Western Technologies Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PCI 53-121947 DESERT RIDGE SUPERBLOCK 5
96.52 Acres of Land Under Development
Southwest of Deer Valley Road and 56th Street
Phoenix, Arizona
WT Reference No. 2181JK069

PREPARED FOR:
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona
Attn: Van Robinson

March 15, 2021

Alexander Smith
Environmental Project Manager

Registered Professional Engineer (Civil) CERTIFICATE NO. 29448 CHRISTOPHER L. WHITE Date Signed ARIZONA U.S.A.

Christopher L.White
Digitally signed by Christopher L.White
DN: cn=Christopher L.White, o, ou=Western Technologies Inc., email=chris.w@wt-us.com, c=US
Date: 2021.03.15 16:39:19 -07'00'
Christopher White
Project Engineer

David Regonini, REPA
Technical Director, Environmental Services

TABLE OF CONTENTS

Page No.

EXECUTIVE SUMMARY i

1.0 **INTRODUCTION** 1
- 1.1 Project Authorization 1
- 1.2 User Reliance 1
- 1.3 Environmental Professional's Statement 1
- 1.4 Purpose 1
- 1.5 Scope of Services 2

2.0 **PROPERTY AND AREA INFORMATION** 2
- 2.1 Current Property Use and Occupancy 2
- 2.2 Property Improvements and Features 2
- 2.3 Utilities 3
- 2.4 Current Adjoining Property Use and Description 3
- 2.5 Physical Setting Sources 4

3.0 **RECONNAISSANCE FOR KNOWN AND SUSPECT RECS** 4
- 3.1 Potential PCB Sources 4
- 3.2 Aboveground Storage Tanks (ASTs) 5
- 3.3 Underground Storage Tanks (USTs) 5
- 3.4 Hazardous Substances, Petroleum Products, and Containers 5
- 3.5 Solid Waste Indicators 6
- 3.6 Wastewater, Stormwater, and Other Liquid Discharges 6
- 3.7 Air Emission Control Equipment 7
- 3.8 Existing or Former Wells 7

4.0 **INTERVIEWS** 7
- 4.1 Interviews with the User of this Report 7
- 4.2 Interviews with the Property Owner, Current Operators, or Occupants 8
- 4.3 Interviews with Past Owners, Operators, or Occupants 8
- 4.4 Interviews with Others 9

5.0 **HISTORICAL RECORDS INFORMATION** 9
- 5.1 Property Tax Files 9
- 5.2 Land Title Records 10
- 5.3 Zoning/Land Use Records 10
- 5.4 Local Street Directories 10
- 5.5 Building Inspection Records 10
- 5.6 Fire Insurance Maps 11
- 5.7 Topographic Maps and Atlases 11
- 5.8 Aerial Photography 11

6.0 **ENVIRONMENTAL RECORDS REVIEW** 12
6.1 Federal USEPA Records Results 12
6.2 Arizona ADEQ Records Results 12
6.3 Additional Records Reviews 13

7.0 **SUMMARY OF ASSESSMENT** 14
7.1 Findings 14
7.2 Conclusions and Recommendations 15

8.0 **LIMITATIONS** 15

9.0 **REFERENCES** 16
9.1 Contacts 16
9.2 Reports and Publications 16

Appendix A Figures
Appendix B Picture Log
Appendix C Questionnaires and Correspondence
Appendix D Historical Records
Appendix E Database Report
Appendix F Local Records Information

EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the PCI 53-121947 Desert Ridge Superblock 5, 96.52 acres of land under development, southwest of Deer Valley Road and 56th Street, Phoenix, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Property.

The Property consists of approximately 96.52 acres of undeveloped, unoccupied land except for a single-story office building occupied by City North in the northeast portion of the Property. The Property was consisted of vacant, graded lots with some landscaped areas, asphalt paved roads and concrete sidewalks. The main road extended from east to west across the center of the Property, and several smaller, north-south oriented roads stemmed from the main road. The office building in the northeast portion of the Property was approximately 10,000 square feet in size, and improvements surrounding the building consisted of a garbage enclosure, an asphalt-paved parking lot, concrete sidewalks, and landscaped areas. Rooms within the structure reportedly consisted of offices, meeting rooms, restrooms, a break room, and storage rooms.

A below-grade area enclosed by concrete walls in the northeast portion of the Property encompassed approximately 100,000 square-feet, and appeared to be excavated with the intention of expanding the adjacent parking garage structure. On the south side of the area, an enclosed concrete pad with an embedded metal vault feature appeared to be the foundation for a potential support function for the future development of the below-grade area. WT does not consider the enclosed concrete pad and embedded metal vault feature to be a REC for the Property.

One three-phase and six single-phase pad-mounted transformers owned by Arizona Public Service (APS) were located on the Property. The three-phase transformer was located in the garbage enclosure adjacent to the office structure in the northeast portion of the Property. One single-phase transformer was located in the northeast portion of the Property, and the remaining five were positioned along the main road in the center of the Property. The transformers appeared to be in good condition, and WT did not observe staining on the transformers' respective concrete pads or in the surrounding areas. According to Amanda Gordon, Environmental Specialist with SRP, all transformers on the Property had an unknown PCB status except for the three-phase and single phase transformers in the northeast portion, which were certified as non-PCB. WT does not consider the pad-mounted transformers to be a REC for the Property.

Stormwater drainage areas were located in the northeast, west, and southeast portions of the Property. Fifteen drywells were located within the drainage areas in the west and southeast portions of the Property. No indications of staining, corrosion, or chemical odors were observed within the settling chambers, on the drainage grate, or in the immediately surrounding capture zone. Drywell registration records obtained from ADEQ indicated that the drywells were installed in 2008 and their drainage areas serviced driveways, parking lots, rooftops, landscaped areas and loading docks of offices and retail businesses only. The drywells are not considered to be a REC for the Property.

The Property is situated within an area of Phoenix, Arizona, characterized by a mix of a commercial and residential development. North of the Property was High Street marketplace, south was Arizona State Route 101 followed by vacant land, east was a City of Phoenix groundwater pumping station and vacant land, and west was the Desert Ridge marketplace. Based on our observations during the reconnaissance, we did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

The historical uses of the Property were evaluated through a review of standard historical sources prescribed by ASTM E1527-13. Based on a review of historical aerial photographs, the Property was depicted as native desert land from at least 1949 to 2007. The office structure on the northeast portion of the Property was constructed in approximately 2007. The below-grade area on the northeast portion and the drainage area on the southeast portion of the Property were excavated in approximately 2008. From 2006 to 2009, portions of the Property were used as a construction yard associated with the commercial development to the north. Based on reviewed building records, the office structure in the northeast portion of the Property has been used as office space since its construction. WT did not identify RECs in connection with the historical uses of the Property.

WT obtained a commercial database report that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). The Property and surrounding areas were not identified in the standard Federal USEPA databases. The Property was identified in the ADEQ drywell database with fifteen registered drywells. The surrounding areas were not identified in ADEQ databases.

WT searched well registration records made available online by the ADWR for information regarding groundwater wells potentially located on or in the near vicinity of the Property, and WT identified no records of groundwater wells registered to the Property. In the surrounding area WT identified records of a groundwater monitoring well registered within a 1/4-mile radius of the Property. According to reviewed imaged records, the monitoring well was owned by the City of Phoenix, and it was not installed in response to suspected contamination. WT does not consider the monitoring well to be a REC for the Property.

WT performed this ESA in general agreement with the scope and limitations of ASTM E 1527-13 for the PCI 53-121947 Desert Ridge Superblock 5, 96.52 acres of land under development, southwest of Deer Valley Road and 56th Street, Phoenix, Arizona. This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of PCI 53-121947 Desert Ridge Superblock 5, 96.52 acres of land under development, southwest of Deer Valley Road and 56th Street, Phoenix, Arizona ("the Property"). According to Maricopa County assessor records, the parcel numbers for the Property are 212-34-971, -972, -973, -974, -975, -976, -977, -978, -979, -980, -981, -982, -983, & -984. Figure 1 in Appendix A shows the location of the Property.

1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by The Arizona State Land Department to perform this ESA according to WT Project Offer 2181PK046, dated January 29, 2021 and the Arizona State Land Department's Contract No. ADSPO18-00007994.

1.2 User Reliance

WT prepared this ESA for The Arizona State Land Department. This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT and the completion of the User's responsibilities as described in ASTM E 1527-13 and the All Appropriate Inquiries Rule (AAI Rule).

1.3 Environmental Professional's Statement

We, David Regonini, REPA, and Christopher White, P.E., declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

Alexander Smith also with WT, participated in the preparation of this ESA under the direction of Mr. Regonini. Mr. Smith conducted the reconnaissance, interviews, and records reviews under the supervision and responsible charge of Mr. Regonini. The final review of the written report and the formulation of opinions regarding Recognized Environmental Conditions were performed by Mr. Regonini and reviewed by Mr. White. Resumes for these individuals are available from this office upon request.

1.4 Purpose

The purpose of this ESA was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions (RECs) in connection with the Property. According to the ASTM E1527-13, RECs are "the presence or likely presence of any hazardous substances or petroleum products on, in, or at the Property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De

minimis conditions are not RECs." WT used its judgment to identify migration pathways and RECs.

1.5 Scope of Services

The scope of services generally followed the applicable provisions of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) and the scope and limitations in our contract for this project, and consisted of a reconnaissance of the Property, interviews, a review of physical setting information, reviews of historical use research, reviews of standard Federal and State databases and local records, file reviews (if deemed necessary by the environmental professional), and preparation of this report.

2.0 PROPERTY AND AREA INFORMATION

The reconnaissance of the Property was performed by Alexander Smith on June 10, 2020. During the reconnaissance, WT interviewed Rick Carpinelli with City North who has worked at the Property for approximately two years. The reconnaissance was conducted by walking the Property. No limiting conditions were encountered during the reconnaissance of the Property except WT was not able to access the interior of the structure in the northeast portion of the Property, and WT was not able to access the northwest corner of the Property (parcel no. 212-34-981) due to it being enclosed by a chain-link fence. These limiting conditions did not significantly limit our ability to evaluate the Property because according to Rick Carpinelli, the structure was used for office space only, and the northeast corner of the Property was vacant land. Pictures taken during the reconnaissance of the Property are included in Appendix B. Figure 2 in Appendix A depicts general features observed on the Property.

2.1 Current Property Use and Occupancy

The Property consists of approximately 96.52 acres of undeveloped, unoccupied land except for a single-story office building occupied by City North in the northeast portion of the Property. City North is a real estate development investment group, and the structure is used for office space only.

2.2 Property Improvements and Features

The Property consisted of vacant, graded lots with some landscaped areas, asphalt paved roads and concrete sidewalks. The main road extended from east to west across the center of the Property, and several smaller, north-south oriented roads stemmed from the main road. The northwest and northeast portions of the Property were covered by a moderate growth of low vegetation. Semi-truck trailers used for advertising were positioned on the east and southwest portions of the Property. Stormwater drainage areas were located in the northeast, southeast, and west portions of the Property. A gravel lot enclosed by a chain-

link fence was in the southwest portion of the Property. Two apparent concrete utility pads and building materials were within the enclosed gravel lot.

The office building in the northeast portion of the Property was approximately 10,000 square feet in size. Improvements surrounding the office building consisted of a garbage enclosure, an asphalt paved parking lot, concrete sidewalks, and landscaped areas. According to Rick Carpinelli with City North, rooms within the structure consisted of offices, meeting rooms, restrooms, a break room, and storage rooms. Mr. Carpinelli stated that minor amounts of housekeeping chemicals used for routine cleaning were stored within the office structure.

Also, in the northeast portion of the Property, southwest of the office building, was a below-grade area enclosed by concrete walls. The below-grade area encompassed approximately 100,000 square-feet, and it appeared to be excavated with the intention of expanding the adjacent parking garage structure. There were several areas of rebar protruding from the ground surface throughout the below-grade area, and a semi-truck trailer was positioned in the southwest portion of the below-grade area. On the southside of the below-grade area, there was an enclosed concrete pad with an embedded metal vault feature. Some standing water was observed within the metal vault feature. The enclosed concrete pad appeared to be the foundation for a potential support function for the future development of the below-grade area. WT does not consider the enclosed concrete pad and embedded metal vault feature to be a REC for the Property

2.3 Utilities

Water and sewer services were provided to the Property vicinity by the City of Phoenix, and electricity was provided by the Arizona Public Service (APS). Solid waste services were provided by Waste Management.

2.4 Current Adjoining Property Use and Description

The Property is situated within an area of Phoenix, Arizona, characterized by a mix of a commercial and residential development. The nearest arterial streets were the 101 Freeway to the south, Deer Valley Road to the North, 56th Street to the east, and Tatum Boulevard to the west. At the time of this assessment, the sites adjoining the Property consisted of the following:

- North was the High Street marketplace;
- South was Arizona State Route 101 followed by vacant land;
- East was a City of Phoenix groundwater pumping station and vacant land; and,
- West was the Desert Ridge marketplace.

Based on our observations during the reconnaissance, we did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

2.5 Physical Setting Sources

Topographic maps from the United States Geological Survey (USGS) and hydrogeologic reports from the Arizona Department of Water Resources (ADWR) were reviewed as standard physical setting sources of information about the Property and surrounding area. The physical setting information represents a general indication of topographic and hydrogeologic conditions that may reflect pathways for the migration of hazardous substances and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current site-specific physical setting conditions.

According to the USGS Curry's Corner, Arizona Quadrangle 7.5-Minute Series topographic map, dated 1964, photorevised 1983, the Property has an elevation of approximately 1,600 feet above Mean Sea Level (MSL) and the terrain slopes to the southwest. The Central Arizona Project Canal was depicted approximately 1.25 mile south of the Property.

Groundwater in the Salt River Valley is managed as the Phoenix Active Management Area. The Salt River Valley is divided into seven sub-basins, and the Property is located within the East Salt River Sub-Basin. The primary source of groundwater in the East Salt River Sub-Basin is the alluvial soils between the mountain blocks. Groundwater in the East Salt River Sub-Basin is typically derived from the Upper and Middle Alluvial Units and is usually unconfined.

Groundwater data provided by ADWR indicates that the depth to groundwater in the vicinity of the Property was approximately 479 to 642 feet below the ground surface (bgs) in 2002-2003. The direction of groundwater flow beneath the Property appeared to be to the southeast in 2002-2003 based on the groundwater contours; however, mountains and heavy groundwater pumping or recharge can locally alter groundwater flow direction. Groundwater information obtained during agency file review indicated a depth to groundwater in the vicinity of the Property of 520 feet bgs in 2019.

3.0 RECONNAISSANCE FOR KNOWN AND SUSPECT RECS

This section provides information about potential sources of known and suspect RECs in connection with the Property.

3.1 Potential PCB Sources

Electrical transformers, capacitors, and possibly hydraulic equipment including elevators, are potential sources of PCBs.

One three-phase and six single-phase pad-mounted transformers owned by APS were located on the Property. The three-phase transformer was located in the garbage enclosure adjacent to the office structure in the northeast portion of the Property. One single-phase transformer was located in the northeast portion of the Property, and the remaining five were positioned along the main road in the center of the Property. The transformers appeared to be in good condition, and WT did not observe staining on the transformers' respective concrete pads or in the surrounding areas. According to Amanda Gordon, Environmental Specialist with SRP, all transformers on the Property had an unknown PCB status except for the three-phase and single phase transformers in the northeast portion, which were certified as non-PCB. WT does not consider the pad-mounted transformers to be a REC for the Property.

3.2 Aboveground Storage Tanks (ASTs)

ASTs consist of portable fuel tanks on construction sites, portable fertilizer tanks in agricultural fields, process tanks in industrial applications, large bulk storage tanks at distribution facilities, storage tanks for the dispensing of fuel and lubricants and for the collection of liquid waste materials, and as integral fuel tanks to back-up power generators.

No ASTs or surface indications of former ASTs were noted during the reconnaissance.

3.3 Underground Storage Tanks (USTs)

Surface indications of existing or former USTs includes pump islands, fill ports, vent pipes, vapor monitoring wells, inventory monitoring equipment, asphalt patches over former tank pits or fuel lines, and remedial systems.

None of the listed surface indications of existing or former USTs was noted during the reconnaissance.

3.4 Hazardous Substances, Petroleum Products, and Containers

According to Rick Carpinelli with City North, minor amounts of housekeeping chemicals used for routine maintenance were stored within the office structure in the northeast portion of the Property. Since the chemicals were reportedly used for routine cleaning activities within the office structure, WT does not consider the chemicals to be a REC for the Property.

A discarded, 5-gallon bucket of motor oil was observed in the below-grade area in the northeast portion of the Property. A small amount of staining was observed in the vicinity of this 5-gallon bucket. The staining around the 5-gallon bucket is considered a de minimis condition and it does not represent a REC on the Property.

Two portable toilets were staged in a landscaped area in the center of the Property. Staining, leakage or chemical odors was not observed on the ground surface in the vicinity of the

portable toilets. Maintenance logs inside the portable toilets indicated that they were maintained regularly. The portable toilets are not considered to be a REC for the Property.

3.5 Solid Waste Indicators

Indications of solid waste storage or disposal include dumpsters, roll-off containers, waste piles, uncontrolled disposal of trash, demolition debris, construction debris, or vegetation, wildcat dumping, tires, litter, unusual mounding or depressions, fill or suspected fill from unknown sources, and debris commingled in disturbed surface areas.

One solid waste dumpster owned by Waste Management Inc. in the central-north portion of the Property contained metal rods, chain-link fencing, landscaping debris, and straw wattles. Staining, leakage or chemical odors indicative of the disposal of hazardous substances or petroleum products was not seen within or around the dumpster. The solid waste dumpster in not considered a REC for the Property.

Several stockpiles of soil were observed throughout the Property. The soil stockpiles appeared to originate from on the Property, and WT did not observe embedded garbage or debris. The stockpiles did not extend below the ground surface, and WT did not note associated noxious odors or staining. WT does not consider the stockpiles of soil to be a REC for the Property.

3.6 Wastewater, Stormwater, and Other Liquid Discharges

Wastewater discharges include existing or former surface impoundments, oil/water separators, sumps, catch basins, injection wells, drywells receiving non-storm water related discharges, wastewater treatment systems, septic systems including tanks, leach fields, and seepage pits, exterior pipe discharges, pits, ponds, and lagoons.

Stormwater drainage areas were located in the northeast, west, and southeast portions of the Property. The drainage area in the northeast portion appeared to receive stormwater from the office structure and parking lot, the drainage area in the southeast portion appeared to receive stormwater from the central and eastern portions, and the drainage area in the west portion appeared to receive stormwater from the western portion of the Property.

Fifteen drywells were located on the Property. One drywell was within the drainage area in the west portion of the Property, and fourteen were within the drainage area in the southeast portion. No indications of staining, corrosion, or chemical odors were observed within the settling chambers, on the drainage grate, or in the immediately surrounding capture zone. Drywell registration records obtained from ADEQ indicated that the drywells were installed in 2008 and their drainage areas serviced driveways, parking lots, rooftops, landscaped areas and loading docks of offices and retail businesses only. Drywell registration records obtained from ADEQ are provided in Appendix F.

WT did not identify RECs in connection with the storm water drainage provisions on the Property.

3.7 Air Emission Control Equipment

Air emission control equipment can include laboratory hoods, exterior vent stacks, incinerators, chimneys, bag houses, cyclones, and paint booths and result in the generation of used products or materials consisting of hazardous substances or petroleum products.

No indications of air emission control equipment were noted on the Property during the reconnaissance.

3.8 Existing or Former Wells

Wells can be identified through the presence of well casings extending above the ground surface, turbines or pumps, a water storage tank, pressure tank, or water distribution piping, or traffic-rated covers over monitoring wells. Water produced from wells can be utilized for irrigation, public distribution, personal consumption, or environmental or hydrological monitoring or remediation.

No indications of groundwater wells were observed on the Property during the reconnaissance.

4.0 INTERVIEWS

This section summarizes information from interviews conducted as part of this ESA. Questionnaires completed by interviewees and other correspondence are presented in Appendix C.

4.1 Interviews with the User of this Report

The Arizona State Land Department has been identified as the "User" of this ESA and Bruce Campbell, representing the User provided information consistent with the User Responsibilities described by ASTM E1527-13 by completing and returning WT's User Questionnaire on February 25, 2021.

The User did not know of any documents or reports that would be helpful in reviewing the environmental conditions of the Property. The User was unaware if the purchase price of the Property is consistent with the fair market value for comparable properties. They were not unaware of a valuation reduction of the Property due to environmental issues.

The User was not aware of environmental clean-up liens, engineering controls, institutional controls, or land use restrictions, or of litigation or administrative actions regarding environmental laws. They were not aware of commonly known or reasonably ascertainable information about the Property and they did not identify any special knowledge about the

Property, the surrounding area, or the type of business occurring on the Property, based on their personal and professional experience.

4.2 Interviews with the Property Owner, Current Operators, or Occupants

Bruce Campbell, with the Arizona State Land Department, who represents the owner of the Property, was interviewed by WT by completing WT's Owner/Key Site Manager Questionnaire. Mr. Campbell completed the questionnaire on February 25, 2021. He indicated that he has been familiar with the Property for approximately 20 years.

Mr. Campbell indicated he was not aware of past or current ASTs or USTs on the Property. Mr. Campbell was also not aware of hazardous chemicals stored, used, or discarded on the Property. He was not aware of stained soils, hydraulic lifts, or pesticide use on the Property. Mr. Campbell was also not aware of discarded solid waste, current or former stock ponds, ponds, lagoons, wastewater interceptors, or septic systems on the Property. He did not know of drywells, groundwater wells, or retention basins on the Property. Mr. Campbell was not aware of previous environmental investigation or helpful environmental documents associated with the Property.

During the reconnaissance, WT interviewed Rick Carpinelli with City North, a representative of the current occupant of the office building in the northeast portion of the Property. Mr. Carpinelli stated that he has been familiar with the Property since June 2019. He stated that the office building was used as office space for a real estate development investment group. Mr. Carpinelli stated that minor amounts of cleaning chemicals were stored in the office building. He was not aware of stained soils, hydraulic lifts, or pesticide use on the Property. Mr. Carpinelli was also not aware of discarded solid waste, current or former stock ponds, ponds, lagoons, wastewater interceptors, or septic systems on the Property. He was not aware of previous environmental investigation or helpful environmental documents associated with the Property.

WT also reviewed Application for Assignment of Lease, Permit or Right of Way and Assumption of Interest documents for the Property provided by the Arizona State Land Department. The documents were completed by Rick Carpinelli in January 2020. The listed intended uses of the Property consisted of commercial mixed use, commercial offices, multi-family apartments, streets, landscaping, and monument sign easement.

4.3 Interviews with Past Owners, Operators, or Occupants

WT did not interview past owners, operators, or occupants of the Property because the land was native desert land until approximately 2007, and has been in the possession of the Arizona State Land Department since 1912. This data gap is not considered significant because we were able to obtain adequate prior use information from other sources.

4.4 Interviews with Others

WT routinely contacts state and local government agencies about information and records concerning the Property. These contacts/interviews may be made in person, by telephone or in writing. We made reasonable attempts to interview at least one representative of the following types of state or local government agencies: local fire department; local health agency; hazardous waste control agencies; building permit agencies; or groundwater use permitting agencies.

WT submitted a public records request to the City of Phoenix on March 1, 2021 for building records associated with the Property. On March 3, 2021, Elsa Jerry with the City of Phoenix provided access to available records. Additional records were obtained through the City of Phoenix Online Permit Information Search. The reviewed building records are discussed in Section 5.5.

On March 1, 2021, WT submitted a records request to Rosa Arguelles with the City of Phoenix Fire Prevention Department. Ms. Arguelles provided fire prevention records associated with the Property on March 10, 2021. The records are discussed in Section 6.3.

WT was provided lease and land title records from the State Land Department Public Records. The documents are discussed in Sections 4.2 and 5.2.

5.0 HISTORICAL RECORDS INFORMATION

The objective of consulting historical sources was to develop a history of obvious uses of the Property back to 1940, or to the first developed use of the Property, whichever is earlier, unless a data failure occurred. The intervals between standard historical sources reviewed for this exceeded five years, and the earliest standard historical source reviewed for this ESA was an aerial photograph dated 1949, which depicted the Property as native desert land. WT was unable to acquire historical sources prior to 1949. Therefore, a data failure occurred while attempting to document historical uses back to 1940 or the first developed use. This data gap is not considered significant since the Property was likely native desert land, and has been in the continuous possession of the Arizona State Land Department since 1912.

5.1 Property Tax Files

According to records obtained from the Maricopa County Assessor's Office, the current owner of Assessor's Parcel Numbers (APN) 212-34-971, -972, -973, -974, -975, -976, -977, -978, -979, -980, -981, -982, -983, &-984 was CPF Vaseo Associates LLC LSE 03-52415-99. A copy of the tax file records are provided in Appendix D.

5.2 Land Title Records

As indicated by a Leasehold Deed of Trust, Assignments of Rents, Security Agreement and Fixture Filing (Deed of Trust) obtained from the Arizona State Land Department Public Records, City North Associates entered into the Deed of Trust as grantor to First American Title Company as trustee for the benefit of Bank of the Ozarks on June 28, 2013.

The supporting documentation for land title records is presented in Appendix D.

5.3 Zoning/Land Use Records

The City of Phoenix was contacted for information about zoning and land use classifications for the Property and surrounding area. According to the City of Phoenix Zoning Map, the Property is within a zoning designation of intermediate commercial (C-2), which allows for medium intensity commercial uses designed to be compatible with each other.

5.4 Local Street Directories

Local Street Directories are annual publications that list the names of telephone service recipients by address. The information contained in Local Street Directories may be useful in determining the type of facility or business that operated at a particular address in a given year. A total of eight selected annual volumes with publication dates ranging from 1986 through 2020 were reviewed for listings at 19000 to 21000 North 56th Street, 5100 to 5600 East Deer Valley Drive, and 5300 to 5600 High Street were reviewed for the Property and surrounding area.

There were no listings for 19000 to 21000 North 56th Street in the reviewed directories. From 2010 to 2020 listings on East High Street and East Deer Valley Drive consisted of apartments, restaurants, commercial offices and retail businesses. WT did not identify potential RECs associated with the Property or surrounding area based on listings in the reviewed directories.

5.5 Building Inspection Records

WT submitted a public records request to the City of Phoenix on March 1, 2021, for building records associated with the Property. On March 3, 2021, Elsa Jerry with the City of Phoenix provided access to available records. A total of 85 records from City of Phoenix Planning and Development Department, with dates ranging from 2006 to 2020, were reviewed. Copies of selected records are presented in Appendix D.

The earliest reviewed building permit was dated October 8, 2006, and listed the occupant of the Property as the City North Marketing Center. The 2006 building permit related to improvements to the office structure in the northeast portion of the Property.

The remaining building records included inspection reports, construction permits, site plans, signage permits and fire system permits. The majority of the records provided by the City of Phoenix related to the Desert Ridge and High Street marketplaces adjacent to the Property. Selected building permits are presented in Appendix D.

5.6 Fire Insurance Maps

Fire Insurance maps were produced by private fire insurance map companies and depicted physical features and developments on land. These maps typically cover older sections of metropolitan areas.

The United States Library of Congress maintains an on-line collection of Sanborn Fire Insurance Maps for Phoenix, Arizona covering the years 1890, 1901, 1911, 1915, 1947, 1949, and 1958. A review of the index maps for these volumes indicated that the maps do not cover the area of the Property.

5.7 Topographic Maps and Atlases

Topographic maps were reviewed for evidence of prior land uses or structures on or adjacent to the Property.

The USGS 7.5-Minute series Curry's Corner, Arizona topographic map, dated 1964, photo-revised 1983, depicted the location of the Property. No developed features were depicted on the Property. A northwest-southeast oriented jeep trail was depicted bisecting the Property. The Central Arizona Project Canal was depicted approximately 1.25 mile south of the Property, and the Pinnacle Peak Substation was depicted approximately 2.5 miles to the northeast.

5.8 Aerial Photography

Aerial photographs from GoogleEarth and the Flood Control District of Maricopa County were reviewed for the Property. A total of 23 aerial photographs with dates ranging from 1949 to 2019 were reviewed. Copies of aerial photographs of select photographs from the Flood Control District of Maricopa County are presented in Appendix D.

Property

The Property was depicted as native desert land from at least 1949 (the earliest photograph reviewed) to 2007. By 2007, the northeast portion and the west portion of the Property were graded, and the entire Property was graded by 2008. The office structure on the northeast portion of the Property was constructed in approximately 2007. The below-grade area on the northeast portion and the drainage area on the southeast portion of the Property were excavated in approximately 2008.

From 2006 to 2009, portions of the Property were used as a construction yard associated with the commercial development to the north. In a 2008 photograph, apparent fenced gravel lots used for construction material storage were visible on the east, southeast and northwest portions of the Property. Several trailers and potential mobile office units were staged on the east side of the Property. The central and eastern portions of the Property appeared to be used as parking lots during this time. There were no significant changes to the Property through 2019, except for trailers and construction materials occasionally visible in certain photographs.

Surrounding Area

From 1949 to approximately 2000, the surrounding land was mainly native desert land. The groundwater pumping station was constructed to the east of the Property between 1979 and 1986, and Arizona State Route 101 was constructed to the south between 1996 and 2000. The Desert Ridge marketplace was constructed to the west of the Property between 2000 and 2002, and the High Street marketplace was constructed to the north between 2006 and 2009. There were no significant changes to the surrounding areas through 2019.

6.0 ENVIRONMENTAL RECORDS REVIEW

WT obtained a commercial database report from GeoSearch that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). A copy of the database report with descriptions and release dates of the searched databases, and maps showing locations relative to the Property, is presented in Appendix E. WT also contacted local agency representatives concerning additional records information pertaining to the Property.

6.1 Federal USEPA Records Results

The Federal records maintained by the USEPA included: the National Priorities List (NPL); Superfund Enterprise Management System (SEMS); Resource Conservation Recovery Act (RCRA) database of hazardous waste generators; RCRA Treatment Storage Disposal Facilities; RCRA Corrective Action Sites (CORRACTS); Federally-registered engineering or administrative controls; Federal brownfields sites; and the Emergency Response Notification System (ERNS) Database.

The database findings did not identify the Property or the surrounding areas in the searched Federal USEPA databases.

6.2 Arizona ADEQ Records Results

The Arizona records maintained by the ADEQ included: the Water Quality Assurance Revolving Fund (WQARF) Registry List; the Arizona Superfund Program List (ASPL); the historical Arizona CERCLA Information Data System (ACIDS); the Registered UST Database;

the Leaking USTs (LUST) List; the Brownfields/Voluntary Remediation Program (VRP) List, the Database of Voluntary Environmental Mitigation Use Restrictions (VEMURs) and Declarations of Environmental Use Restriction (DEURs); lists of Solid Waste Facilities; and the Hazardous Materials Response Incidents (HAZMAT) List.

The Property

The Property was identified in the ADEQ drywell database. WT searched the ADEQ drywell registration records online and fifteen drywells were reported on the Property. One drywell was within the drainage area in the west portion of the Property, and fourteen were within the drainage area in the southeast portion. Drywell registration records obtained from ADEQ indicated that the drywells were installed in 2008 and their drainage areas serviced driveways, parking lots, rooftops, landscaped areas and loading docks of offices and retail businesses only. No hazardous chemical storage was reported in the drywell drainage areas, and there was reportedly no hazardous chemicals or solvents produced, used or stored on the Property. WT does not consider the drywells to be a REC for the Property. Drywell registration records obtained from ADEQ are provided in Appendix F.

Surrounding Area

The database findings did not identify the surrounding areas in the searched state ADEQ databases.

6.3 Additional Records Reviews

City of Phoenix Fire Department Records – WT contacted the City of Phoenix Fire Department Fire Prevention Division (PFD) regarding UST and AST records, flammable and hazardous materials permits, hazardous materials incidents, investigation reports, and other records for the Property's addresses. A Certificate of Occupancy dated February 27, 2008 was obtained for the Property related to the office structure in the northeast portion. The building was identified as a 10,448-square-foot sales office, and the owner was listed as Northeast Phoenix Partners. The Certificate of Occupancy is provided in Appendix G.

Maricopa County Septic Records – WT searched the Maricopa County online septic search tool, and no septic systems were listed as installed or removed from the Property.

ADEQ VEMUR/DEUR Search – WT searched the ADEQ online database of land use restrictions, the VEMUR/DEUR Database, and identified no records of listed land use restrictions applicable to the Property.

ADWR Search – WT searched well registration records made available online by the ADWR for information regarding groundwater wells potentially located on or in the near vicinity of the Property. WT identified no records of groundwater wells registered to the Property.

In the surrounding area WT identified records of seven groundwater wells registered within a 1/4-mile radius of the Property. Six water production wells for domestic and municipal uses were owned by the City of Phoenix and the Arizona Department of Transportation, and one monitoring well was owned by the City of Phoenix. According to imaged records reviewed for the monitoring well, the well was not installed in response to suspected contamination. The monitoring well was reportedly associated with a future aquifer storage, recovery, and recharge facility, and the City of Phoenix requested that it be installed in order to monitor groundwater elevation and quality in the immediate vicinity of the facility. In 2019, groundwater elevation was reported from the well at 520 feet bgs. Based on this information, WT does not consider the monitoring well to be a REC for the Property. A copy of the ADWR map and a Vicinity Well List are included in Appendix G

7.0 SUMMARY OF ASSESSMENT

7.1 Findings

This section presents our opinion regarding the probable impact to the Property from known or suspect RECs which may include current RECs, historical RECs, controlled RECs, or de minimis conditions that were identifiable from the records reviews, interviews, and site reconnaissance.

- **Current Use of the Property** – The Property consists of approximately 96.52 acres of undeveloped, unoccupied land except for a single-story office building occupied by City North on the northeast portion of the Property. The Property consisted of vacant, graded lots with some landscaped areas, asphalt paved roads and concrete sidewalks. A below-grade area enclosed by concrete walls was also in the northeast portion of the Property. WT did not identify indications of a REC in connection with the current use and occupancy of the Property.

- **Drywells** - Fifteen drywells were within the drainage areas of the Property. No indications of staining, corrosion, or chemical odors were observed in the settling chambers, on the drainage grate or in the immediately surrounding capture zone. Drywell registration records obtained from ADEQ indicated that the drywells were installed in 2008 and their drainage areas serviced driveways, parking lots, rooftops, landscaped areas and loading docks of offices and retail businesses only. The drywells are not considered to be a REC for the Property.

- **Uses of Adjoining Sites** – The land uses adjoining the Property consisted of High Street and Desert Ridge marketplaces, Arizona State Route 101, a City of Phoenix groundwater pumping station and vacant land. Based on our observations during the reconnaissance, WT did not identify evidence of potential RECs on the Property resulting from activities on the adjoining sites

- **Historical Use of the Property** – Based on a review of historical aerial photographs, The Property was depicted as native desert land from at least 1949 to 2007. The office structure on the northeast portion of the Property was constructed in approximately 2007. The below-grade area in the northeast portion and the drainage area in the southeast portion of the Property were excavated in approximately 2008. From 2006 to 2009, portions of the Property were used as a construction yard associated with the commercial development to the north. Based on reviewed building records, the office structure in the northeast portion of the Property has been used as office space only since its construction. WT did not identify indications of a REC in connection with the historical use of the Property.

- **Regulatory Agency Database Results** – The Property and surrounding areas were not identified in the standard Federal USEPA databases. The Property was identified on the ADEQ drywell database, with fifteen registered drywells. The surrounding areas were not identified in ADEQ databases. WT did not identify RECs on the Property in connection with the regulatory agency databases reviewed.

7.2 Conclusions and Recommendations

WT performed this ESA in general agreement with the scope and limitations of ASTM E 1527-13 for the PCI 53-121947 Desert Ridge Superblock 5, 96.52 acres of land under development, southwest of Deer Valley Road and 56th Street, Phoenix, Arizona. This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.

8.0 LIMITATIONS

WT has performed its services in accordance with its contract with the Client, utilizing the degree of skill and care practiced by firms providing similar services in the locality of the Property. No other warranty or representation, either express or implied, is made. Not every property warrants the same level of assessment. The level of inquiry for this assessment was guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, reasonable limits on time and cost as specified in our contract, and the ability to obtain information that was reasonably ascertainable and practically reviewable. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, be a material detriment to the orderly completion of transactions.

Our review of third party information was limited as set forth in the discussion presented herein and was based on our actual knowledge of the information as presented. All results and opinions contained in third party information, including public records, are the sole responsibility of the entity producing the information. An evaluation of the completeness, accuracy, or appropriateness of the test methods or procedures employed by others was outside the scope of this ESA.

This assessment was limited to the identification of conditions likely to indicate RECs in connection with the Property, according to the definitions, scope and limitations contained in ASTM E 1527-13. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of an assessment according to ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of RECs.

The "User" or 'Users" identified by ASTM E 1527-13, including the addressee, any third parties acknowledged in writing by WT, and recipients of reliance letters, are obligated to conduct the "Additional Inquiries" identified in 40 CFR §312.22 and ASTM E 1527-13 independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User's specialized knowledge or experience, an assessment of the relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property.

Nothing in this ESA, nor in our contract, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition "Continuing Obligations" as required by CERCLA.

9.0 REFERENCES

9.1 Contacts

Arizona State Land Department, Van Robinson, 1616 West Adams Street, Phoenix, Arizona, (602) 542-3127, vrobinson@azland.gov.

Arizona State Land Department, Bruce Campbell, 1616 West Adams Street, Phoenix, Arizona, (602) 542-2578

City North, Rick Carpinelli, 5515 East Deer Valley Drive, Phoenix, Arizona 85054.

Arizona Public Service, Amanda Gordon, amanda.gordon@aps.com.

9.2 Reports and Publications

Arizona Department of Environmental Quality (ADEQ), MEGASEARCH database, http://megasearch.azdeq.gov/megasearch.

Arizona Department of Environmental Quality (ADEQ), Drywell database, https://legacy.azdeq.gov/databases/drywellsearch_drupal.html.

Arizona Department of Environmental Quality (ADEQ), Superfund Site, Motorola 52nd Street, https://azdeq.gov/node/1916.

Arizona Department of Water Resources, Map Showing Hydrogeologic Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona – November 2002 – February 2003.

Arizona Department of Water Resources, Well Registry Interactive Map, www.gisweb.azwater.gov/WellRegistry.

City of Phoenix, Zoning, https://www.phoenix.gov/business/zoning.

Flood Control District of Maricopa County, http://www.fcd.maricopa.gov, aerial photographs, 1930, 1937, 1949, 1953, 1959, 1961, 1969, 1976, 1979, 1986, 1991, 1996, 2002, 2004, 2006, 2007, 2009, 2010, 2011, 2013, 2015, 2017, and 2019.

GeoSearch, Radius Report, Job No. 399504, March 2, 2021.

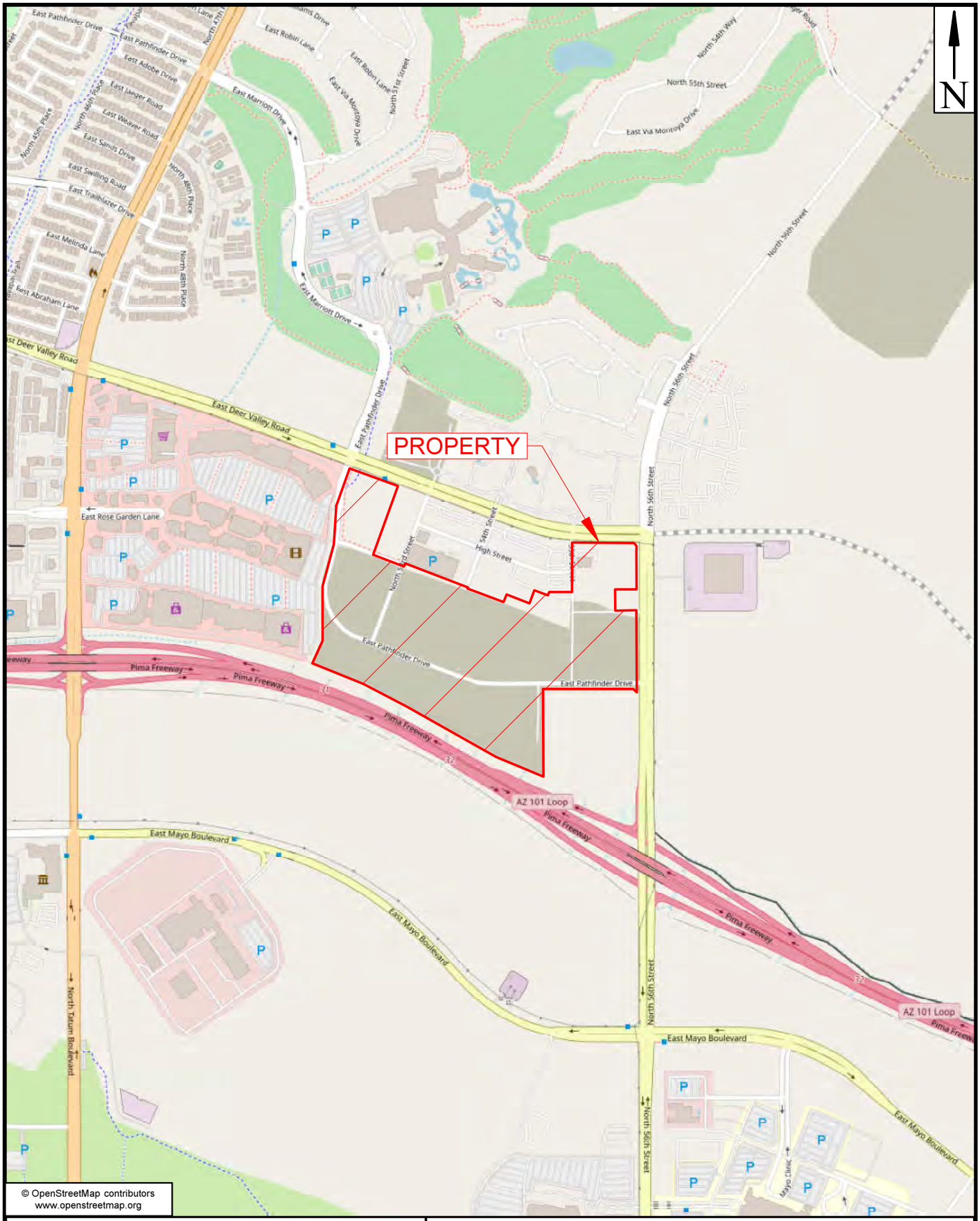
Maricopa County Assessor's Office, http://mcassessor.maricopa.gov/.

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527 - 13. ASTM International; West Conshohocken, Pennsylvania; November 2013.

The United States Code of Federal Regulations, Title 40, Part 312, Standards and Practices for All Appropriate Inquiries, November 1, 2005.

United States Geological Survey, Curry's Corner Quadrangle 7.5-Minute Series Topographic Map, 1964 photorevised 1983.

APPENDIX A, FIGURES



Geotechnical
Environmental
Inspections
Materials

Western Technologies Inc.
The Quality People
Since 1955

FIGURE 1. PROPERTY LOCATION MAP
Phase I Environmental Site Assessment
PCI 53-121947 Desert Ridge Superblock 5
96.52 Acres of Land Under Development
Southwest of Deer Valley Road and 56th Street
Phoenix, Arizona

WT Job No. 2181JK069

NORTH

NOT TO SCALE

Geotechnical
Environmental
Inspections
Materials

Western Technologies Inc.
The Quality People
Since 1955

FIGURE 2. 2019 AERIAL
Phase I Environmental Site Assessment
PCI 53-121947 Desert Ridge Superblock 5
96.52 Acres of Land Under Development
Southwest of Deer Valley Road and 56th Street
Phoenix, Arizona

WT Job No. 2181JK069

APPENDIX B, PICTURES

Arizona State Land Department
PCI 53-121947 Desert Ridge Superblock 5
Southwest of Deer Valley Road and 56th Street
Phoenix, Arizona

Photographic Log

WESTERN TECHNOLOGIES INC.

WT Job No.: 2181JK069 Date: March 4, 2021

Picture 1 – Typical graded lot on the Property.

Picture 2 – Office structure in the northeast portion of the Property.

Picture 3 – Main asphalt road that generally extends across the center of the Property.

Picture 4 – Typical semi-truck trailer used for advertising on the Property.

Picture 5 – Below-grade area enclosed by concrete walls in the northeast portion of the Property.

Picture 6 – Enclosed concrete pad with embedded metal vault feature on the south side of the below-grade area.

Picture 7 – Three-phase pad-mounted transformer in the garbage enclosure adjacent to the office building in the northeast portion of the Property.

Picture 8 – Typical single-phase pad-mounted transformer on the Property.

Picture 9 – Discarded 5-gallon bucket of motor oil in the below-grade area in the northeast portion of the Property.

Picture 10 – Portable toilets in the center of the Property.

Picture 11 – Waste Management dumpster in the central-north portion of the Property.

Picture 12 - Typical soil stockpile on the Property.

Picture 13 – Drainage area in the southeast portion of the Property.

Picture 14 – Typical drywell on the Property.

Picture 15 – Northeast corner of the Property looking southwest.

Picture 16 – East side of the Property looking west.

Picture 17 – Southwest portion of the Property looking east.

Picture 18 – Northwest corner of the Property looking southeast.

APPENDIX C, CORRESPONDENCE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE PER ASTM E1527-13
WT Job. No. 2181JK069

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must conduct the following inquiries required by the applicable sections of the All Appropriate Inquiries Rule. The User should provide the information to Western Technologies. For all "Yes" answers, please provide copies, references, or additional information on an attached sheet.

Your Name: Bruce Campbell Tel: 602-542-2578
User's Name: Arizona State Land Department
Property Name: Desert Ridge Superblock 5
Property Address: T4N R4E Sec 20 City: Phoenix State: AZ

Environmental Liens (40 CFR § 312.25) – Did a search of recorded land title records identify any environmental liens filed or recorded against the Property under federal, tribal, state, or local law?. No

Activity and Use Limitations (40 CFR § 312.26(a)(1)((v) and (vi) – Did a search of recorded land title records, judicial records where applicable, or agency records identify any Activity and Use Restrictions, such as engineering controls, Institutional Controls or Land Use Restrictions, that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or local law? No

Specialized Knowledge (40 CFR § 312.28) - Do you have any specialized knowledge or experience relative to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property, such that you would have special knowledge of the chemicals or processes used by the types of businesses? No

Purchase Price to Fair Market Value (40 CFR § 312.29(a)) - Is the purchase price being paid for this Property reduced or discounted from the fair market value of the Property? N/A

Reason for Lowered Purchase Price (40 CFR § 312.29(b)) - If the purchase price is reduced or discounted, could the lowered purchase price be because of known or perceived contamination on the Property? N/A

Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30) - Are you aware of commonly known or reasonably ascertainable information about the Property (e.g. past uses, water quality problems, environmental compliance issues, or permit violations), that might help the environmental professional identify conditions indicative of releases or suspected releases? For example, do you know of past uses? Do you know of specific chemicals used on the Property? Do you know if spills or chemical releases occurred on the Property? Do you know of any environmental clean-ups that have occurred on the Property? No

Reason for This Study (ASTM E1527-13, Section 6.8) – Can you tell us why you are having this study completed (please circle all that apply)?

Lender's Requirements
Planning/Zoning Requirements
Landowner Liability Protection
Insurance Requirements
Baseline Review
Business Planning

Signature: [signature] Date: 2/25/21

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2181JK069

Instructions – Thank you for completing this environmental questionnaire. The questions asked were derived directly from the federal All Appropriate Inquiry Rule (AAI) and from the ASTM Standard E1527. Simply answer the questions based on the information you actually know about the Property. You are not expected to find the answers. If you answer "yes" to any of the questions, you can provide additional information at the end of this form, or a WT representative will contact you to go over the information. Feel free to attach any information you think might be helpful with you answers. Your information is important to us in researching the Property, so please complete the form and return as soon as possible.

PROPERTY INFORMATION

Address: T4N R4E Sec 20 City: Phoenix State: Az

Current Occupants: None

Current Activities: _____

UTILITY INFORMATION

1. Please list the service providers for the following utilities:
   Electric: _____ Gas: _____
   Water: _____ Sewer: _____
   Solid Waste: _____

2. What is the fuel source for heating buildings on the Property? _____

3. What is the fuel source for cooling buildings on the Property? _____

STORAGE TANKS

4. Y ~~N~~ Unk — Are there any aboveground storage tanks (ASTs) currently located on the Property?

5. Y ~~N~~ Unk — Are you aware of any past ASTs located on the Property?

6. Y ~~N~~ Unk — Are there any underground storage tanks (USTs) currently located on the Property?

7. Y ~~N~~ Unk — Are you aware of any past USTs located on the Property?

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2181JK069

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, AND CONTAINERS

8. Y ~~N~~ Unk — Are there any containers of hazardous chemicals or petroleum currently stored or used on the Property?

9. Y ~~N~~ Unk — Are you aware of past uses of hazardous chemicals on the Property?

10. Y ~~N~~ Unk — Do you know of any stained soils on the Property?

11. Y ~~N~~ Unk — Do you know of any current or previous in-ground hydraulic lifts on the Property?

12. Y ~~N~~ Unk — Have pesticides ever been mixed, stored, or applied on the Property?

SOLID WASTE

13. Y ~~N~~ Unk — Do you know if solid waste like garbage, refuse, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath Property?

14. Y ~~N~~ Unk — Do you know if the Property has ever operated as a landfill?

15. Y ~~N~~ Unk — Has soil from an unknown source been placed, spread, or piled on the surface or used as fill on the Property?

16. Y ~~N~~ Unk — Do you know if used tires were ever discarded on or buried beneath the Property?

17. Y ~~N~~ Unk — Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?

WASTEWATER AND LIQUID DISCHARGES

18. Y ~~N~~ Unk — Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Property?

19. Y ~~N~~ Unk — Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Property?

20. Y ~~N~~ Unk — Are there any current or former septic systems, cess pools, seepage pits, or leach fields located on the Property?

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2181JK069

STORMWATER AND DRAINAGE PROVISIONS

21. Y ~~N~~ Unk Are there any dry wells on the Property?

22. Y ~~N~~ Unk If yes, do you know if they are registered with the state agency?

23. Y ~~N~~ Unk Are there any retention or detention basins on the Property?

24. Y ~~N~~ Unk Do you know if storm water from an off-site source flows onto the Property?

WELLS

25. Y ~~N~~ Unk Do you know of any current or former groundwater wells on the Property?
If yes, check type of well(s):
☐ Irrigation ☐ Domestic ☐ Livestock ☐ Environmental Monitoring

CURRENT/PREVIOUS ENVIRONMENTAL INVESTIGATION OR REGULATORY ACTION

26. Y ~~N~~ Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?

AVAILABILITY OF HELPFUL ENVIRONMENTAL DOCUMENTS

27. Y ~~N~~ Unk Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection? Check all that apply:

- ☐ Prior environmental assessment reports
- ☐ Environmental audit reports
- ☐ Hazardous Waste Generator Notices
- ☐ Community Right-To-Know Plan
- ☐ Environmental Management Plan
- ☐ Hydrogeologic Reports
- ☐ Geotechnical Reports
- ☐ SARA Title III/Form R Reports
- ☐ Title Records
- ☐ Hazardous Waste Manifests
- ☐ Water Well Records
- ☐ NPDES Permits
- ☐ Wastewater Permits
- ☐ Air Emissions Permits
- ☐ UST Registrations
- ☐ AST Registrations
- ☐ Material Safety Data Sheets
- ☐ Safety Plans
- ☐ Spill Prevention Control/ Countermeasures Plan
- ☐ Waste Oil Disposal Records
- ☐ Drywell Registration Records

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2181JK069

PRIOR SITE USES

28. (Y) (X) (Unk) Do you know if the Property was used for any of the following businesses? Check all that apply. List other past uses/owners in the notes section below.

- ☐ Gasoline or Diesel Fueling Station
- ☐ Heavy Equipment Repair or Maintenance
- ☐ Commercial Laundry
- ☐ Commercial Printing
- ☐ Warehousing/Distribution
- ☐ Farm Operation: Agriculture or Dairy
- ☐ Aviation, Runways, Air Transportation
- ☐ Automotive Sales or Service
- ☐ Drycleaning
- ☐ Medical Services
- ☐ Industrial/Manufacturing
- ☐ Junkyard or Salvage Business
- ☐ Laboratory or Chemical Handling
- ☐ Rail Transportation

PERSON COMPLETING THE FORM

Name: Bruce Campbell Years Familiar w/Property: 20

Business Affiliation: Arizona State Land Dept.

Address: 1616 W. Adams St. City: Phoenix State: Az

Tel: 602-542-2578 Fax: E-Mail:

Relationship to the Property (please check all that apply):

Owner	Occupant	Key Site Manager
☐ Individual Owner	☐ Owner Occupant	☐ Property Manager
☐ Corporation or LLC	☐ Business Occupant	☐ Facilities Manager
☐ Partnership	☐ Business Employee	☐ Maintenance Supervisor
☒ Trust/Trustee		☐ Plant Supervisor
☐ Owner's Broker		☐ Leasing Agent

Signature: Date Completed: 2/25/21

NOTES

APPENDIX D, HISTORICAL RECORDS

212-34-971

Commercial Parcel

This is a Commercial parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	334,968 sq ft.
Zoning	C-2
Lot #	1
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (1)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-972

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	188,318 sq ft.
Zoning	C-2
Lot #	2
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-973

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	153,059 sq ft.
Zoning	C-2
Lot #	3
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-974

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	421,824 sq ft.
Zoning	C-2
Lot #	4
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-975

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	150,377 sq ft.
Zoning	C-2
Lot #	5
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-976

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	653,318 sq ft.
Zoning	N/A
Lot #	6
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-977

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714. Its current year full cash value is $na.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	221,249 sq ft.
Zoning	N/A
Lot #	7
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Tax Year	2022	2021
Full Cash Value	$na	$1,407,317
Limited Value	$na	$909,402
Legal Class	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	0.0%	15.0%
Assessed LPV	$na	$136,410
Property Use Code	9500	9500
PU Description	State Property	State Property
Tax Area Code	691300	691300
Valuation Source	Notice	Notice

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (4)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-978

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	245,154 sq ft.
Zoning	C-2
Lot #	8
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (1)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-979

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	186,551 sq ft.
Zoning	C-2
Lot #	9
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-980

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	178,227 sq ft.
Zoning	N/A
Lot #	10
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (1)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-981

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	238,455 sq ft.
Zoning	C-2
Lot #	11
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (4)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-982

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	341,229 sq ft.
Zoning	N/A
Lot #	12
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (2)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-983

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14
Long/Lat	|
Lot Size	237,183 sq ft.
Zoning	N/A
Lot #	13
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (3)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

212-34-984

Land Parcel

This is a Land parcel located at . The current owner is CPF VASEO ASSOCIATES LLC LSE 03-52415-99. It is located in the CITYNORTH subdivision, and MCR 155714.

MAPS | PICTOMETRY | $ VIEW/PAY TAX BILL | DEED
OWNER | VALUATIONS | MAP FERRET | SIMILAR PARCELS

PROPERTY INFORMATION

MCR #	155714
Description	CITYNORTH MCR 1557-14 TRACT A
Long/Lat	|
Lot Size	653,879 sq ft.
Zoning	C-2
Lot #	
High School District	PARADISE VALLEY UNIFIED #69
Elementary School District	PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	20 4N 4E
Market Area/Neighborhood	/
Subdivision (14 Parcels)	CITYNORTH

OWNER INFORMATION

CPF VASEO ASSOCIATES LLC LSE 03-52415-99

Mailing Address	3000 AIRWAY AVE SUITE 200, COSTA MESA, CA 92626
Deed Number	201105607
Last Deed Date	11/12/2020
Sale Date	n/a

Sale Price	n/a

VALUATION INFORMATION

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Please wait

MAP FERRET MAPS

Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

- Parcel Maps (6)
- Subdivision Maps (7)
- MCR Maps (7)
- Book/Map Maps (27)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

Unofficial
20: Document

601
ch

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

Kevin A. Sullivan, Esq.
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201
113 608190

TO BE RECORDED IN THE
REAL PROPERTY RECORDS OF
MARICOPA COUNTY, ARIZONA

LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

(THIS DOCUMENT SERVES AS A FIXTURE FILING UNDER SECTION 9-502 OF THE UNIFORM COMMERCIAL CODE.)

NOTICE: THIS DEED OF TRUST SECURES A MULTIPLE ADVANCE CONSTRUCTION LOAN

THIS LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (herein referred to as the "Deed of Trust"), is entered into as of June 28, 2013, by **CITY NORTH ASSOCIATES, LLC**, a Delaware limited liability company, as grantor for all purposes hereunder ("Borrower"), whose mailing address for notice hereunder is 810 NW Marshall Street, Suite 300, Portland, Oregon 97209, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation, as Trustee ("Trustee"), whose address is P.O. Box 2922, Phoenix, AZ 85062, for the benefit of **BANK OF THE OZARKS** as beneficiary for all purposes hereunder ("Lender") whose address is 8201 Preston Road, Suite 700, Dallas, Texas 75225.

WITNESSETH:

ARTICLE I

DEFINITIONS

1.1 Definitions. As used herein, the following terms shall have the following meanings:

Borrower: The individual or entity described as Borrower in the initial paragraph of this Deed of Trust and any and all subsequent owners of the Mortgaged Property or any part thereof (without hereby implying Lender's consent to any Disposition of the Mortgaged Property, except as expressly provided in the Loan Documents).

Code: The Uniform Commercial Code, as amended from time to time, in effect in the state in which the Mortgaged Property is situated.

Construction Contracts: Collectively, the right title and interest of Borrower in any and all contracts, subcontracts and agreements, written or oral, between Borrower and any other party, and between parties other than Borrower in any way relating to any restoration, renovation, expansion, repair or construction of all or any portion of the Improvements or the supplying of material (especially fabricated or otherwise), labor, supplies or other services therefor.

Contracts: All of the right, title, and interest of Borrower, including equitable rights, in, to, and under any and all: (i) contracts for the purchase and/or sale of all or any portion of the Mortgaged Property, whether such Contracts are now or at any time hereafter existing, including but without limitation, any and all earnest money or other deposits escrowed or to be escrowed or letters of credit provided or to be provided by the purchasers under the Contracts, including all amendments and supplements to and renewals and extensions of the Contracts at any time made, and together with all payments, earnings, income, and profits arising from the sale of all or any portion of the Mortgaged Property or from the Contracts and all other sums due or to become due under and pursuant thereto and together with any and all earnest money, security, letters of credit or other deposits under any of the Contracts; (ii) contracts, licenses, permits, and rights relating to living unit equivalents or other entitlements with respect to water, wastewater, and other utility services whether executed, granted, or issued by a Person, which are directly or indirectly related to, or connected with, the development, ownership, maintenance or operation of the Mortgaged Property, whether such contracts, licenses, and permits are now or at any time thereafter existing, including without limitation, any and all rights of living unit equivalents or other entitlements with respect to water, wastewater, and other utility services, certificates, licenses, zoning variances, permits, and no-action letters from each Governmental Authority required: (a) to evidence compliance by Borrower and all improvements constructed or to be constructed on the Mortgaged Property with all legal requirements applicable to the Mortgaged Property; (b) for the construction and/or development of any improvements on the Mortgaged Property or rehabilitation thereof, if applicable (c) to develop and/or operate the Mortgaged Property as a commercial and/or residential project, as the case may be; (iii) economic incentives or similar agreements or understandings; (iv) agreements relating in any way to the construction, development or rehabilitation of the Land or Improvements or provision of materials therefor including, without limitation, all Construction Contracts]; (v) contracts with architects or

Unofficial Document

Unofficial
20 Document

RECORDING REQUESTED BY:

14
sa

Bank of the Ozarks
8201 Preston Road, Suite 700
Dallas, TX 75225
Attention: General Counsel

AND WHEN RECORDED MAIL TO:

Bank Of The Ozarks
8201 Preston Road, Suite 700
Dallas, TX 75225
Attention: General Counsel

DEED OF RELEASE AND FULL RECONVEYANCE
(Beneficiary)

File No. **NCS-687047-CHI2(ph)**

In witness whereof, and pursuant to the provisions of Arizona Revised Statutes Section 33-707, the Beneficiary does hereby release the Deed of Trust executed by City North Associates, LLC, as Trustor, to Bank of the Ozarks, as Beneficiary, dated June 28, 2013, and recorded June 28, 2013, as 2013-0595074, Official Records of Maricopa County, Arizona.

[Signature follows]

Date: July 7, 2015

BANK OF THE OZARKS

By: _____
Name: Brannon Hamblen
Title: Director of Asset Management

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was ACKNOWLEDGED before me, on the 2 day of July, 2015 by BRANNON HAMBLEN, Director of Asset Management for the Real Estate Specialties Group of BANK OF THE OZARKS, on behalf of said bank.

Tiffany Whittington
Notary Public

My Commission Expires: 6/17/2018

Unofficial Document

TIFFANY WHITTINGTON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
06-17-2018

To Records: Permit # 07029194 bid
T. Planicjon 2/22/08

PAUL • KOEHLER
consulting structural engineers, inc.
7434 East McDonald Drive Scottsdale, Arizona 85250
(480) 922-8854 Fax: (480) 922-3738

Principals
Scottsdale
Clifford R. Paul, P.E., S.E.
Jack M. Koehler, P.E., S.E.
Timothy R. Nedberg, P.E., S.E.
Jim Palmer, P.E., S.E.
Steven C. Slonaker, P.E., S.E.
Edward Kolstedt
Karl Despins
Austin
David O. Brown, P.E.
Denver
Russ Leffler, P.E.

January 23, 2008

City of Phoenix
Development Services Department
200 W. Washington St. 3rd Floor
Phoenix, AZ 85003
Attn: Building Inspector

Re: **Special Structural Inspections Certificate – Letter of Compliance**
City North Marketing/Sales Center @ 5155 E. Deer Valley Drive
COP Permit No.: BLD07029194
P-K Job No. 50330C.6

Dear Building Inspector;

PAUL-KOEHLER CONSULTING STRUCTURAL ENGINEERS, INC. certifies that to the best of our knowledge, all applicable requirements of the Construction Code and the approved plans and specifications have been complied with insofar as the portion of the work requiring special structural inspection is concerned, except for those deviations that have been previously reported. A guarantee that the building has been constructed in full accord with the plans and specifications is neither intended nor implied.

If you have any questions, please call our office.

Sincerely,
PAUL-KOEHLER CONSULTING STRUCTURAL ENGINEERS, INC.

Registered Professional Engineer (Structural)
CERTIFICATE NO. 34635
STEVEN C. SLONAKER
Date Signed 1/23/08
ARIZONA, U.S.A.

Steve Slonaker, P.E., S.E.
Principal

cc: Nelsen Architects; Erston Senger
City North Group, LLC; Don Larsen
Related Midwest; Mike Warren, Brian Siers
Hensel Phelps; Russell Pierce

City of Phoenix
DEVELOPMENT SERVICES DEPARTMENT
200 West Washington Street, 3rd Floor, Phoenix, AZ 85003
Phone: 602.262.7850 (Voice) or 602.534.5500 (TTY) Fax: 602.495.5784

SPECIAL STRUCTURAL INSPECTIONS CERTIFICATE

(General Requirements and Instructions on the backside of form)

Form effective July 1, 2007 **POST AT JOB SITE WITH PERMIT**

TO BE COMPLETED BY REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

Project Name: City North Marketing Center	Project Address: 5515 E. Deer Valley Dr.	Permit No. BLD 07029194 / Plan Log No.
Project Owner/Owner's Agent Name: Northeast Phoenix Partners	Mailing Address: 5505 E. Deer Valley Dr. #1	Phone No. (480) 361.9270
Registered Design Professional of Record Name: Jack Koehler, P.E., S.E.	Mailing Address: 7434 E. McDonald Dr. Scottsdale	Phone No. (480) 922-8857
Firm Name: Paul-Koehler Engs, Inc.	Email Address: jkoehler@paulkoehler.com	Fax No. (480) 922-3739

I hereby affirm that I am familiar with the design of this project and have been designated by the Owner/owner(s) Agent as the registered design professional in responsible charge for implementing the Structural Special Inspections Program required by the City of Phoenix Building Construction Code Sections 109.4 and 1704.1 I have determined that the types of work checked below require Structural Special Inspection and that the individual(s) or firm(s) named below are qualified to perform the special inspections. I understand and agree to inform the project owner, the contractor(s), and the special inspector(s) about all of the Structural Special Inspection Program requirements and limitations, including that the Special Inspector(s)must be independent third-party individual(s) or firm(s) and shall not be the installing contractor(s).

Registered Professional Engineer (Structural) CERTIFICATE NO. 34635 STEVEN C. SLONAKER Date Signed 1/28/08 ARIZONA, U.S.A.

(seal sign, and Date)

YES	NO ✓	TYPES OF WORK REQUIRING SPECIAL STRUCTURAL INSPECTION (Attach Supplement if Necessary)	QUALIFIED SPECIAL INSPECTOR INDIVIDUAL(S) OR FIRM(S) (Attach Supplement if Necessary)
	✓	Inspection of Fabricators	
	✓	Steel Construction	
✓		Concrete Construction	Paul-Koehler Engs, Inc.
	✓	Masonry Construction	
	✓	Wood Construction	
✓		Light Gage Framing	Paul-Koehler Engs, Inc.
✓		Expansion & Epoxy Bolts	Paul-Koehler Engs, Inc.

All special inspection reports were reviewed and found to be in conformance with the approved construction documents.

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (SIGNATURE) 1/28/08 (DATE)

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 (voice) or (602) 534-5500 (TTY). TRT/jo/shared/trt dev/private/updated docs/special structural inspections

TRT/DOC/00211-07/03

City of Phoenix
Planning And Development Department

BUILDING PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit http://www.phoenix.gov/PDD

Permitted Building Construction hours are (non-Holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

STATUS: DONE

POST THIS PERMIT ON JOB SITE

Before you start to dig, call Blue Stake 602-263-1100

Permit # **BLDS 06036674** ***Issued*** 11-OCT-2006 ***Expires*** 10-OCT-2008

Permit Description MARKETING CENTER

Project ***04-4082*** CITY NORTH

Address 5515 E DEER VALLEY DR PHOENIX AZ 85054 ***Zoning***
L * B 5 STATE PLAT NO 24 DESERT RIDGE AMENDED ***Q S*** Q41-40 ***APN*** 212-32-100B ***Dist*** 02

Description/Scope of Work: COMMERCIAL SHELL

EFFECTIVE BUILDING CODES: 2003 IBC, 2003 IRC, 2003 IMC, 2003 IECC (As amended by the 2004 supplement), 2005 NEC, ARIZONA STATE PLUMBING CODE, 2003 IFC

PROJECT NAME:CITY NORTH MARKETING CENTER-Shell Bldg-- LOG#:LPRS 0603805
PROJECT #:04-4082 Y:PUBLIC Y:SITE INSP
Y:SPRINKLERS N:FIRE ALARM N:SPECIAL EGRESS CONTROL
Y:EMERGENCY LIGHTING Y:DEFERRED SUBMITTAL-interior stud walls
Y:SPEC per PCC SEC. 1704--soils,conc,reinf,bolts/conc,epoxy bolts,hi-str.bolts,welds.
N:STR SEC.1709 N:ELEC PCC SEC. 2703 N:ELEC OBS PCC SEC. 2704
WATER METERS: meter boxes only, new meters under tenant improvement
N:ELEVATOR _:SECONDARY BACKFLOW
ZONING:C-2
STAFF ID:PTE JOB CONTACT NAME: PH:

SCOPE OF WORK: BLD PLMB MECH ELEC SITE
DESCRIPTION OF WORK: ONE STORY TEMPORARY SHELL BUILDING w/10,448 sf area - FULLY SPRINKLERED WITH ADJACENT SITE WORK & LANDSCAPING

ONLINE

Valuation: $832,601 ***Str Class*** 015 ***Units*** 0 ***Sq.Ft.*** 10,448 ***Cnst*** I:VB ***Occ*** B

Owner Information
Name
Address

Certificate of Occupancy Type: **COFC**

COPY

Contractor Information Type Contact Phone
Name HENSEL PHELPS CONSTRUCTION CO Ins ZURICH AMERICAN GLO369726416 Exp 01-JAN-22
Address 4129 E VAN BUREN ST., SUITE # 1 City/St/Zip PHOENIX AZ 85008 Phone 602-471-4637

Instructions and Comments Permit Issued By STOR Entered By PTE

Inspections Required: ELECTRICAL PLMB/MECH SITE STRUCTURAL

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

City of Phoenix

Planning And Development Department

PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit http://www.phoenix.gov/PDD

Permitted Building Construction hours are (non-Holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

STATUS: DONE

POST THIS PERMIT ON JOB SITE

Before you start to dig, call Blue Stake 602-263-1100

Permit # **F112 0700771** ***Issued*** 29-JAN-2007 ***Expires*** 29-JAN-2009

Permit Description INSTALL U/G FIRELINE

Project ***04-4082*** CITY NORTH

Address 5515 E DEER VALLEY DR PHOENIX AZ 85054 ***Zoning***

L * B 5 STATE PLAT NO 24 DESERT RIDGE AMENDED ***Q S*** Q41-40 ***APN*** 212-32-100D ***Dist*** 02

Description/Scope of Work: UNDERGROUND FIRELINE & HYDRANT INSTALL

All City of Phoenix Regulations and the Phoenix Fire Codes shall apply. Systems are subject to field inspection, to schedule call (602) 262-7462. This permit shall expire (6) six months from the date of issue. This permit is not transferrable.

Approved plans shall be available and permits shall be posted on-site at all times during which work authorized hereby is in progress. Progress is defined as the time from which site work begins until the time of final City approval. Inspections shall not be conducted if approved plans and permits are not on-site. Violation of this requirement is subject to a stop work order and civil/criminal sanctions as allowed by code.

DESCRIPTION OF WORK: Install Underground Fireline. One Hydrant.***REVISION***CHANGED LOCATION OF SOME FIRE HYDRANTES AND FIRE SPRINKLER LEAD-INS. SEE REVISED PLAN FOR LOCATIONS.**********REVISION 9-23-08 RELOCATED 3 FIRE HYDRANTS SEE PLANS FOR LOCATION.**********

Building Total Fire area: 10,448 sq ft Type of Construction: VB
Available water supply: Static pressure 90 psi, Residual pressure 82 psi, Flow 3594 gpm
Date of flow test: 06-28-06
Building is protection by a NFPA 13 system.
Required Fire Flow per table B105.1 1500 gpm at a minimum of 20 psi.

The onsite fire main is a 8-inch, PVC C900 CL150 pipe that supplies one fire sprinkler system riser, and 6-inch, DIP that supplies one fire hydrant. The approx. total pipe length is 351 lf.

The onsite fire main ties into the City of Phoenix 12-inch water main at Deer Valley Road and 56th Street with a Backflow device.

The back flow device is Ames SS300 8-inch with a friction loss factor of approx. 5.0 psi.

Valuation: $0

Owner Information

Name ARIZONA STATE LAND DEPARTMENT
Address 1624 W ADAMS ST PHOENIX AZ 85007

Certificate of Occupancy Type: **COFC**

Contractor Information

Name SUNDT CONSTRUCTION
Address PO BOX 26685

Type
Ins ZURICH AMERICAN INS GLO4277101-16
City/St/Zip TUCSON AZ 85726-6685

Contact Phone 480-293-3311
Exp 01-OCT-21
Phone 602-723-6535

Instructions and Comments

Permit Issued By NHA Entered By BBEL

Inspections Required: FIRE

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

ONLINE COPY

City of Phoenix

Planning And Development Department

PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit http://www.phoenix.gov/PDD

Permitted Building Construction hours are (non-Holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

STATUS: DONE

POST THIS PERMIT ON JOB SITE

Before you start to dig, call Blue Stake 602-263-1100

Permit # **F112 0702836** ***Issued*** 06-APR-2007 ***Expires*** 05-APR-2009

Permit Description UNDERGROUND FIRELINE

Project ***04-4082*** CITY NORTH

Address 5515 E DEER VALLEY DR PHOENIX AZ 85054 ***Zoning***

L * B 5 STATE PLAT NO 24 DESERT RIDGE AMENDED ***Q S*** Q41-40 ***APN*** 212-32-100D ***Dist*** 02

Description/Scope of Work: UNDERGROUND FIRELINE & HYDRANT INSTALL

All City of Phoenix Regulations and the Phoenix Fire Codes shall apply. Systems are subject to field inspection, to schedule call (602) 262-7462. This permit shall expire (6) six months from the date of issue. This permit is not transferrable.

Approved plans shall be available and permits shall be posted on-site at all times during which work authorized hereby is in progress. Progress is defined as the time from which site work begins until the time of final City approval. Inspections shall not be conducted if approved plans and permits are not on-site. Violation of this requirement is subject to a stop work order and civil/criminal sanctions as allowed by code.

DESCRIPTION OF WORK: UNDERGROUND FIRELINE INSTALL WITH FIRE HYDRANTS AND SPRINKLER LEAD INS. 070754

Building Total Fire area: sq ft Type of Construction:
Available water supply: Static pressure 90 psi , Residual pressure 82 psi, Flow 3594 gpm
Dated of flow test:06-29-06
Building is protection by a NFPA _13__ system.
Required Fire Flow per table B105.1 4000 __gpm at a minimum of 20 psi.

The onsite fire main is a _size__12___inch , __type_C900___ pipe that supplies ___number___8____fire hydrants and __number_8___fire sprinkler system risers.
The approx. total pipe length is __1321_____feet.

The onsite fire main ties into the City of Phoenix __ size _12___ inch water main at _____55TH_____street and _DEER VALEY RD._____street with a Backflow device.

The back flow device is _____make, _____model number _ size __12___ inch with a friction loss factor of approx. _____psi

Valuation: $0

Owner Information

Name ARIZONA STATE LAND DEPARTMENT
Address 1624 W ADAMS ST PHOENIX AZ 85007

Certificate of Occupancy Type: **COFC**

Contractor Information

Name PHOENIX PIPELINES INC
Address 3401 E ILLINI STREET

Type PLBG
Ins CONTINENTAL CASUALTY 60811085624
City/St/Zip PHOENIX AZ 85040

Contact Phone (602)470-8210
Exp 01-JUL-21
Phone (602)470-8210

Instructions and Comments

Permit Issued By NHA Entered By JNE

Inspections Required: FIRE

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

ONLINE COPY

City of Phoenix
Water Services Department

RIGHT-OF-WAY PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit http://www.phoenix.gov/PDD

Permitted Building Construction hours are (non-Holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

STATUS: DONE

POST THIS PERMIT ON JOB SITE

Before you start to dig, call Blue Stake 602-263-1100

Permit # **CFB 07014675** ***Bond #*** 9884 ***Issued*** 01-MAY-2007 ***Expires*** 30-APR-2009

Permit Description (2) 12" FL - CITY NORTH PHASE 1

Project ***04-4082*** CITY NORTH

Address 5515 E DEER VALLEY DR PHOENIX AZ 85054 ***Zoning***

L * B 5 STATE PLAT NO 24 DESERT RIDGE AMENDED ***Q S*** Q41-40 ***APN*** 212-32-100D ***Dist*** 02

Description/Scope of Work: PRIVATE FIRELINE WITH BACKFLOW IN ROW

METER USE: FIRELINE CODE: 80 NO. OF UNITS PER SERVICE: 1 W.O.#: * WBS: WS

NUMBER OF WET TAPS: 2

WATER MAIN(LOCATION/SIZE): 12" DIP - 30.84' N/O ML ON DEER VALLEY DR

APPLICATION NUMBER:523738
LOCATION/SIZE: 1 - 12X12 FLWT - APPROX 1090' W/O 56TH ST ON DEER VALLEY DR
APPLICATION NUMBER:523739
LOCATION/SIZE: 1 - 12X12 FLWT - APPROX 1630' W/O 56TH ST ON DEER VALLEY DR

NUMBER OF SHUTDOWNS: 1
SIZE OF SHUTDOWNS: Exsting 12" DIP Valve #311 - located 14' n/o E. Deer Valley Dr. m/l & 457' w/o N 56th St m/l

This permit is for connection to the public water main and construction of that portion of a private fireline located in the public right-of-way. Any work on private property or on a structure is subject to additional plan approval and permits issued through Development Services Department, Building Safety and/or the Fire Department, Fire Prevention Services.

ONLINE COPY

Valuation: $43,514

Owner Information

Name THOMAS J KLUTZNICK COMPANY
Address 900 MICHIGAN AVE STE 2050 CHICAGO IL 60611

Certificate of Occupancy Type: **COFC**

Contractor Information

Name HENSEL PHELPS CONSTRUCTION CO Type Ins ZURICH AMERICAN GLO369726416 Contact Phone Exp 01-JAN-22
Address 4129 E VAN BUREN ST., SUITE # 1 City/St/Zip PHOENIX AZ 85008 Phone 602-471-4637

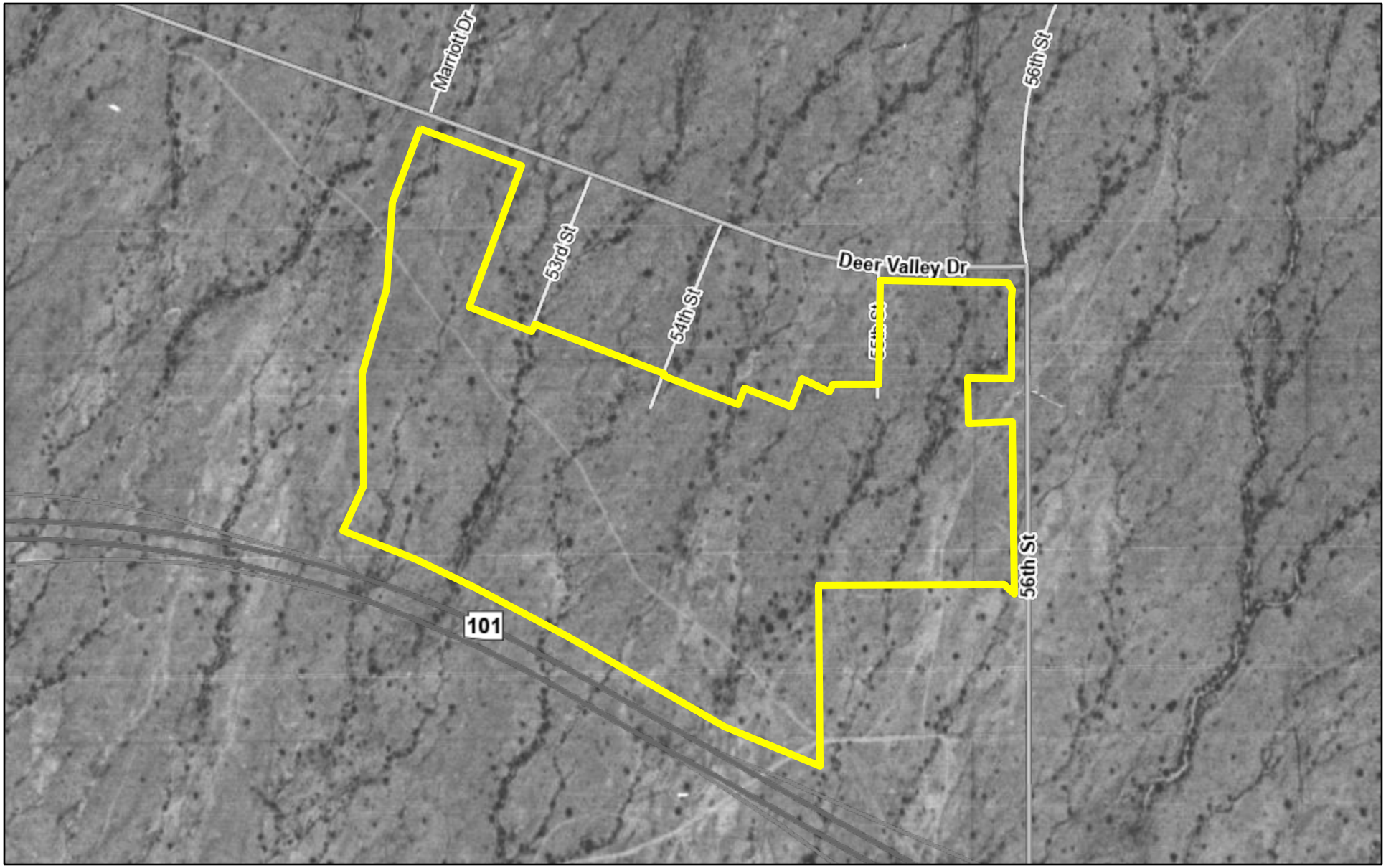
Instructions and Comments Permit Issued By JCO2 Entered By ATE

Inspections Required: BACKFLOW PEI

Call 48 hours before beginning work 602-262-7811

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Historical Aerial Photography - 1953



3/1/2021, 3:09:22 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 240

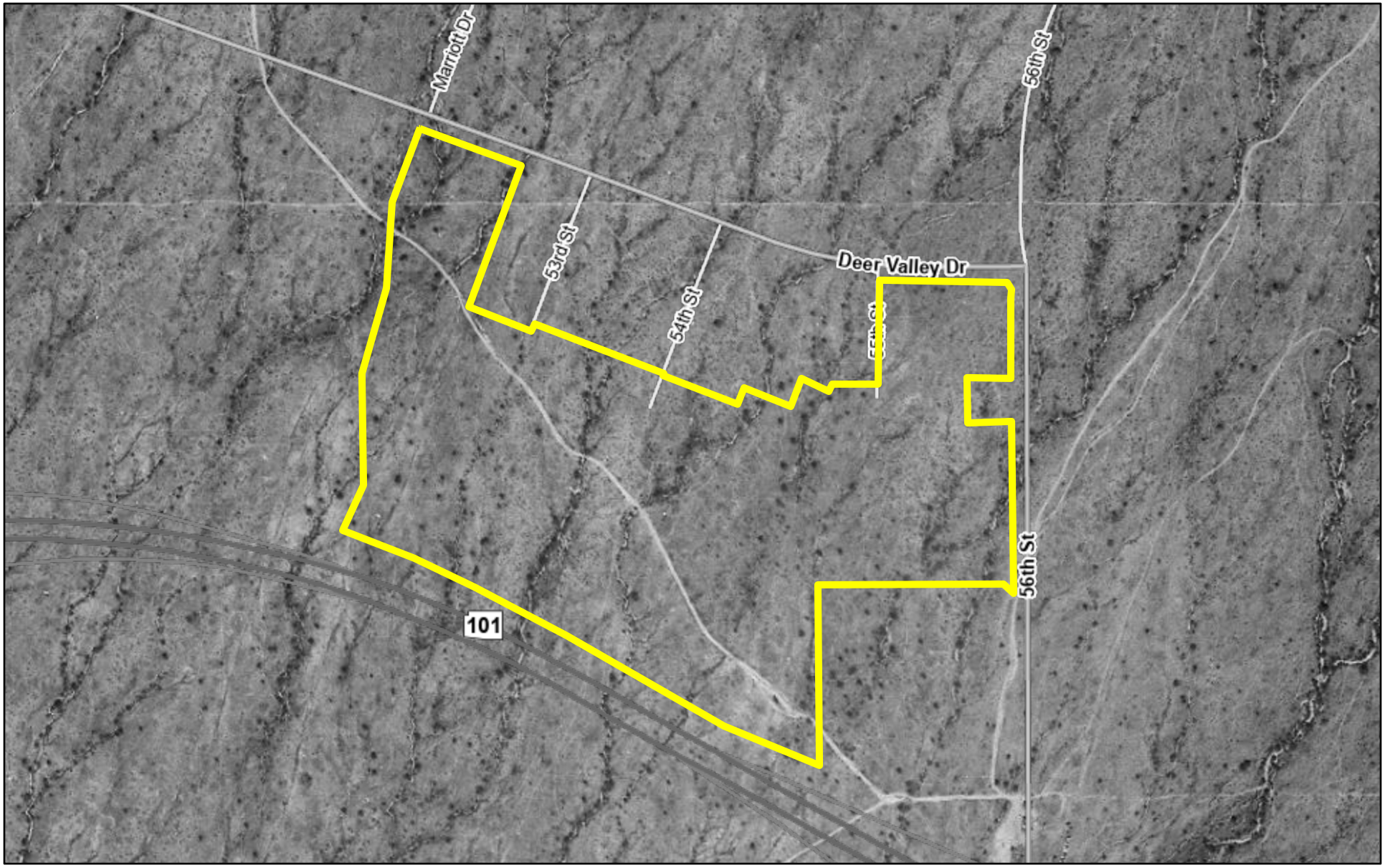
Low : 8

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 1969



3/1/2021, 3:10:36 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 255

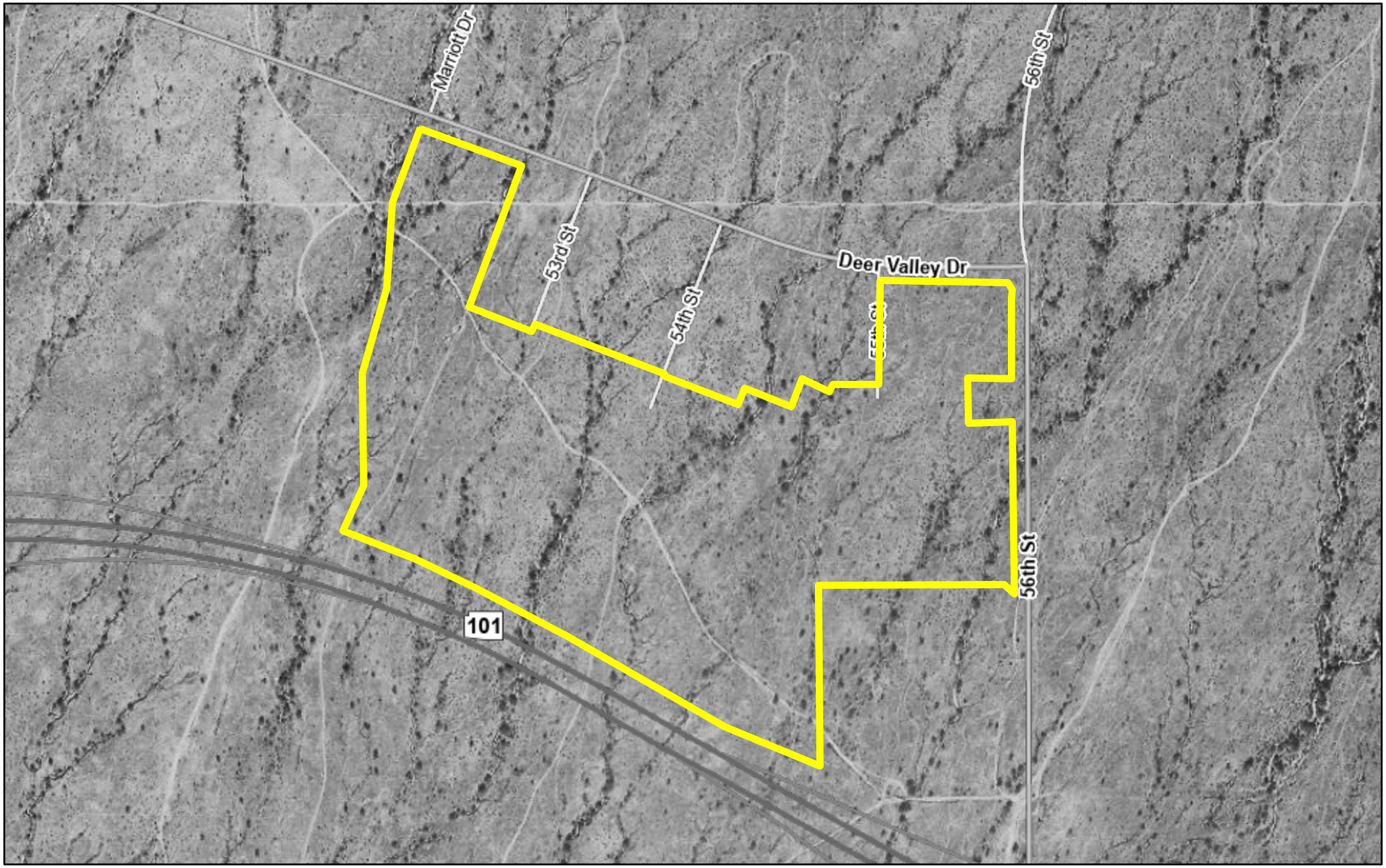
Low : 0

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 1979



3/1/2021, 3:12:02 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 255

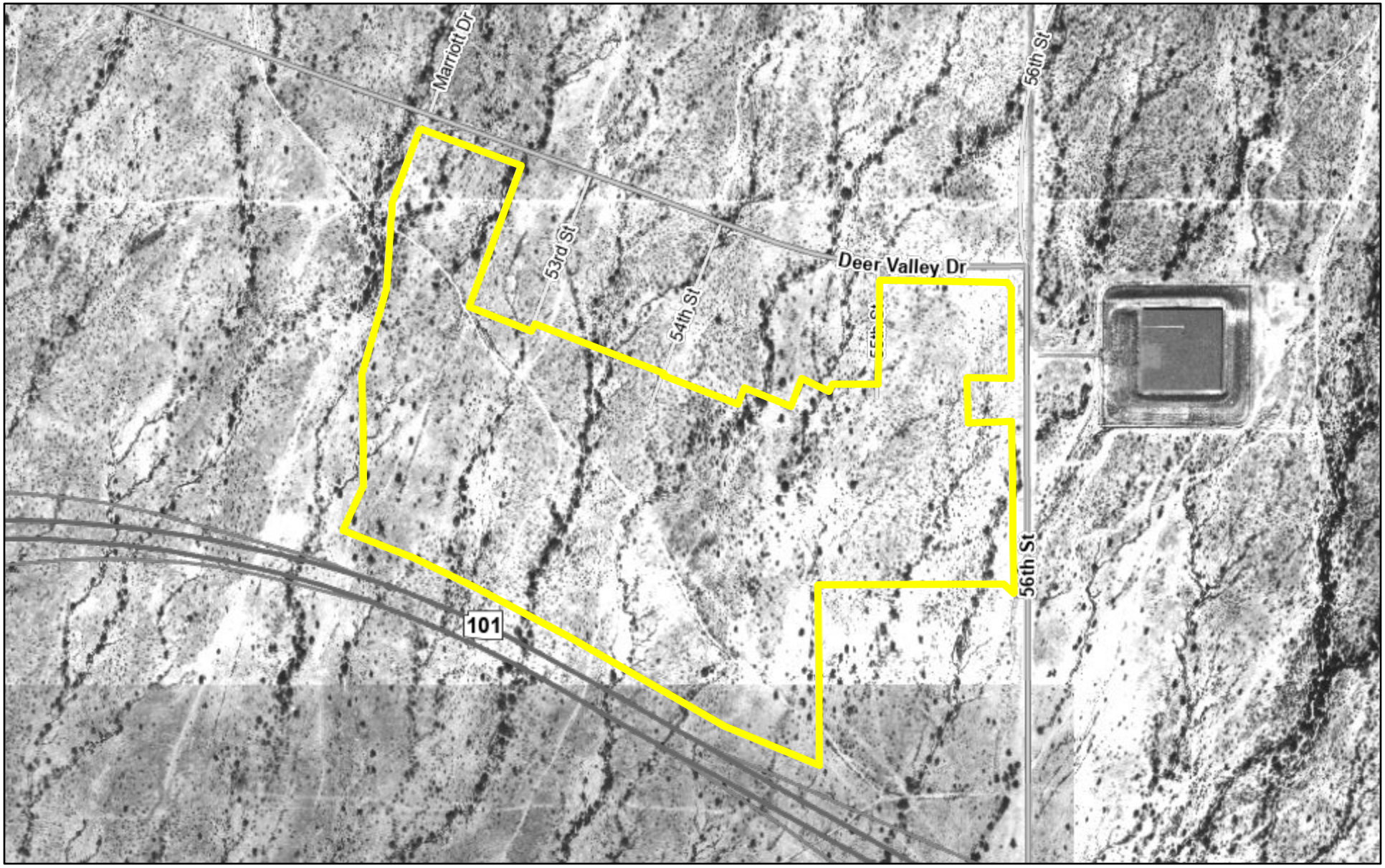
Low : 0

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 1986



3/1/2021, 3:12:44 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 248

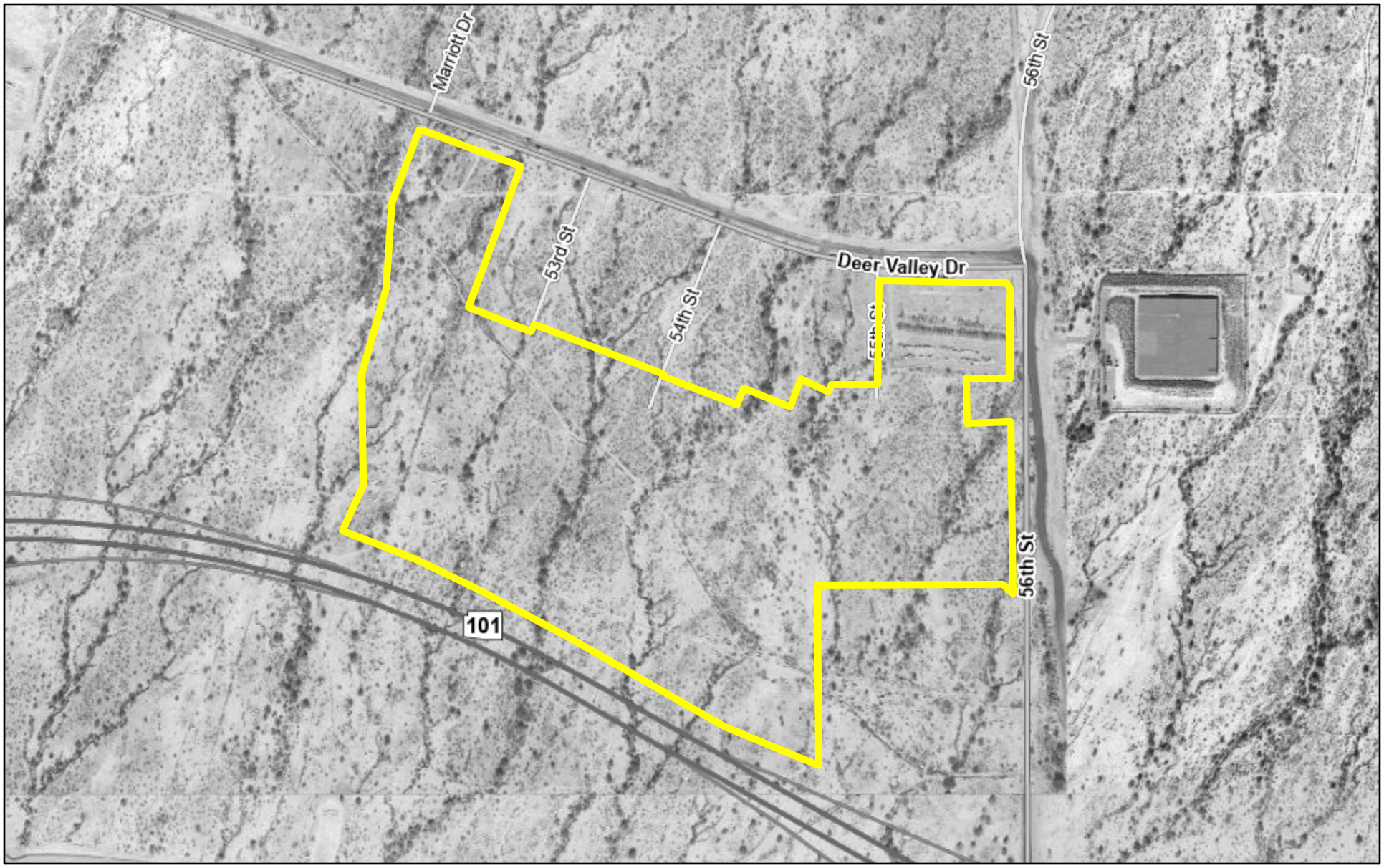
Low : 0

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 1996



3/1/2021, 3:15:47 PM

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 255

Low : 0

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 2000

3/1/2021, 3:19:02 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 255

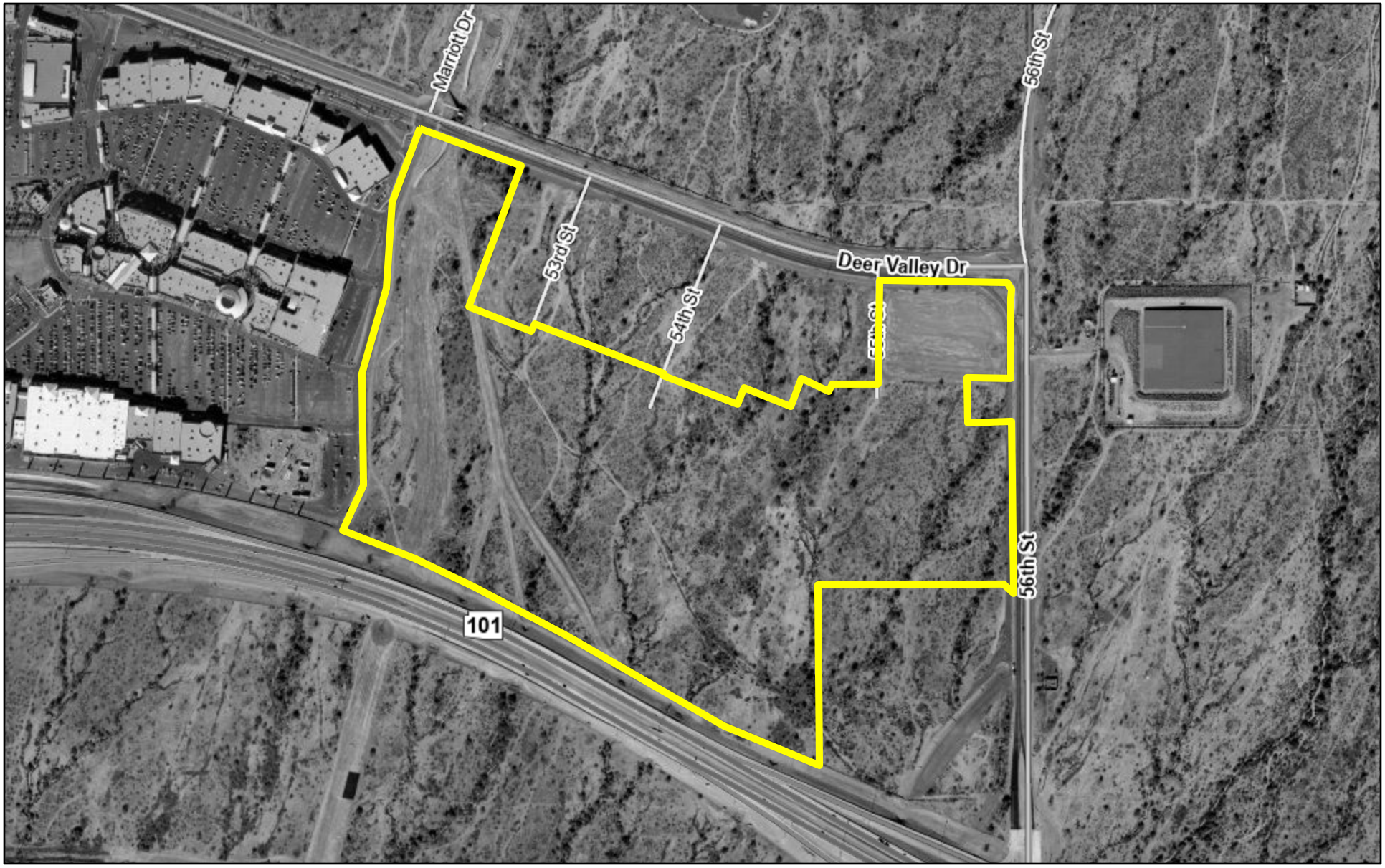
Low : 0

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 2002



3/1/2021, 3:20:12 PM

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

High : 255

Low : 0

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 2007

3/1/2021, 3:22:15 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

Red: Band_1

Green: Band_2

Blue: Band_3

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 2013

3/1/2021, 3:24:41 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Image

Red: Band_1

Green: Band_2

Blue: Band_3

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

Historical Aerial Photography - 2017

3/1/2021, 3:25:45 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maricopa County

Local

Arterial

Highway

State\US\Other Highway

Interchange\Ramp

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS

© 2020 Maricopa County

APPENDIX E, DATABASE

Radius Report

GeoLens by GeoSearch

Target Property:

PCI 53-121947Desrt Ridge Superblock
SW of Deer Valley Road and 56th Street
Phoenix, Maricopa County, Arizona 85054

Prepared For:

Western Technologies Inc- Phoenix

Order #: 161955
Job #: 399504
Project #: 2181JK069
Date: 03/02/2021

Table of Contents

Target Property Summary 1

Database Summary 2

Database Radius Summary 5

Radius Map 8

Ortho Map 10

Topographic Map 11

Located Sites Summary 12

Site Summary By Database 13

Elevation Summary 14

Unlocated Sites Summary 16

Environmental Records Definitions 17

Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR ï¿½312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal,state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR ï¿½312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

PCI 53-121947Desrt Ridge Superblock
SW of Deer Valley Road and 56th Street
Phoenix, Arizona 85054

Coordinates
Area centroid (-111.96541, 33.6737377)
1,612 feet above sea level

USGS Quadrangle
Currys Corner, AZ

Geographic Coverage Information

County/Parish: Maricopa (AZ)
ZipCode(s):
Phoenix AZ: 85050, 85054

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSAZ	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000

SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000

SUB-TOTAL		0	0	

Database Summary

STATE (AZ) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL USE RESTRICTION SITES	EUR	0	0	TP/AP
STATE FIRE MARSHAL ABOVEGROUND STORAGE TANKS	AST2	0	0	0.2500
UNDERGROUND STORAGE TANKS	UST	0	0	0.2500
CLOSED SOLID WASTE FACILITIES	CLOSEDSWF	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000
OPEN LANDFILL FACILITIES	OPENLF	0	0	0.5000
STATE HAZARDOUS WASTE SITES	SHWS	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM AND BROWNFIELDS PROGRAM SITES	VRPBF	0	0	0.5000
ARIZONA SUPERFUND PROGRAM LIST	ASPL	0	0	1.0000
WATER QUALITY ASSURANCE REVOLVING FUND PROGRAM REGISTRY	WQARF	0	0	1.0000

SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
REGISTERED DRYWELLS	DRYWELLS	1	0	TP/AP
SPILLS DATABASE	SPILLS	0	0	TP/AP

SUB-TOTAL		1	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		1	0	

Database Radius Summary

FEDERAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
BRS	0.0200	0	NS	NS	NS	NS	NS	0
EC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
ERNSAZ	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR09	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRANGR09	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DNPL	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NLRRCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
RCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMSARCH	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
FUDS	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
NPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
PNPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRASUBC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (AZ) LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DRYWELLS	0.0200	1	NS	NS	NS	NS	NS	1
EUR	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
AST2	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
UST	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
CLOSEDSWF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
LUST	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
OPENLF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SHWS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
VRPBF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ASPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
WQARF	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

SUB-TOTAL		1	0	0	0	0	0	1

Database Radius Summary

TRIBAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
LUSTR09	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODINDIAN	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		1	0	0	0	0	0	1

NOTES:
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1

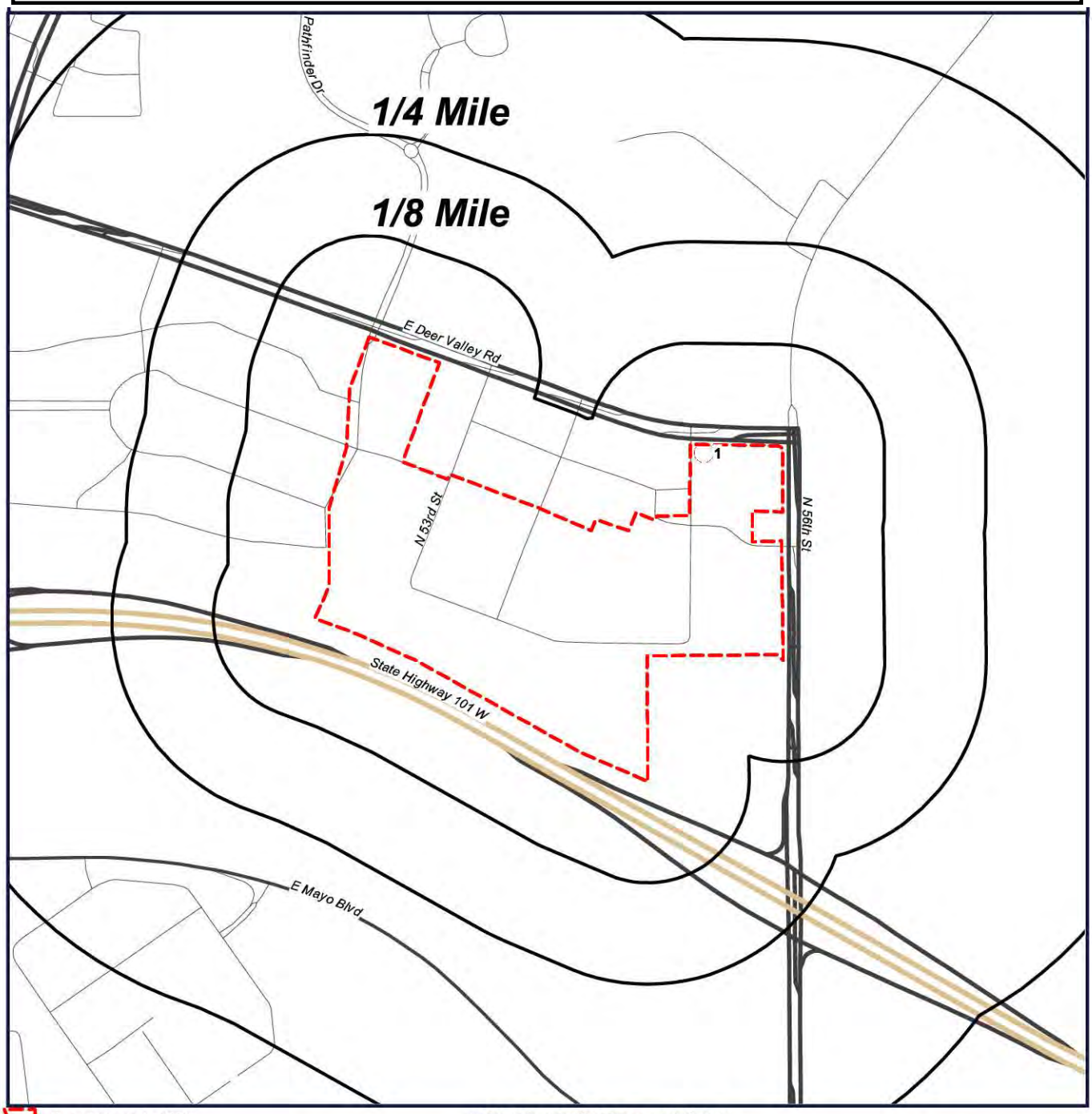
Target Property (TP)
DRYWELLS

PCI 53-121947Desrt Ridge
Superblock
SW of Deer Valley Road and
56th Street
Phoenix, Arizona
85054

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Radius Map 2



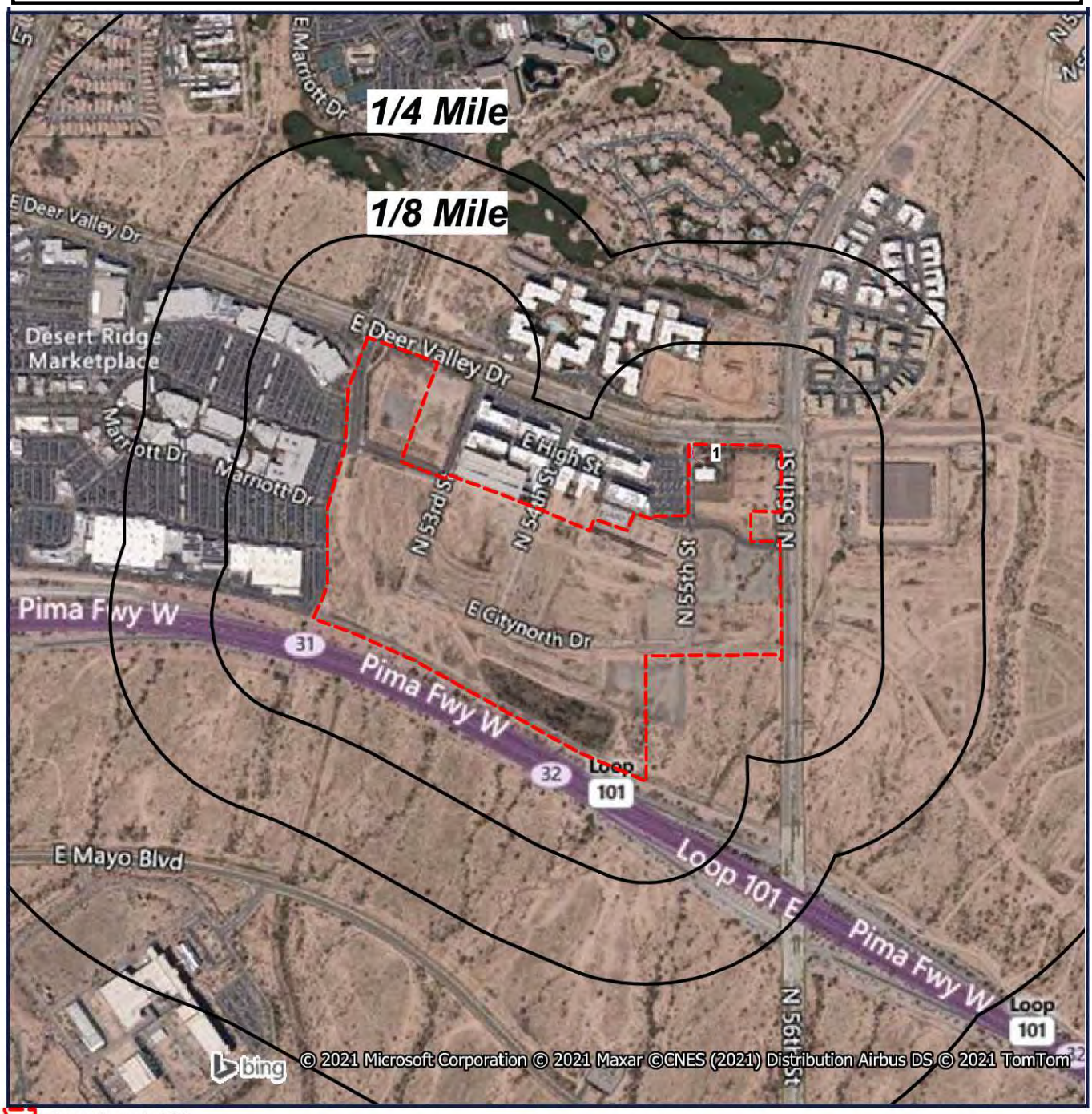
Target Property (TP)
DRYWELLS

PCI 53-121947Desrt Ridge
Superblock
SW of Deer Valley Road and
56th Street
Phoenix, Arizona
85054

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Ortho Map



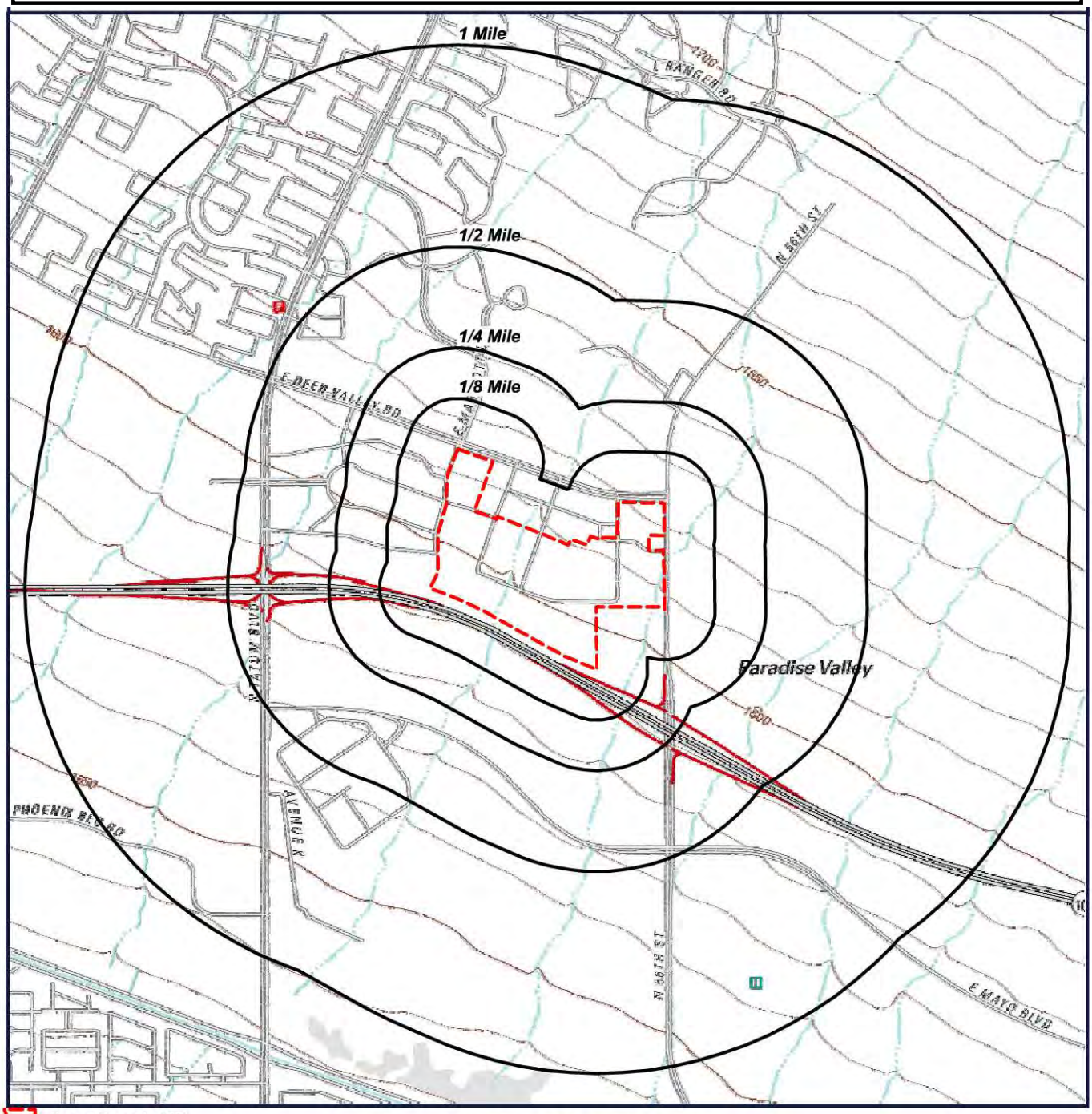
Target Property (TP)
DRYWELLS

Quadrangle(s): Currys Corner
PCI 53-121947Desrt Ridge Superblock
SW of Deer Valley Road and 56th Street
Phoenix, Arizona
85054

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Topographic Map



Target Property (TP)

Quadrangle(s): Currys Corner
Source: USGS, 11/08/2011
PCI 53-121947Desrt Ridge
Superblock
SW of Deer Valley Road and
56th Street
Phoenix, Arizona
85054

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Located Sites Summary

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	DRYWELLS	40157	Higher (1,624 ft.)	TP	CITY NORTH - PHASE 1	5505 E. DEER VALLEY RD, PHOENIX, AZ	15

Site Summary By Database

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	DRYWELLS	40157	Higher (1,624 ft.)	TP	CITY NORTH - PHASE 1	5505 E. DEER VALLEY RD, PHOENIX, AZ

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 1612 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	DRYWELLS	1,624 ft.	CITY NORTH - PHASE 1	5505 E. DEER VALLEY RD, PHOENIX, AZ	15

LOWER ELEVATION

No Records Found

Registered Drywells (DRYWELLS)

MAP ID# 1

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 1,624 ft. (Higher than TP)

REGISTRATION KEY: **40157**
REGISTRATION NUMBER: **40157**
SITE NAME: **CITY NORTH - PHASE 1**
ADDRESS: **5505 E. DEER VALLEY RD**
PHOENIX, AZ
COUNTY: **NOT REPORTED**
DATE OF ENTRY: **07-APR-08**
NUMBER OF DRYWELLS: **15**

DRYWELL ID:	DEPTH OF HOLE:
NOT REPORTED	**NOT REPORTED**
2	**NOT REPORTED**
3	**NOT REPORTED**
4	**NOT REPORTED**
5	**NOT REPORTED**
6	**NOT REPORTED**
7	**NOT REPORTED**
8	**NOT REPORTED**
9	**NOT REPORTED**
10	**NOT REPORTED**
11	**NOT REPORTED**
12	**NOT REPORTED**
13	**NOT REPORTED**
14	**NOT REPORTED**
15	**NOT REPORTED**

Back to Report Summary

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

BF Brownfields Management System

VERSION DATE: 01/11/21

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

BRS Biennial Reporting System

VERSION DATE: 12/31/17

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

DNPL Delisted National Priorities List

VERSION DATE: 11/20/20

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 11/23/20

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration

of contamination.

ECHOR09 Enforcement and Compliance History Information

VERSION DATE: 11/28/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSAZ Emergency Response Notification System

VERSION DATE: 12/27/20

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

HMIRSR09 Hazardous Materials Incident Reporting System

VERSION DATE: 10/27/20

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

HWCD Hazardous Waste Compliance Docket Facilities

VERSION DATE: 10/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 12/14/20

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/14/20

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NPL National Priorities List

VERSION DATE: 11/20/20

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 11/20/20

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 12/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 12/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRASC RCRA Sites with Controls

VERSION DATE: 11/17/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 12/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 12/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 11/20/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 11/20/20

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SSEHRIPFAS SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All

data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information: https://pfasproject.com/pfas-contamination-site-tracker/

ASPL Arizona Superfund Program List

VERSION DATE: 04/03/20

The Arizona Superfund Program List (ASPL) is comprised of the following elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, EPA National Priorities List (NPL) sites and Department of Defense (DOD) sites requiring Arizona Department of Environmental Quality (ADEQ) Superfund Programs Section oversight. Prior to July 5, 2000, the ADEQ Superfund Programs Section published a list of sites entitled “Arizona CERCLIS Information Data System” (ACIDS). The ACIDS list has been replaced as an active list by the ASPL.

AST2 State Fire Marshal Aboveground Storage Tanks

VERSION DATE: 12/05/19

The Arizona Office of the State Fire Marshal, Department of Forestry and Fire Management, maintains this list of aboveground storage tank permits.

CLOSEDSWF Closed Solid Waste Facilities

VERSION DATE: 01/12/21

This list of closed solid waste facilities is provided by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division. Please note this data can include facilities and/or facility details that may not have been updated by the ADEQ since 1999-2000.

DRYWELLS Registered Drywells

VERSION DATE: 05/14/18

This listing of registered drywells is maintained by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

EUR Environmental Use Restriction Sites

VERSION DATE: 12/01/20

The Arizona Department of Environmental Quality (ADEQ) maintains this inventory of Declaration of Environmental Use Restriction (DEUR) and Voluntary Environmental Mitigation Use Restriction (VEMUR) sites. Active, released, modified, and cancelled DEUR/VEMUR sites are included in this list. A Declaration of Environmental Use Restriction (DEUR) is a restrictive land use covenant that is required when a property owner elects to use an institutional control or engineering control as a means to meet remediation goals. A Voluntary Environmental Mitigation Use Restriction (VEMUR) is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant. Please note: Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for

a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

LUST Leaking Underground Storage Tanks

VERSION DATE: 01/04/21

This list of confirmed and closed leaking underground storage tanks is maintained by The Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank (UST) Program defines a leaking underground storage tank (LUST) as a UST that leaked some petroleum or hazardous substances into the soil or ground water. All leaking USTs require an investigation and possible cleanup. Generally, releases from regulated USTs are the responsibility of the ADEQ UST Corrective Action Section. ADEQ does not regulate releases from unregulated USTs or above ground storage tanks. Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

OPENLF Open Landfill Facilities

VERSION DATE: 01/12/21

This database of open landfill facilities is provided by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division's Solid Waste Management Section. This list includes the following types of open landfills: Not ADEQ Regulated Landfills, Non-Municipal Solid Waste Landfills, Private Landfills, and Municipal Solid Waste Landfills.

SHWS State Hazardous Waste Sites

VERSION DATE: 08/03/95

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL).

SPILLS Spills Database

VERSION DATE: 11/15/01

The Arizona Department of Environmental Quality's (ADEQ) Emergency Response Unit works to minimize injuries, deaths, property damage and threats to human health and the environment from chemical spills, fires, explosions and other pollutant releases by stabilizing emergency incidents through its role as the environmental support agency of the state of Arizona Emergency Response and Recovery Plan. The ADEQ began tracking spills in this database in 1984, and last updated the database on November 15, 2001. For records of incidents after this date, see the National Response Center database (ERNS).

UST Underground Storage Tanks

VERSION DATE: 01/04/21

This list of underground storage tanks (UST) is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank Program regulates the majority of USTs in Arizona with the exception of those in Indian Country. Nearly all USTs at these sites contain petroleum. These sites include marketers who sell gasoline to the public (such as service stations and convenience stores) and non-marketers who use tanks solely for their own needs (such as fleet service operators and local governments). This database excludes vaulted underground storage tanks which are not required to be registered with the DEQ. Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

VRPBF Voluntary Remediation Program and Brownfields Program Sites

VERSION DATE: 04/10/20

The Waste Programs Division of the Arizona Department of Environmental Quality (ADEQ) maintains this listing of Voluntary Remediation Program (VRP) and Brownfields Program sites. As stated by the ADEQ, Brownfields remediation project sites are required to apply for, and be accepted into the VRP. Oversight by the VRP helps ensure the Brownfields remediation projects protect human health and the environment. Through VRP, interested parties investigate and clean up soil and groundwater contaminated sites in cooperation with ADEQ. ADEQ reviews proposed voluntary remedial actions and provides a determination of no further action after successful site cleanup. Active, closed, denied, open, terminated, transferred, and withdrawn sites are all included in this list. Please note: Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

WQARF Water Quality Assurance Revolving Fund Program Registry

VERSION DATE: 01/20/21

This list of water quality assurance revolving fund (WQARF) sites is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ states that a WQARF site is defined in statute as the “geographical areal extent of contamination” (Arizona Revised Statutes § 49-281.14). The Remedial Projects Section uses the Arizona WQARF, created under the Environmental Quality Act of 1986, to support hazardous substance cleanup efforts in the state. ADEQ established a registry of sites in Arizona where groundwater and/or soil contamination is present and qualify for funds from the WQARF. Sites on the WQARF Registry are evaluated and given a score based on the type and location of contaminant(s) and the possibility for human exposure to the contaminant(s) present. The scores are used to help determine relative risk at the site, but do not necessarily indicate a direct risk to people or the environment. The maximum score a site can receive is 120.

Environmental Records Definitions - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/01/20

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/01/20

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

APPENDIX F, LOCAL RECORDS

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY

Janet Napolitar
Governor

1110 W. Washington Stree - Phoenix, A 85007
(602)771-2300 - www.azdeq.gov

Stephen A. Owens
Director

April 7, 2008

Phoenix High Building, Llc
60 Columbus Cir.
New York, Ny 10023

RE: Registration Number: 07-40157-02 Thru 40171
Property: City North - Phase 1
5505 E. Deer Valley Rd
Phoenix Az

Dear Sir/Madam,

The dry well registration form(s) and the applicable fee submitted for the above property has been received and registered on April 7, 2008. The registration number(s) assigned to the well(s) is identified above. The Industrial & Dry Well Unit of Arizona Department of Environmental Quality will perform a review of the form for completeness. If the registration form is incomplete, we will contact you directly.

Please be advised that your dry well will require routine maintenance and inspection. If the dry well receives fluids other than storm water runoff or other exempt discharges (A.R.S.49-250B.23), you as the owner must notify ADEQ immediately and may ultimately be liable for costs of investigation and clean-up.

If at a later date the well is closed, proper decommissioning procedures must be followed and a change in registration form filed with ADEQ to indicate the well has been decommissioned in accordance with ADEQ guidelines. Finally, if the property is sold, the new owner should file a change in ownership form with ADEQ as part of the property purchase closure activities.

Dry wells that receive drainage from areas where hazardous substances (A.R.S. 49-201(18)) are used, treated, located or stored require permitting under the Aquifer Protection Permit (APP) program. If the dry well contains flow control measures or pre-treatment devices, the well may qualify for a general APP (1 month process) rather than an individual APP (9-12 month process). Please visit our website www.adeq.state.az.us for further information. Dry well information including forms and guidance documents can be found on the website under Environmental Programs, Water Quality, Water Permits, Drywell Program. Information regarding dry well general permit can be found under Environmental Programs, Water Quality, Water Permits, Aquifer Protection Permits, General Permits, Type 2.

Please reference the dry well registration number(s) listed above on all correspondence and communications with this agency. We recommend that you retain this letter and the registration numbers in your permanent records for this property. If you need additional information, please do not hesitate to call Ramona Rodriguez at (602)771-4686.

Sincerely,

Dry Well Program
Industrial & Dry Well Unit
Water Permits Section

Indicate that the following attachments have been included with this form:
☑ Site Plan with Accurate Location of Drywell, Showing Drainage Details
☑ $10 Registration Fee for Each Drywell

Facility Information

A. Facility Project Name City North - Phase 1
Location Address 5505 E. Deer Valley Rd.
Phoenix, AZ Zip Code 85054-5435

B. Well Owner Name Phoenix High Building, LLC
Business Name
Mailing Address 60 Columbus Cir.
New York, NY Zip Code 10023
Telephone Number ( )

Property Owner Name (If different than Drywell Owner)
Business Name
Mailing Address
Zip Code
Telephone Number ( )

C. Technical Contact Person (Engineer, Contractor or Consultant)
Business Name Torrent Resources, Inc.
Mailing Address 1509 East Elwood Street
Phoenix, AZ Zip Code 85040-1391
Telephone Number (602) 268-0785

D. Physical Location: Township 4N Range 4E Section 20/29, SE/NE ¼ /NE ¼ ____ ¼ ____ ¼

E. Nature of Business(es) conducted on the property:
- ☐ (00) Residential
- ☐ (01) Schools, Churches & Recreational Facilities without vehicular maintenance operations.
- ☒ (02) Offices & Retail Only
- ☐ (03a) Warehouse - General (No chemical handling)
- ☐ (03b) Warehouse- Industrial (stores hazardous chemicals)
- ☐ (04) Manufacturing
- ☐ (05) Industrial/Agriculture Processing
- ☐ (06) Mining/Milling
- ☐ (07) Chemical & Fuel Storage
- ☐ (08) Vehicular Service Facilities
- ☐ (09) Schools, Churches & Recreational Facilities with vehicular maintenance operations.
- ☐ (10) Other ____
- ☐ (11) Exempt Activity per §49-250(B) ____

For ADEQ Use Only	
REGISTRATION NUMBERS: 07-40157-02 THRU 40171 Through	Fee Remitted $150.00 Additional Fee Needed $
The Drywell Registration Form for disposal of storm water was received and registered on 4-1-08.	Reviewed by:
☐ **Incomplete:** Attempted to call registrant by phone on____. Return form to Well Owner for additional information as highlighted in items A through F.	☐ **Permitting Notification:** Notify applicant that APP permit may be needed.

F. **Drywell Data** (Please check or complete all items that apply)

DRYWELL NUMBER	1	2	3	4	5	6	7	8	9	10
Owner's Identification name or number	2	3	4	5	6	7	8	9	10	11
STATUS										
ACTIVE **(Wells that penetrate groundwater must be registered with the Department of Water Resources (DWR).**	x	x	x	x	x	x	x	x	x	x
PROPOSED (future or under construction)										
CLOSED/DECOMMISSIONED										
HAZARDOUS STUBSTANCES										
Indicate whether the drywell drains an area where hazardous substances (such as gasoline, oil, solvents, pesticides or as defined in ARS §49-201(18)) are used, stored, loaded or treated. THIS ROW MUST BE COMPLETED.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
DRAINAGE AREA										
Driveways or parking lots	x	x	x	x	x	x	x	x	x	x
Roof tops	x	x	x	x	x	x	x	x	x	x
Streets or landscaped areas	x	x	x	x	x	x	x	x	x	x
Loading docks (no hazardous materials handled)	x	x	x	x	x	x	x	x	x	x
Loading docks (hazardous materials handled)										
Contained Chemical storage areas[1]										
Chemical storage or treatment areas[2]										
Livestock containment or agricultural activities										
Other (Describe)										
OTHER FLUIDS										
Describe fluids received by drywell – if other than storm water										

[1] Structural controls or containment have been constructed to prevent spills from reaching the drywell or chemicals are located inside building - **see site plan**
[2] No structural controls or containment has been installed to prevent chemical spills from reaching the drywell

Total Drywell(s) being registered 15 multiplied by $10.00 per drywell = $ 150.00(Fee Remitted)

I, Sam A. Montini, certify that the information provided on this form is true to the best of my knowledge.
(Please print or type)

Signature | **Sales & Marketing Manager, Torrent Resources, Inc.** Title, Company | **March 24, 2008** Date

F. **Drywell Data** (Please check or complete all items that apply)

DRYWELL NUMBER	1	2	3	4	5	6	7	8	9	10
Owner's Identification name or number	12	13	14	15	16					
STATUS										
ACTIVE **(Wells that penetrate groundwater must be registered with the Department of Water Resources (DWR).**	x	x	x	x	x					
PROPOSED (future or under construction)										
CLOSED/DECOMMISSIONED										
HAZARDOUS STUBSTANCES										
Indicate whether the drywell drains an area where hazardous substances (such as gasoline, oil, solvents, pesticides or as defined in ARS §49-201(18)) are used, stored, loaded or treated. THIS ROW MUST BE COMPLETED.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
DRAINAGE AREA										
Driveways or parking lots	x	x	x	x	x					
Roof tops	x	x	x	x	x					
Streets or landscaped areas	x	x	x	x	x					
Loading docks (no hazardous materials handled)	x	x	x	x	x					
Loading docks (hazardous materials handled)										
Contained Chemical storage areas[1]										
Chemical storage or treatment areas[2]										
Livestock containment or agricultural activities										
Other (Describe)										
OTHER FLUIDS										
Describe fluids received by drywell – if other than storm water										

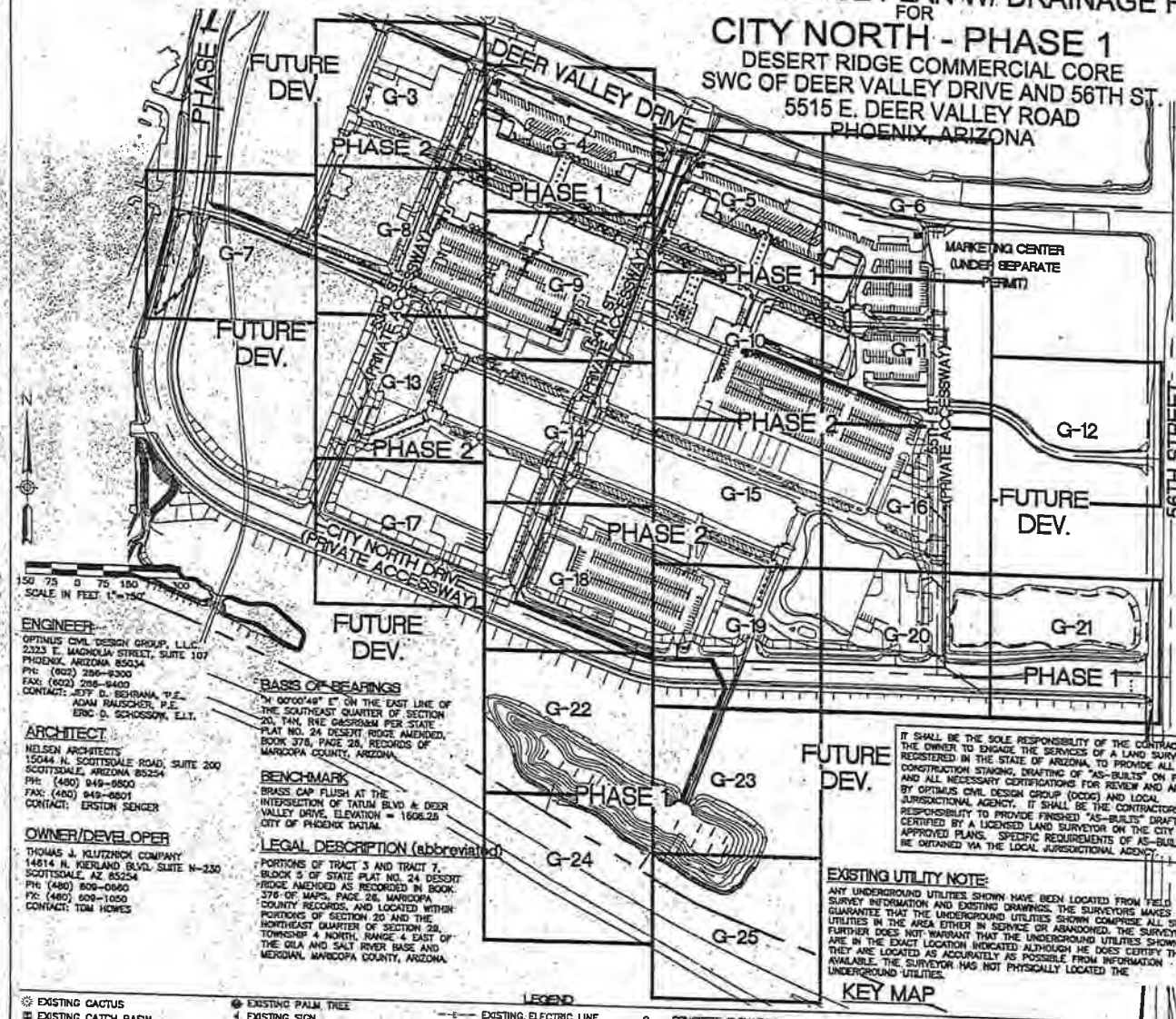
[1] Structural controls or containment have been constructed to prevent spills from reaching the drywell or chemicals are located inside building - **see site plan**
[2] No structural controls or containment has been installed to prevent chemical spills from reaching the drywell

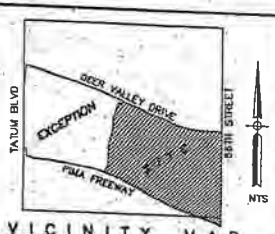
Total Drywell(s) being registered 15 multiplied by $10.00 per drywell = $ 150.00(Fee Remitted)

I, Sam A. Montini, certify that the information provided on this form is true to the best of my knowledge.
(Please print or type)

Signature | **Sales & Marketing Manager, Torrent Resources, Inc.** Title, Company | **March 24, 2008** Date

GRADING AND DRAINAGE PLAN W/ DRAINAGE FACILITIES
FOR
CITY NORTH - PHASE 1
DESERT RIDGE COMMERCIAL CORE
SWC OF DEER VALLEY DRIVE AND 56TH ST.
5515 E. DEER VALLEY ROAD
PHOENIX, ARIZONA





VICINITY MAP
A PORTION OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACREAGE:
DISTURBED AREA
50.19 AC.

ESTIMATED ON-SITE EARTHWORK QUANTITIES
CUT 60,000 CY (RAW DATA ONLY)
FILL 67,000 CY

OFFSET DRAINAGE FACILITIES QUANTITIES
257 L.F. 54" RCRCP CLASS III
2,105 L.F. 60" RCRCP CLASS III
10 EA. STORM DRAIN MANHOLES

NOTES:
1. QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR IS TO DETERMINE HIS OWN QUANTITIES.
2. CONTRACTOR IS RESPONSIBLE FOR PREPARING A HAUL PLAN AND OBTAINING A HAUL PERMIT PER THE CITY OF PHOENIX REQUIREMENTS.
*STORM DRAIN PIPE TO MEET THE FOLLOWING MATERIAL REQUIREMENTS:
3. FOR PIPES UP TO AND INCLUDING 48" IN DIAM., INSTALL HDPE PER C.O.P. M.A.G. SUPPLEMENT 522.
4. FOR PIPES EXCEEDING 48", INSTALL R.C.R.C.P. CLASS III PER C.O.P. M.A.G. SUPPLEMENT 618. ONLY O-RING GASKET JOINTS WILL BE ALLOWED.

INDEX OF PLAN SHEETS

1	(G-1)	COVER SHEET
2	(G-2)	NOTES SHEET
3	(G-3)	GRADING AND DRAINAGE PLAN
4	(G-4)	GRADING AND DRAINAGE PLAN
5	(G-5)	GRADING AND DRAINAGE PLAN
6	(G-6)	GRADING AND DRAINAGE PLAN
7	(G-7)	GRADING AND DRAINAGE PLAN
8	(G-8)	GRADING AND DRAINAGE PLAN
9	(G-9)	GRADING AND DRAINAGE PLAN
10	(G-10)	GRADING AND DRAINAGE PLAN
11	(G-11)	GRADING AND DRAINAGE PLAN
12	(G-12)	GRADING AND DRAINAGE PLAN
13	(G-13)	GRADING AND DRAINAGE PLAN
14	(G-14)	GRADING AND DRAINAGE PLAN
15	(G-15)	GRADING AND DRAINAGE PLAN
16	(G-16)	GRADING AND DRAINAGE PLAN
17	(G-17)	GRADING AND DRAINAGE PLAN
18	(G-18)	GRADING AND DRAINAGE PLAN
19	(G-19)	GRADING AND DRAINAGE PLAN
20	(G-20)	GRADING AND DRAINAGE PLAN
21	(G-21)	GRADING AND DRAINAGE PLAN
22	(G-22)	GRADING AND DRAINAGE PLAN
23	(G-23)	GRADING AND DRAINAGE PLAN
24	(G-24)	GRADING AND DRAINAGE PLAN
25	(G-25)	GRADING AND DRAINAGE PLAN
26	(G-26)	DETAILS
27	(G-27)	DETAILS
28	(G-28)	SECTIONS

ENGINEER
OPTIMUS CIVIL DESIGN GROUP, L.L.C.
2323 E. MAGNOLIA STREET, SUITE 107
PHOENIX, ARIZONA 85034
PH: (602) 256-9300
FAX: (602) 256-9400
CONTACT: JEFF D. SCHRANA, P.E.
ADAM RAUSCHER, P.E.
ERIC D. SCHOSSOW, E.I.T.

ARCHITECT
NELSEN ARCHITECTS
15044 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85254
PH: (480) 949-6500
FAX: (480) 949-6501
CONTACT: ERSTON SENGER

OWNER/DEVELOPER
THOMAS J. KLUTZNICK COMPANY
14614 N. KIERLAND BLVD. SUITE N-230
SCOTTSDALE, AZ 85254
PH: (480) 609-0660
FX: (480) 609-1050
CONTACT: TOM HOWES

BASIS OF BEARINGS
"N 00°00'49" E" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, T4N, R4E G&SRB&M PER STATE PLAT NO. 24 DESERT RIDGE AMENDED, BOOK 378, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF TATUM BLVD & DEER VALLEY DRIVE, ELEVATION = 1606.25 CITY OF PHOENIX DATUM.

LEGAL DESCRIPTION (abbreviated)
PORTIONS OF TRACT 3 AND TRACT 7, BLOCK 5 OF STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 378 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, AND LOCATED WITHIN PORTIONS OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO ENGAGE THE SERVICES OF A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, TO PROVIDE ALL CONSTRUCTION STAKING, DRAFTING OF "AS-BUILTS" ON PLANS AND ALL NECESSARY CERTIFICATIONS FOR REVIEW AND APPROVAL BY OPTIMUS CIVIL DESIGN GROUP (OCDG) AND LOCAL JURISDICTIONAL AGENCY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE FINISHED "AS-BUILTS" DRAFTED AND CERTIFIED BY A LICENSED LAND SURVEYOR ON THE CITY APPROVED PLANS. SPECIFIC REQUIREMENTS OF AS-BUILTS CAN BE OBTAINED VIA THE LOCAL JURISDICTIONAL AGENCY.

EXISTING UTILITY NOTE:
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYORS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

KEY MAP

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 OR LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

PAVING CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ANY AND ALL VALVES, PULL BOXES TO FINISHED PAVEMENT GRADE.

LEGEND

- EXISTING CACTUS
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING IRRIGATION BOX
- EXISTING IRRIGATION VALVE
- EXISTING LIGHT POLE W/SINGLE ARM
- EXISTING PALM TREE
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TRANSFORMER
- EXISTING VEGETATION
- EXISTING BACKFLOW PREVENTER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING TELEPHONE LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SPOT ELEVATION
- C CONCRETE ELEVATION
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL SWALE FLOWLINE ELEVATION
- P PAVEMENT FINISH GRADE ELEVATION
- FG FINISH GRADE
- TRW TOP OF RETAINING WALL
- P 00.00 FUTURE SPOT ELEVATION, SEE OFFSITE PLANS
- PROPOSED SCREEN AND/OR RETAINING WALL
- PROPOSED RIP RAP
- SLOPE OUT 4:1 MAXIMUM
- EASEMENT LINE
- MONUMENT LINE
- BOUNDARY LINE
- DRAINAGE FLOW ARROW
- PROPOSED STORM DRAIN
- GB GRADE BREAK

NOTE:
ALL DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/OWNER

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39, 41-40,42-39,42-40
CCPR #0603611

1-800-782-5348

NO.	REVISION	DATE

CITY NORTH - PHASE 1
COVER SHEET
PREPARED FOR
THOMAS J. KLUTZNICK COMPANY
900 NORTH MICHIGAN AVE. STE 2050
CHICAGO, IL 60611

OPTIMUS
CIVIL DESIGN GROUP

DESIGNED:	EDS
DRAWN:	JB
CHECKED:	AJR
DATE:	07/21/06
JOB NO.:	021021

DRAWING NO
G-1
1 of 28

GRADING

OPTIMUS CIVIL DESIGN GROUP SPECIFIC NOTES:

1. ANY QUESTIONS REGARDING THE INTERPRETATION OF THESE PLANS SHALL BE PRESENTED TO OPTIMUS. ANY ALTERATION OR VARIANCE FROM THESE PLANS MUST BE APPROVED BY OPTIMUS AND THE APPLICABLE AGENCY(S) PRIOR TO CONSTRUCTION. ANYONE WHO INTERPRETS, ALTERS OR CHANGES THESE DRAWINGS WITHOUT PRIOR APPROVAL SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.

2. THE QUANTITIES SHOWN ARE FOR INFORMATION AND/OR PERMITTING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE ITS OWN QUANTITIES FOR BIDDING AND IS ADVISED THAT GRADES WILL NOT BE ADJUSTED TO BALANCE THE SITE (ANY IMPORT/EXPORT IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE AGREED TO BY THE OWNER). FURTHER, NO CLAIMS SHALL BE MADE AGAINST THE ENGINEER FOR ANY EXCESS OR DEFICIENCY IN THE QUANTITIES, ACTUAL OR RELATIVE. SOIL SHRINK/SWELL, PIPE VOLUME, AND SHADING MATERIALS WERE NOT CONSIDERED WHEN CALCULATING QUANTITIES.

3. DUE TO VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF OPTIMUS, OPTIMUS MAKES NO REPRESENTATION OR GUARANTEE THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE.

4. PRIOR TO BIDDING OR CONSTRUCTING ANY IMPROVEMENTS SET FORTH HEREIN, THE CONTRACTOR SHALL THOROUGHLY SATISFY ITSELF AS TO THE ACTUAL SITE CONDITIONS, CURRENT APPLICABLE CODES WHICH MAY MODIFY OR SUPERSEDE THE CONTENT OF THESE DRAWINGS, I.E., ADA COMPLIANCE, AND ANY SPECIAL REQUIREMENTS OF THE WORK.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS, AND THEN TO NOTIFY OPTIMUS OF ANY DISCREPANCIES. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, OPTIMUS SHALL BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA. IF OPTIMUS IS NOT NOTIFIED AS SET FORTH HEREIN, ANY DISCREPANCIES SHALL BE DEEMED TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL BE RESPONSIBLE TO ENGAGE A REGISTERED LAND SURVEYOR TO PROVIDE ALL NECESSARY FIELD LAYOUT, STAKING AND FINAL AS-BUILTS FOR THIS PROJECT. IMMEDIATELY UPON COMPLETION OF EACH CATEGORY OF IMPROVEMENTS, I.E., WATER, SEWER, PAVING, GRADING, DRAINAGE, STORMWATER ETC., CONTRACTOR SHALL DELIVER TO OPTIMUS A COMPLETE SET OF CITY APPROVED PLANS WITH NOTES THAT CLEARLY AND ADEQUATELY INDICATE THE AS-BUILT CONDITIONS, TOGETHER WITH THE CONTRACTOR'S LAND SURVEYOR'S CERTIFICATION OF THE ACCURACY OF SAID AS-BUILT NOTES. DEPENDING UPON THE RESPECTIVE GOVERNING AGENCY'S REQUIREMENTS, THE LAND SURVEYOR'S CERTIFICATION SHALL TAKE THE FORM OF A VALID STAMP ON THE COVER SHEET OF THE AS-BUILT PLAN SET AND/OR A SEPARATE STAMPED CERTIFICATION LETTER. CONTRACTOR SHALL BE REQUIRED TO CORRECT AND REVISE DEFICIENT AS-BUILTS UNTIL SAID AS-BUILTS ARE ACCEPTABLE TO OPTIMUS AND THE GOVERNING AGENCY(S).

7. OPTIMUS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. OPTIMUS HAS NOT PHYSICALLY LOCATED ANY EXISTING UNDERGROUND UTILITIES, AND HAS RELIED UPON AVAILABLE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. OPTIMUS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. FURTHER, OPTIMUS DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

9. OPTIMUS SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC., OR FOR ASSOCIATED LAND EXCHANGES AND EASEMENT PREPARATION/EXECUTION.

10. UNLESS OTHERWISE NOTED, THE DEPTH OF COVER ON UNDERGROUND IMPROVEMENTS IS DESIGNED BASED UPON FINAL GRADE.

11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UNDERGROUND PIPES AND IMPROVEMENTS FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.

12. OPTIMUS MUST CERTIFY THE COMPLETION OF ALL ONSITE AND OFFSITE (PUBLIC AND PRIVATE) WATER AND SEWER IMPROVEMENTS. IN ORDER FOR OPTIMUS TO CERTIFY THE COMPLETION OF SAID IMPROVEMENTS TO THE RESPECTIVE GOVERNING AGENCIES, THE CONTRACTOR SHALL PROVIDE OPTIMUS WITH AT LEAST TWENTY-FOUR (24) HOURS NOTICE PRIOR TO BACKFILL AND/OR SHADING OF OPEN TRENCHES SO THAT OPTIMUS AND/OR ITS REPRESENTATIVE, MAY OBSERVE THE WATER AND SEWER IMPROVEMENTS. ALTHOUGH OPTIMUS WILL OBSERVE SELECTED IMPROVEMENTS, DOCUMENTATION OF AS-BUILT CONDITIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ITS SURVEYOR. CONTRACTOR'S FAILURE TO NOTIFY OPTIMUS OF ITS BACKFILL/SHADING SCHEDULE OR TO CLEARLY AND ADEQUATELY DOCUMENT AS-BUILT CONDITIONS MAY RESULT IN CONTRACTOR'S NEED TO UNCOVER (AND THEN BACKFILL AND RECOMPACT) THE WATER AND SEWER IMPROVEMENTS AT CONTRACTOR'S SOLE EXPENSE.

13. PRIOR TO CONSTRUCTING ANY RAMPS, SIDEWALKS AND PAVEMENT IMPROVEMENTS SHOWN ON THE PLANS, THE CONTRACTOR SHALL HAVE ITS REGISTERED LAND SURVEYOR CERTIFY THAT THE PROPOSED IMPROVEMENTS MEET CURRENT APPLICABLE CODES, I.E., ADA COMPLIANCE. IMPROVEMENTS THAT DO NOT MEET THESE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S SOLE EXPENSE.

14. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD ANY OF THE AFOREMENTIONED ITEMS DIFFER FROM THAT SHOWN ON THESE PLANS, OR SHOULD THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS CREATE A SITUATION THAT IS NOT ACCEPTABLE BY INDUSTRY STANDARDS, THE CONTRACTOR SHALL NOTIFY OPTIMUS AND REQUEST CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THIS PROCEDURE IS NOT FOLLOWED.

15. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT, I.E., DECOMPOSED GRANITE OR TURF. THE CONTRACTOR'S LAND SURVEYOR SHALL CERTIFY ALL RETENTION BASINS FOLLOWING INSTALLATION OF THE IRRIGATION SYSTEM, GROUND COVER AND LANDSCAPING.

16. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDING OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED OR COMPACTED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.

17. THIS SET OF PLANS MAY HAVE BEEN PREPARED IN CONJUNCTION WITH SITE ARCHITECTURAL PLANS. IF SO, CONTRACTOR SHOULD CROSS REFERENCE THE SITE ARCHITECTURAL PLANS FOR ADDITIONAL RELEVANT INFORMATION NOT INCLUDED HEREIN. DISCREPANCIES BETWEEN THESE PLANS AND THE SITE ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF OPTIMUS AND THE ARCHITECT.

18. CONTRACTOR SHALL NOT MAKE ANY CLAIMS AGAINST THE OWNER OR OPTIMUS REGARDING ALLEGED INADEQUACY OF CONSTRUCTION STAKES SET BY EITHER THEIR OR THE OWNER'S SURVEYOR UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE ENGINEER, THE STAKES WERE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT THE PROBLEM SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY STAKING WITH THE DESIGN PLANS AND NOTIFY SURVEYOR AND OPTIMUS OF DISCREPANCIES PRIOR TO CONSTRUCTION.

19. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL PRIVATE OWNERS AND GOVERNMENTAL AGENCIES CONTROLLING PROPERTIES AND RIGHTS-OF-WAY THAT ARE AFFECTED BY ANY OF THE PROPOSED IMPROVEMENTS WITHIN THESE PLANS.

OPTIMUS CIVIL DESIGN GROUP SPECIFIC NOTES: CONT'D

20. PER ARS 40-360-22, ALL BURIED NONMETALLIC PRIVATE COMMUNICATION CABLE, NONMETALLIC PRIVATE WATER LINES, NONMETALLIC PRIVATE SEWER LINES, NONMETALLIC PRIVATE GAS LINES AND NONMETALLIC PRIVATE LANDSCAPE SPRINKLER LINES GREATER THAN 2" IN DIAMETER (THE GREATER THAN 2" QUALIFICATION APPLIES TO LANDSCAPE SPRINKLER LINES ONLY) SHALL HAVE AN #18 OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO IT AT 8' O.C. AND SHALL HAVE 12" OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT THE TERMINATION WHERE THAT TERMINATION IS ABOVE GRADE AND BE SECURELY ATTACHED AT THAT POINT.

21. ALL COSTS FOR REQUIRED TESTING AND CERTIFICATIONS FOR PUBLIC/PRIVATE WATER AND SEWER INCLUDING BUT NOT LIMITED TO CLOSED CIRCUIT TV INSPECTION, AIR TESTS, MANDREL TESTS, PRESSURE TESTING, CHLORINATION ETC., ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS TO ASCERTAIN ALL SUCH REQUIREMENTS PRIOR TO BIDDING.

22. A REPORT OF SOILS INVESTIGATIONS, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT AND ON FILE WITH OWNER/DEVELOPER. ALL EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS THERETO.

23. A GEOTECHNICAL ENGINEER CONTRACTED BY THE OWNER AND/OR THE CONTRACTOR SHALL OBSERVE, INSPECT AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL. SAID ENGINEER SHALL CERTIFY IN WRITING THAT ALL SOILS OPERATIONS AND MATERIALS USED ON THIS PROJECT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL INVESTIGATION OF RECORD AND ARE IN CONFORMANCE WITH THE LOCAL, STATE AND/OR FEDERAL JURISDICTION SPECIFICATIONS.

CITY OF PHOENIX GRADING AND DRAINAGE NOTES:

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.

   HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.

2. 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.

3. DEVELOPMENT SERVICE DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.

4. MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM THE 100 YEAR FLOOD OR PER MINIMUM SPECIFIED IN CITY OF PHOENIX STORM DRAIN DESIGN MANUAL, WHICHEVER IS GREATER.

5. STAKING FINISHED FLOOR & PAD ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND/OR ITS CONTRACTOR. 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. (SEE SPECIAL ON COVER SHEET PERTAINING TO AS-BUILT CERTIFICATION)

6. A SEPARATE PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.

7. 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.

8. 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, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.

9. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS SHOWN ON THE PLANS. SLOPE PROTECTION SHALL BE APPLIED TO PREVENT EROSION.

10. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR 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.

11. 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.

12. 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.

13. RETENTION BASIN SIDE SLOPES SHALL BE A MAXIMUM OF 4:1 UNLESS APPROVAL IS RECEIVED FROM THE PLAN REVIEWER FOR A STEEPER SLOPE.

14. RETAINING WALL UNDER 3' 4" MEASURED FROM THE TOP OF FOOTING TO THE TOP OF RETAINING WALL SHOWN ON THE G&D PLANS ARE TO BE REVIEWED AND PERMITTED BY THE CIVIL PLAN REVIEW STAFF AND INSPECTED BY THE CIVIL INSPECTION STAFF. REQUIRED RETAINING WALL OVER 3'-4" REQUIRE A ZONING VARIANCE. WALLS OVER 3'-4"WILL BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE DEVELOPEMENT SERVICES DEPARTMENT UNDER SEPARATE SUBMITTAL BY THE APPLICANT.

15. CERTIFICATE OF OCCUPANCY (C. OF O.) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.

16. 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.

17. 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.

18. 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 495-7813 (TRAFFIC BUREAU SOUTH) OR 495-6784 (TRAFFIC BUREAU NORTH).

CITY OF PHOENIX GRADING AND DRAINAGE NOTES CONT.:

18. THE DRILLING CONTRACTOR AND/OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRY WELLS SHOWN ON THE G&D PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.). FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT THE WATER PERMITS UNIT AT (602) 717-4686.

20. IF RETENTION BASINS FAIL TO DRAIN WITHIN 36 HOURS, ADDITIONAL DRY WELLS MAY BE REQUIRED TO BE INSTALLED BY OWNER. DRY WELLS MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE G&D INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRY WELLS.

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39,
41-40,42-39,42-40
CCPR #0603611

1-800-782-5348
CALL BEFORE YOU DIG

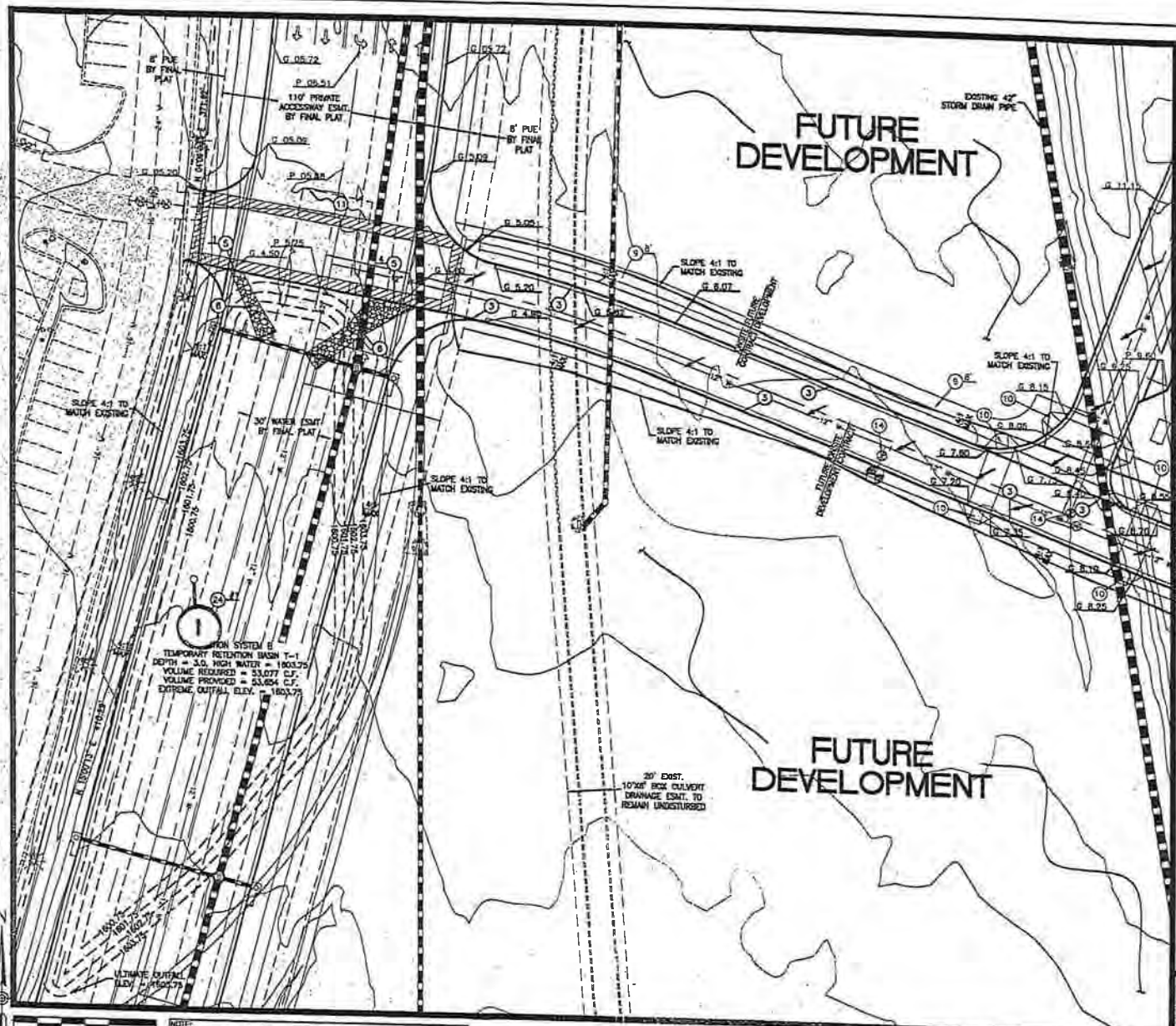
NO.	REVISION	DATE

CITY NORTH - PHASE 1
GRADING NOTES SHEET
PREPARED FOR
THOMAS J. KLUTZNICK COMPANY
900 MICHIGAN AVE., STE 2050
CHICAGO, IL 60611

OPTIMUS
CIVIL DESIGN GROUP

DESIGNED:	EDS
DRAWN:	JS
CHECKED:	AJR
DATE:	07/21/06
JOB NO.:	031023

DRAWING NO.
G-2
2 OF 26



NOTE:
1. ALL UTILITIES ARE UNDER SEPARATE REVIEW, APPROVAL AND PERMITTING AND ARE SHOWN HERE FOR REFERENCE ONLY.
2. GREYED (GHOSTED) SECTIONS ARE PART OF FUTURE PROPOSED PHASES.

PAVEMENT LEGEND

4" C-3/4 A.C. ON 6" A.B.C.

2" C-3/4 A.C. ON 6" A.B.C.

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DETAIL 220, TYPE "A".
2. CONSTRUCT 6" REVERSED LIP CURB & GUTTER PER DTL. 1 ON SHT. G-28. SEE M.A.G. STD. DETAIL 220 FOR SPECIFICATIONS.
3. CONSTRUCT 6" EXTRUDED CURB WITH THICKENED EDGE. ASPHALT PER DETAIL 3 ON SHT. G-28.
4. CONSTRUCT TOP OF CURB AND SIDEWALK FLUSH WITH PAVEMENT.
5. CONSTRUCT 3' CURB OPENING PER DETAIL 2 ON SHT. G-28. SEE PLAN FOR NUMBER OF OPENINGS.
6. INSTALL EROSION PROTECTION PER DETAIL 4 ON SHT. G-28.
7. CONSTRUCT 3' CURB TRANSITION.
8. CONSTRUCT HEADWALL PER M.A.G. STD. DTL. 501-1 (MODIFIED) WITH INLET TRASH RACK PER M.A.G. STD. DTL. 502-2 AND HANDRAIL PER C.O.P. STD. DETAIL P1172. SEE DTL. 2 ON SHT. G-27 FOR DIMENSIONS AND ELEVATIONS.
9. CONSTRUCT SIDEWALK PER C.O.P. STD. DETAIL P1230. WIDTH AS NOTED.
10. CONSTRUCT SIDEWALK ACCESS RAMP PER DETAIL 5 ON SHT. G-28.
11. SEE OFFSITE IMPROVEMENT PLANS FOR ALL OFFSITE RELATED CONSTRUCTION EITHER IN THE RIGHT OF WAY OR PRIVATE ACCESS ROADWAY EASEMENT PER THE LIMITS OF WORK DELINEATION AS SHOWN UNDER SEPARATE PERMIT.
12. CONSTRUCT REFUSE ENCLOSURE. SEE SITE ARCHITECTURAL PLANS FOR DETAILS.
13. ADJUST MANHOLE COVER/CLEANOUT TO GRADE PER M.A.G. STD. DTL. 422.
14. ADJUST WATER VALVE TO GRADE PER C.O.P. STD. DTL. P1391 TYPE "A".
15. INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
16. CONSTRUCT CATCH BASIN PER C.O.P. STD. DTL. P1560. TYPE "M" WITH NO WING.
17. CONSTRUCT SINGLE GRATE BASIN PER C.O.P. STD DTL. P1570, TYPE "N".
18. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN HANDICAP PARKING SPACES.
19. PROPOSED SCREEN/RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
20. CONSTRUCT WEIR PER DTL. 7 ON SHT. G-28.
21. INSTALL STORM DRAIN TEE. SIZE AND INVERT AS NOTED.
22. INSTALL VALLEY GUTTER PER MAG STD. DTL. 240.
23. CONSTRUCT STORM DRAIN MANHOLE PER C.O.P. STD. DTL. P1520 WITH SOLID MANHOLE LID.
24. INSTALL DRYWELL PER DTL. 1 ON SHT. G-27. SEE DETAIL FOR ALL ELEVATIONS.
25. CONSTRUCT RIBBON CURB PER M.A.G. STD. 220 TYPE "B".
26. INSTALL STORM DRAIN CAP AT INVERT SHOWN OR CONNECT TO EXISTING STUB DEPENDING ON CONSTRUCTION SCHEDULE.
27. CONSTRUCT SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "B".
28. CONSTRUCT 2' WIDE CONCRETE SPILLWAY. SEE DETAIL 7 ON SHT G-28.
29. REMOVE AND DISPOSE OF EXISTING FENCE.
30. PROPOSED HARDSCAPE. SEE HARDSCAPE/LANDSCAPE PLANS FOR THIS PROJECT.
31. CONSTRUCT CATCH BASIN PER M.A.G. STD. DTL. 535 TYPE "F".
32. CONSTRUCT RIP RAP SPILLWAY PER DTL. 3 ON SHT. G-27.
33. INSTALL QUAZITE POLYCAST PRECAST TRENCH DRAIN SYSTEM WITH ALL APPLICABLE FITTINGS (OR APPROVED EQUAL). ELEVATIONS AND INVERTS AS SHOWN.
34. INSTALL STORM DRAIN WYE CONNECTION. SIZE AND INVERT AS NOTED.
35. INSTALL STUB FOR CONNECTION TO ROOF DRAIN LINE LEADER. SEE ONSITE PRIVATE UTILITY PLANS FOR THIS PROJECT FOR LEADER AND BUBBLER BOX INFORMATION.
36. INSTALL RGRCP CLASS III STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
37. CONSTRUCT RETENTION BASIN BLEEDOFF SYSTEM PER DETAIL 4 ON SHEET G-27.

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39, 41-40, 42-39, 42-40
CCPR #0603611

1-800-782-5348 BLUE STAKE CENTER CALL BEFORE YOU DIG

NO.	REVISION	DATE

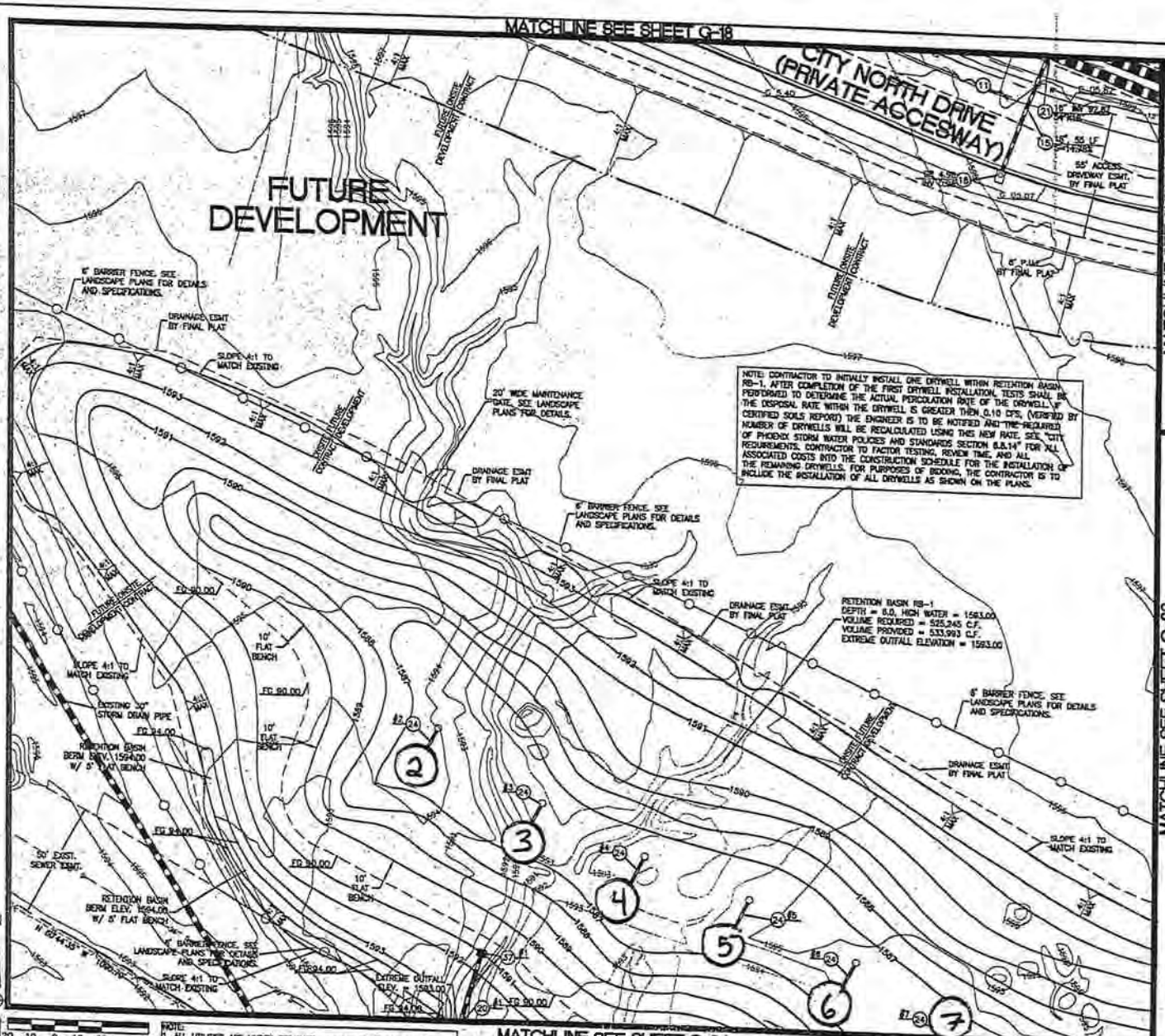
CITY NORTH - PHASE 1
GRADING AND DRAINAGE PLAN

PREPARED FOR
THOMAS J. KLUTZNICK COMPANY
900 NORTH MICHIGAN AVE. STE 2050
CHICAGO, IL 60611

OPTIMUS
CIVIL DESIGN GROUP
DESIGN CONSULTANTS
SUITE 110
PHOENIX, ARIZONA 85020
PH (602) 264-6831 FAX (602) 264-6832

DESIGNED:	EDS
DRAWN:	JS
CHECKED:	AJR
DATE:	07/21/06
JOB NO.:	021021

DRAWING NO
G-7



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DETAIL 220, TYPE "A".
2. CONSTRUCT 6" REVERSED LIP CURB & GUTTER PER DTL. 1 ON SHT. G-28. SEE M.A.G. STD. DETAIL 220 FOR SPECIFICATIONS.
3. CONSTRUCT 6" EXTRUDED CURB WITH THICKENED EDGE ASPHALT PER DETAIL 3 ON SHT. G-28.
4. CONSTRUCT TOP OF CURB AND SIDEWALK FLUSH WITH PAVEMENT.
5. CONSTRUCT 3' CURB OPENING PER DETAIL 2 ON SHT. G-28. SEE PLAN FOR NUMBER OF OPENINGS.
6. INSTALL EROSION PROTECTION PER DETAIL 4 ON SHT. G-28.
7. CONSTRUCT 3' CURB TRANSITION.
8. CONSTRUCT HEADWALL PER M.A.G. STD. DTL. 501-1 (MODIFIED) WITH INLET TRASH RACK PER M.A.G. STD. DTL. 502-2 AND HANDRAIL PER C.O.P. STD. DETAIL P1171. SEE DTL. 2 ON SHT. G-27 FOR DIMENSIONS AND ELEVATIONS.
9. CONSTRUCT SIDEWALK PER C.O.P. STD. DETAIL P1230. WIDTH AS NOTED.
10. CONSTRUCT SIDEWALK ACCESS RAMP PER DETAIL 5 ON SHT. G-28.
11. SEE OFFSITE IMPROVEMENT PLANS FOR ALL OFFSITE RELATED CONSTRUCTION EITHER IN THE RIGHT OF WAY OR PRIVATE ACCESS ROADWAY EASEMENT PER THE LIMITS OF WORK DELINEATION AS SHOWN UNDER SEPARATE PERMIT.
12. CONSTRUCT REFUSE ENCLOSURE. SEE SITE ARCHITECTURAL PLANS FOR DETAILS.
13. ADJUST MANHOLE COVER/CLEANOUT TO GRADE PER M.A.G. STD. DTL. 422.
14. ADJUST WATER VALVE TO GRADE PER C.O.P. STD. DTL. P1391 TYPE "A".
15. INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
16. CONSTRUCT CATCH BASIN PER C.O.P. STD. DTL. P1580, TYPE "W" WITH NO WING.
17. CONSTRUCT SINGLE GRATE BASIN PER C.O.P. STD DTL. P1570, TYPE "W".
18. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN HANDICAP PARKING SPACES.
19. PROPOSED SCREEN/RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
20. CONSTRUCT WEIR PER DTL. 7 ON SHT. G-26.
21. INSTALL STORM DRAIN TEE. SIZE AND INVERT AS NOTED.
22. INSTALL VALLEY GUTTER PER MAG STD. DTL. 240.
23. CONSTRUCT STORM DRAIN MANHOLE PER C.O.P. STD. DTL. P1520 WITH SOLID MANHOLE LID.
24. INSTALL DRYWELL PER DTL 1 ON SHT. G-27. SEE DETAIL FOR ALL ELEVATIONS.
25. CONSTRUCT RIBBON CURB PER M.A.G. STD. 220 TYPE "B".
26. INSTALL STORM DRAIN CAP AT INVERT SHOWN OR CONNECT TO EXISTING STUB DEPENDING ON CONSTRUCTION SCHEDULE.
27. CONSTRUCT SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "B".
28. CONSTRUCT 2' WIDE CONCRETE SPILLWAY. SEE DETAIL 7 ON SHT G-26.
29. REMOVE AND DISPOSE OF EXISTING FENCE.
30. PROPOSED HARDSCAPE. SEE HARDSCAPE/LANDSCAPE PLANS FOR THIS PROJECT.
31. CONSTRUCT CATCH BASIN PER M.A.G. STD. DTL. 535 TYPE "F".
32. CONSTRUCT RIP RAP SPILLWAY PER DTL. 3 ON SHT. G-27.
33. INSTALL QUADTE POLYDAST PRESLOPED TRENCH DRAIN SYSTEM WITH ALL APPLICABLE FITTINGS (OR APPROVED EQUAL). ELEVATIONS AND INVERTS AS SHOWN.
34. INSTALL STORM DRAIN WYE CONNECTION, SIZE AND INVERT AS NOTED.
35. INSTALL STUB FOR CONNECTION TO ROOF DRAIN LINE LEADER. SEE ONSITE PRIVATE UTILITY PLANS FOR THIS PROJECT FOR LEADER AND BUBBLER BOX INFORMATION.
36. INSTALL RCRCP CLASS III STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
37. CONSTRUCT RETENTION BASIN BLEEDOFF SYSTEM PER DETAIL 4 ON SHEET G-27.

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39, 41-40,42-39,42-40
CCPR #0603611

1-800-782-5348 BLUE STAKE CALL BEFORE YOU DIG

NO.	REVISION	DATE

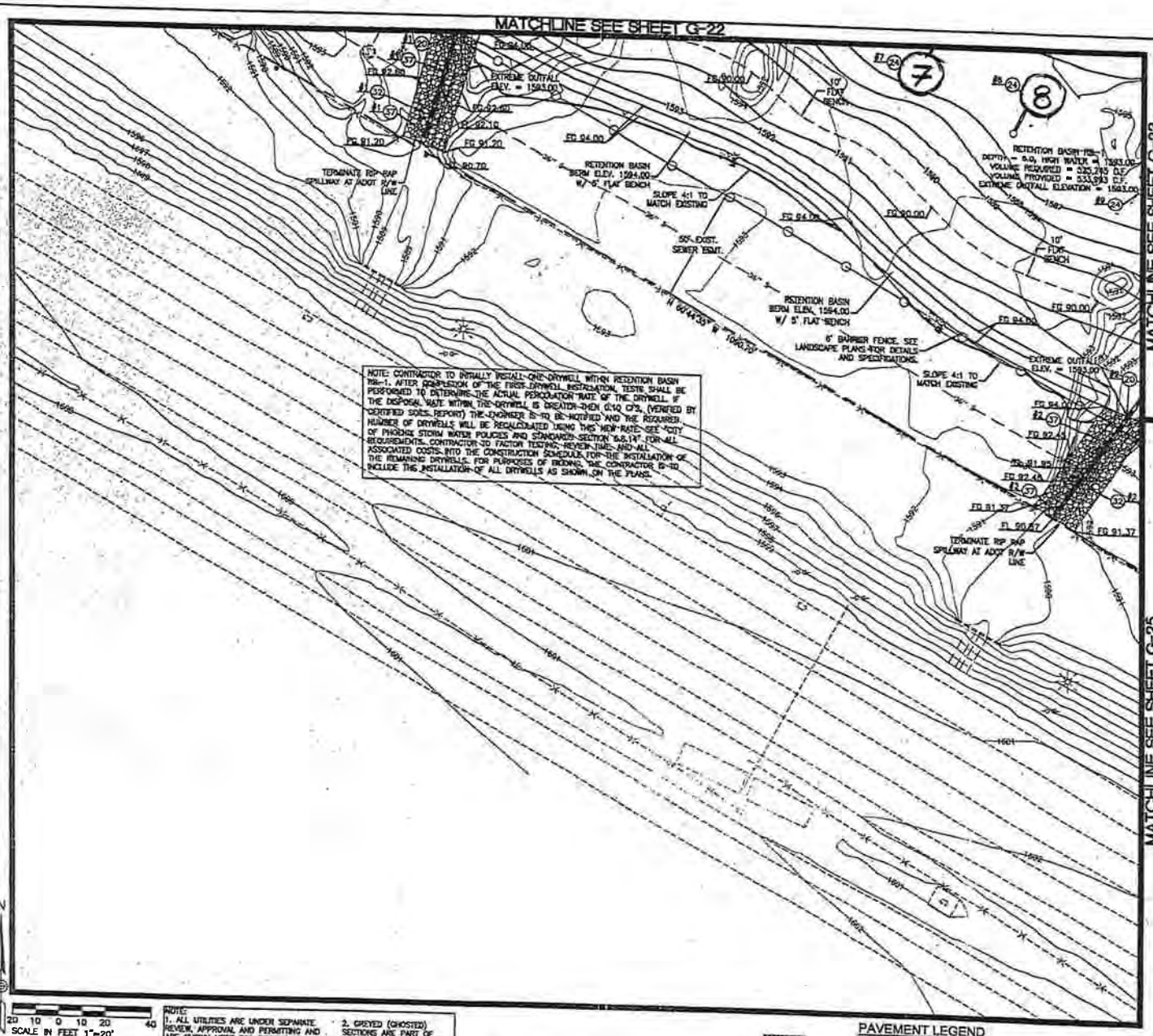
CITY NORTH - PHASE 1
GRADING AND DRAINAGE PLAN

PREPARED FOR
THOMAS J. KLUTZNICK COMPANY
900 MICHIGAN AVE., STE 2050
CHICAGO, IL 60611

OPTIMUS
CIVIL DESIGN GROUP

DESIGNED:	EDS
DRAWN:	JS
CHECKED:	AJR
DATE:	07/21/06
JOB NO.:	021021

DRAWING NO
G-22
22 of 28



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DETAIL 220, TYPE "A".
2. CONSTRUCT 6" REVERSED LIP CURB & GUTTER PER DTL. 1 ON SHT. G-28. SEE M.A.G. STD. DETAIL 220 FOR SPECIFICATIONS.
3. CONSTRUCT 6" EXTRUDED CURB WITH THICKENED EDGE ASPHALT PER DETAIL 3 ON SHT. G-28.
4. CONSTRUCT TOP OF CURB AND SIDEWALK FLUSH WITH PAVEMENT.
5. CONSTRUCT 3' CURB OPENING PER DETAIL 2 ON SHT. G-28. SEE PLAN FOR NUMBER OF OPENINGS.
6. INSTALL EROSION PROTECTION PER DETAIL 4 ON SHT. G-28.
7. CONSTRUCT 3' CURB TRANSITION.
8. CONSTRUCT HEADWALL PER M.A.G. STD. DTL. 501-1 (MODIFIED) WITH INLET TRASH RACK PER M.A.G. STD. DTL. 502-2 AND HANDRAIL PER C.O.P. STD. DETAIL P1173. SEE DTL. 2 ON SHT. G-27 FOR DIMENSIONS AND ELEVATIONS.
9. CONSTRUCT SIDEWALK PER C.O.P. STD. DETAIL P1230. WIDTH AS NOTED.
10. CONSTRUCT SIDEWALK ACCESS RAMP PER DETAIL 5 ON SHT. G-28.
11. SEE OFFSITE IMPROVEMENT PLANS FOR ALL OFFSITE RELATED CONSTRUCTION EITHER IN THE RIGHT OF WAY OR PRIVATE ACCESS ROADWAY EASEMENT PER THE LIMITS OF WORK DELINEATION AS SHOWN UNDER SEPARATE PERMIT.
12. CONSTRUCT REFUSE ENCLOSURE. SEE SITE ARCHITECTURAL PLANS FOR DETAILS.
13. ADJUST MANHOLE COVER/CLEANOUT TO GRADE PER M.A.G. STD. DTL. 422.
14. ADJUST WATER VALVE TO GRADE PER C.O.P. STD. DTL. P1301 TYPE "A".
15. INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
16. CONSTRUCT CATCH BASIN PER C.O.P. STD. DTL. P1568, TYPE "M" WITH NO WING.
17. CONSTRUCT SINGLE GRATE BASIN PER C.O.P. STD DTL. P1570, TYPE "M".
18. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN HANDICAP PARKING SPACES.
19. PROPOSED SCREEN/RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
20. CONSTRUCT WEIR PER DTL. 7 ON SHT. G-28.
21. INSTALL STORM DRAIN TEE. SIZE AND INVERT AS NOTED.
22. INSTALL VALLEY GUTTER PER MAG STD. DTL. 240.
23. CONSTRUCT STORM DRAIN MANHOLE PER C.O.P. STD. DTL. P1520 WITH SOLID MANHOLE LID.
24. INSTALL DRYWELL PER DTL. 1 ON SHT. G-27. SEE DETAIL FOR ALL ELEVATIONS.
25. CONSTRUCT RIBBON CURB PER M.A.G. STD. 220 TYPE "B".
26. INSTALL STORM DRAIN CAP AT INVERT SHOWN OR CONNECT TO EXISTING STUB DEPENDING ON CONSTRUCTION SCHEDULE.
27. CONSTRUCT SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "B".
28. CONSTRUCT 2' WIDE CONCRETE SPILLWAY. SEE DETAIL 7 ON SHT G-28.
29. REMOVE AND DISPOSE OF EXISTING FENCE.
30. PROPOSED HARDSCAPE. SEE HARDSCAPE/LANDSCAPE PLANS FOR THIS PROJECT.
31. CONSTRUCT CATCH BASIN PER M.A.G. STD. DTL. 536 TYPE "F".
32. CONSTRUCT RIP RAP SPILLWAY PER DTL. 3 ON SHT. G-27.
33. INSTALL QUAZITE POLYCAST PRESLOPED TRENCH DRAIN SYSTEM WITH ALL APPLICABLE FITTINGS (OR APPROVED EQUAL). ELEVATIONS AND INVERTS AS SHOWN.
34. INSTALL STORM DRAIN WYE CONNECTION. SIZE AND INVERT AS NOTED.
35. INSTALL STUB FOR CONNECTION TO ROOF DRAIN LINE LEADER. SEE ONSITE PRIVATE UTILITY PLANS FOR THIS PROJECT FOR LEADER AND BUBBLER BOX INFORMATION.
36. INSTALL RCP CLASS III STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
37. CONSTRUCT RETENTION BASIN BLEEDOFF SYSTEM PER DETAIL 4 ON SHEET G-27.

SCALE IN FEET 1"=20'

NOTE:
1. ALL UTILITIES ARE UNDER SEPARATE REVIEW, APPROVAL AND PERMITTING AND ARE SHOWN HERE FOR REFERENCE ONLY.
2. GREYED (GHOSTED) SECTIONS ARE PART OF FUTURE PROPOSED PHASES.

PAVEMENT LEGEND

4" C-3/4 A.C. ON 8" A.B.C.

2" C-3/4 A.C. ON 8" A.B.C.

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39, 41-40,42-39,42-40
CCPR #0603611

NO.	REVISION	DATE

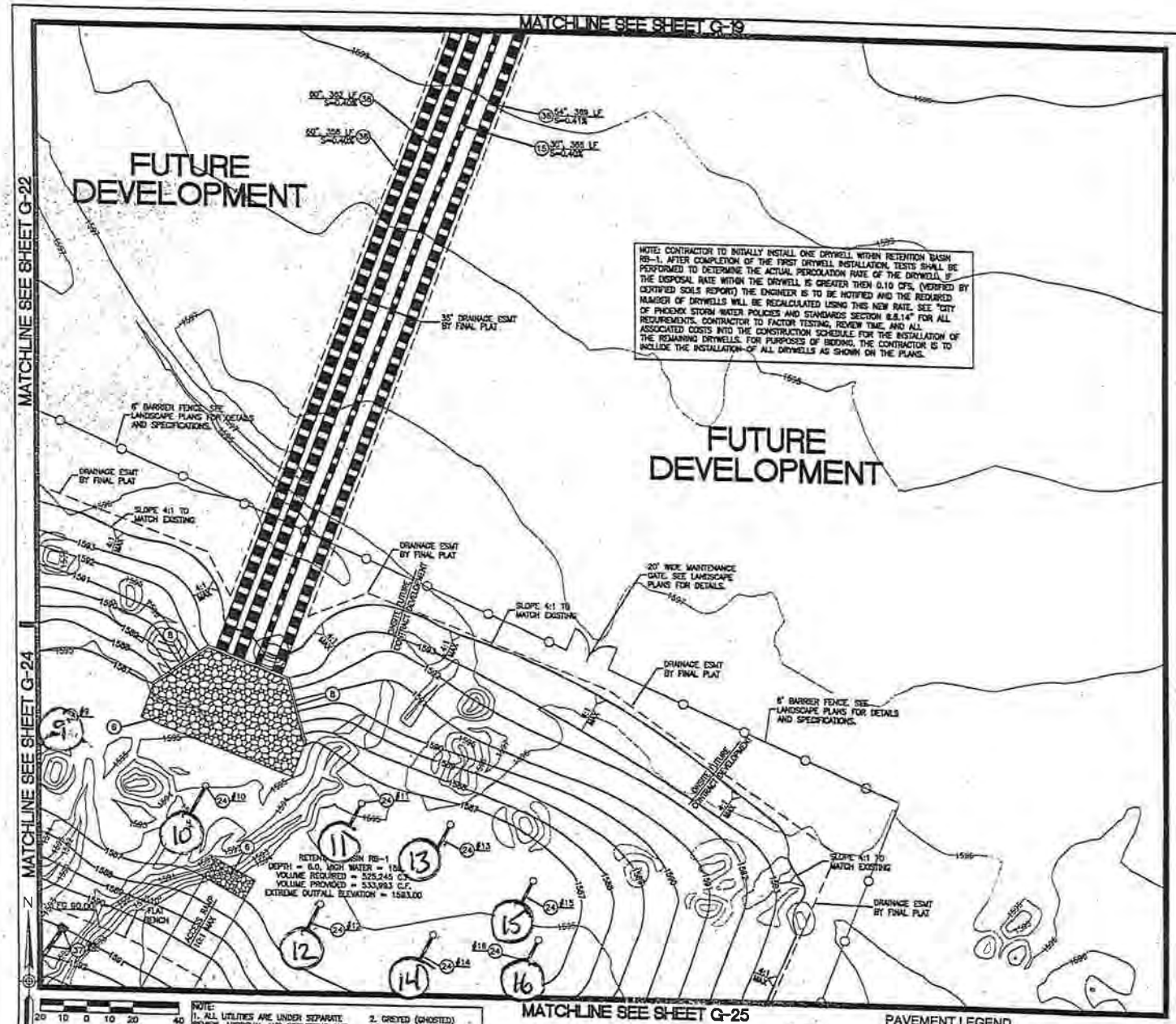
CITY NORTH - PHASE 1
GRADING AND DRAINAGE PLAN

PREPARED FOR
THOMAS J. KLUTZNICK COMPANY
900 MICHIGAN AVE., STE 2050
CHICAGO, ILLINOIS, 60611

OPTIMUS CIVIL DESIGN GROUP

DESIGNED:	EDS
DRAWN:	JS
CHECKED:	AJR
DATE:	07/21/06
JOB NO.:	021021

DRAWING NO.
G-24
24 OF 28



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DETAIL 220, TYPE "A".
2. CONSTRUCT 6" REVERSED LIP CURB & GUTTER PER DTL. 1 ON SHT. G-28. SEE M.A.G. STD. DETAIL 220 FOR SPECIFICATIONS.
3. CONSTRUCT 6" EXTRUDED CURB WITH THICKENED EDGE ASPHALT PER DETAIL 3 ON SHT. G-28.
4. CONSTRUCT TOP OF CURB AND SIDEWALK FLUSH WITH PAVEMENT.
5. CONSTRUCT 3' CURB OPENING PER DETAIL 2 ON SHT. G-28. SEE PLAN FOR NUMBER OF OPENINGS.
6. INSTALL EROSION PROTECTION PER DETAIL 4 ON SHT. G-28.
7. CONSTRUCT 3' CURB TRANSITION.
8. CONSTRUCT HEADWALL PER M.A.G. STD. DTL. 501-1 (MODIFIED) WITH INLET TRASH RACK PER M.A.G. STD. DTL. 502-2 AND HANDRAIL PER C.O.P. STD. DETAIL P1173. SEE DTL. 2 ON SHT. G-27 FOR DIMENSIONS AND ELEVATIONS.
9. CONSTRUCT SIDEWALK PER C.O.P. STD. DETAIL P1230. WIDTH AS NOTED.
10. CONSTRUCT SIDEWALK ACCESS RAMP PER DETAIL 5 ON SHT. G-28.
11. SEE OFFSITE IMPROVEMENT PLANS FOR ALL OFFSITE RELATED CONSTRUCTION EITHER IN THE RIGHT OF WAY OR PRIVATE ACCESS ROADWAY EASEMENT PER THE LIMITS OF WORK DELINEATION AS SHOWN UNDER SEPARATE PERMIT.
12. CONSTRUCT REFUSE ENCLOSURE. SEE SITE ARCHITECTURAL PLANS FOR DETAILS.
13. ADJUST MANHOLE COVER/CLEANOUT TO GRADE PER M.A.G. STD. DTL. 422.
14. ADJUST WATER VALVE TO GRADE PER C.O.P. STD. DTL. P1391 TYPE "A".
15. INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
16. CONSTRUCT CATCH BASIN PER C.O.P. STD. DTL. P1569, TYPE "M" WITH NO WING.
17. CONSTRUCT SINGLE GRATE BASIN PER C.O.P. STD DTL. P1570, TYPE "M".
18. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN HANDICAP PARKING SPACES.
19. PROPOSED SCREEN/RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
20. CONSTRUCT WEIR PER DTL. 7 ON SHT. G-28.
21. INSTALL STORM DRAIN TEE. SIZE AND INVERT AS NOTED.
22. INSTALL VALLEY GUTTER PER MAG STD. DTL. 240.
23. CONSTRUCT STORM DRAIN MANHOLE PER C.O.P. STD. DTL. P1520 WITH SOLID MANHOLE LID.
24. INSTALL DRYWELL PER DTL. 1 ON SHT. G-27. SEE DETAIL FOR ALL ELEVATIONS.
25. CONSTRUCT RIBBON CURB PER M.A.G. STD. 220 TYPE "B".
26. INSTALL STORM DRAIN CAP AT INVERT SHOWN OR CONNECT TO EXISTING STUB DEPENDING ON CONSTRUCTION SCHEDULE.
27. CONSTRUCT SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "B".
28. CONSTRUCT 2' WIDE CONCRETE SPILLWAY. SEE DETAIL 7 ON SHT G-28.
29. REMOVE AND DISPOSE OF EXISTING FENCE.
30. PROPOSED HARDSCAPE. SEE HARDSCAPE/LANDSCAPE PLANS FOR THIS PROJECT.
31. CONSTRUCT CATCH BASIN PER M.A.G. STD. DTL. 535 TYPE "F".
32. CONSTRUCT RIP RAP SPILLWAY PER DTL. 3 ON SHT. G-27.
33. INSTALL QUAZITE POLYCAST PRESLOPED TRENCH DRAIN SYSTEM WITH ALL APPLICABLE FITTINGS (OR APPROVED EQUAL). ELEVATIONS AND INVERTS AS SHOWN.
34. INSTALL STORM DRAIN WYE CONNECTION. SIZE AND INVERT AS NOTED.
35. INSTALL STUB FOR CONNECTION TO ROOF DRAIN LINE LEADER. SEE ONSITE PRIVATE UTILITY PLANS FOR THIS PROJECT FOR LEADER AND BUBBLER BOX INFORMATION.
36. INSTALL RGRCP CLASS III STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE AS NOTED.
37. CONSTRUCT RETENTION BASIN BLEEDOFF SYSTEM PER DETAIL 4 ON SHEET G-27.

PAVEMENT LEGEND

4" C-3/4 A.C. ON 6" A.B.C.

2" C-3/4 A.C. ON 6" A.B.C.

KIVA # 04-4082, PHASE 1
SDEV 0401675
Q.S. No. 41-39, 41-40,42-39,42-40
CCPR #0603611

1-800-782-5348

NO.	REVISION	DATE

CITY NORTH - PHASE 1
GRADING AND DRAINAGE PLAN

PREPARED FOR
KLUTZNICK COMPANY
SYMPHONY
SAN MARTIN AVE., STE 2050
CHICAGO, IL 60611

OPTIMUS
CIVIL DESIGN GROUP

DESIGNED:	EDS
DRAWN:	JS
CHECKED:	AJR
DATE:	07/21/04
JOB NO.:	021021

DRAWING NO
G-23
23 of 28

The watermark for drainage solutions.®

TORRENT RESOURCES

March 24, 2008

Arizona Department of Environmental Quality
Aquifer Protection Program – Industrial & Drywell Unit
1110 W. Washington
Phoenix, AZ 85007

ATTN: Ramona Rodriguez

Re: City North - Phase 1
5505 E. Deer Valley Rd.
Phoenix, AZ

Dear Ramona,

Enclosed are the ADEQ Drywell Registration Forms that Torrent Resources, Inc. has completed for the above referenced project. Per our contract terms and/or authorization agreement, we are registering the drywells for the above referenced property on the owner's behalf based on information provided to us. We certify that we have personally examined the information submitted on this form and we believe that the submitted information is true, accurate and complete to the best of our knowledge.

If you have any questions regarding this drywell submittal, please do not hesitate to contact me at 602-268-0785.

Very truly yours,

N. Gabriel

Nicole Gabriel
Sales Assistant
Torrent Resources, Inc.

Enclosures

Torrent Resources Incorporated
1509 East Elwood Street
Phoenix Arizona 85040-1391

phone 602-268-0785
fax 602-268-0820

www.TorrentResources.com

AZ Lic. ROC070465 A, ROC047067 B-4; ADWR 363
CA Lic. 528080 A, C-42, HAZ
NV Lic. 0035350 A ~ *NM Lic.* 90504 GF04

An evolution of McGuckin Drilling

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street Phoenix, AZ 85007
(602) 771-2300 www.azdeq.gov

Stephen A. Owens
Director

Original

Receipt Number: 036047 - MGA
Date: March 26, 2008
Time: 1:56:37 pm

Received From: TORRENT RESOURCES, INC.

For: Drywell Registration
Amount Received: $150.00
How Paid Check #: 62966

By: _____

City of Phoenix

CERTIFICATE OF OCCUPANCY

MAIL TO:

HENSEL PHELPS CONSTRUCTION CO
4129 E VAN BUREN ST., SUITE # 100
PHOENIX, AZ 85008

Issuance of this Certificate of Occupancy indicates the following described building, or portion of a building, has been inspected and been found to be in substantial compliance with applicable city codes and ordinances for the hereby authorized use and occupancy. No change in use, occupancy, or of use is allowed without obtaining a new Certificate of Occupancy. This building shall be maintained in a safe and sanitary condition. All devices, safeguards and exit facilities shall be maintained in good working order. This Certificate of Occupancy shall be void if any requirement, condition or stipulation of Certificate of Occupancy or of the authorizing permits is violated. This Certificate of Occupancy is to be kept on the subject property, and is required to be posted for public information if so ordered by the building official.

SUBJECT ADDRESS: 5515 E DEER VALLEY DR

OWNER: NORTHEAST PHOENIX PARTNERS
14614 N KIERLAND BLVD STE N230
SCOTTSDALE, AZ 85254

CERTIFICATE #: 0801652 **BUILDING PERMIT:** BLD 07029194

ISSUED: 27-FEB-2008 **PERMIT DESC:** SALES OFFICE

PROJECT: 04-4082 - CITY NORTH

FLOOR AREA: 10,448

AUTHORIZED USE AND OCCUPANCY: I:B

phrp0101 rev 1.1 ki

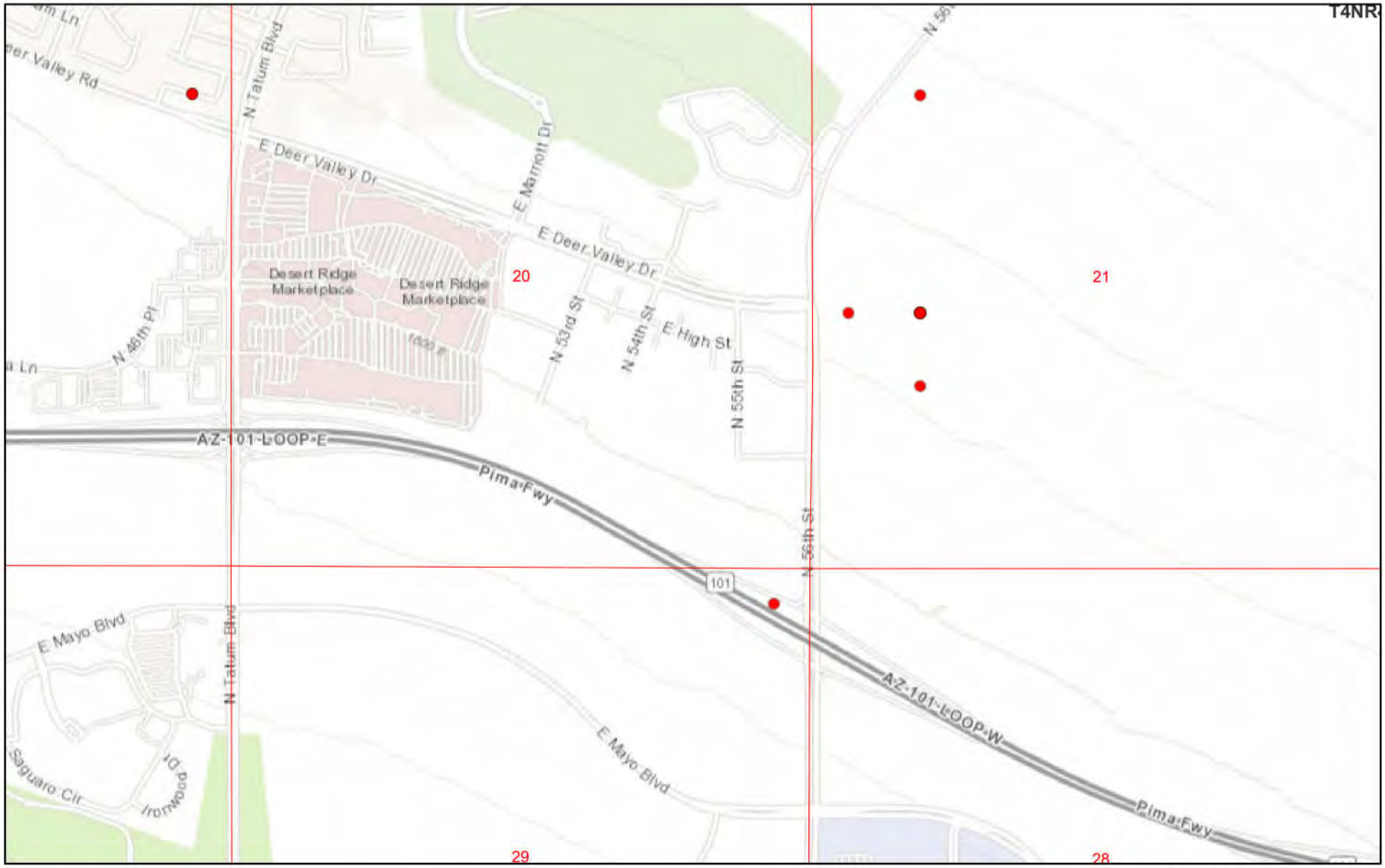
EFFECTIVE BUILDING CODES: 2006 IRC, 2006 IECC, 2006 IBC, 2005 NEC, 2006 IMC, 2006 UPC, 2006 IFGC

PROJECT NAME:CITY NORTH SALES CENTER LOG#:LPRT 0703636 PROJECT#:04-4082 SITE INSP (N) SPECIAL EGRESS CONTROL (N)
SPRINKLERS (Y) FIRE ALARM (Y) EMERGENCY LIGHTING (Y) ELEVATORS (N)
DEFERRED SUBMITTAL (N) SPEC PER PCC SEC. 1704 (N) STR SEC. 1709 (N)
ELEC PCC SEC. 2703 (N) ELEC OBS PCC SEC. 2704 (N)

WATER METERS: existing 2" domestic SECONDARY BACKFLOW (N)
SCOPE OF WORK: BLDG PLMB MECH ELEC PFC
ZONING:C-2
REVIEWER:PHA

DESCRIPTION OF WORK: application is filed for the interior renovation of a one story building including new non-bearing partitions. ada restrooms, finishes, rcp, lighting, hvac and plmb as per plans filed herewith. the shell bldg was filed and approved under a separate application by others. no change in use of occupancy under this application. Adding 26 new drainage fixture units for Impact Fee purposes.

Well Map



March 4, 2021

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

City of Phoenix, Bureau of Land Management, Esri, HERE, Garmin,

Arizona Department of Water Resources

Vicinity Well List

Registry No. (55-)	Owner Name	Well Type	Well Depth (ft)	Casing Depth (ft)	Case Dia (in)	Drill Date	Applicaiton Date	Water Level (ft)	Pump Capacity (GPM)	Completion Report	Log Received
226727	CITY OF PHOENIX	NON-EXEMPT					12/22/2016				
228971	CITY OF PHOENIX, WATER SERVICE DEPARTMENT	MONITOR	970	960	6	1/20/2019	6/19/2018	520			X
229493	CITY OF PHOENIX WATER SERVICES	NON-EXEMPT					10/2/2018				
229933	PHOENIX CITY OF, PWS	NON-EXEMPT					1/23/2019				
501834	PHOENIX, CITY OF,	NON-EXEMPT	2000	0	0		1/1/1982	0	0		
508818	PHOENIX, CITY OF,	NON-EXEMPT	1510	940	18	9/24/1985	2/4/1986	461	2400	X	X
614019	ARIZONA DEPARTMENT OF TRANSPORTATION	EXEMPT	521	0	6		6/14/1982	0	8	A	