

## Attachment A

I, Elizabeth Mann, Resident of Phoenix since 1987, in view of City of Phoenix's continued ignorance of its own Public Program on Chinese Cultural Center, hereby respectfully submit a Citizen Petition to City of Phoenix, to request the investigation and decision on the following:

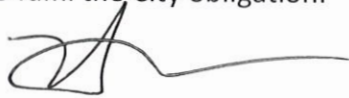
1. Confirming Chinese Cultural Center is City Public Art program with the documents I am now submitting, in spite of the fact, the City Public art department continued claims on no existence of the files and records (see City 1996 letter to me- Stipulation #11, 2001 letter to my zoning attorney- Confirming Stipulation #11, and 2018 City Ex-planning director under oath declarations- Confirming Chinese Cultural Center Iconic Roof lines and Gardens are all public art)
2. Making an executive decision on how to preserve its Public Art program, and not allow anyone for any reason to eliminate any public program under any excuses, to truly preserve the Art and Cultural of this young and Diversified City for the benefit of all its residents.

It is very sad to see that due to the City negligence in its effort to enforce its own Public Art program since city, Chinese Cultural Center public Art program is now being endangered, go with it will be all the Public Art program in this Great City.

We all know Phoenix is a young city that from time to time will make mistakes. But the importance is to correct those mistakes. I am aware of a Citizen petition to investigate Ms. Gallego's influence on City decision relating Chinese Cultural Center, and I also would like City to include the Ms. Gallego's influence on City's public art program, and the files relating to the Chinese Cultural Center public art program.

Chinese Cultural Center has helped City in both Public Art and Economic growth. As the founder of BNU Corporation and Managing Director of the center developer, I helped to create over 164 jobs for the City of phoenix through this development, and paid over 55 million dollars in tax that include property tax, sales tax, and employment taxes. ~~The Chinese Cultural~~ (1993-2008) center's Public art has been an important culture and educational element to the City of phoenix, including tourism, school field trips, and also greatly enhanced neighborhood life style. I hope the attached files will help City and all the council members to understand the importance of Chinese Cultural Center's public art program, and take important steps to correct its negligence to fulfil the City obligation.

Elizabeth Mann



6150 E. Hillery Dr.

Scottsdale, AZ 85254

602-821-1288

2018 OCT 17 PM 4:42  
CITY CLERK DEPT.

The facts that City of Phoenix, and its Councilmembers has obligations to preserve Chinese Cultural Center:

1. Chinese Cultural Center is a condo member ( Phase one, 8.3 Acres) in a master planned community called COFCO Phoenix Center (25.9 Acres). The Center and its 30,000sf Market is built to satisfied the zoning requirement, and especially the Public Art requirement for the entire COFCO Phoenix Center ( City Recorded Site Map, City 5-1-1996 Zonning Approval, stipulation 9,11,12,15) (COFCO Phoenix Center City Recorded Site Map)
2. To eliminate the Chinese Cultural Center, or its Garden, will impact the City's mandatory Public Art Program restriction on COFCO Phoenix Center place on this master planned Community in 1996, and will creates impact on the economic burden for all other properties inside the Phoenix Center if the Chinese Cultural Center is eliminated. (City Planning Director 2001 zoning letter).
3. Chinese Cultural Center is built according to City Zoning stipulation, and City public Art program. Any changes of the use, and elimination of the Chinese Garden needs public hearing. ( see City Ex-planning director declaration)
4. Chinese Cultural Center is a commercial Condominium, where each units owner only owns the air space inside its units, with all the common areas-Garden-building exteriors are owned as undivided common interests by all the owners. It is not fair and very risky for City of Phoenix to issue permits for one owner when the dispute over the right of that owner is still challenged by another owner in court. (Cultural Center Condo plat and ownership records)
5. City's ignorance to the other owner's rights in the Center, ignored the Court injunction order to stop any change to the Center, and continued issuance of roof change permits and fence permits should be stopped, as it has now dragged City into two law suits, that could be dismissed if City stop the renewal of the Roof Change permits (expires in October 2018), and Temporary fence permit (renewed for another year till February 2019) , to save City hundreds of Thousands of dollar in legal fees ( City Roof replacement permit, City Fence permit and fence permit renewal)

6. The Chinese Community now has discovered the City irresponsible issuance of permits, and ignorance of the public Art program may be the results of the political donation and favor exchange relating to district councilwoman Gallego and the 97 Condo Units owner True North. . Public records shows clearly a pattern of the donation date and the fence permit date, and the maximum donation by this condo owners 5 out of 6 partners and spouse uniformly on the Certain amount on the certain date, with its CEO and in house counsel paying the amount beyond the campaign law allowed amount. Gallego voted in favor for those donors without disclose the donation to the City Council. (Citizen Petition filed and its supporting data from City public records.)
7. City of Phoenix has always had a reputation as a young All American City which promote Cultural diversity and welcome residents of all cultural back ground. For the last 20 years City has proudly listed Chinese Cultural Center at its website, and even participated in promoting the Center nationwide. To support one owner of the Center to eliminate the Chinese cultural elements against another minority owner's interests totally hurt City's image, and also made City receive the reputation as the only City in the U.S. history that destroys the China town three times. (City past participations to Chinese Cultural Center),
8. City of Phoenix always promote minority job growth as well as retail tax revenues. However, in the case of Chinese Cultural Center, City of Phoenix totally ignored its support to one condo owner over the other condo owner resulted the heartbreaking job losses for over 70 Phoenix families. What is more, to let one owner violating City approved zoning on the must have retail (such as the Market), into office space, let the city lost valuable sales taxes income forever. (Video Ranch Market owner heartbreaking speech at City Hall <https://youtu.be/aKya1J06a7E>)
9. In the past, City of Phoenix has been maintain its reputations of a Civilized and hormones City. The City always helped to create the events that bring people of different background to work together in building this great city. However, when one owner of the Chinese Cultural Center used extreme uncivilized approach to harm other minority business owners , to eliminate minority jobs, City turned cold back on Citizen petition to condemn such uncivilized act, such as cut the power twice when the customers are still

eating at the restaurants, chief still cutting food inside the kitchen, remove the roof top hood when the restaurant is still operating, cut off the phone lines twice to eliminate the service of the restaurant credit card machine etc (Citizen petition and the video by the Beijing Garden owners

<https://youtu.be/zy97SVOBrF0>)

10. Recently, during a broadcasted Mayoral debate, Ms. Gallego admitted that the other condo owner in the Chinese Cultural Center has donated over \$75,000 to her, and she did not disclose it when she voted in the issues relating in favor of that owner. She even argued that “ those people just want to be left alone, ... ” and that “ I do not like Putin, ... So that there is no reason for me to condemn Putin...”, total ignoring her duty equally to all the residents in Phoenix. Additionally she even told AZ Republic reporter Kowk, that since she and another Condo owner David Tedesco both are Howard friends, she has the right to take the donation ( in exchange for favors in City attitude towards him), (Channel 12 records, AZ Republic Article)
11. District 8 residents are not happy over the irresponsibility of the City on allowing the elimination of the Chinese Cultural Center in their neighborhood. There are over 100 families filed petition sent to City, but was totally ignored ( local residents petition on Cultural Center preservation)

We hope the above facts and information will help the City Councilman and councilwoman to become more informed and know they have duty and responsibility to preserve the Chinese Cultural Center, to enforce the City Zoning rules and regulations, and to protect the equal rights and cultural diversity for Phoenix residents, especially those who are under-privileged, and are minorities.

The city council and the Mayor candidates are all talking about enhance the Public Art, the cultural diversity, but totally ignore the fact that Chinese Cultural Center is built as a public Art program per City’s zoning stipulation, and City council is not force the City planning department to enforce its own public art program and zoning stipulations.

The City is talking about create jobs, business opportunities for minority business owners, and equal rights for all residents, but let one rich and powerful company bully other minority owners, eliminating more than 70 jobs, and commit violation in zoning, eviction and political donations to buy favor from city council over the fence permits, roof permits.

The City is talking about generating sales tax, but allow one privileged owner in Chinese Cultural Center to eliminating all the required retail and market elements to convert the Chinese Cultural Center into office use.

The above is written and assembled due to the fact that On October 3<sup>rd</sup>, 2018, City councilman told the Chinese Cultural Center supporters that he thought that there is nothing he can do except to write support letters, therefore, the above reasons with attachment are assembled to help City councilman ,councilwomen, city manager, city attorney and all city officers, who care about City reputation, code of conduct, equal rights for all residents, and clear election bill, to understand zoning requirement of the Center, the public Art program that controls Center's Garden and roof, the obvious conflict of interests existed between one past council woman and one of the two condo owner in the Chinese Cultural Center, and harm and damage that has done to all the Chinese minority business owners, the job lost, the potential retail revenues and property tax lost, and the hardship the biased treatment city had impacted another minority property owner of the Chinese Cultural Center, and to all the City of phoenix residents who are for diversified Culture and harmony for this great city.

APPLICATION FOR PLANNING HEARING OFFICER ACTION  
 CITY OF PHOENIX, ARIZONA  
 PLANNING DEPARTMENT

PHO-1996

APPLICATION NO.: 172-88  
 COUNCIL DISTRICT: 8  
 FEE: \$ 630.00

REQUEST FOR:

Modification of Stipulation  Time Extension (Expiration Date: 8/7/91)

Owner/Applicant BWV Corporation Representative Stephen C. Earl  
 Address 2425 E. Camelback Rd. Phoenix, Az 85012 Address 3101 N. Central Ave #1090  
 Telephone — Telephone 265-0094

1. Property Location SWC Papago Flwy and 44<sup>th</sup> St.

E-3, P1-6  
 2. Zoning District C-2 MR (approved) Zoning Map F-10 Quarter Section 11-37

3. Reason for Request/Stipulations for Modification:  
To allow development of COFCO Phoenix Center,  
a Chinese cultural center

4. Date of Original City Council Action 2/7/90 Ratification  Public Hearing

5. Previous PHO Actions:  Time Extension  Modification of Stipulation

Date(s): \_\_\_\_\_

6. Zoning Vested: no Supplementary Map # \_\_\_\_\_

7. A Filing Fee has been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover said cost whether or not the request is granted.

Stephen C. Earl by G. Fox  
 Signature of Applicant

3/25/96  
 Date

222906 (mail)  
 Receipt Number

Donna K. Behm  
 Planning Staff Member

HEARING RESULTS

HEARING OFFICER  
 Hearing Date: 5/1/96  
 Appealed  Yes  No

PLANNING COMMISSION  
 Hearing Date: \_\_\_\_\_  
 Appealed  Yes  No

CITY COUNCIL  
 Hearing Date: \_\_\_\_\_  
 Appealed  Yes  No

ACTION \_\_\_\_\_  
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ACTION \_\_\_\_\_  
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ACTION \_\_\_\_\_  
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**CITY OF PHOENIX, ARIZONA**  
**OFFICIAL CITY RECEIPT**

DATE 3/26 19 96

REC'D FROM BNU Corp.  
STREET 2425E Camelback Rd., Ste 1000  
CITY Phoenix 85016  
355-7229

\$ 630.00

Six Hundred Thirty & NO /100 DOLLARS

CASH  CHECK  PAYMENT  PARTIAL   
IN FULL

FOR PHO 2172-88-8

8207

DEPARTMENT Eng  
DIVISION FA 8207

REC'D BY [Signature] Lynn West

**222906**

WHITE - CUSTOMER  
YELLOW - DIV. OF ACCOUNTS  
PINK - FILE

150-47  
REV. 6-93

MODIFICATION OF REZONING STIPULATIONS

A City of Phoenix Planning Hearing Officer will hold a public hearing in Assembly Room C, First Floor, 200 West Washington, Phoenix, Arizona at 1:30 p.m. on ~~WEDNESDAY~~ April 16, 1996, on the following applications:

DISTRICT 8

NWC 44th St. & Fillmore St.

(Location)

Rezoning Application No. 172-88-0 by Stephen C. Earl

representing BNU Corporation

A request for modification of stipulations pertaining to total square footage, floor area, access, proposed uses, site plan conformance, landscaping/ screening, mass transit easement, contribution to planning studies, street improvement and conditional zoning time stipulation. (approximately 25.99 acres). Existing zoning is: R-6, R-3 (approved C-2 MR)

At the hearing, citizens and interested parties will have an opportunity to be heard.

PLANNING DEPARTMENT/ADMINISTRATION  
INDEX NO. 011734  
SARAH KERR 495-7030  
PUBLISHED: ARIZONA REPUBLIC - CITYPAGE - FRIDAY, \_\_\_\_\_, 1993  
SP5\k\c:\word\pho\011294

OWNER'S ADDRESS

BNU Corporation  
2425 E. Camelback Rd., Ste. 1000  
Phoenix 85016

REPRESENTATIVE'S ADDRESS

Stephen C. Earl  
3101 N. Central Ave., #1090  
Phoenix 85012

Councilmember Williams

CC ADDRESSES  
Mr. Stanfield-Pinel  
4343 E. Camelback Rd., Ste. 300  
Phoenix 85018

Ruby Barnes  
4022 E. Wilshire  
Phoenix 85008  
Steve Noel  
3309 N. 41st St.  
Phoenix 85008

Gally Vanderlaan  
2018 N. 51st St.  
Phoenix 85008

Alex Marusic  
American Slavic Assoc.  
4525 E. McKinley St.  
Phoenix 85008  
Donald Conrad  
1406 E. Monte Vista  
Phoenix 85006

Barry Sanders  
Pullman & Sanders  
101 N. 1st Ave.  
Phoenix 85003  
Camelback East VPC Chair





3240 East Camelback Road  
Suite 180  
PHOENIX, ARIZONA 85018

**LEE ENGINEERING**

(602) 955-7206 FAX (602) 955-7349

**LETTER OF TRANSMITTAL**

DATE	4/4/96	JOB NO.	563,02
ATTENTION	Carol Johnson		
RE:			

TO City of Phoenix  
Planning Dep't. - 2nd Floor  
City Hall

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	3/22/96		COFCA Center Traffic Impact Analysis

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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COPY TO Gary King, EC&L

SIGNED: Ron Howell

If enclosures are not as noted, kindly notify us at once.



City of Phoenix  
PLANNING DEPARTMENT

May 21, 1996

Elizabeth Mann  
BNU Corporation  
2425 E. Camelback Rd #1000  
Phoenix, AZ 85016

Winner of the  
Carl Bertelsmann  
Prize for



Dear Applicant:

Re: Application No. 172-88-8

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on May 15, 1996, concurred in the recommendation of the Planning Hearing Officer and the Planning Commission and approved a request for a parcel located on the northwest corner of 44th Street & Fillmore Street (approximately 25.99 acres), for modification of stipulations pertaining to total square footage, floor area, access, proposed uses, site plan conformance, landscaping, screening, mass transit easement, contribution to planning studies, street improvement, and conditional zoning time stipulation, subject to stipulations.

STIPULATIONS

- 1. Zoning approval is granted for this overall mixed use Master Plan of 600,030 square feet (gross leasable area for office, retail and restaurant, and a 200-room hotel, subject to the phasing schedule and traffic circulation requirements outlined in the stipulations below:

Phase I Core buildings and uses (106,175 square feet of general retail; 138,700 square feet of restaurant, and 51,360 square feet of office space. Maximum building heights shall be 60 feet for the office, retail and restaurant components.

Phase II Office component of 440,000 square feet, a 200-room hotel, and fast food restaurant of 2,500 square feet. Maximum building height of the office towers shall be 150 feet, and 122 feet for the hotel.

- A. In connection with the development of Phase I, the property owner shall provide the following:

- (1.) Establish 44th Street access at West McKinley Street alignment as approved by the Street Transportation Department, and access to the west Gateway Loop Road.

2. That development be in general conformance to the site plan dated March 25, 1996.
3. That zoning shall vest on a phased basis concurrent with Development Service Department site plan approval of each phase.
4. That all undeveloped areas shall be kept in a neat and orderly manner in the interim period before construction of Phase II. All unimproved areas of the total site shall be maintained in a dust-free manner and include a landscape area with trees along the site's perimeter public street frontages, as approved by the Development Services Department.
5. An overall landscaping and streetscape plan encouraging pedestrian use shall be submitted for review and approval by the Development Services Department. Pedestrian amenities such as seating, art work and adequate shading shall be emphasized. Landscaping along 44th Street shall meet or exceed the standards outlined in the Gateway Design Guidelines.
6. That the building setback from the property line along 44th Street (after any right-of-way dedications required through this case except for a possible fourth through lane) shall be 40 feet. The building setback from the south property line shall be 35 feet, a minimum of 10 feet of which shall be landscaped. The minimum building setback from the property line along 42nd Street shall be 30 feet. Where additional right-of-way is required, all setbacks shall be measured from the new property line, except for a possible fourth through lane on 44th Street.
7. That no parking structures exceeding two levels be located within 50 feet of the westerly property line adjacent to the residential uses to the west.
8. That a row of mature drought-resistant shade trees and three-foot-high masonry screen walls with open wrought iron elements permitted up to a maximum height of six feet be provided along the west property line adjacent to the parking areas (without prejudice to the approval of a variance to parking lot screening requirements). The trees shall be placed 20 feet on center and have a caliper of 2-1/2 inches. These walls and trees are to be provided in Phase I.
9. That all structures be architecturally integrated with similar or harmonious materials, surface textures and/or as approved by the Development Services Department. That all glass being used will not have more than 20 percent exterior reflectance.
10. That the property owner shall dedicate an easement for a mass transit line at a reasonable location acceptable to the property owner and City, if and when such a system become a reality in the future.

△ 11. That the property owner shall participate in the public art program for the project in coordination with the Commission on the Arts for the City of Phoenix and consistent with the guidelines adopted by the City Council on March 16, 1988.

✓ 12. That a 20 percent reduction of parking be approved for the total project with development subsequent to Phase I being subject to justification based on prior phase experience. An amended parking study shall be submitted addressing parking needs for each phase of development. Such studies shall include parking rates, as well as the total parking required for each phase. That in conjunction with the approved parking waiver, the property owner shall provide the following:

a. For the combined retail and office uses, there shall be no more than 25 percent assigned parking other than for carpooling and ridesharing programs. Additional reserved parking may be allowed for van and carpooling purposes on an as-needed basis.

b. Development and implementation of a traffic system management program, including carpooling and public transit, be accomplished and coordinated with all building occupants through the City of Phoenix Transit Department.

c. The developer promote the use of mass transit and, particularly, current Phoenix transit bus lines and carpooling in the following manner:

1. Developer shall require its on-site property manager to function in part as a transit coordinator by selling monthly and annual bus passes on site to the public.

2. Property manager shall further coordinate carpooling by means of posting and otherwise distributing printed information to the tenants of each building on site and also to the public.

3. Developer shall actively participate in the City of Phoenix/MAG Regional Ridesharing Program by such actions as information, distribution and provision of designated stalls for car/van pools.

4. Bicycle storage facilities will be provided on site for those living nearby.

d. The developer will employ a full-time on-site parking coordinator to manage the parking structures and encourage participation of all building tenants in the various alternative transportation modes outlined in the above stipulations for the office and retail portions of this mixed use project.

e. The parking coordinator shall evaluate and assess actual on-site parking utilization as the project is leased and report his findings to the appropriate municipal authority.

13. That a property owners' association be formed for the purpose of defining and implementing responsibilities for the maintenance of the infrastructure, open space, and public amenities. The property owners' association shall be maintained in perpetuity, as reflected in the stipulations of this approval.
  14. The approval be conditioned upon development in accordance with Section 108-M of the Zoning Ordinance within 18 months of final approval of the modification of stipulations by the City Council.
  15. Any request to amend these stipulations (including Stipulation No. 14 requiring commencement of construction within 18 months) must be brought back to the Planning Commission for public hearing.
  16. Concurrent with commencement of Phase I, and II the developer shall provide the following improvements as reflected in the traffic impact report:
    - A. The developer will be responsible for 50 percent of the cost of the traffic signal at 44th Street and the west Gateway Loop Road when warranted, as determined by the Street Transportation Department. (Note: This percentage represents both this site's and Phoenix Gateway Center's share of this signal per private agreement between property owners.)
    - B. Install north/south spine road from Gateway Boulevard to 42nd Street with a 40-foot cross section and designate as a public access easement roadway.
    - C. Improve the east half of 42nd Street adjacent to the site and connect north/south spine road to 42nd Street as reflected on site plan dated March 22, 1996.
    - D. Install access driveway from 42nd Street into project courtyard at approximately the McKinley Road alignment.
    - E. Provide a right turn deceleration lane for southbound traffic on 44th Street at Gateway Boulevard.
- With Phase I:
1. Provide a 250 foot right-turn deceleration lane, including required dedication and/or sidewalk easement, for southbound traffic on 44th Street at Gateway Boulevard and widening for the future median improvement.

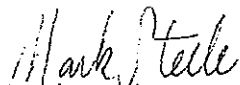
With Phase II:

1. Provide a 140 foot right turn deceleration lane, including required dedication and/or sidewalk easement, for southbound traffic on 44th Street at Garfield Street and widening for the future median improvement.
2. Escrow sufficient funds to pay one-half of the cost of providing a right-turn deceleration lane for southbound traffic on 44th Street at McKinley West and widening for the future median improvement (which includes one half of the cost of paving, curb, gutter, sidewalk and street light relocation). Right-of-way and/or sidewalk easement to be provided by others.

At no additional cost to the Developer, full access, including left turns in and out, will continue to be provided at the main entryway at 44th Street and McKinley West and at 44th Street and Garfield under both the current median configuration and the reconfiguration depicted on Street Transportation Department Plan File Nos. 5418S3 and 5418S4 dated March 1996, or any other mutually acceptable alternative.

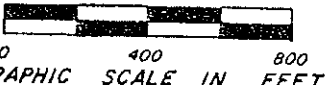
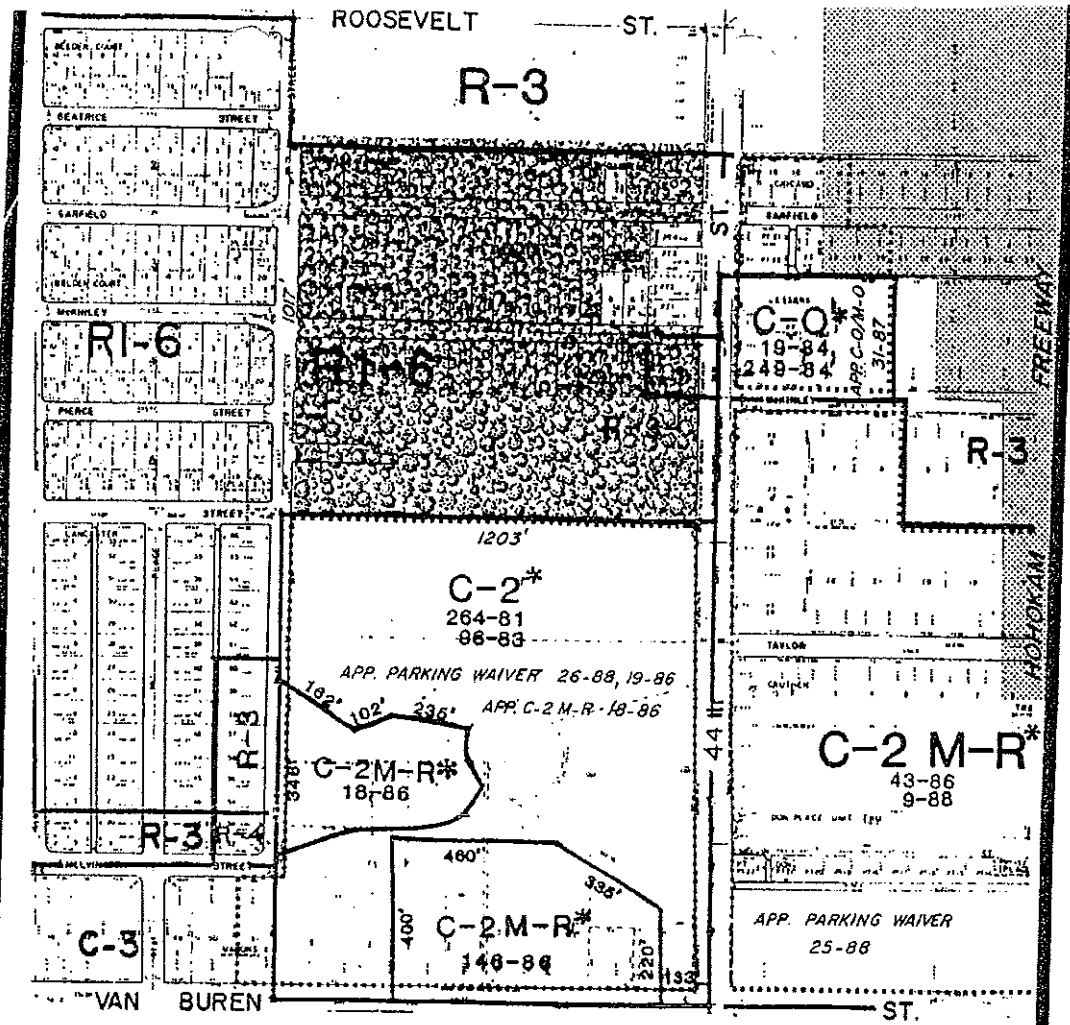
- F. Additional right-of-way and improvements can be required at the time of site plan approval.

Sincerely,

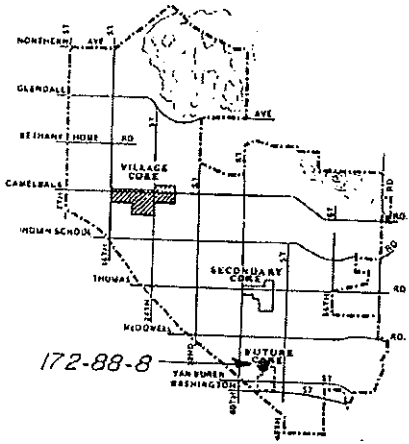
  
Mark Steele, AICP  
Principal Planner

MS:law:

c: City Clerk  
Randy Watson  
Bob Wagenfehr  
Victor Morrison-Vega, NSD  
Rick Doell, Building Safety, DSD  
Bob Luxton, DSD  
Ben Leonard, Public Transit  
Kelly Zak, Site Planning, DSD  
~~Files~~  
Stephen Earl  
Earl, Curley & Lagarde  
3101 N. Central Ave #1090  
Phoenix, AZ 85012



CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT 8



APPLICANT'S NAME <i>CAMELHEAD EQUITIES</i>		<b>REQUESTED CHANGE</b>	
APPLICATION NO. <i>172-88-8</i>	HEARING DATES		
	Z.H.O. 11-21-88	P.C. 4-24-96 5-24-89 4-26-89 4-12-89	C.C. 2-7-90 1-17-90 7-12-89 6-21-89
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>25.99</i> ACRES	AERIAL PHOTO & QUARTER SEC. NO. <i>11-37</i>	ZONING MAP <i>F-10 (E-8)</i>	<b>MODIFICATION OF STIPULATIONS PERTAINING TO TOTAL SQUARE FOOTAGE, FLOOR AREA, ACCESS, PROPOSED USES, SITE PLAN CONFORMANCE, LANDSCAPING, SCREENING, MASS TRANSIT EASEMENT, CONTRIBUTION TO PLANNING STUDIES, STREET IMPROVEMENT, AND CONDITIONAL ZONING TIME STIPULATION</b>  <b>ZONED: R1-6 &amp; R-3 (APP. C-2 M-R w/ DENSITY AND PARKING WAIVERS)</b>
MULTIPLES PERMITTED	UNITS STANDARD OPTION		

\* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS

May 15, 1996

OLD BUSINESS

ITEM 37

DISTRICT 6 -  
LIQUOR LICENSE  
APPLICATION - F-371

Continued from May 1, 1996 - The Council heard request for a Series 6 (On sale - all liquor) liquor license in an area zoned C-2 (Arizona State Application 06070077).

Applicant: Kenneth M. LaCivita, Agent  
Payton's Sports Grill  
3626 East Indian School Road

This request is for an ownership and location transfer of a Series 6 liquor license from Scottsdale. The Series 6 license will replace a Series 12 Restaurant liquor license that is presently in use at this business. The Series 12 license will be surrendered when the Number 6 license is issued. The sixty-day limit for processing this application is May 11, 1996.

No departments recommended disapproval. No petitions or protests were received.

Mr. DiCiccio said his policy with any Series 6 was to encourage a meeting between homeowners and the applicant to resolve problems and open a dialogue. He understood the applicant would finally be making a call to arrange such a meeting.

MOTION was made by Mr. DiCiccio, SECONDED by Mr. Nelson, that Item 37 be continued to May 29, 1996, at 3:00 p.m.

Mr. O'Connell advised Mayor Rimsza that the State Liquor Board generally accommodated the City's attempts to resolve these issues.

MOTION CARRIED UNANIMOUSLY.

ITEM 38

DISTRICT 8 -  
MODIFICATION OF  
STIPULATION REQUEST -  
F-2700

Continued from May 8, 1996 - The Council heard the following application at its public hearing.

DISTRICT 8 -  
OWNER: BNU CORPORATION  
REPRESENTATIVE:  
STEPHEN C. EARL OF EARL,  
CURLEY & LAGARDE

Application 172-88-8 - Request for modification of stipulations pertaining to total square footage, floor area, access, proposed uses, site plan conformance, landscaping, screening, mass transit easement, contribution to planning studies, street improvement, and



May 15, 1996

conditional zoning time stipulation (approximately 25.99 acres) for a parcel located on the northwest corner of 44th Street & Fillmore Street. Existing zoning is R1-6, R-3 (approved C-2 MR).

The Planning Commission recommended, 5-0 vote, that the Planning Hearing Officer's action of April 16, 1996 be approved with modification of stipulations.

This item may be ratified by Council if an appeal is not received by 5 p.m., May 1, 1996. If an appeal is received by the deadline, this item should be continued to the May 15, 1996 Council Recessed Agenda.

### Stipulations

The Planning Hearing Officer moved to recommend approval of the application with modifications to stipulations as follows:

1. Zoning approval is granted for this overall mixed use Master Plan of ~~542,325~~ 600,030 square feet (gross leasable area for office, retail and entertainment restaurant elements ~~limited to a maximum F.A.R. of 0.48~~), and a ~~385~~ 200-room hotel and ~~130-150~~ residential units, subject to the phasing schedule and traffic circulation requirements outlined in the stipulations below:

Phase I Core buildings and uses (~~66,125~~ 106,175 square feet of service general retail; ~~138,700~~ square feet of including restaurants, and entertainment uses; ~~150,000~~ 51,360 square feet of office space, and a ~~385~~-room hotel and support uses). Maximum building heights shall be ~~122~~ feet for the hotel; ~~120~~ 60 feet for the office, retail and restaurant components, and 85 feet for the retail/entertainment component. Applicant shall undertake a complete marketing effort for the Phase I-a residential component as a part of Phase I development, which shall include design, marketing brochures, and constructing a full scale residential unit staffed with the appropriate sales personnel.

~~Phase I-a~~ ~~130-150~~ residential units (to commence upon the successful marketing of 50 percent of the units through Phase I marketing effort). Maximum building height shall be ~~140~~ feet. Office uses beyond Phase I shall not proceed until commencement of construction on Phase I-a of residential units.

Phase II Office component of ~~175,000~~ 440,000 square feet, a 200-room hotel, and fast food restaurant of 2,500 square feet, and retail of 12,500 maximum. Maximum building height of the office towers shall be 150 feet, and 122 feet for the hotel.

- a. In connection with the development of Phase I, the property owner shall provide the following ~~traffic circulation improvements~~:

May 15, 1996

1. Establish 44th Street access at West McKinley Street alignment as approved by the ~~City Traffic Engineering Department~~ (Street Transportation Department) , and access to the west Gateway Loop Road.
2. ~~Either one of the following two access options:~~
  - a. ~~Access to 40th Street via Fillmore Street.~~
  - b. ~~Access to the WEST Gateway Loop Road.~~
2. That development be in general conformance to the site plan dated ~~April, 1989~~ March 25, 1996.
3. That zoning shall vest on a phased basis concurrent with Development ~~Coordination Office~~ Service Department site plan approval of each phase.
4. ~~THAT WITHIN 90 DAYS OF ZONING CASE APPROVAL, THE SITE SHALL BE CLEARED OF ALL STRUCTURES INCLUDING FOUNDATIONS.~~ That all undeveloped areas cleared shall be kept in a neat and orderly manner in the interim period before construction of Phase ~~I II~~. All unimproved areas of the total site shall be maintained in a dust-free manner and include a 20-foot landscape area with trees along the site's perimeter public street frontages, as approved by the Development ~~Coordination Office~~ Services Department.
5. An overall landscaping and streetscape plan encouraging pedestrian use shall be submitted for review and approval by the Development Services Department. Pedestrian amenities such as seating, art work and adequate shading shall be emphasized. Landscaping along 44th Street shall meet or exceed the standards outlined in the Gateway Design Guidelines.
6. That the building setback from the property line along 44th Street (after any right-of-way dedications required through this case except for a possible fourth through lane) shall be 40 feet. The building setback from the south property line shall be 35 feet, a minimum of 10 feet of which shall be landscaped. The minimum building setback from the property line along 42nd Street shall be 30 feet. Where additional right-of-way is required, all setbacks shall be measured from the new property line, except for a possible fourth through lane on 44th Street.
7. That no parking structures exceeding two levels be located within 50 feet of the westerly property line adjacent to the residential uses to the west.
8. That a row of mature drought-resistant shade trees and ~~four~~ three-foot-high masonry screen walls with open wrought iron elements permitted up to a maximum height of six feet be provided along the west property line adjacent to the parking areas (without prejudice to the approval of a variance to parking lot screening requirements). The trees shall be placed 20 feet on center and have a caliper of 2 1/2 inches. These walls and trees are to be provided in Phase I.

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9. That all structures be architecturally integrated with similar or harmonious materials, surface textures and/or as approved by the Development ~~Coordination Office~~ Services Department. That all glass being used will not have more than 20 percent exterior reflectance.
10. That the property owner shall dedicate an easement for a mass transit line at a reasonable location acceptable to the property owner and City, should if and when such a system become a reality in the future.
11. That the property owner shall participate in the public art program for the project in coordination with the Commission on the Arts for the City of Phoenix and consistent with the guidelines adopted by the City Council on March 16, 1988.
12. ~~That the property owner agrees to contribute \$5,000 to help fund the studies necessary for the development of a specific plan of the 44th Street corridor, which shall encompass an area described as 1,300 feet east and west of 44th Street, from the City boundaries on the north to Washington Street on the south. Such sum shall be paid within 120 days following zoning approval by the City Council.~~
- ~~13~~  
12. That a 20 percent reduction of parking be approved for the total project with development subsequent to Phase I being subject to justification based on prior phase experience. An amended parking study shall be submitted addressing parking needs for each phase of development. Such studies shall include parking rates, as well as the total parking required for each phase. That in conjunction with the approved parking waiver, the property owner shall provide the following:
  - a. For the combined retail and office uses, there shall be no more than 25 percent assigned parking other than for carpooling and ridesharing programs. Additional reserved parking may be allowed for van and carpooling purposes on an as-needed basis.
  - b. Development and implementation of a traffic system management program, including carpooling and public transit, be accomplished and coordinated with all building occupants through the City of Phoenix Transit Department.
  - c. The developer promote the use of mass transit and, particularly, current Phoenix transit bus lines and carpooling in the following manner:
    1. Developer shall require its on-site property manager to function in part as a transit coordinator by selling monthly and annual bus passes on site to the public.
    2. Property manager shall further coordinate carpooling by means of posting and otherwise distributing printed information to the tenants of each building on site and also to the public.
    3. Developer shall actively participate in the City of Phoenix/MAG Regional Ridesharing Program by such actions as information, distribution and provision of designated stalls for car/van pools.

May 15, 1996

4. Bicycle storage facilities will be provided on site for those living nearby.
  - d. The developer will employ a full-time on-site parking coordinator to manage the parking structures and encourage participation of all building tenants in the various alternative transportation modes outlined in the above stipulations for the office and retail portions of this mixed use project.
  - e. The parking coordinator shall evaluate and assess actual on-site parking utilization as the project is leased and report his findings to the appropriate municipal authority.
- 14  
13. That ~~the property owner form~~ a property owners' association be formed for the purpose of defining and implementing responsibilities for the ~~implementation of the~~ maintenance of the infrastructure, open space, and public amenities. The property owners' association shall be maintained in perpetuity, as reflected in the stipulations of this approval.
- 15  
14. The approval be conditioned upon development in accordance with Section 108-M of the Zoning Ordinance within 18 months of final approval of the ~~change of zone~~ modification of stipulations by the City Council.
- 16  
15. Any request to amend these stipulations (including Stipulation No. ~~15~~ 14 requiring commencement of construction within 18 months) must be brought back to the Planning Commission for public hearing.
- 17  
16. Prior to Concurrent with commencement of Phase I, IA and II the developer shall provide the following improvements as reflected in the traffic impact report:
- a. ~~a closure of the median at McKinley EAST is essential for access to the Oasis site at this intensity of development:~~
    1. ~~The developer is to provide agreements with all the impacted parties on the east side of 44th Street (Tanner, Serbian Orthodox Church, OPUS, American Slavic Association, Gateway, and other property owners) as to the various access restrictions and modifications that will result from the proposed circulation patterns unless otherwise accepted by City Council as a separate action.~~
    2. ~~The median on 44th Street is to be extended through the intersection of McKinley (EAST). The intersection of 44th Street and McKinley (Realigned) is to be designed to prohibit left turns out of the Oasis site, and out of the Tanner site.~~
  - B. ~~The developer is to provide right-of-way and improvements for an additional southbound land on the west side of 44th Street from the north property line to the south driveway, including acquiring, dedicating to the City, and improving the frontage on 44th Street that the property owner does not own. The south~~

May 15, 1996

~~termination of this lane is to be determined at the time of Development Coordination Office site plan review and the geometry of the termination is to be reviewed by the Street Transportation Department. All driveways, with the exception of the McKinley (Realigned) entrance, are to be restricted to right turn in-and-out movements only.~~

- ~~C.~~ The developer will be financially responsible for the costs of the right-of-way and improvements of the connector roadway between McKinley East and East Gateway Loop Road. If the East Gateway Loop Road is not built at the time when this connection is required, then the property owner will be financially responsible for the construction of the loop road between the connector road and 44th Street, as determined by the Street Transportation Department.
- ~~D.~~ The developer will be responsible for any right-of-way and improvements needed for Fillmore Street, based on Street Transportation Department's review and approval of the proposed geometries, including such right-of-way that would protect the neighborhood, as determined by the Planning Department.
- EA. The developer will be responsible for 50 percent of the cost of the traffic signal at 40th Street and Fillmore 44th Street and the west Gateway Loop Road when warranted, as determined by the Street Transportation Department. (Note: This percentage represents both this site's and Phoenix Gateway Center's share of this signal per private agreement between property owners.)
- B. Install north/south spine road from Gateway Boulevard to 42nd Street with a 40-foot cross section and designate as a public access easement roadway.
- C. Improve the east half of 42nd Street adjacent to the site and connect north/south spine road to 42nd Street as reflected on site plan dated March 22, 1996.
- D. Install access driveway from 42nd Street into project courtyard at approximately the McKinley Road alignment.
- E. Provide a right turn deceleration lane for southbound traffic on 44th Street at Gateway Boulevard.
- F. Additional right-of-way and improvements can be required at the time of site plan approval. Right-of-way dedications and improvements to 44th Street, including potential out parcels, shall be the responsibility of the developer as may be determined or subsequently modified by the Street Transportation and Development Services Departments through the site plan review process.

18

17. That where the property owner has demonstrated to the City that every effort has been made to secure necessary stipulated right-of-way, the City may consider condemning the needed right-of-way based on geometrics prepared by the property owner and approved by the Street Transportation Department. The property owner or his successor in interest will pay all costs associated with the condemnation process required to support each phase of development prior to issuance of building permits for that phase.

May 15, 1996

18. That specified right-of-way and improvements may be modified or deleted as approved by the Street Transportation and Development Services Departments based on subsequent modification to the traffic study justifying the change. It is the intent of this stipulation to accommodate the applicant's proposed development plan to the greatest extent possible.

The Planning Commission recommended approval of the stipulations as modified below:

Stipulation 16.

E. With Phase I:

1. Provide a 250-foot right-turn deceleration lane, including required dedication and/or sidewalk easement, for southbound traffic on 44th Street at Gateway Boulevard and widening for the future median improvement.

With Phase II:

1. Provide a 140-foot right-turn deceleration lane, including required dedication and/or sidewalk easement, for southbound traffic on 44th Street at Garfield Boulevard and widening for the future median improvement.
2. Escrow sufficient funds to pay one-half of the cost of providing a right-turn deceleration lane for southbound traffic on 44th Street at McKinley West and widening for the future median improvement (which includes one-half of the cost of paving, curb, gutter, sidewalk and street light relocation). Right-of-way and/or sidewalk easement to be provided by others.

At no additional cost to the developer, full access, including left turns in and out, will continue to be provided at the main entryway at 44th Street and McKinley West and at 44th Street and Garfield under both the current median configuration and the reconfiguration depicted on Street Transportation Department Plan File Nos. 5418S3 and 5418S4 dated March 1996, or any other mutually acceptable alternative.

MOTION was made by Mr. DiCiccio, SECONDED by Mr. Lingner, to ratify Item 38. MOTION CARRIED UNANIMOUSLY.

### ORDINANCES AND RESOLUTIONS

An affidavit was presented to the Council by the City Clerk stating that twenty-four hours before the Council meeting, copies of titles of Ordinances G-3923 and G-3924; S-23549 through S-23573; and 18709 through 18714, were available in the office of the City Clerk and, therefore, the ordinances and resolutions could be read by title or agenda item only, pursuant to the 1969 Code as amended

April 24, 1996

Application No. 172-88-8  
Owner: BNU Corporation  
Representative Stephen C. Earl of Earl, Curley & Lagarde  
Subject: Request for modification of stipulations pertaining to total square footage, floor area, access, proposed uses, site plan conformance, landscaping, screening, mass transit easement, contribution to planning studies, street improvement, and conditional zoning time stipulation (approximately 25.99 acres) from a parcel located on the northwest corner of 44th Street & Fillmore Street. Existing zoning R1-6, R-3 (approved C-2 MR).

Ms. Savage declared a conflict of interest and stepped down.

This application was scheduled for consent by the Planning Commission.

There was no opposition.

Mr. Richert noted for the record that there were cards in support. He said it is important to note that the neighborhood and the developer had worked together to come to a resolve on a project of this size and the controversy that existed. The applicant is proposing changes to stipulation nos. 16 E, 17, and the deletion of stipulation no. 18. Stipulation no. 16 basically talks in terms of street improvements along 44th Street. And there has been further refinement that street improvements in front of this project would be done in two phases.

Mr. Sasser indicated there was a letter from the attorney of record proposing modifications of the stipulations. He asked if the proposed modifications sent to the Commission were the ones the Hearing Officer approved.

Mr. Richert stated yes, the modifications are either underlined, crossed out, or added in caps. The request is to modify the Zoning Hearing Officer's stipulation no. 16 which is a further refinement that the Hearing Officer did not have. The project will be slightly bigger than originally planned. But the Chinese Culture Center that will be built is a significant addition to that part of the community.

Mr. Bielecki made the MOTION that Application No. 172-88-8 be forwarded to the City Council with a recommendation for approval per staff's recommendation.

Mr. Berry SECONDED the motion.

There was no further discussion, Chairperson Waits called for a vote and the MOTION PASSED five to zero.

\* \* \* \*

April 24, 1996

Z 172-88-8

Page 2

**STIPULATIONS:**

The Planning Hearing Officer moved to recommend approval of the application with modifications to stipulations as follows:

1. Zoning approval is granted for this overall mixed use Master Plan of ~~542,325~~ 600,030 square feet (gross leasable area for office, retail and entertainment ~~restaurant elements limited to a maximum F.A.R. of 0.48~~), and a ~~385~~ 200-room hotel and ~~130-150~~ residential units, subject to the phasing schedule and traffic circulation requirements outlined in the stipulations below:

Phase I Core buildings and uses (~~66,125~~ 106,175 square feet of ~~service general~~ retail; ~~138,700~~ square feet of ~~including~~ restaurants, and entertainment uses; ~~150,000~~ 51,360 square feet of office space, and a ~~385-room hotel and support uses~~): Maximum building heights shall be ~~122 feet for the hotel, 120~~ 60 feet for the office, retail and restaurant components, and ~~85 feet for the retail/entertainment component~~. Applicant shall undertake a complete marketing effort for the Phase I-A residential component as a part of Phase I development, which shall include design, marketing brochures, and constructing a full scale residential unit staffed with the appropriate sales personnel.

Phase I-A ~~130-150 residential units (to commence upon the successful marketing of 50 percent of the units through Phase I marketing effort). Maximum building height shall be 140 feet. Office uses beyond Phase I shall not proceed until commencement of construction on Phase I-A of residential units.~~

Phase II Office component of ~~175,000~~ 440,000 square feet, a ~~200-room hotel, and fast food restaurant of 2,500 square feet, and retail of 12,500 maximum.~~ Maximum building height ~~of the office towers shall be 150 feet, and 122 feet for the hotel.~~

A. In connection with the development of Phase I, the property owner shall provide the following ~~traffic circulation improvements~~:

1. Establish 44th Street access at West McKinley Street alignment as approved by the ~~City Traffic Engineering Department (Street Transportation Department)~~, and access to the west Gateway Loop Road.

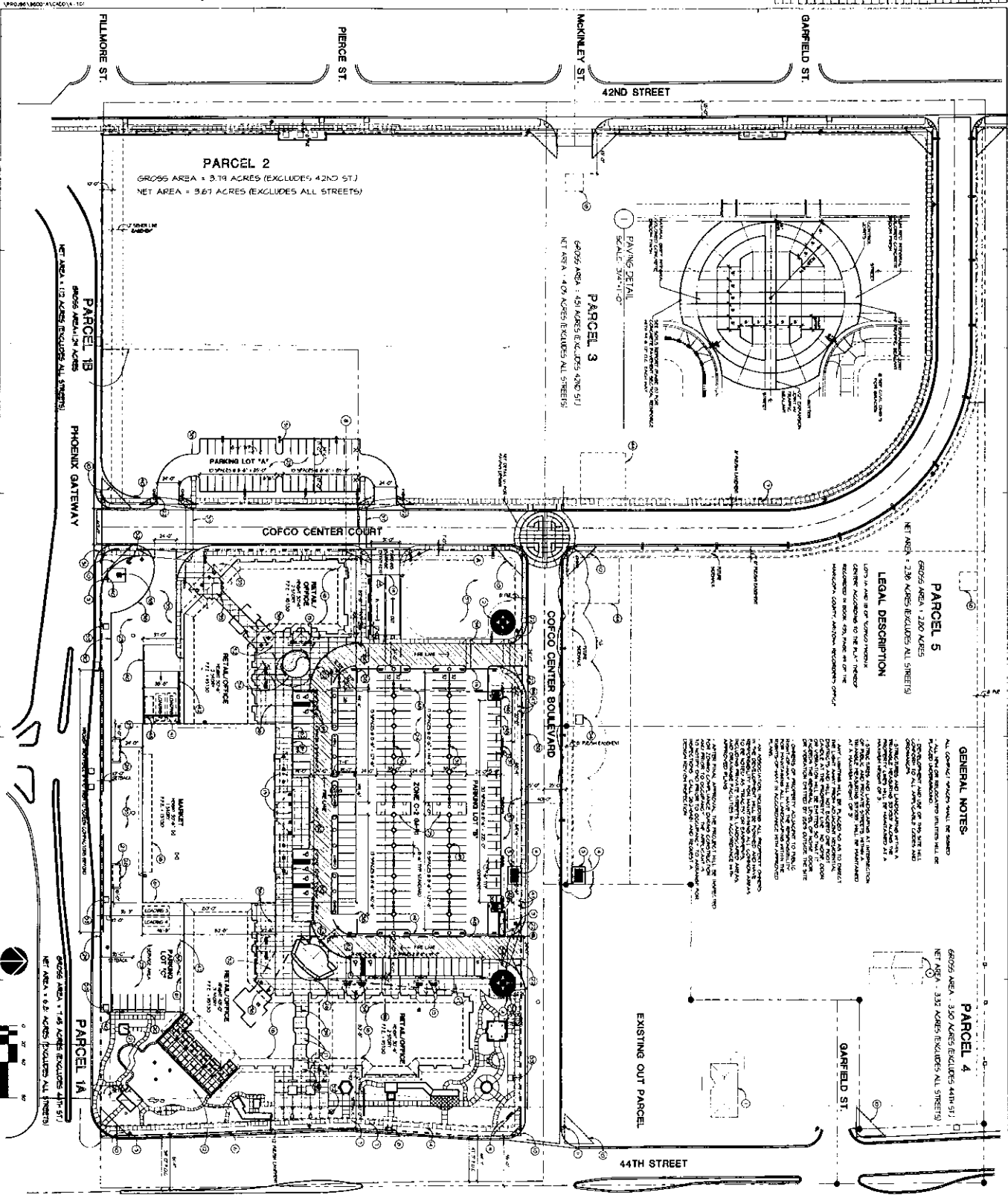
~~2. Either one of the following two access options:~~

a. ~~Access to 40th Street via Fillmore Street.~~

b. ~~Access to the WEST Gateway Loop Road.~~

2. That development be in general conformance to the site plan dated ~~April, 1989~~ March 25, 1996.





**PARCEL 5**  
 GROSS AREA = 1.28 ACRES  
 NET AREA = 1.28 ACRES (EXCLUDES ALL STREETS)

**LEGAL DESCRIPTION**  
 LOTS 14 AND 15 OF TOWN OF PHOENIX CENTER ACCORDING TO THE "LOT" INTEREST RECORDED IN BOOK 284, PAGE 88 OF THE MARICOPA COUNTY ANTIQUARIAN RECORDS OFFICE.

**GENERAL NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES AND THE PHOENIX SUBDIVISION MAP ACT. THE SUBDIVISION MAP SHALL BE FILED WITH THE MARICOPA COUNTY ANTIQUARIAN RECORDS OFFICE. THE SUBDIVISION MAP SHALL BE FILED WITH THE MARICOPA COUNTY ANTIQUARIAN RECORDS OFFICE. THE SUBDIVISION MAP SHALL BE FILED WITH THE MARICOPA COUNTY ANTIQUARIAN RECORDS OFFICE.


**PARCEL 4**  
 GROSS AREA = 3.30 ACRES (EXCLUDES 44TH ST.)  
 NET AREA = 3.33 ACRES (EXCLUDES ALL STREETS)


**EXISTING OUT PARCEL**  
 PARCEL 4

**KEYNOTES**  
 1. EXISTING STRUCTURE  
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**COFCO PHOENIX CENTER**  
 DEVELOPED BY B.N.U. CORPORATION  
**COFCO CHINESE CULTURAL CENTER**  
 BY COFCO DEVELOPMENT CORPORATION  
 608 North 44th Street, Phoenix, Arizona

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 Fax: 602-381-4844  




# COFCO PHOENIX CENTER

DEVELOPED BY B.N.U. CORPORATION

# COFCO CHINESE CULTURAL CENTER

BY COFCO DEVELOPMENT CORPORATION

668 NORTH 44TH STREET, PHOENIX, ARIZONA

### DRAWING INDEX

NO.	DATE	BY	CHK.	REV.	ISSUED	DESCRIPTION
1	07-14-11	JL	MS	1	07-14-11	PROJECT SUMMARY
2	07-14-11	JL	MS	2	07-14-11	ARCHITECTURAL
3	07-14-11	JL	MS	3	07-14-11	LANDSCAPE
4	07-14-11	JL	MS	4	07-14-11	CIVIL
5	07-14-11	JL	MS	5	07-14-11	ELECTRICAL
6	07-14-11	JL	MS	6	07-14-11	Mechanical
7	07-14-11	JL	MS	7	07-14-11	PLUMBING
8	07-14-11	JL	MS	8	07-14-11	FINISH
9	07-14-11	JL	MS	9	07-14-11	SYMBOLS LEGEND
10	07-14-11	JL	MS	10	07-14-11	FINISH LEGEND
11	07-14-11	JL	MS	11	07-14-11	SYMBOLS LEGEND
12	07-14-11	JL	MS	12	07-14-11	FINISH LEGEND
13	07-14-11	JL	MS	13	07-14-11	SYMBOLS LEGEND
14	07-14-11	JL	MS	14	07-14-11	FINISH LEGEND
15	07-14-11	JL	MS	15	07-14-11	SYMBOLS LEGEND
16	07-14-11	JL	MS	16	07-14-11	FINISH LEGEND
17	07-14-11	JL	MS	17	07-14-11	SYMBOLS LEGEND
18	07-14-11	JL	MS	18	07-14-11	FINISH LEGEND
19	07-14-11	JL	MS	19	07-14-11	SYMBOLS LEGEND
20	07-14-11	JL	MS	20	07-14-11	FINISH LEGEND



### PROJECT DIRECTORY

### DRAWING INDEX

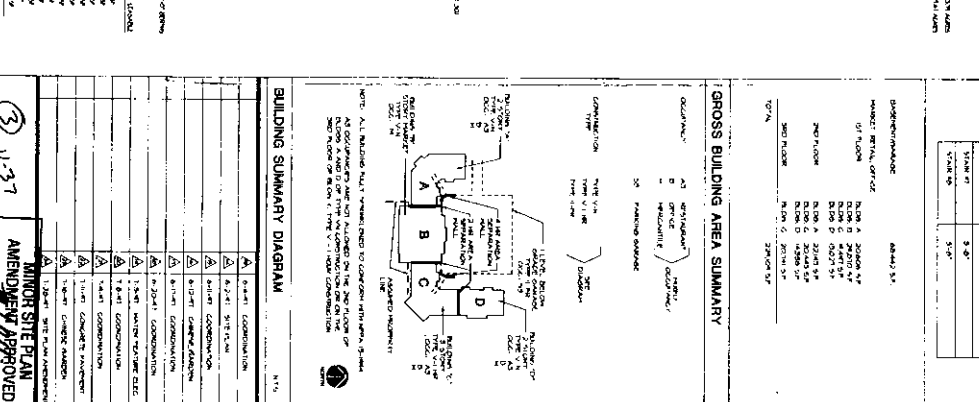
### PROJECT SUMMARY

### GROSS BUILDING AREA SUMMARY

### BUILDING SUMMARY DIAGRAM

#### PROJECT SUMMARY

NO.	DATE	BY	CHK.	REV.	ISSUED	DESCRIPTION
1	07-14-11	JL	MS	1	07-14-11	PROJECT SUMMARY
2	07-14-11	JL	MS	2	07-14-11	ARCHITECTURAL
3	07-14-11	JL	MS	3	07-14-11	LANDSCAPE
4	07-14-11	JL	MS	4	07-14-11	CIVIL
5	07-14-11	JL	MS	5	07-14-11	ELECTRICAL
6	07-14-11	JL	MS	6	07-14-11	Mechanical
7	07-14-11	JL	MS	7	07-14-11	PLUMBING
8	07-14-11	JL	MS	8	07-14-11	FINISH
9	07-14-11	JL	MS	9	07-14-11	SYMBOLS LEGEND
10	07-14-11	JL	MS	10	07-14-11	FINISH LEGEND
11	07-14-11	JL	MS	11	07-14-11	SYMBOLS LEGEND
12	07-14-11	JL	MS	12	07-14-11	FINISH LEGEND
13	07-14-11	JL	MS	13	07-14-11	SYMBOLS LEGEND
14	07-14-11	JL	MS	14	07-14-11	FINISH LEGEND
15	07-14-11	JL	MS	15	07-14-11	SYMBOLS LEGEND
16	07-14-11	JL	MS	16	07-14-11	FINISH LEGEND
17	07-14-11	JL	MS	17	07-14-11	SYMBOLS LEGEND
18	07-14-11	JL	MS	18	07-14-11	FINISH LEGEND
19	07-14-11	JL	MS	19	07-14-11	SYMBOLS LEGEND
20	07-14-11	JL	MS	20	07-14-11	FINISH LEGEND



#### TRACKING NUMBERS

NO.	DATE	BY	CHK.	REV.	ISSUED	DESCRIPTION
1	07-14-11	JL	MS	1	07-14-11	PROJECT SUMMARY
2	07-14-11	JL	MS	2	07-14-11	ARCHITECTURAL
3	07-14-11	JL	MS	3	07-14-11	LANDSCAPE
4	07-14-11	JL	MS	4	07-14-11	CIVIL
5	07-14-11	JL	MS	5	07-14-11	ELECTRICAL
6	07-14-11	JL	MS	6	07-14-11	Mechanical
7	07-14-11	JL	MS	7	07-14-11	PLUMBING
8	07-14-11	JL	MS	8	07-14-11	FINISH
9	07-14-11	JL	MS	9	07-14-11	SYMBOLS LEGEND
10	07-14-11	JL	MS	10	07-14-11	FINISH LEGEND
11	07-14-11	JL	MS	11	07-14-11	SYMBOLS LEGEND
12	07-14-11	JL	MS	12	07-14-11	FINISH LEGEND
13	07-14-11	JL	MS	13	07-14-11	SYMBOLS LEGEND
14	07-14-11	JL	MS	14	07-14-11	FINISH LEGEND
15	07-14-11	JL	MS	15	07-14-11	SYMBOLS LEGEND
16	07-14-11	JL	MS	16	07-14-11	FINISH LEGEND
17	07-14-11	JL	MS	17	07-14-11	SYMBOLS LEGEND
18	07-14-11	JL	MS	18	07-14-11	FINISH LEGEND
19	07-14-11	JL	MS	19	07-14-11	SYMBOLS LEGEND
20	07-14-11	JL	MS	20	07-14-11	FINISH LEGEND

City of Phoenix  
DEVELOPMENT SERVICES DEPARTMENT  
200 West Washington Street  
Phoenix, AZ 85003  
(602) 256-4240 FAX (602) 495-3637



3

DATE:

08/06/1997

TO:

CoCo/Bnu  
2425 E. Camelback Road, Suite #1000  
Phx  
AZ 85016  
PHONE:

FROM:

SITE PLANNING DIVISION

SUBJECT:

MINOR SITE PLAN AMENDMENT P96443A2 EFN:

LOCATION:

NMC 44TH ST  
Gateway

REQUEST:

amendment to require sidewalk on north side of  
CORCO Ctr. Blvd. with Phase II construction

RECOMMENDATION:

The Site Planning Division approves the minor amendment  
received 06/10/1997 .

A copy of this plan is attached.

Approval of 08/06/1997 supersedes all previous plans.

COPY TO:

Building Safety  
File

Cornoyer Hedrick  
2425 E. CAMELBACK RD 4TH FLOOR  
PHOENIX  
AZ 85016  
PHONE: (602) 381-4848

Exhibit H



2

January 21, 2001



Stephen C. Earl  
Earl Cutley and LaGarde, P. C.  
3101 North Central Avenue  
Suite 1000  
Phoenix, AZ 85012

RE: COFCO Phoenix Center  
Zoning Application Z-172-88-B  
Status of compliance with stipulations for Medical Office/  
Outpatient Surgery Center Phase

Dear Mr. Earl:

I have reviewed the revised site plan for the Gateway Medical Building on lots 1B and 2 of the COFCO Phoenix Center for compliance with the existing zoning stipulations. The site plan indicates a proposed 2-story medical office building of approximately 78,000 square feet. There are 16 stipulations of approval with this zoning case. Compliance with each is addressed accordingly.

Stipulation No. 1: The 78,000 square foot office is within the allowable square footage and height permitted.

Stipulation No. 2: The location of the medical office is in general compliance with the stipulated site plan.

Stipulation No. 3: The zoning will vest concurrently with site plan approval by the Development Services Department.

Stipulation No. 4: The undeveloped portions of the site have been maintained in a neat, orderly, and dust free manner.

Stipulation No. 5: An overall landscape plan, pedestrian system and amenity plan has been provided and/or indicated in conformance with the stipulation. The artwork stipulated as part of the amenity plan has been satisfied with the existing Chinese Gardens.

Stipulation No. 6: The proposed setbacks for the medical office complies with those stipulated.

Stipulation No. 7: Stipulation No. 7 is not applicable since only at-grade parking is proposed.

Stipulation No. 8: The stipulated streetscape-landscaping improvements have been installed and compliance with the stipulation has been met.

Stipulation No. 9: You have noted that some of the colors and surface treatments and materials of the Chinese Cultural Center will be incorporated which complies with the stipulation. The maximum 20% reflectivity of glass windows will also be provided as stipulated.

Stipulation No. 10: The mass-transit easement has not been determined but will be the responsibility of the master developer and will not affect the development of this project.

Stipulation No. 11: The existing public art in the Chinese Cultural Center Gardens has met the stipulation and no other art is required with this project.

Stipulation No. 12: Compliance with the approved 20% parking reduction will be determined upon final review of the amended parking study.

Stipulation No. 13: A property owners association has been formed for maintenance of infrastructure, open space and amenities. This project will become part of that association and be in compliance with the stipulation.

Stipulation No. 14: This stipulation has been met with the construction and completion of the Chinese Cultural Center. No further actions are necessary for this project.

Stipulation No. 15: This stipulation states the procedure to follow for amending any of the rezoning stipulations. No action necessary for the project as proposed.

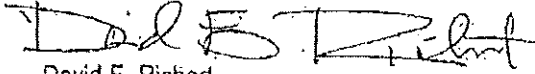
Stipulation No. 14: Required traffic improvements.

- A. The Master Developer will be responsible for 50% of the cost of a traffic signal at 44<sup>th</sup> St. and Gateway Loop Rd. when warranted. This is not applicable to the developers of this project.
- B. The required north-south spine road between Gateway Blvd. to 42<sup>nd</sup> St. is complete. No further action necessary as relates to this project.
- C. The east ½ half of 42<sup>nd</sup> St. has been installed. No further action necessary as relates to this project.
- D. This site plan indicates compliance with the vehicular access requirement from 42<sup>nd</sup> St. to the project courtyard at approximately the McKinley Rd. alignment. Any modification of this stipulation will be reviewed based on the merits of the requested change.
- E. A right turn deceleration lane on 44<sup>th</sup> St. at Gateway Blvd. has been completed with Phase I. Phase II deceleration lane at Garfield Rd. may be renegotiated with the Development Services Department because of the reduction in overall intensity of the project for that phase. The Master Developer will provide sufficient financial assurances to the City to guarantee any improvements mutually agreed to for Phase II.

F. Improvements required as part of The Gateway Medical Building will be developed at the time of site plan/development review with the Development Services Department. Compliance will be met through that review process.

Please consider this letter as acknowledgement and confirmation of stipulation compliance for the above referenced rezoning application. If I can be of further assistance please call me at 602-262-xxxx.

Sincerely,



David E. Richert

Planning Director

COFCO.doc  
jv

Declaration of David E. Richert

1  
2 I, David E. Richert, make this Declaration of my own knowledge, and I am competent  
3 to testify to the matters contained herein.

4 1. I have worked in the capacity as the Director of Planning of the City of Phoenix  
5 between 1992 and 2005.

6 2. In 1996, 1997, I worked with BNU/COFCO and Elizabeth Mann, for the  
7 development of COFCO Phoenix Center, including, in particular, Lot 1A: the COFCO  
8 Chinese Cultural Center. I am knowledgeable about all the terms and conditions that the City  
9 has put in its Zoning Stipulations and requirements.

10 3. COFCO Chinese Cultural Center was an important development for the City of  
11 Phoenix, and received a lot of support from the various City Departments to make it happen.  
12 In return, the City placed strict requirements on the developer with respect to its permitted  
13 commercial uses, parking, and the inclusion of an intensive Chinese Cultural and Public Art  
14 program, which the developer agreed to provide with its Iconic Royal Chinese rooflines and  
15 unique large scale Chinese garden and statues depicted by the August 6, 1997 Site Plan and  
16 the handmade rendering done by its Chinese Architect.

17 4. Both the City of Phoenix and the developer expected the Chinese Cultural  
18 Center to become a landmark for the City. Therefore, it was understood that any changes to  
19 its appearance, use of space, and change of the uses of parking would require a public hearing.  
20 This issue was clearly discussed in many meetings. Consequently, it is inappropriate to allow  
21 the current change of its unique public art roof tile without a public hearing. This action would  
22 contradict the City's Stipulations and all prior zoning requests.

23 5. COFCO Chinese Cultural Center started its construction in February 1997, and  
24 finished by January 1998. Due to the complexity of the construction that involved both U.S.  
25 and Chinese architects and construction teams, the City's Planning Department allowed the  
26 developer and its architect to present a Site Plan on a phased basis to meet the City's  
27 requirements. Thus, the amended August 6, 1997 Site Plan superseded the March 25, 1996

1 Site Plan as the final approved Site Plan for the Zoning Stipulations for this phase of the  
2 COFCO Phoenix Center development. See Attachment A.

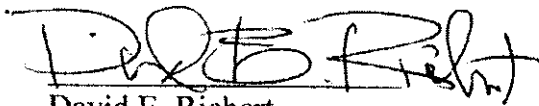
3 6. The March 25, 1996 Site Plan was amended upon completion of each phase of  
4 the development of the COFCO Chinese Cultural Center as follows: Amendment No.1 dated  
5 March 28, 1997, Amendment No. 2 dated August 6, 1997, and Amendment No. 3 dated July  
6 17, 2001. These three amendments reconfirmed all the Chinese cultural elements required by  
7 the City's Chinese Cultural and Public Arts Program and the City's Zoning Stipulations as to  
8 the restricted uses and parking of the COFCO Chinese Cultural Center.

9 7. Because the August 6, 1997 Site Plan provides details of all the Chinese cultural  
10 elements required by the City and displayed the final vision for the uses and parking of the  
11 COFCO Chinese Cultural Center, it should be the only Site Plan used to consider and approve  
12 any change to the Chinese Cultural Center.

13 8. All other Site Plans in the files of the City's Planning Department relate to the  
14 development of the other Lots in the COFCO Phoenix Center and, therefore should not be  
15 used for any zoning request with respect to the Chinese Cultural Center.

16 9. I declare under penalty of perjury under the laws of the State of Arizona  
17 that I have read the above Declaration, am familiar with its contents, and know the same  
18 to be true and correct of my own personal knowledge.

19 Dated January 29 2018.

  
David E. Richert

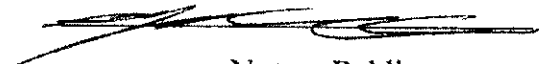
20 State of Arizona

21 County of Maricopa

22 The foregoing instrument was acknowledged before me, this 29<sup>th</sup> day of  
23 January 2018, by David E. Richert.

24 My Commission Expires: 11/17/2020



  
Notary Public





**City of Phoenix**  
DEVELOPMENT SERVICES DEPARTMENT  
200 West Washington Street  
Phoenix, AZ 85003  
(602)256-4240 FAX (602)495-3637

3

DATE: 08/06/1997  
TO: Cofco/Bnu  
2425 E. Camelback Road, Suite #1000  
Phx AZ 85016  
PHONE:  
FROM: SITE PLANNING DIVISION  
SUBJECT: MINOR SITE PLAN AMENDMENT P96443A2 EFN:  
LOCATION: NWC 44th St  
Gateway  
QUARTER SECTION # N 11 E 37  
REQUEST: amendment to require sidewalk on north side of  
COFCO Ctr. Blvd. with Phase II construction

RECOMMENDATION:

The Site Planning Division approves the minor amendment received 06/10/1997 .

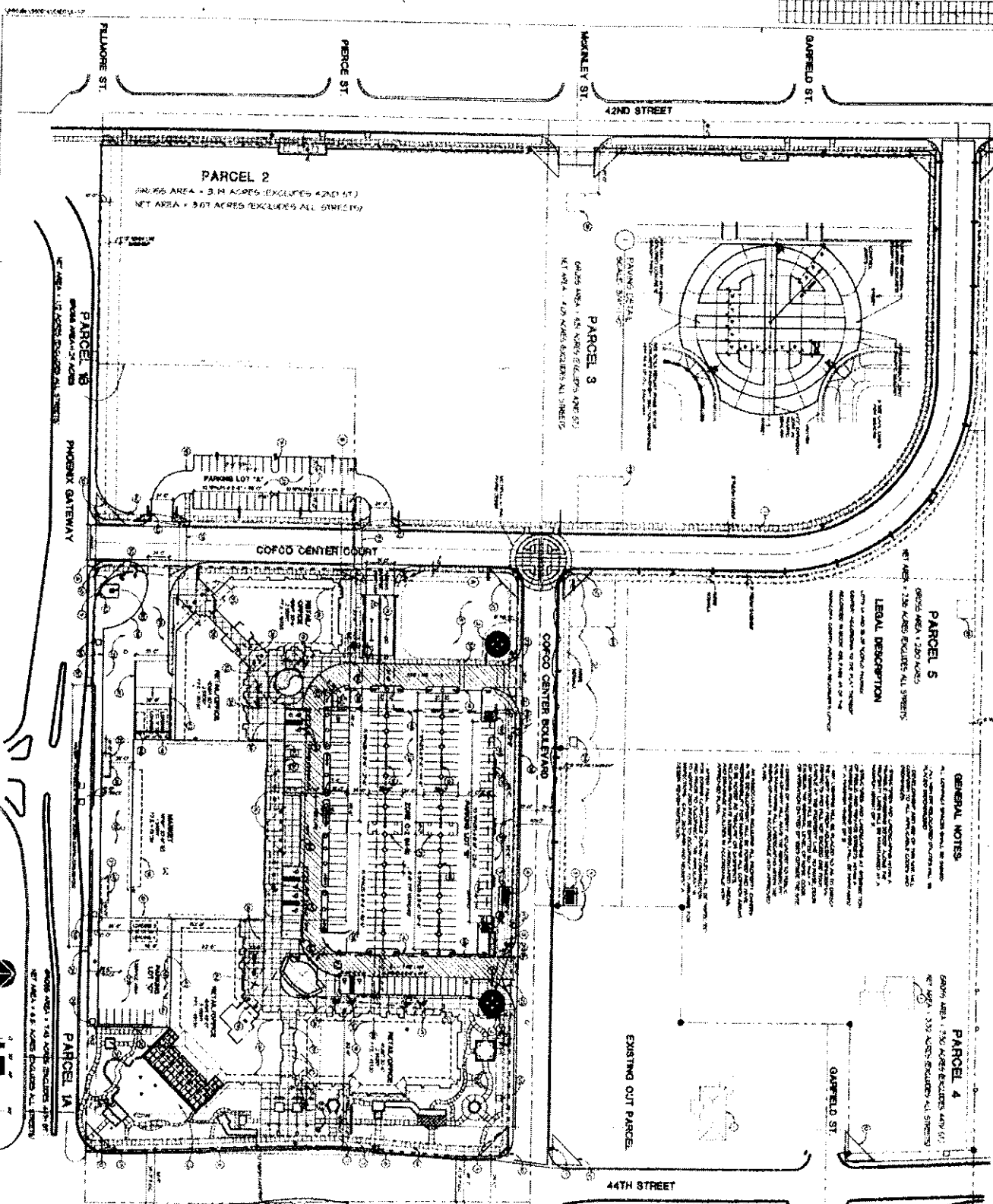
A copy of this plan is attached.

Approval of 08/06/1997 supersedes all previous plans.

COPY TO:

Building Safety  
File

Cornoyer Hedrick  
2425 E. CAMELBACK RD 4TH FLOOR  
PHOENIX AZ 85016  
PHONE: (602)381-4848



**PARCEL 2**  
 GROSS AREA = 3.14 ACRES (EXCLUDES 42ND ST.)  
 NET AREA = 3.01 ACRES (EXCLUDES ALL STREETS)

**PARCEL 3**  
 GROSS AREA = 4.25 ACRES (EXCLUDES 42ND ST.)  
 NET AREA = 4.05 ACRES (EXCLUDES ALL STREETS)

**PARCEL 5**  
 GROSS AREA = 2.80 ACRES  
 NET AREA = 2.68 ACRES (EXCLUDES ALL STREETS)

**PARCEL 4**  
 GROSS AREA = 3.50 ACRES (EXCLUDES 44TH ST.)  
 NET AREA = 3.30 ACRES (EXCLUDES ALL STREETS)

**PARCEL 1A**  
 GROSS AREA = 1.75 ACRES (EXCLUDES 44TH ST.)  
 NET AREA = 1.65 ACRES (EXCLUDES ALL STREETS)

**LEGAL DESCRIPTION**  
 Lot 1 and 2 of Block 100, Phoenix Gateway, City of Phoenix, Arizona.


**GENERAL NOTES**

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.  
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**KEYNOTES**

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**MINOR SITE PLAN**  
 APPROVED  
 PERMITTED  
 PHOENIX, ARIZONA


**COFCO PHOENIX CENTER**  
 DEVELOPED BY B.N.U. CORPORATION  
**COFCO CHINESE CULTURAL CENTER**  
 BY COFCO DEVELOPMENT CORPORATION  
 668 North 41th Street, Phoenix, Arizona

**COMPASSION**  
 1001 East Camelback  
 Phoenix, Arizona 85014  
 Phone: 602-955-1111  
 Fax: 602-955-1112  
 Website: www.compassion.org



# COFCO PHOENIX CENTER

DEVELOPED BY B.N.U. CORPORATION

# COFCO CHINESE CULTURAL CENTER

BY COFCO DEVELOPMENT CORPORATION

668 NORTH 44TH STREET, PHOENIX, ARIZONA

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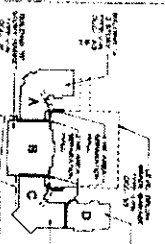
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4	SECTION	11-30-87	...	...	...
5	...	...	...	...	...

### PROJECT SUMMARY

NO. OF BUILDINGS	1
TOTAL AREA	10,000 sq. ft.
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### GROSS BUILDING AREA SUMMARY

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### BUILDING SUMMARY DIAGRAM

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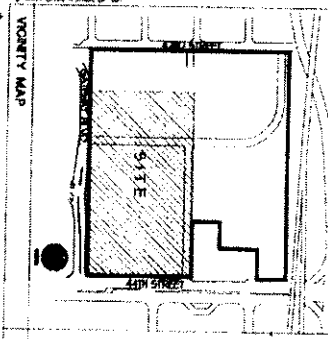
11-31 AMENDED APPROVED

A-001

**COFCO PHOENIX CENTER**  
DEVELOPED BY B.N.U. CORPORATION

**COFCO CHINESE CULTURAL CENTER**  
BY COFCO DEVELOPMENT CORPORATION

668 North 44th Street, Phoenix, Arizona



PROJECT DIRECTORY

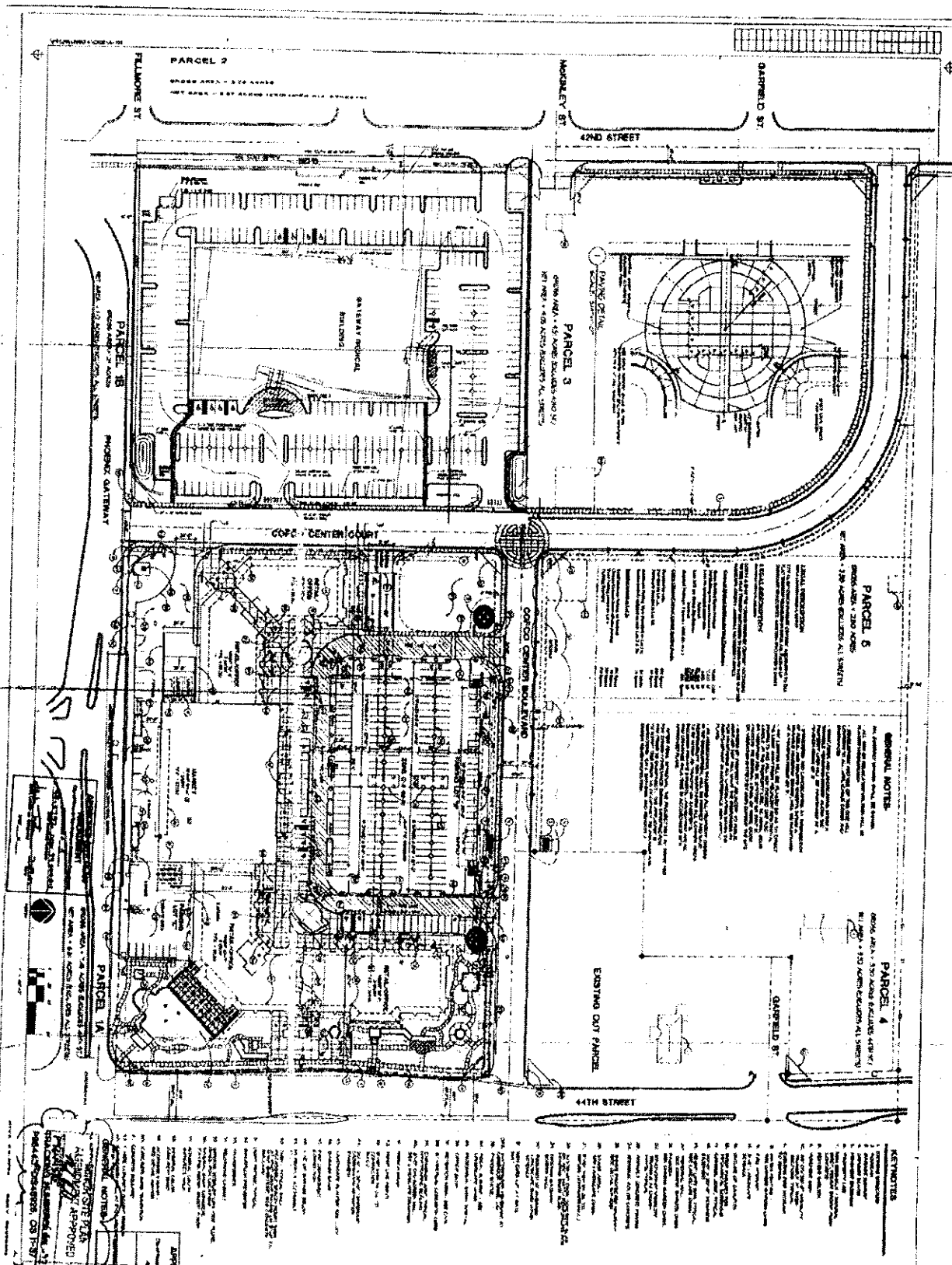
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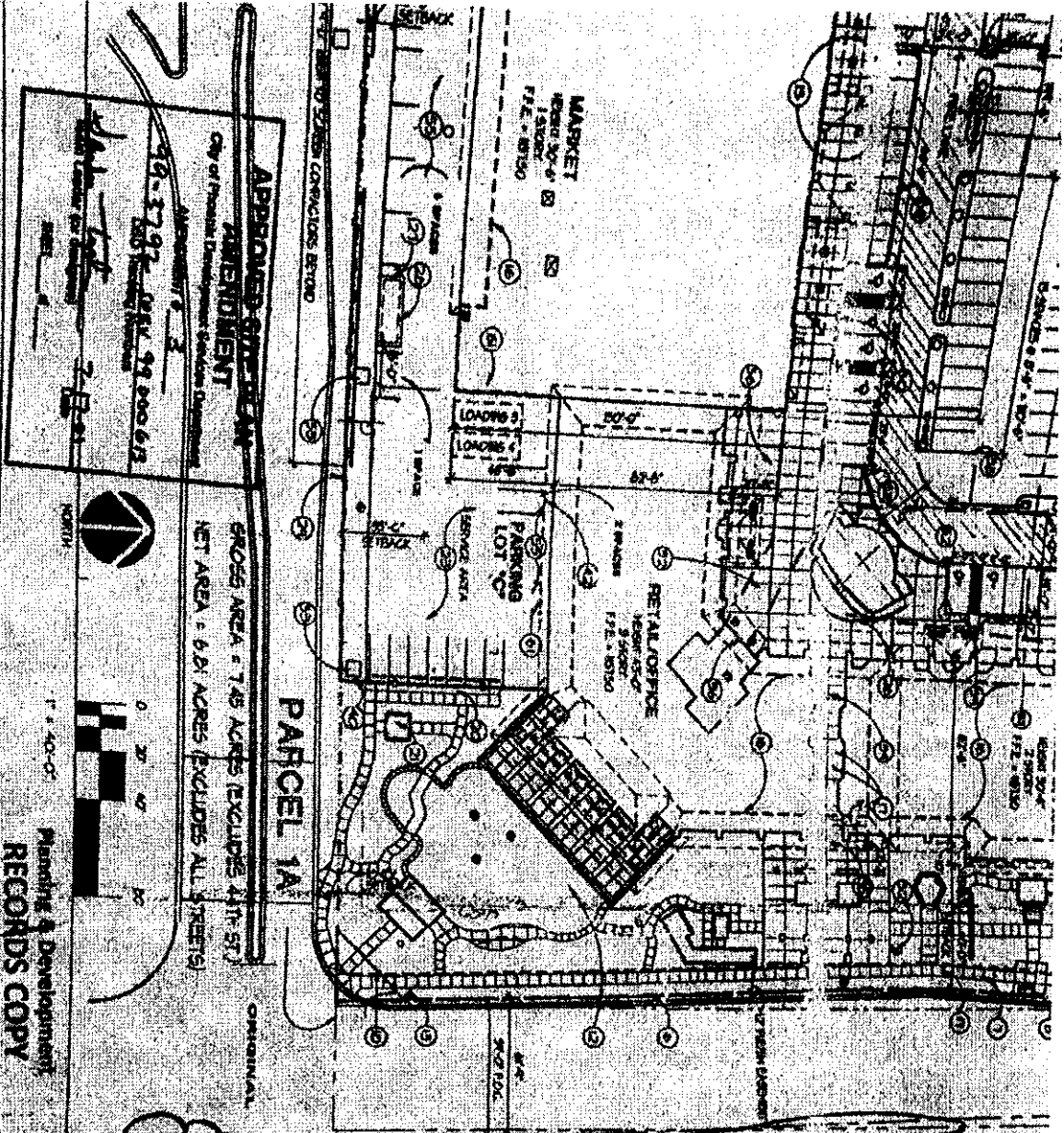
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**COFCO PHOENIX CENTER**  
 DEVELOPED BY G.N.U. CORPORATION  
**COFCO CHINESE CULTURAL CENTER**  
 BY COFCO DEVELOPMENT CORPORATION  
 688 North 44th Street, Phoenix, Arizona

A-101

**COFCO DEVELOPMENT CORPORATION**  
 688 North 44th Street, Phoenix, Arizona  
 PHOENIX, ARIZONA 85018  
 (602) 254-1111



**APPROVED SITE PLAN AMENDMENT**  
 City of Houston Development Services Department  
 Application # 3  
 19-3797-000-99 000 012  
 2-E

**PARCEL 1A**  
 GROSS AREA = 7.45 ACRES (EXCLUDES 117-57)  
 NET AREA = 6.0 ACRES (EXCLUDES ALL STREETS)



Planning & Development  
**RECORDS COPY**

ISMAIS QUEVAS

**PROPOSED TRACKING NUMBERS:**  
 P984437 D/S45928 OS H-37

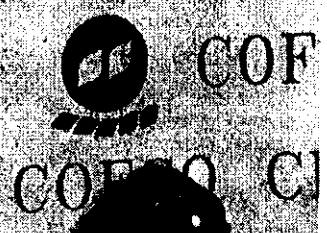
**GENERAL NOTES:**

1. CONFORM TO ALL CITY ORDINANCES
2. 20' SETBACK FROM ALL PROPERTY LINES
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**APPROVED SITE PLAN AMENDMENT**  
 DATE: 11-27-97  
 DRAWN BY: ISMAIS QUEVAS  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

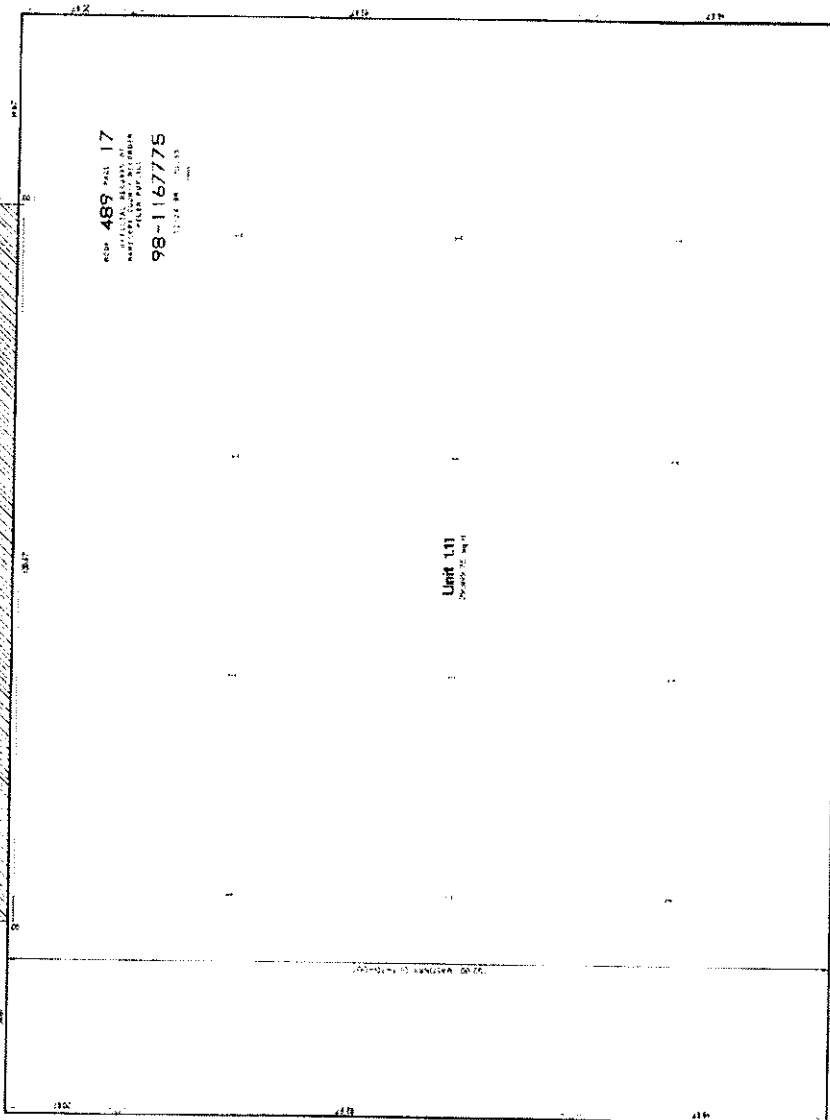
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**A-101**









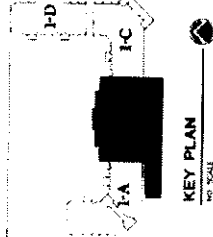
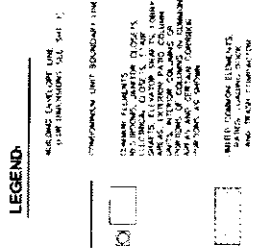
CD 489 Part 17  
 PROJECT NO. 98-1116775  
 DATE: 11/14/95

**MATCH SHEET 1-A**

**MATCH SHEET 1-C**



- NOTES:**
- ALL MATCH SHEETS SHALL BE PLACED TOGETHER TO SHOW THE ENTIRE FLOOR PLAN.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



489-17



**1st FLOOR — CONDOMINIUM UNITS**  
**COFCO CHINESE CULTURAL CENTER**  
 SWC. 443 PL. 208 W. CHINA TOWN, FRUIT  
 PRICE: \$4,100,000

DAY GROUP INC.  
 100 N. WOODMAN  
 PHOENIX, ARIZONA 85004  
 PH: (602) 778-8436  
 FAX: (602) 778-8435

DATE	NO.	DESCRIPTION
11/14/95	1	ISSUED FOR PERMIT
11/14/95	2	ISSUED FOR PERMIT
11/14/95	3	ISSUED FOR PERMIT
11/14/95	4	ISSUED FOR PERMIT
11/14/95	5	ISSUED FOR PERMIT

SCALE	1" = 10'
DATE	11/14/95
NO.	1-B
TOTAL	3 OF 8

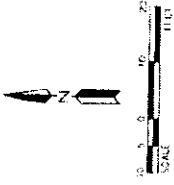




UNOFFICIAL DOCUMENT

REV 489 PART 17  
ATLANTA, GEORGIA AREA  
98-116775  
10.31

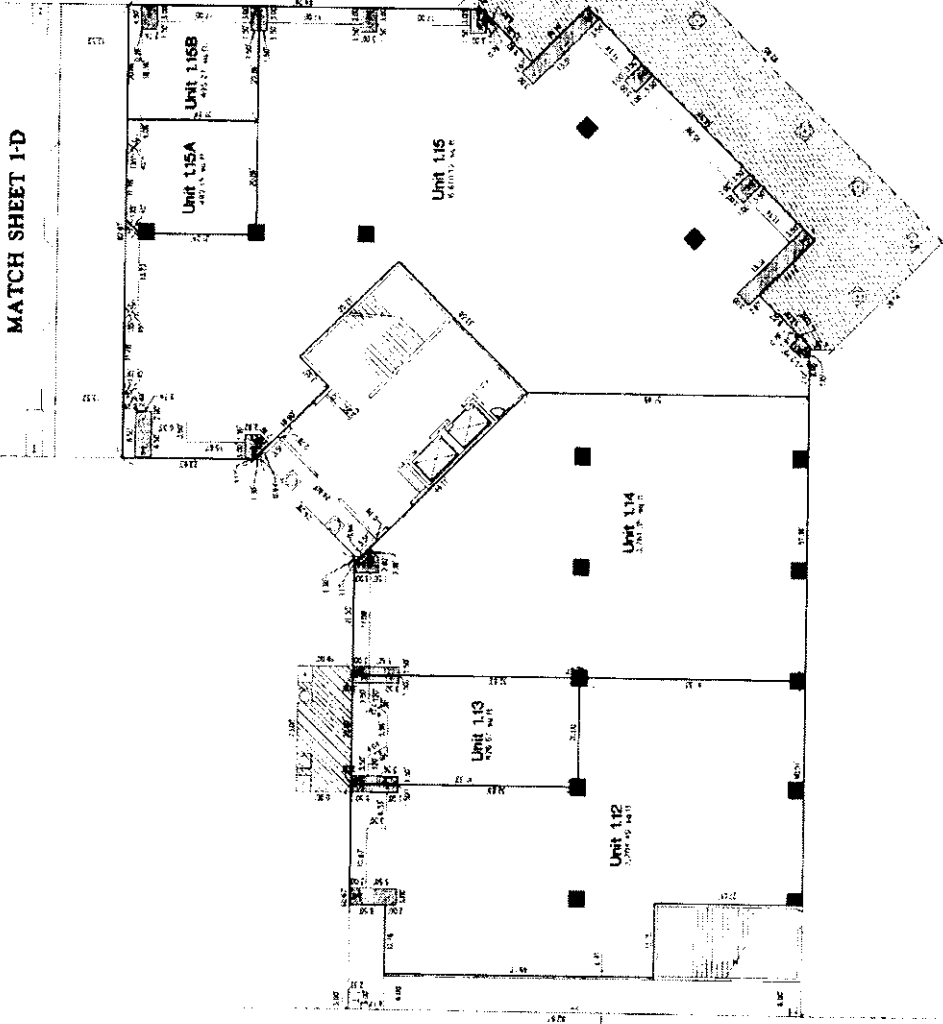
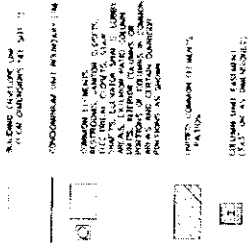
MATCH SHEET 1-D



NOTES:

- 1. ALL UNITS COMMON ELEMENTS ARE RELATED TO THE CONDOMINIUM COMMONS UNIT.
- 2. THE CONDOMINIUM UNIT BOUNDARIES ARE SHOWN BY THE DASHED LINE.

LEGEND:



MATCH SHEET 1-B

**1st FLOOR - CONDOMINIUM UNITS**  
**COFOO CHINESE CULTURAL CENTER**  
 A CONDOMINIUM  
 SMC 44250  
 PHOENIX, ARIZONA

**GAY GROUP INC.**  
 1001 N. WILLOW  
 PHOENIX, ARIZONA  
 PH: 602/775-8855  
 FAX: 602/775-8855

**PROJECT ADMINISTRATION**  
 1001 N. WILLOW  
 PHOENIX, ARIZONA  
 PH: 602/775-8855  
 FAX: 602/775-8855

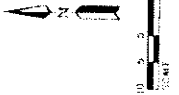
**DATE:** 10/31/98  
**SCALE:** 1/8" = 1'-0"  
**REV:** 10/31/98  
**BY:** [Signature]  
**CHECKED:** [Signature]  
**APPROVED:** [Signature]

**1-C**  
**4 of 9**



489-17

AREA 489 17  
PROJECT NO. 98-116775  
DATE 11/17/98

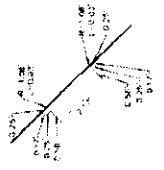


**NOTES:**

- 1. UNITS 2.01 THROUGH 2.08 ARE ASSIGNED TO THE CONDOMINIUM ELEMENTS UNIT.
- 2. UNITS 2.09 THROUGH 2.19 ARE ASSIGNED TO THE CONDOMINIUM ELEMENTS UNIT.
- 3. UNITS 2.20 THROUGH 2.28 ARE ASSIGNED TO THE CONDOMINIUM ELEMENTS UNIT.

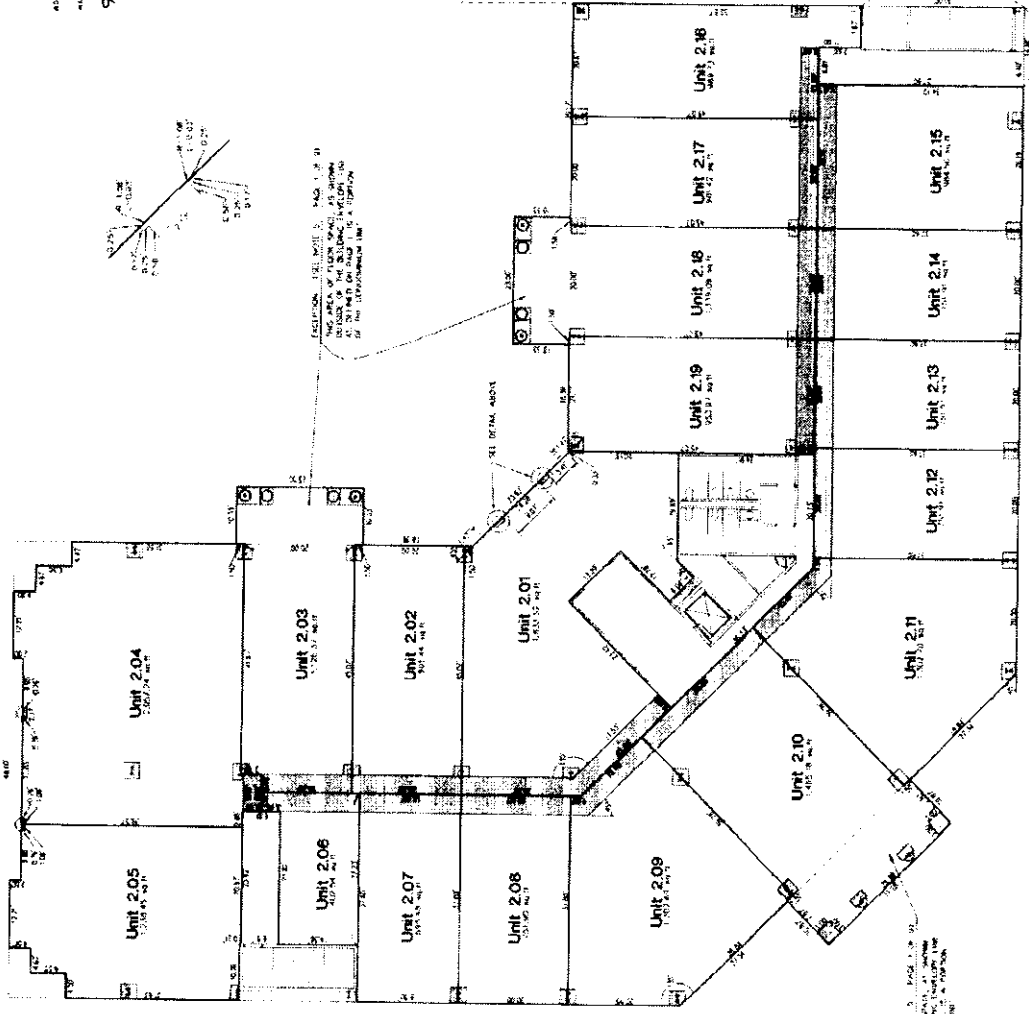
**LEGEND:**

- 1. UNITS 2.01 THROUGH 2.08
- 2. UNITS 2.09 THROUGH 2.19
- 3. UNITS 2.20 THROUGH 2.28
- 4. COMMON AREAS
- 5. CONDOMINIUM UNIT BOUNDARY LINE
- 6. COMMON AREA BOUNDARY LINE
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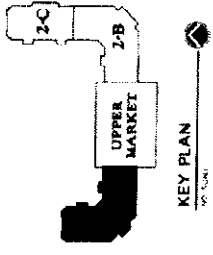


EXCEPTION: SEE NOTE 3, PAGE 1 OF 10. THIS AREA IS UNDER CONSTRUCTION AND IS NOT TO BE CONSIDERED AS PART OF THE CONDOMINIUM UNIT.

SEE DETAIL ABOVE



EXCEPTION: SEE NOTE 3, PAGE 1 OF 10. THIS AREA IS UNDER CONSTRUCTION AND IS NOT TO BE CONSIDERED AS PART OF THE CONDOMINIUM UNIT.



KEY PLAN  
UPPER MARKET

**2nd FLOOR - CONDOMINIUM UNITS**  
**GOFCO CHINESE CULTURAL CENTER**  
 A CONDOMINIUM AT  
 1400 N. CENTRAL AVENUE  
 PHOENIX, ARIZONA

DMV GROUP INC.  
 1400 N. CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 PROJECT NUMBER: 98-116775  
 DRAWING NUMBER: 202-116775-1102

DATE: 11/17/98  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

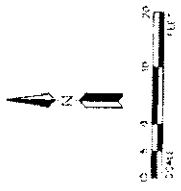
2-A  
 6 of 9

489-17

UNOFFICIAL DOCUMENT

MATCH SHEET 2-C

489 MATCH SHEET 17  
98-1167775  
1/25/18 10:13

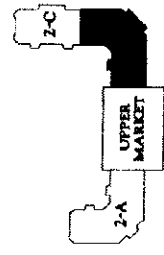


NOTES:

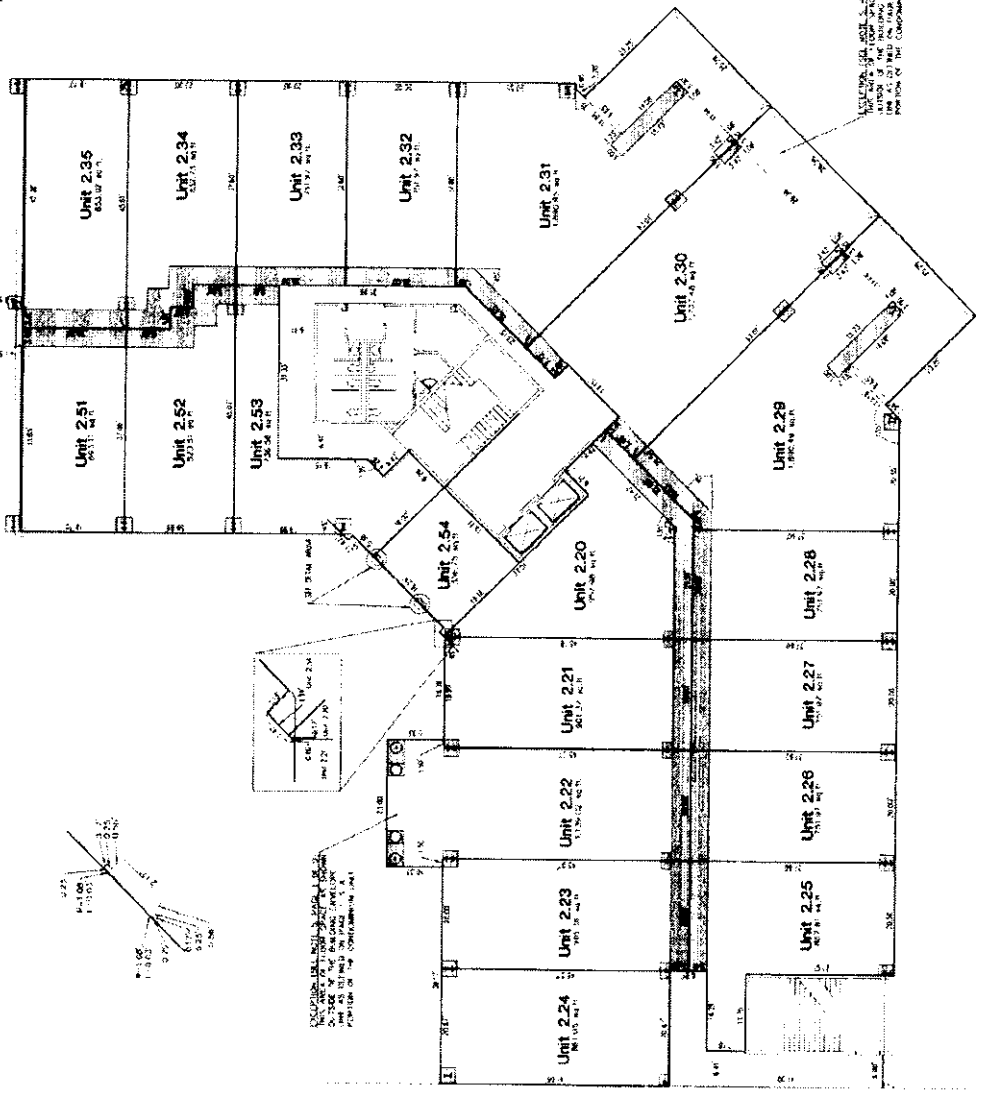
- 1. ALL UNIT COMMON ELEMENTS ARE ALLOCATED TO THE CONTIGUOUS CONDOMINIUM UNIT.
- 2. ALL CONDOMINIUM UNIT STAIRWAY AND ANGLES ARE TO UNITS 251-254.

LEGEND:

- CONDOMINIUM UNIT BOUNDARY LINE
- BOUNDING ELEMENTS (SEE SHEET 1)
- CONDOMINIUM UNIT BOUNDARY LINE
- COMMON ELEMENTS (SEE SHEET 1)
- COMMON ELEMENTS (SEE SHEET 1)
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- COMMON ELEMENTS (SEE SHEET 1)



KEY PLAN  
AS SHOWN



**2nd FLOOR - CONDOMINIUM UNITS**  
**COFCO CHINESE CULTURAL CENTER**  
 A CONDOMINIUM CENTER  
 S.W.C. 4th ST. & RED MOUNTAIN FRM. WY.  
 PHOENIX, ARIZONA

**CMK GROUP INC.**  
 1515 E. WINDSON  
 PHOENIX, AZ 85048  
 (602) 998-1111  
 FAX (602) 998-1131

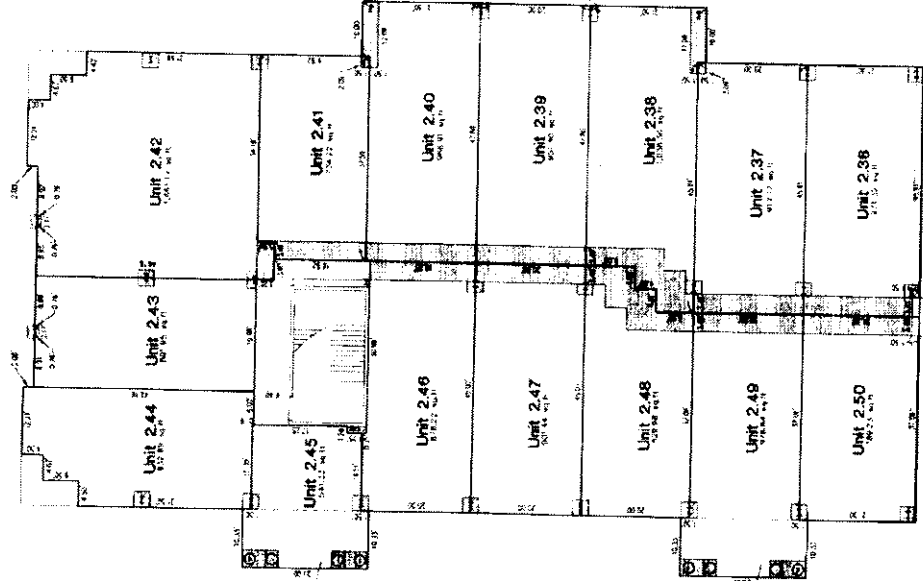
DATE: 1/25/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

SCALE: AS SHOWN  
 SHEET NO: 2-B  
 TOTAL SHEETS: 7 of 9



489-17

890-489 PAGE 17  
NATIONAL FIRE INSURANCE  
98-116775  
1/23/98



LOCATIONS OF THE UNIT ARE SHOWN  
UNIT AS SHOWN ON THE FLOOR PLAN  
UNIT AS SHOWN ON THE FLOOR PLAN  
UNIT AS SHOWN ON THE FLOOR PLAN

LOCATIONS OF THE UNIT ARE SHOWN  
UNIT AS SHOWN ON THE FLOOR PLAN  
UNIT AS SHOWN ON THE FLOOR PLAN  
UNIT AS SHOWN ON THE FLOOR PLAN

MATCH SHEET 2-B

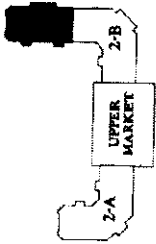


NOTES:

- 1. UNITS 2.41 THROUGH 2.45 ARE ALIGATED
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE

LEGEND:

- REVISIONS: UNLESS NOTED OTHERWISE
- UNITS: UNLESS NOTED OTHERWISE
- COMMON ELEMENTS: UNLESS NOTED OTHERWISE
- CONCRETE: UNLESS NOTED OTHERWISE
- WOOD: UNLESS NOTED OTHERWISE
- GLASS: UNLESS NOTED OTHERWISE
- STEEL: UNLESS NOTED OTHERWISE
- COMMON ELEMENTS: UNLESS NOTED OTHERWISE



KEY PLAN  
NO. 1000

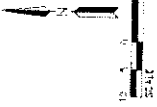
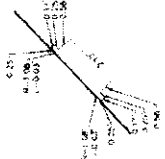
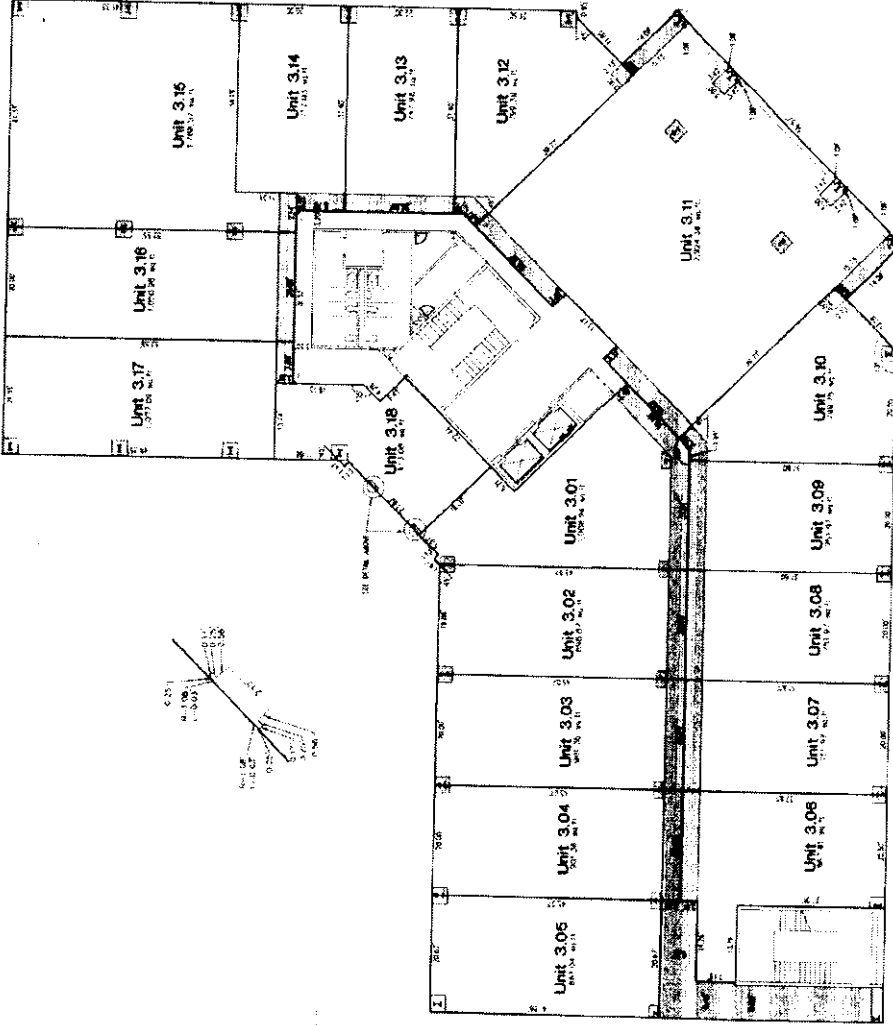
2nd FLOOR - CONDOMINIUM UNITS

COPCO CHINESE CULTURAL CENTER	
3000 N. CENTRAL AVENUE, PHOENIX, ARIZONA	
CMX GROUP, INC. (503) 475-0000	
PHOENIX, ARIZONA	
CONSTRUCTION	
DATE: 01/23/98	BY: [Signature]
SCALE: AS SHOWN	PROJECT NO: 98-116775
DATE: 01/23/98	BY: [Signature]
SCALE: AS SHOWN	PROJECT NO: 98-116775

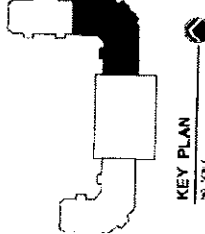


489-17

NEW 489 PAGE 17  
 ORIGINAL DOCUMENT OF  
 PHOENIX, ARIZONA  
 98-1167775  
 11-24-98 10:11



- NOTE:**
- 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLES AND DIMENSIONS SHOWN ON THIS PLAN.
- LEGEND:**
- SEE UNIT FLOOR PLAN FOR UNIT 3.18
  - CONDOMINIUM UNIT HOISTWAY ENCLOSURE
  - COMMON ELEMENTS
  - COMMON ELEMENTS



489-17

**3RD FLOOR - CONDOMINIUM UNITS**

**GOFCO CHASE CULTURAL CENTER**  
 A CONDOMINIUM  
 SW 44TH ST & RED MOUNTAIN TRM  
 PHOENIX, ARIZONA

**CMX GROUP INC.**  
 310 S. WASHINGTON  
 PHOENIX, AZ 85004  
 ARCHITECT  
 LICENSE NO. 13250  
 COMMERCIAL ARCHITECTURE  
 1411 WEST WILSON  
 PHOENIX, AZ 85006

DATE: 11/17/98  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO. 98-1167775

Scale	AS SHOWN
Sheet No.	3-A
Total Sheets	9 of 9

### Search Criteria

**Address:**

668 N 44th St

#	Address	Year Built	Lot Sqft	SqFt	APN	MLS	Status	Price	Sold Date
1	668 NORTH LLC 668 N 44TH ST STE 318 Phoenix AZ 85008	1997	602	83,000	12525287		Sold	\$10,500,000	06/09/2017
2	668 NORTH LLC 668 N 44TH ST STE 317 Phoenix AZ 85008	1997	1,077	83,000	12525286		Sold	\$10,500,000	06/09/2017
3	668 NORTH LLC 668 N 44TH ST STE 316 Phoenix AZ 85008	1997	1,051	83,000	12525285		Sold	\$10,500,000	06/09/2017
4	668 NORTH LLC 668 N 44TH ST STE 315 Phoenix AZ 85008	1997	178	83,000	12525284		Sold	\$10,500,000	06/09/2017
5	668 NORTH LLC 668 N 44TH ST STE 314 Phoenix AZ 85008	1997	714	83,000	12525283		Sold	\$10,500,000	06/09/2017
6	668 NORTH LLC 668 N 44TH ST STE 313 Phoenix AZ 85008	1997	75	83,000	12525282		Sold	\$10,500,000	06/09/2017
7	668 NORTH LLC 668 N 44TH ST STE 312 Phoenix AZ 85008	1997	76	83,000	12525281		Sold	\$10,500,000	06/09/2017
8	668 NORTH LLC 668 N 44TH ST STE 311 Phoenix AZ 85008	1997	295	83,000	12525280		Sold	\$10,500,000	06/09/2017
9	668 NORTH LLC 668 N 44TH ST STE 310 Phoenix AZ 85008	1997	80	83,000	12525279		Sold	\$10,500,000	06/09/2017
10	668 NORTH LLC 668 N 44TH ST STE 309 Phoenix AZ 85008	1997	71	83,000	12525278		Sold	\$10,500,000	06/09/2017
11	668 NORTH LLC 668 N 44TH ST STE 308 Phoenix AZ 85008	1997	752	83,000	12525277		Sold	\$10,500,000	06/09/2017
12	668 NORTH LLC 668 N 44TH ST STE 307 Phoenix AZ 85008	1997	752	83,000	12525276		Sold	\$10,500,000	06/09/2017
13	668 NORTH LLC 668 N 44TH ST STE 306 Phoenix AZ 85008	1997	86	83,000	12525275		Sold	\$10,500,000	06/09/2017
14	668 NORTH LLC 668 N 44TH ST STE 305 Phoenix AZ 85008	1997	86	83,000	12525274		Sold	\$10,500,000	06/09/2017
15	668 NORTH LLC 668 N 44TH ST STE 304 Phoenix AZ 85008	1997	90	83,000	12525273		Sold	\$10,500,000	06/09/2017
16	668 NORTH LLC 668 N 44TH ST STE 303 Phoenix AZ 85008	1997	90	83,000	12525272		Sold	\$10,500,000	06/09/2017
17	668 NORTH LLC 668 N 44TH ST STE 302 Phoenix AZ 85008	1997	899	83,000	12525271		Sold	\$10,500,000	06/09/2017
18	668 NORTH LLC 668 N 44TH ST STE 301 Phoenix AZ 85008	1997	97	83,000	12525270		Sold	\$10,500,000	06/09/2017

19	668 NORTH LLC 668 N 44TH ST STE 254 Phoenix AZ 85008	1997	35	83,000	12525269	Sold	\$10,500,000	06/09/2017
20	668 NORTH LLC 668 N 44TH ST STE 253 Phoenix AZ 85008	1997	72	83,000	12525268	Sold	\$10,500,000	06/09/2017
21	668 NORTH LLC 668 N 44TH ST Phoenix AZ 85008	1997	82	83,000	12525267	Sold	\$10,500,000	06/09/2017
22	668 NORTH LLC 668 N 44TH ST STE 251 Phoenix AZ 85008	1997	69	83,000	12525266	Sold	\$10,500,000	06/09/2017
23	668 NORTH LLC 668 N 44TH ST STE 250 Phoenix AZ 85008	1997	84	83,000	12525265	Sold	\$10,500,000	06/09/2017
24	668 NORTH LLC 668 N 44TH ST STE 249 Phoenix AZ 85008	1997	97	83,000	12525264	Sold	\$10,500,000	06/09/2017
25	668 NORTH LLC 668 N 44TH ST STE 248 Phoenix AZ 85008	1997	825	83,000	12525263	Sold	\$10,500,000	06/09/2017
26	668 NORTH LLC 668 N 44TH ST STE 247 Phoenix AZ 85008	1997	89	83,000	12525262	Sold	\$10,500,000	06/09/2017
27	668 NORTH LLC 668 N 44TH ST STE 246 Phoenix AZ 85008	1997	87	83,000	12525261	Sold	\$10,500,000	06/09/2017
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31	668 NORTH LLC 668 N 44TH ST STE 242 Phoenix AZ 85008	1997	171	83,000	12525257	Sold	\$10,500,000	06/09/2017
32	668 NORTH LLC 668 N 44TH ST STE 241 Phoenix AZ 85008	1997	73	83,000	12525256	Sold	\$10,500,000	06/09/2017
33	668 NORTH LLC 668 N 44TH ST STE 240 Phoenix AZ 85008	1997	97	83,000	12525255	Sold	\$10,500,000	06/09/2017
34	668 NORTH LLC 668 N 44TH ST STE 239 Phoenix AZ 85008	1997	95	83,000	12525254	Sold	\$10,500,000	06/09/2017
35	668 NORTH LLC 668 N 44TH ST STE 238 Phoenix AZ 85008	1997	103	83,000	12525253	Sold	\$10,500,000	06/09/2017
36	668 NORTH LLC 668 N 44TH ST STE 237 Phoenix AZ 85008	1997	90	83,000	12525252	Sold	\$10,500,000	06/09/2017
37	668 NORTH LLC 668 N 44TH ST STE 236 Phoenix AZ 85008	1997	102	83,000	12525251	Sold	\$10,500,000	06/09/2017
38	668 NORTH LLC 668 N 44TH ST STE 235 Phoenix AZ 85008	1997	853	83,000	12525250	Sold	\$10,500,000	06/09/2017
39	668 NORTH LLC 668 N 44TH ST STE 234 Phoenix AZ 85008	1997	833	83,000	12525249	Sold	\$10,500,000	06/09/2017



40	668 NORTH LLC 668 N 44TH ST STE 233 Phoenix AZ 85008	1997	75	83,000	12525248	Sold	\$10,500,000	06/09/2017
41	668 NORTH LLC 668 N 44TH ST STE 232 Phoenix AZ 85008	1997	752	83,000	12525247	Sold	\$10,500,000	06/09/2017
42	668 NORTH LLC 668 N 44TH ST STE 231 Phoenix AZ 85008	1997	186	83,000	12525246	Sold	\$10,500,000	06/09/2017
43	668 NORTH LLC 668 N 44TH ST STE 230 Phoenix AZ 85008	1997	175	83,000	12525245	Sold	\$10,500,000	06/09/2017
44	668 NORTH LLC 668 N 44TH ST STE 229 Phoenix AZ 85008	1997	189	83,000	12525244	Sold	\$10,500,000	06/09/2017
45	668 NORTH LLC 668 N 44TH ST STE 228 Phoenix AZ 85008	1997	71	83,000	12525243	Sold	\$10,500,000	06/09/2017
46	668 NORTH LLC 668 N 44TH ST STE 227 Phoenix AZ 85008	1997	75	83,000	12525242	Sold	\$10,500,000	06/09/2017
47	668 NORTH LLC 668 N 44TH ST STE 226 Phoenix AZ 85008	1997	752	83,000	12525241	Sold	\$10,500,000	06/09/2017
48	668 NORTH LLC 668 N 44TH ST STE 225 Phoenix AZ 85008	1997	86	83,000	12525240	Sold	\$10,500,000	06/09/2017
49	668 NORTH LLC 668 N 44TH ST STE 224 Phoenix AZ 85008	1997	86	83,000	12525239	Sold	\$10,500,000	06/09/2017
50	668 NORTH LLC 668 N 44TH ST STE 223 Phoenix AZ 85008	1997	901	83,000	12525238	Sold	\$10,500,000	06/09/2017
51	668 NORTH LLC 668 N 44TH ST STE 222 Phoenix AZ 85008	1997	113	83,000	12525237	Sold	\$10,500,000	06/09/2017
52	668 NORTH LLC 668 N 44TH ST STE 221 Phoenix AZ 85008	1997	90	83,000	12525236	Sold	\$10,500,000	06/09/2017
53	668 NORTH LLC 668 N 44TH ST STE 220 Phoenix AZ 85008	1997	911	83,000	12525235	Sold	\$10,500,000	06/09/2017
54	668 NORTH LLC 668 N 44TH ST STE 219 Phoenix AZ 85008	1997	954	83,000	12525234	Sold	\$10,500,000	06/09/2017
55	668 NORTH LLC 668 N 44TH ST STE 218 Phoenix AZ 85008	1997	113	83,000	12525233	Sold	\$10,500,000	06/09/2017
56	668 NORTH LLC 668 N 44TH ST STE 217 Phoenix AZ 85008	1997	901	83,000	12525232	Sold	\$10,500,000	06/09/2017
57	668 NORTH LLC 668 N 44TH ST STE 216 Phoenix AZ 85008	1997	990	83,000	12525231	Sold	\$10,500,000	06/09/2017
58	668 NORTH LLC 668 N 44TH ST STE 215 Phoenix AZ 85008	1997	98	83,000	12525230	Sold	\$10,500,000	06/09/2017
59	668 NORTH LLC 668 N 44TH ST STE 214 Phoenix AZ 85008	1997	75	83,000	12525229	Sold	\$10,500,000	06/09/2017
60	668 NORTH LLC 668 N 44TH ST STE 213 Phoenix AZ 85008	1997	75	83,000	12525228	Sold	\$10,500,000	06/09/2017

61	668 NORTH LLC 668 N 44TH ST STE 212 Phoenix AZ 85008	1997	75	83,000	12525227	Sold	\$10,500,000	06/09/2017
62	668 NORTH LLC 668 N 44TH ST STE 211 Phoenix AZ 85008	1997	1,303	83,000	12525226	Sold	\$10,500,000	06/09/2017
63	668 NORTH LLC 668 N 44TH ST STE 210 Phoenix AZ 85008	1997	146	83,000	12525225	Sold	\$10,500,000	06/09/2017
64	668 NORTH LLC 668 N 44TH ST STE 209 Phoenix AZ 85008	1997	1,303	83,000	12525224	Sold	\$10,500,000	06/09/2017
65	668 NORTH LLC 668 N 44TH ST STE 208 Phoenix AZ 85008	1997	75	83,000	12525223	Sold	\$10,500,000	06/09/2017
66	668 NORTH LLC 668 N 44TH ST STE 207 Phoenix AZ 85008	1997	696	83,000	12525222	Sold	\$10,500,000	06/09/2017
67	668 NORTH LLC 668 N 44TH ST STE 206 Phoenix AZ 85008	1997	40	83,000	12525221	Sold	\$10,500,000	06/09/2017
68	668 NORTH LLC 668 N 44TH ST STE 205 Phoenix AZ 85008	1997	130	83,000	12525220	Sold	\$10,500,000	06/09/2017
69	668 NORTH LLC 668 N 44TH ST STE 204 Phoenix AZ 85008	1997	2,123	83,000	12525219	Sold	\$10,500,000	06/09/2017
70	668 NORTH LLC 668 N 44TH ST STE 203 Phoenix AZ 85008	1997	112	83,000	12525218	Sold	\$10,500,000	06/09/2017
71	668 NORTH LLC 668 N 44TH ST STE 202 Phoenix AZ 85008	1997	90	83,000	12525217	Sold	\$10,500,000	06/09/2017
72	668 NORTH LLC 668 N 44TH ST STE 201 Phoenix AZ 85008	1997	195	83,000	12525216	Sold	\$10,500,000	06/09/2017
73	668 NORTH LLC 668 N 44TH ST STE 123 Phoenix AZ 85008	1997	334	83,000	12525215	Sold	\$10,500,000	06/09/2017
74	668 NORTH LLC 668 N 44TH ST STE 122 Phoenix AZ 85008	1997	131	83,000	12525214	Sold	\$10,500,000	06/09/2017
75	668 NORTH LLC 668 N 44TH ST STE 121 Phoenix AZ 85008	1997	283	83,000	12525213	Sold	\$10,500,000	06/09/2017
76	668 NORTH LLC 668 N 44TH ST STE 120 Phoenix AZ 85008	1997	827	83,000	12525212	Sold	\$10,500,000	06/09/2017
77	668 NORTH LLC 668 N 44TH ST STE 119 Phoenix AZ 85008	1997	827	83,000	12525211	Sold	\$10,500,000	06/09/2017
78	668 NORTH LLC 668 N 44TH ST STE 118 Phoenix AZ 85008	1997	269	83,000	12525210	Sold	\$10,500,000	06/09/2017
79	668 NORTH LLC 668 N 44TH ST STE 117 Phoenix AZ 85008	1997	177	83,000	12525209	Sold	\$10,500,000	06/09/2017
80	668 NORTH LLC 668 N 44TH ST STE A116 Phoenix AZ 85008	1997	91	83,000	12525208	Sold	\$10,500,000	06/09/2017
81	668 NORTH LLC 668 N 44TH ST STE 116 Phoenix AZ 85008	1997	93	83,000	12525207	Sold	\$10,500,000	06/09/2017

82	668 NORTH LLC 668 N 44TH ST STE B115 Phoenix AZ 85008	1997	44	83,000	12525206		Sold	\$10,500,000	06/09/2017
83	668 NORTH LLC 668 N 44TH ST STE A115 Phoenix AZ 85008	1997	440	83,000	12525205		Sold	\$10,500,000	06/09/2017
84	668 NORTH LLC 668 N 44TH ST STE 115 Phoenix AZ 85008	1997	6,561	83,000	12525204		Sold	\$10,500,000	06/09/2017
85	668 NORTH LLC 668 N 44TH ST STE 114 Phoenix AZ 85008	1997	3,782	83,000	12525203		Sold	\$10,500,000	06/09/2017
86	668 NORTH LLC 668 N 44TH ST STE 113 Phoenix AZ 85008	1997	827	83,000	12525202		Sold	\$10,500,000	06/09/2017
87	668 NORTH LLC 668 N 44TH ST STE 112 Phoenix AZ 85008	1997	3,205	83,000	12525201		Sold	\$10,500,000	06/09/2017
88	668 NORTH LLC 668 N 44TH ST STE 111 Phoenix AZ 85008	1997	30,134	83,000	12525200		Sold	\$10,500,000	06/09/2017
89	668 NORTH LLC 668 N 44TH ST STE 110 Phoenix AZ 85008	1997	1,265	83,000	12525198		Sold	\$10,500,000	06/09/2017
90	668 NORTH LLC 668 N 44TH ST STE 107A Phoenix AZ 85008	1997	26	83,000	12525193		Sold	\$10,500,000	06/09/2017
91	668 NORTH LLC 668 N 44TH ST STE 107 Phoenix AZ 85008	1997	160	83,000	12525192		Sold	\$10,500,000	06/09/2017
92	668 NORTH LLC 668 N 44TH ST STE 106 Phoenix AZ 85008	1997	237	83,000	12525191	2199426	Sold	\$10,500,000	06/09/2017
93	668 NORTH LLC 668 N 44TH ST STE 105 Phoenix AZ 85008	1997	61	83,000	12525190		Sold	\$10,500,000	06/09/2017
94	668 NORTH LLC 668 N 44TH ST STE A104 Phoenix AZ 85008	1997	51	83,000	12525189		Sold	\$10,500,000	06/09/2017
95	668 NORTH LLC 668 N 44TH ST STE 104 Phoenix AZ 85008	1997	169	83,000	12525188		Sold	\$10,500,000	06/09/2017
96	668 NORTH LLC 668 N 44TH ST STE 103 Phoenix AZ 85008	1997	3,080	83,000	12525187		Sold	\$10,500,000	06/09/2017
97	668 NORTH LLC 668 N 44TH ST STE 102 Phoenix AZ 85008	1997	827	83,000	12525186		Sold	\$10,500,000	06/09/2017
98	668 NORTH LLC 668 N 44TH ST STE 101 Phoenix AZ 85008	1997	3,596	83,000	12525185		Sold	\$10,500,000	06/09/2017
99	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE A110 Phoenix AZ 85008	1997	997	83,000	12525199		Sold	\$0	-
100	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE A109 Phoenix AZ 85008	1997	100	83,000	12525197		Sold	\$0	-
101	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE 109 Phoenix AZ 85008	1997	82	83,000	12525196		Sold	\$0	-

102	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE A108 Phoenix AZ 85008	1997	72	83,000	12525195	Sold	\$0	-
103	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE 108 Phoenix AZ 85008	1997	927	83,000	12525194	Sold	\$0	-



# City of Phoenix

## Planning And Development Department

**PERMIT**

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

200 West Washington Street  
Phoenix, Arizona 85003  
General Information 602-262-7811

**STATUS: OPEN**  
POST THIS PERMIT ON JOB SITE  
Before you start to dig, call Blue Stake 602-263-1100

**Permit #** TCFN 17026014 **Issued** 13-SEP-2017 **Expires** 13-MAR-2018  
**Permit Description** TEMPORARY 6' CHAIN LINK FENCE/ 6 MONTHS  
**Project** 99-3792 COFCO CHINESE CULTURAL CENTER-A CONDOMIN  
**Address** 668 N 44TH ST PHOENIX AZ 85008-6506 **Zoning** MR  
 L CE B \* COFCO CHINESE CULTURAL CENTER-A CONDO **Q S** Q11-37 **APN** 125-25-293 **Dist** 08

**Description/Scope of Work:** NEW FENCE INSTALLATION  
 EFFECTIVE BUILDING CODES: 2012 IRC, 2012 IECC, 2012 IBC, 2011 NEC, 2012 IMC, 2012 UPC OR 2012 IPC, 2012 IFC, 2012 IFGC.  
 ZONING:C-2 M-R ZONING VARIANCE:( )YES ( )NO HILLSIDE: REVIEWER:MVA + SUPERVISORS  
 LETTERS OF ENCROACHMENT: ( )YES ( )NO  
 DESCRIPTION OF WORK: INSTALLATION OF 2,230 LINEAR FT OF 6 FT. TEMPORARY CHAIN LINK FENCE AS PER APPROVED PLAN, ALL WORK IS SUBJECT TO FIELD INSPECTOR APPROVAL. PERMIT IS GOOD FOR 6 MONTHS.  
 INSTALLATION OF TEMPORARY FENCING TO PREPARE FOR INTERIOR DEMOLITION WORK UNDER SEPARATE PERMIT AND FOR (SECURITY) PROTECTION FROM PUBLIC.  
 \*\*\*\*\*  
 NOTE: IF FENCE IS INSTALLED ADJACENT TO WATERLINE, SHOW METER BOX LOCATION ON PLOT PLAN.  
 \*\*\*\*\*  
 NOTE: FENCE LOCATION SHOWN ON PLOT PLAN FOR CONFORMANCE TO ZONING ISSUES ONLY. ALL PERMITTED STRUCTURES MUST BE WITHIN THE PROPERTY BOUNDARIES OF THE PERMITTEE. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ENSURE THAT THIS STRUCTURE IS BUILT WITHIN THE RECORDED PROPERTY LINES.  
 \*\*\*\*\*

**ONLINE**

**Valuation:** \$0

**Owner Information**  
 Name COFCO DEVELOPMENT CORPORATION  
 Address 668 N 44TH ST # 228 PHOENIX AZ 85008  
 Certificate of Occupancy Type: **COFC**

**Contractor Information**  
 Name JOKAKE CONSTRUCTION SERVICES II Ins TRAVELERS PROPERTY 6303197R80ATIL15 Exp 31-OCT-16  
 Address 5013 E WASHINGTON STREET City/St/Zip PHOENIX AZ 85034 Phone 602-241-8964  
 Type Contact Phone 602-241-8964

**Instructions and Comments** Permit Issued By SAM Entered By MVA

Inspections Required: STRUCTURAL

**Call 602-495-0800 or go online to [www.phoenix.gov/BUSINESS](http://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.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	<input checked="" type="checkbox"/>
		<b>Permit Fee Total:</b>	<b>\$579.00</b>



# City of Phoenix

## Planning And Development Department

# PERMIT

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

200 West Washington Street  
Phoenix, Arizona 85003  
General Information 602-262-7811

**STATUS: OPEN**

POST THIS PERMIT ON JOB SITE

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

**Permit #** TCFN 18006260 **Issued** 28-FEB-2018 **Expires** 28-FEB-2019  
**Permit Description** COFCO-TEMPORARY FENCING/6 MONTHS  
**Project** 99-3792 COFCO CHINESE CULTURAL CENTER-A CONDOMIN  
**Address** 668 N 44TH ST PHOENIX AZ 85008-6506 **Zoning** MR  
 L CE B\* COFCO CHINESE CULTURAL CENTER-A CONDO Q S Q11-37 **APN** 125-25-293 **Dist** 08

**Description/Scope of Work:** NEW FENCE INSTALLATION  
 EFFECTIVE BUILDING CODES: 2012 IRC, 2012 IECC, 2012 IBC, 2011 NEC, 2012 IMC, 2012 UPC OR 2012 IPC, 2012 IFC, 2012 IFGC.  
 ZONING:C-2 M-R ZONING VARIANCE:( )YES (X)NO HILLSIDE: REVIEWER:KAL  
 LETTERS OF ENCROACHMENT: ( )YES ( )NO  
 DESCRIPTION OF WORK: INSTALLATION OF 2,230 LINEAR FT OF 6 FT. TEMPORARY CHAIN LINK FENCE AS PER APPROVED PLAN, ALL WORK IS SUBJECT TO FIELD INSPECTOR APPROVAL. PERMIT IS GOOD FOR 6 MONTHS.  
 INSTALLATION OF TEMPORARY FENCING TO PREPARE FOR INTERIOR DEMOLITION WORK UNDER SEPARATE PERMIT AND FOR (SECURITY) PROTECTION FROM PUBLIC.  
 NOTE: IF FENCE IS INSTALLED ADJACENT TO WATERLINE, SHOW METER BOX LOCATION ON PLOT PLAN.  
 NOTE: FENCE LOCATION SHOWN ON PLOT PLAN FOR CONFORMANCE TO ZONING ISSUES ONLY. ALL PERMITTED STRUCTURES MUST BE WITHIN THE PROPERTY BOUNDARIES OF THE PERMITTEE. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ENSURE THAT THIS STRUCTURE IS BUILT WITHIN THE RECORDED PROPERTY LINES.

**ONLINE**

**Valuation:** \$0

**Owner Information**  
 Name COFCO DEVELOPMENT CORPORATION  
 Address 668 N 44TH ST # 228 PHOENIX AZ 85008  
 Certificate of Occupancy Type: **COFC**

**Contractor Information**  
 Name JOKAKE CONSTRUCTION SERVICES II Ins TRAVELERS PROPERTY 6303197R80ATIL15 Exp 31-OCT-16  
 Address 5013 E WASHINGTON STREET City/St/Zip PHOENIX AZ 85034 Phone 602-241-8964  
 Contact Phone 602-241-8964

**Instructions and Comments** Permit Issued By JCRU Entered By KAL

Inspections Required: STRUCTURAL

**Call 602-495-0800 or go online to [www.phoenix.gov/BUSINESS](http://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.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	<input type="checkbox"/>
		<hr/>	
		Permit Fee Total:	\$579.00



APPLICATION: LPRR 1704597	PROJECT: 99-3792	ENTERED DATE: 19-SEP-2017
APPL. NAME: REPLACE TILE ROOF WITH STEEL ROOFING		
ADDRESS: 668 N 44TH ST	APN: 125-25-293	

Effective December 31, 2012, State law A.R.S. §9-836 requires that no more than two substantive reviews are completed by a jurisdiction before the plans are either approved and a permit is ready to be issued, or the plans are denied and the review must start over. With these limitations on plan review, the Planning & Development Department can no longer put plans on hold or perform a third review to allow redesign after the first review. If any part of the construction plans are revised or redesigned after the first comprehensive plan review, the permit will be either denied and the applicant must resubmit, or the applicant may obtain a permit for the initial design and then submit revisions as a separate submittal. Please visit our website for more information: [phoenix.gov/pdd/licensetimes.html](http://phoenix.gov/pdd/licensetimes.html).

ACTIVITY: SITE	DSGN REV/ZONING	
ACTION: PR 1-C	1ST PR COMPLETED	
NOTE CODE: CORR1	CORR REQ'D - 1ST SUBMITTAL	STATUS:

October 6, 2017

Samantha Keating, Principal Planner  
602-534-2578  
samantha.keating@phoenix.gov

668 N. 44th Street  
LPRR 1704597 - 1st Review

1. The approval of rezoning case Z-172-88 established C-2 M-R zoning with density and parking waivers, subject to stipulations, on the subject property. The rezoning case encompassed a 25.99-acre area that includes the existing medical office building to the west and the multifamily development to the northwest of the subject site. Stipulation 9 of Z-172-88 requires that all structures be architecturally integrated with similar or harmonious materials and colors.

Approved plans for the subject property include an EIFS wall system and tile roof. Approved plans for the multifamily development (886 North Cofco Center Court) include concrete roof tile and a stucco wall system. Approved plans for the medical office building (690 North Cofco Center Court) include an EIFS wall system and parapet with minimal metal and block accents.

Based on the photos provided with the application, the three abovementioned developments contain a consistent color palette with neutral base colors and warmer toned accent colors.

2. The proposal to add a 'Zinc Grey' standing seam metal roof to the subject property does not comply with Stipulation 9 of Z-172-88. Currently, the only visible roofing material is tile. In addition, the proposed dark grey tone is not consistent with the established color palette for the site and is a departure from the predominantly warmer-toned

KIVA REPORTING  
REPORT: gprp26

CITY OF PHOENIX  
PLANNING & DEVELOPMENT DEPARTMENT  
ACTIVITY NOTES

RUN DATE: 06-OCT-2017  
RUN TIME: 01:03 PM  
PAGE: 2

APPLICATION: LPRR 1704597	PROJECT: 99-3792	ENTERED DATE: 19-SEP-2017
APPL. NAME: REPLACE TILE ROOF WITH STEEL ROOFING		
ADDRESS: 668 N 44TH ST	APN: 125-25-293	

(Continued)  
exteriors.

3. Stipulation 9 from Z-172-88 will need to be modified through the Planning Hearing Officer process in order to proceed with the application as proposed with the dark grey tone and metal roofing material. If the proposal is modified to have the color and material architecturally integrated per the stipulation, no public hearing would be required.

## Request for Investigation on Campaign "Dark Money" Investigation

To whom it may Concern:

The aim of this letter is to bring to your attention to the Campaign Finance violations in this year's Phoenix Mayor Election. In particular, to investigate Possible "Dark Money" in exchange for **immediate** Favors from the City to the Donors, that has caused City Reputation, un-necessary legal expense, and hardship on the Minority Property owners and business owners in City's 20+ year landmark Chinese Cultural Center, and City's Public Art program.

Based on the public report- City of Phoenix Committee campaign Financial Report, it is obvious Mayor Candidate Gallego has been ignoring the rules of the Campaign financing, not only accept those funds, but also without disclose those conflict-of-interest donations when voted on City decisions in Favor of those person and their related business regarding Chinese Cultural Center, at least 3 times relating City's major decisions: Sept. 12, 2017 Citizen Petition, April 2017 Citizen Petition. In addition, the time of the donation also support a harmful Donors sought-out fence renewal fence permit while there is obvious no need due to the Court injunction) to these donors to continue to hurt other minority owner's property right and business interests.

Arizona Law (ARS 16-912) sets donation limits to candidates which is \$6350 per individual, PAC, and partnership for an election cycle. We respect request the following investigation per Arizona law:

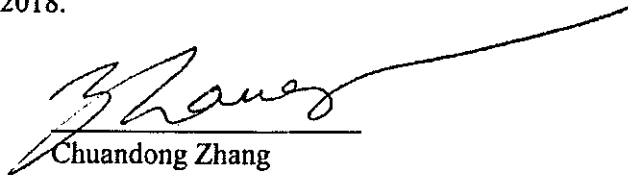
1. Why Gallego and her team not disclose such conflict of interests?
2. Why Gallego and her team did not follow the Arizona law ( ARS 16-912)?
3. All the correspondences between Gallego and these True North Donors, as it is very obvious those True North partners has motivation to donate to Gallego: they took the risks of violating the Campaign laws ( including their legal Counsel); 5 out of the total 6 members of the company all contributed the maximum allowed \$6350 to Gallego, three even exceeded the allow amount to contribute: \$12,700, \$12,700 and \$6,600; they also mobilized 5 wives of the 6 total partners to contribute to the maximum allowed \$6,350, although none of them ever made any such contribution to any politician in Phoenix, and all happened at the critical time when those

donors were seeking City of Phoenix unfair permits to harm other minority owner's property rights in Gallego's district.

As the concerned Citizen of city of Phoenix, we are here to speak up, and request your attention to the matter to preserve the clear election for your City and our Nation.

I Chuandong Zhang declare under penalty of perjury under the laws of the State of Arizona that I have read the above Declaration, am familiar with its contents, and know the same to be true and correct of my own personal knowledge.

Dated Oct 1 \_\_\_\_\_ 2018.

  
\_\_\_\_\_  
Chuandong Zhang

State of AZ

County of maricopa

The foregoing instrument was acknowledged before me, this 1 day of October, 2018, by Chuandong Zhang.

  
\_\_\_\_\_  
Notary Public

Notary Public

My Commission Expires: 03/01/2021



**Gallego Donations from True North Executive Team and their spouses:**

**Attachments:**

1. David C Tedesco- CEO:	\$12,700.00	(Attachment 1)
2. Gamma Tedesco-Spouse:	\$12,700.00	(Attachment 2)
3. Jeff Walters - Partner:	\$6,350.00	(Attachment 3)
4. Gwen Walters – Spouse:	\$6,350.00	(Attachment 4)
5. James Colyer – Partner:	\$6,000.00	(Attachment 5)
6. Lisa Colyer – Spouse:	\$6,000.00	(Attachment 6)
7. Andrew Christensen-Gen. Counsel:	\$6,600.00	(Attachment 7)
8. Ariel Christensen – Spouse:	\$6,350.00	(Attachment 8)
9. Zac Bern – Partner:	\$6,350.00	(Attachment 9)
10. Jennifer Bern – Spouse:	\$6,350.00	(Attachment 10)
11. True North Companies Executive Team Names: (From True North Public Website)		(Attachment 11)
12. Source of Information: (City of Phoenix Committee Campaign Financial Report)		(Attachment 12)
13. City of Phoenix Permits in Question (in Gallego District 8 re True North)		(Attachment 13)

**Attachment 1:**

David C Tedesco Donation: \$12,700

Source of Information: City of Phoenix Committee Campaign Financial Report

175	Name	David Tedesco	Date Contribution Received	02/27/2018	\$6,350.00	\$12,700.00	\$12,700.00
	Street Address	8324 E Hartford Dr Ste 200					
	City	State	Zip				
	Scottsdale	AZ	85255				
	Occupation	Employer					
	Partner	True North Companies					



**CITY OF PHOENIX  
COMMITTEE CAMPAIGN  
FINANCE REPORT**

**COMMITTEE ID NUMBER  
CAN-17-31**

MONETARY CONTRIBUTIONS RECEIVED FROM INDIVIDUALS - MORE THAN \$50 DURING ELECTION CYCLE\*

SCHEDULE A(1)(a)

Individual Contributor Information				Amount Received	Cumulative Amount this Reporting Period	Cumulative Amount this Election Cycle
176	Name <b>David Tedesco</b>	Date Contribution Received 12/27/2017		\$6,350.00	\$6,350.00	\$6,350.00
	Street Address 8324 E Hartford Dr Ste 200					
	City Scottsdale	State AZ	ZIP 85255			
	Occupation Partner	Employer True North Companies				



• To search for No Activity Reports, please check the box under the No Activity heading.

**Committee / Org Name:** 
**Contributor Name:** 
**Description:** 
**COP ID#**

**Amount Low** 
**Amount High** 
**Date Low** 
**Date High**

SEARCH

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Gemma Tedesco	03/27/2018	\$ 6350.00	\$ 12700.00
Kate Gallego for Phoenix Mayor	David Tedesco	02/27/2018	\$ 6350.00	\$ 12700.00
Kate Gallego for Phoenix Mayor	David Tedesco	12/27/2017	\$ 6350.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Gemma Tedesco	12/27/2017	\$ 6350.00	\$ 6350.00

**Attachment 2:**

Gamma Tedesco Donation: \$12,700

Source of Information: City of Phoenix Committee Campaign Financial Report

1065	Name <b>Gemma Tedesco</b> Street Address <b>5037 E Sky Desert Ln</b> City <b>Paradise Valley</b>	Date Contribution Received <b>03/27/2018</b> State <b>AZ</b> ZIP <b>85253</b>	Occupation <b>Retired</b>	Employer <b>Not Employed</b>	\$6,350.00	\$12,700.00	\$12,700.00
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Individual Contributor Information

1066	Name	Gemma Tedesco	Date Contribution Received	12/27/2017	Amount Received	\$6,350.00	Cumulative Amount this Reporting Period	\$6,350.00	Cumulative Amount this Election Cycle	\$6,350.00
	Street Address	5037 E Sky Desert Ln								
	City	Paradise Valley	State	AZ	ZIP	85253				
	Occupation	Retired	Employer	Not Employed						

**Attachment 3:**

Jeff Walters Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

14		Name		Date Contribution Received		\$6,350.00	\$6,350.00	\$6,350.00
Jeff Walters		7121 E Rancho Vista Dr		12/27/2017				
Street Address		City		State		ZIP		
Scottsdale		AZ		85251				
Occupation		Employer						
Executive		Self Employed						

**Attachment 4:**

Gwen Walters Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

Hadley Sosnoth

12/20/2017

Street Address

2905 Old Dominion Blvd

City

Alexandria

State

VA

ZIP

22305

Occupation

Consultant

Employer

Emergent Strategies

1035

Name

Gwen Walters

Date Contribution Received

12/27/2017

\$6,350.00

\$6,350.00

\$6,350.00

Street Address

7121 E Rancho Vista Dr Unit 5007

City

Scottsdale

State

AZ

ZIP

85251

Occupation

Writer

Employer

Self Employed

\*If contributions of \$50 or less are listed on Schedule A(1)(b), do not include them on Schedule A(1)(a).



**Attachment 5:**

James Colyer Donation: \$6,000.00

Source of Information: City of Phoenix Committee Campaign Financial Report

965		Name		James Colyer		Date Contribution Received		12/29/2017		\$6,000.00		\$6,000.00		\$6,000.00	
		Street Address		8372 E San Salvador Dr											
		City		Scottsdale		State		AZ		ZIP		85258			
		Occupation		Private Equity		Employer		True N Companies							

**Attachment 6:**

Lisa Colyer Donation: \$6,000.00

Source of Information: City of Phoenix Committee Campaign Financial Report

705	Name <b>Lisa Colyer</b> Street Address <b>8372 E San Salvador Dr</b> City <b>Scottsdale</b>	Date Contribution Received <b>12/29/2017</b> State <b>AZ</b> ZIP <b>85258</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>
	Occupation <b>Cosmetic Surgery Sales Consultant</b> Employer <b>Arizona Dermatology and Plastic Surgery Center</b>				

**Attachment 7:**

Andrew Christensen Donation: \$6,600.00

Source of Information: City of Phoenix Committee Campaign Financial Report

Individual Contributor Information

Individual Contributor Information				Amount Received	Amount this Reporting Period	Amount this Election Cycle
1316	Name <b>Andrew Christensen</b>	Date Contribution Received <b>02/25/2018</b>		<b>\$250.00</b>	<b>\$6,600.00</b>	<b>\$6,600.00</b>
	Street Address <b>3145 E Chandler Blvd Unit 110-631</b>					
	City <b>Phoenix</b>	State <b>AZ</b>	ZIP <b>85048-8702</b>			
	Occupation <b>Attorney</b>	Employer <b>True N Companies</b>				
1317	Name <b>Andrew Christensen</b>	Date Contribution Received <b>12/29/2017</b>		<b>\$1,350.00</b>	<b>\$6,350.00</b>	<b>\$6,350.00</b>
	Street Address <b>3145 E Chandler Blvd Unit 110-631</b>					
	City <b>Phoenix</b>	State <b>AZ</b>	ZIP <b>85048-8702</b>			
	Occupation <b>Attorney</b>	Employer <b>True N Companies</b>				
1318	Name <b>Andrew Christensen</b>	Date Contribution Received <b>12/29/2017</b>		<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
	Street Address <b>3145 E Chandler Blvd Unit 110-631</b>					
	City <b>Phoenix</b>	State <b>AZ</b>	ZIP <b>85048-8702</b>			
	Occupation <b>Attorney</b>	Employer <b>True N Companies</b>				

**Attachment 8:**

Ariel Christensen Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

1229	Occupation	Employer	Date Contribution Received			
	Chief Operating Officer	Chicanos Por La Causa		\$100.00	\$6,350.00	\$6,350.00
1230	Name: Ariel Christensen Street Address: 3145 E Chandler Blvd Unit 110-631 City: Phoenix State: AZ ZIP: 85048-8702 Occupation: Not Employed Employer: Not Employed Date Contribution Received: 12/29/2017					
				\$800.00	\$6,250.00	\$6,250.00
	Occupation	Employer				
	Not Employed	Not Employed				

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**Attachment 9:**

Zac Bern Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

Individual Contributor Information

1471	Name <b>Zac Bern</b>	Date Contribution Received <b>12/27/2017</b>	Amount Received <b>\$6,350.00</b>	Cumulative Amount this Reporting Period <b>\$6,350.00</b>	Cumulative Amount this Election Cycle <b>\$6,350.00</b>
	Street Address <b>11457 E Blanche Dr</b>				
	City <b>Scottsdale</b>	State <b>AZ</b>	ZIP <b>85255</b>		
	Occupation <b>Self Employed</b>	Employer <b>Self Employed</b>			

**Attachment 10:**

Jennifer Bern Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

Jennifer Bonnett		12/09/2017				
Street Address		4125 N 33rd St				
City	State	ZIP				
Phoenix	AZ	85018				
Occupation	Employer	JHB Executive Consultants				
Consultant						
929 Name		Jennifer Bem		Date Contribution Received	\$6,350.00	\$6,350.00
Street Address		11457 E Blanche Dr		12/27/2017	\$6,350.00	\$6,350.00
City	State	ZIP				
Scottsdale	AZ	85255				
Occupation	Employer	Self Employed				
Self Employed						
930 Name		Jen Bixby		Date Contribution Received	\$250.00	\$750.00
Street Address		5340 E Everett Dr		05/19/2018	\$250.00	\$750.00
City	State	ZIP				
Scottsdale	AZ	85254				
Occupation	Employer	AECOM				
Engineer						

**Attachment 11:**

True North Companies Executive Team Names:

Source of Information: True North Website <http://www.tnch.com/team/>



**TRUE NORTH**  
C O M P A N I E S

Team

**David C. Tedesco**

Managing Partner - Chief Executive

**Jeff Walters**

Partner - Sales, Marketing and Product Lead

**James Colyer**

Partner - Deal Flow and Execution Lead

**Andrew Christensen**

Partner - General Counsel

**Christopher Reap**

Partner - Deal Flow Lead

**Zac Bern**

Partner - IT Lead

**Attachment 12:**

Gallego donation Data from City of Phoenix Committee Campaign Financial Report:

Source of Information:

Phoenix Municipal Committee election donation report page:

<http://apps-secure.phoenix.gov/campaignFinance/search/contributorS>

Kate Gallego August report: PDF file

<http://apps-secure.phoenix.gov/campaignFinance/Reports/PrintReport/7a00cf16-5032-475c-835c-b95bc4c58a65>

Up to July report: (364 page) PDF files

<http://apps-secure.phoenix.gov/campaignFinance/Reports/PrintReport/8dd6d43e-2db0-4600-a08c-f9f06c944e74>

## Who is the largest donor to Kate Gallego? and what for?

Phoenix mayoral candidate Kate Gallego received a total of **\$75,750** donations from CEO Tedesco, four partners, and their spouses in True North Companies. Since 2017, True North Companies has been attempting to demolish the Phoenix Chinese Cultural Center.

The public records from the city of Phoenix "Political Committee Contributions" website <http://apps-secure.phoenix.gov/campaignFinance/search/contributors> show political donations from True North Companies' CEO, partners, and their spouses contribute about **7%** of total money Kate Gallego received for this campaign so far. In addition, two executive members never disclosed their employers and another two miswrote their employers as "True N Companies". Is it legal to hide or mislead that when a pattern was found here?

**Table 1. The donation summary from True North Companies to Kate Gallego**

	Names	Donations	Date for donations
1	<u>David Tedesco</u> & Gemma Tedesco	\$25,400	12/27/2017 02/27/2018 03/27/2018
2	<u>Jeff Walters</u> & Gwen Walkters	\$12,700	12/27/2017
3	<u>James Colyer</u> & Lisa Colyer	\$12,000	12/29/2017
4	<u>Andrew Christensen</u> & Ariel Christensen	\$12,950	12/29/2017 02/25/2018
5	<u>Zac Bern</u> & Jennifer Bern	\$12,700	12/27/2017
	Sum	<b>\$75,750</b>	

**Table 2. The list of each donation from the five executives at True North Companies \$25,400 donated by David Tedesco (CEO) and Gemma Tedesco**

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Gemma Tedesco	03/27/2018	\$ 6350.00	\$ 12700.00
Kate Gallego for Phoenix Mayor	David Tedesco	02/27/2018	\$ 6350.00	\$ 12700.00
Kate Gallego for Phoenix Mayor	David Tedesco	12/27/2017	\$ 6350.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Gemma Tedesco	12/27/2017	\$ 6350.00	\$ 6350.00



**\$12,700 donated by Jeff Walters (Partner for sales, marketing, and product lead) and Gwen Walters**

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Gwen Walters	12/27/2017	\$ 6350.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Jeff Walters	12/27/2017	\$ 6350.00	\$ 6350.00

**\$12,000 donated by James Colyer (partner for deal flow and execution lead) and Lisa Colyer**

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	James Colyer	12/29/2017	\$ 6000.00	\$ 6000.00
Kate Gallego for Phoenix Mayor	Lisa Colyer	12/29/2017	\$ 6000.00	\$ 6000.00

**\$12,950 donated by Andrew Christensen (partner for general counsel) and Ariel Christensen**

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Andrew Christensen	02/25/2018	\$ 250.00	\$ 6600.00
Kate Gallego for Phoenix Mayor	Andrew Christensen	12/29/2017	\$ 1350.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Andrew Christensen	12/29/2017	\$ 5000.00	\$ 5000.00
Kate Gallego for Phoenix Mayor	Ariel Christensen	12/29/2017	\$ 100.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Ariel Christensen	12/29/2017	\$ 800.00	\$ 6250.00
Kate Gallego for Phoenix Mayor	Ariel Christensen	12/29/2017	\$ 1450.00	\$ 5450.00
Kate Gallego for Phoenix Mayor	Ariel Christensen	12/29/2017	\$ 4000.00	\$ 4000.00

**\$12,700 donated by Zac Bern (partner for IT lead) and Jennifer Bern**

Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Jennifer Bern	12/27/2017	\$ 6350.00	\$ 6350.00
Kate Gallego for Phoenix Mayor	Zac Bern	12/27/2017	\$ 6350.00	\$ 6350.00

Table 3.1 List of donations including addresses and employers from Tedesco  
 Source: <https://apps-secure.phoenix.gov/CampaignFinance/Reports/PrintReport/8dd6d43e-2db0-4600-a08c-f9f06c944e74>



**CITY OF PHOENIX  
 COMMITTEE CAMPAIGN  
 FINANCE REPORT**

**COMMITTEE ID NUMBER  
 CAN-17-31**

MONETARY CONTRIBUTIONS RECEIVED FROM INDIVIDUALS - MORE THAN \$50 DURING ELECTION CYCLE.\*

SCHEDULE A(1)(a)

Individual Contributor Information				Amount Received	Cumulative Amount this Reporting Period	Cumulative Amount this Election Cycle
176	Name		Date Contribution Received	\$6,350.00	\$6,350.00	\$6,350.00
	David Tedesco		12/27/2017			
	Street Address					
	8324 E Hartford Dr Ste 200					
	City	State	ZIP			
Scottsdale	AZ	85255				
Occupation	Employer					
Partner	True North Companies					
175	Name		Date Contribution Received	\$6,350.00	\$12,700.00	\$12,700.00
	David Tedesco		02/27/2018			
	Street Address					
	8324 E Hartford Dr Ste 200					
	City	State	ZIP			
Scottsdale	AZ	85255				
Occupation	Employer					
Partner	True North Companies					
1066	Name		Date Contribution Received	\$6,350.00	\$6,350.00	\$6,350.00
	Gemma Tedesco		12/27/2017			
	Street Address					
	5037 E Sky Desert Ln					
	City	State	ZIP			
Paradise Valley	AZ	85253				
Occupation	Employer					
Retired	Not Employed					
1065	Name		Date Contribution Received	\$6,350.00	\$12,700.00	\$12,700.00
	Gemma Tedesco		03/27/2018			
	Street Address					
	5037 E Sky Desert Ln					
	City	State	ZIP			
Paradise Valley	AZ	85253				
Occupation	Employer					
Retired	Not Employed					

Table 3.2 List of donations including addresses and employer as self Employed from Walters

14	Name <b>Jeff Walters</b>		Date Contribution Received 12/27/2017	\$6,350.00	\$6,350.00	\$6,350.00
	Street Address 7121 E Rancho Vista Dr					
	City Scottsdale	State AZ	ZIP 85251			
	Occupation Executive	Employer Self Employed				
1035	Name <b>Gwen Walters</b>		Date Contribution Received 12/27/2017	\$6,350.00	\$6,350.00	\$6,350.00
	Street Address 7121 E Rancho Vista Dr Unit 5007					
	City Scottsdale	State AZ	ZIP 85251			
	Occupation Writer	Employer Self Employed				

Table 3.3 List of donations including addresses and employer as True N Companies from Colyer

985	Name <b>James Colyer</b>		Date Contribution Received 12/29/2017	\$6,000.00	\$6,000.00	\$6,000.00
	Street Address 8372 E San Salvador Dr					
	City Scottsdale	State AZ	ZIP 85258			
	Occupation Private Equity	Employer True N Companies				
705	Name <b>Lisa Colyer</b>		Date Contribution Received 12/29/2017	\$6,000.00	\$6,000.00	\$6,000.00
	Street Address 8372 E San Salvador Dr					
	City Scottsdale	State AZ	ZIP 85258			
	Occupation Cosmetic Surgery Sales Consultant	Employer Arizona Dermatology and Plastic Surgery Center				

Table 3.4 List of donations including addresses and employer as True N Companies from Christensen

Individual Contributor Information				Amount Received	Amount this Reporting Period	Amount this Election Cycle
1316	Name Andrew Christensen	Date Contribution Received 02/25/2018		\$260.00	\$6,600.00	\$6,600.00
	Street Address 3145 E Chandler Blvd Unit 110-631					
	City Phoenix	State AZ	Zip 85048-8702			
	Occupation Attorney	Employer True N Companies				
1317	Name Andrew Christensen	Date Contribution Received 12/29/2017		\$1,350.00	\$6,350.00	\$6,350.00
	Street Address 3145 E Chandler Blvd Unit 110-631					
	City Phoenix	State AZ	Zip 85048-8702			
	Occupation Attorney	Employer True N Companies				
1318	Name Andrew Christensen	Date Contribution Received 12/29/2017		\$5,000.00	\$5,000.00	\$5,000.00
	Street Address 3145 E Chandler Blvd Unit 110-631					
	City Phoenix	State AZ	Zip 85048-8702			
	Occupation Attorney	Employer True N Companies				
1229	Name Ariel Christensen	Date Contribution Received 12/29/2017		\$100.00	\$6,350.00	\$6,350.00
	Street Address 3145 E Chandler Blvd Unit 110-631					
	City Phoenix	State AZ	Zip 85048-8702			
	Occupation Not Employed	Employer Not Employed				
1230	Name Ariel Christensen	Date Contribution Received 12/29/2017		\$600.00	\$6,250.00	\$6,250.00
	Street Address 3145 E Chandler Blvd Unit 110-631					
	City Phoenix	State AZ	Zip 85048-8702			
	Occupation Not Employed	Employer Not Employed				

Table 3.5 List of donation including addresses and employer as Self Employed from Bern

Individual Contributor Information				Amount Received	Cumulative Amount this Reporting Period	Cumulative Amount this Election Cycle
1471	Name <b>Zac Bern</b>	Date Contribution Received 12/27/2017		\$6,350.00	\$6,350.00	\$6,350.00
	Street Address 11457 E Blanche Dr					
	City Scottsdale	State AZ	ZIP 85255			
	Occupation Self Employed	Employer Self Employed				
929	Name <b>Jennifer Bern</b>	Date Contribution Received 12/27/2017		\$6,350.00	\$6,350.00	\$6,350.00
	Street Address 11457 E Blanche Dr					
	City Scottsdale	State AZ	ZIP 85255			
	Occupation Self Employed	Employer Self Employed				

Table 4. The official list of the names for all executives from the True North Company website (<http://www.tnch.com/team>)

← ↻ ⓘ Not secure | www.tnch.com/team

**TRUE NORTH**  
COMPANIES

HOME COMPANY DIFFERENTIATION INVESTMENT CRITERIA TEAM PORTFOLIO

**David C. Tedesco**  
Managing Partner - Chief Executive


**Jeff Walters**  
Partner - Sales, Marketing and Product Lead

**James Colyer**  
Partner - Deal Flow and Execution Lead

**Andrew Christensen**  
Partner - General Counsel

**Christopher Reap**  
Partner - Deal Flow Lead

**Zac Bern**  
Partner - IT Lead



**Attachment 13:**

City of Phoenix questionable Fence Permit (no construction need, with Court injunction order in place), renewed on February 28, 2018 for another 12 month to True North (668 North LLC ), one day after True North CEO David Tedesco and Spouse Gamma Tedesco donated total of \$12,700 to Gallego, and 2 months after 5 out of Website listed True North Executives and their Spouses all contributed to Gallego the maximum donation by the end of the 2017.

Source of Information:

City of Phoenix Website:

Link to search permit <https://apps-secure.phoenix.gov/PDD/Search/Permits>



**City of Phoenix**  
**Planning And Development Department**

**PERMIT**

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

200 West Washington Street  
 Phoenix, Arizona 85003  
 General Information 602-262-7811

**STATUS: OPEN**

POST THIS PERMIT ON JOB SITE

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

**Permit #** TCFN 18006260

**Issued** 28-FEB-2018

**Expires** 28-FEB-2019

**Permit Description** COFCO-TEMPORARY FENCING/6 MONTHS

**Project** 99-3792

COFCO CHINESE CULTURAL CENTER-A CONDOMIN

**Address** 668 N 44TH ST PHOENIX AZ 85008-6506

L CE B \* COFCO CHINESE CULTURAL CENTER-A CONDO Q S Q11-37 APN 125-25-293

**Zoning** MR  
**Dist** 08

**Description/Scope of Work:**

NEW FENCE INSTALLATION

EFFECTIVE BUILDING CODES: 2012 IRC, 2012 IECC, 2012 IBC, 2011 NEC, 2012 IMC, 2012 UPC OR 2012 IPC, 2012 IFC, 2012 IFGC.  
 ZONING: C-2 M-R ZONING VARIANCE: ( )YES (X)NO HILLSIDE: REVIEWER: KAL

LETTERS OF ENCROACHMENT: ( )YES ( )NO

DESCRIPTION OF WORK: INSTALLATION OF 2,230 LINEAR FT OF 6 FT. TEMPORARY CHAIN LINK FENCE AS PER APPROVED PLAN, ALL WORK IS SUBJECT TO FIELD INSPECTOR APPROVAL. PERMIT IS GOOD FOR 6 MONTHS.

INSTALLATION OF TEMPORARY FENCING TO PREPARE FOR INTERIOR DEMOLITION WORK UNDER SEPARATE PERMIT AND FOR (SECURITY) PROTECTION FROM PUBLIC.

NOTE: IF FENCE IS INSTALLED ADJACENT TO WATERLINE, SHOW METER BOX LOCATION ON PLOT PLAN.

NOTE: FENCE LOCATION SHOWN ON PLOT PLAN FOR CONFORMANCE TO ZONING ISSUES ONLY. ALL PERMITTED STRUCTURES MUST BE WITHIN THE PROPERTY BOUNDARIES OF THE PERMITEE. IT IS THE RESPONSIBILITY OF THE PERMITEE TO ENSURE THAT THIS STRUCTURE IS BUILT WITHIN THE RECORDED PROPERTY LINES.

**ONLINE**

**Valuation:** \$0

**Owner Information**

**Name** COFCO DEVELOPMENT CORPORATION  
**Address** 668 N 44TH ST # 228 PHOENIX AZ 85008

**Certificate of Occupancy Type:** COFC

**Contractor Information**

**Name** JOKAKE CONSTRUCTION SERVICES II **Type** TRAVELERS PROPERTY  
**Address** 5013 E WASHINGTON STREET **City/St/Zip** PHOENIX AZ 85034  
**Contact Phone** 602-241-8964  
**Exp** 31-OCT-16  
**Phone** 602-241-8964

**Instructions and Comments**

Permit Issued By JCRU Entered By KAL

**Inspections Required:** STRUCTURAL

**Call 602-495-0800 or go online to [www.phoenix.gov/BUSINESS](http://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.



Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	<input checked="" type="checkbox"/>
		<hr/>	
		<b>Permit Fee Total: \$579.00</b>	



**City of Phoenix**  
**Planning And Development Department**

**PERMIT**

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

200 West Washington Street  
 Phoenix, Arizona 85003  
 General Information 602-262-7811

**STATUS: OPEN**

POST THIS PERMIT ON JOB SITE

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

**Permit #** TCFN 17026014

**Issued** 13-SEP-2017

**Expires** 13-MAR-2018

**Permit Description** TEMPORARY 6' CHAIN LINK FENCE/ 6 MONTHS

**Project** 99-3792

COFCO CHINESE CULTURAL CENTER-A CONDOMIN

**Address** 668 N 44TH ST PHOENIX AZ 85008-6506

L CE B \* COFCO CHINESE CULTURAL CENTER-A CONDO Q S Q11-37 APN 125-25-293

**Zoning** MR

**Dist** 08

**Description/Scope of Work:**

NEW FENCE INSTALLATION

EFFECTIVE BUILDING CODES: 2012 IRC, 2012 IECC, 2012 IBC, 2011 NEC, 2012 IMC, 2012 UPC OR 2012 IPC, 2012 IFC, 2012 IFGC.  
 ZONING: C-2 M-R ZONING VARIANCE: ( ) YES ( ) NO HILLSIDE: REVIEWER: MVA - SUPERVISORS

LETTERS OF ENCROACHMENT: ( ) YES ( ) NO

DESCRIPTION OF WORK: INSTALLATION OF 2,230 LINEAR FT OF 6 FT. TEMPORARY CHAIN LINK FENCE AS PER APPROVED PLAN. ALL WORK IS SUBJECT TO FIELD INSPECTOR APPROVAL. PERMIT IS GOOD FOR 6 MONTHS.

INSTALLATION OF TEMPORARY FENCING TO PREPARE FOR INTERIOR DEMOLITION WORK UNDER SEPARATE PERMIT AND FOR (SECURITY) PROTECTION FROM PUBLIC.

NOTE: IF FENCE IS INSTALLED ADJACENT TO WATERLINE, SHOW METER BOX LOCATION ON PLOT PLAN.

NOTE: FENCE LOCATION SHOWN ON PLOT PLAN FOR CONFORMANCE TO ZONING ISSUES ONLY. ALL PERMITTED STRUCTURES MUST BE WITHIN THE PROPERTY BOUNDARIES OF THE PERMITEE. IT IS THE RESPONSIBILITY OF THE PERMITEE TO ENSURE THAT THIS STRUCTURE IS BUILT WITHIN THE RECORDED PROPERTY LINES.



**Valuation:** \$0

**Owner Information**

**Name** COFCO DEVELOPMENT CORPORATION  
**Address** 668 N 44TH ST # 228 PHOENIX AZ 85008

**Certificate of Occupancy Type:** COFC

**Contractor Information**

**Name** JOKAKE CONSTRUCTION SERVICES II **Type** Ins TRAVELERS PROPERTY 6303197R80ATIL15 **Contact Phone** 602-241-8964  
**Address** 5013 E WASHINGTON STREET **City/St/Zip** PHOENIX AZ 85034 **Exp** 31-OCT-16  
**Phone** 602-241-8964

**Instructions and Comments**

Permit Issued By SAM

Entered By MVA

**Inspections Required:** STRUCTURAL

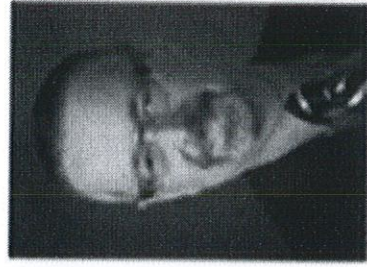
**Call 602-495-0800 or go online to [www.phoenix.gov/BUSINESS](http://www.phoenix.gov/BUSINESS) before 8PM to request for a next day inspection**

**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.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	<input type="checkbox"/>
		<hr/>	
		Permit Fee Total:	\$579.00

# Chinese Cultural Center Support from City and Councilmen



<https://youtu.be/aKya1J06a7E>

<https://youtu.be/aKya1J06a7E>

**LIVE**

**NEWS** 

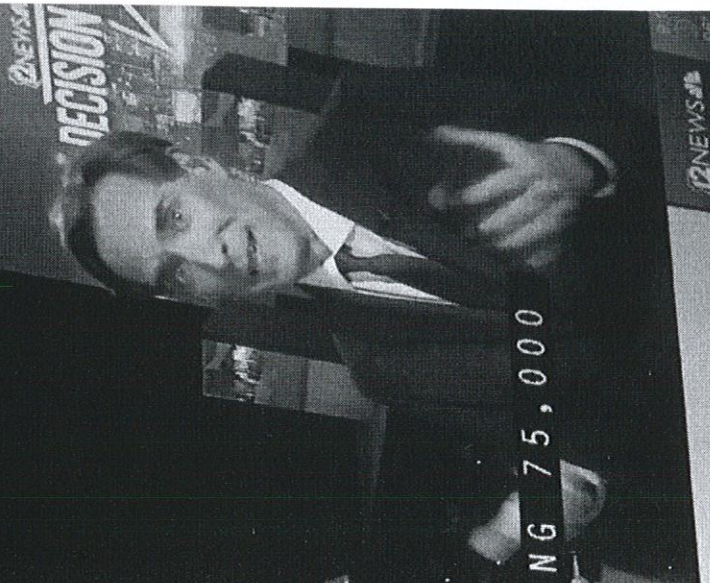
**SANDRA DAY  
O'CONNOR  
INSTITUTE**

**THE PHOENIX MAYORAL  
DEBATE**

**TAKE GALLEGO GETTING 75,000  
FROM PEOPLE WITH**

**PHOENIX MAYORAL DEBATE**

VIZIO



Neighborhood Petition

Against Permits on Roof and Exterior Changes on Chinese Cultural Center

Southwest Corner of 44<sup>th</sup> Street and Papago Freeway

Dear Mayor, City Manager, City Council and City Planning Department or To Whom It May Concern:

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<u>Name</u>	<u>Signature</u>	<u>Address</u>
<u>CHRIS REEVES</u>	<u>[Signature]</u>	<u>4138 E BEATRICE PHX 8500</u>
<u>Mary Ann Livingston</u>	<u>[Signature]</u>	<u>4137 E Beatrice St. Phx 85008</u>
<u>PAUL POTTER</u>	<u>[Signature]</u>	<u>4123 E BEATRICE ST. PHX AZ 85008</u>
<u>Sherris A. Lower</u>	<u>[Signature]</u>	<u>4128 E Beatrice St. Phx AZ 85008</u>
<u>Bernarda Sobomayr</u>	<u>[Signature]</u>	<u>4102 E pierce St phx AZ 85008</u>



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Name                                  Signature                                  Address

<u>Lucy S. Shires</u>	<u>Lucy S. Shires</u>	<u>4147 E. McKinley St</u>
<u>Angelica Pinon</u>	<u>Angelica Pinon</u>	<u>4117 E. McKinley St</u>
<u>Anita Posadas</u>	<u>[Signature]</u>	<u>4107 E. McKinley St</u>
<u>ISAC SALAZAR</u>	<u>[Signature]</u>	<u>4102 E. McKinley</u>
<u>JOSE MILES</u>	<u>[Signature]</u>	<u>4108 E. McKinley</u>

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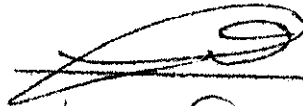
Address

Darla Morales

Darla Morales

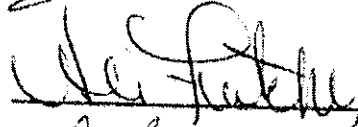
4118 E. McKinley St

Oscar Alvarez



4138 E McKinley St

Ali Fletcher



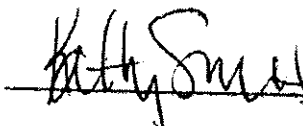
4148 E McKinley St

Heather Gomes



4141 E. McKinley St

Kathy Smith



886 N Copco Cent Ct.

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Name

Signature

Address

Nicketa Tejo Nicketa Tejo 509 N 41st Tphms 85008


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<u>Name</u>	<u>Signature</u>	<u>Address</u>
<u>Clara Hernandez</u>	<u>[Signature]</u>	<u>4107 E Baseline St. Phoenix 85008</u>
<u>Brett Harmes</u>	<u>[Signature]</u>	<u>3716 N 44th St Apt 52 Phoenix 85018</u>
<u>Ita Rusmin</u>	<u>[Signature]</u>	<u>945 N. 40th St Apt. 64. Phoenix 85008</u>
<u>Rafiq Wameah</u>	<u>[Signature]</u>	<u>945 N. 40th St #64 Phoenix 85008</u>
<u>Aminah</u>	<u>[Signature]</u>	<u>945 N. 40th St # 91 Phoenix 85008</u>

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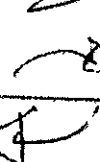
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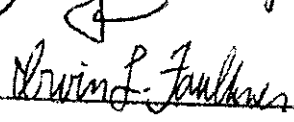
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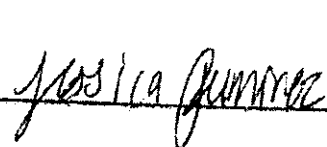
Address

Armando Saloman  411 N 41st Pl #111 AZ 85008

Luzero Ortiz  407N 41st Pl

Joyce Lopez  Lopez 420 N 41st place

Irvin L. Faulkner  502 N. 41<sup>st</sup> place AZ 85008

Jessica Ramirez  516 N. 41st Pl.

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Name

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Address

Veronica Rodriguez Veronica Rodriguez 523 N. 41<sup>st</sup> Pl Phx, AZ 85008

Martha A. Felix Martha A. Felix 519 N. 41<sup>st</sup> Place Phx - 85008

Joome Palmer Joome Palmer 509 N 41<sup>st</sup> Pl, Phx 85008

Horacio Ramirez Horacio Ramirez 501 N 41<sup>st</sup> pl. Phx 85008

Guillermo Perez Guillermo Perez 415 N. 41<sup>st</sup> pl. Phx 85008

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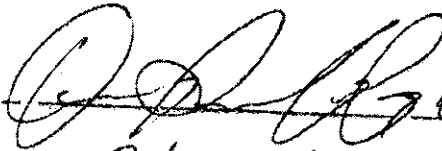
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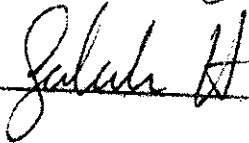
Address

EMME SALAZAR G



1077 E. Fillmore St.

Salvador Hernandez



4136 E. Portland St.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Address

Dolores Salazar Dolores Salazar 10720 25<sup>th</sup> Pl #B

Nelly Salazar Nelly Salazar 4031 E. Fillmore St.

Maria Margery Maria Margery 1820 N- 27<sup>th</sup> St.

Jyanna Fancey Jyanna Fancey 4038 est. Fillmore St.

MANICARMEN MANICARMEN 4022 E. FILLMORE ST



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Name

Signature

Address

Karen Rodriguez      Karen R      4018 E Fillmore St.

Jony Suzuki      Jony Suzuki      4018 E. Fillmore St

Abinash Suzuki      Abinash Suzuki      4108 E. Fillmore St

Juanita U. Barrera      JUANITA U. BARRERA      4032 E. Fillmore St 85105

Salomon      Salomon      LA BRISA APPE

Neighborhood Petition

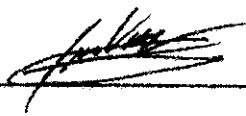

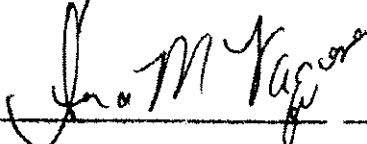
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<u>Name</u>	<u>Signature</u>	<u>Address</u>
<u>Cristina Velazquez</u>		<u>4008 E Fillmore st</u>
<u>Cherri Wade</u>	<u>Cherri Wade</u>	<u>3242 E. Vanburen St.</u>
<u>Isabel Gonzalez</u>	<u>Isabel Gonzalez</u>	<u>4011 e Fillmore st phoenix AZ 85008</u>
<u>Francisca R</u>		<u>4017 E Fillmore</u>
<u>Ana M Vaquera</u>		<u>4021 E. Fillmore</u>

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Address

Fran Romero Fran Romero 1408 E. Sanctis St.

Timothy LEE  4102 E. Garfield St.

Max Gonzalez Max Gonzalez 4108 E. Garfield.

Ashley S. Ashley S 945 N<sup>th</sup> 40<sup>th</sup> St

Zack A Zack A 945 N<sup>th</sup> 40<sup>th</sup> St.

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Signature

Address

Ali  4146 E Garfield St

Rita Dominguez  4142 E. Garfield

Lesley Herrera  4132 E Garfield

Carlos Vasquez  4126 E Garfield

Salvador Ramirez  4118 E Garfield St

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<u>Name</u>	<u>Signature</u>	<u>Address</u>
Corey Wedner	Corey W	945 n <sup>th</sup> 40 <sup>th</sup> st
Tony	Tony	4117 Garfield st.
Marcia Fernandez		4118 E. Garfield St.
Virginia Suniga		4121 E. Garfield St.
Liz Bantish	Liz B	4127 E Garfield St.

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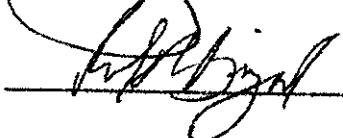
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Name

Signature

Address

Jesse Medrano  4131 E. Garfield

Israel R. Bijonda  4137 E Garfield st

Suzie Kittle  4141 E. Garfield st

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Neighborhood Petition

Against Permits on Roof and Exterior Changes on Chinese Cultural Center

Southwest Corner of 44<sup>th</sup> Street and Papago Freeway

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Name

Signature

Address

Thabareq                      Thabareq                      945 N. 40th St N 64 Phoenix AZ 85008

Almoe mae Lwin                      [Signature]                      945 N. 40th St N 64 Phoenix AZ 85008

\_\_\_\_\_  
\_\_\_\_\_  
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Name

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Address

SANDRA LINTON Sandra Linton 4127 E Beatrice St. PHX. AZ.  
85008

Alicia Oswald Alicia Oswald 4112 E BEATRICE ST. PHX. AZ.  
85008

EDMUNDO LEGLEU Edmundo Legleu Jr. 4108 E. BEATRICE ST. PHX  
AZ 85008

ROSA ESTRADA Rosa Estrada 4101 E BEATRICE ST. PHX  
AZ 85008



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Address

Marcus Herrera      Marcus Herrera      4132 E Garfield

Angelina Martinez      Angelina Martinez      4037 E. Fillmore

José Herrera      J.H      4132 e garfield

Jose Luis Duenas      \_\_\_\_\_      524 N 42<sup>nd</sup> ST

Armando Agilar      \_\_\_\_\_      516 N 42<sup>nd</sup> ST

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Steve Duenas Steve Duenas 524 N 42<sup>nd</sup> Fillmore  
85008

Jd J G Jason traps 509 N 41<sup>st</sup> Street

Didio Carrasco 4002 E Fillmore 85008

FABIOLA MUNOZ F. M. 4111 E. GARFIELD ST.

CLARITA FLORES SAUVAGE CB 4137 E GARFIELD ST

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<u>Name</u>	<u>Signature</u>	<u>Address</u>
Kenia Castaneda	KCastaneda	4132 Egarfield
Leo Herrera	Leo	4132 Egarfield
Angel Herrera	Angel	4132 Egarfield
Yamir Herrera	Yamir	4132 Egarfield
Joseph <sup>Herrera</sup> <del>Herrera</del>	Joseph	4132 Egarfield

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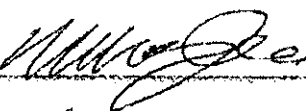
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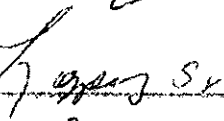
Name

Signature

Address

Stuart Loy  4142 E PIERCE ST.

VICTORIA DEAN  4142 E PIERCE ST

Erin Joyce Lopez Sr  430 N 41<sup>st</sup> Pl Px

Linda Duenas  4031 E TAYLOR

CAROLINA ALVARADO  516 N 42<sup>nd</sup> St

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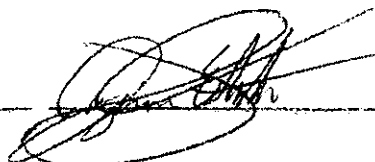
Address

Rosalba Mtz Rosalba Martinez 524 N 42 ST

Oscar M. Trejo Jr.  509 N. 41<sup>st</sup> Street

Miguel Trejo Miguel Trejo 509 N 41<sup>st</sup>

Evanito Estrada 4001 St Beatrice

José Estrada  4101 E Beatrice St.