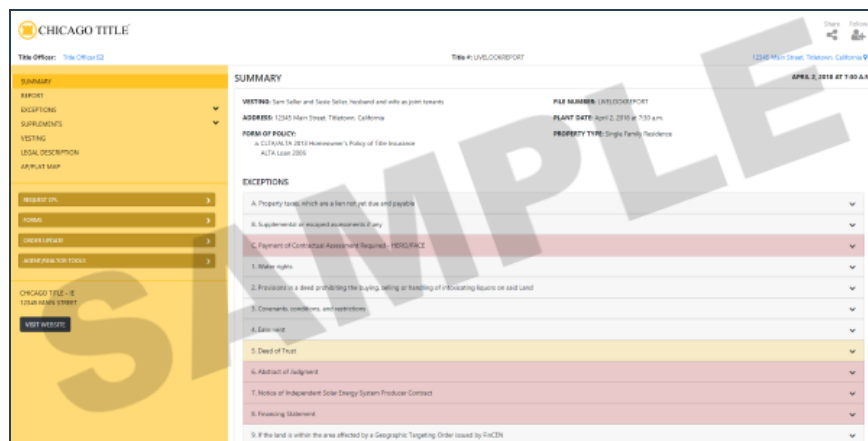
File No.: C212747

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT

 Signature

Telephone _____

AGENT FOR APPLICANT

 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT

 Signature

Telephone _____



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212747**

CONDITION OF TITLE REPORT **Chicago Title Insurance Company, a Florida corporation,** herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 6, 2020 at 7:30 am**

1. Name of Party:

Prepared For: City of Phoenix, a municipal corporation

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

Lot 5, Block 1, BAYLESS SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 31 of Maps, Page 47](#);

EXCEPT that portion conveyed to the City of Phoenix by Quit Claim Deeds recorded in [Document No. 1985-311395](#) and [Document No. 1985-311396](#).

PARCEL NO. 2:

That portion of the abandoned road lying Westerly and Southerly of Lot 5, Block 1, BAYLESS SUBDIVISION, as set forth in Resolution No. 16599 recorded in [Document No. 1985-251148](#) and thereafter amended by Resolution No. 16694 recorded in [Document No. 1985-470294](#);

EXCEPT that portion conveyed to the City of Phoenix by Quit Claim Deeds recorded in [Document No. 1985-311395](#) and [Document No. 1985-311396](#).

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

- A. Ownership to said estate or interest in said land is at the effective date hereof [vested in:](#)
Bergkamp Properties, L.L.C., an Arizona limited liability company
- B. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

**SCHEDULE B
(Continued)**

1. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

2. Water rights, claims or title to water, whether or not disclosed by the public records.

3. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.

4. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

5. Rights of the public in and to that portion of the herein described Land as shown on the plat

Recording No: [Book 9 of Road Maps, Page 87](#)
 Street/Road: Third Street
 Affects: as set forth therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: public road
 Recording No: [Docket 2106, Page 370](#)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$Not shown
 Dated: May 10, 1984
 Trustor/Grantor A. J. Bayless Markets, Inc., an Arizona corporation
 Trustee: Ticor Title Insurance Company Of California
 Beneficiary: Citicorp Industrial Credit, Inc.
 Recording Date: May 10, 1984
[Recording No: 84-200967](#)

Thereafter, the effect of Notice of Rejection of Lease (which references said Deed of Trust) recorded October 27, 1988 in [Recording No. 88-528898](#).

(Leasehold)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad, transportation and communication
[Recording No: 85-408270](#)

**SCHEDULE B
(Continued)**

9. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way abandoned by resolution or ordinance.

Recording Date: May 31, 1985
[Recording No:](#) [85-251148](#); and Amendment
Recording Date: October 02, 1985
[Recording No:](#) [85-470294](#)

10. Matters shown on record of survey:

Recording No.: [Book 1432 of Maps, Page 29](#)

11. Matters shown on record of survey:

Recording No.: [Book 1472 of Maps, Page 12](#)

12. All matters as set forth in Special Warranty Deed recorded August 09, 2019 in [Recording No. 20190612530](#).

Tax Note:

[Tax Parcel No.:](#) [112-34-007](#)

- C. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

Commitment

Chicago Title - Phoenix

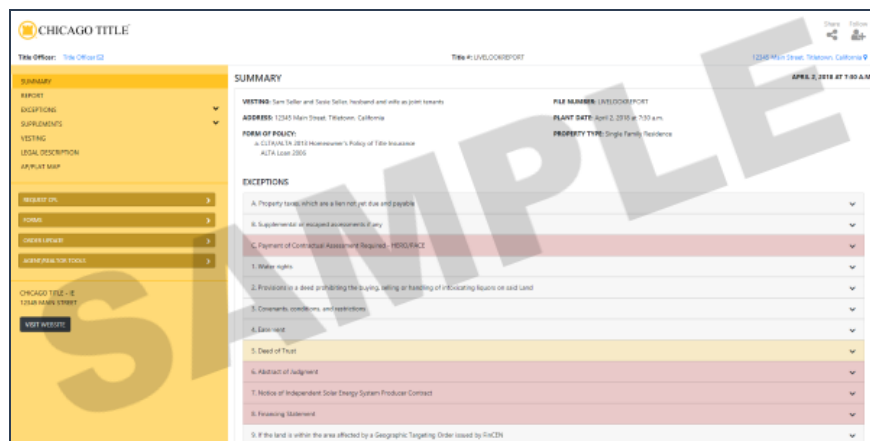
File No.: C212800

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Effortless, Efficient, Compliant, and Accessible

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS 11th day of November, 2020.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: The City of Phoenix
 Print or Type Name

 Signature

MAILING ADDRESS:
251 W. Washington St., 8th Floor
Real Estate Division
Phoenix, AZ 85003
 Attn: Walter Buzby

AGENT FOR APPLICANT

 Print or Type Name

 Signature

MAILING ADDRESS:

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212800**

CONDITION OF TITLE REPORT **Chicago Title Insurance Company, a Florida corporation,** herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 6, 2020 at 07:30 am**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 29, of VALLEY INTERSTATE INDUSTRIAL CENTER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 177 of Maps, page 4](#) and Affidavit of Correction recorded April 20, 1976 in [Docket 11638, page 655](#), records of Maricopa County, Arizona;

EXCEPT that portion of said Lot 29, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 177 of Maps, page 4](#) and Affidavit of Correction recorded April 20, 1976 in [Docket 11638, page 655](#), records of Maricopa County, Arizona, as conveyed to the City of Phoenix in [Recording No. 2000-099537](#), records of Maricopa County, Arizona, described as follows:

BEGINNING at the most Southerly Southwest corner of said Lot 29;

THENCE North 43 degrees 02 minutes 28 seconds West, a distance of 101.39 feet;

THENCE North 01 degrees 57 minutes 02 seconds East along the West line of said Lot 29 a distance of 77.21 feet to a point in a non-tangent circular curve whose radius point lies South 33 degrees 30 minutes 45 seconds West a distance of 367.24 feet, said point being in the South line of an easement for railroad, transportation and communication purposes as described in [Docket 12946, page 879](#), records of Maricopa County, Arizona;

THENCE Southeasterly along said South line, a distance of 86.99 feet along the arc of said curve which has a central angle of 13 degrees 34 minutes 17 seconds to a point of tangency;

THENCE South 42 degrees 54 minutes 58 seconds East, along said South line, a distance of 69.91 feet to a point in a non-tangent circular curve whose radius point lies North 47 degrees 19 minutes 33 seconds East a distance of 473.59 feet;

THENCE Southeasterly, along the South line of an easement for railroad, transportation and communication purposes as described in [Docket 11769, page 833](#), records of Maricopa County, Arizona, a distance of 81.74 feet along the arc of last said curve which has a central angle of 09 degrees 53 minutes 19 seconds;

THENCE North 84 degrees 06 minutes 47 seconds West, a distance of 108.09 feet to the POINT OF BEGINNING.

[APN: 112-42-044C](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Liberty Property Limited Partnership, a Pennsylvania limited partnership
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.
 2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 3. Reservations contained in the Patent

From: The United States of America
Recording Date: 03/01/1892
Recording No: [Book 29 of Deeds, page 51](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law and there is reserved a right of way thereon for ditches or canals constructed by the authority of the United States of America.
 4. Water rights, claims or title to water, whether or not disclosed by the public records.
 5. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, page 04](#) and Affidavit of Correction recorded in [Docket 11638, page 655](#).
 6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10772, page 540](#)
Re-Recording No: [Docket 10816, page 88](#)

SCHEDULE B (Continued)

Modification(s) of said covenants, conditions and restrictions

Recording No: [Docket 13826, page 1259](#)
[Recording No:](#) [1985-096271](#)

Liens and charges as set forth in the above mentioned declaration,

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad drill track
 Recording Date: 03/30/1976
 Recording No: [Docket 11609, page 1127](#)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad, transportation and communication
 Recording Date: 05/06/1976
 Recording No: [Docket 11663, page 218](#)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad, transportation and communication
 Recording Date: 06/05/1978
 Recording No: [Docket 12946, page 879](#)

10. Matters contained in that certain document

Entitled: Agreement and Grant of Easement
 Recording Date: 09/03/1993
[Recording No:](#) [1993-601259](#)

Reference is hereby made to said document for full particulars.

11. An ordinance in favor of the City of Phoenix

Recording Date: 01/11/1994
[Recording No:](#) [1994-027797](#)

Tax Note:

Year: 2020
[Tax Parcel No:](#) [112-42-044C](#)
 Total Tax: \$17,157.98
 First Installment Amount: \$ Paid
 Second Installment Amount: \$8,578.99

**SCHEDULE B
(Continued)**

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:
 12. No matters showing of record.

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS 9th day of November, 2020.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: The City of Phoenix
 Print or Type Name

 Signature

AGENT FOR
 APPLICANT

 Print or Type Name

 Signature

MAILING ADDRESS:
251 W. Washington St., 8th Floor
Real Estate Division, Phoenix
Phoenix, AZ 85003
 Attn: Walter Buzby

MAILING ADDRESS:

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212767**

CONDITION OF TITLE REPORT
Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 4, 2020 at 07:30 AM**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of land being in the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being the West 35 feet of Lot 11 and a portion of the West 35 feet of Lot 12 as said lots are shown on map of the SMITH AND WARD SUBDIVISION, recorded in Book 3 of Maps, Page 28, record of Maricopa County Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 11, said corner being distant South 89 degrees, 25 minutes East, 34.42 feet and South 668 feet, from the Northwest corner of said Northeast quarter of the Southeast quarter of said Section 17;

THENCE South 89 degrees 25 minutes East, along the North line of said Lot 11, a distance of 35 feet;

THENCE South 408.73 feet to a point in the Northerly line of that certain parcel of land described in deed dated September 13, 1943 from Nicola Pomaro, et. ux. to Arizona Sand and Rock Company, recorded January 4, 1944 in Book 399 of Deeds, Page 189, records Maricopa County;

THENCE South 89 degrees 58 minutes 17 seconds West, along last said Northerly line, 35 feet to a point in the West line said Lot 12;

THENCE North along the West line of said Lots 11 and 12, a distance of 409.09 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

A portion of land being in the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of the 32-foot wide "private road", lying between the East line of Lots 5 and 6, and the West line of Lots 11 and 12, as said road and lots are shown on map of the SMITH AND WARD SUBDIVISION, recorded in Book 3 of Maps, Page 28, record of Maricopa County Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 6, said corner being distant South 89 degrees 25 minutes East, 2.42 feet and South 668 feet, from the Northwest corner of said Northeast quarter of the Southeast quarter of said Section 17;

THENCE South 89 degrees 25 minutes East, 32 feet to the Northwest corner of said Lot 11;

THENCE South along the West line of said Lots 11 and 12, a distance of 409.09 feet to a point in the Northerly line of that certain parcel of land described in Deed dated September 12, 1943 from Nicola Pomaro, et. ex. to Arizona Sand and Rock Company, recorded January 4, 1944 in Book 399 of Deeds, Page 189, records of Maricopa County;

THENCE South 89 degrees 58 minutes 17 seconds West, along the Westerly prolongation of last said Northerly line, 32 feet to a point in the East line of said Lot 5;

THENCE North along said East line, and the East line of said Lot 6, a distance of 409.43 feet to the POINT OF BEGINNING.

**EXHIBIT A
(Continued)**

APN: 112-41-972

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

CC&F Seventh Street Properties, Inc., a corporation
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 2. Reservations contained in the Patent

From: The United States of America
Recording Date: 01/19/1892
Recording No: Book 28 of Deeds, page 452

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
 3. Water rights, claims or title to water, whether or not disclosed by the public records.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Right of way
Recording Date: 10/03/1957
Recording No: Docket 2291, page 360
 5. Matters contained in that certain document

Entitled: Easement Agreement
Recording Date: 10/08/1958
Recording No: Docket 2619, page 316

Reference is hereby made to said document for full particulars.
 6. A resolution in favor of Board of Supervisors Maricopa County

For: 24 inch drainage pipe installation and maintenance
Recording Date: 07/13/1959
Recording No: Docket 2927, Page 398

**SCHEDULE B
(Continued)**

7. A resolution in favor of the Arizona Department of Transportation
- For: Redesigning of a portion of freeway
Recording Date: 04/19/1961
Recording No: Docket 3666, page 585
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Electric lines and poles
Recording Date: 06/26/1963
Recording No: Docket 4631, page 143
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Access
Recording Date: 07/02/1965
Recording No: Docket 5620, page 261
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Drainage
Recording Date: 12/30/1974
Recording No: Book 177 of Maps, page 4
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- Recording No: Docket 10816, page 88
- Modification(s) of said covenants, conditions and restrictions
- Recording No: 1985-096271
12. The effect of Declaration of Abandonment and Closure of Private Roadway
- Recording Date: 11/13/1974
Recording No: Docket 10908, page 590
- Reference is hereby made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Railroad, transportation and communication
Recording Date: 12/27/1974
Recording No: Docket 10969, page 819

**SCHEDULE B
(Continued)**

14. A resolution in favor of Maricopa County

For: Abandonment of the roadway easement
Recording Date: 12/30/1974
Recording No: Docket 10970, page 933

Tax Note:

Year: 2020
Tax Parcel No: 112-41-972
Total Tax: \$0.00 Exempt

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

15. No open deed of trust.

Commitment

Chicago Title - Phoenix

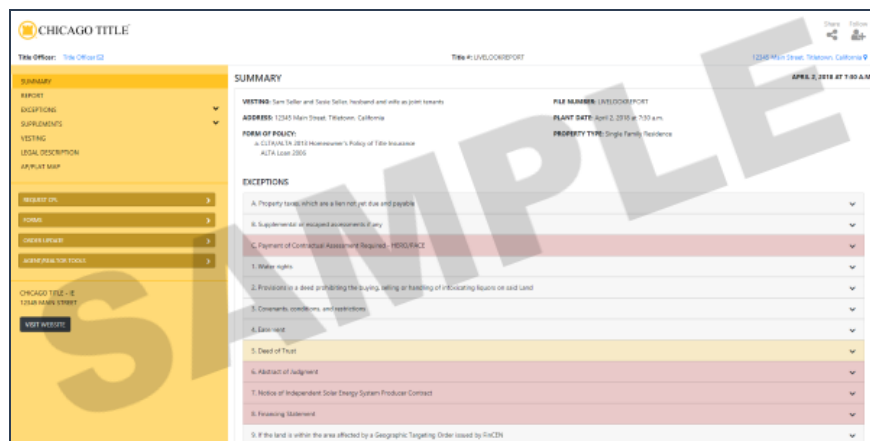
File No.: C212750

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Effortless, Efficient, Compliant, and Accessible

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone

AGENT FOR APPLICANT

Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212750**

CONDITION OF TITLE REPORT

Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 9, 2020**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The West 67.00 feet of Lot 9, THE SMITH AND WARD, in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 3 of Maps, Page 28](#), more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 9, said corner being distant South 89 degrees 25 minutes East 34.42 feet and South 16.00 feet from the Northwest corner of the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 89 degrees 25 minutes East along the North line of said Lot 9, a distance of 67.00 feet;

Thence South, a distance of 326.00 feet to a point in the South line of said Lot 9;

Thence North 89 degrees 25 minutes West along said South line, a distance of 67.00 feet to the Southwest corner of said Lot 9;

Thence North along the West line of said Lot 9, a distance of 326.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2:

A portion of the 16-foot wide "private road" lying contiguous to and Southerly of the North line of the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as said road is shown on the map of THE SMITH AND WARD, in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 3 of Maps, Page 28](#), more particularly described as follows:

BEGINNING at a point on the North line of said Northeast quarter of the Southeast quarter of Section 17, distant South 89 degrees 25 minutes East, 2.42 feet thereon from the Northwest corner of said Northeast quarter of the Southeast quarter of Section 17;

Thence South 89 degrees 25 minutes East along said North line, a distance of 99.00 feet;

Thence South, a distance of 16.00 feet to a point on the North line of Lot 9 of said THE SMITH AND WARD;

Thence North 89 degrees 25 minutes West along last said North line and Westerly prolongation thereof, a distance of 99.00 feet to the Northeast corner of Lot 8 of said THE SMITH AND WARD;

Thence North, a distance of 16.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3:

That portion of the 32-foot wide "private road" lying between Lots 8 and 9, as said road and lots are shown on the map of THE SMITH AND WARD, in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 3 of Maps, Page 28](#), more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 8, said corner being distant South 89 degrees 25 minutes East 2.42 feet and South 16.00 feet from the Northwest corner of the Northeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

**EXHIBIT A
(Continued)**

Thence South 89 degrees 25 minutes East, a distance of 32.00 feet to the Northwest corner of said Lot 9;

Thence South along the West line of said Lot 9, a distance of 326.00 feet to the Southwest corner thereof;

Thence North 89 degrees 25 minutes West, a distance of 32.00 feet to the Southeast corner of said Lot 8;

Thence North along the East line of said Lot 8, a distance of 326.00 feet to the TRUE POINT OF BEGINNING.

[APN: 112-41-970](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Friendly House, Inc., an Arizona non-profit corporation
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
 2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 3. Reservations contained in the Patent

From: The United States of America
Recording Date: January 19, 1892
Recording No: [Book 28 of Deeds, Page 452](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
 4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 3 of Maps, Page 28](#).
 5. All matters as set forth on the survey recorded in [Book 1161 of Surveys, Page 34](#).
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Sewer Pipe Line
Recording Date: October 20, 1958
Recording No: [Docket 2631, Page 227](#)
 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Right-of-Way for Street or Highway; and Railroad Tracks and Utilities

Recording Date: August 07, 1961
Recording No: [Docket 3800, Page 537](#)

**SCHEDULE B
(Continued)**

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Street or Highway and Utilities

Recording Date: April 16, 1992

[Recording No: 92-0201645](#)

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

Tax Note:

Year: 2020

[Tax Parcel No: 112-41-970](#)

Total Tax: EXEMPT

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone

AGENT FOR APPLICANT

 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212768**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 9, 2020 at at 7:30 am**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

Lot 7, of Valley Interstate Industrial Center, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 177 of Maps, Page 4](#) and Certificate of Correction recorded as [Docket 11638, Page 655](#).

[APN: 112-42-022](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

EJ Florida Property Management, LLC, a Florida limited liability company
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

**SCHEDULE B
(Continued)**

1. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

2. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#), and Certificate of Correction recorded in [Docket 11638, page 655](#).

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10772, page 540](#)
Re-Recording No: [Docket 10816, page 88](#)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad
Recording No: [Docket 12001, page 1197](#)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines
Recording No: [Docket 12492, page 446](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: underground electric
[Recording No: 92-585658](#)

7. Matters shown on record of survey:

Recording No.: [Book 1111 of Maps, page 3](#)

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

Commitment

Chicago Title - Phoenix

File No.: C212782

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT _____
Signature

Telephone _____

AGENT FOR APPLICANT _____
Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT _____
Signature

Telephone _____



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212782**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 22, 2020 at 07:59 AM**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE as to Parcel 1 and an Easement as to Parcel 2

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT TWENTY-TWO (22), VALLEY INTERSTATE INDUSTRIAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN [BOOK 177 OF MAPS, PAGE 4](#); AND AFFIDAVIT OF CORRECTION RECORDED APRIL 20, 1976, IN DOCKET 11638, PAGE 655;

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AND RIGHTS INCIDENT THERETO, OVER LOT TEN (10), AS SHOWN IN INSTRUMENT RECORDED IN [DOCKET 11663, PAGE 222](#), MARICOPA COUNTY RECORDS;

EXCEPT THE EAST 313.4 FEET OF SAID LOT 10 AS MEASURED PARALLEL AND PERPENDICULAR TO THE EAST LINE OF SAID LOT 10.

[APN: 112-42-037B](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Shears Logistics Assets LLC, a Delaware limited liability company recorded in [Document No 2019-0177077](#)

2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the First installment of 2020 Taxes together with interest and penalties.

2. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#), and Affidavit of Correction recorded in Docket 11638, page 655.

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Docket 10772, page 540, re-recorded in

Recording No: [Docket 10816, page 88](#), Amended in

Recording No: [Docket 13826, page 1259](#), corrected in

[Recording No: 85-096271](#)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad, transportation and communications

Recording No: [Docket 10969, page 819](#)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: underground electric lines

Recording No: [Docket 11013, page 1025](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad, transportation and communications

Recording No: [Docket 12245, page 1231](#)

7. Matters contained in that certain document

Entitled: Warranty Deed

Recording No: [Docket 11663, page 222](#)

(PARCEL 2)

Reference is hereby made to said document for full particulars.

SCHEDULE B (Continued)

8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: UCC Financing Statement
Lessor: Palmtree Acquisition Corporation, a Delaware corporation which acquired title as Southern Pacific Industrial Development Company, a Texas corporation
Lessee: Goodmans, Inc.
Recording Date: January 4, 2011
[Recording No: 2011-06905](#)

9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: UCC Financing Statement
Lessor: Palmtree Acquisition Corporation, a Delaware corporation which acquired title as Southern Pacific Industrial Development Company, a Texas corporation
Lessee: Goodmans of New Mexico, Inc.
Recording Date: January 4, 2011
[Recording No: 2011-06906](#)

10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Lessor: Palmtree Acquisition Corporation, a Delaware corporation which acquired title as Southern Pacific Industrial Development Company, a Texas corporation
Lessee: Coherent Structures LLC
Recording Date: January 4, 2011
[Recording No: 2011-06907](#)

Tax Note:

[Tax Parcel No.: 112-42-037B](#)

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.

Commitment

Chicago Title - Phoenix

File No.: C212802

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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:

- a. Applicant – The party or parties who have executed this Application and who are named in the Report.
- b. Company – The Title Insurance Company making the Report.
- c. Report – Condition of Title Report.
- d. Land – The real property described in the Application.
- e. Interest – The Estate in the Land described on the Application.
- f. Ownership – The Vesting of title to the Interest identified in the Application.
- g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.

2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

3. The Interest in the Land is a:

- a. Fee **(ST87600133)**
- b. Leasehold created by _____
- c. Other _____

4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.

5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone

AGENT FOR APPLICANT

Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212802**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 26, 2020 at 7:30 AM**

1. Name of Party:

City of Phoenix

ST87600133

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

Lot 1, of TRENDWOOD INCORPORATED, according to the plat recorded in [Book 986 of Maps, page 7](#), records of Maricopa County, Arizona.

[APN: 112-42-217](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Trendwood, Inc., an Arizona corporation
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.
 2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 3. Reservations contained in the Patent

From: The United States of America
To: Edward Askrew
Recording Date: March 1, 1892
Recording No: [Book 29 of Deeds, page 51](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law. A right of way thereon for ditches or canals constructed by the authority of the United States of America.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Drainage system
Recording Date: May 16, 1958
Recording No: [Docket 2484, page 594](#)
 5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10772, page 540](#)
Re-Recording No: [Docket 10816, page 88](#)

SCHEDULE B (Continued)

- Modification(s) of said covenants, conditions and restrictions
- Recording No: [Docket 13826, page 1259](#)
Recording No: [85-096271](#)
- Liens and charges as set forth in the above mentioned declaration,
6. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, page 4](#) and Affidavit of Correction recorded in [Docket 11638, page 655](#).
 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad drill track
 Recording Date: March 30, 1976
 Recording No: [Docket 11609, page 1127](#)
 8. Document recorded March 10, 1978 in [Docket 12762, page 1222](#), purports to release an easement, no recording information provided.
 9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad, Transportation and Communication
 Recording Date: May 6, 1976
 Recording No: [Docket 11663, page 218](#)
 10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad, transportation and communication
 Recording Date: July 16, 1976
 Recording No: [Docket 11769, page 833](#)
 11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad drill track
 Recording Date: May 25, 1978
 Recording No: [Docket 12928, page 292](#) and also on
 Recording Date: July 10, 1978
 Recording No: [Docket 13015, page 1239](#) and on
 Recording Date: March 27, 1979
 Recording No: [Docket 13526, page 1562](#)
 12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Electric lines and appurtenant facilities
 Recording Date: June 29, 1979
 Recording No: [Docket 13734, page 480](#)

**SCHEDULE B
(Continued)**

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Electric lines and appurtenant facilities
Recording Date: November 18, 1992
Recording No: 92-0655585

14. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 986 of Maps, page 7.

15. Matters contained in that certain document

Entitled: Waiver of Claims For Diminution in Value of Property Under Proposition 207 (A.R.S. 12-1131 et seq.)
Recording Date: August 26, 2008
Recording No: 2008-0743020

Reference is hereby made to said document for full particulars.

Tax Note:

Year: 2020
Tax Parcel No: 112-42-217
Total Tax: \$35,248.94
First Installment Amount: Paid
Second Installment Amount: \$17,624.47

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS 11th day of November, 2020.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: The City of Phoenix
 Print or Type Name

MAILING ADDRESS:
251 W. Washington St., 8th Floor

 Signature

Real Estate Division
Phoenix, AZ 85003

Attn: Walter Buzby

AGENT FOR
 APPLICANT

 Print or Type Name

MAILING ADDRESS:

 Signature

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212798**

CONDITION OF TITLE REPORT
Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **November 6, 2020 at 07:30 am**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 23, of VALLEY INTERSTATE INDUSTRIAL CENTER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in [Book 177 of Maps, page 4](#) and Affidavit of Correction recorded in [Docket 11638, page 655](#), records of Maricopa County, Arizona.

[APN: 112-42-038B](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

JEMCO, a California general partnership, as to an undivided 2/3 interest and Herbert Glaser and Sharon Ethel Glaser, as Trustees of the Glaser Living Trust dated January 26, 1978, as to an undivided 1/3 interest

2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.
2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
3. Reservations contained in the Patent

From: The United States of America
 Recording Date: 03/01/1892
 Recording No: [Book 29 of Deeds, page 51](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law and there is reserved a right of way thereon for ditches or canals constructed by the authority of the United States of America.

4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, page 04](#) and Affidavit of Correction recorded in [Docket 11638, page 655](#).
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10772, page 540](#)
 Re-Recording No: [Docket 10816, page 88](#)

**SCHEDULE B
(Continued)**

Modification(s) of said covenants, conditions and restrictions

Recording No: [Docket 13826, page 1259](#)
[Recording No:](#) [1985-096271](#)

Liens and charges as set forth in the above mentioned declaration,

- 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad drill track
 Recording Date: 03/30/1976
 Recording No: [Docket 11609, page 1127](#)

- 8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad, transportation and communication
 Recording Date: 05/06/1976
 Recording No: [Docket 11663, page 218](#)

- 9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Railroad spur track
 Recording Date: 03/10/1978
 Recording No: [Docket 12762, page 1287](#)

- 10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Utilities
 Recording Date: 10/26/1981
 Recording No: [Docket 15607, page 608](#)

Tax Note:

Year: 2020
[Tax Parcel No:](#) [112-42-038B](#)
 Total Tax: \$23,153.20
 First Installment Amount: \$ Paid
 Second Installment Amount: \$11,576.60

- 3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

- 11. No open deed of trust.

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____.

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone

AGENT FOR APPLICANT

Print or Type Name

MAILING ADDRESS: _____

Signature

Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212776**

CONDITION OF TITLE REPORT

Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 26, 2020 at at 7:30 am**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

Lot 8, Valley Interstate Industrial Center, according to Book 177 of Maps. Page 4, records of Maricopa County, Arizona;

Except that part described as follows:

Beginning at the Northwest corner of said Lot 8;

Thence North 89 degrees 55 minutes 32 seconds East 301.65 feet along the North line of said Lot 8 to a corner common to Lot 1 and Lot 8, said Valley Interstate Industrial Center;

Thence South 00 degrees 39 minutes 36 seconds East 83.64 feet along the property line of said Lot 8 to a corner of Lot 8;

Thence North 89 degrees 20 minutes 24 seconds East 25.15 feet along the property line of said Lot 8 to a corner common to Lots 8 and 7, said Valley Interstate Industrial Center;

Thence South 00 degrees 39 minutes 36 seconds East 26.62 feet along the East line of said Lot 8;

Thence South 89 degrees 55 minutes 32 seconds West 326.80 feet to the West line of said Lot 8;

Thence North 00 degrees 39 minutes 36 seconds West 110.00 feet to the Point of Beginning.

[APN: 122-42-023E](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

JDFAZ, LLC, an Arizona limited liability company
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

**SCHEDULE B
(Continued)**

1. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

2. Reservations contained in the Patent

From: The United States of America
To: Mary Green
Recording Date: January 19, 1892
Recording No: [Book 28 of Deeds, Page 452](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

3. Water rights, claims or title to water, whether or not disclosed by the public records.

4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#).

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: storm drain system
Recording Date: May 16, 1958
Recording No: [Docket 2484, Page 594](#)

Thereafter, Notice disclosing encroachment consisting of an improvement of a parking lot canopy and loading ram/dock onto said easement

Recording Date: April 21, 1989
[Recording No: 89-182948](#)

6. Matters contained in that certain document

Entitled: Easement Agreement
Recording Date: October 08, 1958
Recording No: [Docket 2619, Page 316](#)

Reference is hereby made to said document for full particulars.

7. A resolution in favor of Board of Supervisors Maricopa County

For: 24 inch drainage pipe installation and maintenance
Recording Date: July 13, 1959
Recording No: [Docket 2927, Page 398](#)

**SCHEDULE B
(Continued)**

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10816, Page 88](#)
Recording No: [Docket 13826, Page 1259](#)
Recording No: [Docket 13888, Page 1316](#)

Modification(s) of said covenants, conditions and restrictions

[Recording No: 85-096271](#)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad drill tract
Recording Date: March 30, 1976
Recording No: [Docket 11609, Page 1127](#)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines
Recording Date: May 04, 1978
Recording No: [Docket 12886, Page 635](#)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: underground electric lines
Recording Date: January 26, 1993
[Recording No: 93-0045736](#)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utilities
Recording Date: September 20, 2002
[Recording No: 2002-968396](#)

13. Matters contained in that certain document

Entitled: Ordinance S-43156
Recording Date: January 31, 2017
[Recording No: 20170072830](#)

Reference is hereby made to said document for full particulars.

**SCHEDULE B
(Continued)**

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utilities
 Recording Date: May 10, 2017
Recording No: 20170336836

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination, Non-Disturbance and Attornment Agreement
 Lessor: KBP Realty Advisors, LLC, an Arizona limited liability company
 Lessee: Southland Industries, a California corporation
 Recording Date: March 20, 2018
Recording No: 20180206754

16. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

17. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,850,000.00
 Dated: March 01, 2018
 Trustor/Grantor: KBP Realty Advisors, LLC, an Arizona limited liability company
 Trustee: Commonwealth Land Title Insurance Company, a Florida corporation
 Beneficiary: Standard Insurance company, an Oregon corporation
 Recording Date: March 20, 2018
Recording No: 20180206752

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Liberty Life Assurance Company of Boston, a New Hampshire stock life insurance company (9.6%), Banner Life Insurance Company, a Maryland insurance company (26.4%), PL Mortgage Fund, LLC, a Delaware limited liability company (22.6%)
 Recording Date: June 08, 2018
Recording No: 20180439262

An agreement to modify the terms and provisions of said deed of trust as therein provided

Recording Date: September 17, 2020
Recording No: 20200875463

**SCHEDULE B
(Continued)**

18. An Assignment of Lessor's Interest in Leases

Executed by: KBP Realty Advisors, LLC, an Arizona limited liability company
To: Standard Insurance Company, an Oregon corporation
Recording Date: March 20, 2018
Recording No: 20180206753

An agreement to modify the terms and provisions of said deed of trust as therein provided

Recording Date: September 17, 2020
Recording No: 20200875463

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

NONE

APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone

AGENT FOR APPLICANT

 Print or Type Name

MAILING ADDRESS: _____

 Signature

 Telephone



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212779**

CONDITION OF TITLE REPORT

Chicago Title Insurance Company, a Florida corporation,
herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 26, 2020 at 7:30 A.M.**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for **Chicago Title Insurance Company**

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **MARICOPA**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

Lot 9, VALLEY INTERSTATE INDUSTRIAL CENTER, according to [Book 177 of Maps, page 4](#), records of Maricopa County, Arizona;

Except the East 30 feet; and
Except the South 40 feet thereof.

[APN: 112-42-024C](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

MDJD 245 Watkins, LLC, an Arizona limited liability company
2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:
 1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the first installment of 2020 Taxes.
 2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2020 Taxes.
 3. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
 4. Reservations contained in the Patent

From: The United States of America
Recording No: [Book 29 of Deeds, page 51](#)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#).
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utilities
Recording No: [Docket 11586, page 254](#)
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utilities
[Recording No: 84-144420](#)

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status,

SCHEDULE B (Continued)

marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Docket 10772, page 50

Re-recorded in Recording No. [Docket 10816, page 88](#)

Amendment recorded in Recording No. [Docket 13826, page 1259](#)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: drainage systems

Recording No: [Docket 2484, Page 594](#)

11. Matters contained in that certain document

Entitled: Record of Survey

Recording No: [Book 1239 of Maps, page 25](#)

Reference is hereby made to said document for full particulars.

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$808,000.00

Dated: June 30, 2017

Trustor/Grantor MDJD 245 Watkins, LLC, an Arizona limited liability company

Trustee: First Fidelity Bank

Beneficiary: First Fidelity Bank

Recording Date: July 3, 2017

[Recording No: 2017-486838](#)

13. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Assigned to: First Fidelity Bank

Assigned By: MDJD 245 Watkins, LLC, an Arizona limited liability company

Recording Date: July 3, 2017

[Recording No: 2017-486839](#)

Tax Note:

Year: 2020

[Tax Parcel No: 112-42-024C](#)

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.

Commitment

Chicago Title - Phoenix

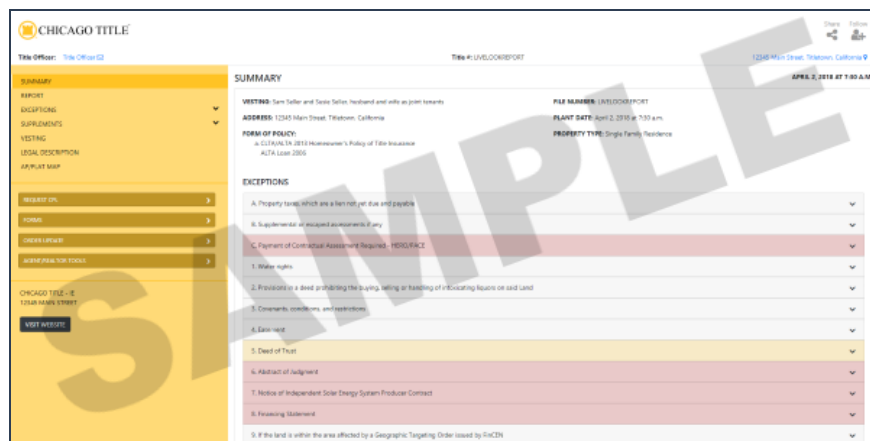
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APPLICATION FOR THE ISSUANCE OF CONDITION OF TITLE REPORT

Applicant is in the process of investigating the Ownership of and defects, liens and encumbrances against an Interest in Land. As a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Report based upon the hereinafter defined Title Instruments, which Report will disclose the Ownership of and defects, liens and encumbrances against the hereinafter identified Interest in the hereinafter described Land. Applicant does not at this time need nor desire the benefit or protection afforded by a Policy of Title Insurance. The Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Report shall mean:
 - a. Applicant – The party or parties who have executed this Application and who are named in the Report.
 - b. Company – The Title Insurance Company making the Report.
 - c. Report – Condition of Title Report.
 - d. Land – The real property described in the Application.
 - e. Interest – The Estate in the Land described on the Application.
 - f. Ownership – The Vesting of title to the Interest identified in the Application.
 - g. Title Instruments:
 1. Documents recorded in the Office of the County Recorder of the County in which the land is located reviewed by the Company to facilitate the Company's issuance of title insurance policies excluding therefrom, however, any documents pertaining to (a) unpatented mining claims, (b) patents, (c) water rights, claims or title to water, (d) the lease, grant, exception or reservation of minerals or mineral rights.
 2. Documents, obtained by the Company to facilitate the issuance of title insurance policies, relating to the payment of Real Estate Taxes levied on the Interest in the Land excluding therefrom, however, any special assessments which are not collected by the Tax Collector for the County in which the Land is located.
2. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.
3. The Interest in the Land is a:
 - a. Fee
 - b. Leasehold created by _____
 - c. Other _____
4. Applicant specifically instructs the Company to set forth in the Report only the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments. Applicant understands that during the course of preparing the Report, the Company may become aware of other matters pertaining to the Land or other Interests therein. Even if the company knows or would have reason to know Applicant may have an interest in these other matters, Applicant imposes no duty or responsibility on the Company to disclose those matters to Applicant either through the Report or otherwise.
5. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND AGREES:

- a. That the Company's sole obligation under the Report, and this Application, shall be to set forth the Ownership of and defects, liens and encumbrances against the Interest in the Land as disclosed by the Title Instruments.
- b. That the Company shall not be obligated under this Report to pay costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.
- c. That the Report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company's liability under the Report for an error or omission is, as stated below, limited and that if Applicant desires that the Company assume additional liability, a Policy of Title Insurance, Binder, Commitment, or Guarantee should be requested.
- e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Report.
- f. That the Report is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS REPORT SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO SET FORTH THE OWNERSHIP OF AND DEFECTS, LIENS AND ENCUMBRANCES AGAINST THE INTEREST IN THE LAND AS DISCLOSED BY THE TITLE INSTRUMENTS, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED LOSS TO THE APPLICANT; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF FIVE THOUSAND DOLLARS (\$5,000.00).

ACCORDINGLY, APPLICANT REQUESTS THAT THE REPORT BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE REPORT.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTOOD ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

EXECUTED THIS _____ day of _____, _____ .

(This Application must be signed by the Applicant or an agent representing the Applicant.)

APPLICANT: _____
 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT _____
 Signature

Telephone _____

AGENT FOR APPLICANT _____
 Print or Type Name

MAILING ADDRESS: _____

AGENT FOR APPLICANT _____
 Signature

Telephone _____



Chicago Title Insurance Company

Title No.: **AZ-FWPY-IMP-N/A-1-20-C212787**

CONDITION OF TITLE REPORT Chicago Title Insurance Company, a Florida corporation, herein called the Company,

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects liens and encumbrances against the Interest in the Land are as shown in Schedule B.

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

*Chicago Title Insurance Company Claims Center
PO Box 45023
Jacksonville, Florida, 32232-5023
Attn: Claims Administration*

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

CONDITION OF TITLE REPORT
SCHEDULE A

Date of Report: **October 26, 2020 at 07:59 AM**

1. Name of Party:

City of Phoenix

2. The Interest referred to in the Application is:

A FEE

3. The Land referred to in the Application is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issuing agent for Chicago Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 24 and the South 40 feet of Lot 9, VALLEY INTERSTATE INDUSTRIAL CENTER, according to [Book 177 of Maps, page 4](#), and Affidavit of Correction recorded in [Docket 11638, page 655](#), records of Maricopa County, Arizona

[APN: 112-42-039c](#)

CONDITION OF TITLE REPORT

SCHEDULE B

Chicago Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. Ownership of the Interest is in the name of:

Terrence M. White, Trustee of the Terrence M. White Trust UDOT dated July 31, 1991 as to an undivided 37.5% interest and William R. White and Teresa A. White, Trustees of the William R. White and Teresa A. White Revocable Trust UDOT dated January 10, 2001 as to an undivided 62.5% interest recorded in [Document No 2014-576059](#)

2. The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the Interest:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the First installment of 2020 Taxes plus interest and penalties.

2. Easements, covenants, conditions and restrictions as set forth on the plat recorded in [Book 177 of Maps, Page 4](#), Affidavit of Correction recorded in [Docket 11638, page 655](#).

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: railroad, transportation and communication

Recording No: [Docket 11663, page 218](#)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric lines

Recording No: [Docket 12852, page 894](#)

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: [Docket 10772, page 540](#), re-recorded in

Recording No: [Docket 10816, page 88](#), Amended in

Recording No: [Docket 13826, page 1259](#), corrected in

[Recording No: 85-096271](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utility

[Recording No: 2014-0541754](#)

Tax Note:

[Tax Parcel No.: 112-42-039C](#)

**SCHEDULE B
(Continued)**

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Note: This Condition of Title Report does not address General Index matters (such as proceedings, liens, or decrees), which do not specifically describe said Land.

APPENDIX I – SITE PHOTOS





Maricopa Fwy South of 1-17 heading South



Watkins St heading South



Watkins St heading North



University Dr heading North



University Dr heading South



Maricopa Fwy North of 1-17 heading South



3rd St and Durango heading South



Maricopa Fwy South of 1-17 heading South



3rd Street South of Buckeye



Looking north on 3rd St from Durango



3rd Street and Pima Rd heading North



APPENDIX J – ADDITIONAL DESCRIPTIONS OF DATA OBTAINED AND USED



No.	Data Acquired from the City and other Stakeholders	How we used it for this project
1	City of Phoenix Sewer Quarter Section (QS) Maps 5-28s, 6-28s, 7-28s, 8-28s, 9-28s, 10-28s	Used this data to create utility base file for sewer line
2	City of Phoenix Water QS Maps 5-28w, 6-28w, 7-28w, 8-28w, 9-28w, 10-28w	Used this data to create utility base file for water line
3	APS QS Maps 1N 3E 8 NE, 1N 3E 8 SE, 1N 3E 17 NE, 1N 3E 17 SE, 1N 3E 20 NE, 1N 3E 20 SE	Used this data to create utility base file for APS facilities in the area
4	AT&T Facility Maps	Used this data to create utility base file for AT&T lines in the area
5	Century Link Map Sheet 1 to 69	Used this data to create utility base file for Century Link lines in the area
6	Clearway Energy Pipe line Layout Map	Used this data to create utility base file for clearway energy pipeline in the area
7	Cox Communication Maps 758434 to 758453	Used this data to create utility base file for Cox Communication lines in the area
8	Sprint facility Map	Used this data to create utility base file for sprint fiber lines in the area
9	SRP Electric Underground Maps: AC-20-01, AC-20-02, AC-20-07 to 10, AC-20-15 to 16	Used this data to create utility base file for SRP underground lines in the area
10	SRP Electric Overhead Maps: AC-20-NE, AC-20-SE	Used this data to create utility base file for overhead lines
11	SRP Irrigation Facility Maps: A-095-0553, A-095-0623, A-95-79, A-95-89.1, A-95-224.1 and 224.2, A-95-245.1 and 2, A-95-247, A-95-273, A-95-370, A-102-191.1, A-102-238, A-102-427, A-102-0937, A-102-0938, B-7-155, B-7-168, B-9-151, B-483-327	Used this data to create utility base file for irrigation facilities such as ditch, turn out structures, pipes and diversion structures in the area.
12	Southwest Gas Facility Maps: 5-28, 6-28, 7-28, 8-28, 9-28, 10-28	Used this data to create utility base file for gas lines in the area.
13	City of Phoenix GIS Shape Files:	Used this data to create ROW

	Easement Line, Landlines, LandPoint, MonLine, ParcelLines, Project Area County Aerial, QS Sheet Index	base files, monument lines, parcel lines, and aerial background files.
14	Flood Control District of Maricopa County (FCDMC) GIS Shape Files; Baseline FEMA, BFEFEMA, Bridge, Building, Canal, ContourNAVD88, ContourNGVD29, FloodZoneFCD, FloodZoneOverlapFCD, LOMR, Railroad, River, SpotElevationNAVD88, SpotElevationNGVD29, StreetDetail, SurveyPointFCMapping	Used this data to create various base files including flood zone, buildings, canals, contour mappings, and other useful data.
15	FCDMC Metro Phoenix Area Drainage Master Plan LiDAR data, DEM, Full Point Cloud	Used this data to create contour mapping, drainage flow data, proposed drainage project research and other verifications.
16	LID HANDBOOK, JANUARY 2019	Used this data to show proposed LID design concepts
17	Powerpoint Presentation 3 rd St & Lincoln Street, Dec 11, 2020 Final	Used this data to verify various options and derived on preferred option based on public input.