



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

#11  
AUG 09 2007

**MEMORANDUM**

**Economic Development - Council Memo No. ED08-005**

**DATE:** July 27, 2007

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
CHRISTINE MACKAY, ACTING ECONOMIC DEVELOPMENT DIRECTOR

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

**SUBJECT:** COMMERCIAL REINVESTMENT PROGRAM AGREEMENT – POLLACK  
WARNER PLAZA - SWC ALMA SCHOOL ROAD AND WARNER ROAD

RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 4108 and authorize the Mayor to sign all necessary documents.

BACKGROUND: Resolution No. 4108 approves and authorizes the Mayor to execute a Commercial Reinvestment Program agreement between the City of Chandler and Santa Clara Enterprises, LP (Michael A. Pollack, Managing Partner). The agreement will provide financial assistance to enhance the appearance of the building and property at 1964 – 1996 North Alma School Road - located at the southwest corner of Alma School Road and Warner Road.

DISCUSSION: The Chandler Fashion Center and its surrounding retail power centers have become magnets for new tenants, while centers in the City's older retail districts have experienced rising vacancy rates due to increased competition, tenant relocations, small business closures and the increased costs associated with bringing older facilities up to current 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 have vacancy rates higher than city-wide averages and/or buildings that were constructed at least 15 years ago. The Commercial Reinvestment Program funds up to 50% of renovation costs, and the City's investment in the renovation of Pollack Warner Plaza as a percentage of estimated project costs is approximately 45%.

Pollack Warner Plaza is located on Alma School Road among several retail centers that have experienced high vacancy rates. Across Alma School Road, at the southeast corner, is a former Smitty's grocery store that closed, was re-used as call center, and is now vacant again.

The subject retail center is located at an intersection that is currently being widened by the City. The owner seeks to perform this redevelopment while roadway improvements are being made in order to minimize the long-term impacts to tenants. The center is currently 85% occupied; however, it is believed that additional vacancies could occur in the near future as tenants are experiencing significant impacts to their business during construction. Several tenants have not committed to renewing their leases – including Once Upon a Child, Plato's Closet and Ibiza Blue Restaurant - and Affordable Bar Stools & Dinettes recently closed. In addition, the owner's leases with American Furniture Galleries and Mattress USA, which constitute over one-half of the center's total space, include contingencies requiring that the center be renovated.

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 improved signage.

The basic terms of the agreement state that Santa Clara Enterprises, LP will invest \$671,644 in the renovation of the property. The Managing Partner will act as the general contractor, which will significantly reduce overall costs (estimated expenditures do not include a general contractor's fee). Proposed improvements include:

- 1) Complete renovation of three sides of the existing buildings (which contain approximately 93,000 square feet), including the addition of new facades (a clock tower and false windows/balconies), stone veneer on columns, light fixtures, awnings, and lighting. The Big Lots! Building that is not controlled by the Owner will only receive minor repairs, re-painting and new lighting. In addition, the two bank parcels and fast food restaurant will not be renovated as part of this agreement.
- 2) Improved landscaping as shown in plans submitted by Owner, including: (A) seal coating the entire parking lot and re-striping all parking spaces; (B) installing new/additional plant and tree material throughout the site (including the rear of the buildings) as shown on the landscape plan submitted by the Owner. This plan indicates that a significant number of new Mexican Fan Palm, Willow Acacia and Eucalyptus trees will be installed. The addition of trees at the rear of the buildings will significantly improve the streetscape for neighbors.
- 3) Renovation of the existing monument signs as per submitted renderings.

Benefits to the community include:

- 1) A dramatic improvement to the buildings and the streetscape, which will enhance the immediate area and may spur further reinvestment in surrounding properties. The proposed enhancements to the landscaping in the back of the center will improve the appearance for the adjacent neighborhood.

- 2) Increased likelihood of retaining the current tenants, many of which are experiencing the impacts of road construction. These impacts may cause tenants to vacate the center, particularly without the anticipated long-term benefits of the planned renovations.

FINANCIAL IMPLICATIONS: The City of Chandler will contribute up to \$300,000 to assist with the cost of improvements. Funding is available in Cost Center 1520 in the amount of \$300,000.

PROPOSED MOTION: Move to adopt Resolution No. 4108 approving the Agreement between the City of Chandler and Santa Clara Enterprises, LP in an amount not to exceed \$300,000 and authorizing the Mayor to sign all necessary documents.

Attachments: Location Map  
Resolution 4108  
Commercial Reinvestment Program Agreement

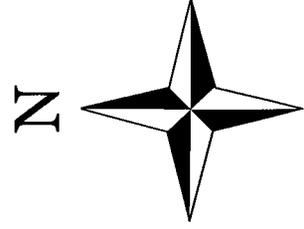
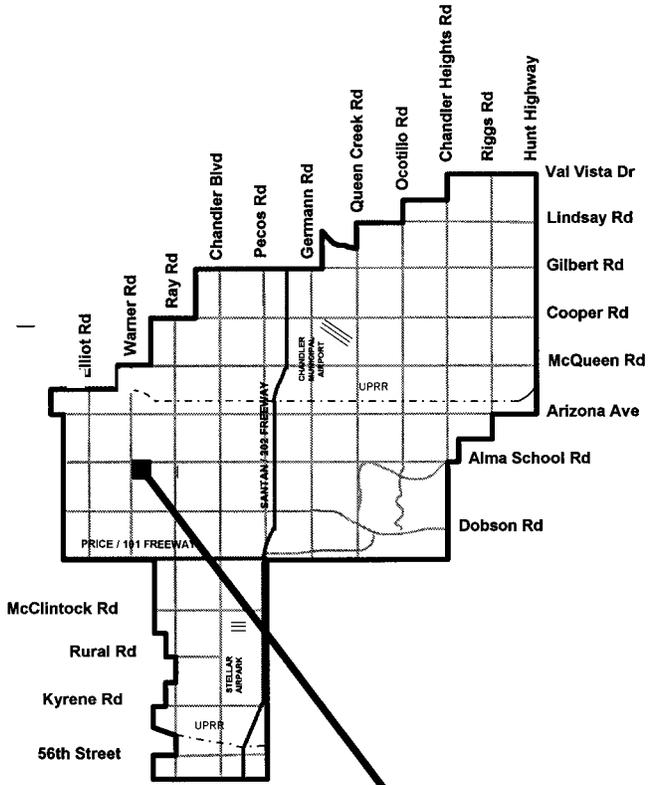
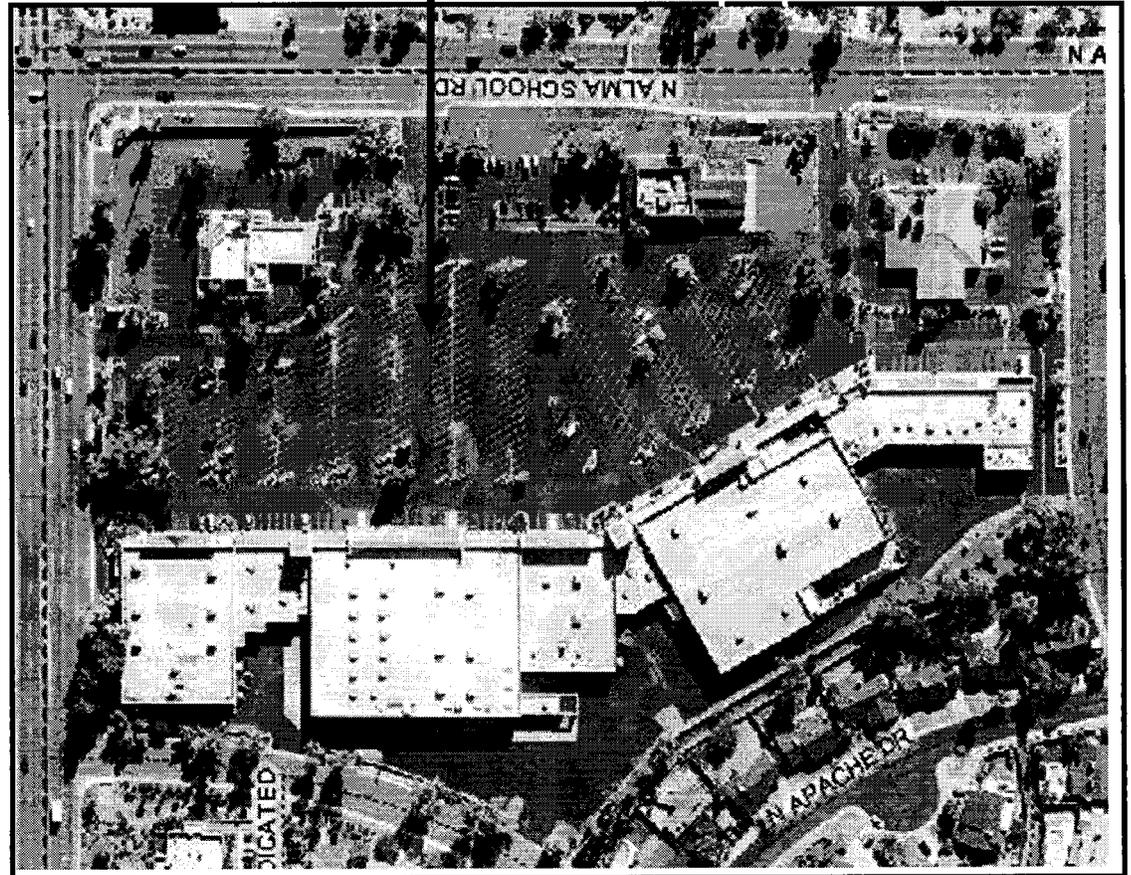


Chandler · Arizona

# Commercial Reinvestment Program

## SWC Alma School Rd. & Warner Rd.

SANTA CLARA ENTERPRISES, LP



### Location Map

**RESOLUTION NO. 4108**

A RESOLUTION OF THE CITY OF CHANDLER, ARIZONA, APPROVING AN AGREEMENT BETWEEN THE CITY OF CHANDLER AND SANTA CLARA ENTERPRISES, LP TO PROVIDE COMMERCIAL REINVESTMENT PROGRAM FUNDING IN AN AMOUNT NOT TO EXCEED \$300,000 IN RETURN FOR IMPROVEMENTS TO THE BUILDING AND PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ALMA SCHOOL ROAD AND WARNER ROAD IN CHANDLER.

WHEREAS, the City desires to obtain certain commitments from Santa Clara Enterprises, LP 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 Santa Clara Enterprises, LP 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. 4108 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:

        GAB

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

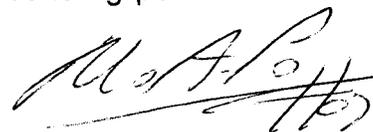
This Agreement ("**Agreement**") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2007 (the "**Agreement Effective Date**"), by and between the City of Chandler, an Arizona municipal corporation, hereafter designated as "**City**", and **Santa Clara Enterprises LP**, a California limited partnership, hereafter designated as "**Owner**".

**RECITALS**

- A. Owner holds title in fee simple to certain improved, commercial property located at or near the southwest corner of Alma School Road and Warner Road, which consists of land more particularly described in attached Exhibit "A" and the buildings and structures located on it (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

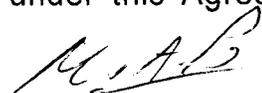


Improvements are issued by City's Planning & Development Department; provided, however, that Owner shall use all reasonable efforts to substantially complete the Improvements by the 181<sup>st</sup> day following the date that the requisite building permits for the Improvements are issued by City's Planning & 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 Owner satisfies all of the terms and conditions set forth in this Agreement, City shall reimburse Owner up to the aggregate sum of \$300,000.00 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:

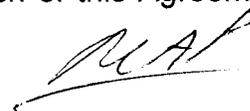
Facade Renovations	\$212,095.00
Landscape/Parking Lot Upgrades	37,350.00
Signage	5,850.00
Architectural/Engineering	41,310.00
Development Fees	<u>3,395.00</u>
Total Reimbursement	\$300,000.00

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 Section 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 Project. 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 Section 14:

To Owner: Santa Clara Enterprises, L.P.  
Michael A. Pollack, Managing Partner  
1136 Baseline Road  
Mesa, AZ 85210

To City: Richard K. Mulligan  
Economic Development Director  
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.

IN WITNESS WHEREOF, City and Owner have executed this Agreement as of the date set forth above.

CITY OF CHANDLER, an Arizona municipal corporation

ATTEST:

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney GAB



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On \_\_\_\_\_, 2007, \_\_\_\_\_ personally appeared before me, who is personally known to me to be the signer of the above document and he/she acknowledged that he/she signed it.

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

My Commission Expires:

Santa Clara Enterprises LP, a California limited partnership

By: [Signature]  
Its: SCA-VA-TE

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On 7-30-07, 2007, Michael A. Pollack personally appeared before me, who is personally known to me to be the signer of the above document and he/she acknowledged that he/she signed it.

[Signature: Michele M. Tyndall]  
Notary Public

My Commission Expires: 8/24/08

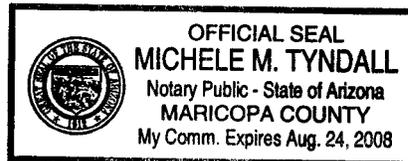


EXHIBIT "A"  
Legal Description of Property

ATTACHED

A handwritten signature in black ink, appearing to be 'M.A.S.', located at the bottom right of the page.

WARNER PLAZA

7/25/07

## DESCRIPTION

### PARCEL ONE

LOTS 1 AND 4, OF WARNER PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 275 OF MAPS, PAGE 25.

### PARCEL TWO

A NON-EXCLUSIVE EASEMENT FOR PARKING, DRIVEWAYS AND WALKWAYS AS SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 84-549542 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA OVER PARCELS NOS. 2, 3, 5 AND 6, INCLUSIVE OF SAID INSTRUMENT.

### PARCEL THREE

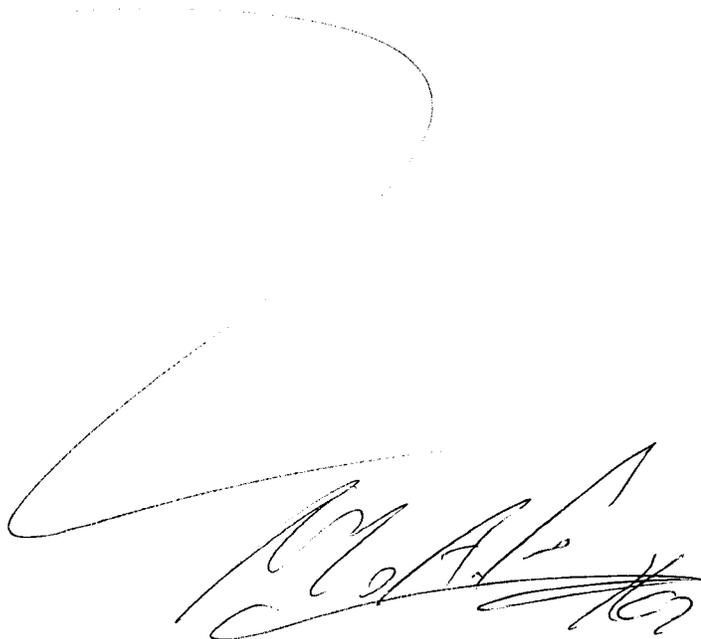
AN EASEMENT FOR FOOTINGS AND STRUCTURES THEREON AS GRANTED BY INSTRUMENT RECORDED AS INSTRUMENT NO. 88-088379 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA OVER THE FOLLOWING DESCRIBED PROPERTY:

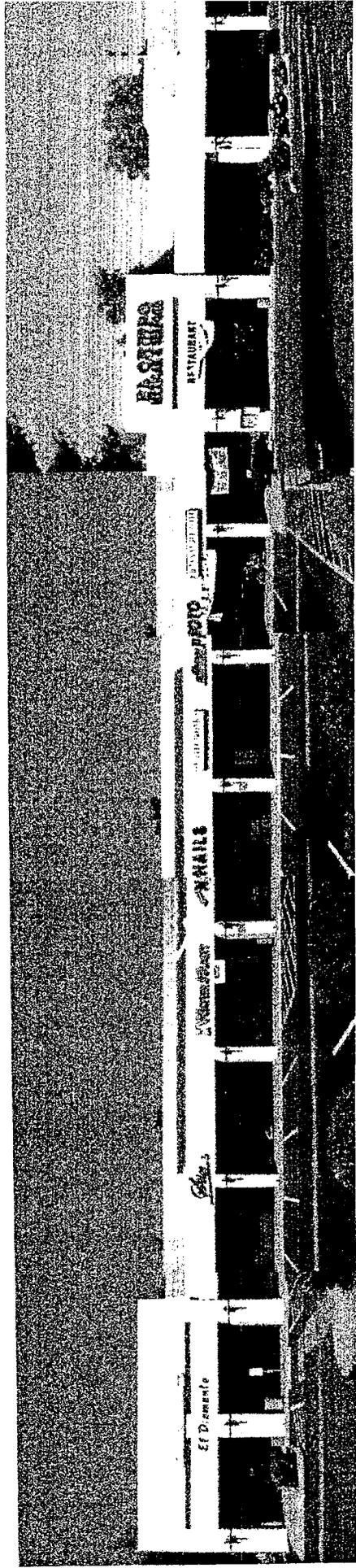
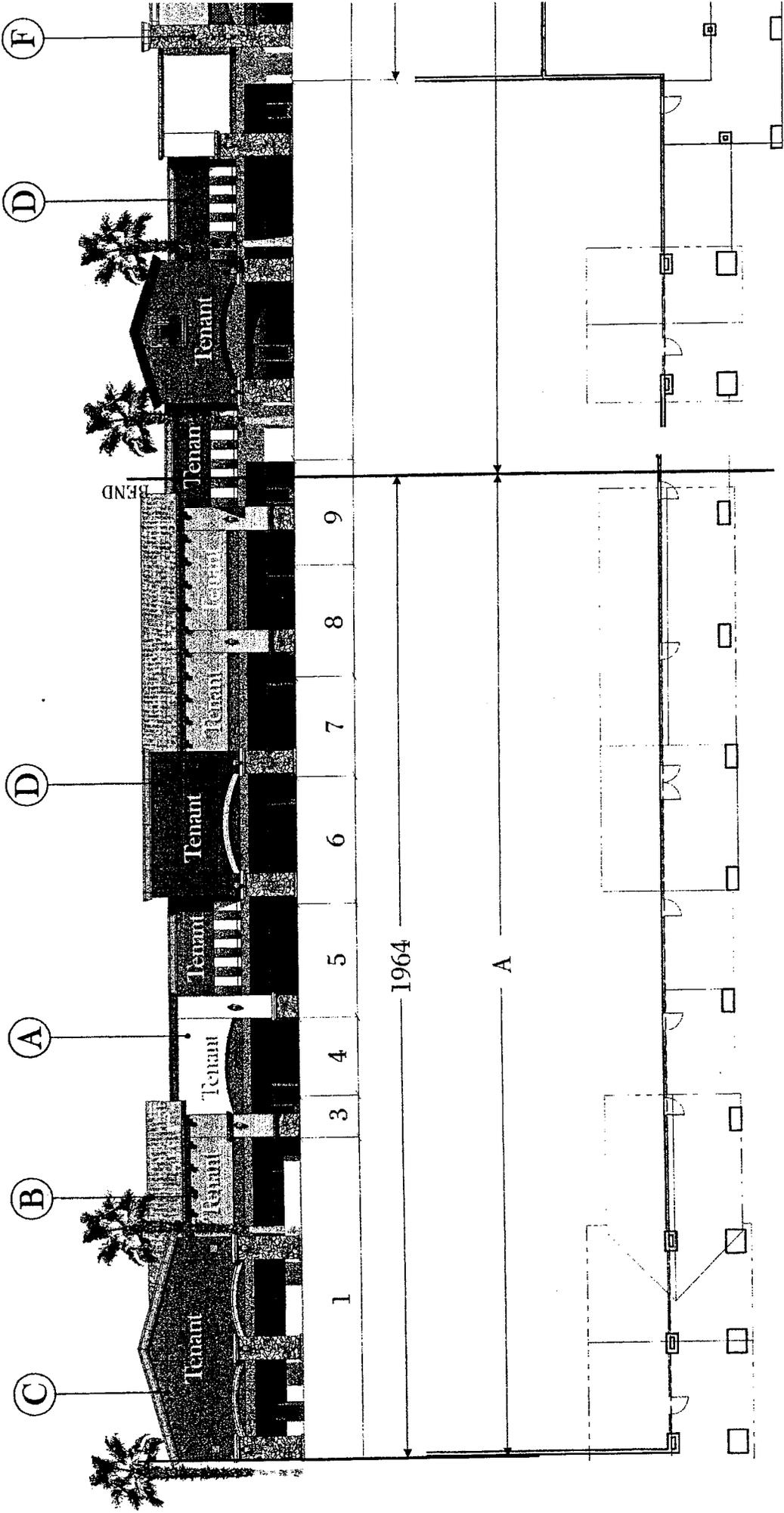
THAT PORTION OF LOT 2, WARNER PLAZA, SUBDIVISION RECORDED IN BOOK 275 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;  
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION;  
THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 2,280.16 FEET;  
THENCE NORTH 00 DEGREES 46 MINUTES 21 SECONDS WEST, 3.90 FEET;  
THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE 140.00 FEET;  
THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, 0.10 FEET;  
THENCE NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST, 140.00 FEET;  
THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 0.14 FEET TO THE POINT OF BEGINNING.

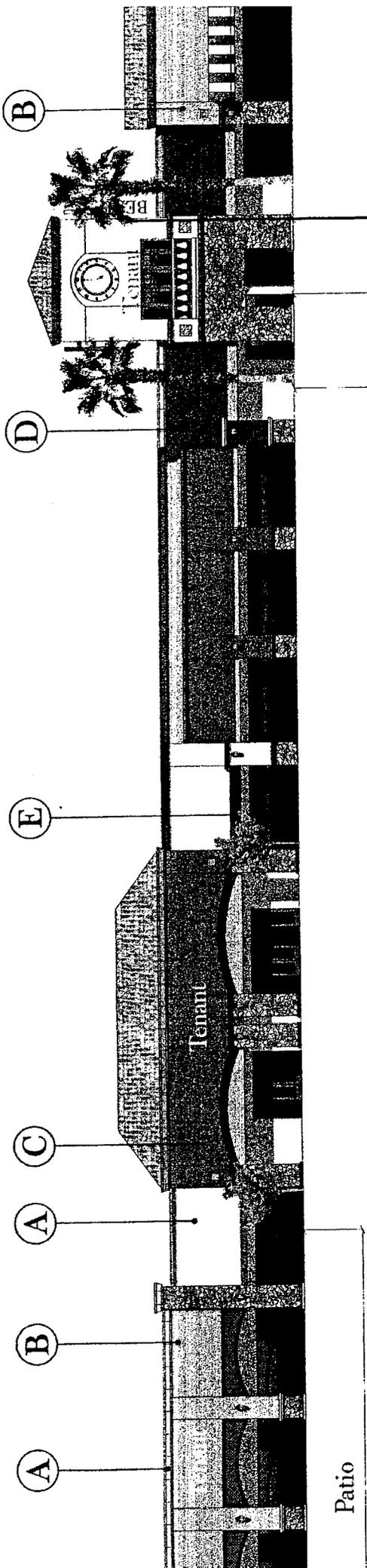
EXHIBIT "B"  
Scope of Work

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. Facade Renovations: Owner will completely renovate three sides of the existing buildings (which contain approximately 93,000 square feet), including the addition of new facades (false windows/balconies and a clock tower), stone veneer on columns, light fixtures, awnings, and lighting. The Big Lots! Building that is not controlled by the Owner will only receive minor repairs, re-painting and new lighting. In addition, the two bank parcels and fast food restaurant will not be renovated as part of this agreement.
  
- II. Landscape Improvements: Owner will improve landscape as shown in plans submitted, including: (A) seal coating the entire parking lot and re-stripping all parking spaces; (B) installing new/additional plant and tree material throughout the site (including the rear of the buildings) as shown on the landscape plan submitted by the Owner. This plan indicates that a significant number of new Mexican Fan Palm, Willow Acacia and Eucalyptus trees will be installed.
  
- III. Monument Signs: Owner will improve existing monument signs as per submitted renderings.

A large, stylized handwritten signature in black ink, appearing to be 'M. A. ...', is written over a faint, large, light-colored scribble or watermark in the lower right quadrant of the page.

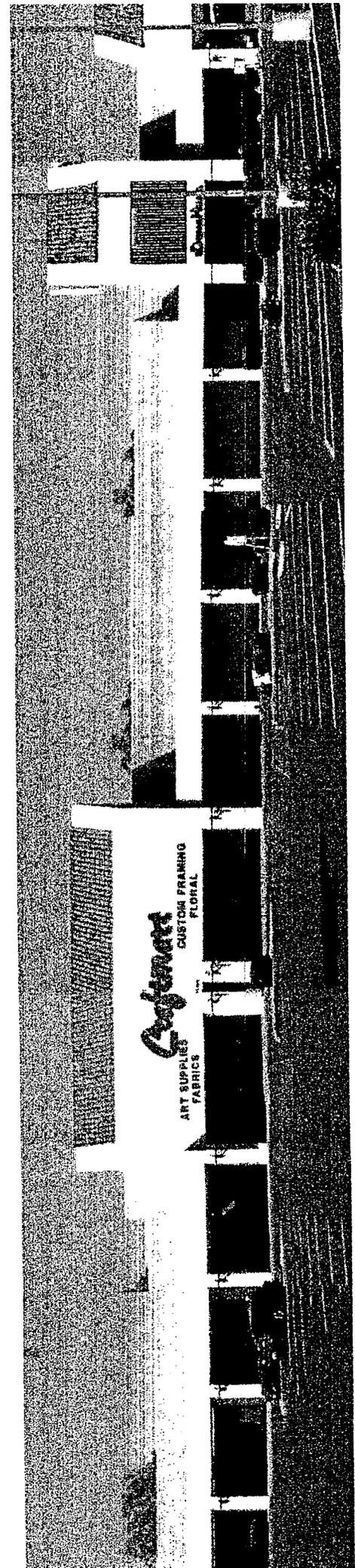
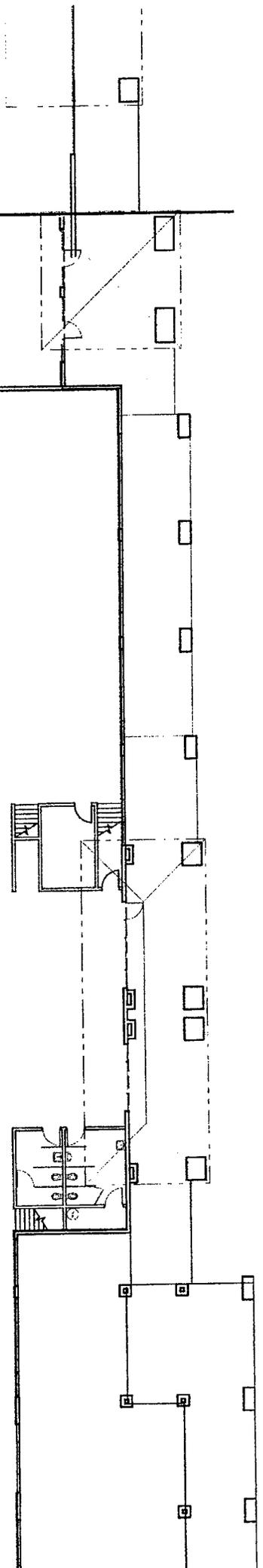


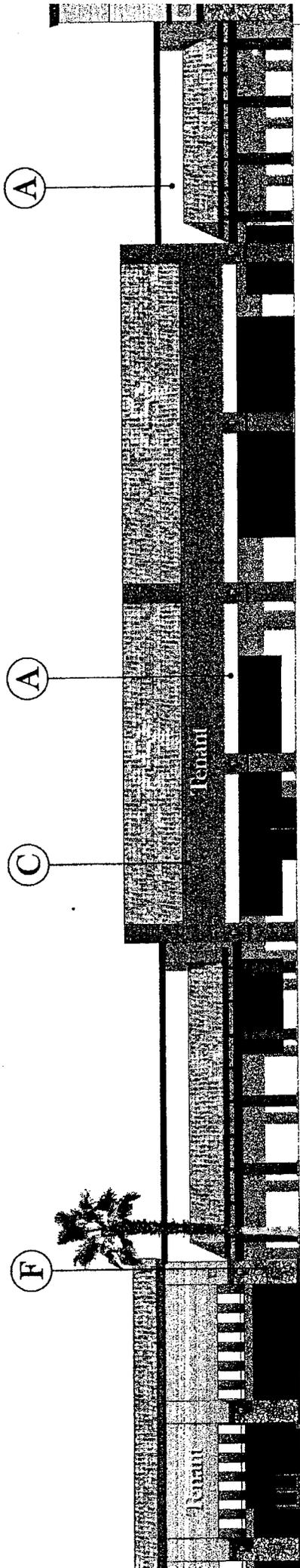


1982 1984

1980

B

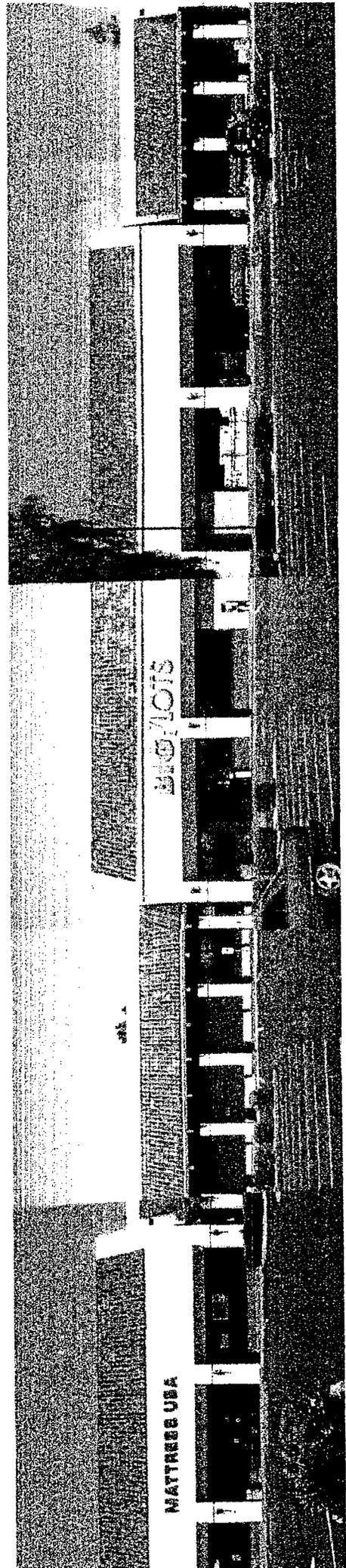
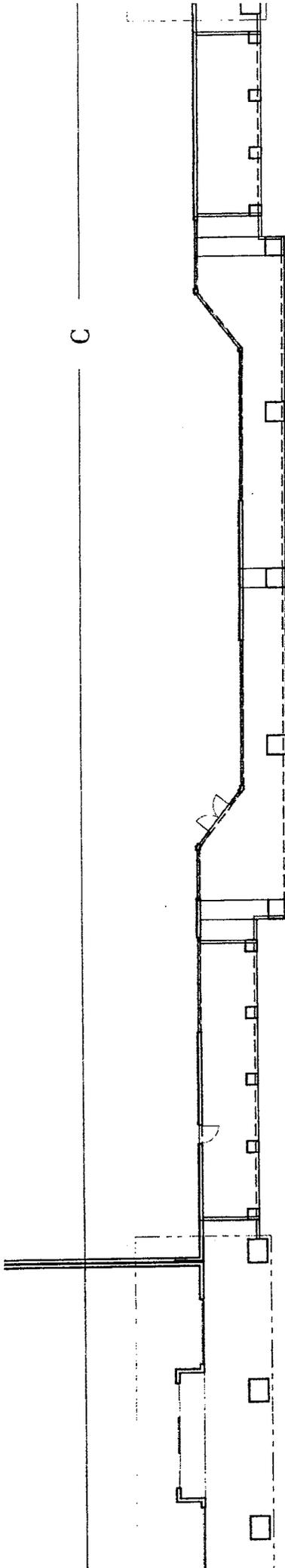


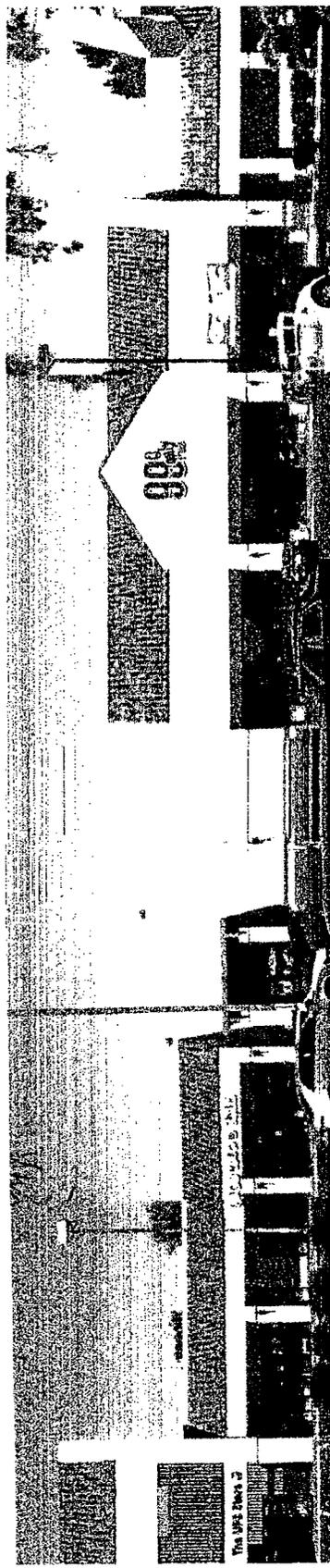
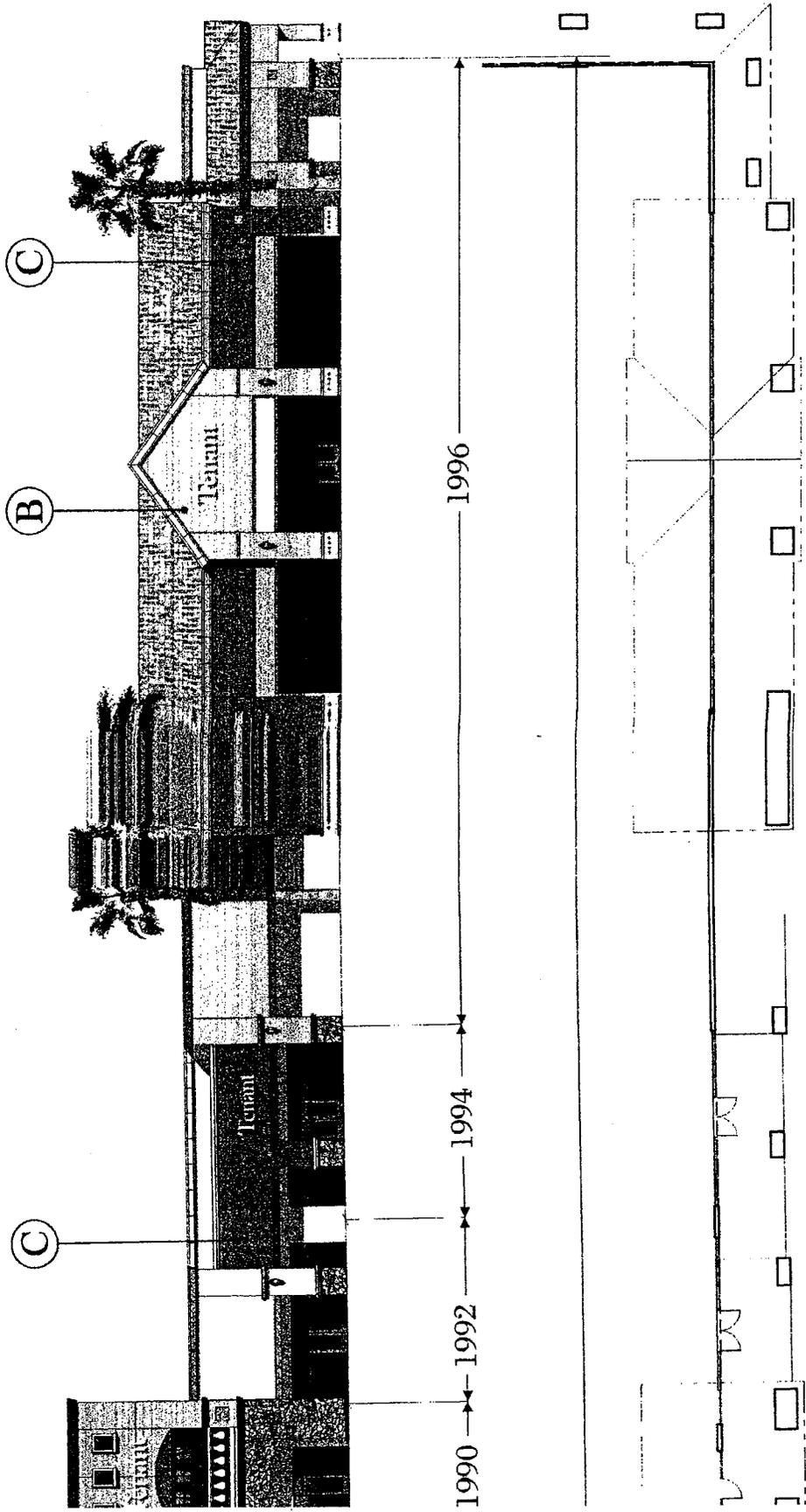


1986

1988

C





# awning

Heather Beige-6 Bar

Item#: 4956-0000

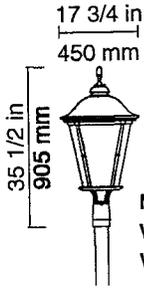
Width: 46in. / 117cm.

Repeat: 7.67x0in. / 19.48x0cm.

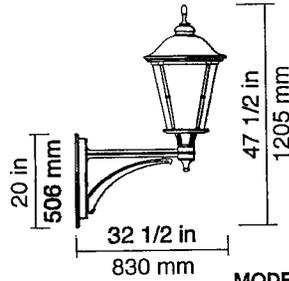


**CONFIGURATIONS**

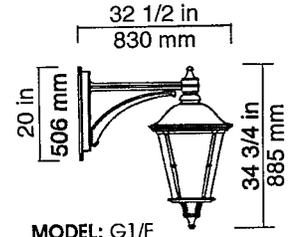
**PARK CROWN**



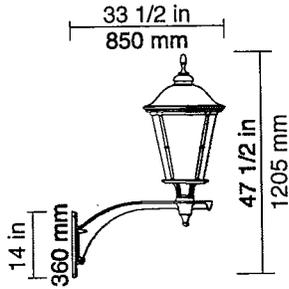
**MODEL: I1**  
 Wind Area: 1.83 sq. ft.  
 Weight: 22.05 lbs.



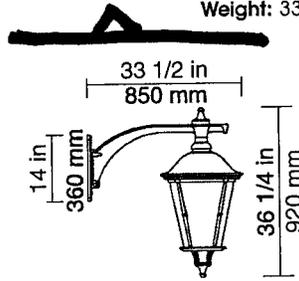
**MODEL: G1/A**  
 Wind Area: 2.48 sq. ft.  
 Weight: 33.05 lbs.



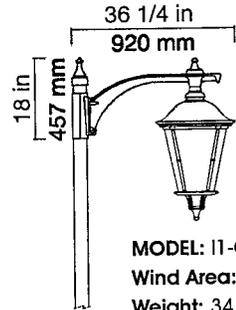
**MODEL: G1/F**  
 Wind Area: 2.48 sq. ft.  
 Weight: 33.05 lbs.



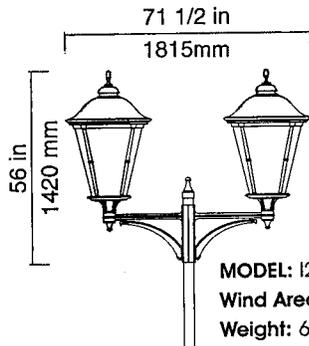
**MODEL: G6/A**  
 Wind Area: 2.37 sq. ft.  
 Weight: 34.05 lbs.



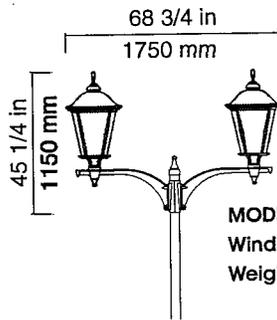
**MODEL: G6/F**  
 Wind Area: 2.37 sq. ft.  
 Weight: 34.05 lbs.



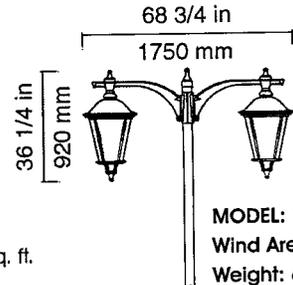
**MODEL: I1-G6/F**  
 Wind Area: 2.37 sq. ft.  
 Weight: 34.03 lbs.



**MODEL: I2-G1/A**  
 Wind Area: 4.96 sq. ft.  
 Weight: 62.09 lbs.

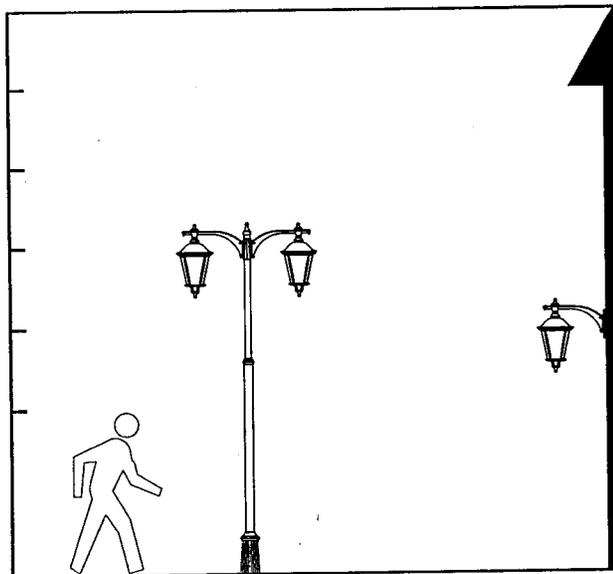


**MODEL: 12-G6/A**  
 Wind Area: 4.74 sq. ft.  
 Weight: 66.09 lbs.



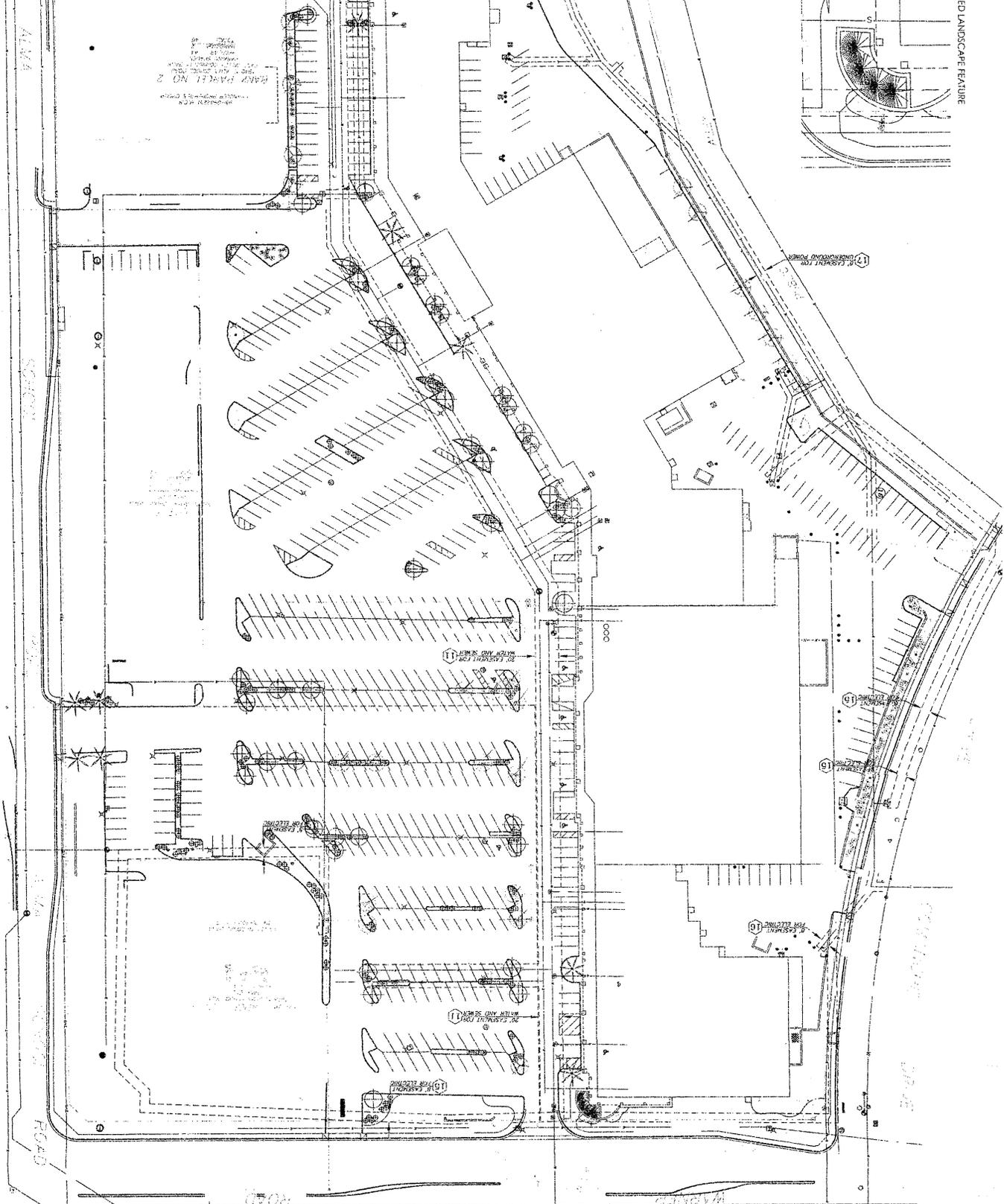
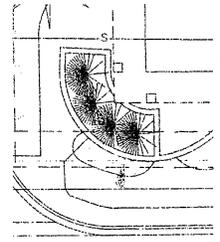
**MODEL: 12-G6/F**  
 Wind Area: 4.74 sq. ft.  
 Weight: 66.09 lbs.

NOTE: Weight without ballast.  
 Add 8 lbs. per ballast.



POST OPTIONS: A1, A2, A3, C, F, Royal Series

NOTE: Tenon Size 3"/75 mm



PLAN PANEL NO. 2  
 1/2" = 1'-0" (VERTICAL)  
 1/4" = 1'-0" (HORIZONTAL)  
 DATE: 11/15/01  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

ALL PLANT MATERIALS AND PLANTINGS TO BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS AND PLANTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS AND PLANTINGS.

**CONTRACTOR'S OBLIGATION**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS AND PLANTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS AND PLANTINGS.

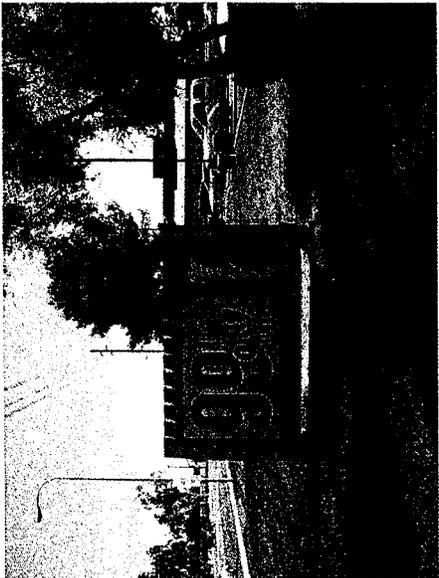
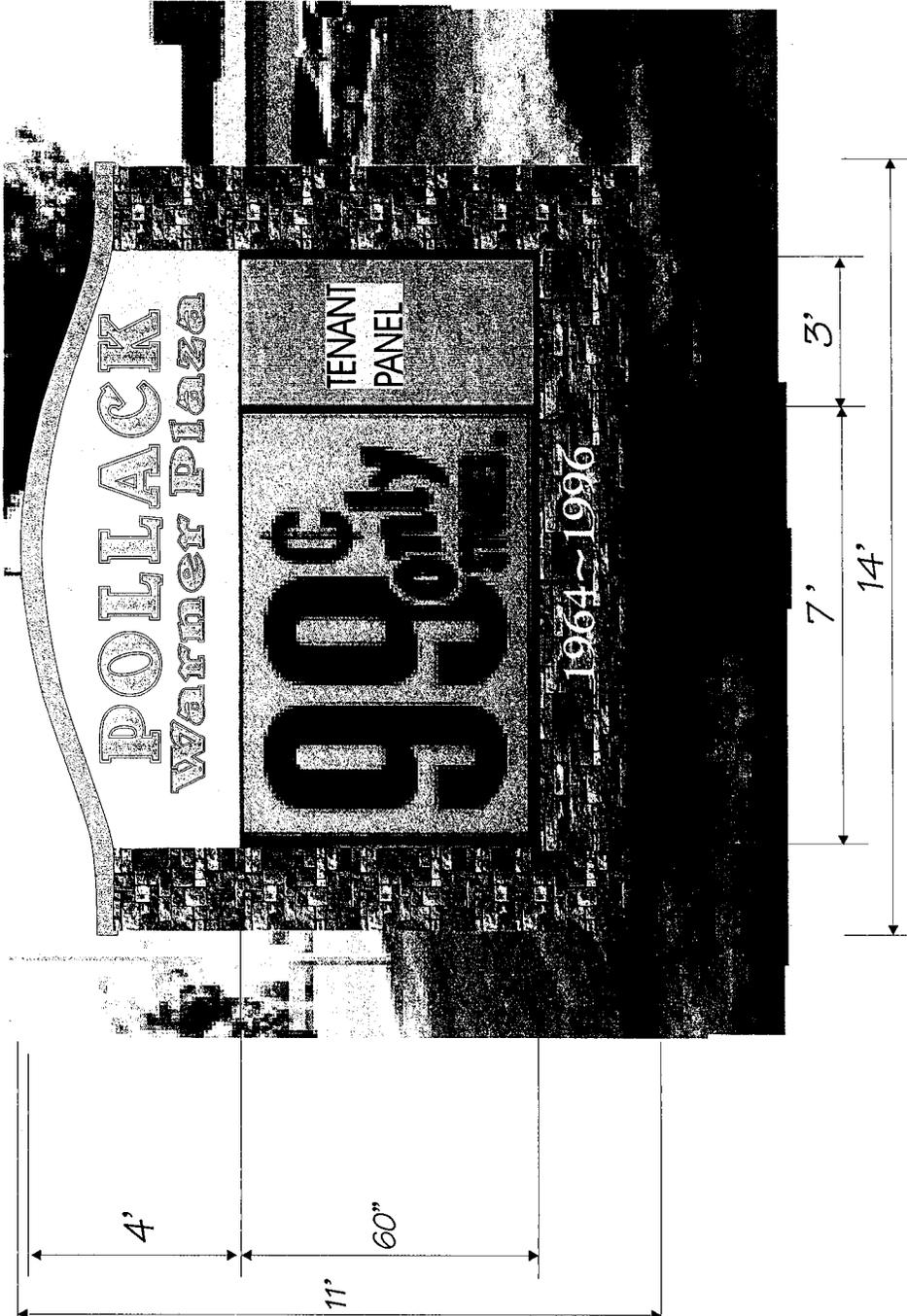
**PLANTING SPECIFICATIONS**  
 ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: [illegible text]

**PRELIMINARY NOTE**  
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

**LANDSCAPE LEGEND**  
 [illegible symbols and descriptions for landscape elements]

**GENERAL NOTES**  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: [illegible text]





EXISTING SIGN TO BE REFACED  
IN SAME LOCATION NOT TO BE  
REMOVED



LICENSED, BONDED & INSURED

APPROVAL for fabrication. DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DWG #	MOVE	PROJ.TITLE:	POLLACK WARNER PLAZA	D	R	
DATE	2/2/06	LOCATION:	1964 N. Alma School	W	N	
SCALE	NONE	APPROVED BY:	DATE			B

The Signery inc.  
(602) 265-9597  
fax 265-9584

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