



**Chandler • Arizona**  
*Where Values Make The Difference*

# 9  
JUL 26 2007

**MEMORANDUM**

**Economic Development - Council Memo No. ED08-0003**

**DATE:** July 13, 2007

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
RICHARD K. MULLIGAN, ECONOMIC DEVELOPMENT DIRECTOR

**FROM:** JAMES SMITH, ECONOMIC DEVELOPMENT SPECIALIST

**SUBJECT:** COMMERCIAL REINVESTMENT PROGRAM AGREEMENT – NWC  
DOBSON ROAD AND CHANDLER BOULEVARD – THE  
BOULEVARD SHOPPING CENTER (INCLUDING THE FORMER  
MCI BUILDING)

RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 4101 and authorize the Mayor to sign all necessary documents.

BACKGROUND: Resolution No. 4101 approves and authorizes the Mayor to execute a Commercial Reinvestment Program Agreement between the City of Chandler and Double Delta Arizona, LLC to provide assistance to enhance the appearance of the building and property at 2020 – 2190 West Chandler Boulevard - located at the northwest corner of Dobson Road and Chandler Boulevard in Chandler.

DISCUSSION: This commercial center is located approximately one mile from the Chandler Fashion Center and the surrounding power centers that have become magnets for new retail tenants. This has resulted in a rise in vacancy rates at existing shopping centers in older areas of the city due to increased competition, tenant relocations, small business closures, and the increased costs associated with upgrading older facilities to meet market standards. To that end, the intent of the Commercial Reinvestment Program is to encourage private reinvestment in older existing retail centers within designated areas of the city that exhibit higher vacancy rates higher than city-wide averages and/or buildings that were constructed at least 15 years ago.

Construction on The Boulevard began in 1986, but it stayed vacant until 1993 when it was completed with landscaping, facade repair and new interiors. The MCI Call Center that was located at the center was vacated earlier this year, making the renovation of this center important in order to attract new high-quality tenants.

The proposed improvements to the property are compatible with the intent of the Commercial Reinvestment Program. The project will improve the appearance of the property with a completely renovated facade, additional landscaping, and new signage.

Double Delta Arizona, LLC will invest approximately \$1,700,000 in the renovation of the property, with the basic terms of the Agreement as follows:

- 1) Complete renovation of the facades of all existing buildings, in-line shops and the free standing pad/restaurant;
- 2) Improved landscaping as shown in plans submitted by Owner including: (A) enhanced paving at the Chandler Boulevard entrance, (B) resurfacing of parking lot and repainting of parking spaces, (C) installing new 24" box trees along the east and west side of the boulevard entrance from Chandler Boulevard, (D) installing pilasters with veneer stone and concrete caps along the screen walls facing Chandler Boulevard and Dobson Road, and (E) enhanced paving in the plaza and stone veneer installed on benches.
- 3) Improvement to existing monument signs and the installation of two additional new monument signs that will be representative of the redesign of the shopping center.

Benefits to the community include:

- 1) Increasing the likelihood of attracting a new high-quality tenant to the large anchor space. Long-term vacancy of the above mentioned space could result in other tenants vacating the center.
- 2) Dramatic improvement to the property and streetscape, which could spur further reinvestment to surrounding properties.
- 3) The Commercial Reinvestment Program allows reimbursement of up to 50% of renovation costs. The City's investment in the renovation of The Boulevard as a percentage of estimated project costs is approximately 35%.

FINANCIAL IMPLICATIONS: The City of Chandler will contribute up to \$600,000 to assist with the cost of improvements, and funding is available in Cost Center 1520 in the amount of \$600,000.

PROPOSED MOTION: Move to adopt Resolution No. 4101 approving the Agreement between the City of Chandler and Double Delta Arizona, LLC in an amount not to exceed \$600,000 and authorizing the Mayor to sign all necessary documents.

Attachments: Location Map  
Resolution 4101  
Commercial Reinvestment Program Agreement

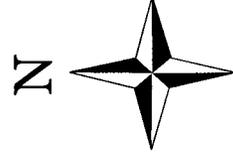
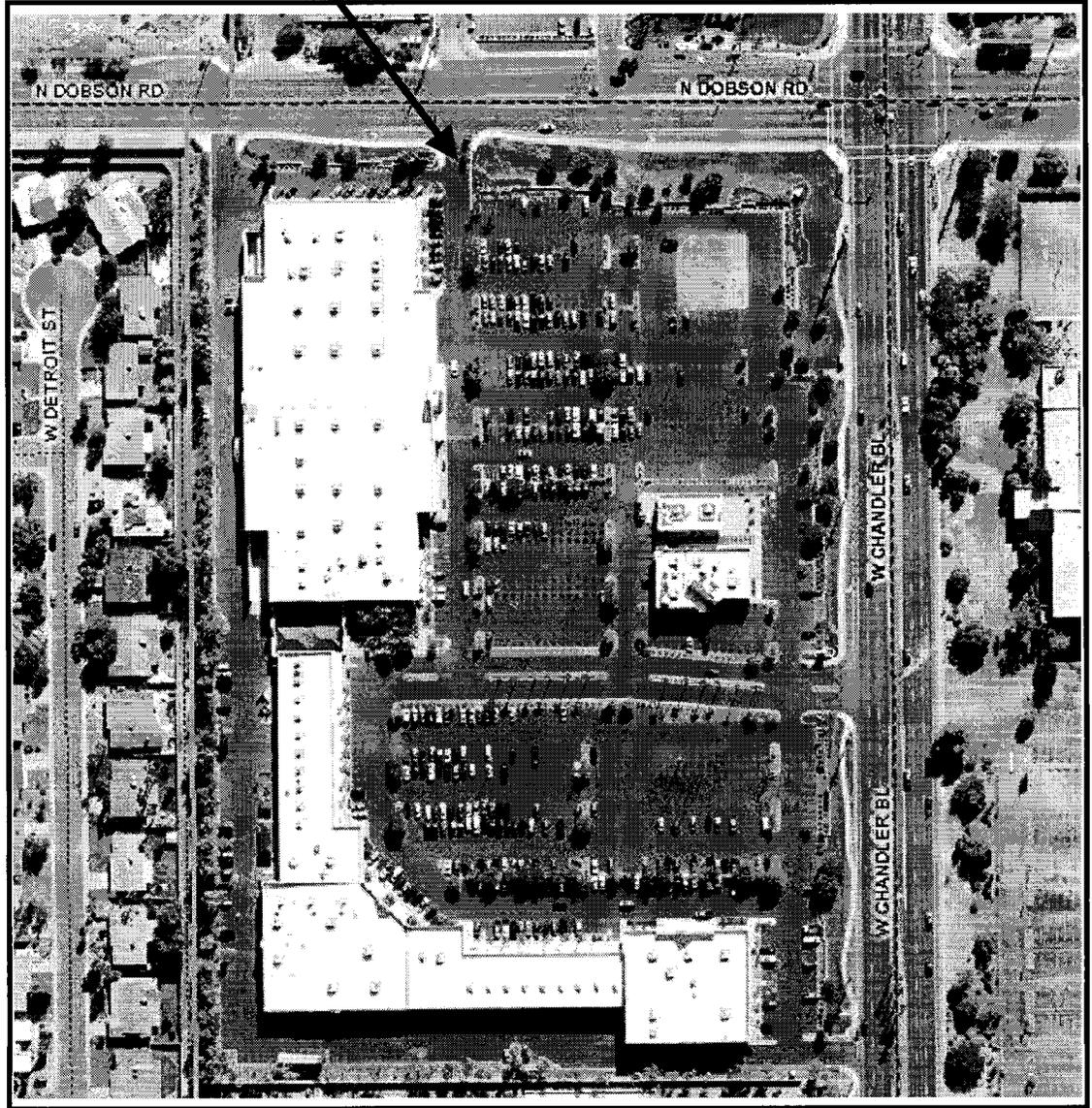
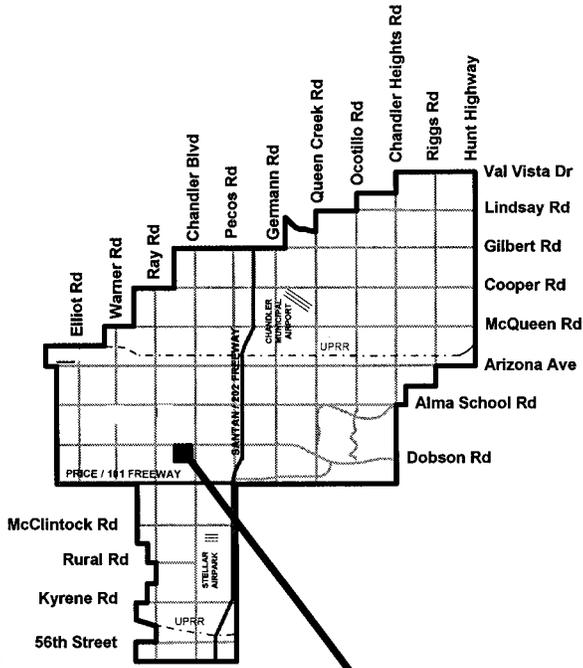


**Chandler · Arizona**

# Commercial Reinvestment Program

## NWC Dobson Rd. & Chandler Blvd. (Includes Former MCI Building)

**Double Delta Arizona, LLC**



### Location Map

**RESOLUTION NO. 4101**

A RESOLUTION OF THE CITY OF CHANDLER, ARIZONA, APPROVING AN AGREEMENT BETWEEN THE CITY OF CHANDLER AND DOUBLE DELTA ARIZONA, LLC TO PROVIDE COMMERCIAL REINVESTMENT PROGRAM FUNDING IN AN AMOUNT NOT TO EXCEED \$600,000 IN RETURN FOR IMPROVEMENTS TO THE BUILDING AND PROPERTY LOCATED AT THE NORTHWEST CORNER OF DOBSON ROAD AND CHANDLER BOULEVARD IN CHANDLER.

WHEREAS, the City desires to obtain certain commitments from DOUBLE DELTA ARIZONA, LLC which the City believes are of value to the City; and

WHEREAS, the general public will receive benefit from those certain commitments; and

WHEREAS, the City believes that the improvements will enhance the appearance of the property and contribute to low vacancy rates; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chandler, Arizona, hereby approves the Agreement between the City of Chandler and Double Delta Arizona, LLC and authorizes the Mayor to execute the Agreement.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Resolution No. 4101 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2007 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

MDH

**CITY OF CHANDLER**  
**COMMERCIAL REINVESTMENT PROGRAM AGREEMENT**

This Agreement ("**Agreement**") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2007 (the "**Agreement Effective Date**"), by and between the City of Chandler, an Arizona municipal corporation, hereafter designated as "**City**", and Double Delta Arizona, L.L.C., an Arizona limited liability company, hereafter designated as "**Owner**".

**RECITALS**

- A. Owner holds title in fee simple to certain improved, commercial property located at or near the northwest corner of Dobson Road and Chandler Boulevard, which consists of land more particularly described in attached Exhibit "A" and the buildings and structures located on it, including the former MCI building (collectively, the "**Real Property**"). Owner intends to make certain improvements to the Real Property as described in the Scope of Work (hereinafter defined) (the "**Improvements**") in order to bring the Real Property in conformance with current City development standards.
- B. In furtherance of the goal set forth in the Chandler General Plan to provide for retail revitalization in developed areas of the municipality, the Chandler City Council adopted the Commercial Reinvestment Program as policy on November 7, 2002, and amended the policy on June 12, 2003 (the "**Program**"). The Program provides financial incentives for private reinvestment in older existing retail centers that are located within a designated area of the municipality and which exhibit vacancy rates greater than city-wide averages or which are at least fifteen (15) years old.
- C. Owner has applied to City and desires to enter into this Agreement in order to have a portion of the costs to be incurred by Owner for the Improvements reimbursed by City from funds available under the Program. City has determined that the Improvements will assist in the creation or retention of jobs or will otherwise improve or enhance the economic welfare of the inhabitants of the municipality and desires to enter into this Agreement with Owner in order to reimburse a portion of Owner's costs incurred for the Improvements.

NOW, THEREFORE, in consideration of the above Recitals and the mutual covenants contained herein, City and Owner agree as follows:

- 1. Construction of Improvements. Owner shall undertake and complete the Improvements as described in the scope of work set forth in attached Exhibit "B" (the "**Scope of Work**") in accordance with the following schedule: (a) Owner shall obtain all zoning, development plan, plat and other development approvals necessary for the Improvements and shall obtain all building permits needed for the Improvements no later than the 181<sup>st</sup> day

following the Agreement Effective Date; (b) Owner shall complete the Improvements no later than the 271<sup>st</sup> day following the date that the requisite building permits for the Improvements are issued by City's Planning & Development Department; provided, however, that Owner shall use all reasonable efforts to substantially complete the Improvements by the 181<sup>st</sup> day following the date that the requisite building permits for the Improvements are issued by City's Planning & Development Department. If the building permits are not obtained or the Improvements are not completed within the time periods set forth above (as same may be extended pursuant to Section 1.2), the City may provide a written notice of non-compliance to Owner and if the building permits are not obtained or the Improvements are not completed, as applicable, within thirty (30) days following Owner's receipt of said notice, then the City's obligations to reimburse Owner's expenses under this Agreement shall terminate and be of no further force or effect.

- 1.1. Time Extensions. City's Economic Development Director (the "**Director**"), in the Director's sole discretion, and upon a determination that Owner is acting in good faith, may extend for up to an additional 30 days the period by which Owner must obtain development approvals and building permits for the Improvements and may extend for up to an additional 30 days the period by which Owner must complete the Improvements.
- 1.2. Completion of Improvements. The Improvements shall be deemed complete when the City's Planning & Development Department inspects the Improvements and confirms that the Improvements have been substantially completed in accordance with the building permits issued for the Improvements. If the Improvements, as described in the Scope of Work, are being constructed in more than a single phase, the Improvements shall be deemed completed for purposes of this Agreement when the City's Planning & Development Department inspects the Improvements and confirms that all phases of the Improvements have been substantially completed in accordance with the building permits issued for the all phases of the Improvements.
2. Reimbursement of Owner's Expenses. In consideration for Owner completing the Improvements, and provided that the Owner satisfies all of the terms and conditions set forth in this Agreement, City shall reimburse Owner up to the aggregate sum of \$600,000.00 for certain categories of expenses actually incurred by Owner in completing the Improvements. Reimbursement for any expense category shall be limited to the maximum amounts listed below:

Facade Renovations	\$453,000.00
Landscape/Parking Lot Upgrades	88,000.00
Signage	40,000.00
Architectural/Engineering	15,000.00
Development Fees	<u>4,000.00</u>
Total Reimbursement	\$600,000.00

3. Encumbrance of Funds. Within five (5) days following the Agreement Effective Date, in order to assure that sufficient funds are available for City to make the reimbursement described in this Agreement, the Director shall cause an amount equal to the total aggregate sum available for reimbursement under this Agreement to be encumbered through the Accounting Division of City's Management Services Department until the 291<sup>st</sup> day following the date that the building permits are issued for the Improvements. If the Director extends the period stated in paragraph 1 above, the Director shall also arrange a corresponding extension of the encumbrance.
  
4. Claim for Reimbursement.
  - 4.1. Claim Submittal. Within thirty (30) days following completion of the Improvements, Owner shall submit to the Director a written claim for reimbursement under this Agreement, together with copies of all paid bills, cancelled checks, contractor lien waivers and receipts showing the full cost of and full payment for all work on the Improvements.
  
  - 4.2. Release of Payment. Upon receipt of Owner's written claim for reimbursement, the Director shall obtain verification from the City's Planning & Development Department that the Improvements have been completed as required by this Agreement. Upon obtaining verification, the Director shall forward a request to City's Accounting Division to disburse a reimbursement check made payable to Owner in the amount agreed upon herein. Provided that the Improvements have been completed as required under this Agreement, City's Accounting Division shall issue and deliver the reimbursement check to Owner within thirty (30) days following City's receipt of a written claim for reimbursement.
  
5. Review of Improvements. The Director or other representative of City's Economic Development Division may periodically review the progress of the contractor's work on the Improvements. Any such review is in addition to, and not in place of, any required inspection by City's Planning & Development Department. All work not in material conformance with the approved drawings and specifications and/or with the Scope of Work shall be immediately remedied by the Owner. Deficient or improper work shall be replaced and made to comply with the approved drawings, specifications and terms of this Agreement.

6. No Interference With Normal Approval Process. This Agreement is not intended to, and should not be construed as, interfering with or modifying in any way, or as constituting a waiver of or release from, the normal procedures and requirements of the City of Chandler for obtaining development approvals and/or building permits necessary for any redevelopment, revitalization or improvement to the Real Property. Owner must still meet all such requirements, meet any required development standards and any development fees, impact fees, plan review/permit fees, buy-ins, and other fees applicable to the Improvements in accordance with City's local codes or ordinances. However, to obtain the reimbursement provided for under this Agreement, Owner will be required to meet the Scope of Work even if they exceed the standards that would otherwise be required for the Improvements.
7. Failure to Complete Work. If Owner or Owner's contractor fails to complete the Improvements in material conformity with the Scope of Work and building permits and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of City shall cease and become null and void in accordance with the terms of this Agreement.
8. Unrelated Improvements. Nothing herein is intended to limit, restrict or prohibit Owner from undertaking any other work in or about the Real Property which is unrelated to the Commercial Reinvestment Program or the Scope of Work provided for in this Agreement, including, without limitation, interior repairs or improvements to the Real Property.
9. Other Grants & Awards. Nothing herein shall prohibit Owner from making application to City for other grants, awards or other benefits under other City programs or from applying for additional grants under this Program.
10. Binding Agreement; Not Running With the Land. The Agreement is binding upon City, Owner and their respective successors, heirs and assignees. However, this Agreement is not one intended to run with the land.
11. Indemnification. Except for breaches or defaults by City under the terms of this Agreement, violations of law by City, Owner shall defend and hold harmless the City, its elected officials, officers, agents and employees from and against all loss, damage, claims, suits, proceedings, costs and expenses (including but not limited to reasonable attorney's fees, costs and experts' fees), arising or resulting from, caused or occasioned by, or related to the Improvements, the Scope of Work or Owner's obligations, performance and actions taken or not taken or pursuant to this Agreement.
12. Attorney's Fees: In the event that either party institutes proceedings against the other for a violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall include in this judgment against such party all expenses, including but not limited to reasonable attorney's fees, court

costs and witness fees, incurred by such party in connection therewith.

13. Remedies: Upon a breach of this Agreement, the non-breaching party, in any court of competent jurisdiction, by an action or proceeding in equity, may secure rescission of the Agreement, a declaratory judgment, specific performance of the covenants and agreements herein contained or damages in the amount of the reimbursement obligations set forth above in Section 2 of this Agreement or attorneys' fees obligations set forth above in Section 12 of this Agreement. These shall be the sole remedies available to the non-breaching party. Except as specifically permitted by the terms of this Agreement, monetary damage remedies are hereby expressly excluded. Before any performance failure shall be deemed to be a breach of this Agreement, the non-breaching party shall notify the breaching party in writing of the alleged failure and shall demand performance.
14. Notices: All notices, consents, approvals, and waivers required or permitted hereunder shall be given in writing and shall be effective upon personal delivery or direct facsimile transmission, or two (2) business days after being deposited with the U.S. Postal Service, registered or certified, return receipt requested, postage prepaid, or one (1) business day after being deposited with any commercial air courier or express service. All such items shall be addressed as follows or to such other address or addresses as the parties may from time to time specify in writing delivered as provided in this paragraph 14:

To Owner: Double Delta Arizona, L.L.C.  
Michael Deutsch  
P.O. Box 7959 Chandler, AZ8524  
(480) 963-9661

To City: Richard K. Mulligan  
Economic Development Director  
215 E. Buffalo St.  
P.O. Box 4008, Mail Stop 416  
Chandler, AZ 85244-4008

15. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Arizona. There are no understandings or agreements except as expressly stated herein.
16. Waiver. No waiver by either party of a breach of any terms or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same, or any other term or condition herein contained.

17. Severability: In the event that any phrase, clause, sentence, paragraph, section, article, or portion of this Agreement shall become illegal, null or void against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in force and effect to the fullest extent permissible by law, except if the remaining portions of the Agreement do not provide one or both of the parties with the essential consideration for entering into this Agreement,
18. Display of City Funding Promotional Material: Owner shall prominently display a sign or poster identifying the Real Property as receiving City funding. The sign or poster will be provided by City and shall be displayed in a location determined by the Owner during the period running from the Agreement Effective Date until a date that is no less than ninety (90) days after final approval and reimbursement is made. Failure to display said sign or poster is a breach of this Agreement, and shall, at the option of the City, make this Agreement null and void if the City provides written notice of noncompliance to the Owner and the Owner does not display the required signage on the Real Property on or before the fifth (5<sup>th</sup>) business days following Owner's receipt of the written notice from the City advising the Owner that the signage is not displayed as required under this Agreement and that this Agreement will terminate if the required signage is not displayed on the Real Property within five days following the Owner's receipt of the notice.
19. Exhibits: The exhibits referred to herein and attached hereto are incorporated herein by this reference.
20. Entire Agreement: This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.
21. Counterparts. This Agreement may be executed by the signing in counterparts. The execution of this instrument by each of the parties signing a counterpart hereof shall constitute a valid execution, and this instrument and all of its counterparts so executed shall be deemed for all purposes to be a single instrument.
22. Modification. This Agreement may not be modified unless it is in writing and signed by all parties hereto.
23. Time of Essence. Time is of the essence of this Agreement, and City and the Owner hereby agree to perform each and every obligation hereunder in a prompt and timely manner.





EXHIBIT "A"  
Legal Description

ATTACHED

LEGAL DESCRIPTION

PARCEL NO. 1:

That portion of FARM UNIT 'P', (Southeast quarter of the Southeast quarter), of Section Thirty (30), Township One (1) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying within TRACT 'H' CLEMENS PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 19 of Maps, page 1, described as follows:

BEGINNING at the Southeast corner of Section 30;

Thence North 57 rods;

Thence West 80 rods and 3.64 feet to the West line of said FARM UNIT 'P';

Thence South 57 rods to the South line of said Section 30;

Thence East along said South line to the POINT OF BEGINNING;

EXCEPT the South 2 rods thereof; and

EXCEPT the North 165 feet thereof; and

Unofficial Document

EXCEPT the West 234.66 feet thereof; and

EXCEPT the East 587 feet thereof; and

EXCEPT the South 27 feet thereof.

PARCEL NO. 2:

The West 537 feet of the East 587 feet of that portion of FARM UNIT 'P' (Southeast quarter of the Southeast quarter), of Section Thirty (30), Township One (1) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying within TRACT 'H' CLEMENS PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 19 of Maps, page 1, described as follows:

BEGINNING at the Southeast corner of Section 30;

Thence North 57 rods;

Thence West 80 rods and 3.64 feet to the West line of said FARM UNIT 'P';

Thence South 57 rods to the South line of Section 30;

Thence East along said South line to the POINT OF BEGINNING;

EXCEPT the North 165 feet thereof; and

EXCEPT the South 55 feet;

AND EXCEPT that part described as follows:

BEGINNING at the intersection of the West line of the East 54.00 feet and the North line of the South 60.00 feet of said Section 30;

Thence West along said North line 25.00 feet;

Thence Northeasterly to a point on the West line of the East 54.00 feet of said Section 30;

Unofficial Document

Thence Southerly along said West line 25.00 feet to the POINT OF BEGINNING; and

EXCEPT that part described as follows:

The South 5.00 feet and the East 4.00 feet of the South 245.00 feet of the East 587.00 feet of FARM UNIT 'P', (Southeast quarter of the Southeast quarter) of Section 30, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying within TRACT 'H' CLEMENS PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 19 of Maps, page 1, more particularly described as follows:

BEGINNING at the Southeast corner of Section 30;

Thence North 57 rods (940.50 feet);

Thence West 80 rods and 3.64 feet (1323.64 feet) to the West line of said FARM UNIT 'P';

Thence South 57 rods (940.50 feet) to the South line of said Section 30;

Thence East along said South line to the POINT OF BEGINNING;

EXCEPT the North 165.00 feet thereof; and

EXCEPT the South 55.00 feet and the East 50.00 feet thereof.

Unofficial Document

EXHIBIT "B"  
Scope of Work

THE SCOPE OF WORK INCORPORATES ALL OF THE PLANS AND SPECIFICATIONS SUBMITTED AS PART OF OWNER'S APPLICATION FOR BENEFITS UNDER THE COMMERCIAL REINVESTMENT PROGRAM AS APPROVED AND ACCEPTED BY CITY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- I. Improvements to Landscaping: Owner shall upgrade existing landscaping to include: (A) enhanced paving at the Chandler Boulevard entrance as presented in Attachment 1, (B) resurfacing of parking lot and repainting of parking spaces, (C) installing new 24" box trees along the east and west side of the boulevard entrance from Chandler Boulevard as presented in Attachment 1 - Tree Planting Plan, (D) installing pilasters with veneer stone and concrete caps along the screen walls facing Chandler Boulevard and Dobson Road as presented in Attachment 1, (E) enhanced paving in the plaza and stone veneer installed on benches as presented in Attachment 1. Owner shall work with City staff designated by the Director regarding appropriate design and the number of trees and pilasters. It is understood that the City of Chandler will not expect the owner to install more than the 21 trees and 32 pilasters that were a part of the landscaping plans submitted by the Owner.
  
- II. Facade Renovations: Owner shall renovate the facade of all existing buildings, in-line shops and the free standing pad/restaurant, including the rear of the center as specified in Attachment 2 to this Scope of Work.
  
- III. Monument Signs: Owner shall provide quality monument signs along Dobson Road & Chandler Boulevard that will be representative of the redesign of the building(s) with the use of like materials as specified in Attachment 3 and in Zoning Case PDP07-0015.



## Paving At Entry Before Renovation



KDRV ASPHALT & CONCRETE, INC.  
Paving At Entry  
www.kdrv.com  
888.765.4242

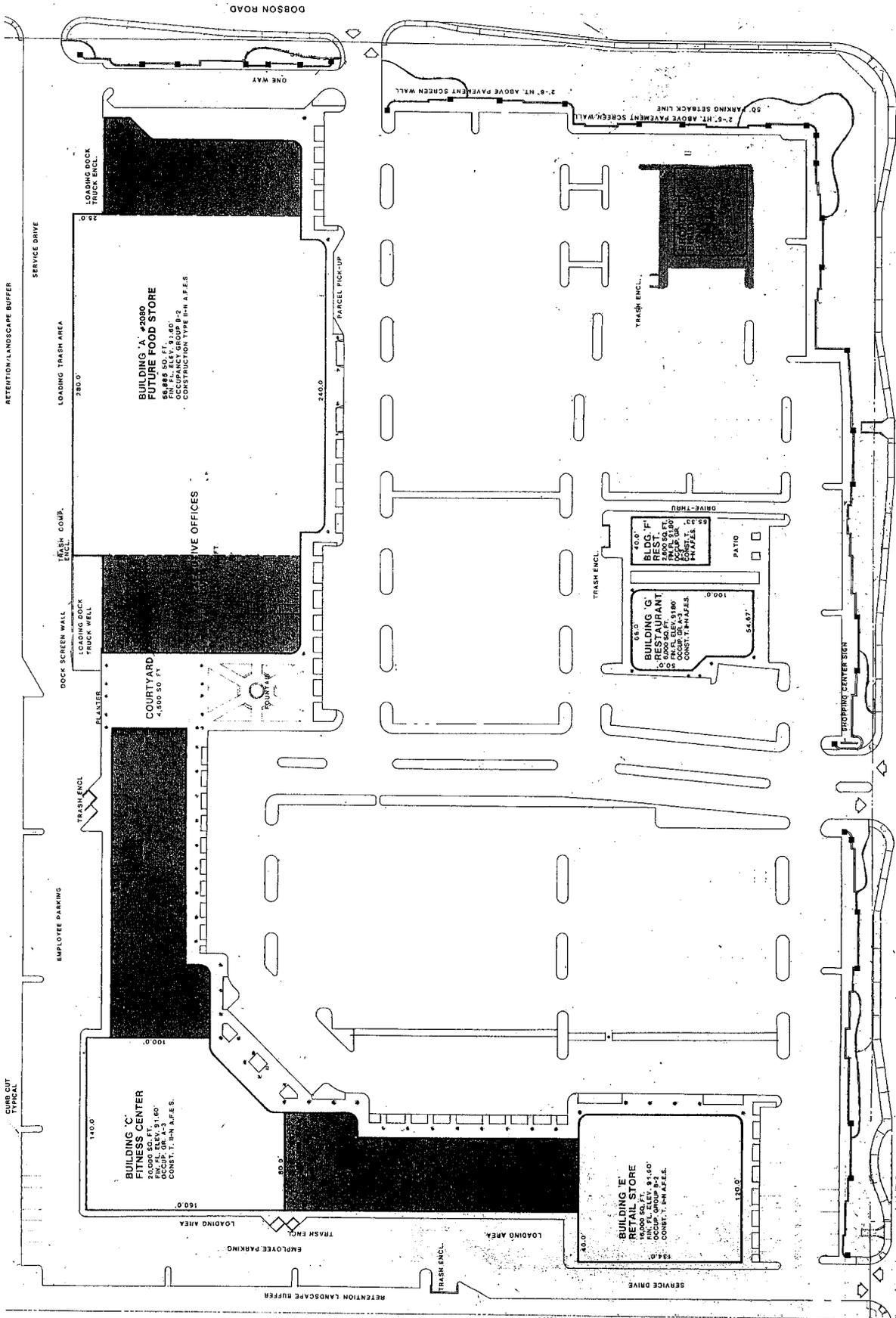


## Paving At Entry After Renovation

**KDRA**  
KURT D. REED ASSOCIATES, INC.  
12345 KENNEDY BLVD. SUITE 100  
MEMPHIS, TN 38119  
PH: 901.555.1234  
WWW.KDRA.COM  
©2010 KDRA 01/10



**LEGEND**  
 ■ PLASTER LOCATION

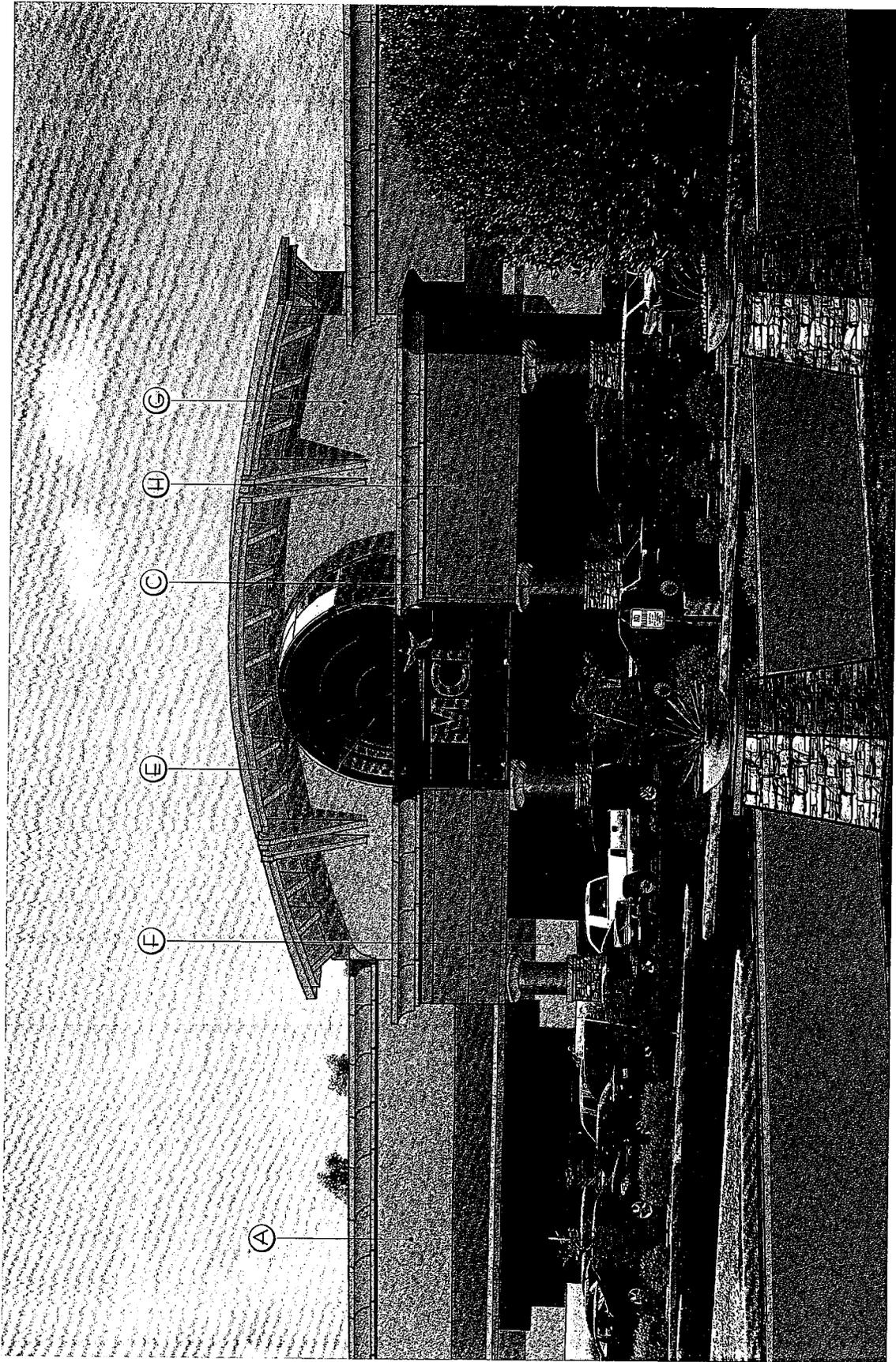


**STONE VENEER PILASTER AT  
 SCREEN WALL LOCATION PLAN**

CHANDLER BLVD.

**KORA**  
 KORB & REED ASSOCIATES, INC.  
 7201 MELBY DRIVE SUITE 200  
 SCOTTSDALE, AZ 85251  
 WWW.KORA.COM





**KDRA**  
 KURT D. REED ASSOCIATES, INC.  
 2007 160th Ave SE  
 Bellevue, WA 98008  
 www.kdra.com  
 206.461.8928

**(A)**  
 SHERWIN WILLIAMS #SW 6116  
 "Tatami Tan"

**(B)**  
 SHERWIN WILLIAMS #SW 6036  
 "Angora"

**(C)**  
 SHERWIN WILLIAMS #SW 6033  
 "Baleau Brown"

**(D)**  
 CULTURED STONE  
 80% Southern Ledgestone/  
 20% Granite  
 "Honey / Banywine"

**(E)**  
 SHERWIN WILLIAMS #SW 7023  
 "Requisite Gray"

**(F)**  
 SHERWIN WILLIAMS #SW 6108  
 "Lute"

**(G)**  
 SHERWIN WILLIAMS #SW 6108  
 "Downing Straw"

**(H)**  
 SHERWIN WILLIAMS #SW 6060  
 "Moroccan Brown"

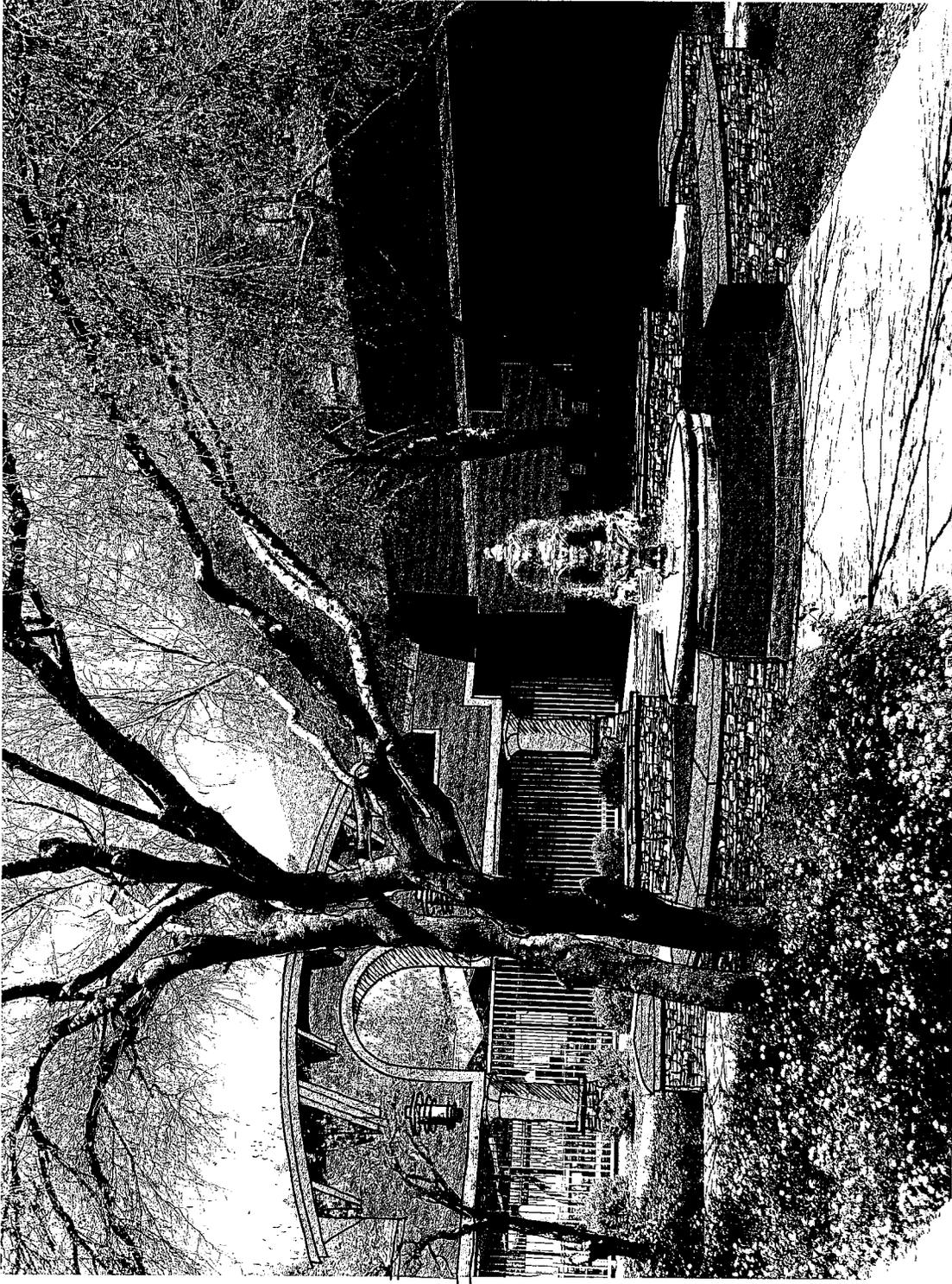
**MCI Building**  
 After Renovation



**KDRA**  
KIMBLE DESIGN ASSOCIATES, INC.  
10000 N. 10th Street  
Suite 1000  
Phoenix, AZ 85020  
www.kdra.com  
480.948.3375

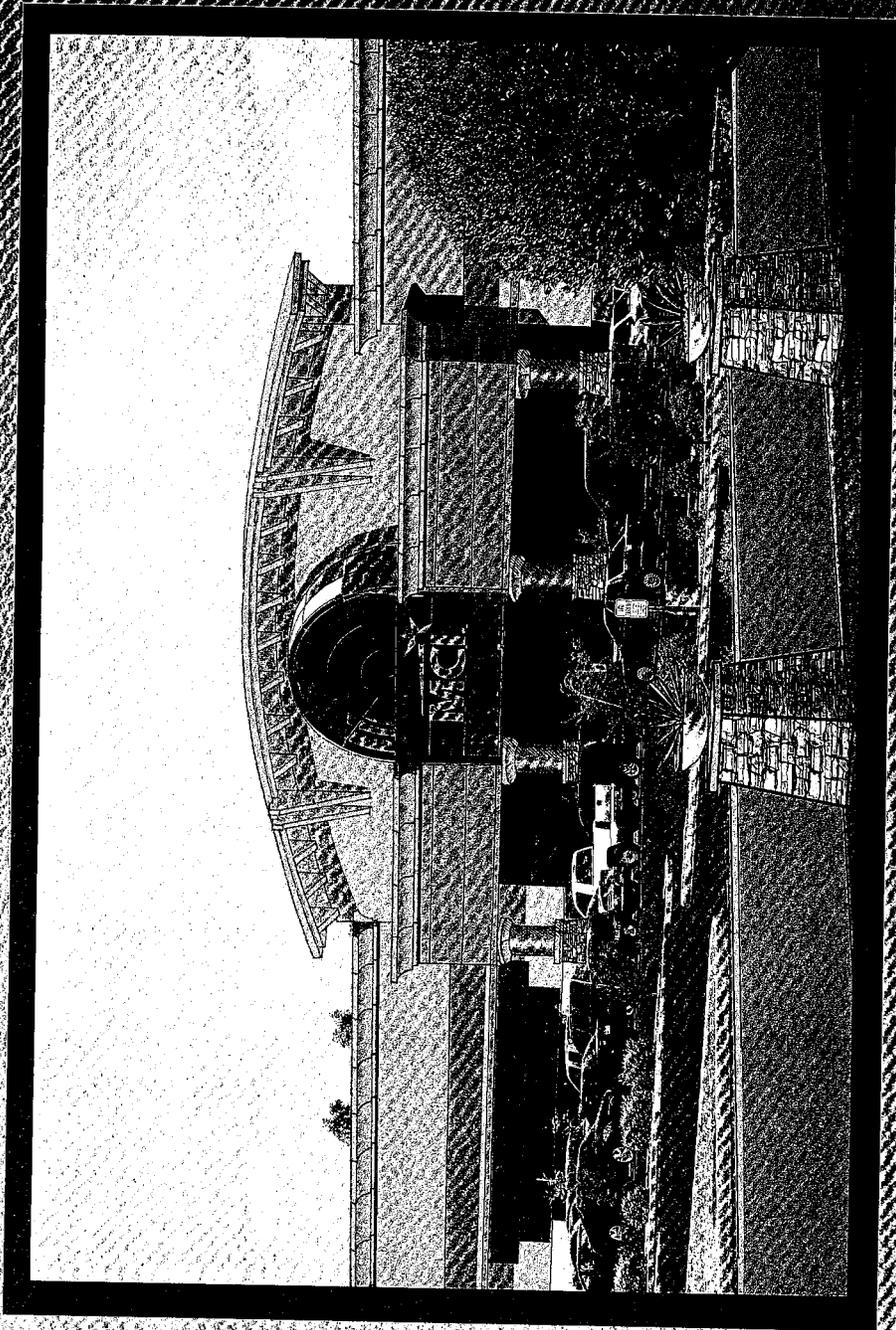
**Plaza**  
*Before Renovation*





**KDR**  
KURT, REED ASSOCIATES, INC.  
7480 T. McCOMBS DRIVE, SUITE 101  
DALLAS, TEXAS 75248  
214.400.8114  
www.kra.com  
KRA@KRA.COM

Plaza  
After Renovation



## the Boulevard

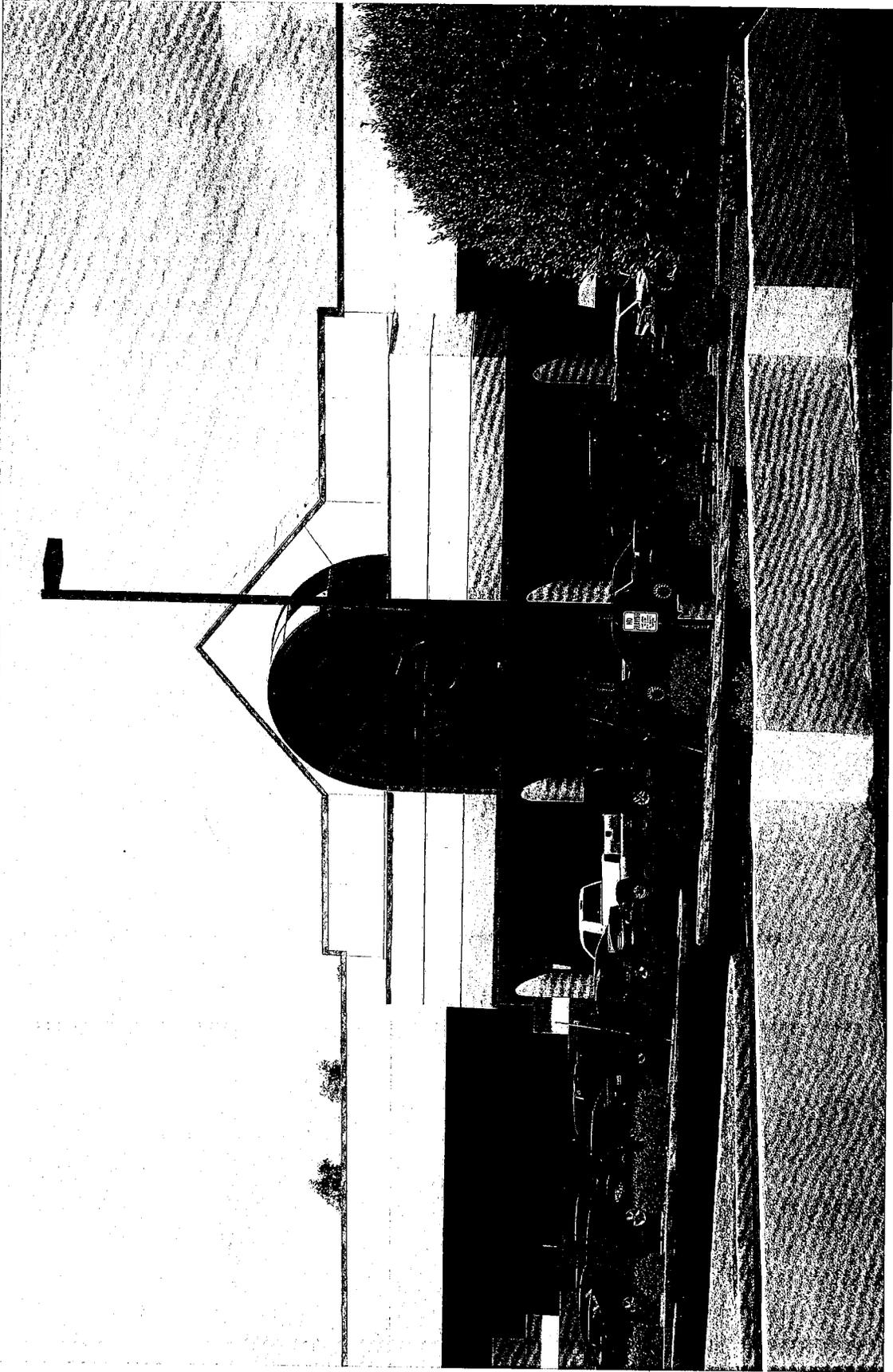
SHOPPING CENTER REMODEL

NWC Dobson Road & Chandler Boulevard  
Chandler, Arizona  
September 7, 2006

DOUBLE DELTA ARIZONA, LLC

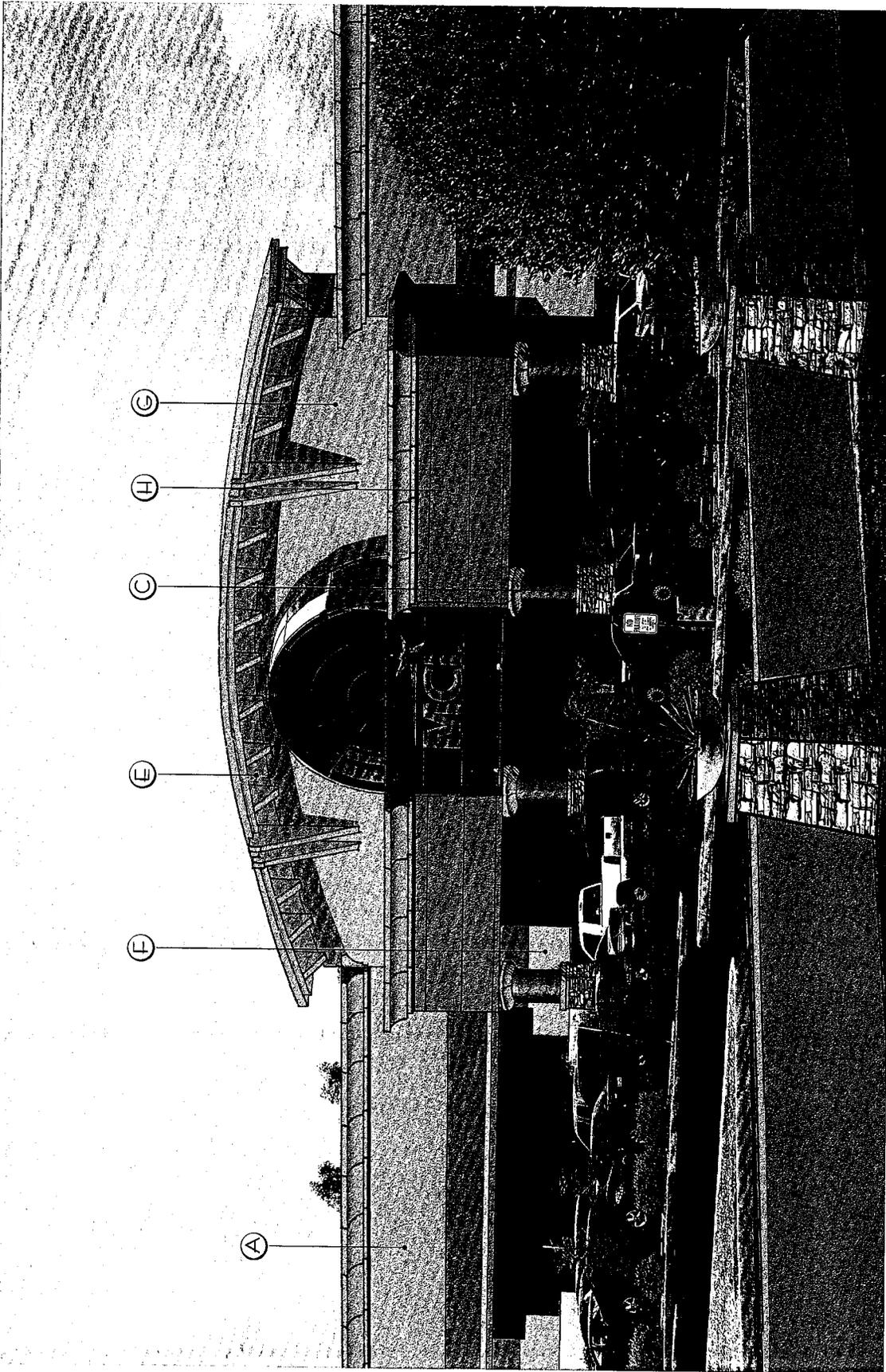
KDRA

KURT D. REED ASSOCIATES, INC.  
Architecture & Engineering



**MCI Building**  
*Before Renovation*

**KDRA**  
KIMBERLY DREYER ASSOCIATES, LLC  
SPECIALIZING IN DESIGN  
www.kdra.com  
PHOTO: J. H. HARRIS



**KDRA**  
 KIRBY D. REED ASSOCIATES, INC.  
 7431 E. Greenwood Avenue, Suite 101  
 Denver, CO 80231  
 Phone: 303.751.1140  
 Fax: 303.751.1140  
 www.kdra.com

**MCI Building  
 After Renovation**

- (A)  SHERWIN WILLIAMS #SW 6036 "Miami Tan"
- (B)  SHERWIN WILLIAMS #SW 6034 "Xigora"
- (C)  SHERWIN WILLIAMS #SW 6033 "Baleau Brown"
- (D)  CULTURED STONE  
 80% Southern LedgeStone/  
 20% Dressed Fieldstone  
 "Honey / Brandywine"
- (E)  SHERWIN WILLIAMS #SW 7023 "Recitable Gray"
- (F)  SHERWIN WILLIAMS #SW 6108 "Lafie"
- (G)  SHERWIN WILLIAMS #SW 2813 "Downing Straw"
- (H)  SHERWIN WILLIAMS #SW 6040 "Moroccan Brown"



**KDRA**  
RUBIN D. REED ASSOCIATES, INC.  
7500 W. CENTURY BLVD., SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1140  
FAX: 303.751.1140

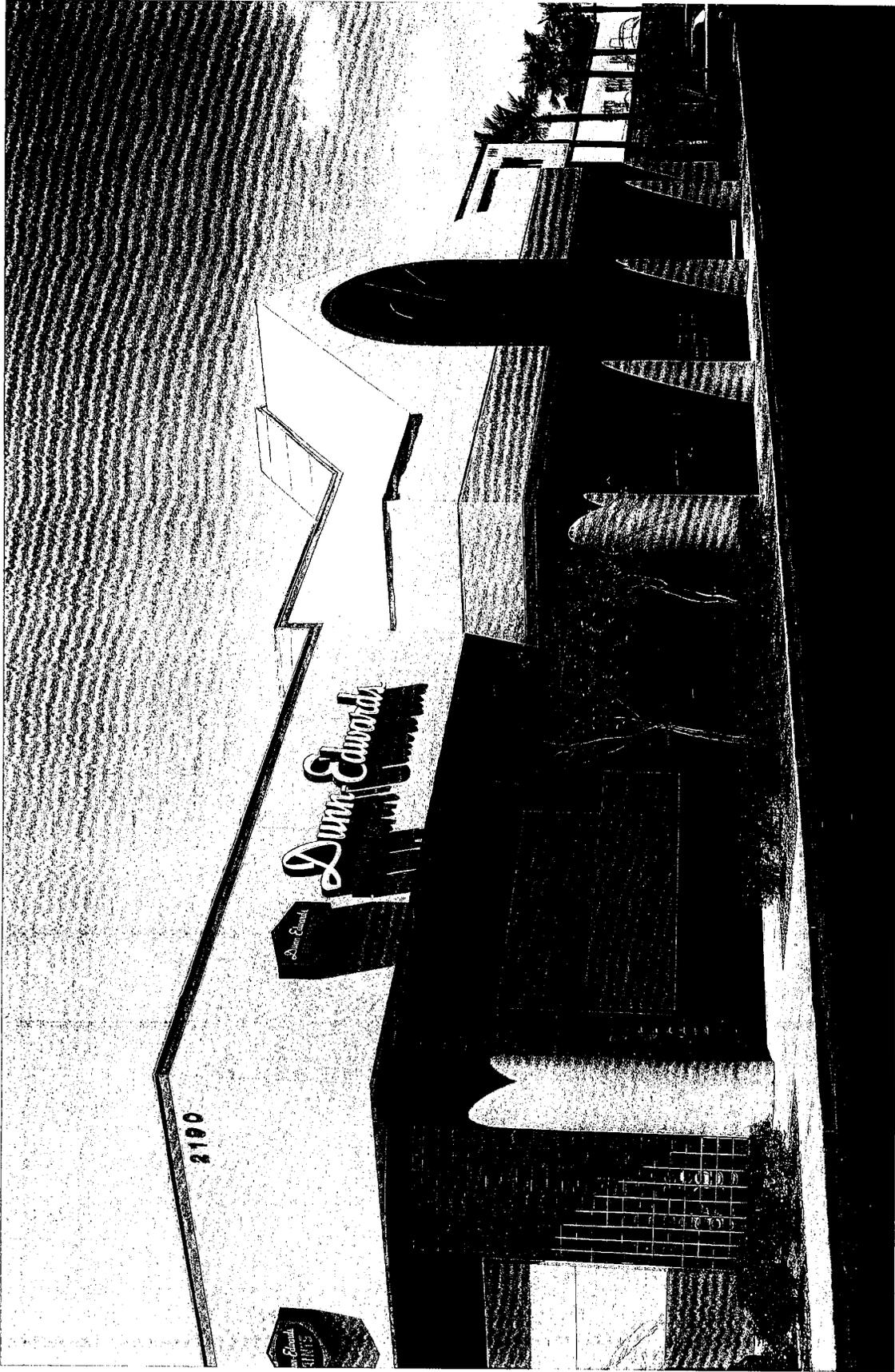
**Fitness Forum**  
*Before Renovation*



# Fitness Forum After Renovation

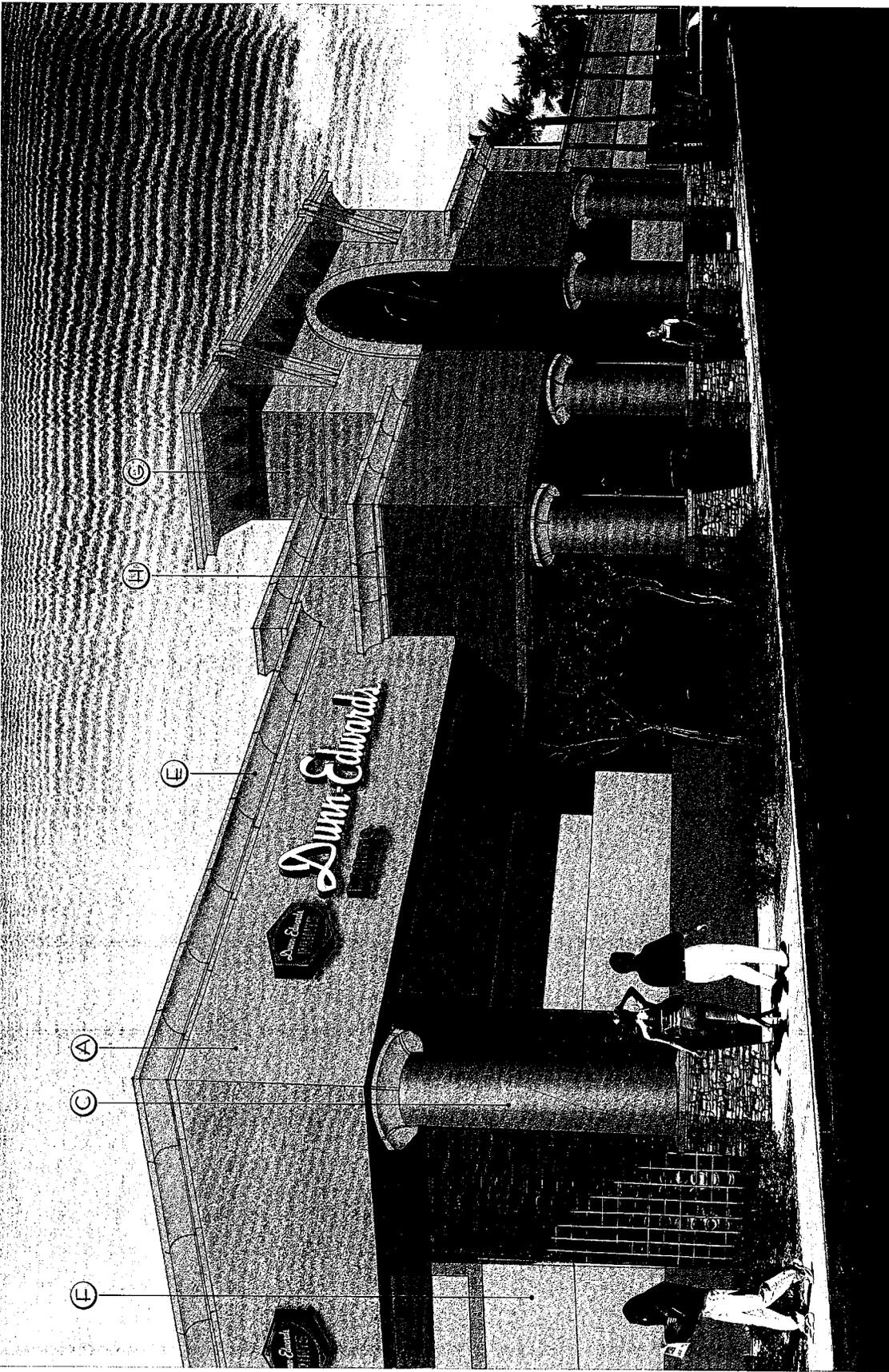
- (A)** SHERWIN WILLIAMS #SW 6116 "Tanami Tan"
- (B)** SHERWIN WILLIAMS #SW 6036 "Angora"
- (C)** SHERWIN WILLIAMS #SW 6033 "Bebeau Brown"
- (D)** COLOURED STONE 80% Coloured Granite/ 20% Drained Fieldstone "Honey / Banywine"
- (E)** SHERWIN WILLIAMS #SW 7023 "Requisite Gray"
- (E)** SHERWIN WILLIAMS #SW 6108 "Lath"
- (G)** SHERWIN WILLIAMS #SW 2813 "Downing Straw"
- (H)** SHERWIN WILLIAMS #SW 4040 "Moroccan Brown"

**KDRA**  
 KURTZ DESIGN ASSOCIATES, INC.  
 15000 West 16th Avenue, Suite 200  
 Denver, CO 80227  
 www.kdraz.com  
 303.886.6628



**KDRA**  
KURD, REED ASSOCIATES, INC.  
7521  
P.O. BOX 1140  
FARMINGTON, CT 06030  
TEL: 860.671.1100  
FAX: 860.671.1100

Dunn Edwards  
Before Renovation



**KDRA**  
 KIBBLE BEED ASSOCIATES, INC.  
 74301 Macdonald Drive, Suite 101  
 Houston, TX 77056  
 www.kdra.com  
 713.482.2414  
 282 No. 33323

**(A)** SHERWIN WILLIAMS #SW 6116 "Granite"™

**(B)** SHERWIN WILLIAMS #SW 6036 "Argora"™

**(C)** SHERWIN WILLIAMS #SW 6033 "Baroca Brown"™

**(D)** CULTURED STONE  
 80% Southern LedgeStone/  
 20% Dressed Fieldstone  
 "Honey / Banywine"

**(E)** SHERWIN WILLIAMS # SW 2023 "Requisite Gray"

**(E)** SHERWIN WILLIAMS #SW 6108 "Latta"

**(C)** SHERWIN WILLIAMS #SW 2813 "Downing Stone"

**(H)** SHERWIN WILLIAMS #SW 6100 "Moroccan Brown"

# Dunn Edwards After Renovation



In-Line Shops  
Before Renovation

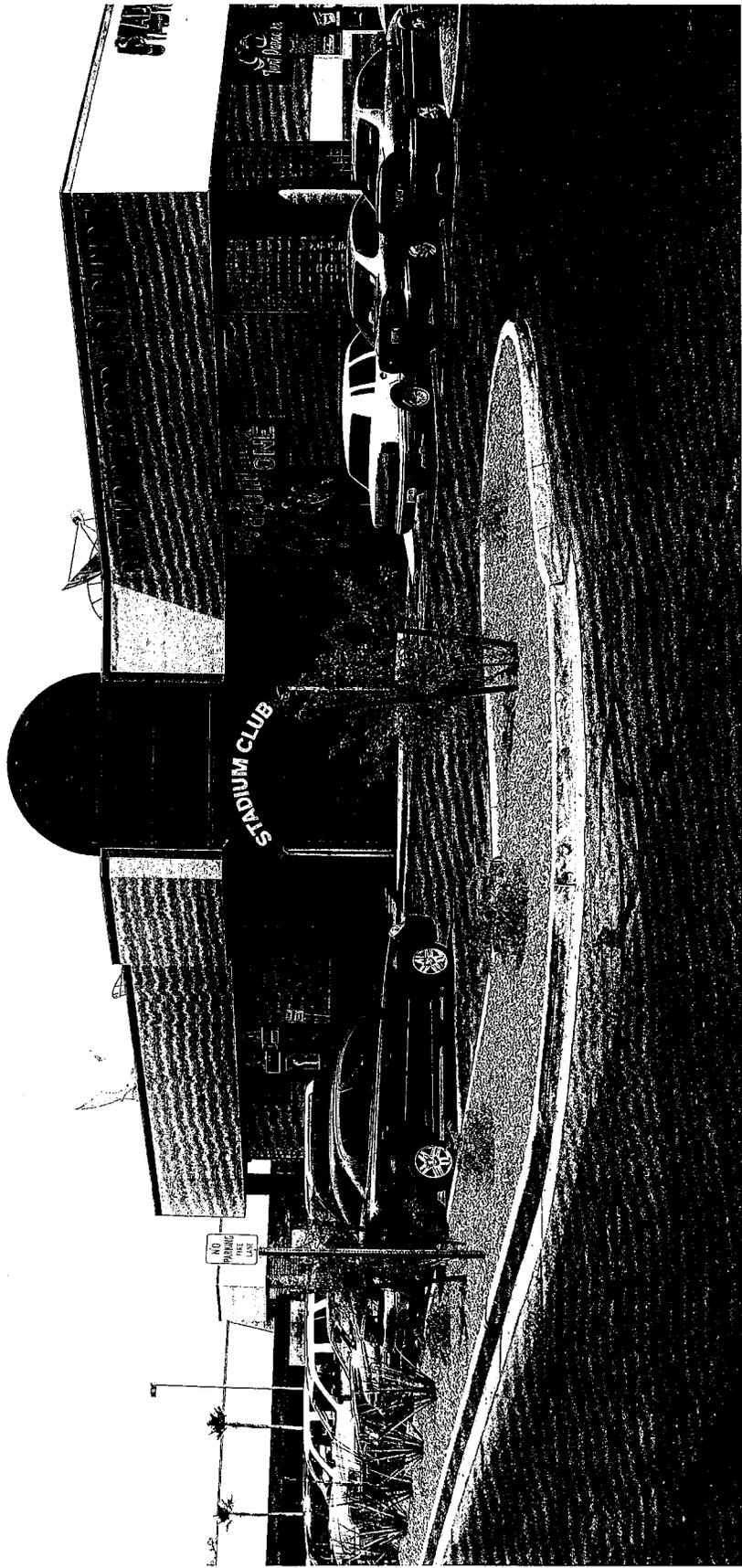
**KDRA**  
KURT D. REED ASSOCIATES, INC.  
1251  
SUNSHINE AVENUE, SUITE 101  
P.O. BOX 111480  
DALLAS, TEXAS 75211-1480



**KDRA**  
 RUPERT D. REED ASSOCIATES, INC.  
 7301 E. SOUTHWEST AVE. SUITE 101  
 PHOENIX, AZ 85020  
 PH: 602.951.1400  
 FAX: 602.951.2533

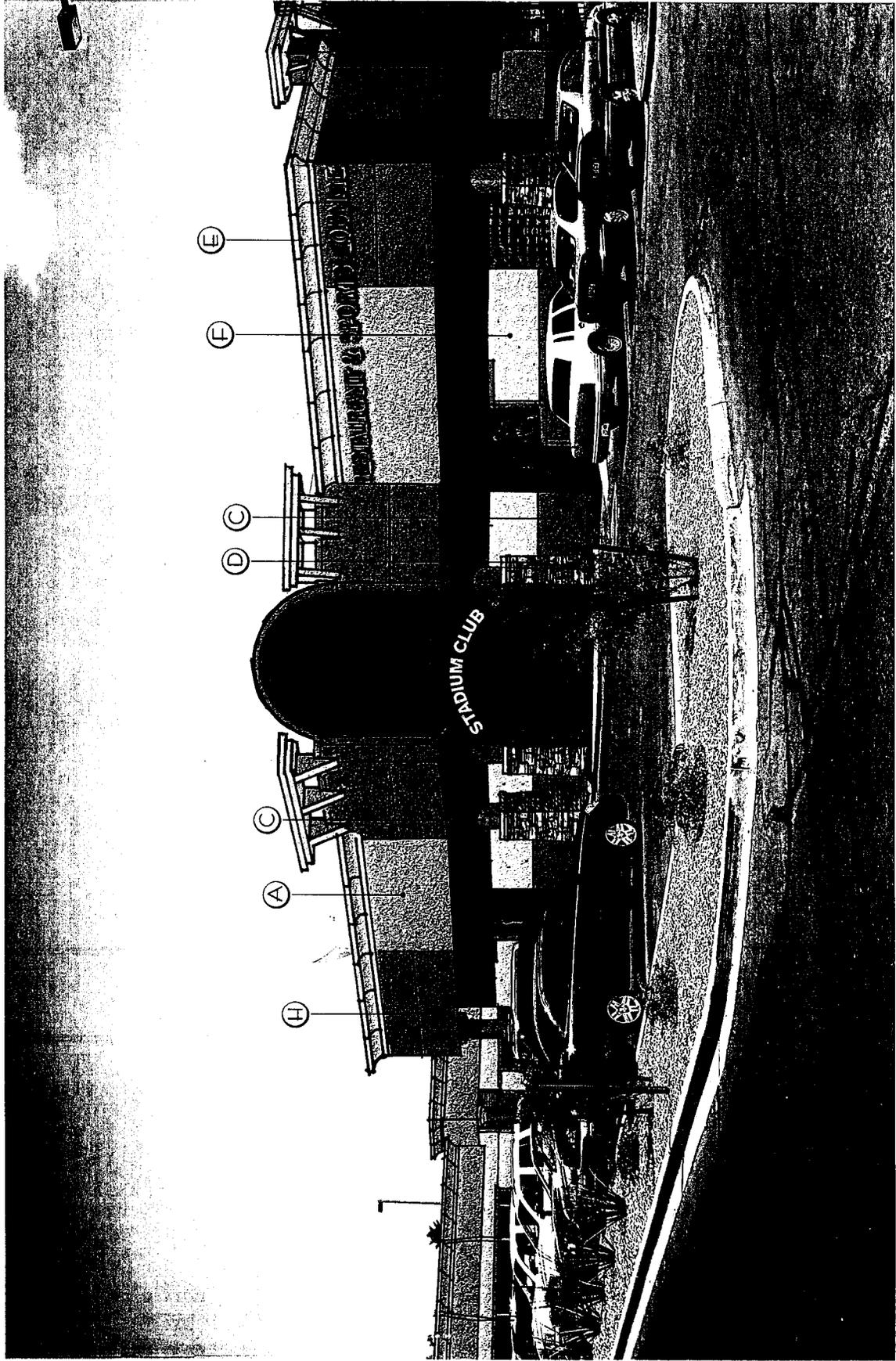
**In-Line Shops  
 After Renovation**

- (A)**  SHERWIN WILLIAMS #SW 6116 "Tahiti Tan"
- (B)**  SHERWIN WILLIAMS #SW 6036 "Angora"
- (C)**  SHERWIN WILLIAMS #SW 6033 "Bateau Brown"
- (D)**  CULTURED STONE  
80% Southern Ledgestone  
20% Dressed Fieldstone  
"Honey / Brandywine"
- (E)**  SHERWIN WILLIAMS # SW 7023 "Requisite Grey"
- (L)**  SHERWIN WILLIAMS #SW 6108 "Lullie"
- (G)**  SHERWIN WILLIAMS #SW 2813 "Downing Slaw"
- (H)**  SHERWIN WILLIAMS #SW 6060 "Moroccan Brown"



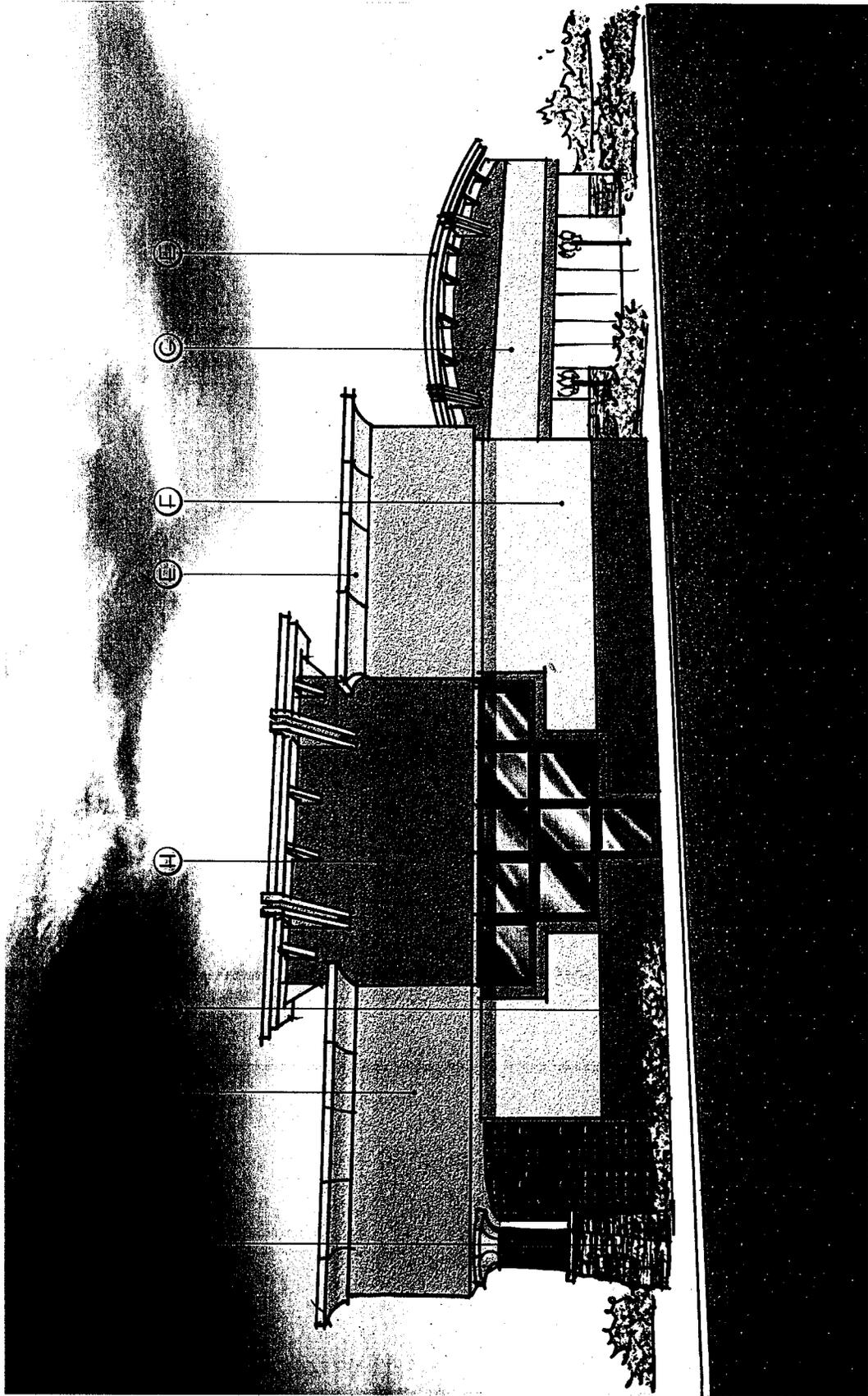
Free Standing Pad  
Before Renovation

**KDRA**  
KURT D. REED ASSOCIATES, INC.  
71501  
SOUTHSHORE A242000  
PH. 408.941.1100  
FAX 408.941.1100  
JOB NO. 00070206



**Free Standing Pad**  
View from Southwest Side  
After Renovation

- (A)  SHERVIN WILLIAMS #SW 611.6
- (B)  SHERVIN WILLIAMS #SW 603.6
- (C)  SHERVIN WILLIAMS #SW 603.3
- (D)  CULTURED STONE  
80% Southern LedgeStone/  
20% Dressed Fieldstone
- (E)  SHERVIN WILLIAMS #SW 702.3
- (E)  SHERVIN WILLIAMS #SW 610.8
- (C)  SHERVIN WILLIAMS #SW 728.13
- (H)  SHERVIN WILLIAMS #SW 000.0



**Free Standing Pad**  
View from South Side  
After Renovation

- (A)

SHERWIN  
WILLIAMS  
# SW 6116
- (B)

SHERWIN  
WILLIAMS  
# SW 6039
- (C)

SHERWIN  
WILLIAMS  
# SW 6033
- (D)

COLUBRED STONE  
80% Souther Italian  
20% Dressed Feldspar
- (E)

SHERWIN  
WILLIAMS  
# SW 7023
- (F)

SHERWIN  
WILLIAMS  
# SW 9108
- (G)

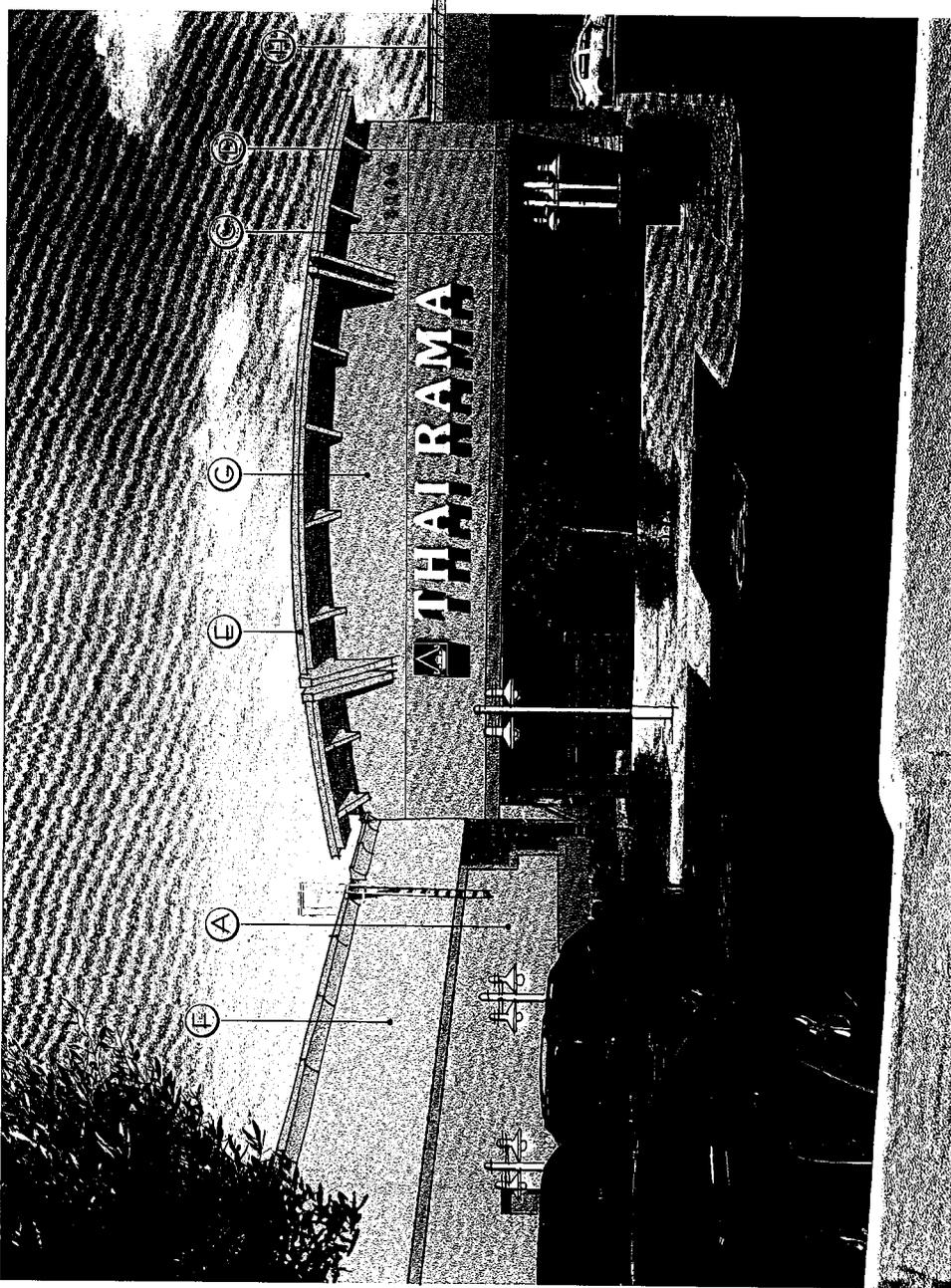
SHERWIN  
WILLIAMS  
# SW 2813
- (H)

SHERWIN  
WILLIAMS  
# SW 6060



**KDRA**  
KIMBLE DREW ASSOCIATES, INC.  
PUBLIC WORKS DIVISION  
SOUTHFIELD, MI 48034  
www.kdra.com  
JOB NO. 07-0713

**Restaurant**  
*Before Renovation*



SHERWIN WILLIAMS #SW 6116 "Orani Tan"



SHERWIN WILLIAMS #SW 6036 "Angora"



SHERWIN WILLIAMS #SW 6033 "Bateau Brown"



CULTURED STONE  
80% Southern LedgeStone/  
20% Dressed Fieldstone  
"Honey / Banyan"



SHERWIN WILLIAMS # SW 7023 "Requisite Gray"



SHERWIN WILLIAMS # SW 6108 "Lotte"



SHERWIN WILLIAMS #SW 2813 "Downing Straw"

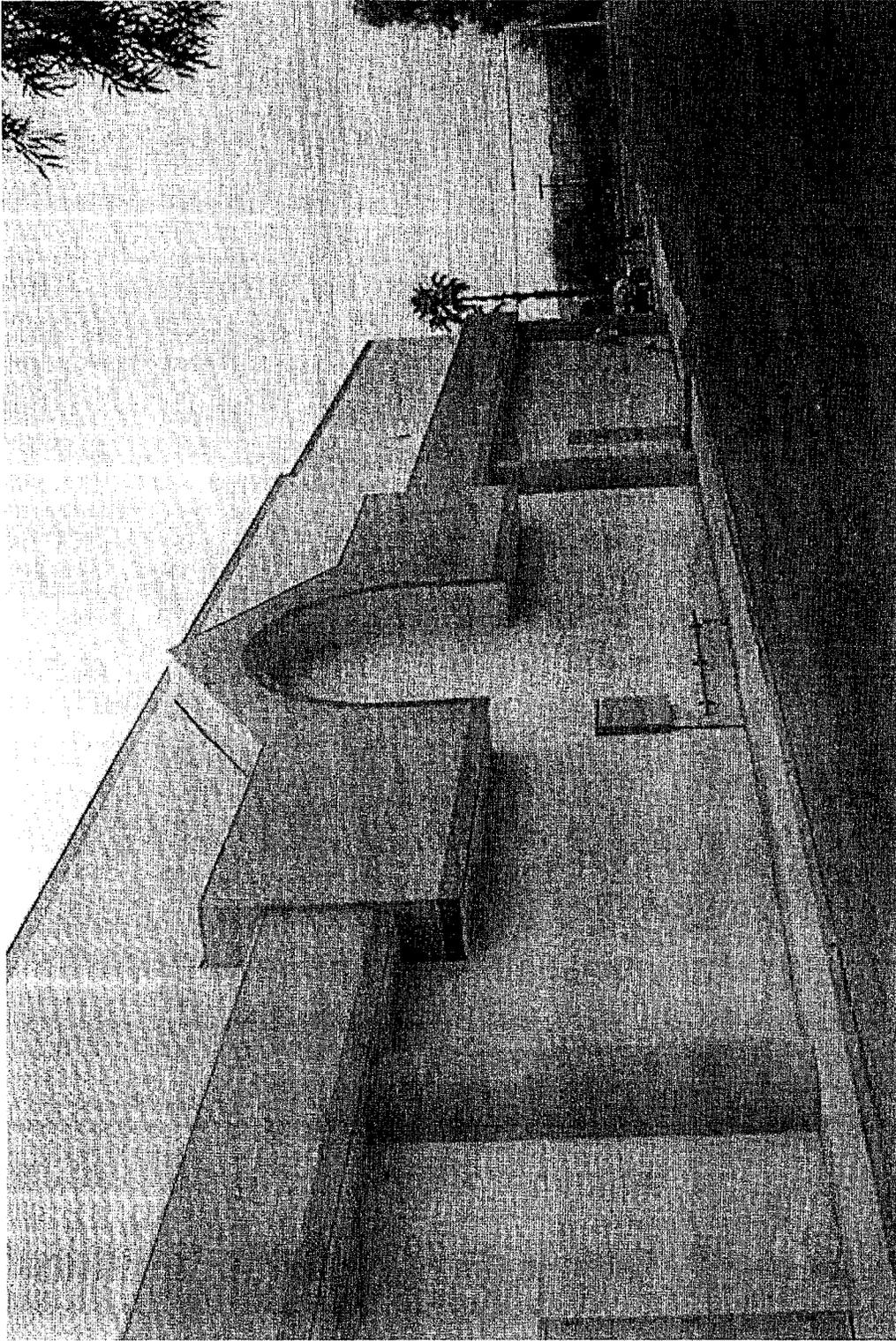


SHERWIN WILLIAMS #SW 6060 "Moroccan Brown"



KURD REED ASSOCIATES, INC.  
7105 S. W. 11th St., Suite 101  
Fort Lauderdale, FL 33309  
Tel: 954.471.1400  
Fax: 954.471.1401  
www.kra.com  
JOB NO.

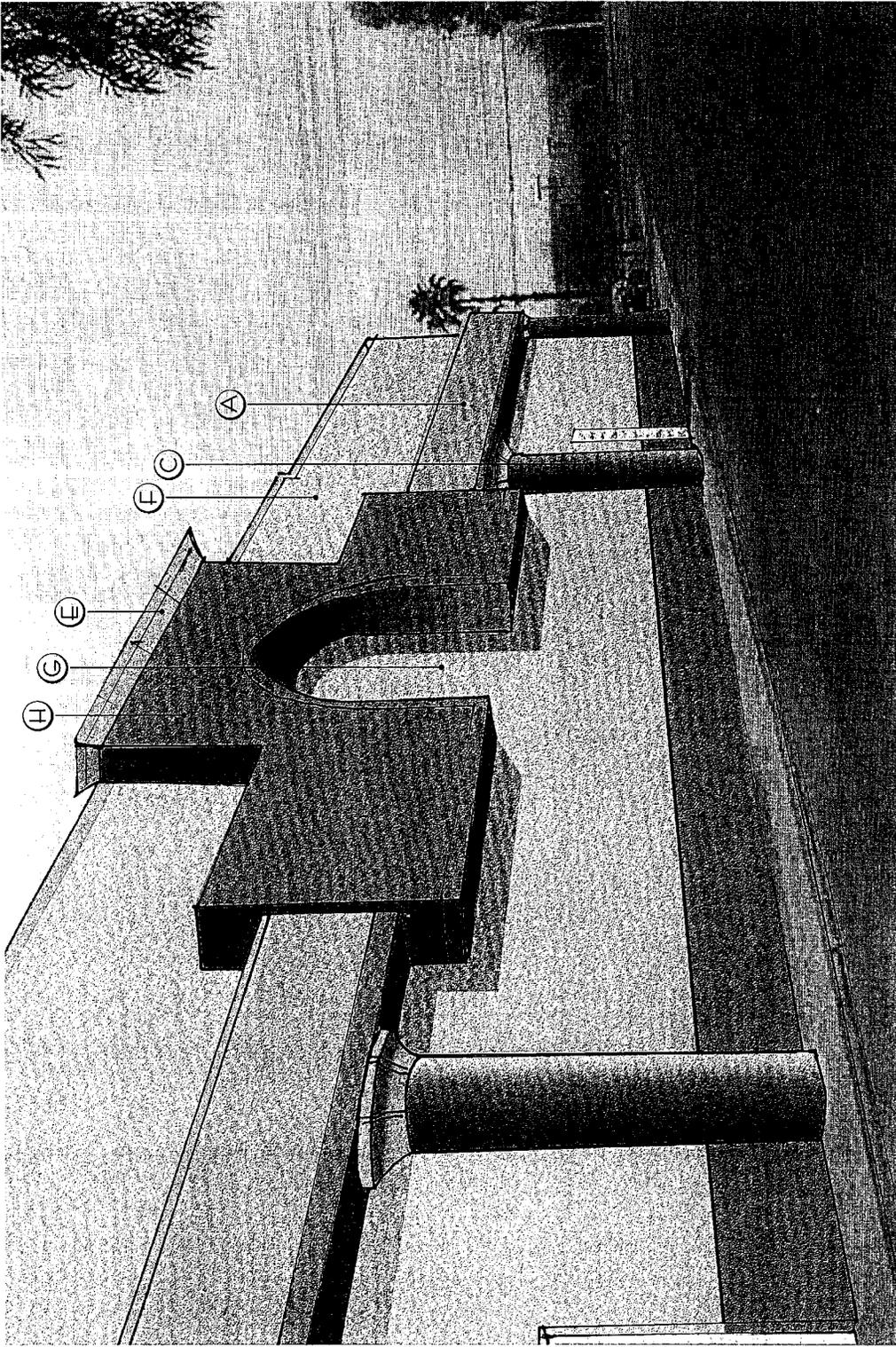
# Restaurant After Renovation



Rear  
Before Renovation

**KDRA**  
KURT D. REED ASSOCIATES, INC.  
7151  
SUNSHINE AVENUE, SUITE 100  
PH. 408.951.1140  
FAX 408.951.1140  
WWW.KDRA.COM

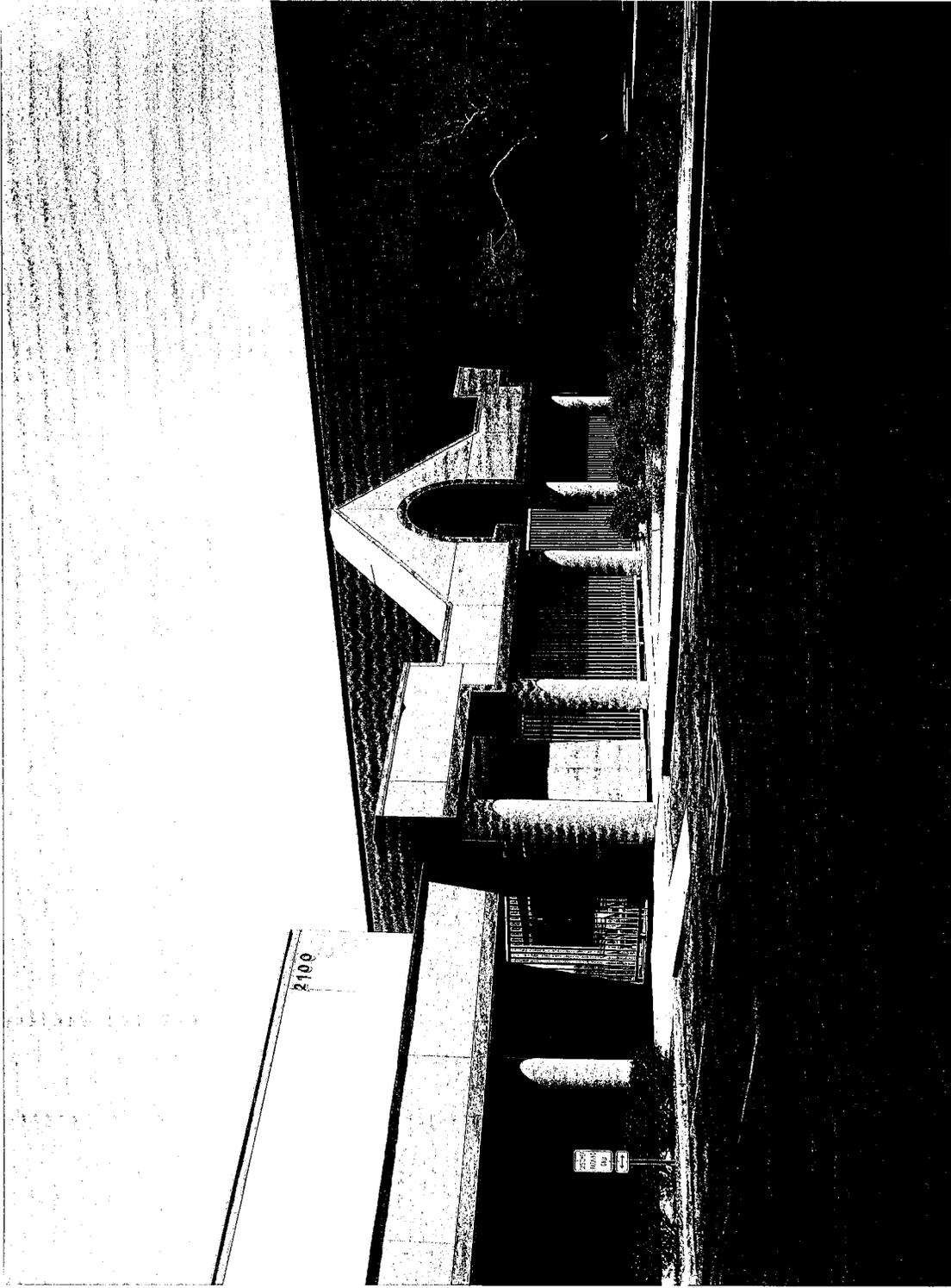




Rear  
After Renovation

- (A)  SHERWIN WILLIAMS #SW 6116 "Tolam 110"
- (B)  SHERWIN WILLIAMS #SW 6036 "Argona"
- (C)  SHERWIN WILLIAMS #SW 6033 "Borac Broom"
- (D)  CULTURED STONE  
80% Southern Ledgestone/  
20% Chesapeake Bedstone  
"Honey / Belpyne"
- (E)  SHERWIN WILLIAMS # SW 7023 "Requisite Gray"
- (E)  SHERWIN WILLIAMS #SW 6108 "Lelle"
- (G)  SHERWIN WILLIAMS #SW 2813 "Downing Straw"
- (H)  SHERWIN WILLIAMS #SW 6060 "Moroccan Brown"

**KDRA**  
 KURT D. REED ASSOCIATES, INC.  
 7301 REED ROAD, SUITE 210, DALLAS, TX 75247  
 214.343.4100  
 www.kdra.com  
 Job No. 10102-0



# Gate Before Renovation

**KDRA**  
KURTZ DESIGN ASSOCIATES, INC.  
1001 KEDWICK RD, SUITE 101  
KANSAS CITY, MO 64114  
www.kdra.com  
816.752.7274



# Gate After Renovation

**(H)**  SHERWIN WILLIAMS #SW 6040 "Moroccan Brown"

**(G)**  SHERWIN WILLIAMS #SW 2813 "Downing Straw"

**(F)**  SHERWIN WILLIAMS #SW 6108 "Lattice"

**(E)**  SHERWIN WILLIAMS #SW 7023 "Requisite Gray"

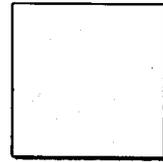
**(D)**  CULTURED STONE 80% content (granite/ marble) 20% filler "Honey / Blanywine"

**(C)**  SHERWIN WILLIAMS #SW 6033 "Balsau Brown"

**(B)**  SHERWIN WILLIAMS #SW 6033 "Anagard"

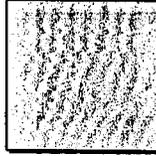
**(A)**  SHERWIN WILLIAMS #SW 6033 "Barn Tan"

**KDRA**  
 KURTZ DESIGN GROUP, INC.  
 5000 W. 120th Street  
 Suite 100  
 Overland Park, KS 66204  
 www.kdrg.com  
 Job No. 17-01-1



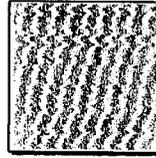
SHERWIN  
WILLIAMS  
# SW 7023

"Requisite Gray"



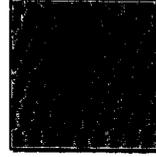
SHERWIN  
WILLIAMS  
#SW 6108

"Latte"



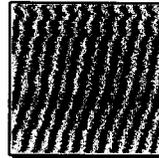
SHERWIN  
WILLIAMS  
#SW 2813

"Downing Straw"



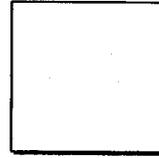
SHERWIN  
WILLIAMS  
#SW 6060

"Moroccan Brown"



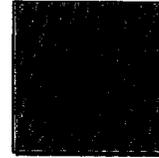
SHERWIN  
WILLIAMS  
#SW 6116

"Tatami Tan"



SHERWIN  
WILLIAMS  
#SW 6036

"Angora"



SHERWIN  
WILLIAMS  
#SW 6033

"Bateau Brown"



CULTURED STONE

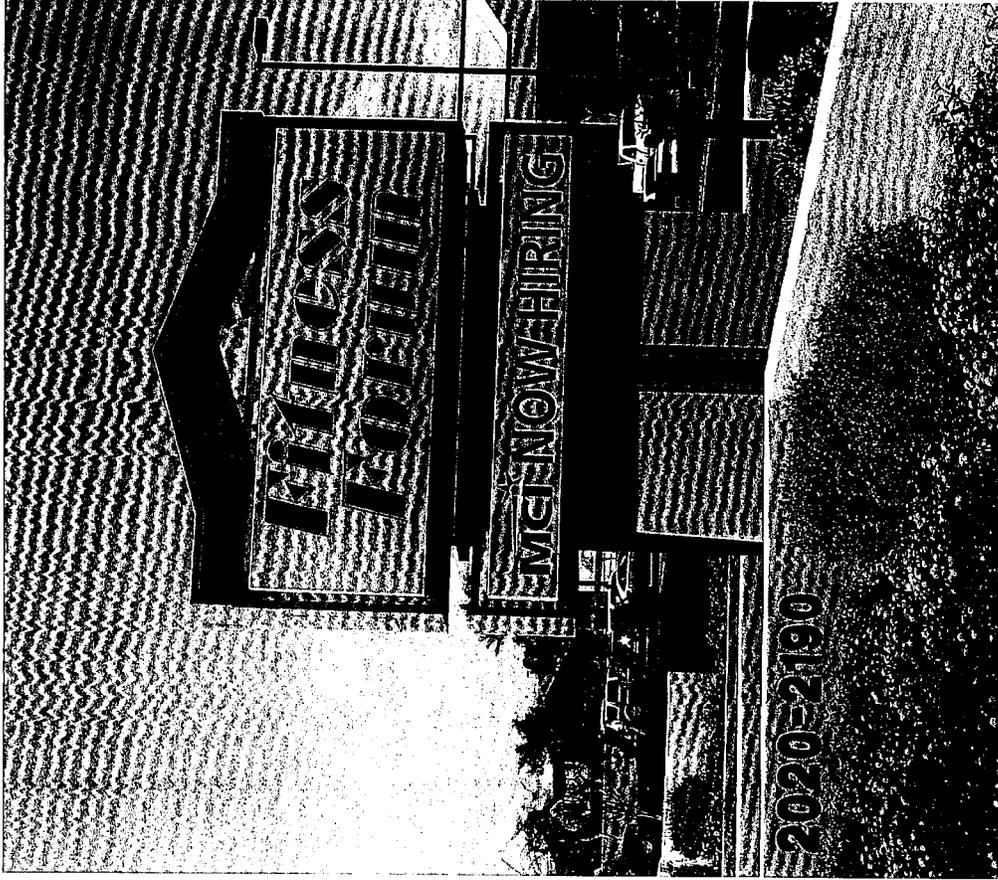
80% Southern LedgeStone/  
20% Dressed Fieldstone  
"Honey / Branywine"



DOUBLE DELTA  
ARIZONA, LLC



KURT D. REED ASSOCIATES, INC.  
Architecture & Engineering



**KDRA**  
KIM D. REED ASSOCIATES, INC.  
11501 REEDCROFT DRIVE, SUITE 100  
SPRINGFIELD, VA 22151-1800  
www.kdra.com  
202.761.5514

Signage  
Before Renovation



**(A)**  SHERWIN WILLIAMS #SW 6116 "Miami Ion"

**(B)**  SHERWIN WILLIAMS #SW 6036 "Angora"

**(C)**  SHERWIN WILLIAMS #SW 6033 "Bateau Brown"

**(D)**  CHILDRENS STONE 80% Cinnamon (epigonal) 20% Dandelion (epigonal) "Honey / Brandywine"

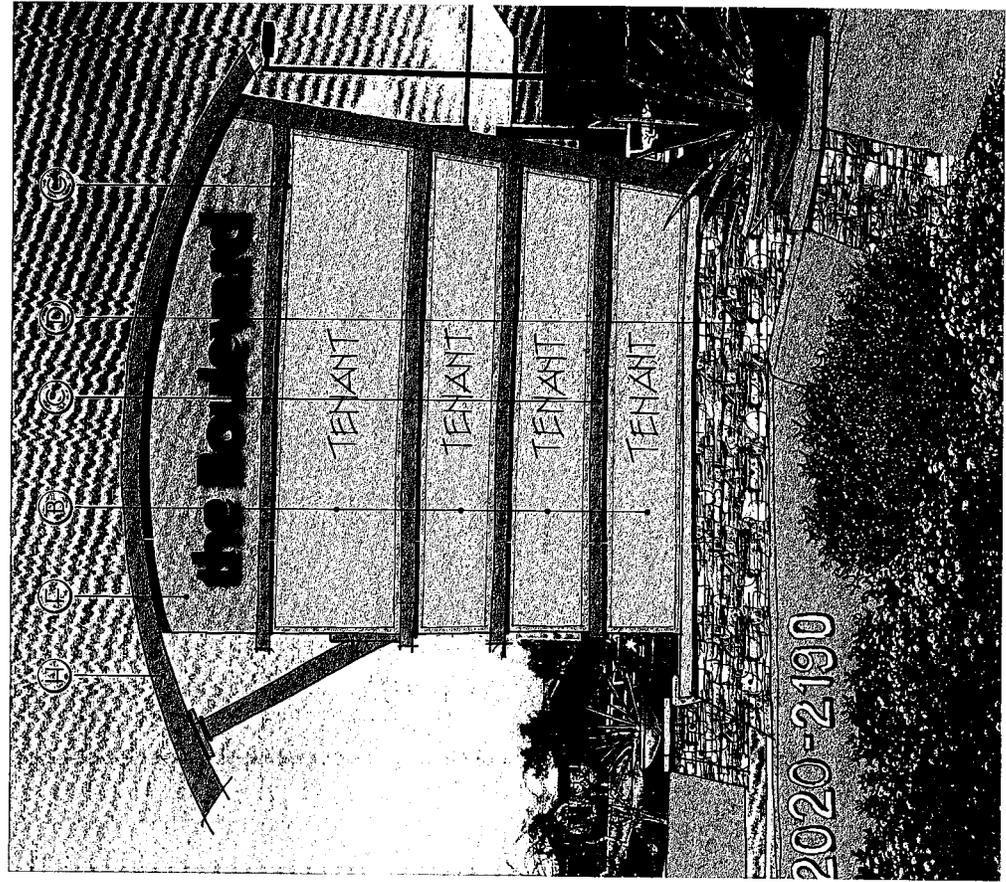
**(E)**  SHERWIN WILLIAMS # SW 7023 "Requisite Gray"

**(F)**  SHERWIN WILLIAMS #SW 6108 "Lothe"

**(G)**  SHERWIN WILLIAMS #SW 2813 "Downing Straw"

**(H)**  SHERWIN WILLIAMS #SW 6060 "Moroccan Brown"

**Signage**  
After Renovation

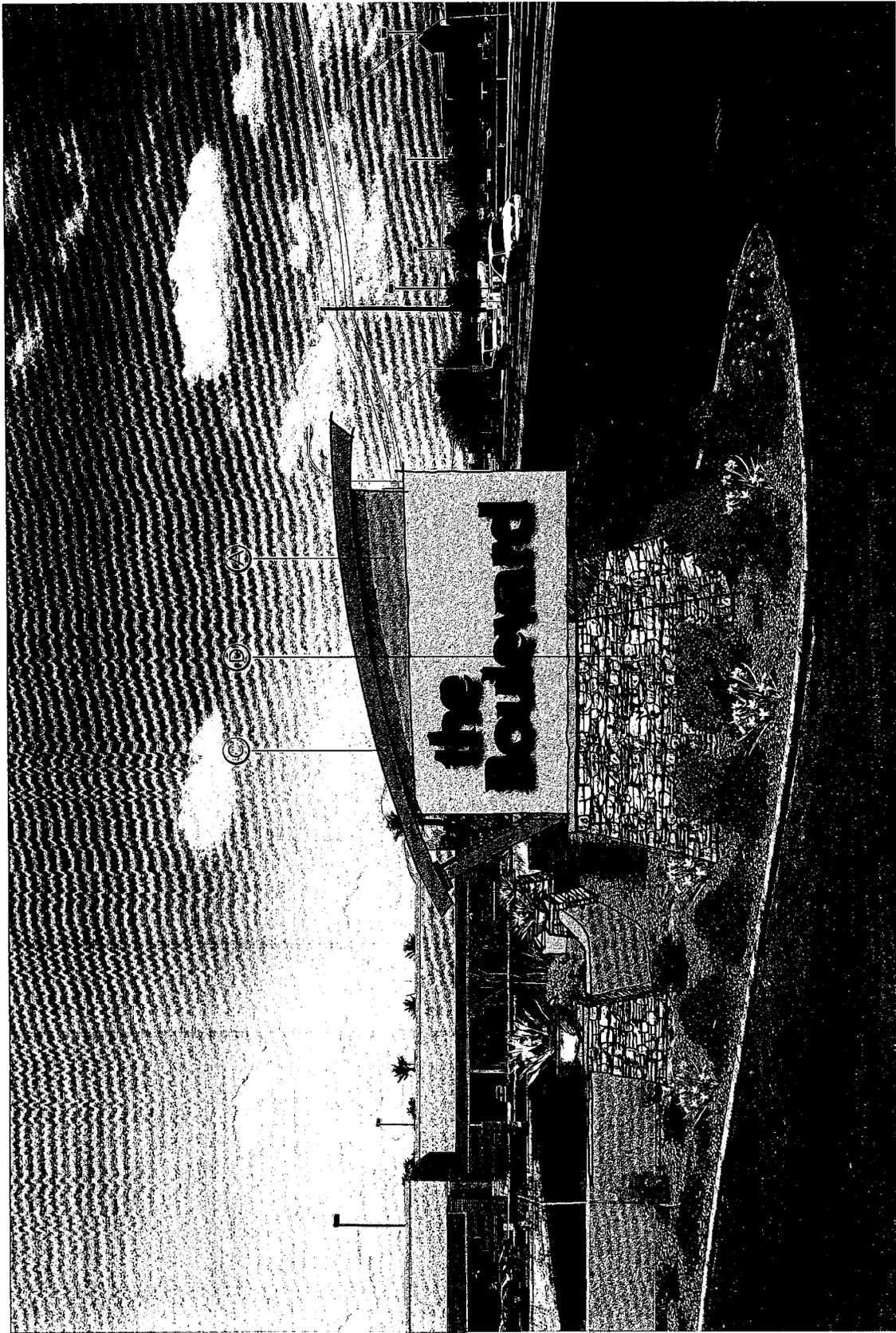




**KDRA**  
RUSSELL REED ASSOCIATES, INC.  
1001 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, AZ 85004  
WWW.KDRA.COM  
303.963.0023

## Corner Monument & Screen Wall Treatment Before Renovation

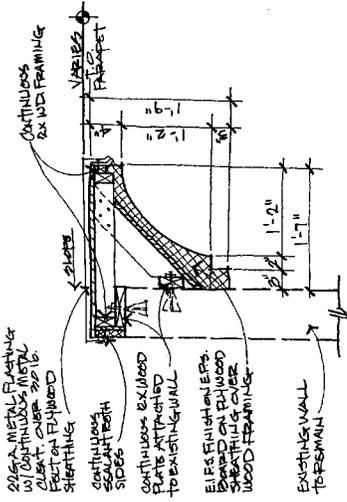




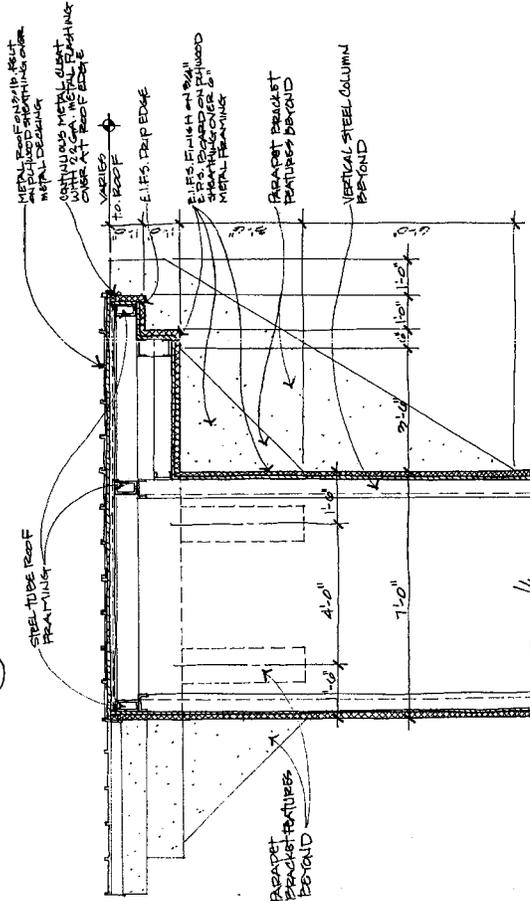
## Corner Monument & Screen Wall Treatment After Renovation

- |     |   |  |
|-----|---|--|
| (A) |  | SHERWIN<br>WILLIAMS<br>#SW 6116<br>"Crown Tan"   |
| (B) |  | SHERWIN<br>WILLIAMS<br>#SW 6006<br>"Argona"  |
| (C) |  | SHERWIN<br>WILLIAMS<br>#SW 6003<br>"Moroccan Brown"  |
| (D) |  | CULTURED STONE<br>80% Southern Ledgestone/<br>20% Desert Medallione<br>"Honey / Sandstone" |
| (E) |  | SHERWIN<br>WILLIAMS<br># SW 7023<br>"Requisite Gray"                                       |
| (E) |    | SHERWIN<br>WILLIAMS<br>#SW 6108<br>"Tattle"  |
| (G) |    | SHERWIN<br>WILLIAMS<br>#SW 2813<br>"Downing Straw"   |
| (H) |    | SHERWIN<br>WILLIAMS<br>#SW 6040<br>"Moroccan Brown"  |

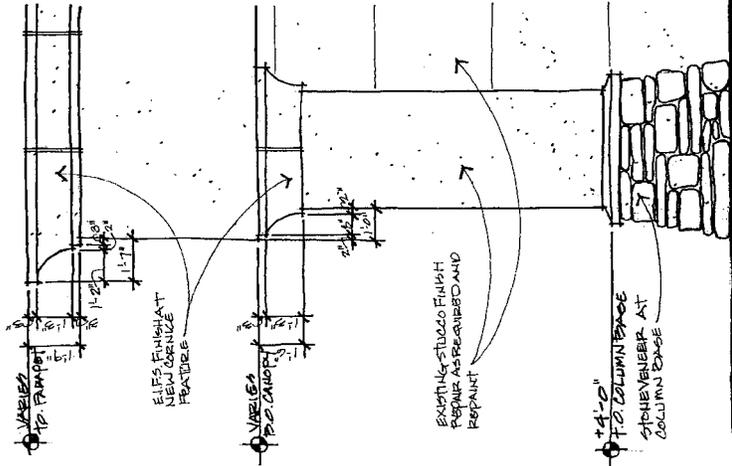
**KDRA**  
 KURT D. REED ASSOCIATES, INC.  
 74501  
 P.O. Box 1000  
 Phoenix, AZ 85026  
 Ph: (480) 951-1140  
 Fax: (480) 951-1140  
 WWW.KDRA.COM



SECTION @ CORNICE  
SCALE: NONE



SECTION @ PARAPET WALL  
SCALE: NONE



COLUMN @ CANOPY  
SCALE: NONE