Trax Neighborhood Meeting
February 20, 2014
Record of Proceedings

Details of Techniques Used to Involve Public:

1. Date and Location of Neighborhood Meeting:
   February 20, 2014 – 5:30 pm. Flagstaff Aquaplex

2. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings of deliveries. Please see attachments:
   a. Attachment 1 – Letter mailed on January 23, 2014
   b. Attachment 2 – Letter mailed on February 4, 2014

3. Copy of mailing list, summary of where residents, property owners, and potentially affected citizens received notices, newsletters, or other written materials were located.
   a. Attachment 3 includes the mailing list and map of where the letters were sent.
   b. Materials were also provided on the City of Flagstaff website.

4. The number and names of people that participated in the process based on the sign-in sheet for the meeting.
   a. 37 people signed-in for the meeting (see sign-in sheet at Attachment 4).

5. Dated photograph of the sign installed in compliance with Subsection D5.
   a. See Attachment 5.

6. A summary of concerns, issues and problems expressed during the neighborhood meeting:

Introduction:

The meeting attendees were provided a brief over view of the project. Evergreen explained the following:

1. Evergreen is buying the property from the City
2. We are filing for a zone change
3. The project will be developed in phases
4. The site plan and elevations are conceptual
5. Discussion of access points and new signals
6. FUTS trail along the back of the site

Comments:

After the introduction, the meeting attendees were given the opportunity to ask questions or provide comments. The feedback received at the meeting is listed below.

1. What kind of landscaping will be provided within the parking lot and along the frontage:
   Response: Evergreen intends to comply with City Code with regards to landscaping.

2. How long will construction on the roadways take?
   Response: We do not have a construction schedule at this time. We will be working with ADOT and the City on traffic control plans during construction to minimize traffic delays while trying to complete the work as quickly as possible.
3. What is the overall time frame for the project?
   Response: We will be developing Area A first. Other phases will be developed based on market demand. We hope to start construction on Area A by the end of the year and complete construction on that phase in 6-8 months.
4. Will Big Box retailers go on this site?
   Response: No. Because the site is so narrow, a big box retailer would not fit on this site.
5. Will there be local tenants? Or just national chains?
   Response: Our broker is currently focusing his marketing efforts with larger tenants to fill the "anchor" spaces. Once we have that draw, we will be able to fill in with smaller and local tenants.
6. What is the estimate total square footage of the buildings?
   Response: 120,000 sf, but will depend on what tenants are secured for the site.
7. Has there been a drainage study completed? There is an issue with drainage on 4th Street.
   Response: We completed a drainage analysis. Our site will include some underground retention with water bleeding off into the wash. We are unaware of drainage issues on 4th Street but do not anticipate that our project would add to the problem.
8. Why is there a sense of urgency in getting this processed through the City? Is there a "drop dead" date with the City?
   Response: The sense of urgency is due to tenant interest and their desired opening timeframes.
9. What changes will be made to Route 66? Will there be medians?
   Response: Our work we mainly be deceleration lanes and traffic signal work. There is not a median planned in Route 66.
10. How will the flow of traffic be affected on Route 66 with the addition of the traffic signal?
    Response: The lights will be synchronized so there should be minimal disruption in the flow of traffic.
11. There is a lot of existing traffic on the bridge. Is there any plan to widen the bridge?
    Response: We have no plans to widen the bridge.
12. What efforts have been made to use local builders?
    Response: We have talked to local GC's and plan to go out to bid to both Flagstaff and Phoenix GC's. The GC's will hire the subcontractors so we have less control on where the subs come from. We will only be completing the infrastructure improvements and each tenant will complete their own building.
13. Will there be any community gathering spaces (e.g. Heritage Square in Phoenix)?
    Response: The narrowness of the site inhibits the ability to do larger gathering spaces but we will have some smaller pedestrian amenities. We will also provide the FUTS trail.
14. Is the TIA available for public review?
    Response: We are in the middle of updating the TIA with ADOT's comments but would be happy to provide it to anyone that is interested after that.
15. What will you do with the prairie dogs on site?
    Response: We were unaware that there is a prairie dog issue on the site but will research it and determine the best way to handle it.
16. Will the FUTS trail also be built in phases?
    Response: Yes. But there will be access back to the sidewalk on Route 66.
17. Will Route 66 still have the sidewalk?

Response: Yes.

18. Will there be bicycle parking?
    Response: Yes.
19. Do the impact fees in the new regional plan apply to this project?
    Response: We are not sure but will check with the City.
20. Would you do mixed use on this site (residential above commercial)?
    Response: We would be open to it, but it would be unlikely.
21. Will there be bus stops added?
    Response: We would not have an objection to this, but the City has not indicated that it is necessary.
22. What are we doing to get local interest from businesses?
    Response: We have hired two brokerage teams with one of them in Flagstaff. The anchors are needed before the smaller tenants can be filled in. We are open to any ideas on tenants.

Attachment 1

Evergreen
Development | Services | Investments

www.evgre.com

January 23, 2014

Re: The Trax Commercial Development
South of Route 66 between Arrowhead Avenue and Postal Boulevard

Dear Neighbor:

I am writing to notify you of a development proposal South of Route 66 between Arrowhead Avenue and Postal Boulevard.

The project will consist of commercial uses that may include restaurants, shopping, office, banking, hotel and service uses. We believe this will be a positive addition to the neighborhood and the City of Flagstaff.

We will conduct an informational meeting on the proposed development on Thursday, February 6th at 5:45 p.m. at the Aquaplex at 1702 N. 4th Street, Flagstaff AZ 86004.

Enclosed is a conceptual site plan for your review. If you have any questions or concerns please feel free to contact me at (602) 808-8600 or khayes@evgre.com. Thank you in advance for your time and attention, I look forward to a successful development.

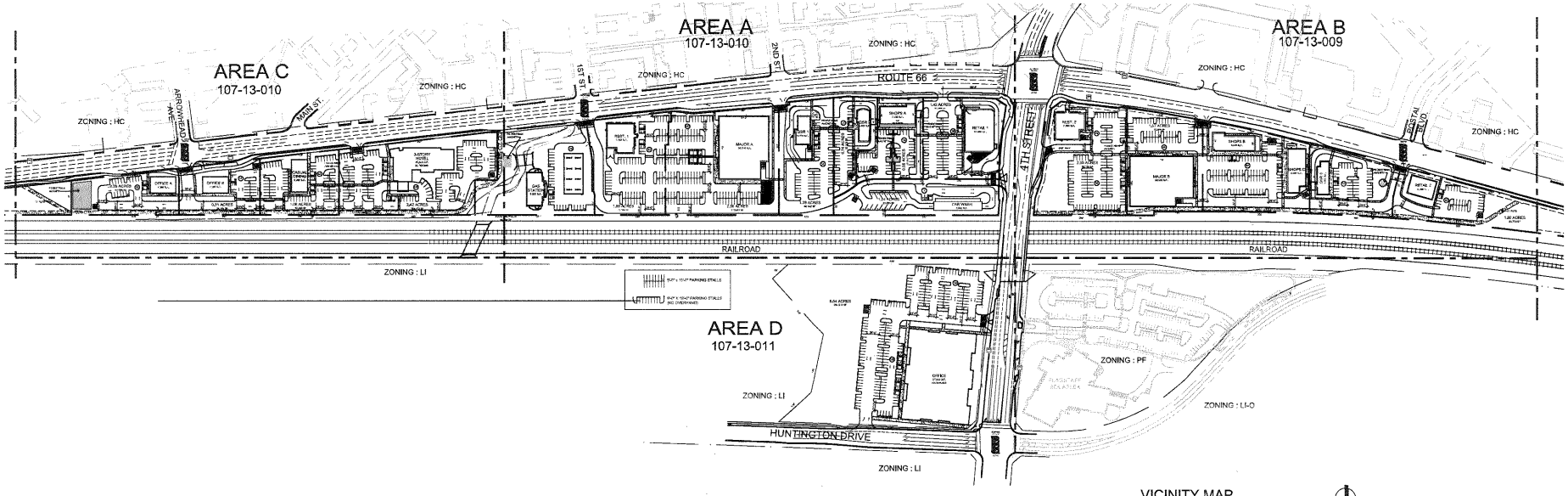
Respectfully,

Kelly Hayes
Evergreen Devco, Inc.

Arizona
2390 E. Camelback Rd., Suite 410, Phoenix, AZ 85016
Phone: 602-808-8600 *Fax:* 602-808-9100

California
200 N. Maryland Ave., Suite 201, Glendale, CA 91206
Phone: 818-240-8727 *Fax:* 818-240-1823

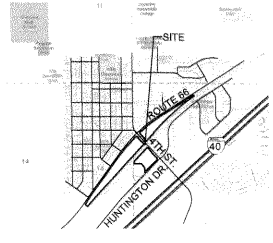
Colorado
12460 1st St., P.O. Box 247, Eastlake, CO 80614
Phone: 303-552-6160 *Fax:* 303-280-2978



0 75' 150' 300'

SCALE: 1" = 150'

VICINITY MAP



THE TRAX

FOURTH STREET / ROUTE 66

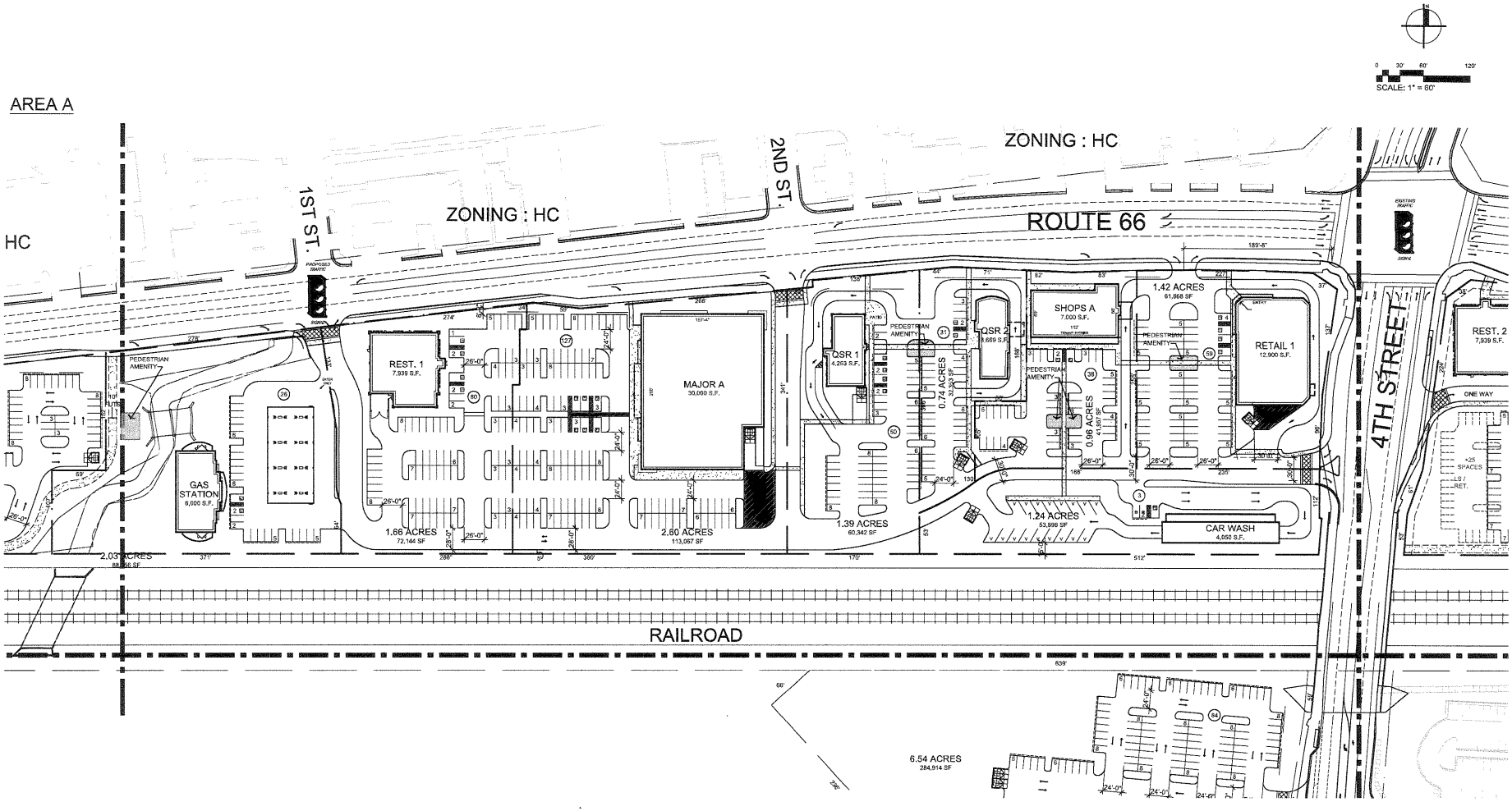
PROPOSED REDEVELOPMENT SITE

Flagstaff, Arizona

Evergreen
Development | Services | Investments

01-10-14
11086-ST16

Butler Design Group, Inc
architects & planners



THE TRAX

FOURTH STREET / ROUTE 66

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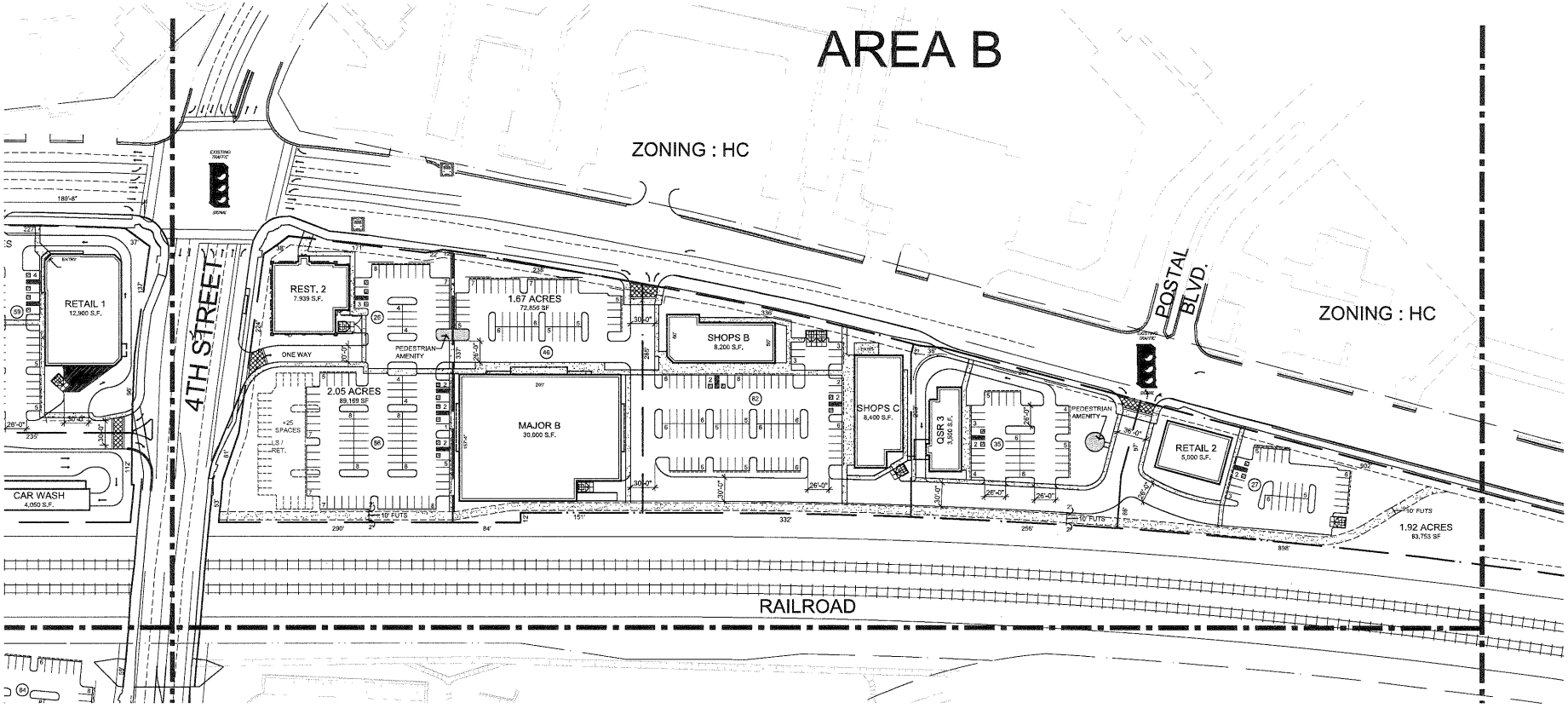
AREA B



THE TRAX

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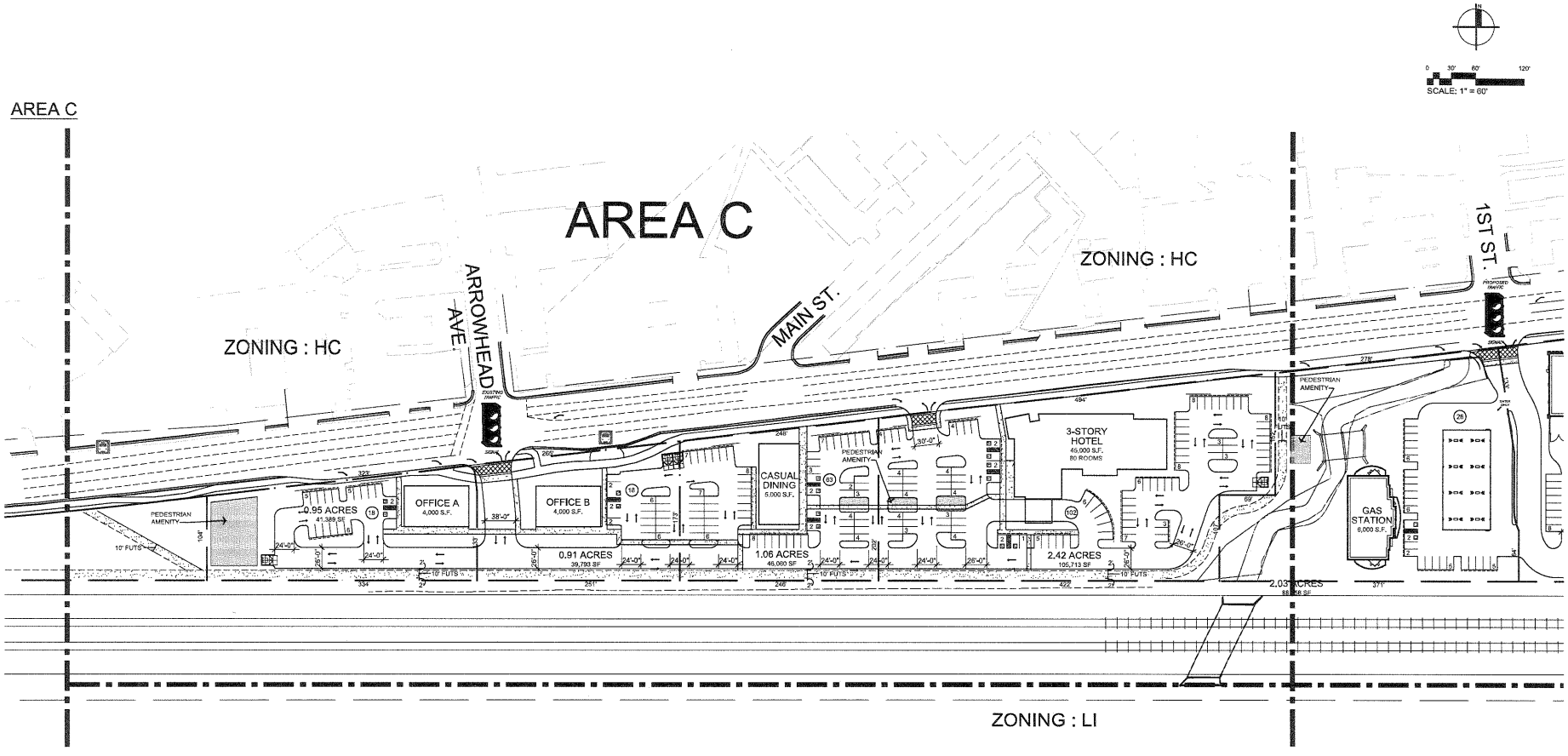

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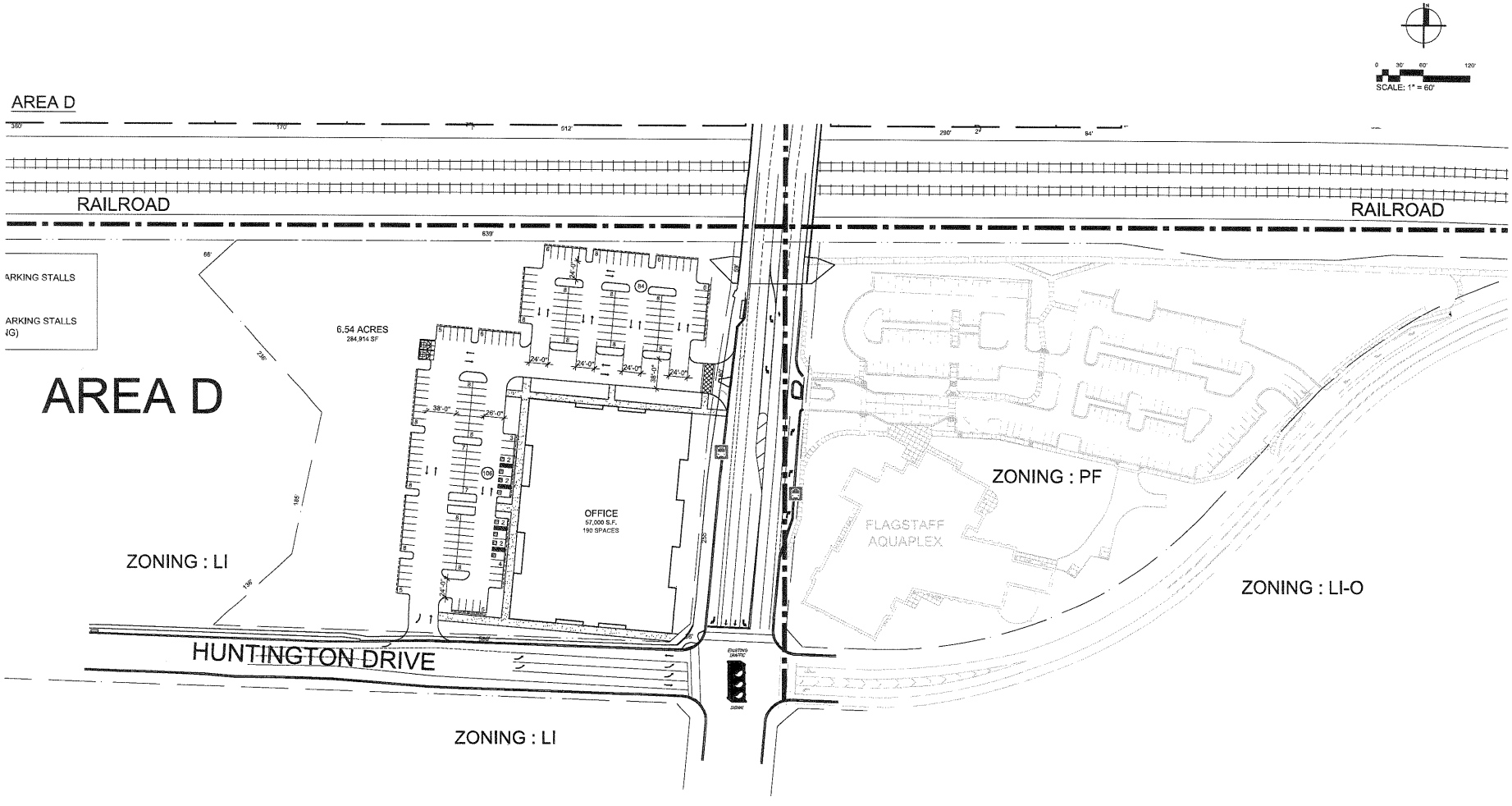

THE TRAX

FOURTH STREET / ROUTE 66

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Attachment 2

Evergreen
Development | Services | Investments

www.evgre.com

February 4, 2014

*****************IMPORTANT NOTICE*****************
*****************MEETING RESCHEDULED*****************

Re: The Trax Commercial Development
South of Route 66 between Arrowhead Avenue and Postal Boulevard

Dear Neighbor:

Unfortunately, we need to reschedule the informational meeting about our proposed development that was originally scheduled for February 6th.

The informational meeting for the proposed development is now scheduled for Thursday February 20th at 5:30 p.m. at the Aquaplex at 1702 N. 4th Street, Flagstaff AZ 86004.

If you have any questions or concerns please feel free to contact me at (602) 808-8600 or khayes@evgre.com. Thank you in advance for your time and attention, I look forward to a successful development.

Respectfully,

Kelly Hayes
Evergreen Devco, Inc.

Arizona
2390 E. Camelback Rd., Suite 410, Phoenix, AZ 85016
Phone: 602-808-8600 *Fax:* 602-808-9100

California
200 N. Maryland Ave., Suite 201, Glendale, CA 91206
Phone: 818-240-8727 *Fax:* 818-240-1823

Colorado
12460 1st St., P.O. Box 247, Eastlake, CO 80614
Phone: 303-552-6160 *Fax:* 303-280-2978

1 Line Owner Report

Attachment 3

PrecisionGisServices.com
4144 Saddlewood Rd
Elizabeth, CO 80107
303-646-0747

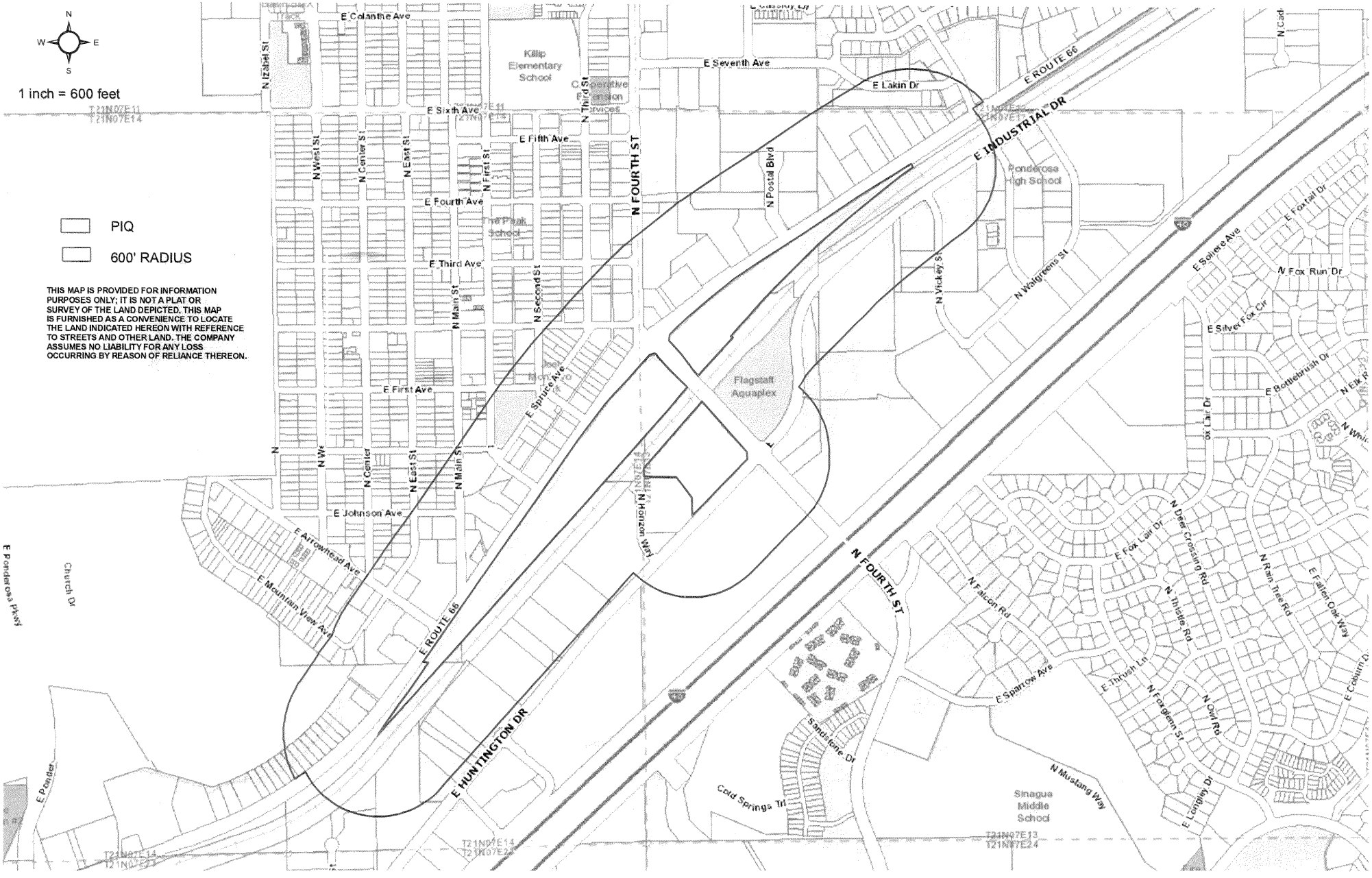
Rec #	APN	First Owner Name	Mail Address	Mail City	State	Mail Zip
1	107-03-017C	John T Mccarthy	1700 N Slippery Rock Rd	Flagstaff	Az	86004
2	107-03-017D	Fontanini Living Trust	1015 Hymehus Ave	Encinitas	Ca	92024
3	107-03-028A	Cougar Properties Llc	5610 E Cullum Ln	Flagstaff	Az	86004
4	107-03-030A	International Church Of Foursquar	1919 N 4Th St	Flagstaff	Az	86004
5	107-03-032A	Yan Lu	9826 Woodrich Ln Apt A	El Monte	Ca	91731
6	107-03-033	Randy Paulsen	2532 N 4Th St # 333	Flagstaff	Az	86004
7	107-03-034	International Church Of Foursquar	1919 N 4Th St	Flagstaff	Az	86004
8	107-03-035	George Martin & Gm Maben	9360 Skeet Dr	Flagstaff	Az	86004
9	107-03-036	K Anderson	827 W Parker Dr	Flagstaff	Az	86001
10	107-03-064A	D & G La Fonda Restaurants Inc	1900 N 2Nd St	Flagstaff	Az	86004
11	107-03-065	Jonathan T Ruth	1909 N 3Rd St	Flagstaff	Az	86004
12	107-04-001	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
13	107-04-002	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
14	107-04-003	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
15	107-04-004	Robert A Bramley	2310 E Route 66	Flagstaff	Az	86004
16	107-04-005	Dina Barnese	809 W Riordan Rd # 100-4	Flagstaff	Az	86001
17	107-04-006	Mccracken Family Revocable Trust	4834 Hightimber Ln	Flagstaff	Az	86004
18	107-04-007	Northland Hospice & Palliative Car	PO Box 997	Flagstaff	Az	86002
19	107-04-008	Northland Hospice & Palliative Car	PO Box 997	Flagstaff	Az	86002
20	107-04-009D	LARKIN JOHN C JR	3909 E HAWK LANE	Flagstaff	Az	86004
21	107-04-009D 01	John C Larkin	3909 E Hawk Ln	Flagstaff	Az	86004
22	107-04-009D 02	John C Larkin	3909 E Hawk Ln	Flagstaff	Az	86004
23	107-04-009E	Fontanini Living Trust	1015 Hymehus Ave	Encinitas	Ca	92024
24	107-04-009F	Custom Floor Covering Inc	13617 N 32Nd St	Phoenix	Az	85032
25	107-04-011	Euchariste Enterprises Llc	2333 E Spruce Ave	Flagstaff	Az	86004
26	107-04-012	Jimmie E & Shannon Anderson	PO Box 3750	Flagstaff	Az	86003
27	107-04-013	Randell B Travis	6425 Townsend Winona Rd	Flagstaff	Az	86004
28	107-04-014	Herbert Bryant Mclaughlin	2309 E Spruce Ave	Flagstaff	Az	86004
29	107-04-015	Blue Mountain Enterprises Inc	1714 N Navajo Dr	Flagstaff	Az	86001
30	107-04-016	Silei Community Empowerment Pr	1704 N 2Nd St	Flagstaff	Az	86004
31	107-04-017	Dbs Investment Inc	2204 E Route 66	Flagstaff	Az	86004
32	107-04-018	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
33	107-04-019	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
34	107-04-020	Conley Properties Llc	2220 E Route 66	Flagstaff	Az	86004
35	107-04-021B	Harvest Christian Fllwshp Flagstaff	2213 E 7Th Ave	Flagstaff	Az	86004
36	107-04-021C	Harvest Christian Fellowship Flags	2213 E 7Th Ave	Flagstaff	Az	86004
37	107-04-022A	Bsl & Cc Holdings Llc	2871 Kweo Trl	Flagstaff	Az	86001
38	107-04-023A	Bsl & Cc Holdings Llc	2871 Kweo Trl	Flagstaff	Az	86001
39	107-04-024	M T Mccullough Llc	PO Box 31105	Flagstaff	Az	86003
40	107-04-025A	Scott Overton	478 N Old Territory Trl	Flagstaff	Az	86001
41	107-04-025B	M T Mccullough Llc	PO Box 31105	Flagstaff	Az	86003

Rec #	APN	First Owner Name	Mail Address	Mail City	State	Mail Zip
42	107-04-026A	B & M Investments Llc Ii	8410 Slayton Ranch Rd	Flagstaff	Az	86004
43	107-04-027	Enrique & Shirley Valdivia Sr	2128 N 1St St	Flagstaff	Az	86004
44	107-04-028	Danny J Weaver	PO Box 1258	Seligman	Az	86337
45	107-04-029	Romero Trust	1822 N 2Nd St	Flagstaff	Az	86004
46	107-04-030	Manford R & Mary Gonzales	2320 E Spruce Ave	Flagstaff	Az	86004
47	107-04-031	Decker Living Trust	402 Old Munds Hwy	Flagstaff	Az	86001
48	107-04-032	James W & Toula Howington	2703 N Main St Lot 6	Flagstaff	Az	86004
49	107-04-033A	James W & Toula Howington	2703 N Main St Lot 6	Flagstaff	Az	86004
50	107-04-034B	Reid & Catherine Miller	2610 N Doves Nest Ln	Flagstaff	Az	86001
51	107-04-034C	John A & Kristy Patton	1246 W Weston Trl	Flagstaff	Az	86005
52	107-04-034D	Justin R Miller	1801 N 2Nd St	Flagstaff	Az	86004
53	107-04-037C	2202 First Llc	3226 S Debbie St	Flagstaff	Az	86001
54	107-04-037F	Reginald B D & Grace Plett	1804 N 1St St	Flagstaff	Az	86004
55	107-04-043A	Xyz Holdings Llc	2532 N 4Th St # 332	Flagstaff	Az	86004
56	107-04-046	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
57	107-04-052	Nohemi Olivares	1729 N 1St St	Flagstaff	Az	86004
58	107-04-054	Olson Trust	6035 E Siesta St	Apache Junction	Az	85119
59	107-04-055	John J & Rebekah Adams	1717 N 1St St	Flagstaff	Az	86004
60	107-04-059	Vickers Park Homeowners Assoc I	PO Box 30134	Flagstaff	Az	86003
61	107-04-060	Vickers Park Homeowners Assoc I	PO Box 30134	Flagstaff	Az	86003
62	107-04-061	Vickers Park Homeowners Assoc I	PO Box 30134	Flagstaff	Az	86003
63	107-05-001	Madco Properties Llc	41723 N Celebration Ct	Anthem	Az	85086
64	107-05-002	James J & Mary Cullen	1602 N East St	Flagstaff	Az	86004
65	107-05-003A	Joseph C & Tena Rosenfeldt	1608 N East St	Flagstaff	Az	86004
66	107-05-004	Timothy Rajsich	1530 E Appalachian Rd	Flagstaff	Az	86004
67	107-05-005	James J & Mary Cullen	1602 N East St	Flagstaff	Az	86004
68	107-05-006	Gabriel & Nora Ontiveros	6600 E Eagle Crest Dr	Flagstaff	Az	86004
69	107-05-007	Wolfe Family Trust	2610 N Patterson Blvd	Flagstaff	Az	86004
70	107-05-009	Gerald O & Leilla Brooks	3808 N Paradise Rd	Flagstaff	Az	86004
71	107-05-011	Tony Romero & Carmen Santillan	1621 N Main St	Flagstaff	Az	86004
72	107-05-012	Normand Gobeil	908 W Murray Rd	Flagstaff	Az	86001
73	107-05-015	Ramon & Veronica Garcia	1627 N Main St	Flagstaff	Az	86004
74	107-05-016	Garcia Liv Trust	1704 N East St	Flagstaff	Az	86004
75	107-06-001B	Diversified Development Fund	PO Box 11031	Casa Grande	Az	85130
76	107-06-002D	PAHLER THOMAS R ; LINDQUIST	1094 N CONIFER RD	Flagstaff	Az	86001
77	107-06-002D	Thomas R Pahler	1094 N Conifer Rd	Flagstaff	Az	86001
78	107-06-003	San Francisco De Asis Roman Cat	2257 E Cedar Ave	Flagstaff	Az	86004
79	107-06-004	Flagstaff Evangelical Free Church	2004 E Arrowhead Ave	Flagstaff	Az	86004
80	107-06-005B	FLAGSTAFF DEVELOPMENT GR	155 W NEW YORK AVE STE 200	SOUTHERN PINES	Nc	28387
81	107-06-060	Robert Wayne Miller Ii	1909 E Mountain View Ave	Flagstaff	Az	86004
82	107-06-062A	Mcneal Trust	1040 W Ardrey Cir	Flagstaff	Az	86001
83	107-06-063A	Elias & Susan Contreras	1749 W Orchid Ln	Phoenix	Az	85021
84	107-06-064A	Karen & Mark Boarman	2081 Sky Dr	Clarkdale	Az	86324
85	107-06-067D	Main Street Businesss Park Llc	137 S Equestrian Ct	Gilbert	Az	85296
86	107-06-068B	Sunshine Rescue Mission Inc	PO Box 426	Flagstaff	Az	86002

Rec #	APN	First Owner Name	Mail Address	Mail City	State	Mail Zip
87	107-06-068C	Main Street Business Park Llc	137 S Equestrian Ct	Gilbert	Az	85296
88	107-06-069A	Denise Dean	PO Box 50517	Parks	Az	86018
89	107-06-069B	Hrm Ayala Llc	4207 E Broken Rock Loop	Flagstaff	Az	86004
90	107-06-070	Larry C & Mary Reynolds	2808 N Patterson Blvd	Flagstaff	Az	86004
91	107-06-072A	Gerald O & Leilla Brooks	5500 Oak Ranch Rd	Flagstaff	Az	86004
92	107-06-073	J & J Flagstaff Property Llc	2165 Casper Dr	Lake Havasu City	Az	86406
93	107-06-074	George Alan Kaufmann	1518 N Center St	Flagstaff	Az	86004
94	107-06-075A	Michael C Ebersol	PO Box 23767	Flagstaff	Az	86002
95	107-06-075B	Kelly E & Audrey Cullen	1602 N East St	Flagstaff	Az	86004
96	107-06-075C	Kelly E Cullen	1602 N East St	Flagstaff	Az	86004
97	107-06-076	Lawrence C & Jessica Fitchett	1151 W University Heights Dr N	Flagstaff	Az	86001
98	107-06-081A	John Monroe McGill	518 N Beaver St Ste C	Flagstaff	Az	86001
99	107-09-004	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
100	107-10-001K	2500 East Huntington Drive Llc	2500 E Huntington Dr	Flagstaff	Az	86004
101	107-10-001L	Total Rental Center Llc	2480 E Huntington Dr	Flagstaff	Az	86004
102	107-10-001R	Impact Group Llc	701 S 7Th St	Phoenix	Az	85034
103	107-10-002	Wonderland Enterprises Llc	2000 E Route 66	Flagstaff	Az	86004
104	107-10-003	Samuel & Donna Gallagher	1996 E Route 66	Flagstaff	Az	86004
105	107-10-004	Patel Trust	1990 E Route 66	Flagstaff	Az	86004
106	107-10-005	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
107	107-10-006	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
108	107-10-007	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
109	107-10-008	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
110	107-10-009	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
111	107-10-010	Red Lake Properties Llc	PO Box 4356	Prescott	Az	86302
112	107-10-012D	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
113	107-10-013A	Mission Linen	702 E Montecito St	Santa Barbara	Ca	93103
114	107-10-014A	Enterprise Business Park Llc	PO Box 4380	Ketchum	Id	83340
115	107-10-014B	Christopher Borchard	610 E Bell Rd Ste 2-338	Phoenix	Az	85022
116	107-10-015	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
117	107-10-016	Bnsf Railway Company	PO Box 961089	Fort Worth	Tx	76161
118	107-11-001N	Impact Group Llc	701 S 7Th St	Phoenix	Az	85034
119	107-11-005	Esplin Trust	3730 Winona Ranch Rd	Flagstaff	Az	86004
120	107-11-006A	High Desert Investment Company	504 E Butler Ave	Flagstaff	Az	86001
121	107-11-007	Bnsf Railway Company	PO Box 961089	Fort Worth	Tx	76161
122	107-12-001C	Ctp Flagstaff Llc	1400 N Rockridge Rd	Flagstaff	Az	86001
123	107-12-002	Radnoti Family Llc	25138 Malibu Rd	Malibu	Ca	90265
124	107-12-003	Pat H & Nora Crisp	730 Lamar St	Las Cruces	Nm	88005
125	107-12-004C	Autozone Inc 2782	PO Box 2198	Memphis	Tn	38101
126	107-12-004D	Dbadguy Llc	PO Box 1961	Flagstaff	Az	86002
127	107-12-004E	Hesse Trust	32555 S Shangrila Dr	Black Canyon City	Az	85324
128	107-12-004F	Hesse Trust	32555 S Shangrila Dr	Black Canyon City	Az	85324
129	107-12-005B	Shajay Enterprise Llc	2100 E Route 66	Flagstaff	Az	86004
130	107-12-005C	Omar M & Cindie Castro	644 N Fox Hill Rd	Flagstaff	Az	86004
131	107-12-006A	Omar M & Cindie Castro	644 N Fox Hill Rd	Flagstaff	Az	86004

Rec #	APN	First Owner Name	Mail Address	Mail City	State	Mail Zip
132	107-12-008M	S R Polito Investment Partnership I	11922 Betsworth Rd	Valley Center	Ca	92082
133	107-12-008S	Lnn Enterprises Inc	1490 S Riordan Ranch St	Flagstaff	Az	86001
134	107-12-009C	S R Polito Investment Partnership I	11922 Betsworth Rd	Valley Center	Ca	92082
135	107-12-009D	Dale Huntington Llc	PO Box 220	Flagstaff	Az	86002
136	107-12-009E	Hbp Investment Llc	PO Box 4380	Ketchum	Id	83340
137	107-12-012	Lnn Enterprises Inc	1490 S Riordan Ranch St	Flagstaff	Az	86001
138	107-12-013	Bnsf Railway Company	PO Box 961089	Fort Worth	Tx	76161
139	107-13-005V	W L Gore & Associates Inc Accoun	PO Box 2400	Flagstaff	Az	86003
140	107-13-005W	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
141	107-13-005Z	Mardian Industries No 1 Ltd Partne	221 S 35Th Ave	Phoenix	Az	85009
142	107-13-008	Bnsf Railway Company	PO Box 961089	Fort Worth	Tx	76161
143	107-13-009	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
144	107-13-010	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
145	107-13-011	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
146	107-13-012	Flagstaff City Of	211 W Aspen Ave	Flagstaff	Az	86001
147	107-13-013	W L Gore & Associates Inc Accoun	PO Box 2400	Flagstaff	Az	86003
148	107-14-001J	Mardian Indutries No 1	221 S 35Th Ave	Phoenix	Az	85009
149	107-14-002A	Flagstaff Kids Sports Center Llc	2366 N Steves Blvd Ste B	Flagstaff	Az	86004
150	107-14-002B	United States Postal Service	330 W E Real Estate Dv	San Bruno	Ca	94099
151	107-14-002C	Consolidated Investment Co Inc	555 S Blackbird Roost	Flagstaff	Az	86001
152	107-14-003	Alfred & Janet Vargas	2710 E Route 66	Flagstaff	Az	86004
153	107-14-004A	Intercontinental Investment Llc	4800 E Mount Pleasant Dr	Flagstaff	Az	86004
154	107-14-004B	Jaguar Enterprises Llc	2480 E Lucky Ln	Flagstaff	Az	86004
155	107-14-004C	Jaguar Enterprises Llc	2480 E Lucky Ln	Flagstaff	Az	86004
156	107-14-005B	Greenlaw Properties Llc	700 N Bertrand St	Flagstaff	Az	86001
157	107-14-006	Pdgs Hospitality Llc	2610 E Route 66	Flagstaff	Az	86004
158	107-14-007B	NATIONAL BANK OF ARIZONA	NEC 4 TH ST & ROUTE 66	Flagstaff	Az	86004
159	107-14-008C	Greenlaw Properties Llc	700 N Bertrand St	Flagstaff	Az	86001
160	107-14-011	Alfred & Janet Vargas	2710 E Route 66	Flagstaff	Az	86004
161	107-14-012	Bnsf Railway Company	PO Box 961089	Fort Worth	Tx	76161
162	107-14-012	BNSF RAILWAY COMPANY	P O BOX 961089	FORT WORTH	Tx	76161
163	107-15-001	R & A Import Auto Pts & Rpr Of Fla	2932 E Route 66	Flagstaff	Az	86004
164	107-15-002A	Janet R Copeland	104 W Forest Ave	Flagstaff	Az	86001
165	107-15-003	Craig & Judy Leonard	2924 E Route 66	Flagstaff	Az	86004
166	107-15-004D	Stalker Enterprises Inc	2920 E Route 66	Flagstaff	Az	86004
167	107-15-004E	Neeva Investment Inc	3585 W Kiltie Loop	Flagstaff	Az	86001
168	107-15-005A	Geile Management Llc	PO Box 30278	Flagstaff	Az	86003
169	107-15-007A	Hunts True Value Lumber Compan	2711 E Lakin Dr	Flagstaff	Az	86004
170	107-15-008B	Hema & Sons Inc	2818 E Route 66	Flagstaff	Az	86004
171	107-15-008C	Curtis R & Colleen Crane	3529 N Eiger Mountain Rd	Flagstaff	Az	86004
172	107-15-009	Walter & Charles Boice	1496 E Loch Haven Dr	Hayden Lake	Id	83835
173	107-15-010	Walter & Charles Boice	1495 E Loch Haven Dr	Hayden Lake	Id	83835
174	107-15-013B	Armour Self Strge Flagstaff Ltd Ptn	15881 N 80th St Ste 100	Scottsdale	Az	85260
175	107-16-007L	Loma Alta Group Llc	2645 E Camino La Brinca	Tucson	Az	85718
176	107-16-007N	Guidance Center Inc	2187 N Vickey St	Flagstaff	Az	86004

Rec #	APN	First Owner Name	Mail Address	Mail City	State	Mail Zip
177	107-16-007P	W L Gore & Associates Inc Accoun	PO Box 2400	Flagstaff	Az	86003
178	107-16-007V	Loma Alta Group Llc	3600 E 36Th St	Tucson	Az	85713
179	107-21-029	Shawn M & Dana Cunningham	2201 N Central Ave Apt 7A	Phoenix	Az	85004
180	107-30-009	Benjamin F W Damon	PO Box 237	Window Rock	Az	86515
181	107-30-010	Hillyard Inc	302 N 4Th St	Saint Joseph	Mo	64501
182	108-10-001C	Hopi Tribe Economic Development	PO Box 30217	Flagstaff	Az	86003
183	108-10-039	Mary Lou Gershater	PO Box 50097	Parks	Az	86018
184	108-10-044	Jeronimo L & Lisbeth Vasquez	2821 N Tindle Blvd	Flagstaff	Az	86004
185	108-10-058	Bilbao Family Revoc Living Trust	815 N Beaver St	Flagstaff	Az	86001
186	108-10-060B	Lester & Patricia Dial	5700 Townsend Winona Rd	Flagstaff	Az	86004
187	108-10-061C	Hunts True Value Lumber Compan	2711 E Lakin Dr	Flagstaff	Az	86004
188	108-10-070D	Lakin Mini Storage	PO Box 220	Flagstaff	Az	86002
189	108-10-070F	Wade Woodruff	2710 E Lakin Dr	Flagstaff	Az	86004
190	108-10-072	Mini-Storage Lakin	PO Box 220	Flagstaff	Az	86002
191	108-10-073	2720 Property Llc	2720 E Lakin Dr	Flagstaff	Az	86004
192	108-10-074D	Jian Ru Liang	421 N Clearview Dr	Flagstaff	Az	86001
193	108-10-074E	BRITT SHELLEY	3955 N AROSA WAY	Flagstaff	Az	86004
194	108-10-143	Hunts True Value Lumber Compan	2711 E Lakin Dr	Flagstaff	Az	86004
195	108-13-002L	Jim Fundin	2313 N Janis Dr	Palm Springs	Ca	92262


N
W
E
S
1 inch = 600 feet
PIQ
600' RADIUS
THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
E Colanthe Ave
Killip Elementary School
E Seventh Ave
E Lakin Dr
E ROUTE 66
E INDUSTRIAL DR
E Sixth Ave
E Fifth Ave
N Izabel St
N West St
N Center St
N East St
N First St
N Third St
N FOURTH ST
N Postal Blvd
Ponderosa High School
E Fourth Ave
The Peak School
E Third Ave
N Main St
N Second St
N Vickey St
N Walgreens St
E Soliere Ave
E Foxtail Dr
N Fox Run Dr
E Silver Fox Cir
E Bottlebrush Dr
Flagstaff Aquaplex
E First Ave
E Spruce Ave
N Center
N East St
N Main St
E Johnson Ave
E Arrowhead Ave
E Mountain View Ave
E ROUTE 66
N Horizon Way
N FOURTH ST
N Falcon Rd
E Fox Lair Dr
N Deer Crossing Rd
N Thistle Rd
N Rain Tree Rd
E Fallen Oak Way
E Sparrow Ave
E Thrush Ln
N Foxglenn St
N Owl Rd
E Coburn Dr
E Ponderosa Pkwy
Church Dr
E HUNTINGTON DR
Sandstone Dr
Cold Springs Trl
N Mustang Way
Sinagua Middle School
E Longley Dr
E Ponder
T21N07E11
T21N07E14
T21N07E13
T21N07E24

Attachment 4

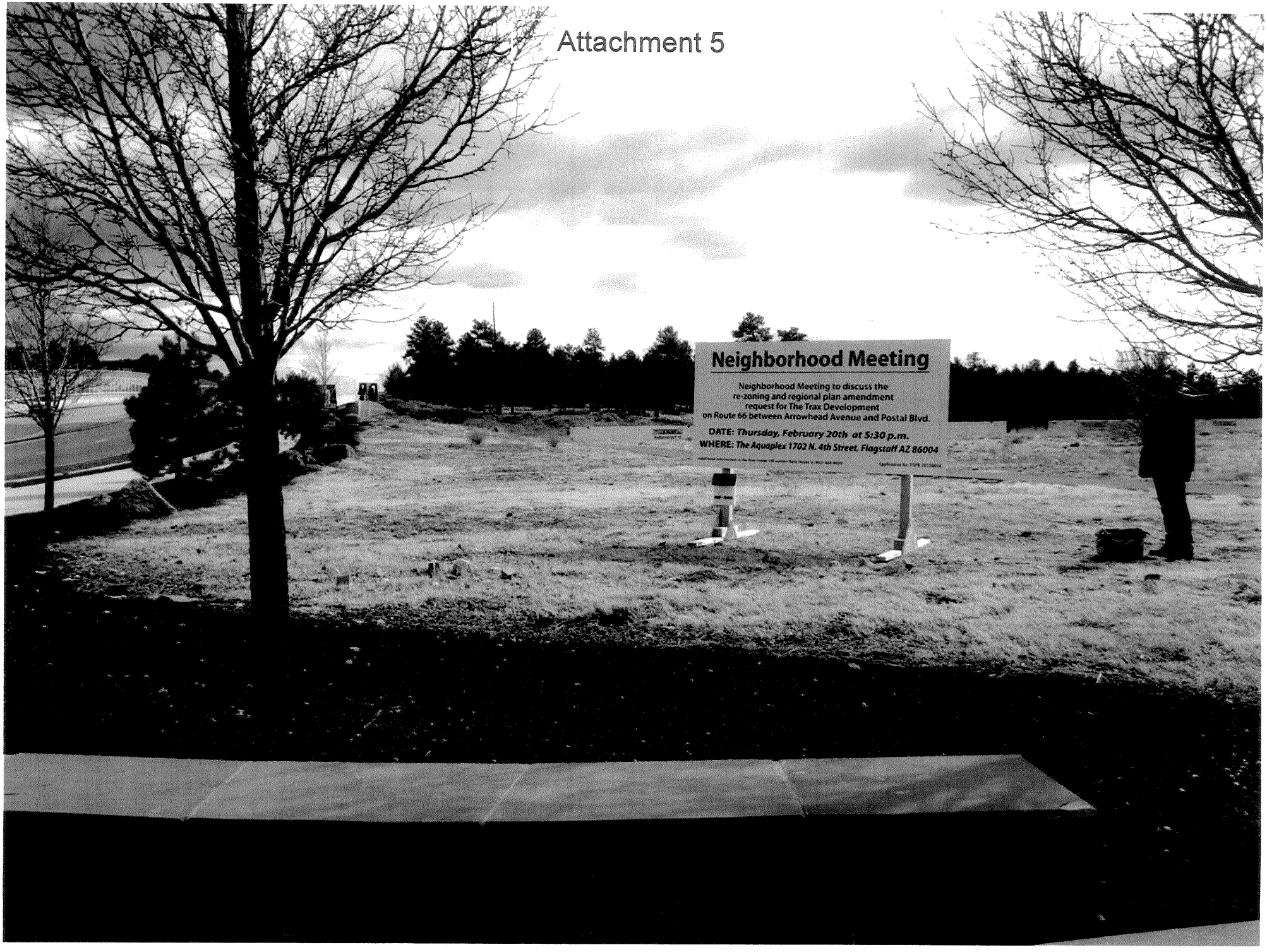
Neighborhood Meeting
The Trax Commercial Development
February 20, 2014

Name	Address	Phone Number	Email Address
DAN MARTIN	1901 N 4th STREET	928-699-0862	AGENTDANMARTIN@MSN.COM
Tish Boggn-Camun	5271 Mt. Pleasant	606-0882	tishflagstaff@gmail.com
DINO Dinebson	4800 E. MT. Pleasant	928-380-3450	dinoflag@gmail.com
George/Jill Yoskovich	1901 N. 4th St.	220-0374	mgmt@bighornent.net
MICHAEL N. KNAPP	2109 N. 4th St.	774-6257	weare@thelitecompany.NET
Gabriella Smith	120 N. Beaver St. Ste. 100	9287792820	gs@kinneyconstruction.net
JIM McCarthy	2087 W. Fresh Aire St	928 7793748	JM436MC@gmail.com
J. Heath	2015 N Fourth	928-380-3680	Jheath@infomagic.net
BOB HUBBARD	1623 N. FIRST STREET	928-606-3650	BOB@HUBBARDMERRELL.COM
Jude Lemard	1765 N. Wood Hollow Way	928 526 3256	N/a
* Kyle Ayrey	4449 E Winter Dr	928-853-7948	Kayrey@TGCAZ.org
GORDON SLAUGH	1012 W Hazel Way	—	—
Shirley Trujillo	P.O Box 2251, Flag Ste. 4 AZ. 86003	92-225-9028	
J.C. Walkingbear	"	~~[illegible]~~	Walkingbear1807@yahoo.com
John Conley/Salsa Brava	2220 E Rt 66 Flagstaff. AZ 86004	928-853-5966	Salsabr@infomagic.net
Collin Weller	2200 E Dorthea Ave Apt. L Flag AZ 86004	928-607-8224	cjweller76@hotmail.com

Neighborhood Meeting
The Trax Commercial Development
February 20, 2014

Name	Address	Phone Number	Email Address
RAY BRUTTI	3960 N. ZURICH ST FLAG	9285268243	COSRAY@EARTHLINK.NET
Cathleen Garrison	1100 FLOWING SPRINGS TRL FLAG 86004		cmkgarrison@gmail.com
Bracken Davis	3226 N. 4th ST FLAG	928 699 8723	brackendavis@gmail.com
Jeff Martin	3500 Fox Lair Dr.		stngwisdom@hotmail.com
Bud Woodruff Woodruff Construction	2710 E Lakin Dr. Flag	928 527-4138	bud.woodruff@woodruffaz.com
Mary McKell	111 E. Oak Ave #4 Flag	928 556 9208	
Emily Renn	2220 E. Hamberg Dr., Flagstaff 86004	724-464-8758	sparrowjane@hotmail.com
Janet & Thomas Sliva	3460 N. Schaffer Ln 86004	928-779-9855	J.Sliva@juno.com
Bob Mellen	1230 Appalachian Rd	928 600 6643	orion365@Gmail.com
Suzanne Adams-Ochrassa	1751 Thomas St.	556-2253	Sadams@azdailysun.com
* LANCE DISKAN / F.D.S.C.	P.O. Box 1892 FLAGSTAFF, AZ. 86001		INFO@FLAGSTAFFDARKSKIES.ORG

Neighborhood Meeting
The Trax Commercial Development
February 20, 2014

Name	Address	Phone Number	Email Address
Randal Ball	16 S. Pine Circle Flagstaff 86001	928 699 7239	RANDAL.BALL@WOODRUFFAZ.COM
Richard Hulett	3427 W. Cooper St 86001	928 607-0672	drpizza@centurylink.net
Peter Olsen	6649 E. Vail Dr. 86004	920/522-0360	COH56TPet@fastmail.fm
Esliv Musta	1629 N Center St 86004	928/814-2753	emusta@yahoo.com
Mike Hutchins	1203 N Wakonda 86004	928 707-1201	Mike@sterlingrem.com.
Ed Gussio	2321 N. 4th St. 86004	928 526 5691	egussio@benefitlogic.net
Jeff Robinson	2677 E Matterhorn Dr 86004	928 773 8948	jrobin@informagic.net
Marin Robinson	" " "	928 526 5025	
Jim Schmelzle	~~1900~~ 1690 Hattie Greene 86001	928-699-0353	[illegible] James.Schmelzle@yahoo
Hilton Harris	405 N Beaver St #7 86001	928 699-3525	hilton@hiltonharris.com

Attachment 5