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 respectively submit a Citizen Petition to City of Phoenix, to request the investigation and decision on the following:

- 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 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

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

- 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)
- 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 3rd, 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

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HEARING RESULT PLANNING COMMISSION Hearing Date: Appealed Yes ACTION	CITY COUNCIL Hearing Date: No Appealed Yes No
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MODIFICATION OF REZONING STIPULATIONS

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DISTRICT & NWO 44th St. & Fill move St.	· · · · · · · · · · · · · · · · · · ·
Rezoning Application No. 172.00-0	by externen C. Earl
representing	BNU Corporation
A request for modification of otipulation	no portaining to total equare footage site plan conformance, landscaping
cereening, mass transite exement, improvement and conditional zoning (approximately 25, 99 acres). Existing zoning acres acres acres.	contribution to planning studies, street of time cripulation. oning is 21-6, 2-3 (approved C-2 MR)
At the hearing, citizens and interested parties wi	If have an opportunity to be heard.
PLANNING DEPARTMENT/ADMINISTRATION INDEX NO. 011734 SARAH KERR 495-7030 PUBLISHED: ARIZONA REPUBLIC - CITYPAGE - FRIDAY,, SPAIK\c:\word\pho\011294	1993
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BNU Corporation	Stephen C. Earl
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Cally Vanderlaan	Phoenix 85008
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Barry Ganders Pullmon & Ganders	American Slavic Assoc. 4525 t. McKinley St. Phoenix 85008
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May 21, 1996

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

Winner of the Carl Bertelsmann



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

Zoning approval is granted for this overall mixed use Master Plan of 600,030 square 1. 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.

- 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.
- 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.

- 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 rogram, 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.
 - 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.
- 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.

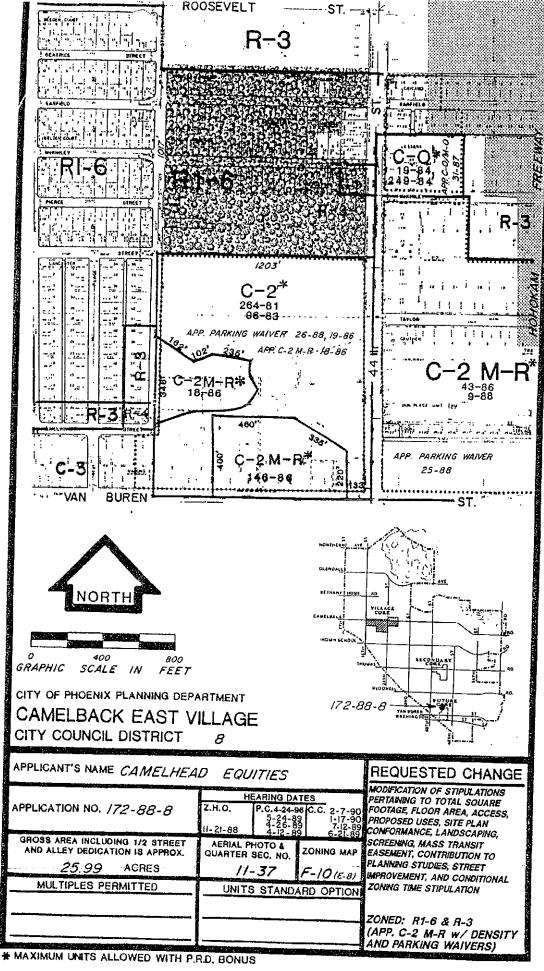
Sincerely,

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

Stephen Earl
Earl, Curley & Lagarde
3101 N. Central Ave #1090
Phoenix, AZ 85012



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, steening, 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:

- 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.
- 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.

- 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 asneeded 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:
 - 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 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 Slavie 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

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 readway 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.
- 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.

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

(14) 觀

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 <u>MOTION</u> 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.

* * *

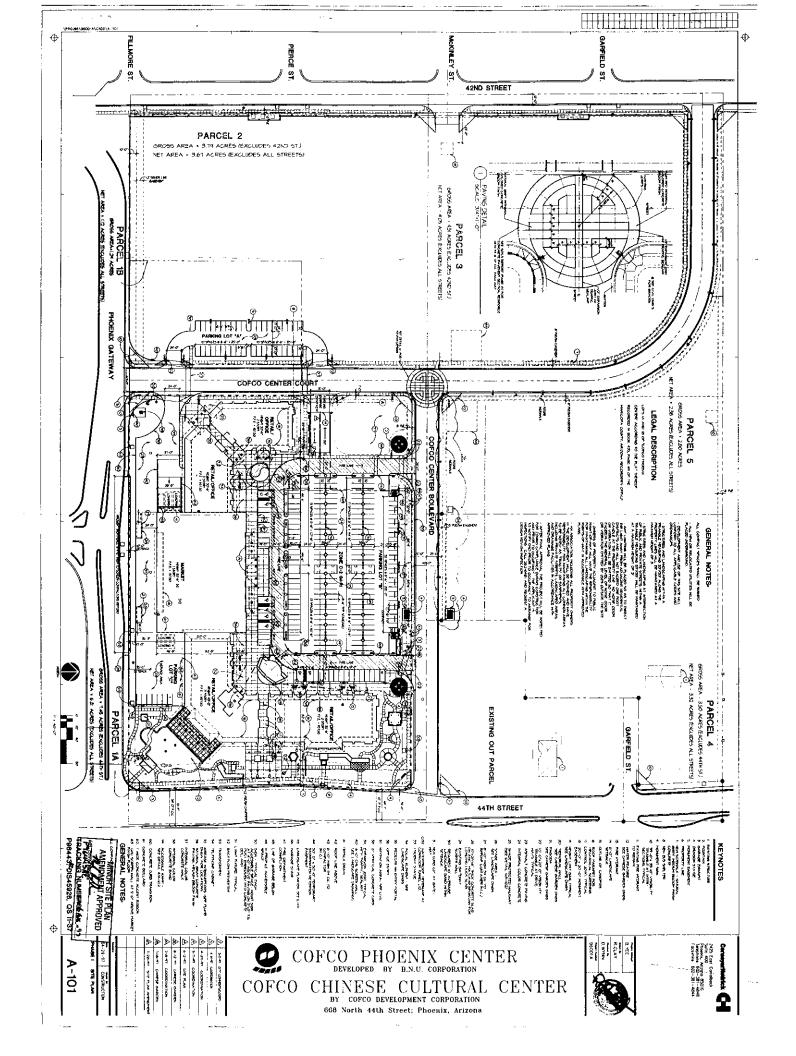
STIPULATIONS:

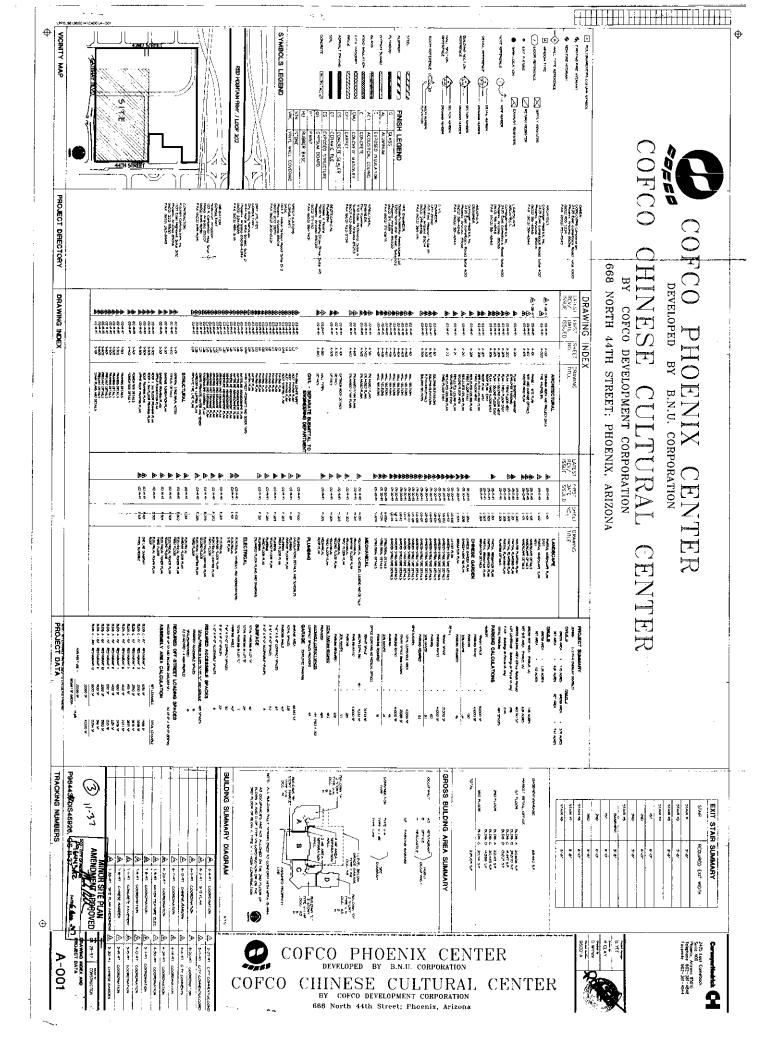
The Planning Hearing Officer moved to recommend approval of the application with modifications to stipulations as follows:

- 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.

o 40th Street via Fillmore Street.
o the WEST Gateway Loop Road.

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







Phoenix, AZ 85003 (602)256-4240 YAY (602)495-3637 300 West Washington Street City of Phoenix
DEVELOPMENT SERVICES DEPARTMENT

9T0S8 ZW **Phx**

SILE PLANNING DIVISION

IOCATION:

MMC 44LP 2F

QUARTER SECTION # N 11 E 37 Gateway

ELM: WINOK SILE DIVN PWENDWENT BOCKEDS SUBJECT:

FROM:

PHONE:

received 06/10/1997 .

PHONE: (602)381-4848

Cornoyer Hedrick

Building Safety

S4S2 E. CAMELBACK RD 4TH FLOOR

A copy of this plan is attached.

DHOENIX

File

COPY TO:

RECOMMENDATION:

REQUEST:

9T098 ZW

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

The site Planning Division approves the minor amendment

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

2425 E. Camelback Road, Suite #1000

Colco/Bnu :OT

L66T/90/80 : HITE





January 21, 2001

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



RE:

COFGO Phoenix Center

Zoning Application Z-172-88-8

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 COFGO 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 compiles 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 been 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 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 silpulation 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 44th 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 42nd St. is complete. No. further action necessary as relates to this project.

C. The east ½ half of 42nd 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 42rd St, to the project courty and 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 44th St. at Gateway Blvd. has been completed with Phase 1. 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.

Fig. 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

Declaration of David E. Richert

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

- 1. I have worked in the capacity as the Director of Planning of the City of Phoenix between 1992 and 2005.
- 2. In 1996, 1997, I worked with BNU/COFCO and Elizabeth Mann, for the development of COFCO Phoenix Center, including, in particular, Lot 1A: the COFCO Chinese Cultural Center. I am knowledgeable about all the terms and conditions that the City has put in its Zoning Stipulations and requirements.
- 3. COFCO Chinese Cultural Center was an important development for the City of Phoenix, and received a lot of support from the various City Departments to make it happen. In return, the City placed strict requirements on the developer with respect to its permitted commercial uses, parking, and the inclusion of an intensive Chinese Cultural and Public Art program, which the developer agreed to provide with its Iconic Royal Chinese rooflines and unique large scale Chinese garden and statues depicted by the August 6, 1997 Site Plan and the handmade rendering done by its Chinese Architect.
- 4. Both the City of Phoenix and the developer expected the Chinese Cultural Center to become a landmark for the City. Therefore, it was understood that any changes to its appearance, use of space, and change of the uses of parking would require a public hearing. This issue was clearly discussed in many meetings. Consequently, it is inappropriate to allow the current change of its unique public art roof tile without a public hearing. This action would contradict the City's Stipulations and all prior zoning requests.
- 5. COFCO Chinese Cultural Center started its construction in February 1997, and finished by January 1998. Due to the complexity of the construction that involved both U.S. and Chinese architects and construction teams, the City's Planning Department allowed the developer and its architect to present a Site Plan on a phased basis to meet the City's requirements. Thus, the amended August 6, 1997 Site Plan superseded the March 25, 1996

24

25

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

- 6. The March 25, 1996 Site Plan was amended upon completion of each phase of the development of the COFCO Chinese Cultural Center as follows: Amendment No.1 dated March 28, 1997, Amendment No. 2 dated August 6, 1997, and Amendment No. 3 dated July 17, 2001. These three amendments reconfirmed all the Chinese cultural elements required by the City's Chinese Cultural and Public Arts Program and the City's Zoning Stipulations as to the restricted uses and parking of the COFCO Chinese Cultural Center.
- 7. Because the August 6, 1997 Site Plan provides details of all the Chinese cultural elements required by the City and displayed the final vision for the uses and parking of the COFCO Chinese Cultural Center, it should be the only Site Plan used to consider and approve any change to the Chinese Cultural Center.
- 8. All other Site Plans in the files of the City's Planning Department relate to the development of the other Lots in the COFCO Phoenix Center and, therefore should not be used for any zoning request with respect to the Chinese Cultural Center.
- 9. I 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 January _ 59 2018.

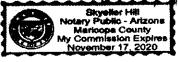
David E. Richert

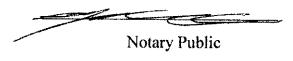
State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me, this 24th day of January 2018, by David E. Richert.

My Commission Expires: 11/17/2010







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

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 #

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.

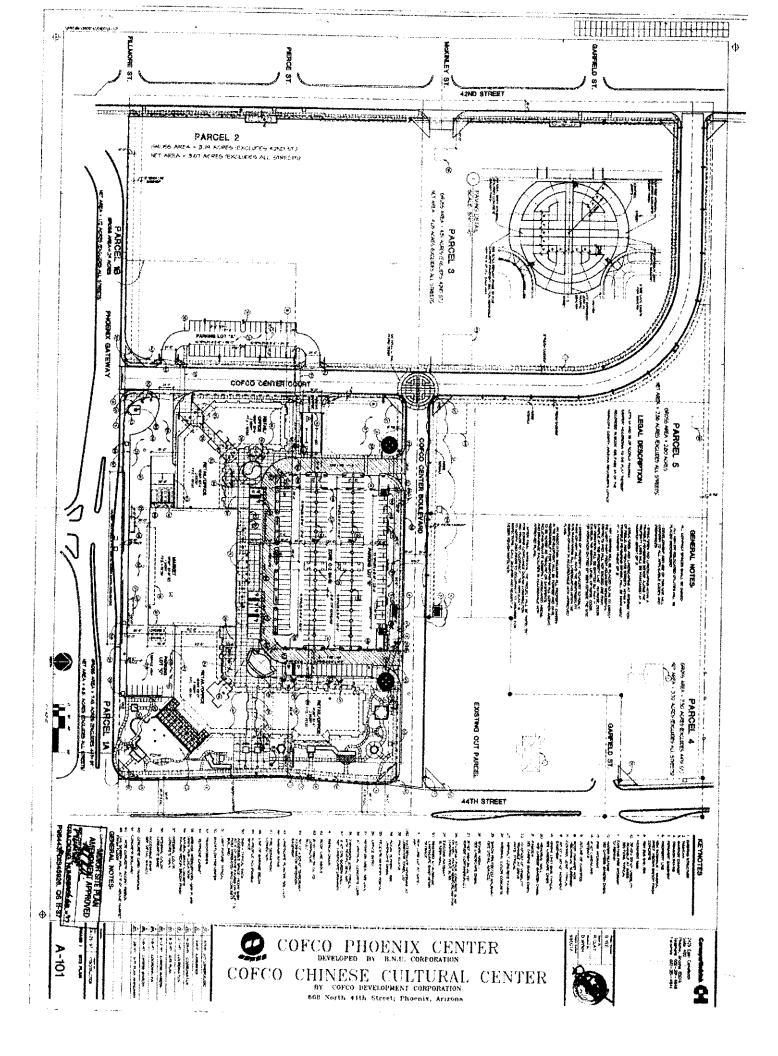
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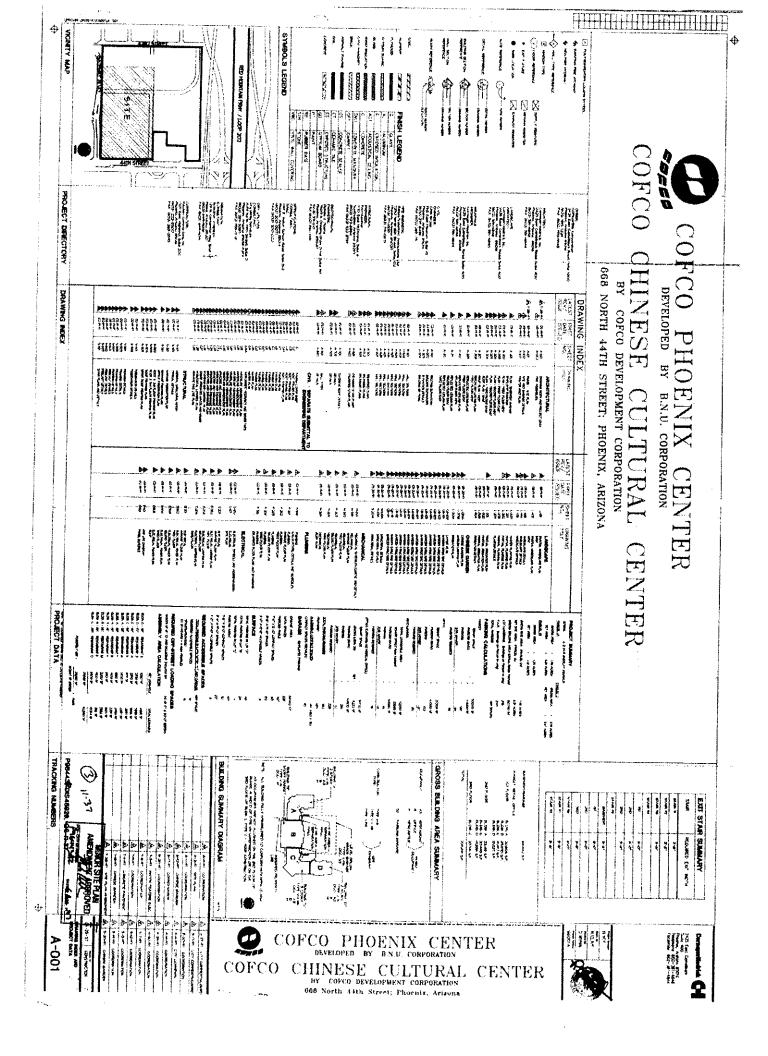
Building Safety File

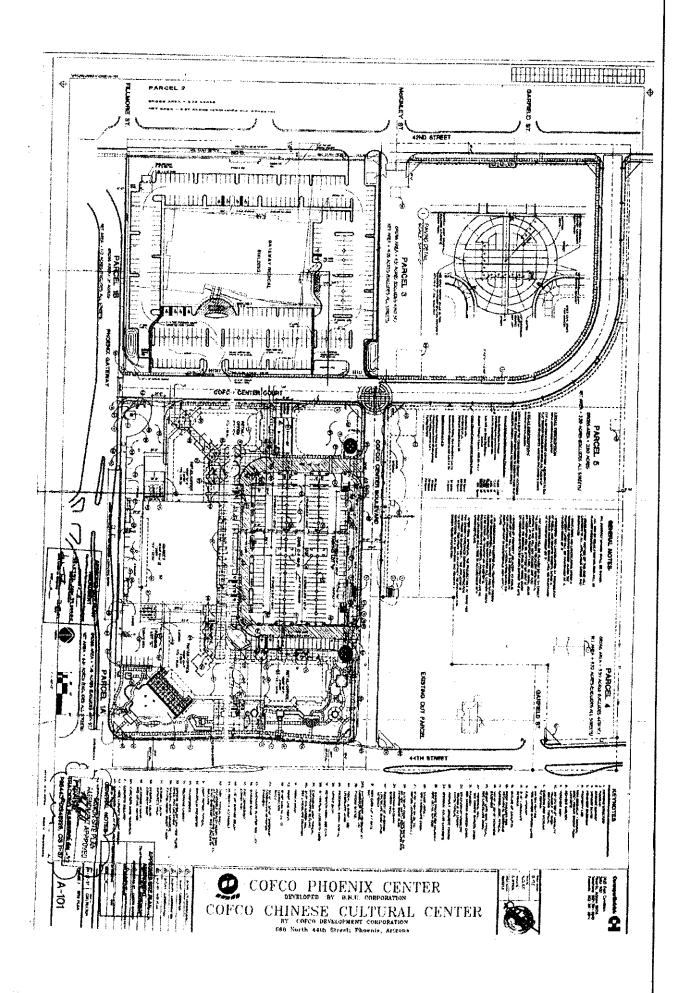
Cornoyer Hedrick

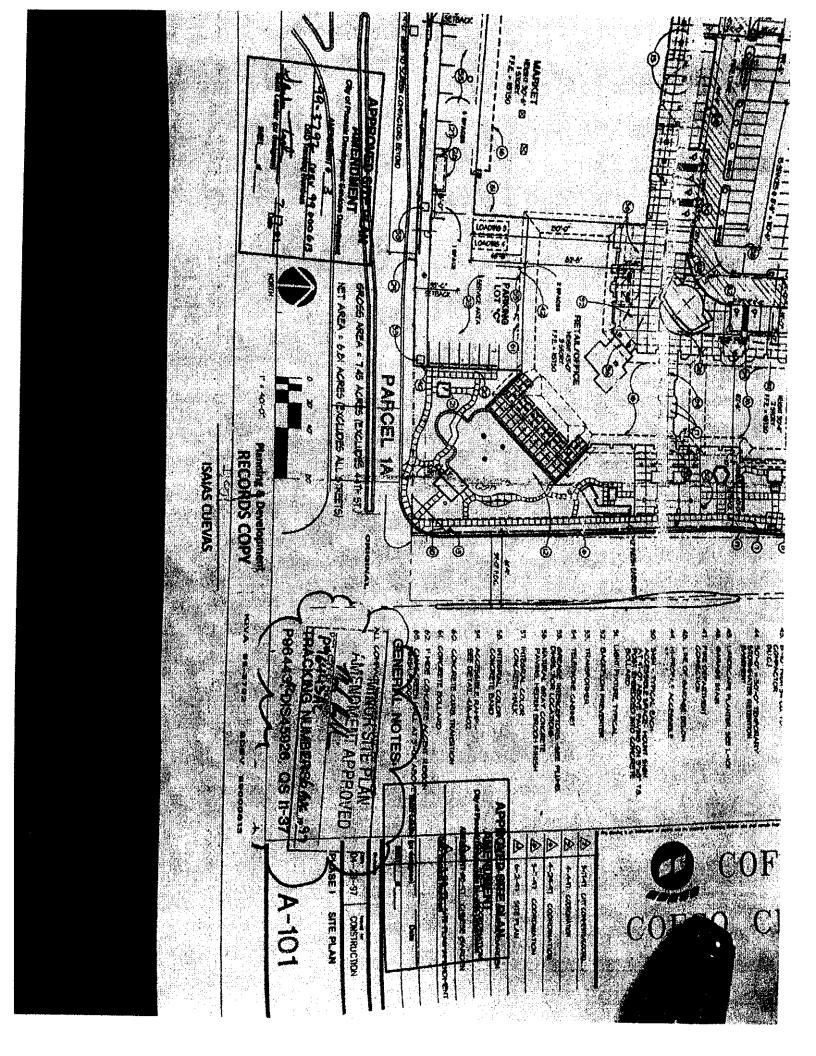
2425 E. CAMELBACK RD 4TH FLOOR PHOENIX AZ 85016

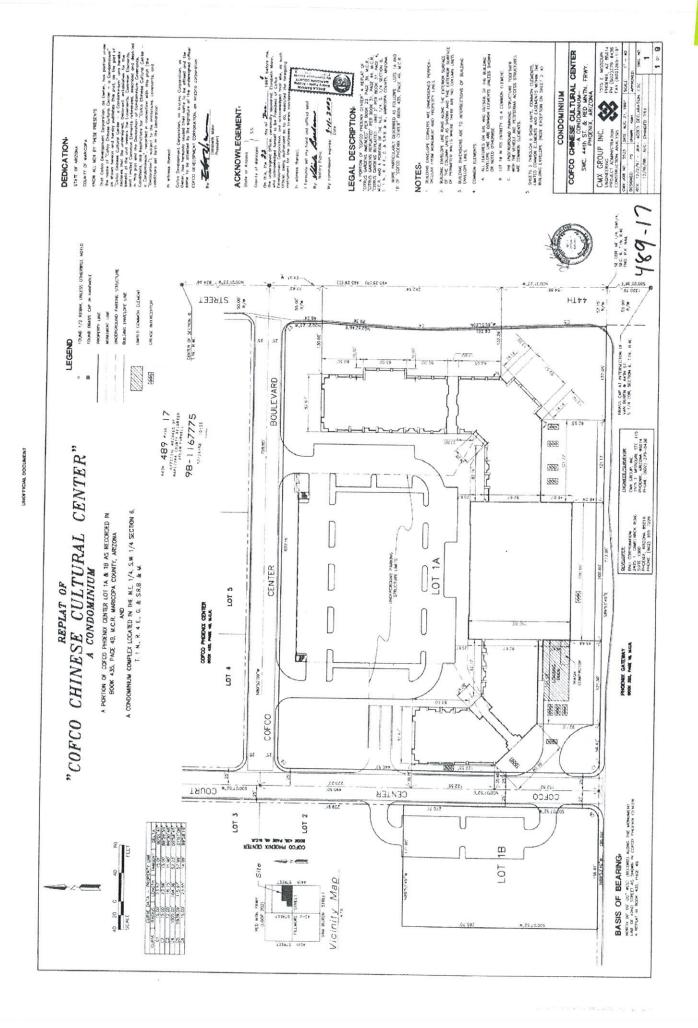
PHONE: (602)381-4848











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Search Criteria

Address: 668 N 44th St

#	Address	Year Bullt	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
28	668 NORTH LLC 668 N 44TH ST STE 245 Phoenix AZ 85008	1997	54	83,000	12525260	Sold	\$10,500.000	06/09/2017
29	668 NORTH LLC 668 N 44TH ST STE 244 Phoenix AZ 85008	1997	89	83,000	12525259	Sold	\$10,500,000	06/09/2017
30	668 NORTH LLC 668 N 44TH ST STE 243 Phoenix AZ 85008	1997	80	83,000	12525258	Sold	\$10,500,000	06/09/2017
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	125252 2 9	Sold	\$10,500,000	06/09/2017
60	668 NORTH LLC 668 N 44TH ST STE 213 Phoenix AZ 85008	1 9 97	75	83,000	12525228	Sold	\$10,500,000	06/09/2017

4/20/2018 Search Results

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	Sola	\$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	Sald	\$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

4/20/2018 Search Results

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	83.009	12525197		Sold	\$ 0	-
101	CJ DESIGN & CONSTRUCTION CORPORATION 668 N 44TH ST STE 109 Phoenix AZ 85008	1997	82	83,000	12525196		Sold	\$0	-

4/20/2018 Search Results

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

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 QS 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 VARIANCE: () YES () NO HILLSIDE: ZONING:C-2 M-R 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.

Valuation: \$0

Owner Information

COFCO DEVELOPMENT CORPORATION Name

668 N 44TH ST # 228 PHOENIX AZ 85008 Address

Certificate of Occupancy Type:

COFC

Contractor Information

Type

Contact Phone 602-241-8964

Name JOKAKE CONSTRUCTION SERVICES II Ins. TRAVELERS PROPERTY 6303197R80ATIL15 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 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 idewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

Fee Code	Description	<u>Total Amount</u>	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	X

Permit Fee Total: \$579.00



City of Phoenix

Planning And Development Department

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 Permit Description COFCO-TEMPORARY FENCING/6 MONTHS

Expires 28-FEB-2019

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.



Valuation: \$0

Owner Information

Name

COFCO DEVELOPMENT CORPORATION

668 N 44TH ST # 228 PHOENIX AZ 85008 Address

Certificate of Occupancy Type:

COFC

Contractor Information

Type

Contact Phone 602-241-8964

Name JOKAKE CONSTRUCTION SERVICES II Ins. TRAVELERS PROPERTY 6303 197R80ATIL15 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 JCRU

Entered By KAL

Inspections Required: STRUCTURAL

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

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

Permit Fees

Fee CodeDescriptionTotal AmountPaidFENCECOMFENCE PERMIT-COMMERCIAL579.00X

Permit Fee Total: \$579.00

KIVA REPORTING REPORT: gprp26

CITY OF PHOENIX PLANNING & DEVELOPMENT DEPARTMENT ACTIVITY NOTES

RUN TIME: 01:03 PM

RUN DATE: 06-OCT-2017

PAGE: 1

ENTERED DATE: 19-SEP-2017

APPLICATION: LPRR 1704597 PROJECT: 99-3792

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

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.qov

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:

- 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 riskes 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 Chuanding Than 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 DC+	_2018.
	Blanes
	Chuandong Zhang

State of AZ

The foregoing instrument was acknowledged before me, this ____ day of

and the control of th

Notary Public

My Commission Expires: 03 01 7021



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 Tea	m Names:	•
(From True North Public Website)		(Attachment 11)
12. Source of Information:		·
(City of Phoenix Committee Campaig	n 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

Tedesco	175	175 Name		Date Contribution Received	00 03F 3\$	\$12 700 00	\$12.700 00
Hartford Dr Ste 200 State AZ Employer		David Tedesco		02/27/2018			
Hartford Dr Ste 200 State AZ Employer		Street Address		A CONTRACTOR OF THE CONTRACTOR			
ale State AZ Employer		8324 € Hartford Dr Ste 200					
ale AZ Employer		City	State	ZIP	****		
		Scottsdale	AZ	85255			
		Occupation	Employer				
Partner True North Companies		Partner	True North Compa	anies			

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COMMITTEE ID NUMBER

CAN-17-31

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

SCHEDULE A(1)(a)

	Individual Contributor Information	ation	Amount Received	Cumulative Amount this Reporting Period	Cumulative Amount this
		Date Contribution Received	\$6,350.00	\$6,350.00	\$6,350,00
David Tedesco		12/27/2017	Ė		:
			Service Servic		
Street Address					
8324 E Hartford Dr Ste 200				4000	
City	State	ZIP			
Scottsdale	AZ	85255			
Occupation	Employer		1		
Partner	True North Companies	anies			

1

[2]

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apps-secure.phoenix.gov
 To search for No Activity Reports, please check the box under the No Activity heading.

Kate Gallego Tedesco Amount Low Amount High Date Low Date Committee / Org Name Contributor Kate Gallego for Phoenix Mayor Gemma Tedesco	Date High SEARCH Contribution Date		
Date Low Contributor Gemma Tedes	Contribution	10 10 10 10 10 10 10 10 10 10 10 10 10 1	
	SEARC Contribution Date	.	; ;
	Contribution Date		
U		Amount	Reporting Period Total
	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

		•		106
Occupation Retired	City Paradise Valley	Street Address 5037 E Sky Desert Ln	Gemma Tedesco	065 Name
Employer Not Employed	State AZ	,		
	ZIP 85253		03/27/2018	Date Contribution Received
				\$6,350.00
				\$12,700.00
·				\$12,700.00

Control Community of the Control of the State of the Control of th

Re Oc	P an	50 Sm	ဂ္ဂ	1066 Name	
Occupation Retired	^{City} Paradise Valley	Street Address 5037 E Sky Desert Ln	Gemma Tedesco	me	
Employer Not Employed	State AZ				Individual Contributor Information
	ZIP 85253		12/27/2017	Date Contribution Received	ation
				\$6,350.00	Amount Received
				\$6,350.00	Cumulative Amount this Reporting Period
				\$6,350.00	Cumulative Amount this Election Cycle

Attachment 3:

Jeff Walters Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

				14
Occupation Executive	City Scottsdale	Street Address 7121 E Rancho Vista Dr	Jeff Walters	Name
Employer Self Employed	State AZ			The second secon
en de la compansa de	ZIP 85251		12/27/2017	Date Contribution Received
				\$6,350.00
			-	\$6,350.00
**************************************		- Maria da Maria de Alemando d		\$6,350.00

•

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Attachment 4:

Gwen Walters Donation: \$6,350.00

Source of Information: City of Phoenix Committee Campaign Financial Report

				1035									
Occupation Writer	Scottsdale	7121 E Rancho Vista Dr Unit 5007	Gwen Walters	1035 Name	Consultant	Occupation	Alexandria	City	Street Address 2905 Old Dominion Blvd	Hadley Sosnoff			
Employer Self Employed	State AZ				Emergent Strategies	Employer	VA	State					
	85251		12/27/2017	Date Contribution Received	%		22305	ZIP		12/20/2017			
			秦田(1)美台建建设设置	\$6,350.00									
				\$6,350.00									
				\$6,350.00									

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

SCHEDULE A(1)(a), page 207 of 295 City of Phoenix Revision 1/4/2017

Attachment 5:

James Colyer Donation: \$6,000.00

				965
Private Equity	City Scottsdale	Street Address 8372 E San Salvador Dr	James Colyer	965 Name
True N Companies	State AZ			
Ø.	2IP 85258		12/29/2017	Date Contribution Received
				\$6,000.00
				\$6,000.00
				\$6,000.00

Attachment 6:

Lisa Colyer Donation: \$6,000.00

	Š
City Scottsdale Occupation Cosmetic Surgery Sales Consultant	Lisa Colyer Street Address
State AZ Employer Arizona Dermatolo Center	
State ZIP AZ 85258 Employer Anizona Dermatology and Plastic Surgery Center	12/29/2017
	\$6,000.00
	\$6,000.00
	\$6,000.00

Attachment 7:

Andrew Christensen Donation: \$6,600.00

3	1316 Name	D	Date Contribution Received	\$250.00	\$6,600.00
	Andrew Christensen		02/25/2018		
	Street Address		THE PARTY OF THE P		
	3145 E Chandler Blvd Unit 110-631	-3			
	City Phoenix	State AZ	ZIP 85048-8702		
	Occupation	Employer			
	Attorney	True N Companies			
1317	7 Name		Date Contribution Received	\$1,350.00	\$6,350.00
	Andrew Christensen		12/29/2017		
	Street Address		The state of the s		
	3145 E Chandler Blvd Unit 110-631				
	City Phoenix	State AZ	ZIP 85048-8702		
	Occupation	Employer		- \$ -	
	Attorney	True N Companies		- A-	
$\frac{1}{2}$	1318 Name		Date Contribution Received	\$5,000.00	\$5,000.00
	Andrew Christensen		12/29/2017		
	Street Address				
	3145 E Chandler Blvd Unit 110-631			L.	
	City	State	ZIP		
	Phoenix	AZ	85048-8702		
	Occupation	Employer			
	Attomey	True N Companies			

Attachment 8:

Ariel Christensen Donation: \$6,350.00

Not Employed
Occupation
Phoenix
enix
Street Address 3145 E Chandler Blvd Unit 110-631 City Phoenix
Ariel Christensen Stræt Address 3145 E Chandler Blvd Unit 110-d Civ Phoenix
10-631 State AZ
ite
12/29/2017 12/29/2017 2IP 85048-8702
ZIP 85048-8702
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Attachment 9:

Zac Bern Donation: \$6,350.00

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

Attachment 10:

Jennifer Bern Donation: \$6,350.00

			930				(929				
Occupation Engineer	City Scottsdale	Street Address 5340 E Everett Dr	Jen Bixby	Occupation Self Employed	City Scottsdale	Street Address 11457 E Blanche Dr	Jennifer Bern	Name	Occupation Consultant	City Phoenix	Street Address 4125 N 33rd St	Jennifer Bonnett
Employer AECOM	State AZ			Employer Self Employed	State AZ				Employer JHB Executive Consultants	State AZ		
	ZIP 85254		Date Contribution Received 05/19/2018		ZIP 85255		12/27/2017 概题的可能是可能的	Data Contribution Received	sultants	ZIP 85018		12/09/2017
Notice and Applications			\$250.00				を 1000000000000000000000000000000000000	\$6 350 00				vovono emorante.
www.markene			\$750.00				\$0,500.00	00 035				
			\$750.00				&0,000.00	98 380 00 082 88				

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Attachment 11:

True North Companies Executive Team Names:

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



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-

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

Up to July report: (364 page) PDF files <a href="http://apps-

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

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

Phoenix mayoral candidate Kote Gollego received a total of \$75,750 donations from CEO Tedesco, four partners, and their spouses in <u>True North Companies</u>. Since 2017, <u>True North Companies</u> 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	David Tedesco & Gemma Tedesco	\$25,400	12/27/2017 02/27/2018 03/27/2018
2	Jeff Walters & Gwen Walkters	\$12,700	12/27/2017
3	James Colyer & Lisa Colyer	\$12,000	12/29/2017
4	Andrew Christensen & Ariel Christensen	\$12,950	12/29/2017 02/25/2018
5	Zac Bern & Jennifer Bern	\$12,700	12/27/2017
	Sum	\$75,750	

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	92/27/2018	\$ 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 <u>Jeff Walters</u> (Partner for sales, marketing, and product lead) and Gwen Walters

The same for the same to the s		-	and a Copper server, Springer	
Committee / Org Name	Contributor	Contribution Date	Amount	Reporting Period Total
Kate Gallego for Phoenix Mayor	Gwen Waiters	12/27/2017	\$ 6350.00	\$ 6350.00
Kate Gallego for Phóenix Mayor	Jeff Waiters	12/27/2017	\$ 6350 00	\$ 6350.00

\$12,000 donated by <u>James Colver</u> (partner for deal flow and execution lead) and Lisa Colver

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

Contributor	Contribution Date	Amount	Reporting Period Total
Andrew Christensen	62/25/2018	\$ 250.00	\$ 6600.00
Andrew Christensen	12/29/2017	\$ 1350.00	\$ 63 5 0, 0 0
Andrew Christensen	12/29/2017	¥ 5000.00	\$ 5000.00
Ariel Christensen	12/29/2017	\$ 100.00	\$ 6350.00
Ariel Christensen	12/29/2017	\$ 800.00	\$ 6250.00
Ariel Christensen	12/29/2017	\$ 1.150.00	\$ 5450 00
Ariel Christensen	12/29/2017	£ 4000.00	\$ 4000.00
	Andrew Christensen Andrew Christensen Andrew Christensen Ariel Christensen Ariel Christensen	Andrew Christensen 02/25/2018 Andrew Christensen 12/29/2017 Andrew Christensen 12/29/2017 Ariel Christensen 12/29/2017 Ariel Christensen 12/29/2017 Ariel Christensen 12/29/2017	Andrew Christensen 02/25/2018 \$ 250.00 Andrew Christensen 12/29/2017 \$ 1350.00 Andrew Christensen 12/29/2017 \$ 5000.00 Ariel Christensen 12/29/2017 \$ 100.00 Ariel Christensen 12/29/2017 \$ 800.00 Ariel Christensen 12/29/2017 \$ 1450.00

\$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	jonnifer Bern	12/27/2017	\$ 0350.00	\$ 6350,00
Kate Gallego for Phoenix Mayor	Zau Bern	12/27/2017	\$ 6350.00	\$ 5350.00

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

9	CITY OF PHOENIX COMMITTEE CAMPAIGN FINANCE REPORT
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		CITY OF PHOENIX COMMITTEE CAMP FINANCE REPORT			ETTEE ID NUMB CAN-17-31
ONETARY CONTRIBUTIONS	RECEIVED FROM IND	VIDUALS - MORE THAN \$50 DU	IRING ELECTION CYC	CLE;*	SCHEDULE A(1)(
			l 1	Cumulativ e	Complative
176 Name	Individual Contributor I	nformation	Amount Received	Amount this Reporting Period	Amount this Election Cycle
David Tedesco		Date Contribution Raceword 12/27/2017	\$6 .350.00	\$6.350.00	\$6,350.00
8324 E Hartford Dr Ste	200				
Cky Scottsdale	State AZ	2)P 85255			
Occupation Partner	Employer True North	Employer True North Companies			
75 Name David Tedesco	•	Date Contribution Received 02/27/2018	\$6,350.00	\$12,700.00	\$12.700,00
Street Address 8324 E. Hanford Dr Ste 2	200				
Cry Scottsdale	State AZ	85255			
Occupation Partner	Employur True North C	Companies			
			<u></u>	: '	· .
tn	idividual Contributor Info		Amount Received	Cumulative Amount this Reporting Period	Cumulative Amount this Election Cycle
6 Name Gemma Tedesco		Date Considution Received 12/27/2017	\$6,350.00	\$6,350.00	\$6,350,00
Street Andress 5037 E Sky Desert Ln					
Cry Paradise Valley	State AZ	85253			
Occupation Retired	Employed Not Employed				
	1		 		I
35 Name Gemma Tedesco		Date Completion Received 03/27/2018	\$6,350.00	\$12,700 00	\$12,700.00
Street Address 5037 E Sky Desert Ln	, , , , , , , , , , , , , , , , , , , ,				Military and a second a second and a second
City Paradise Valley	State AZ	2iP 85253			
Designation Retired	Employer Not Employe	ed .			

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

		1				
L	Walters		Date Contribution Received 12/27/2017	\$6,350.00	\$6,350.00	\$6,350.00
	i Address 1 E Rancho Vista Dr			-		
City Scot	Itsdale	State AZ	85251			
Ocour Exec	sation Cutive	Employer Self Employe	ed			
035 Nan Gw	ven Walters		Date Contribution Received 12/27/2017	\$6.350.00	\$6,350.00	\$6,350.00
- 1	Street Address 7121 E Rancho Vista Dr Unit 5007					
Sco	ottsdale	State AZ	ZiP 85251			
Occi Wri	urator	Employer Self Employe				

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

	James Colyer		Date Contribution Received 12/29/2017	\$6,000.00	\$6,000.00	\$6,000.00
1	Street Address 8372 E San Salvador Dr					
ŧ	Cay Scottsdale	State AZ	85258			
	Occupation Private Equity	Employer True N Com	panies			

Name Lisa 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	2iP 85258			
Occupation Cosmetic Surgery Sales Consultant	Employer Arizona Dermatology and Plastic Surgery Center				

Table 3.4 List of donations including addresses and <u>employer as True N Companies</u> from Christensen

1316 Name	ind	ividual Contributor Inform	ation Date Contribution Received	Amount Received	Amount this Reporting Period	Amount this Election Cycle
Andrey	v Christensen		02/25/2018	\$250 00	\$6,600.00 \$6,600.00	\$6,600.00
\$1601 Ad 3145 E	idrers Chandler Blvd Unit	110-631		-		
CRY		Sinte	1 Zip			
Phoeni	ix	AZ	85048-8702			
Occupation Atlorna		Employer True N Companie	98			
317 Name Andrew	/ Christensen		ਹਿਨਾ ਦੇ ਵਿਸ਼ਾ ਹੈ। 12/29/2017	\$1,350.00	\$6,350.00	\$6,350.00
£	dress Chandler Blvd Unit 1	10-631				
City Phoenin		State AZ	7iP 8504 8 -8702	-		
Attorne		Empleyer True N Companie	s		-	
318 Name Andrew	Name Andrew Christensen		Date Contribution Received 12/29/2017	\$5.000.00	\$5,000.00	\$5,000.00
3145 E	Street Audress 3145 E Chandler Blvd Unit 110-6	10-631		1		
C4) Phoenix		State AZ	85048-8702			
Attorney		Empayer True N Companie	s			
1	hristensen		Date Contribution Receivers 12/20/2017	\$100.00	\$6,350.00	\$6,350.00
3145 F	SkaerAschess 3145 E. Chandler Blvd Unit 110-631					
City Phoenii		State AZ	2:P 85048-8702			
Not Em		Empkyer Not Employed	······································			
230 Nanw Ariel Cl	Name Ariel Christensen		Bare Contribution Received 12/29/2017	\$800 (0)	\$6,250.00	\$5,250.00
3145 E	dross Chandier Blvd Unit 1	10-631				
Gry Phoenii		State AZ	74₽ 85048-6702			
Occupatio Not Em		Employer Not Employed	249 of 346			

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

1471	Individual Contributor Information			Amount Received	Cumulative Amount this Reporting Period	Comulative Amount this Election Cycle
	Zac Bern Street Address 11457 E. Blanche Dr		Oate Contribution Received 12/27/2017	\$6,350.00	\$6,350.00	\$6.350.00
				-		
	City Scottsdale	State AZ	ZIF 85255	-		
ŧ	Occupation Self Employed	Employer Self Employ	/ed			
Vari Jen	e nifer Børn	70.000.000.000.000	Date Contribution Received 12/27/2017	\$6.350.00	\$6,350.00	\$6,350.
!	t Address 57 E Blanche Dr				**************************************	
Sco	ttsdale	State AZ	ZIP 85255			
	pelion Employed	Employer Self Employe		1		
1	e e e e e e e					

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

C ① Not secure | www.tnch.com/10-and



HOME COMPANY DIFFERENTIATION INVESTMENT CRITERIA 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 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

PERMIT

Planning And Development Department

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.

REVIEWER:KAL

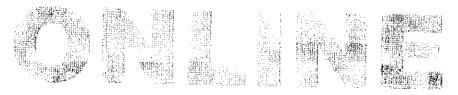
ZONING VARIANCE: () YES (X) NO HILLSIDE: LETTERS OF ENCROACHMENT: ()YES ()NO

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) 5.张宇孝林童童陈安女士工术歌集家就是由于曾长州帝孝州子学就是会京孝大李家献帝家居童后出于温

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



Valuation: \$0

Owner Information

Name

COFCO DEVELOPMENT CORPORATION

Address 668 N 44TH ST # 228 PHOENIX AZ 85008 Certificate of Occupancy Type:

Contractor Information

Type

Contact Phone 602-241-8964

Name JOKAKE CONSTRUCTION SERVICES II Ins. TRAVELERS PROPERTY 6303 197R80ATIL 15 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 JCRU

Entered By KAL

Inspections Required: STRUCTURAL

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

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

Permit Fees

Fee Code	Description	Total Amount	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	X
		Permit Fee Total: \$579.00	



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

/ssued 13-SEP-2017 Permit Description TEMPORARY 6' CHAIN LINK FENCE/ 6 MONTHS

Expires 13-MAR-2018

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

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. YONING VARIANCE: DYES () NO HILLSIDE: REVIEWER: MVA - SUPERVISORS

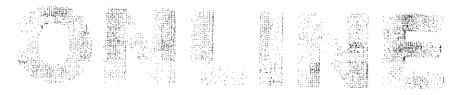
LETTERS OF ENCROACHMENT: ()YES ()NO

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) ·《李萨传》是李仲董宋星大业者写声最容量自由心治疗法》是第四章其实是中华安伊萨安伊莱克皇帝的其中形式之法

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



Valuation: \$0

Owner Information

COFCO DEVELOPMENT CORPORATION Name

668 N 44TH ST # 228 PHOENIX AZ 85008

Certificate of Occupancy Type:

COFC

Contractor Information

Type

Contact Phone 602-241-8964

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

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 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 idewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

Fee Code	Description	Total Amount	<u>Paid</u>
FENCECOM	FENCE PERMIT-COMMERCIAL	579.00	X
		Permit Fee Total: \$579.00	

Chinese Cultural Center Support from City and Councilmen



https://youtu.be/aKya1J06a7E

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(ZNEWS# 0000: VIZIO - W = G E T I T H PHOENIX MAYORAL DEBATE 3 1 G 0 G A L L P E 0 P FROM PHOH **IEWS** LIVE

Against Permits on Roof and Exterior Changes on Chinese Cultural Center Southwest Corner of 44th Street and Papago Freeway

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

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Name	Signature	Address
CHRIS REGUES	Cale	4138 & BATRICE PLX 8500
Mary Ann Livingston	mary ann Zungsten	4132 E Beatrice 51. Phx 85008
PAUL POTTER	furt flan	4123 & BEATRICEST, PHXA
Sherrie Allower	Sherildlace	4128 E Beatrice St. Physics St
2	Bernov du Solomos	m ct
Dernarda Satomai	pr /	4102 E gierce phx
		AZ 85006

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Name

	<u>Name</u>	Signature	Address
	Lucy S. Shires	They 3. Shins	4147 C. McKinley of
			417 E Mc Kinley St
			4167 E. Metinly St
•	ISAMO SALAZAN		4/02 E McKinkey
	Jose 10/105	are valle	4108 EMCHIALLY
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	Name	Signature	<u>Address</u>
	Darla Moralas	Daria Morajes	4118 E. Ma Kinley St
	DScar Almaguer	19	4138 E Meximley st
	"Ali Fretchu	The father	4148 E Mikipley St
	Heather Gomes	Hieth an	4141 E. McKinley St
4	allyony		886 N Cofco Center Ct.
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<u>Against Permits on Roof and Exterior Changes on Chinese Cultural Center</u> <u>Southwest Corner of 44th Street and Papago Freeway</u>

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Name	<u>Signature</u>	Address
Clare Hermanick	Continals.	4107 E BROWN CO St. PMX 85008
Brett Harmes	ButAter	3416N YYHUST AptSC Phy 85018
Ita Rusmin	- a	945 N. 40th 97 Apt. 64. Phr 80
Rafig Mameah		948 N. 40th St# 64 phr 82008
& minah	Aminof	945 N. 40th 97 \$ 91 than 8500

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<u>Name</u>	Signature	Address
Armando Saloman	Olefomo_	411 4 415 tel 8m A28508
Lucero Octiz	Odbi)	407N 4101
Jayce of Lox	ay oLope	TWATINA
Isvin L. Fankhe	Noving Faultus	502 N.418 A Z 85008
Jessi Cer Huminez	Justica Gummer	5/6 N. 4/st pl.

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. ^ 1	Felix (Mil)	519 N. 415+ Place Phx- 85008
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EMAK SALAZAR G	(J)	J. KOTI E. FILLMONG ST.
Salvador Hernando	e Jaluh H	4136 t. Portland St.
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<u>Name</u>	<u>Signature</u>	Address
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Welly Salaza		4071 E. Fillmon St.
Morning	gon	1820 N-27 ND.
		1月1038est. GIMORSH
Monicornen CM	Ks Mysterna	4022 E. FINMORE ST

<u>Against Permits on Roof and Exterior Changes on Chinese Cultural Center</u> <u>Southwest Corner of 44th Street and Papago Freeway</u>

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Signature

Name

Koren rodriguez	Koren R	4018	E FILMORE St.
Jony Suzuk!	Jony Huzuki	4018	F. Fillmore St
Abinated Suzuki	andili Suni	4108	E. Fillmore St
Januta 1. Banuar	JUANITH U.	403	E. Fillmore St 85105
Saller 5	Jaloniph		Brisa APD

Address

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Name	Signature	Address
Coston Veloque	- files	4008 & Fillmore st
Cheni wade	Cheri Wade	3242 E.Vanburen St.
Isabel Garriabi	Isolat Gamaiba	4011 e Fillmore St phoenix Ac 85008
Francisca R		4017 E Fillmore
Ana MVaquera	InoM Yago	4021 E. Fillmore

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Name	<u>Signature</u>	Address
Fren Lamero	Fren Lomero	1408 E. Sondsas St.
Timothy LEE		4102 E. GArfield
Max Generaly	Max Bineula	4108 E. Marfield.
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<u>Name</u>	<u>Signature</u>	Address
Ali	mohemad	4.46 E Gay Piled 51
Rha Dominguez	11	4142 E. Garlield
Lesley Herrera	Loly H.	4132 E Garfield
Carbo Vasquez	CONLOG. VASQUEZ	4128 I Gartield
Solvador Ramice	r Jan	4118 E Gufield st

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Name	<u>Signature</u>	<u>Address</u>
Corey	Wedner Coup W	945 nth Yothst
TONY	Tony	4117 Garfield 5t.
Muco	Ternastz-	4118 GALFic. St.
Yirgi	na Surisa	4121 E. garfield St.
Luz Bavis	the Luck	4127 E Garfield 8)
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Thabareq	throbor of the	945 N. 40+ 84 Hby Pha Az 85008
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Name

SANDRA LINTON Sandra Rinta 4827 & Bestines St	PHX.AZ
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Maring Herren marcus	Herrea 41328 gartield
	Martinez 4037 E. Fillmore
José Harrera J.H	4132 e garfield
Lose 2 UIS DIENTO	524 N 4210 st
Armondo agilor	516 N 4/206 ST

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TO S Joseph Welt	509 N41 "Treet
Didio Carrosco	4002 EFillmore 85008
FABIOLA MUNOZ F. M.	4111 E. GAKFIFLD ST.
LINEUTH FLOWD SANGER C/S	4137 E GANFIELD ST

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<u>ivame</u>	Signature	Address
Stuart Lay	Shy	4142 E PIERCE ST.
Victoria Dra	n Muss	Ze 4142 E PIERCE St
	ran Japan Sx	
Linda Diena	s An	4031E TAYLOR
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Rosalba Mtz	Rosalba Martin	1ez 524 N 42 ST
Oscar M. Trejo.	v. am	50914. 41 ST Street
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Jamin DEstrada	Jan Ship	41UEBeativest.
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